

**Appendix 2:
Historical Resources**

2.1 - Historical Resources Technical Report

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Historical Resources Technical Report
*September, 2013***

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Historical Resources Technical Report
*September, 2013***

HISTORIC RESOURCES GROUP

City of Fresno
2600 Fresno Street
Fresno, CA 93721

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INTRODUCTION

The City of Fresno has prepared the Downtown Neighborhoods Community Plan (DNCP) and the Fulton Corridor Specific Plan (FCSP) to guide future development in and around Downtown Fresno.

The purpose of this technical report is to identify historical resources as defined by the California Environmental Quality Act (CEQA) that are located within the plan areas, and analyze any potential impacts to historical resources by the proposed plans.

To the extent this Technical Report will be incorporated by reference and included as part of the Final Environmental Impact Report (EIR) assessing the project, which may then be certified by the Fresno City Council by way of resolution, this Technical Report is not intended to establish a separate Local Register of Historical Resources, as defined by Public Resources Code, section 5020.1(k) unless the Fresno City Council expressly designates it as such in the Ordinance Bill adopting the Fulton Corridor Specific Plan or in the Resolutions Certifying the Final EIR for the project or adopting the Downtown Neighborhoods Community Plan.

Under CEQA the potential impacts of a project on historical resources, as defined by CEQA, must be considered. The purpose of CEQA is to evaluate whether a proposed project may have a

significant adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation measures.

The impacts of a project on a historical resource may be considered an environmental impact. CEQA states that:

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.¹

Thus, an evaluation of project impacts under CEQA requires a two-part inquiry: (1) a determination of whether the project site contains or is adjacent to a historical resource or resources, and if so, (2) a determination of whether the proposed project will result in a “substantial adverse change” in the significance of the historical resource or resources. This report investigates the proposed Project Site to determine if historic resources exist either within or adjacent to its boundaries and analyzes potential project impacts for any

¹ California PRC, Section 21084.1.

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potentially adverse change in the significance of such resources.

This report contains:

- A description of the project as provided by the applicant.
- A brief review of the development history of Downtown Fresno and its surrounding neighborhoods.
- A review of the required consideration of historical resources under the California Environmental Quality Act (CEQA).
- Analysis of potential adverse effects of the proposed Project to historic resources and suggested mitigation measures.

This report was prepared using primary and secondary sources related to the history of Fresno and the development of its built environment. Sources of research included historic photographs, newspapers, Sanborn Fire Insurance maps, publications, previous historic studies and City documents.² The City's map of historic resources, the City's historic resource database, and the State Historic Resources Inventory (HRI)

were consulted to locate previously identified historic properties.

Previous surveys and historic context statements were invaluable in establishing the general historic context for Fresno. Providing an important foundation for investigation and informed observations in the field, these contexts focused on early residential neighborhoods; the settlement patterns of various ethnic communities; automobile-oriented development; post-World War II comprehensive planning; and architecture from the mid-20th century.

Research, field inspection, and analysis were performed by Christy Johnson McAvoy, Founding Principal; Paul Travis, Senior Preservation Planner; and Christine Lazzaretto, Senior Architectural Historian. All of whom are qualified professionals who meet or exceed the Secretary of the Interior's Professional Qualification Standards.³ Additional assistance was provided by Robbie Arangun, Planning Associate.

² A bibliography of sources that contributed to this investigation is included in this report.

³ Federal Register, Vol. 48, No. 190, pp. 44738-44739, September 29, 1983.

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Project Location

The proposed project is located in the City of Fresno and encompasses 7,290 acres. It is generally bounded to the east by Chestnut Avenue, to the south by Church Avenue, to the west by Thorne, West, and Marks Avenues, and to the north by State Route 180. Along the western side of the Plan Area, the boundaries extend as far north as Clinton Avenue. The project area is divided by State Routes 99, 41, and 180, as well as the Union Pacific and BNSF railroad right-of-ways.

Proposed Project

The project includes three separate planning documents. The first is the Downtown Neighborhoods Community Plan (DNCP) and encompasses the entire 7,290-acre project area. The second is the Fulton Corridor Specific Plan (FCSP) that encompasses 655 acres within the middle of the project area. The third is the Downtown Development Code (DDC) that also encompasses the entire project area.

The DNCP is the community's tool for guiding the successful regeneration of Downtown Fresno and its surrounding neighborhoods. The Plan provides long-term goals for the Plan Area and detailed policies concerning a wide range of topics, including land use and development, transportation, the public realm of streets and parks, infrastructure, historic resources, and health and wellness. Development proposed within the DNCP, and excluding the area of the FCSP, includes 3,697 residential units, 2,000,000 square feet (sf) of office, 350,000 sf of retail, 2,900,000 sf of industrial, and 33 acres of open conservation. Infrastructure improvements are also part of the DNCP to support the proposed development.

The FCSP is the community's tool for guiding the future development of Downtown Fresno. The Plan provides long-term goals for the FCSP area and detailed policies concerning a wide range of topics, including land use and development, historic resources, the public realm, transportation, and infrastructure. The FCSP, which encompasses 655 acres, is located near the center of the DNCP. Development proposed within the FCSP includes 6,293 residential units, 3,900,000 sf of office, 1,600,000 sf of retail, 150,000 sf of industrial and 31 acres of open conservation. Infrastructure improvements are also part of the FCSP

⁴ The contents of this section were provided by the City of Fresno.

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to support the proposed development. In addition, the FCSP includes the reconstruction of Fulton Mall. The reconstruction includes two options that introduce streets that accommodate vehicular traffic and a pedestrian-only option.

The DDC implements the DNCP and FCSP by building upon central Fresno's strengths and particular characteristics through a tailored and articulate set of zoning standards. These zoning standards are based on three key pieces of information: (A) Historical Basis, (B) Public Planning Process, and (C) Vision-Based Standards. The DDC is a form based code that contains most of the standards and requirements for development and land use activity within the DNCP area. Form based codes are regulations, not guidelines, and they provide an alternative to conventional zoning. The form based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and type of streets and blocks.

The development proposed within the DNCP and FCSP is anticipated to be built out by the year 2035, and the residential population is anticipated to increase by 27,225 people to a total of 97,446 residents within the project area. This increase in residential population is similar to the residential population that is currently proposed under buildout conditions for the

project area under the current 2025 General Plan (i.e., 99,393 residents). The proposed development within the DNCP and FCSP would also result in an increase of approximately 30,180 jobs.

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Overview

In order to understand the significance of the historic and architectural resources in Downtown Fresno, it is necessary to examine those resources within a series of contexts. By placing built resources in the appropriate historic, social, and architectural context, the relationship between an area's physical environment and its broader history can be established. For this reason, historic properties must be considered in relation to important historic events and periods of development in the City of Fresno as a whole.

A historic context statement analyzes the historical development of a community according to guidelines written by the National Park Service and specified in National Register Bulletin 16A. The Bulletin describes an historic context as follows:

Historic context is information about historic trends and properties grouped by an important theme in pre-history or history of a community, state, or the nation during a particular period of time. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends. In this way, they provide a framework for determining the significance of a property.

An historic context statement is linked with tangible built resources through the concept of "property type," a grouping of individual properties based on shared physical or associative characteristics. It should identify the various historical factors that shaped the development of the area. It may include, but need not be limited to:

- Historical activities or events
- Historic personages
- Building types, architectural styles, and materials
- Patterns of physical development

An historic context statement is not a comprehensive history of an area. Rather, it is intended to highlight trends and patterns critical to the understanding of the built environment. It provides a framework for the continuing process of identifying historic, architectural, and cultural resources. It may also serve as a guide to enable citizens, planners, and decision-makers to evaluate the relative significance and integrity of individual properties. Specific examples referred to in this context statement are included solely to illustrate physical and associative characteristics of each resource type. Exclusion from this context statement does not diminish the significance of any individual resource.

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Numerous sources were used to compile the historic context statement for Fresno's Downtown. These include local newspapers; historic photographs; Sanborn fire insurance maps; and published histories.

In addition, material included here has been developed in part by previous survey efforts. These surveys are reviewed in Section 4.0 of this report. Elements of these documents and other studies have been incorporated here to provide continuity of scholarship and approach.

Pre-European History

Humans have lived in the dry, arid regions of central California for thousands of years. The area's earliest known human inhabitants are generally referred to as the "Yokuts" a native term meaning "people" that refers to over sixty tribes linked through language, culture, and kinship. These tribes populated a large swath of central California, ranging from the Sacramento River Delta in the north to present-day Bakersfield to the south as well as the Sierra Nevada foothills to the east. Evidence suggests the Yokut tribes developed a robust trading culture with

other native California peoples including California coastal tribes.⁵

European Exploration and Settlement 1805-1848

Europeans did not arrive in central California until the 19th Century. Spanish missionaries first explored the region in 1805 and 1806, followed by the Ashley Expedition which arrived from St. Louis in 1823 to hunt and trap along the Merced, Stanislaus, and Tuolumne rivers.⁶ While the Spanish expeditions would name the valley "San Joaquin", the dry, desert-like region was not considered suitable for permanent settlement. Scattered settlements were eventually established after Mexican Independence in 1834. It was during the Spanish and Mexican eras that the name "Fresno," (a Spanish word meaning "ash tree") was first applied in the region to identify the Fresno River, a tributary of the larger San Joaquin River.⁷

⁵ Picayune Rancheria of the Chukchansi Indians website. accessed March 26, 2011. <http://www.chukchansi.net/history.html>

⁶ Page & Turnbull, Inc. *Historic Properties Survey Report South Stadium Project Area*, August 2008.

⁷ Hattersley-Drayton, Karana. *Historic Architecture Survey Report for Renaissance at Santa Clara Residential Development Project*, City of Fresno, February 2011. (16)

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In 1848, Mexico's northern territories, including California, were ceded to the United States following the Mexican-American War. The discovery of gold at Sutter's Mill north of Sacramento that same year attracted thousands of people to California in the Gold Rush. Miners were drawn to the southern Sierra Nevada in search of riches, and soon cattle ranchers occupied the San Joaquin's arid lands. The new arrivals quickly organized their own settlements, including the mining town of Rootville in 1851. Located on the San Joaquin River, Rootville was renamed Millerton in 1854 and in 1856 became the county seat of the newly created Fresno County, a new county carved out from portions of existing Mariposa, Merced, and Tulare counties. Millerton remained the county seat until 1874, when the recently established town of Fresno, located fifteen miles to the south, assumed the title. By that time, the majority of Millerton's population had largely decamped to Fresno as well⁸.

Town Establishment 1872-1900

The town of Fresno's establishment and its subsequent growth into the San Joaquin Valley's most important urban center was made possible by three roughly concurrent developments: (1) the development of regional irrigation systems that unleashed the valley's fertile soils and abundant sunshine for agricultural use; (2) the construction of the Central Pacific Railroad through central California which provided a vital connection to the country's urban centers to the east; and (3) the formation of agricultural colonies which brought thousands of farmer-settlers to the region and maximized the valley's agricultural potential. These three factors would place Fresno at the center of what would become the most productive agricultural regions in the United States.⁹

Water, Agriculture and the Railroad

Irrigation of farmland in Fresno County begins with the storied partnership of ranch owners Anthony Y. Easterby and Moses J. Church. Believing that the land in Fresno County held significant

⁸ Page & Turnbull, Inc. *Historic Properties Survey Report South Stadium Project Area*, August 2008. (5)

The Millerton town site is today the site of Lake Millerton, an artificial lake created by the 1942 construction of the Friant Dam.

⁹ Hattersley-Drayton, Karana. *Historic Architecture Survey Report for Plan Amendment A-08-007 and Rezone A-08-034*, City of Fresno, July 2009 (5)

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agricultural possibilities, Easterby purchased a large tract of land north and east of present-day Downtown Fresno in 1867. He hired Church, another believer in the county's agricultural potential, to design and build a canal and irrigation system that would divert water from the Sierra Nevada and provide a reliable water source. The resulting system provided Easterby with enough water to successfully cultivate a substantial wheat crop by 1871.¹⁰ Church would then form the Fresno Canal and Irrigation Company and go on to build hundreds of miles of canals -- referred to colloquially as "Church Ditches" -- throughout the region.¹¹

Easterby's lush wheat fields were noticed by officials from the Central Pacific Railroad as they passed through Fresno County looking for a location for a train station to service newly laid tracks running north-south through the San Joaquin Valley. They purchased over 4000 acres of land located to the

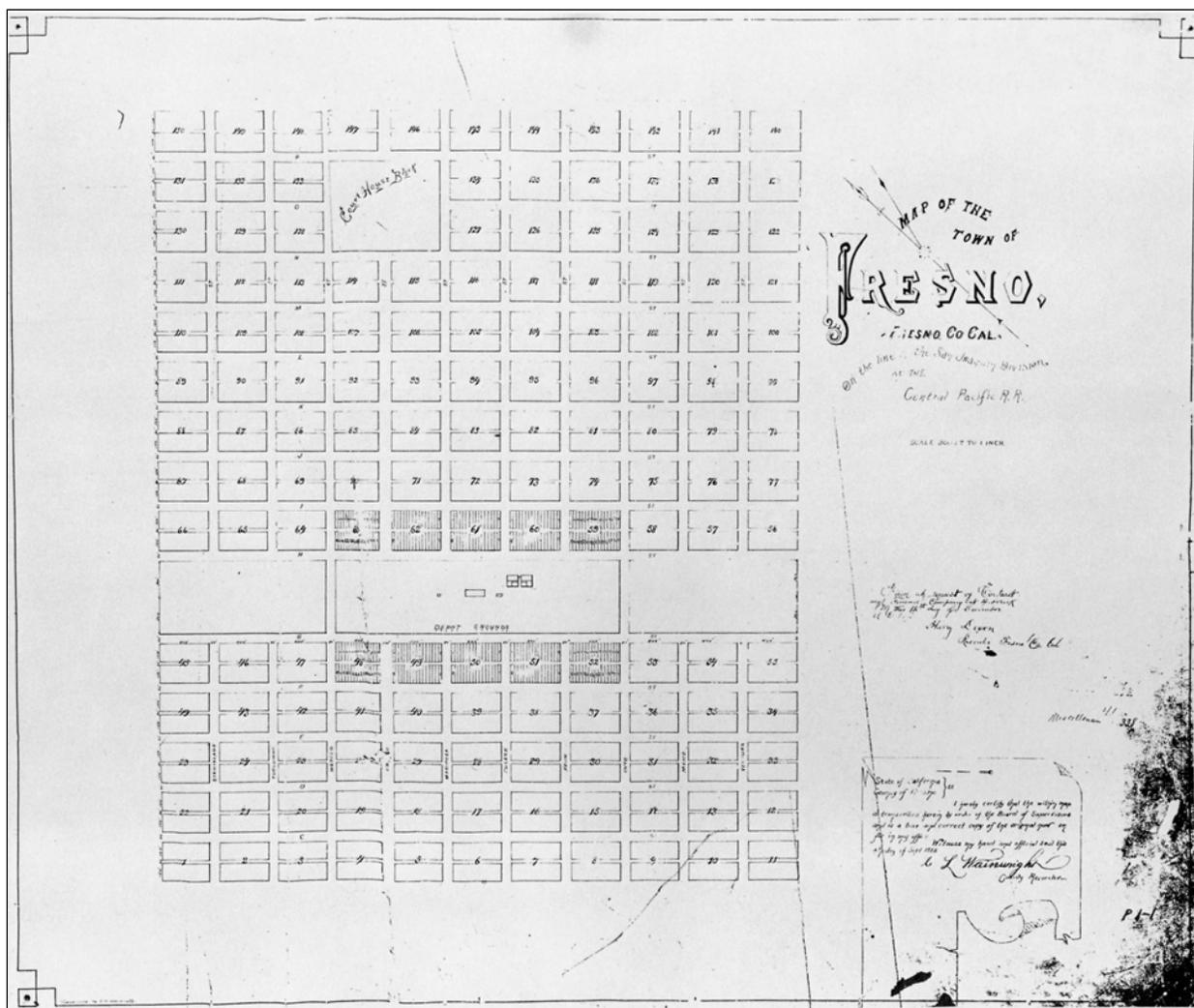
west of Easterby's ranch and established the Fresno Station site.

The new town of Fresno Station was surveyed by Edward H. Mix in a gridiron plan that paralleled the railroad tracks. The standardized pattern of streets, blocks, lots and alleys varied only to set aside land for a county courthouse and a broad corridor through the center of town for rail yards, and track right-of-way. The Central Pacific train depot was located at Tulare and "H" streets.

¹⁰ Page & Turnbull, Inc. (6)

¹¹ Panter, John "Central California Colony: Marvel of the Desert", *Fresno Past & Present, the Journal of the Fresno City and County Historical Society*, Vol. 35 No. 2, Summer 1994.

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City of Fresno Map 1873

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Fresno County Courthouse (demolished)

Image courtesy of the Fresno Historical Society Archives.

By 1874, the County Courthouse was constructed, and a cluster of commercial establishments had formed along "H" Street that included stores, hotels, restaurants, and saloons. One year later, 600 people were resident in Fresno including approximately 200 Chinese living on the west side of the railroad tracks.¹² By 1880 the population was over 1000.

Widespread prosperity would ultimately come to Fresno County with the introduction of agricultural colonies. These colonies secured water rights for large tracts of land. The land was subdivided into smaller land plots, and

the individual plots sold as family farms with the individual farmers sharing water rights on a cooperative basis. The first of these to be successful was the Central California Colony established in 1875 just three miles south of the town of Fresno.¹³ It would serve as a model for the region and by 1903 Fresno County boasted 48 separate colonies on over 70,000 acres.¹⁴ Through the colony system, the large tracts of land surrounding Fresno were cultivated by thousands of settlers who relocated to the region.

Fresno County's most famous and lucrative cash crop was the raisin. Local legend has it that California's first raisin crop was the result of a massive heat wave in 1873 which dried grapes on the vine before farmers could pick them. Whether apocryphal or not, the intensive sun of the San Joaquin proved perfect for drying raisins and raisin grapes became a primary crop in Fresno County. Cotton and figs also became important crops. As agricultural production grew and diversified, Fresno became the primary market town for the San Joaquin Valley.¹⁵

¹² Clough, Charles W. and Secrest, William B., Jr. *Fresno County: The Pioneer Years from the Beginnings to 1900*. Fresno, CA: Panorama West Books, 1984. (122)

¹³ Panter 1994 (2)

¹⁴ Ibid. (9)

¹⁵ *Hattersley-Drayton, Plan Amendment 2009 (7)*

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City Incorporation and Development

In 1885, with a population of over 3000, Fresno was incorporated as a city. The January 1885 Sanborn map shows a typical American frontier town with scattered development across a roughly six-block area radiating north-east from the Central Pacific depot. The town includes a densely constructed commercial corridor running three blocks up Mariposa Avenue between H Street and the courthouse at Mariposa and K Streets (present-day Van Ness Avenue) replete with commercial shops, lodging houses, banks, offices, restaurants and saloons. Residential dwellings are less densely distributed north and northwest of Mariposa Avenue along Fresno and Merced Streets, and H, I, J, and K streets.

By 1887 all of the originally platted railroad lots had been sold and expansion subdivisions outside the original town site were underway. The May 1888 Sanborn Map shows residential development expanding north and west of Merced Street along Tuolumne, Stanislaus, Calaveras, H, I, J and K streets, and east of Mariposa Avenue along Tulare, Kern, Inyo, Mono, and Ventura Streets, and H, I, J, K, L, M, and N streets.

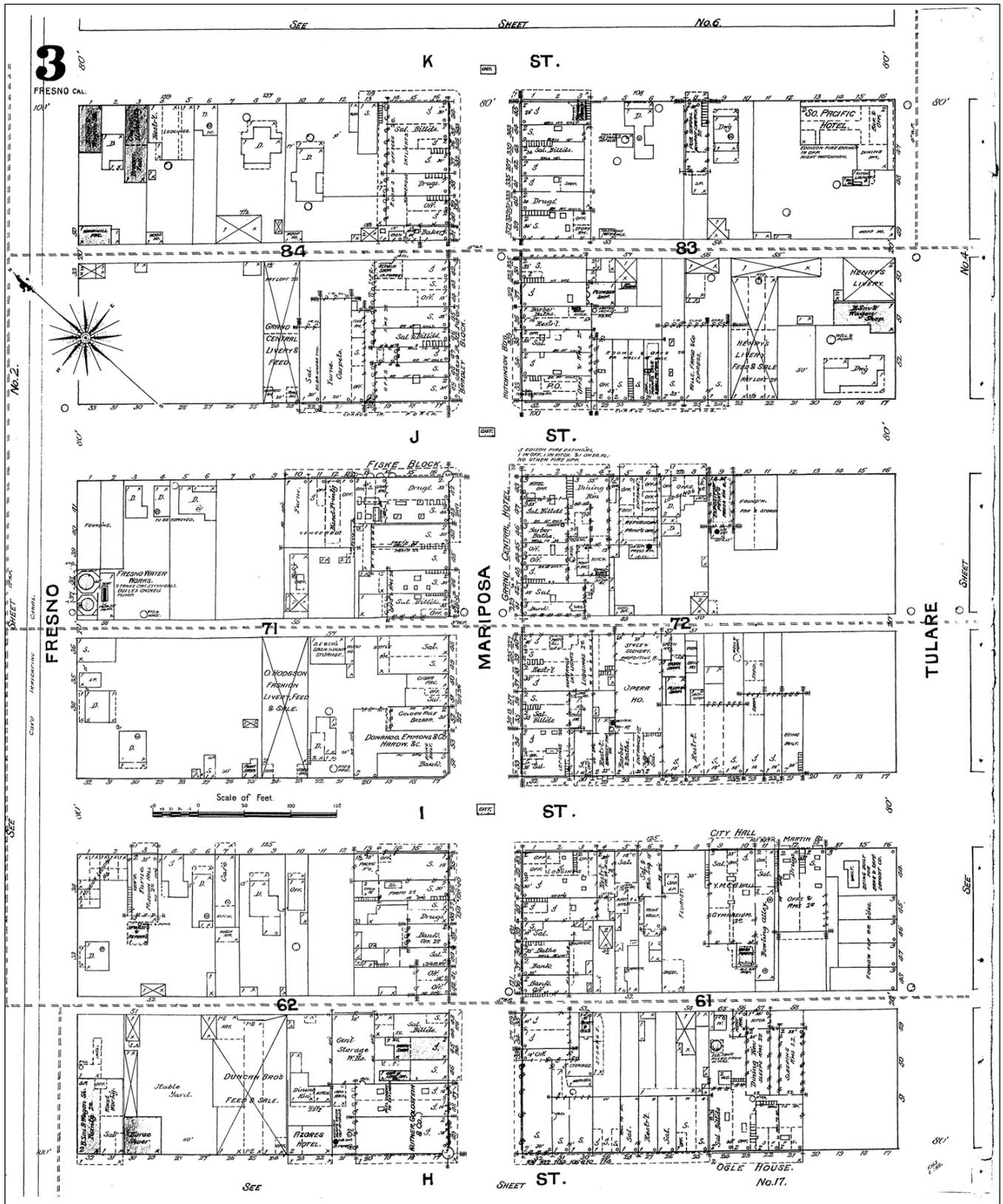
In 1889 the City's streets were paved and a new Central Pacific Depot was constructed at H and Tulare streets, replacing the earlier depot at the same site. By 1890 Fresno's population had reached over 10,000 people. In 1896,

the San Francisco and San Joaquin Valley Railroad (later the Santa Fe Railroad) came to Fresno, located northeast of and parallel to the Central Pacific. The Mission Revival style depot at Tulare and "O" streets was completed in 1899.

Fresno developed a robust industrial sector needed to support its growing status as a transport and distribution center for an important agricultural region. Industrial activity developed largely in support of agricultural activities, with facilities tending to cluster near the railroad. By 1898 large fruit packing houses could be found on H and G streets, forming an industrial corridor between Fresno Street to the north and Santa Clara Street to south. Other industrial properties along the same corridor include grain warehouses, produce warehouses, and lumber yards.¹⁶

¹⁶ Fresno Sanborn Fire Insurance Maps 1898

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Mariposa Street in 1888
 May 1888 Sanborn Insurance Map

Immigration and Ethnic Settlement

Fresno's late 19th Century population was an ethnic mix of people with origins from many points around the globe. The earliest settlers were former miners drawn to California by the Gold Rush and Scandinavian farmers who were some of the first to take advantage of the cooperative opportunities of the agricultural colonies.



Wing Chee Family circa 1900

Image courtesy of the Fresno Historical Society Archives.

Ethnic groups whose settlement patterns were important to the development of Downtown Fresno include the Chinese, present in Fresno from the very beginning. Restricted from other areas, the Chinese settled south of the railroad between G Street, Mariposa Avenue, F Street and Kern

Street, and area which immediately became known as "Chinatown."¹⁷

The racial restrictions produced a density and intensity of land use in Chinatown found nowhere else in Fresno. The 1898 Sanborn Map reveals lodging houses, saloons, gambling parlors, "female boarding" houses¹⁸, and a Chinese theater all packed into a couple of blocks. Towards the end of the 19th Century, Japanese immigrants also began arriving in Fresno. Facing similar anti-Asian racial prejudice, many would settle in the Chinatown area.

The first Armenian settlers, the Seropian Brothers, arrived in Fresno in 1881. Successive waves of Armenian immigration would create one of the strongest and most successful ethnic communities in Fresno. Many of the first Armenian immigrants were farmers whose expertise with vineyards and grape cultivation would become instrumental in the development of the raisin industry. Armenians would eventually colonize an area located between the Santa Fe and Southern Pacific tracks known locally as "Armenian Town"¹⁹ which was roughly

¹⁷ Hattersley-Drayton, *Plan Amendment 2009* (5-6)

¹⁸ Understood to be a euphemism for brothels.

¹⁹ Hattersley-Drayton, *Plan Amendment 2009* (6)

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bounded by Kern Street, Los Angeles Street, Broadway and O Street. Fresno's Armenian population would reach its peak in the aftermath of the 1915 Armenian Genocide by the Ottoman Empire which forced emigration of many Armenians.²⁰

Ethnic Germans from Russia or "Volga Germans" first arrived in Fresno in 1887.²¹ Their numbers continued to grow and the community coalesced in "German Town" located directly south of Downtown in an area of land bounded by Church Street, Mono Street, G Street, and Fruit Street.²²

A smaller community of African-Americans was also present very early, evidenced by the 1892 establishment of an African Methodist Church in 1882. The African-American community largely settled south and west of Downtown Fresno.²³

Urban Form and Pattern

By the turn of the century Fresno had a population of over 12,000 people and the city had established its fundamental



Mariposa Street 1889

urban form. Key characteristics of this form include the two parallel rail lines bordering the central city to the southwest and northeast; the original street grid oriented northwest-southeast in concert with the rail lines; mid-block alleys as part of the street grid; the centrally located County Courthouse within a large grassy square; a growing central business and commercial district radiating from the intersection of Mariposa Street and J Street just south of the Courthouse; industrial uses clustered along both rail lines (H and G streets to southwest, R and Q streets to the northeast); and surrounding residential neighborhoods with the more prosperous citizens locating to the north and east, and citizens of more modest means located to the south and west. The expansion of the city outside the original town site was also well-established with street alignments

²⁰ Armenian National Institute website
<http://www.armenian-genocide.org>

²¹ Architectural Resources Group. *German town, Fresno Historical Context*, April 2006. (8)

²² Ibid. (12)

²³ Clough, 1984. (137)

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shifting from the original northwest-southeast direction within the original town site to an alignment with the cardinal directions within the expansion areas.²⁴ This general pattern would carry forward into the mid-20th Century.

The Valley's Metropolis (1901-1930)

The first three decades of the 20th Century were a period of steady growth and increasing prosperity for Fresno during which the city established itself as the primary city of the San Joaquin Valley.

Growth and Prosperity

The City's first electric streetcar was in use in 1902. By 1909 the first double-track streetcar line was installed along J Street. By the early 1920s, streetcar lines would radiate out from the central business district to the north, east, south, and west where farmland was being subdivided for suburban development. The expanding transit infrastructure, along with exponentially increasing private automobile ownership, made living further from the city center possible. Land within the central city increasingly became used for commercial and civic purposes.

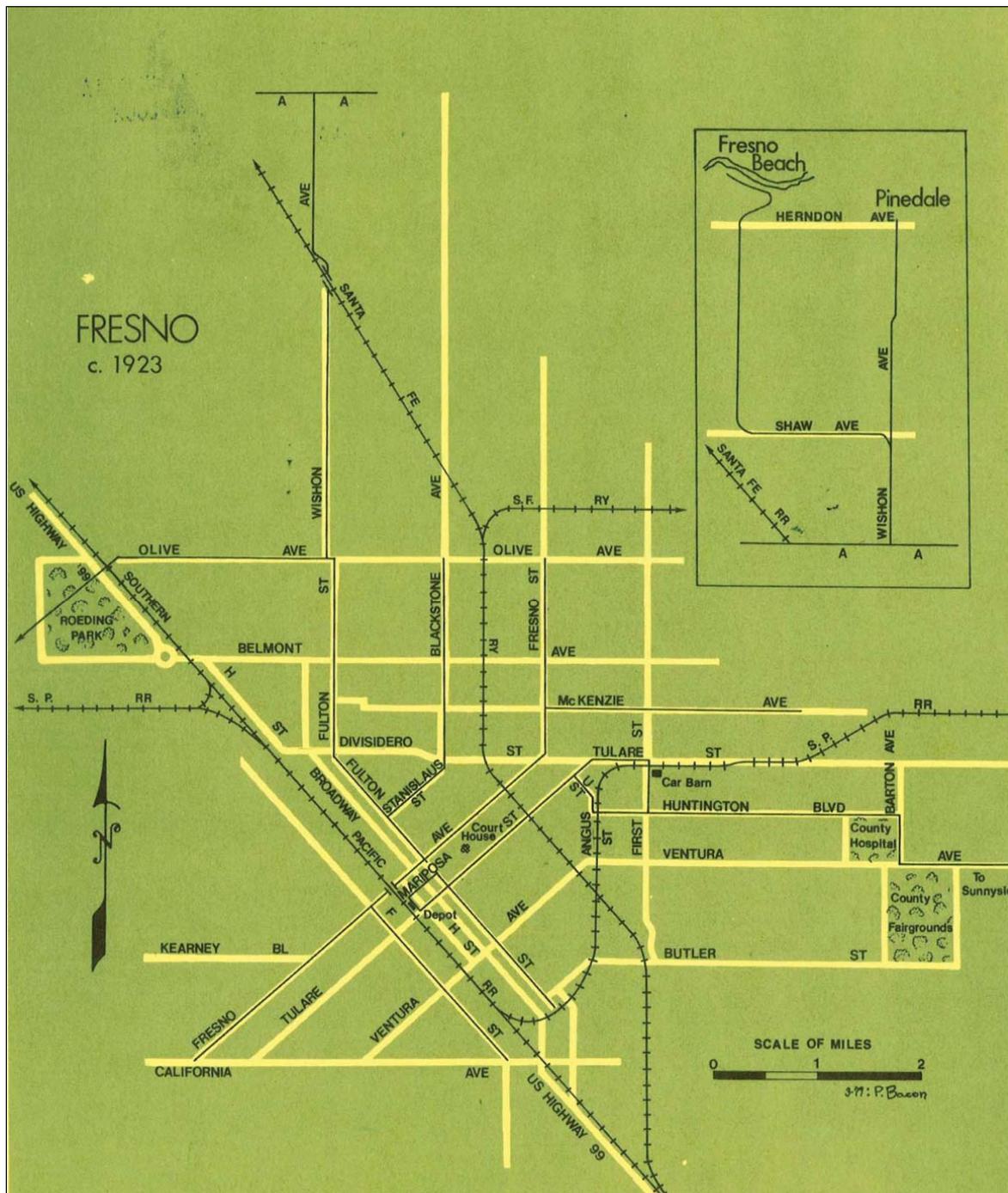
Concurrently, Fresno's central business district experienced a building boom during the early part of the 20th century. The 1906 Sanborn Maps show the central commercial corridor expanded along I and J streets both north and south of Mariposa between Tulare and Fresno streets. By 1919, the concentration of buildings on both streets reaches north to Tuolumne and south to Inyo with stores, restaurants, offices, banks, hotels, and theaters all represented.²⁵ That same year, I Street was renamed Broadway and K Street was renamed Van Ness Avenue. In commemoration of Fresno business man Fulton G. Berry, J Street was renamed Fulton Street in 1923.²⁶ The newly named Fulton Street had been Fresno's established "Main Street" for years, the preferred location for the Valley's major consumer retailers.

²⁴ Page & Turnbull, Inc. (8)

²⁵ Fresno Sanborn Fire Insurance Map 1919.

²⁶ Urbana Preservation and Planning. *City of Fresno Arts-Culture District Historic Property Survey*, July 2006. (17)

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Fresno Transit Map 1923

Taken from *Trolleys of the San Joaquin-When Fresno Rode the Rails* by Edward Hamm Jr. 1979

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Downtown's skyline was transformed in 1913 when the ten-story Griffith-MacKenzie building was constructed on J and Mariposa streets, beginning a series of high-rise and significant building construction that would last until 1929.

Major commercial buildings constructed in the central business district during this period include the Hotel Fresno (1912); Gottschalk's Department Store (1914); the Bank of Italy Building (1918); the Hotel Virginia (1920); the Mattei Building (1921); the T.W. Patterson building (1922); the San Joaquin Light & Power Company building and Hotel Californian (both 1923); the Radin-Kamp Department Store (1924); the Wilson Theater (1926); and the Pantages Theater (1928).

Fruit Packing and Industrial Growth

Led by the fruit packing industry, the City's industrial areas continued to expand in the 20th century. Large parcels south of the Central Pacific tracks were developed with packing houses, storage warehouses, and drying sheds. Many of the industrial businesses identified on the early Sanborn Maps indicate branch operations of statewide, national and international companies.

An important organization whose name appears on early 20th Century Sanborn maps is the California Associated Raisin Company (CARC) whose success would bring the San Joaquin Valley and



Downtown Fresno c. 1920

Fresno international recognition. CARC was a cooperative organization formed in 1912 by a group of San Joaquin Valley raisin growers to gain greater market share and combat fluctuating prices and demand. Growers sold their raisins to CARC for a guaranteed price and then shared in any net profit, less a fee to run the organization and pay a dividend to shareholders. CARC would be responsible for packaging the raisins and promoting their use throughout the country.²⁷

²⁷ Sun-Maid Corporate website. Accessed April 24, 2011. http://www.sun-maid.com/en/about/our_history.html

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1916 Sun-Maid logo

Image courtesy of Sun-Maid Corporation.

In 1915, CARC began marketing their raisins under the “Sun-Maid” brand name. A painted image of a young girl wearing a red sun bonnet and holding a tray of freshly picked grapes became the company’s trademark, reproduced on raisin boxes and all manner of promotional materials. The model for the image was a local Fresno girl named Lorraine Collett Peterson who worked part time for a packing company. Along with a group of other “Sun Maids” employed by the firm, Miss Peterson made personal appearances to promote the raisins, while magazine and newspaper ads emphasized the benefits of raisins dried naturally by the sun versus mechanical or chemical drying. Recipe booklets and other materials helped increase Americans’ consumption of raisins significantly.

CARC also employed a national team of agents to sell raisins directly to grocers, reducing the need for an outside distribution network. This sophisticated integration of advertising, public relations and sales efforts was enormously successful.²⁸

In 1918, CARC opened a huge processing and packing plant at the corner of Hamilton and Pearl streets just south of the Fulton Corridor. CARC’s name was officially changed to Sun-Maid Raisin Growers of California in 1922, reflecting the success of its national branding efforts. Sun-Maid would continue operating the Fresno plant until 1964.²⁹



Fresno Sun-Maid Packing Plant

²⁸ Ibid.

²⁹ Ibid.

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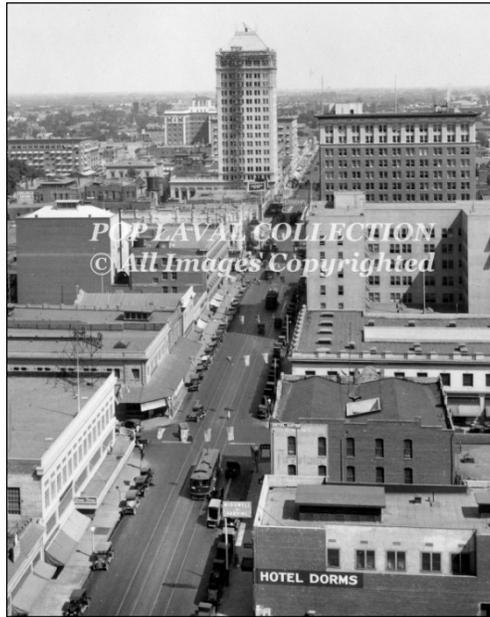
In addition to fruit packing, other industrial activities during this period included grain storage, general merchandise warehousing, lumber yards, beer and soda bottling, soap manufacturing, and a machine foundry. The Danish Creamery Association began operating a dairy products processing facility at the corner of E Street and Inyo sometime before 1918.³⁰ Dairy products are still processed today at the site by California Dairies, Inc. including butter under the Danish Creamery brand name.³¹

The area north of the railroad tracks and northwest of the central business district also began to change dramatically during the second decade of the 20th Century where commercial and light industrial uses, including a large number of automobile service businesses, began to replace the residential properties originally constructed there.

By end of the 1920s, Fresno had transformed into a thriving city at the center of the United States' most productive agricultural region. The downtown was fully established as the San Joaquin Valley's primary

³⁰ Fresno Sanborn Fire Insurance Map 1918.

³¹ <http://www.californiadairies.com/products>



Fulton Street 1924

Image courtesy of Pop Laval Collection.

marketplace offering office, retail, lodging, dining, and entertainment facilities. Adjacent industrial activity enabled agricultural goods to be processed and shipped to distant consumers. The central city's residential areas had largely been developed. Residential properties were increasingly redeveloped for commercial uses as the City's wide-ranging streetcar system and increased private automobile ownership allowed more of Fresno's citizens to live outside of the city center. Fresno, along with the nation, appeared increasingly prosperous.

Then on November 24, 1929, the New York Stock Exchange crashed and millions of dollars in stock value vanished. The stock market crash

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exposed structural weaknesses in the banking and finance systems, key industries, and the economy as a whole, ushering in the Great Depression.

The Great Depression and World War II (1930-1945)

The Great Depression had a profound effect on the San Joaquin Valley. Farmers were forced to cut costs in the face of reduced demand for their products; many were forced into foreclosure. Along with the rest of the country, unemployment skyrocketed. The Valley's problems were exacerbated by the influx of migrant refugees or "Dust Bowl" migrants. It is believed that 2.5 million people migrated from the Midwestern Plains states between 1930 and 1940, with over 300,000 relocating to California between 1930 and 1934.³²

Thousands more would continue to arrive throughout the 1930s and many ended up in the Central Valley as migrant farm workers earning very low wages.

Fresno's downtown development boom came to an end. While the economy did reach a tenuous equilibrium by the mid-1930s and Downtown Fresno's streets continued to bustle with commercial activity, no new major downtown construction project was initiated by private enterprise until after World War II. Instead, major projects were the result of government spending.

³² Starr, Kevin, Endangered Dreams. The Great Depression in California. Oxford University Press 1996. (224)

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“New Deal” Civic Improvements

The domestic policies of the administration of U.S. President Franklin Delano Roosevelt in the 1930s – popularly called the “New Deal” -- marshaled direct government investment to alleviate the problems of poverty, unemployment and the disintegration of the American economy associated with the Great Depression.³³ The Public Works Administration (PWA), which began in 1933 and the Works Progress (later Work Projects) Administration (WPA), which began in 1935, funneled significant financial resources to communities across the United States for the construction of roads, bridges, parks, and civic and institutional buildings.³⁴

In 1933 the City of Fresno implemented a street improvement program along Broadway between Divisadero and Tulare streets. The width of Broadway was increased by ten feet and buildings affected by the street widening were given façade



Fresno Memorial Auditorium

remodels in a Spanish Revival style. Two extant properties Downtown that reflect the 1933 Spanish architectural controls are the warehouse at 1416 Broadway and the Parker Nash building at 1462 Broadway.³⁵

A group of local architects including W. D. Coates, Charles H. Franklin, H. Rafael Lake, Ernest J. Kump, Sr., Fred Swartz, and Edward W. Peterson formed a partnership in order to compete with larger firms for commissions funded by New Deal programs. This group – Allied Architects of Fresno -- would go on to design the majority of New Deal funded buildings constructed in Fresno.³⁶

³³ “New Deal”, Encyclopaedia Britannica online, accessed April 7, 2011. <http://www.britannica.com/EBchecked/topic/411331/New-Deal>

³⁴ Ibid. “Works Progress Administration”, <http://www.britannica.com/EBchecked/topic/648178/Works-Progress-Administration-WPA?anchor=ref17478>

³⁵ Urbana Preservation and Planning., *Arts-Culture* 2006. (17)

³⁶ Planning Resource Associates, Inc. *Mid-Century Modernism Historic Context*, September 2008. (22)

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The New Deal would transform the City's Civic Center with the construction of five new civic buildings constructed between 1936 and 1941 near the County Courthouse. These projects include the Fresno Memorial Auditorium, the U.S. Post Office, the Fresno County Hall of Records, the Fresno Unified School District Administration Building, and the Fresno City Hall. In addition to monumental civic projects the New Deal benefited Fresno through park improvements, street improvements, and fire stations.



Fresno Hall of Records

World War II

On December 7th, 1941 the Japanese attacked Pearl Harbor and the United States officially entered World War II. The United States entrance into the War effectively ended the Depression in California as all aspects of the national

economy mobilized to serve the war effort. California received almost 12% of the government war contracts and produced 17% of all war supplies.³⁷ California also acquired more military installations than any other state by a wide margin, and military bases were opened throughout the state. Aircraft, shipbuilding, and numerous other industries were booming due to the war effort, and unemployment was virtually eliminated.

Approximately 60,000 servicemen were stationed in and around Fresno during the War. Military activity was concentrated at two locations. One, the Hammer Field bomber base, was constructed in 1941 just beyond what was then the eastern boundary of the City. Today it is the site of Fresno Yosemite International Airport. The second, Camp Pinedale, was located six miles north of Downtown Fresno in the (then) unincorporated community of Pinedale on the site of the defunct Sugar Pine Lumber Company.³⁸ The Army had acquired the site in March of

³⁷ California Military History Online, website (<http://www.militarymuseum.org/HistoryWWII.html>). Accessed June 2011.

³⁸ Planning Resource Associates, Inc. *Mid-Century Modern* (27)

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Fulton Street circa 1955

1942 for use as an Army Signal Training School.³⁹

Fresno County was also the site of two of the temporary detention camps (also known as 'assembly centers') that facilitated the first phase of the mass incarceration of Californians of Japanese ancestry. One detention camp operated at Camp Pinedale between May and July of 1942. The second was at the Big Fresno Fairgrounds located east of Downtown at the intersection of Kings Canyon Road and Maple Avenue.⁴⁰

Renewal and Revitalization (1946-1979)

In the years following World War II California experienced a period of unprecedented population growth and

economic expansion. California's population increased by sixty-seven percent between 1950 and 1960. By 1970, California would have almost 20 million residents.⁴¹

The population explosion coupled with ever increasing automobile ownership spurred the development of the automobile-oriented suburb. As the California's cities expanded outward to accommodate new residential subdivisions, business and industry followed. The traditional role of Downtowns as the primary location for economic and cultural activity was eroded.⁴²

Downtown Decline

The post-war era marked the decline of downtowns throughout the United States due to suburban development, the demise of urban mass transportation and disinvestment in City centers.⁴³ The City of Fresno was no exception although these changes were not immediate. In 1948, Gottschalk's flagship store on Fulton Street was

³⁹ Planning Resource Associates, Inc. *Pinedale Historic Resource Survey*, October 2007. (8)

⁴⁰ Planning Resource Associates, Inc. *Mid-Century Modern* (28)

⁴¹ Starr, Kevin, *Golden Dreams. California in an Age of Abundance 1950-1960*, Oxford University Press 2009.(x-xi)

⁴² Fogelson, Robert F. *Downtown: Its Rise and Fall, 1880-1950*, Yale University Press, 2003.

⁴³ *Ibid.*

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expanded and its façade was renovated in a late-Moderne style. This investment appeared to signal the retailer's belief in the continued viability of Downtown Fresno as an important retail center. Other smaller retailers also revamped their street-facing facades. The construction of Highway 99 just west of Downtown promised greater accessibility from outlying areas.

By the mid-1950s, however, the results of rapid suburbanization were becoming evident in Downtown Fresno as major retailers such as Sears & Roebuck relocated to newly developed suburban shopping centers such as Manchester Center (1955) and Fig Garden Village (1956).⁴⁴ The downtown core was continually being bypassed as a place to locate new businesses. With Downtown unable to compete with burgeoning suburban development, construction of new buildings in Downtown Fresno came to a virtual halt.

The Gruen Plan and Urban Renewal

Official planning for the renewal and revitalization of Downtown Fresno

began under the leadership of Mayor Arthur Selland (1958-1963). In 1958, the Fresno Redevelopment Agency and the Downtown Association⁴⁵ hired Victor Gruen Associates to create a plan for the redevelopment of the downtown area. The revitalization of Fulton Street, development of a government and public service civic center, and the construction of a regional conference center were all considered essential for restoring Downtown Fresno as an important urban center.⁴⁶

Victor Gruen was considered one of the most innovative and influential figures in the design of commercial and retail architecture. His 1954 design of the Northland Center shopping mall in suburban Detroit, is considered America's first outdoor suburban shopping mall, and brought Gruen national attention. In 1956 he designed the nation's first indoor shopping mall -- Southdale Center-- in Edina, Minnesota, southwest of Minneapolis.⁴⁷

⁴⁴ PBID Partners of Downtown Fresno website, *The Fulton Mall: A Brief History*, accessed March 9, 2011 <http://www.downtownfresno.org/fulton-mall.html>

⁴⁵ The Downtown Association of Fresno is a private, nonprofit membership organization founded in 1955 to support the revitalization of Fresno's Central Business District.

⁴⁶ PBID Partners of Downtown Fresno website

⁴⁷ Loomis, Allen A. *Locating Victor Gruen*, 2000. Accessed on Delirious LA website April 22, 2011. <http://www.deliriousla.net/essays/2000-gruen.htm>

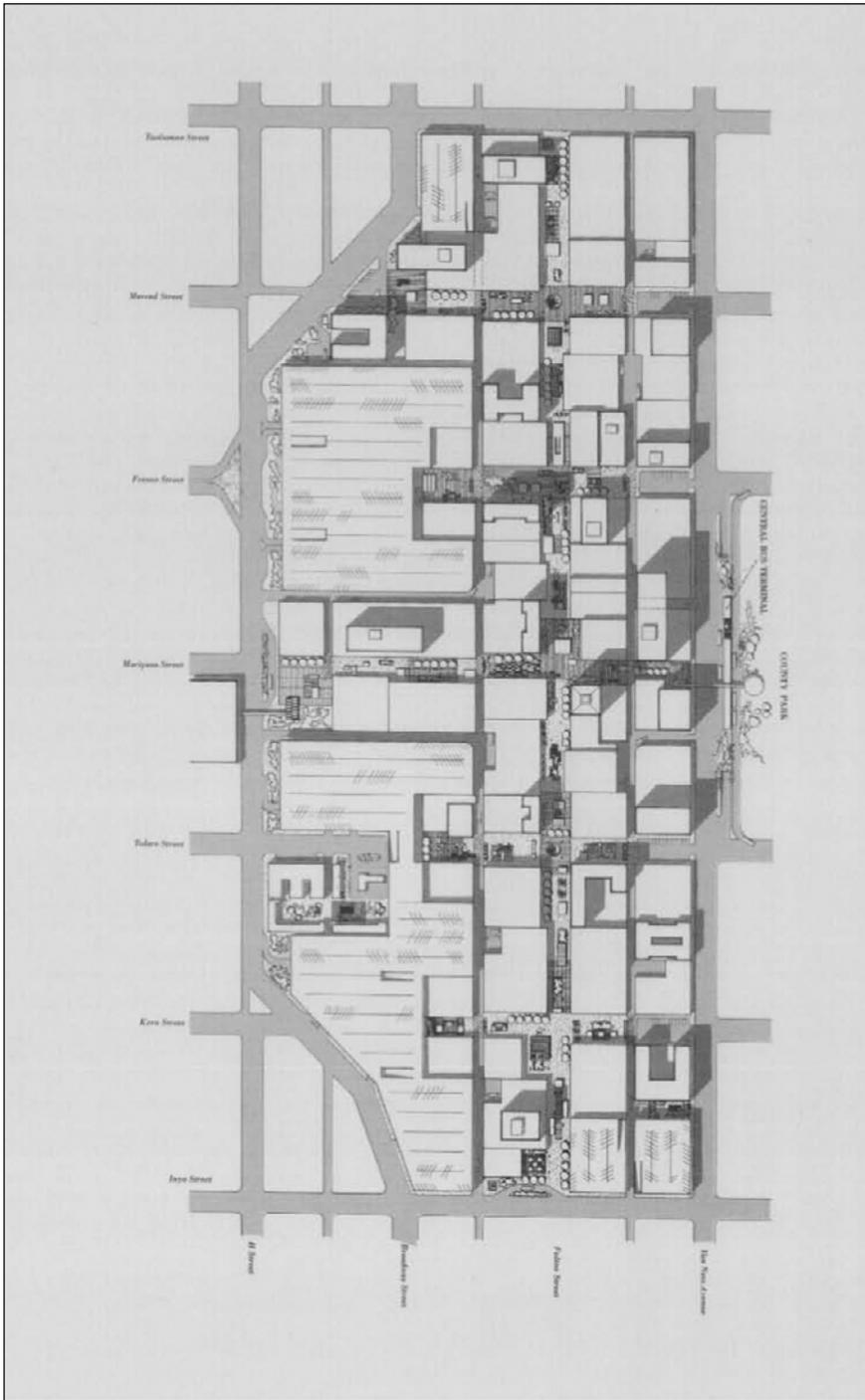
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Gruen believed that the lessons learned with his shopping mall designs would have a transformative effect when applied to urban settings. In 1955, Gruen Associates designed a conceptual plan for the revitalization of downtown Fort Worth. The Fort Worth plan surrounded the downtown's central business district with a ring road that fed automobile traffic from freeways and major boulevards into large parking structures. Inside the traffic ring was a landscaped pedestrian zone defined by the former street grid, forming a massive "superblock" unmolested by automobile traffic.⁴⁸

Although the Fort Worth plan was never built, it generated a considerable amount of attention, particularly among the architects, planners and engineers engaged in combating urban decay in the United States. Gruen and Associates soon developed a similar plan for Kalamazoo, Michigan where the nation's first downtown pedestrian mall was constructed in 1959.

⁴⁸ Ibid.

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Original Comprehensive Plan for Core Superblock
Victor Gruen Associates, 1960

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Similar to his plans for Fort Worth and Kalamazoo, Gruen's plan for Fresno – titled "Comprehensive Central Area Plan" -- envisioned new downtown freeways, high-rise office and residential developments and a new downtown traffic pattern looping around a traffic-free commercial core. A six-block pedestrian mall along Fulton Street would be the centerpiece of the commercial core.⁴⁹

Commercial Revitalization and the Fulton Mall

The focused attention on Downtown immediately spurred new commercial development in fulfillment of the plan's vision. In 1961, Guarantee Savings and Loan moved in to the 1921 Mattei Building after remodeling the first three floors. The iconic revolving "G" at the top of the building signaled resurgence in Downtown business activity.⁵⁰ That same year, Berkeley's, a women's clothing retailer,⁵¹ and Walter Smith a men's and boy's clothing retailer,



Present-Day View of the Former Fink & Skopp Store

opened new stores on opposite corners of Fulton and Kern streets.⁵²

In 1962, the Fink & Skopp furniture store moved into a new building at 933 Van Ness Avenue. Constructed on the site of the 1920s era Sequoia Hotel, the new building, designed by local architect Robert W. Stevens, featured a dramatic arched façade.

Even more impressive was the development of the Del Webb Center at M Street and Tulare which opened to the public in 1964.⁵³ The Center was developed by Delbert Eugene "Del"

⁴⁹ Ibid.

⁵⁰ "Savings Firm Will Open New Quarters", *Fresno Bee*, July 2, 1961

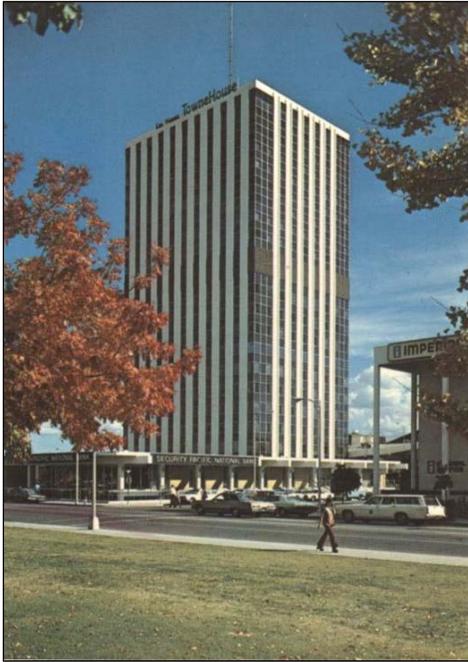
⁵¹ "Berkeley's Will Open In New Quarters", *Fresno Bee*, April 9, 1961

⁵² "Walter Smith Moves To Fulton-Kern Area", *Fresno Bee*, November 5, 1961

⁵³ Grimes, Ward W., "Del Webb Center Will Be Dedicated Tomorrow", *Fresno Bee*, March 6, 1964

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Webb, (1899-1974), a Fresno native who had made a fortune in real estate development. A larger-than-life personality, Del Webb was friend and confidant to many prominent politicians and entertainers.⁵⁴ Perhaps best known for founding and developing the model retirement community of Sun City, Arizona in 1960, the Del Webb



Del Webb Center circa 1965

Company developed numerous residential subdivisions, shopping

centers, hotels and retirement communities throughout the nation.⁵⁵

The full city block Del Webb Center included a high-rise office and hotel tower, street level shops and a parking garage. Designed in a Corporate Modern style, the Del Webb tower was the first high-rise building to be constructed in Downtown Fresno since the 1920s.

The centerpiece of the Gruen Plan was the development of a six-block outdoor pedestrian mall along Fulton Street, intended to revitalize the City's historic "Main Street" as a retail destination and spur further development of Downtown's commercial core.⁵⁶

Fulton Mall was created by excluding vehicular traffic from six blocks of Fulton Street between Inyo and Tuolumne streets. Mariposa, Kern, and Merced streets were also vacated one block in each direction from the point of where they transect Fulton Street.

⁵⁴ Sisson, H.L., "Webb Opening Points To Big Fresno Future", *Fresno Bee*, March 7, 1964

⁵⁵ Del Webb was also a part owner of the New York Yankees baseball team from 1945 to 1964.

⁵⁶ Victor Gruen Associates, *Central Area Fresno, California, vol. 1, Research and Basic Planning*, March 16, 1959

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The Mall was designed by the celebrated landscape architect Garrett Eckbo, a pioneer in modernist



Fulton Mall circa 1965

landscape design. Eckbo's design was inspired by the natural environment and agricultural roots of the San Joaquin Valley. The Mall right-of ways were paved in stained concrete inlaid with sweeping curvilinear ribbons of concrete aggregate. The Mall features planted areas with shade trees and shrubs, numerous fountains and water features, shade pavilions, and seating areas. The mall also contains a diverse and celebrated collection of sculpture and tile work by local, national, and international artists.⁵⁷

The Fulton Mall was opened to the public on September, 1 1964. Thousands attended the opening ceremonies, officiated by local dignitaries and California Governor Edmund G. Brown. It was initially viewed as a great success, celebrated as a bold innovation in urban renewal and revitalization.⁵⁸ Drawing world-wide attention, the mall received several national design awards, including honors for "Excellence in Community Architecture" from the American Institute of Architects in 1965, and the "National Design Excellence" award from the US Department of Housing and Urban Development in 1968. Representatives from cities around the country traveled to Fresno to tour the mall and apply similar ideas to their communities, and downtown pedestrian malls became an urban design trend throughout the 1960s and 70s.

Locally, merchants on the Fulton Mall reaped the benefits of increased foot traffic and improved sales.⁵⁹ The Mall would remain popular with shoppers through the end of the 1960s.

⁵⁷ McKnight, H. Ray and Harold Tokmakian, *At Risk: Fulton Mall, Fresno CA*, August 6, 2008, Cultural Landscape Foundation website, Accessed May 18, 2011. <http://tclf.org/content/fulton-mall-fresno-ca>

⁵⁸ "Fresno: A City Reborn" . Short film produced by Victor Gruen & Associates, 1968.

⁵⁹ Planning Resources Associates Inc. 2008 (37)

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Critical to Gruen's plan was the strategic placement of structured parking facilities to accommodate downtown shoppers. While a handful of parking structures were built, the cost of structured parking proved to be



Contemporary View of the Spiral Garage

prohibitively expensive. As an interim solution, the majority of buildings on the Broadway Avenue business district were leveled to make room for surface lots.

The Gruen plan identified the parcels fronting Van Ness Avenue between Fresno and Tulare as an important development site. Conceptual drawings showed mid- and high-rise buildings set back on a two-story podium. The entire block was envisioned as a unified

complex.⁶⁰ Actual construction on this block was initiated in conjunction with the construction of an underground parking garage at the site. Completed in phases between 1968 and 1979, the project as built included a bank building, Hilton Hotel and commercial offices.

The Fresno Convention Center

The development of a modern convention and cultural arts facility was considered a key component of Downtown's revitalization. As early as 1961 plans for the development of a convention and cultural center were underway. An \$8 million bond proposal failed to receive approval by the necessary two-thirds of voters in April 1963 elections.

⁶⁰ Victor Gruen Associates, *Central Area*

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Undaunted, Fresno's City Council and Fresno County formed the City and County Convention Center Authority under the state Joint Exercise of Powers Act.⁶¹ This act gave the new authority the ability to issue \$8.5 million in revenue bonds to finance the project.

Located between Inyo, Ventura, M and O streets, construction of the Fresno Convention Center began in 1965 and was completed in 1966 for a total cost of \$10 million. Designed by Robert Stevens and Associates in a late-Modern style, the complex contains a 2356 seat theater, a 32,000 square foot exhibit hall, and a 7000 seat arena connected by an interior landscaped courtyard. The asymmetrical buildings are accented with steeply pitched roofs of oxidized Alloy steel.⁶²

Civic Revitalization

Fresno's Downtown revitalization efforts extended beyond the central business district and the Fulton Mall to include public sector buildings and the creation of a bona fide civic center. Government buildings had been clustered near the County Courthouse since the 1930s, but they were generally constructed as



Artist Rendering of the Fresno Convention Center

stand-alone buildings without much relationship with each other.

After World War II, the City of Fresno passed a bond issue to reserve the entire block occupied by the historic Fresno Water Tower – two blocks north of Courthouse Square -- for a future public plaza. \$375,000 was acquired to clear the property and construct the plaza.⁶³ But by the early 1960s, the now cleared block was being used for parking. In 1950, a new building for the Fresno County Office of Education was constructed at the corner of M and Mariposa streets just east of Courthouse Plaza. A new Fresno County Library was constructed in 1959 just across Mariposa from the Water Tower block. In 1960, a new Police Headquarters

⁶¹ Planning Resources Associates Inc. 2008 (51)

⁶² Ibid.

⁶³ Planning Resources Associates Inc. 2008

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was constructed in one block south on Mariposa, sharing the block with the 1941 City Hall building.

A Master Development Plan for Fresno's Civic Center adopted in 1966⁶⁴ envisioned a centralized civic and governmental district with adjacent cultural and convention facilities. To integrate the existing buildings, recently built buildings, and proposed future construction, the plan proposed several street closures to favor pedestrian circulation, landscaped public areas and underground parking facilities.

Older buildings would be unified with newer, modern buildings to create a contemporary civic campus with Mariposa Street as its central axis. The plan also included language preventing commercial development on the Water Tower Block.

Containing the County Courthouse, Hall of Records, and the County Jail, Court House Square anchored the civic center's western end. In the early 1960s, the City announced that plans to demolish the 1874 County Courthouse and construct a modern,



Artist Rendering of the New County Courthouse

eight story office and courthouse building in its place. The announcement galvanized community opposition and an effort was made to save the old courthouse which was finally torn down in 1966.⁶⁵ The new Fresno County Courthouse, designed by Walter Wagner and Associates, opened in 1966. The eight-story steel and glass slab on pilotis with ornamental metal grillwork was a stark contrast to its 19th predecessor, an imposing symbol of Downtown's modernist reawakening.

Industrial Consolidation and Relocation

Fruit drying and packing uses would continue to dominate Fresno's industrial corridors after World War II. Other uses included lumber yards, farming implement and supply warehouses, and grain storage. Paper products and home

⁶⁴ Ibid. The Civic Center study was the work of James Oakes, AIA, Gay McCline, AIA, landscape architect Burr Garman, ASLA, and planning consultant, Robert E. Dyer.

⁶⁵ Clough and Secrest (29)

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furnishings were also warehoused along the railroad.

In 1964, the Sun Maid Company vacated their giant Fresno packing plant and moved to a new facility in neighboring Kingsburg.⁶⁶ Consolidation and technological innovations within the packing industry conspired to relocate the majority of packing activities away from Downtown as continued suburban expansion made Downtown locations less convenient.

While fruit packing facilities continued to operate along H and G streets through the 1960s, the 1963 and 1970 Sanborn Maps show that large blocks previously built with warehouses and processing plants in earlier decades had been cleared of any development.

By the end of the 20th Century, most of central Fresno's large-scale industrial buildings constructed prior to World War II were no longer extant. Many were demolished to make room for freeway expansion and other redevelopment projects. Other buildings – deemed seismically unstable due to their unreinforced masonry construction – were demolished for safety concerns.



Vacant Sun Maid Packing Plant circa 1985
Image courtesy of Lance & Cromwell.

Smaller industrial buildings located in the blocks east of the railroad were more likely to be reused, often for automotive service uses. The adaptive reuse of early industrial buildings often radically altered their original form.

Central Business District Decline

Although retailers along the Fulton Mall enjoyed increased revenues in the first few years after the Mall opened, projections for future growth proved to be overly optimistic. Initial plans for the construction of a new department store at Mariposa failed to happen. Meanwhile, a development deal put together by the City's Redevelopment Agency in 1969 proposed ambitious plans for a high-rise, mixed-use

⁶⁶ Sun Maid website. http://www.sun-maid.com/en/about/our_history

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development at the Mall's northern end. After purchasing and clearing a two block site, the deal fell through. With the exception of a new Longs Drugs store much of the site would remain vacant through the 1980s.⁶⁷

In 1970 a new 58-acre regional indoor shopping mall – Fashion Fair -- opened in north Fresno. Located close to Fresno's rapidly growing northern suburbs, the arrival of Fashion Fair resulted in an immediate decline in downtown retail business. Led by Montgomery Ward in 1970, the Mall's major retailers began relocating to more profitable locations in the suburbs and the Mall became increasingly unpopular with middle-class shoppers.

In 1973, Del Webb's Townhouse Hotel, the anchor of the high-rise Del Webb Center, closed just six years after its grand opening. That same year a headline in the Fresno Bee asked "Is the Gruen Plan Dead?" Evidently it was. By 1974, the City had adopted a new General Plan that embraced a decentralized, suburban model for growth.⁶⁸

Late 20th and Early 21st Century Civic and Institutional Development (1980-Present)

By the early 1980's most of the original Mall specialty retailers had relocated. JC Penney's closed in 1986. Two years later Gottschalks, after operating their flagship store in the same location since 1914, finally called it quits as well.

As private sector business continued to locate elsewhere, Downtown Fresno became the preferred location for public sector institutions. Whole city blocks were cleared as Federal, State, County and City agencies expanded their downtown facilities beyond the civic center clustered around Mariposa Street.

The County constructed new jail facilities in 1989 and 1993, occupying a full city block at the corner of Fresno and M streets. Connected via underground tunnels to the 1947 jail facility adjacent to the County Courthouse, the jail expansion provided capacity for over 2000 inmates.⁶⁹

⁶⁷ Downtown Association of Fresno website.

⁶⁸ Ibid.

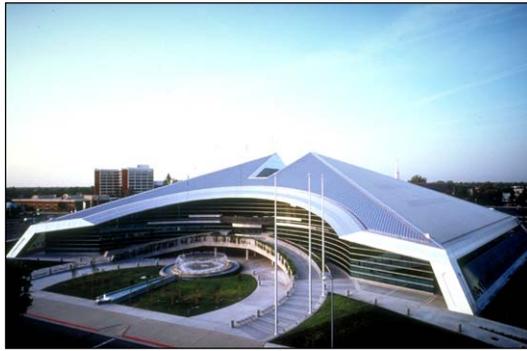
⁶⁹ Fresno County Jail factsheet.

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Other major public sector projects include the new Fresno City Hall which was dedicated in 1991. The five-story, 210,000 square foot building was designed by Canadian architect Arthur Erickson.⁷⁰ It features a pyramidal metal-clad roof and dramatic circular entry. Located on two full blocks between Tulare, Fresno, P and Q streets, City Hall provides a northeastern terminus on the Mariposa Mall axis.

The Robert E. Coyle Federal Courthouse at 2500 Tulare Street was constructed in 2005. The nine-story building was designed by Moore Ruble Yudell Architects with Gruen Associates.⁷¹

The turn of the 21st century also brought a significant expansion of Downtown medical facilities with the expansion of Fresno Community Hospital. The hospital began at its current location when the then Burnett Sanitarium constructed a new facility at the corner of Fresno and S streets in 1905. Named Fresno Community Hospital in 1945, the hospital would see steady growth through mergers with



Fresno City Hall

Image courtesy of Allen Lew & William Patnaud Architects, Inc.

other institutions. In 1995, the City approved the development of a regional medical center at the downtown hospital site. Re-named the Community Regional Medical Center in 2003, the 58-acre campus is a state-of-the-art medical facility that includes a 626-bed hospital and University of California research and training center.⁷²

While the government agencies and the medical center bring thousands of workers, this has so far not led to a larger reinvigoration of Downtown Fresno. Many of the new buildings have been designed as stand-alone facilities with self-contained amenities and

⁷⁰ Archhop website, accessed May 13, 2011.
<http://archhop.org/2009/05/arthur-erickson/>

⁷¹ Emporis.com, accessed June 23, 2011
<http://www.emporis.com/building/fresnounitedstatescourthouse-fresno-ca-usa>

⁷² Community Medical Centers Healthcare website
<http://www.communitymedical.org/about-us/our-vital-numbers>

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expanses of parking which have done little to activate neighboring streets.

Plans for a Downtown baseball stadium -- part of the 1992 Ratkovitch Plan for Downtown revitalization -- gained traction toward the end of the 1990s. Occupying almost four city blocks, Grizzlies Stadium (now Chukchansi Park) opened to great fanfare in April of 2002.⁷³ Located just south of the Fulton Mall between Inyo, H, and Tulare streets, the stadium proved to be a popular entertainment and recreation destination. That popularity, however, has so far not been a successful catalyst for larger revitalization.

Recent efforts to bring new residents to Downtown Fresno have been more successful with the development of live-work lofts in the Arts and Culture District. Revitalization efforts continue as the City contemplates a new Specific Plan for the area.

⁷³ PBID Partners of Downtown Fresno website

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Historical Resources under CEQA

CEQA requires that environmental protection be given significant consideration in the decision making process. Historical resources are included under environmental protection. Thus, any project or action which constitutes a substantial adverse change on a historical resource also has a significant effect on the environment.

When the California Register of Historical Resources (California Register) was established in 1992, the Legislature amended CEQA to clarify which cultural resources are significant, as well as which project impacts are considered to be significantly adverse. A “substantial adverse change” means “demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”⁷⁴

CEQA defines a historical resource as a resource listed in, or determined eligible for listing, in the California Register. All properties on the California Register are to be considered under CEQA. However, because a property does not

appear on the California Register does not mean it is not significant and therefore exempt from CEQA consideration. All resources determined eligible for the California Register are also to be considered under CEQA.

The courts have interpreted CEQA to create three categories of historical resources:⁷⁵

- *Mandatory historical resources* are resources “listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources.”
- *Presumptive historical resources* are resources “included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1 of the Public Resources Code, or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g)” of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.

⁷⁴ *California Public Resources Code*, Section 21084.1 and *CEQA Guidelines*, Section 15064.5(b)

⁷⁵ *Valley Advocates vs. City of Fresno* 160 Cal. App.4th 1039, 1057 (2008)

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- *Discretionary historical resources* include those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources.⁷⁶

The fact that a resource is not listed in, or determined eligible for listing in, the California Register, not included in a local register of historic resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, does not preclude a lead agency from determining that the resource may be an “historic resource” for purposes of CEQA..

Historic Designations

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing in the National Register or the California Register, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

National Register of Historic Places

The National Register is “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”⁷⁷ The National Park Service administers the National Register program.

Listing in the National Register assists in preservation of historic properties in several ways:

- recognition that a property is of significance to the nation, the state, or the community;
- consideration in the planning for federal or federally assisted projects;
- eligibility for federal tax benefits; and
- qualification for Federal assistance for historic preservation, when funds are available.

Designation Criteria

The criteria for listing in the National Register follow established guidelines

⁷⁶ *League for the Protection of Oakland's Architectural and Historic Resources vs. City of Oakland*, 52 Cal. App. 4th 896, 906-7 (1997)

⁷⁷ 36 Code of Federal Regulations, Part 60.2.

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for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

- a) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- b) That are associated with the lives of persons significant in our past; or
- c) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d) That have yielded, or may be likely to yield, information important in prehistory or history.⁷⁸

Integrity

Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a

property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”⁷⁹ The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling, and association*. These qualities are defined as follows:

- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during

⁷⁸ 36 Code of Federal Regulations, Part 60.4.

⁷⁹ *Ibid.*, (3).

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any given period in history or prehistory.

- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.⁸⁰

Age Threshold

The fifty-year age threshold has become standard in historic preservation as a way to delineate potential historic resources. The National Park Service, which provides guidance for the practice of historic preservation, has established that a resource fifty years of age or older may be considered for listing on the National Register.⁸¹

Period of Significance

The National Park Service defines the period of significance as “the length of

time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for... listing” in National, State or local registers. A period of significance can be “as brief as a single year... [or] span many years.” It is based on “specific events directly related to the significance of the property,” for example the date of construction, years of ownership, or length of operation as a particular entity.⁸²

Historic Districts

Standard preservation practice evaluates collections of buildings from similar time periods and historic contexts as historic *districts*. The National Park Service defines a historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”⁸³ A historic district derives its significance as a single unified entity.

⁸⁰ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: National Park Service, U.S. Department of Interior, 1995.

⁸¹ *Ibid.* The Park Service does make exceptions for properties that have achieved significance within the past 50 years that are of “exceptional importance”.

⁸² *National Register Bulletin 16A. How to Complete the National Register Registration Form*. Washington D.C.: National Park Service, U. S. Department of the Interior, 1997. (42)

⁸³ *National Register Bulletin 15. How to Apply the National Register Criteria for Evaluation*. Washington D.C.: National Park Service, U. S. Department of the Interior, 1997. (5)

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Resources that have been found to contribute to the historic identity of a district are referred to as *district contributors*. Properties located within the district boundaries that do not contribute to its significance are identified as *non-contributors*.

California Register of Historical Resources

The California Register is an authoritative guide used by State and local agencies, private groups, and citizens to identify the State's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.⁸⁴

Designation Criteria

The criteria for eligibility for listing in the California Register are based upon National Register criteria. These criteria are:

- 1) Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

- 2) Associated with the lives of persons important to local, California or national history.
- 3) Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
- 4) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register includes the following:

- California properties formally determined eligible for, or listed in, the National Register.
- State Historical Landmarks No. 770 and all consecutively numbered state historical landmarks following No. 770. For State Historical Landmarks preceding No. 770, the Office of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State Historical Resources Commission (Commission).
- Points of Historical Interest which have been reviewed by the OHP

⁸⁴ *California Public Resources Code*, Section 5024.1(a).

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and recommended for listing by the Commission for inclusion in the California Register in accordance with criteria adopted by the Commission.⁸⁵

Other resources which may be nominated for listing in the California Register include:

- Individual historical resources.
- Historical resources contributing to the significance of an historic district under criteria adopted by the Commission.
- Historical resources identified as significant in historical resources surveys, if the survey meets the criteria listed in subdivision (g).
- Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.

- Local landmarks or historic properties designated under any municipal or county ordinance.⁸⁶

A specific age threshold is not included as a criteria consideration for listing in the California Register. Technical assistance provided by the State Office of Historic Preservation, however does state that “a resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.”⁸⁷

City of Fresno Historic Resources Programs

The City of Fresno Historic Preservation Ordinance was adopted in 1979 and significantly revised in 1999. It provides for the designation, preservation, promotion, and improvement of historic resources and districts for the educational, cultural, economic, and general welfare of the public and the City of Fresno.⁸⁸

⁸⁵ *California Public Resources Code*, Section 5024.1(d).

⁸⁶ *California Public Resources Code*, Section 5024.1(e).

⁸⁷ California Office of Historic Preservation, *Technical Assistance Series #7: How to Nominate a Resource to the California Register of Historical Resources*, September 4, 2001.

⁸⁸ *Fresno Municipal Code* 12-16.

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The Historic Preservation Ordinance establishes a Historic Preservation Commission to oversee the City's historic preservation program, assigns city staff to assist the Commission including a historic preservation specialist, establishes a local register of historic resources, and criteria for historic designation and the listing of properties on a Local Register of Historic Resources.

Historic Resource Designation⁸⁹

The Historic Preservation Ordinance states that the sole authority to declare Historic Resources or Historic Districts and to endorse Local Historic Districts to the National Register shall be vested in the City Council and shall be exercised only after completion of the Historic Preservation Commission's responsibilities under the designation process. The City Council may

designate any building, structure, object, or site as a Historic Resource if it is found to meet the following criteria:

It has been in existence for more than fifty years and possesses integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- i. It is associated with events that have made a significant contribution to the broad patterns of our history; or
- ii. It is associated with the lives of persons significant in our past; or
- iii. It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values; or
- iv. It has yielded or may be likely to yield, information important in prehistory or history.⁹⁰

Additionally, a property may be eligible for designation as a Historic Resource if it is less than fifty years old and meets the above-listed criteria, and is found to have exceptional importance within the

⁸⁹ The Historic Preservation Ordinance defines a "Heritage Property" designation which is defined as " a resource which is worthy of preservation because of its historical, architectural or aesthetic merit but which is not proposed for and is not designated as an Historic Resource..." Because Heritage Properties do not fall within the definition of Historic Resource set forth in the Historic Preservation Ordinance, they are not included on the Local Register of Historic Resources and therefore do not fall within the Presumptive definition of Historical Resources set forth in the CEQA Guidelines.

⁹⁰ *Fresno Municipal Code*, Section 12-1607(a)(1)

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appropriate historical context at the local, state, or national level.⁹¹

The Historic Preservation Ordinance establishes a permit review process for properties that have been designated as historic resources by the City. Section 12-1617(f)(g) of the Fresno Municipal Code requires that all applications undergo environmental review. Section 12-16017(h) states that no application or proposal shall be approved or approved with modifications unless the Historic Resources Commission makes the following findings:

- a. The proposed work is found to be consistent with the purposes of this article and the Secretary of the Interior's Standards, not detrimental to the special historical, architectural or aesthetic interest or value of the Historic Resource; or
- b. The action proposed is necessary to correct an unsafe or dangerous condition on the property; or
- c. Denial of the application will result in unreasonable hardship to the owner. In order to

approve the application, the Commission must find facts and circumstances, not of the applicant's own making, which establish that there are no feasible measures that can be taken that will enable the property owner to make a reasonable economic beneficial use of the property or derive a reasonable economic return from the property in its current form; or

- d. The site is required for a public use which will directly benefit the public health, safety and welfare and will be of more benefit to the public than the Historic Resource.
- e. For application of relocation of an Historic Resource, the Commission shall find that one or more of the above conditions exist, that relocation will not destroy the historical, architectural or aesthetic value of the Resource and that the relocation is part of a definitive series of actions which will assure the preservation of the Resource.

Local Historic District

A Local Historic District is defined as "any finite group of resources related to one another in a clearly distinguishable way or any geographically definable area which possesses a significant

⁹¹ *Fresno Municipal Code*, Section 12-1607(a)(2)

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concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.”⁹² In addition, a proposed Local Historic District must meet one or more of the following criteria:

- 1) It exemplifies or reflects special elements of the city’s cultural, social, economic, political, aesthetic, engineering, or architectural heritage; or
- 2) It is identified with a person or group that contributed significantly to the culture or development of the city; or
- 3) It embodies the distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- 4) Structures within the area exemplify a particular architectural style or way of life to the city; or
- 5) The area is related to a designated historic resource or district in such a way that its preservation is essential

⁹² *Fresno Municipal Code* Section 12-1603(s)

to the integrity of the designated resource or LHD; or

- 6) The area has the potential for yielding information of archaeological interest.⁹³

City of Fresno Review Procedures for Historic Resources

[NOTE: The procedure described below has not been adopted at the time of this report writing.

The City of Fresno intends to consider adoption of a “Historic Environmental Review Procedures Ordinance” (the Ordinance) either when it considers adoption of a new Development Code or the Downtown Development Code.⁹⁴ The procedures defined in the Ordinance were created “to provide... clear procedures for the review of historically significant and potential historically significant resources” under CEQA when a development project is under review.

The Ordinance defines terms that describe those resources subject to its procedures. These terms are as follows:

Historic Resource has the same meaning as set forth in Fresno

⁹³ *Fresno Municipal Code* Section 12-1607(b)

⁹⁴ Citation forthcoming upon adoption.

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Municipal Code (FMC) Section 12-1603(o).

Significant District is a type of Significant Resource that is a finite group of resources related to one another in a clearly distinguishable way or any geographically definable area which possesses a significant concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.

Significant Resource means a resource that is one of the following:

- 1) Listed in the California Register of Historical Resources;
- 2) Listed on the National Register of Historic Places;
- 3) Determined to be eligible for listing in the California Register of Historical Resources by the State Historical Resources Commission;
- 4) A Historic Resource as defined in FMC Section 12-1603(o), or a local historic district as defined in FMC Section 12-1603(s), or a contributor to a local historic district, unless the resource has been found not to be historically or culturally significant by a preponderance of the evidence; pursuant to Section 10(b)(2)(iv);
- 5) Identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the resource has been found not to be historically or culturally significant by a preponderance of the evidence pursuant to Section 10(b)(2)(iv); or,
- 6) A Potential Historically Significant Resource that, after further analysis and review, the City has determined should be treated as a Historically Significant Resource pursuant to Section 9(b)(3).

Potential Significant District is a type of Potentially Significant Resource that if found to be a Significant Resource would be a Significant District.

Potential Significant Resource means a resource that does not fall within the definition of Significant Resource but meets any or all of the following requirements:

- 1) it was identified as eligible or potentially eligible for listing in a national, state or local register of historical resources or it was identified as a potential contributor to a potential significant district in a survey that the City formerly commissioned or was officially accepted or officially adopted by the Council or the HPC, but

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the survey does not meet one or more of the requirements of subsection (g) of Section 5024.1 of the Public Resources Code.

- 2) *it is at least 45 years old; or*
- 3) *as determined by the Manager, it meets the criteria for listing to the California Register of Historical Resources under subsection (j) of Section 5020.1 or Section 5024.1 of the Public Resources Code.*

Notwithstanding the above, a resource shall not be a Potential Significant Resource if within five years prior to submittal of the application for the project under review: (i) the city in an adopted CEQA finding, determined that the resource was not historically significant for purposes of CEQA or (ii) the Council or the HPC accepted or officially approved a survey that found the resource was not eligible for listing to a national, state or local register.

The Ordinance defines a three-step process for review of historic resources. The three steps are generally described as follows:

- 1) Determine if a historically significant resource or a potential historically significant resource exists in the project area.
- 2) Determine whether it is possible to apply Historic Development

Standards⁹⁵ (with applicant approval) to the project to avoid potential impacts.

- 3) If a finding cannot be made that there will not be a potential significant impact to a historically significant resource in Step 2, determine if the project will cause a significant impact to a historically significant resource, including if necessary, determining if an identified potential historically significant resource is a historically significant resource.

In general, the Ordinance would offer the option to incorporate Historic Development Standards so that impacts to historically significant resources will be avoided, and would ensure that development projects that involve historically significant resources and potential historically significant resources are subject to the appropriate review under CEQA.

⁹⁵ A project that incorporates Historic Development Standards will avoid causing significant impacts to historically significant resources for the purposes of CEQA analysis.

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4.0 IDENTIFICATION OF HISTORIC RESOURCES

Overview

There are many properties located within the Plan areas that are known to have some evidence of historic significance. The general historic character, types of historic resources, previous historic surveys, and previous historic resource studies which have identified historically significant resources, are discussed for each sub-area of the DNCP in this section.⁹⁶

DNCP Historic Resources

Jane Addams Neighborhoods

The Jane Addams area is largely characterized by modest single-family residences, open spaces, empty lots and mid-to-late 20th Century commercial located along State Route 99. The area's major asset is Roeding Park, a 159-acre public park containing groves of trees, green lawns, flower gardens, recreational facilities and picnic areas. Roeding Park also houses the Fresno Chaffee Zoo, and the Rotary Playland and Rotary Storyland amusement parks.

Dating from the first decade of the 20th Century, Roeding Park has been identified as eligible for listing as a

historic district in the National Register, the California Register, and the City of Fresno Local Register. In 2012, Roeding Park was found eligible for listing in the National Register with concurrence from the SHPO as part of Section 106 review for the California High-Speed Train project.

The potential Roeding Regional Park Historic District is significant for its association with the development of municipal parks in California in the early twentieth century, and as a distinctive example of an early twentieth century municipal park in California. The period of significance for the potential historic district begins in 1903, the year that construction of the park began, and ends in 1953, when focus began to shift from development of the park as a whole towards development of the Roeding Park Zoo and other amusement areas within the park.

Contributing features of the potential Roeding Regional Park Historic District include: four ponds, seven picnic groves, a Pergola, a Street Car Shelter, historic concrete benches, tennis courts, the Zookeeper's House, the Lisenby Bandstand, four monuments, the Fresno

⁹⁶ The DNCP plan area includes the FCSP plan area.

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Chaffee Zoo Administration Office, Lake Washington, two folk dance platforms, and the overall spatial organization and site plan of the park, historic roads and paths, lawns, and associated landscape features.⁹⁷

With the exception of the Park, the Jane Addams neighborhood contains very few previously identified historic properties.

Southwest Neighborhoods

The Southwest area is a largely working-class residential area that has been home to several waves of immigrant and ethnic communities. While some homes remain from the 19th century, the majority of the homes date from the early 20th century through the 1960s. Historic integrity throughout the area is poor due to alterations to individual buildings and large redeveloped areas of more recent infill.

After World War II, this neighborhood became increasingly associated with Fresno's African-American and Hispanic communities. Many of the built resources originally associated with the

development of these communities have been demolished to develop affordable and low-income housing, schools, and recreational facilities.

The Southwest area contains designated and previously identified potential historically significant properties including:

- *Chandler Field/Fresno Municipal Airport*
One of three officially designated historic districts in Fresno, the Chandler Field/Fresno Municipal Airport Historic District is located approximately two miles west of Downtown Fresno, along the north side of historic Kearney Boulevard. The district includes the four WPA-era buildings clustered in a campus setting that includes landscaping, several Beaux Arts-style lampposts and surface parking. One non-contributing building is also included.⁹⁸
- *Kearney Boulevard*
This tree-lined boulevard runs from Fresno Street to S. Marks Avenue. An Art Deco gateway, designed by architect Charles Franklin, marks the eastern entrance at Fresno

⁹⁷ *Fresno Regional Park and Fresno Chaffee Zoo Facility Master Plans Final Environmental Impact Report*, June 2011

⁹⁸ <http://historicfresno.org/districts/chandler/intro.htm>

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Street. The gateway structure has been designated HP#234 by the City. The landscaped boulevard has been determined eligible for the National Register.⁹⁹ The boulevard was originally developed as part of founder M. Theo Kearney's "Chateau Fresno" estate property, which was never completed.

Lowell Neighborhoods

Located just north of the Downtown Central Business District, the Lowell neighborhood is one of the oldest residential neighborhoods in Fresno, and the most intact and cohesive historic neighborhood within the Community Plan Area.

The neighborhood contains significant concentrations of late-19th and early 20th Century homes and over forty of the City's designated historic properties. Many other properties (both individual properties and historic districts) have been previously identified through survey or environmental review.

Portions of the Lowell neighborhood were first surveyed in 1990 and 1991 for the California Department of Transportation as part of the "180 Gap"

⁹⁹ City of Fresno Historic Resources Map

freeway project. In 1994, the Lowell neighborhood was the subject of a reconnaissance-level survey for the "Ratkovich Plan" and the entire area was proposed as the North Park Historic District. In 2008, a portion of the Lowell area west of N. Park Avenue was evaluated by Galvin Planning Associates (GPA) for the City to determine whether or not the proposed North Park Historic District constituted a historic district as defined by the National, State, and local register criteria. GPA determined that there was not enough integrity to constitute a single historic district, but that three smaller areas did appear to qualify as potential historically significant districts. This survey also identified buildings potentially eligible as individual historic resources.

Potential historically significant districts identified by the 2008 GPA survey are as follows:

- *Yosemite Avenue Worker's Cottage Potentially Eligible Historic District*
The Yosemite Avenue neighborhood contains excellent examples of turn-of-the-century worker's cottages constructed between 1898 and 1915. This potentially eligible local historic district is located on the 100 block of N. Yosemite Avenue and includes fourteen (14) contributing properties on the west and east side of the block, just south of Nevada Avenue.

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- *Lower Van Ness Potentially Eligible Historic District*

Lower Van Ness contains a collection of residential properties constructed between 1898 and 1919 in the Neoclassical cottage, Queen Anne, and Craftsman styles. This potentially eligible local historic district is located on the 100 block of N. Van Ness Avenue and includes twenty-one (21) contributing properties and two (2) non-contributing properties. The district boundaries include the east and west sides of the 100 block of N. Van Ness Avenue between Nevada Avenue to the north and Voorman Avenue to the south.

- *North Park Potentially Eligible Historic District*

This large collection of early 20th-Century and Craftsman homes constructed between 1902 and 1919 was evaluated as eligible for the National Register as an historic district in the 2008 GPA survey. The proposed district is bounded by the 180 Freeway to the north, the west facing side of Yosemite Avenue to the west, the east facing side of N. Van Ness Avenue to the east, and Nevada Avenue to the south. The district boundaries include approximately sixty-six (66) parcels, with forty-nine (49) contributing buildings, nine (9) non-contributing buildings and eight (8) vacant lots.

Jefferson Neighborhoods

Located just east of Lowell, the Jefferson neighborhood shares Lowell's development history and many of its characteristics. Jefferson contains late-19th and early 20th Century homes of similar vintage and architectural style. Jefferson is less intact and cohesive than Lowell due to demolition and infill development. Thirteen properties in Jefferson have been designated by the City.

In addition to designated properties, Jefferson contains over twenty previously identified properties and two potential historic districts. In 1994 the Ratkovich Plan survey identified two (2) potential historic districts:

- *Bellevue Potentially Eligible Bungalow District*

This proposed district consists of fifteen Craftsman style residences on Howard Avenue and Thesta Street south of Belmont Avenue, dating from 1920-1922. Because the district was identified in 1994, the evaluation can no longer be considered current. Conditions have most likely changed and survey methodology and evaluation criteria have also evolved considerably over the past seventeen years.

- *East Madison Potentially Eligible District*

Located on Madison between Fresno and Angus streets, the proposed East Madison Historic

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District contains Craftsman style homes developed between 1910 and the early 1920s. Like the Bellevue Bungalow District, East Madison was identified in 1994 and the evaluation can no longer be considered current.

Southeast Neighborhoods

The Southeast area is very large, encompassing several distinct neighborhoods and eras of development. The Southeast contains several major commercial thoroughfares. The majority of the plan area, however, is residential. Most homes were constructed in the early- and mid-20th Century.

Twenty-six properties located in the Southeast have been designated by the City as historic resources. In addition, one potential historic district has been identified:

Huntington Boulevard Potentially Eligible Historic District

The proposed Huntington Boulevard Historic District consists of large early 20th Century single-family residences located on Huntington Boulevard from First Street on the west to Cedar Avenue on the east. An application for designation as a Local Historic District was approved by the City's Historic Preservation Commission in December, 2008. Documentation of the District is currently being developed by City staff in preparation for a formal nomination submission.

South Van Ness Industrial

Located near the railroad, the South Van Ness Industrial district contains a notable collection of early industrial buildings. Several of these properties represent Fresno's early industrial history and have been designated as historic properties by the City. Several streets feature early 20th century street lights and signage that contribute to the district's identity.

Downtown

The Downtown sub-area of the DNCP is also the FCSP planning area, encompassing what is generally considered Downtown Fresno. It is the oldest portion of the City, containing the area originally platted in 1872.

Previous Historic Surveys and Evaluations

Various portions of the Downtown/FCSP area have been subject to historic surveys, studies, and historic-cultural environmental reviews. The area contains over one-hundred and ten (110) of the City's designated historic resources, representing a wide range of property types and periods of development.

Three potential historic districts are identified within the FCSP area on the City's Historic Resources map:

- *L Street Potential Historic District*
This collection of residential properties is located in the northern portion of the Fulton Corridor plan

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area, overlapping the Cultural Arts District. It is bordered by Divisadero, N, M, Stanislaus, and Amador streets. Various surveys have proposed different boundaries for this potential district due to building demolitions.

- *Santa Fe Warehouse Potential Historic District*
Identified in 1994, this small collection of brick warehouses is located near the Santa Fe Rail depot bounded by R, Tulare, P and Mono streets. Included within the boundaries of this proposed district is “Warehouse Row,” located at 702-764 P Street which is not only listed on the Local Register of Historic Resources but is also a National Register Historic District due to the multiple properties.
- *St. John’s Cathedral Potential Historic District*
Identified in 1994, this potential historic district is located in the northeast corner of downtown Fresno, and is composed of approximately seven city blocks, bounded on the northwest by Fresno Street, on the north by Divisadero Street, on the northeast by U Street, on the southeast by Tulare Street and on the southwest by the Santa Fe Railroad tracks. The potential district contains a collection of impressive late-19th and early 20th century homes in addition to St. John’s Cathedral.

Historic evaluation work within Downtown dates back to 1977 when a survey was completed as a result of the adoption of the Fresno-Clovis Metropolitan Area General Plan (1977 Survey). This effort was followed by the Supplementary Historic Building Survey of the Ratkovich Plan Area (Ratkovich Study), completed in 1994. Between 2004 and 2010, survey projects¹⁰⁰ include:

- *Broadway Row Historic Resource Survey (2004)*
Survey of a two-block area bounded by Stanislaus, Fulton, Tuolumne, and H streets. Sixteen (16) properties were documented and a potential Automotive Warehouse District was identified.¹⁰¹
- *Historic Architecture Survey Report for the Bungalow Court Project (2004)*
Survey and identification of one

¹⁰⁰ The surveys listed here contain information useful in the preparation of this Technical Report. None of these surveys, however, meet all of the requirements for Historic Resource Surveys set forth in PCR, Section 5024.1(g). Determinations of eligibility for listing in historic registers contained in these surveys do not create a presumption that the identified resources are “historical resources” as defined by CEQA.

¹⁰¹ The boundaries of the potential district extended outside the Broadway Row survey area.

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hundred twenty-eight (128) examples of “bungalow” courts within Fresno city limits.

- *Chinatown Historic Resource Survey (2006)*
Survey of buildings within the six-block heart of Fresno’s historic Chinatown. This survey identified ten properties as individually eligible for national, state, or local designation. It also identified a small historic district along F Street.
- *City of Fresno Arts-Culture District Historic Property Survey (2006)*
Survey of a sixteen-block area bounded by Tuolumne, “H”, Amador and “L” streets, and known as the Uptown Arts-Culture District. This survey identified nine properties as individually eligible for national, state, or local designation. It also identified a seven-property potential historic district along Fulton Street¹⁰², a fourteen-property potential district of historic warehouses, a potential thematic district of six automotive service buildings, and proposed eight additional properties for consideration as part of the previously identified “L” Street residential historic district.
- *City of Fresno Upper Triangle Areas Historic Property Survey (2007)*
This survey expanded the previous survey area of the Arts-Culture District to include the “Upper Triangle” area bounded by “H”, Divisadero and Tuolumne streets. Thirty-two properties were identified as eligible for national, state, or local designation.
- *Historic Properties Survey South Stadium Project Area (2008)*
Survey of an eighteen-block area bounded by Tulare, Van Ness, Highway 41, and the Southern Pacific Railroad tracks including intensive-level survey of a six-block area between Inyo, Van Ness, Ventura, and H streets. Eighty-three (83) properties were documented including several properties associated with an automotive business context.
- *California High-Speed Train Historic Architectural Survey and Historic Property Survey (2011-2012)*
Historic architectural surveys and historic property surveys were conducted as part of the Merced to Fresno and Fresno to Bakersfield sections of the California High-Speed Train Project (HST project) in compliance with Section 106 of

¹⁰² The Historic Preservation Commission reviewed this portion of the survey and did not concur with the evaluation of this collection of buildings as a historic district.

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the National Historic Preservation Act. Portions of the two Areas of Potential Effect (APE) defined for each section overlap the DNCP and FCSP areas. The surveys identified thirty-five (35) properties located in Fresno that are considered historical resources for the purposes of CEQA.¹⁰³

- *Downtown/Fulton Corridor Historic Resources Survey (2011)*
Those portions of the Downtown/FCSP area not previously surveyed were surveyed by Historic Resources Group in 2011. The 2011 survey identified, surveyed and evaluated over 300 individual properties within Downtown Fresno. In addition to evaluation for potential local designation, properties have been evaluated for eligibility under the

¹⁰³ *California High-Speed Train, Fresno to Bakersfield Section, Historic Property Survey Report Information*, California High-Speed Rail Authority, September 2011 (6-1:6-19)

California High-Speed Train, Merced to Fresno Section, Draft Final Historic Property Survey Report, California High-Speed Rail Authority, February 2012 (7-1:7-3)

Includes properties located in Fresno that are listed in, were determined eligible for listing in, or appear to meet the criteria for listing in the National Register, California Register and/or are considered historical resources for the purposes of CEQA.

criteria for the National Register and the California Register.

The survey identified sixty-three (63) properties that appear to meet the criteria for designation as individual historic landmarks eligible for listing on the City of Fresno Local Register of Historic Resources. Seven (7) of these properties had previously been designated by the City as individual historic resources.¹⁰⁴

Of the fifty-six (56) properties that have not been previously designated by the City, fourteen (14) appear to be eligible for listing in the National Register. Fifty (50) properties appear to be eligible for listing in the California Register. This number includes the fourteen properties found eligible for the National Register.

In addition to properties potentially individually eligible for historic designation, HRG identified a potential "Civic Center Historic District" that includes Depression Era government buildings, and mid-Century government buildings

¹⁰⁴ These seven were surveyed in the context of all properties located on the Fulton Mall.

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associated with the New Deal Era and mid-20th Century expansions of the Civic Center, and their associated landscapes and landscape features.

The potential district is generally bounded by Van Ness Avenue, Tulare Street, Fresno Street, P Street and Merced Street. The potential district contains fourteen contributing buildings and one non-contributor. Seven of the contributors have been designated individually as historic resources by the City. This survey identified five contributing buildings from the mid-20th Century that also appear eligible for listing individually.

The six blocks of Fulton Street between Tuolumne and Inyo streets have been an important regional commercial corridor for much of the late 19th and 20th centuries. Redeveloped as a pedestrian mall in 1964, these blocks, and the adjoining portions of Merced, Mariposa and Kern streets where they intersect with Fulton Street, contain an important modernist landscape design by master landscape architect Garrett Eckbo that includes a notable collection of public artworks.

The Fulton Mall, known as a “cultural landscape” was formally determined eligible for listing in the National Register in 2010. The

Fulton Mall was found eligible for listing under National Register Criteria A and C, in the areas of Landscape Architecture, Community Planning and Development and Social History. The National Park Service announcement takes note of the Mall’s importance as a work of “master landscape architect, Garrett Eckbo, whose career as both teacher and practitioner helped transform the field of post-war landscape architecture.”

As a result of being determined eligible for the National Register, the Fulton Mall is listed in the California Register of Historical Resources and is therefore considered a historic resource under CEQA.

Summary of Significant Properties

Properties located within the DNCP and FCSP areas that fall into the mandatory, presumptive or discretionary categories of historical resources, as defined by CEQA, are summarized on the following pages. Individual properties designated by the City as historic resources are listed in Table 7. Properties that were found eligible for listing as historic resources during the 2011 Downtown -- Fulton Corridor Historic Resources Survey are listed in Table 8. Properties that have been evaluated as eligible for listing as a historic resource through previous historic surveys, environmental reviews

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or other historic-cultural studies are listed in Table 9. As stated previously, Table 9 is intended merely as an inventory of properties that potentially qualify as Historical Resources for purposes of CEQA. However, because in many situations the information and analysis supporting the determinations in previous surveys is outdated and has not been independently verified or updated by HRG or the City, additional research and analysis may be necessary to make a final determination as to whether the properties fall within any of the categories of Historical Resources pursuant to CEQA.

As noted above, much of the DNCP plan area has not been subject to historic survey and it is expected that historically significant properties exist that have yet to be identified. It can be expected, moreover, that future research and contextual information will yield additional areas of significance and associated property types. As such, the resources listed here cannot be considered comprehensive.

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**Table 7: List of City-Designated Historic Resources
Located Within the DNCP and FCSP Areas**

CITY-DESIGNATED HISTORIC RESOURCES						
PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	DESIGNATION	NOTES	LOCATION
46609301T	2444 Fresno St	1894	Old Fresno Water Tower	HP# 1	National Register Listed	Downtown
46606612T	1007 R Street	1889	Thomas R. Meux Home	HP# 2	National Register Listed	Downtown
46816603	702 P Street	1903-1910	Warehouse Row	HP# 3	Contributor to a Historic District; National Register Listed	Downtown
46816602	744 P Street	1903-1910	Warehouse Row	HP# 3	Contributor to a Historic District; National Register Listed	Downtown
46816601	764 P Street	1903-1910	Warehouse Row	HP# 3	Contributor to a Historic District; National Register Listed	Downtown
46605618	2607 Fresno St.	1926	Physician's Building	HP# 4	National Register Listed	Downtown
46825202	2130 Kern St.	1919	Fresno Republican Building	HP# 5	National Register Listed	Downtown
46614616	1400 Fulton St.	1929	Pantages Theater; Warnor's Theater	HP# 7	National Register Listed	Downtown
46610106	1600 M St.	1913	Louis Einstein Home	HP# 8	National Register Listed	Downtown
46610106	1660 M St.	1921	YWCA Residential Hall	HP# 9	National Register Listed	Downtown
46835030U	2650 Tulare St.	1896	Santa Fe Depot	HP# 10	National Register Listed	Downtown
46703032U	1713 Tulare St.	1889	Southern Pacific Depot	HP# 11	National Register Listed	Downtown
45929202	183 Broadway	1917	Bethel Lutheran Church	HP# 13		Lowell
45905515	395 N. San Pablo Ave.	1899	Spencer Home	HP# 14		Lowell
45923406	267 N. San Pablo Ave.	1907	Woolfolk Home	HP# 15		Lowell
46614301	1455 L St.	1937	Scottish Rite Temple	HP# 16		Downtown
46616001T	2281 Tulare St.	1935	Fresno County Hall of Records	HP# 17	National Register Listed	Downtown

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CITY-DESIGNATED HISTORIC RESOURCES						
PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	DESIGNATION	NOTES	LOCATION
46822519	2226 Ventura St.	1914	Holy Trinity Armenian Apostolic Church	HP# 19	National Register Listed	Downtown
46608309	1322 N St.	1903	McVey Home	HP# 20		Downtown
46608310	1326 N St.	1903	McVey Home	HP# 21		Downtown
46818519	2422 Kern St.	1921	Old Post Office Sub-Station	HP# 22		Downtown
46710301	1061 Kern St.	1924	First Mexican Baptist Church	HP# 23		Downtown
46711701	1340 E Street	1920	Fresno Buddhist Temple	HP# 24		Downtown
46803047	100 M Street	1899	Fresno Brewing Co.	HP#26	National Register Listed	South Van Ness
45914417	330 Park Ave.	1903	Cowdrey Home	HP# 33		Lowell
45915106	357 Glenn Ave.	1895	Cardwell Home	HP# 34		Lowell
45924219	274 Glenn Ave.	1892	Thompson Home	HP# 35		Lowell
45915307	333 Blackstone	1886	Hines Home	HP# 36		Lowell
45915308	319 Blackstone	1913	Griffen Home	HP# 37		Lowell
45915309	313 Blackstone	1910	Brix Home	HP# 38		Lowell
45933302	175 N. Diana	1891	Hewitt Home	HP# 39		Jefferson
45916409	329 Clark St.	1911	Anderson Home	HP# 40		Jefferson
46606116	1107 R St.	1905	Collins Home and Carriage House	HP# 41		Downtown
45916412	305 Clark St.	1905	Shipp Home	HP# 42		Jefferson
	230 Clark St.	1888	Rutherford Home	HP# 43		Jefferson
45925412	201 Clark St.	1899	Mc Kay Home	HP# 44		Jefferson
45935109	121 U Street	1905	Gerlitz Home	HP# 45		Jefferson
46612101T	2326 Fresno St.	1939 or 1941	Fresno City Hall (Annex)	HP# 49		Downtown
46612202T	2309 Tulare St.	1939	U.S. Post Office (Main)	HP# 50		Downtown
46608401T	1235 O St.	1935	Fresno Memorial Auditorium	HP# 52	National Register Listed	Downtown
46612201T	2348 Mariposa Mall	1936	Old Fresno Unified School District Office	HP# 53		Downtown
46821114	2344 Tulare St.	1911	Maubridge Apartment Building	HP# 54	National Register Listed	Downtown

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CITY-DESIGNATED HISTORIC RESOURCES						
PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	DESIGNATION	NOTES	LOCATION
46819617	460 N Street	1908	The Schmidt Home	HP# 55		Downtown
46820212	344 N Street	1907	Mink Home	HP# 56		Southeast
46608204	2527 Fresno St.	1930	Twinning Laboratories	HP# 58	National Register Listed	Downtown
46817302	616 P Street	1917	Berven Rug Mills, Inc.	HP# 59		Downtown
46820104	2534 San Benito	1920	Central Packaging Supply Co.	HP# 60		South Van Ness
46619502	1725 Broadway	1918	Rainbow Ballroom (Natatorium)	HP# 61		Downtown
46713509	305 E St.	1900	Legler Home	HP# 62		Downtown
46713309	208 E St.	1914	Fresno Temple Church of God	HP# 63		Downtown
46707401	951 F Street	1926	Bank of America Building	HP# 64		Downtown
46707115	931 China Alley	1920	Bow On Association Building	HP# 65		Downtown
46707113	921 China Alley	1900	Bing Kong Tong Association Building	HP# 66		Downtown
46709234	362 F Street	1891	Vartanian Home	HP# 67		Downtown
46830709	1820 Monterey	1917	Fresno Planing Mill	HP# 69		South Van Ness
46827425	301 Van Ness Ave.	1921	Bekins Van and Storage	HP# 70		South Van Ness
46707201	1528 Kern St.	1905 c.	Komoto's Department Store	HP# 72		Downtown
46020417	3811 E. Illinois Ave.	1907	Johnson Home	HP# 74		Southeast
46119407	3753 E. Balch Ave.	1917	Mundorf Home	HP# 75		Southeast
47003120	3121 E. El Monte Way	1918	Weems Home	HP# 76		Southeast
47004213	743 E. Fourth St.	1917	Hughes Home	HP# 77		Southeast
47013101	1003 Orange Ave.	1900	Robinson Home	HP# 78		Southeast
46116523	320 S. Chestnut Ave.	1924	Shuttera Home	HP# 79		Southeast
-	2208 S. Van Ness Ave. (vicinity)	1929	South Van Ness Entrance Gate	HP# 82		South Van Ness
46803004	3000 E. Butler Ave.	1898	California Products Co.	HP# 83		South Van Ness
46827715	104 Fulton St.	1913	San Joaquin Wholesale Grocer's Warehouse	HP# 84		South Van Ness

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CITY-DESIGNATED HISTORIC RESOURCES						
PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	DESIGNATION	NOTES	LOCATION
46715306	1127 Tulare St.	1938	St. Genevieve's Catholic Church	HP# 85		Southwest
46604102	2814 Mariposa St.	1902	St. John's Cathedral	HP# 86		Downtown
46604102	2814 Mariposa St.	1928	St. John's Rectory	HP# 87		Downtown
46603508	2811 Mariposa St.	1926	St. John's School	HP# 88		Downtown
46603501	2844 Fresno St.	1911	H.H. Brix Mansion	HP# 89	National Register Listed	Downtown
46604201	1050 S St.	1909	Rehorn Home	HP# 90	National Register Listed	Downtown
unknown	2945 Fresno St.	1917	City Fire Alarm Station	HP# 91		Downtown
46603235	1125 T St.	1903	Van Valkenburgh Home	HP# 92		Downtown
46816402	935 Santa Fe Ave.	1926	Santa Fe Hotel	HP# 94	National Register Listed	Downtown
46823406	309 M Street	1912	Neverman Home	HP# 97		South Van Ness
46803047	100 M Street	1900	Old Barn	HP# 98		South Van Ness
46830306	1731 S. Cherry Ave.	c. 1912/c. 1925	Fresno Trolley Cars (Diner)	HP# 99		South Van Ness
46702013	1916 S. Cherry Ave.	1915	Holt Lumber Co.	HP# 101		South Van Ness
46524301	307 W. Kearney Blvd.	1913	St. Alphonsus Catholic Church	HP# 110		Downtown
46613216	1727 L St.	1907	Long (Black) Home	HP# 113		Downtown
46613206	1705 L St.	1904	Bean Home	HP# 114		Downtown
46614101	1651 L St.	1901	Kutner Home	HP# 115		Downtown
46610409	1642 L St.	1897	Montgomery Thomas Home	HP# 116		Downtown
46613217	1717 L St.	c. 1902	Towne Apartments	HP# 118		Downtown
46614501T	1555 Van Ness Ave.	1922/1952	Fresno Bee Building	HP# 119	National Register Listed	Downtown
46620205	1401 Fulton St.	1923	San Joaquin Light & Power Building	HP# 120	National Register Listed	South Van Ness
46617212	1060 Fulton Mall	1923	Pacific Southwest Building	HP# 121	Included in 2011 Intensive Survey	South Van Ness
46627002	1044 Fulton Mall	1918	Mason Building	HP# 122	Included in 2011	South Van Ness

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CITY-DESIGNATED HISTORIC RESOURCES						
PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	DESIGNATION	NOTES	LOCATION
					Intensive Survey	
46621307	1001 Fulton Mall	1917	Bank of Italy	HP# 123	National Register Listed. Included in 2011 Intensive Survey	South Van Ness
46828101	959 Fulton Mall	1924	Radin-Kamp Department Store	HP# 124	Included in 2011 Intensive Survey	South Van Ness
46825410	2014 Tulare St.	1922	T.W. Patterson Building	HP# 125	Included in 2011 Intensive Survey	Downtown
46603502	1133 S St.	1914	Aten Home	HP# 126		Downtown
46603221	1145 T St.	1910	Gilbert Home	HP# 127		Downtown
46604206	2983 Tulare St.	1906	The F.K. Prescott Home	HP# 129		Downtown
46602105	1120 T St.	1913	The Anderson Home	HP# 130		Downtown
46604301	1060 T St.	1906	The Goodman Home	HP# 131		Downtown
46604308	1020 T St.	1919	The Gundelfinger Home	HP# 132		Downtown
46604310	1002 T St.	1912	The Martin Home	HP# 133		Downtown
45922123	271 N. Yosemite	1913	Cobb Home	HP# 135		Lowell
45913333	340 N. Fulton St.	1904	A.G. Wishon Home	HP# 138		Lowell
45922234	245 N. Fulton St.	1907	Farr Residence	HP# 139		Lowell
45922231	235 N. Fulton St.	1908	Alexander Home	HP# 140		Lowell
45913330	310 N. Fulton St.	1913	Ivan McIndoo Home	HP# 142		Lowell
45930304	171 Van Ness Ave.	1900	McAlpine Home	HP# 143		Lowell
46613344	916 E. Divisadero Street	1905	Graff Home	HP# 144		Downtown
46613406	1717 Van Ness Ave.	1926	Sadler Office Supply Company	HP# 146		Downtown
46613407	2055 San Joaquin St.	1905 c.	Romain Home	HP# 147	National Register Listed	Downtown
46610407	2201 Calaveras St.	1912	Gundelfinger Home (The Mansion)	HP# 149		Downtown
46614108	1605 L St.	1905	Harvey Swift Home	HP# 150		Downtown
46614204	1527 L St.	1897	Otto Nestel Home	HP# 152		Downtown
46610326	11 N. San Pablo	1911	First Congregational Church	HP# 153		Downtown

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CITY-DESIGNATED HISTORIC RESOURCES						
PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	DESIGNATION	NOTES	LOCATION
	St.					
46610102	1615 N St.	1916	First Church of Christ Scientist	HP# 154		Downtown
46610213	2336 Calaveras St.	1923	Temple Beth Israel	HP# 155		Downtown
46825309	700 Van Ness Ave.	1914	James Phelan Building	HP# 159		Downtown
46825608	736 Fulton Street	1920	Sun Stereo Warehouse	HP# 160		Downtown
46828304	701 Fulton St.	1919	Rustigian Building	HP# 161		Downtown
46828311	748 Broadway	1916	Carmel Saddlery or C.B. Melikian Harness and Saddlery	HP# 162		Downtown
46614507T	1544 Fulton St.	1926	P.G.&E. Building	HP# 164		Downtown
46620201	1445 Fulton St.	1926	Wilson Theater Building	HP# 165		Downtown
46621401	1257 Broadway	1912	Hotel Fresno	HP# 166	Determined to be National Register Eligible with concurrence	Downtown
46621201	1177 Fulton Mall	1921	Mattei Building/Guarantee Savings and Loan	HP# 167	Included in 2011 Intensive Survey	Downtown
46621204	1101 Fulton Mall	1914	Helm Building	HP# 168	Included in 2011 Intensive Survey	Downtown
46704024S	903 H Street	1903	Hobbs Parsons Produce Company	HP# 169		Downtown
46825110	2100 Tulare St.	1912	Rowell Building	HP# 170		Downtown
46825109	944 Van Ness Ave.	1917	Liberty Theater	HP# 171		Downtown
46825105	906 Van Ness Ave.	1912	Kern Kay Hotel	HP# 172		Downtown
46825104	2125 Kern St.	1920	Hotel Virginia	HP# 173	Determined to be National Register eligible with concurrence.	Downtown
46825514	851 Van Ness Ave.	1923	Hotel Californian	HP# 174	National Register Listed	Downtown
45918112	2631 E. Washington Ave.	1902	Owen Home	HP# 175		Jefferson

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CITY-DESIGNATED HISTORIC RESOURCES						
PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	DESIGNATION	NOTES	LOCATION
45931313	1225 E. Divisadero St.	1920	Ohannesian Home	HP# 178		Lowell
46111302	3615 E. Kerckhoff Ave.	1914	Clovis M. Cole Home	HP# 179		Southeast
47003501	3204 El Monte Way	1914	William Saroyan Residence	HP# 185		Southeast
46525312	505 E. Kearney Blvd.	1932	Thomas Arrioto Residence	HP# 189		Southeast
45915208	319 N. Calaveras St.	1905	Eugene Mathewson Residence	HP# 191		Lowell
45930306	153 Van Ness Ave.	1911	Hiram Barkalew Home	HP# 192		Lowell
46110315	3263 E. Huntington Blvd.	1914	Dr. Oliver Howard Home	HP# 193		Southeast
45930107	153 N. Yosemite Ave.	1906	Thomas Cowan Residence	HP# 194		Lowell
45918124	2540 E. Grant Ave.	1906	John H. Fearon Residence	HP# 196		Jefferson
46119504	3870 E. Huntington Blvd.	1927	Blum Residence	HP# 198		Southeast
45934517T	125-131 Fresno St.	1917	Eaton Flats	HP#201		Jefferson
45923201	258 N. College Ave.	1895	Moore-Koop Residence	HP# 202		Lowell
46822301	461 N Street	1900	Hoonanian Residence	HP# 203	In process of being relocated.	Downtown
45922331	226 N. Fulton St.	1905	Ira Brooks Home	HP# 204		Lowell
45913331	320 N. Fulton St.	1909	Porter-Barnard Home	HP# 205		Lowell
45930327	174 N. Fulton St.	1910	Kutner Residence	HP# 206		Lowell
45913217	311 N. Fulton St.	1913	Sample Sanitarium	HP# 208		Lowell
45924306	251 N. Blackstone Ave.	1896	Ella Hoxie Home	HP# 210		Lowell
46618240	1948 Broadway	1929	Velvet Ice Cream Company Building	HP# 211		Downtown
46706208	1102 F Street	1922	Basque Hotel	HP# 212		Downtown
46706508T	1406 Fresno St.	1939	Fresno Fire Station No. 3	HP# 213		Downtown
45924111	227 N. Glenn Ave.	1928	Henry Offutt Home	HP# 214		Lowell
45908415	458 N. Howard St.	1921	Prior Home	HP# 215		Jefferson
45918317	2535 E. McKenzie Ave.	1904	Edward Waterman Home	HP# 216		Jefferson

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CITY-DESIGNATED HISTORIC RESOURCES						
PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	DESIGNATION	NOTES	LOCATION
45918311	2635 E. McKenzie Ave.	1889	C.C.S. Tufts Home	HP# 217		Jefferson
45931213	103 N. Park Ave.	1891	Donahoo Home	HP# 218		Lowell
45905514	401-403 N. San Pablo Ave.	1828	W.H. Spencer Duplex	HP# 219		Lowell
46602103	1115 U Street	1929	Emmanuel Lutheran Church	HP# 220		Downtown
45927129	245 N. U Street	1910	Frank L. Smith Home	HP# 221		Jefferson
45922109	229 N. Yosemite Ave.	1905	John Humiston Home	HP# 222		Lowell
45922213	232 N. Yosemite Ave.	1919	Christian Samuelson Home	HP# 223		Lowell
45922215	250 N. Yosemite Ave.	1907	T.E. Mellon Property	HP# 224		Lowell
46620220	1462 Broadway	1913/1934	Parker Nash Building	HP# 226		Downtown
46102001T	4250 N. Tulare St.	1928-1953	Roosevelt High School	HP# 230		Southeast
46610123	1458 E. Divisadero St.	1909	Hopkins Residence	HP# 231		Downtown
45931117	136 N. Van Ness Ave.	1890	Adam Baird Home	HP# 233		Lowell
45932505	35 N. Calaveras St.	1918	Joseph J. Bolitho Home	HP# 235		Lowell
45932207	115 N. Calaveras St.	1898	McGee-Macias Home	HP# 236		Lowell
46822519	519 M Street	1921	Valley Lahvosh Baking Company	HP# 237		Downtown
45924210	245 N. Calaveras St.	1938	E.J. Huntzicker Hall	HP# 238		Lowell
45932309	128 N. Calaveras St.	c. 1905	John C. Fox Home	HP# 240		Lowell
46816306	747 R Street	1918	State Center Warehouse & Cold Storage Co.	HP# 242		Downtown
45909115	2543 E. Madison Ave.	1910	Thomas Thorn Home	HP# 243		Jefferson
46830205	205 Fulton St.	1938	Shams Rio Grande Service Station	HP# 246		South Van Ness
46620511	1420 H Street	1912-1937	Dale Bros. Coffee Co. Sign	HP# 247	Sign only	Downtown
46620511	1420 H Street	1912-1937	Benham Ice Cream Co. / Dale Bros. Coffee Co.	HP# 248		Downtown
46830301	175 Fulton St.	1924	J.M. Menend/Murray Ice Cream Co. Building	HP# 249		South Van Ness

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CITY-DESIGNATED HISTORIC RESOURCES						
PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	DESIGNATION	NOTES	LOCATION
45923115	248 N. Van Ness Ave.	c. 1905	John Fairweather Home	HP# 250		Lowell
45923102	243 N. College	1903	John B. Frinchaboy Home	HP# 251		Lowell
45914202	264 N. Van Ness Ave.	c. 1905	W.D. Coates Home	HP# 253		Lowell
45913332	330 N. Fulton St.	1907	Amazon S. Hayes Home	HP# 254		Lowell
46610119	1440 E. Divisadero St.	1904	Mary Matson Home and Carriage House	HP# 255		Downtown
45925309	209 N. Diana St.	c. 1900	Former Santa Fe Land Improvement Co. Boarding House	HP# 257		Jefferson
46825609	748 Fulton St.	1946	Alastair Simpson Offices	HP# 261		Downtown
46828611	1830 Inyo Street	1928	Liberty Laundry	HP# 262		Downtown
46828604	726 Broadway	1956	Baskin's Auto Supply Sign	HP# 263		Downtown
47006119	4130 E. Ventura Ave.	1935-1941	Frank Chance Field Site	HP# 264		Southeast
45929225T	164 N. Echo Ave.	1884, 1908	The John B. Marshall Homes	HP# 267		Lowell
45933206	153 Effie St.	1903	George and Adelpia Rowell Home	HP# 268		Jefferson
46816205	801 R Street	1931	United Grocers Inc. Warehouse and Distribution Center	HP#269		Downtown
46621212	1160 Broadway	1949	Crest Theater	HP# 270		Downtown
46703032U	1713 Tulare St.	1917	Pullman Shed	HP# 272		Downtown
46608312	1338 N St.	c. 1886	George H. Walley Home	HP# 273		Downtown
46825205	802 Van Ness Ave.	1922	Droge Building Site	HP# 274		Downtown
46825208T	830 Van Ness Ave.	1961	Pilibos Building	HP# 277		Downtown
45923213	228 College Ave.	1898	Henry Banta and Emily Banta Home	HP# 280		Lowell
46613327	950-960 Divisadero St.	1922	Flora Montague Bungalow Court	HP# 281		Downtown
46119105	3729 Huntington Blvd.	1926	Bekins-McClatchy Home	HP# 282		Southeast
464-220-43T	510 W. Kearney Blvd.	1936-1937	Chandler Field / Municipal Airport District	HD# 002	Determined to be National Register eligible.	Southwest

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Table 8: List of Potential Historically Significant Resources Identified in the 2011 Downtown Fulton Corridor Historic Resources Survey

RESOURCES IDENTIFIED IN 2011 HRG SURVEY ¹⁰⁵						
PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	EVALUATION (STATUS CODE)	SIGNIFICANCE	LOCATION
46829608	401 Broadway	1952	Sheppard Rug Company Sign	5S3; 3CS	Rare intact example of mid-Century commercial signage.	Downtown
46708112	646 F Street	1910	(vernacular cottage)	5S3; 3CS	Rare intact example of early 20th Century residential development in Downtown Fresno.	Downtown
46706501	1157 F Street	1923	Hotel D'Italia C. Malanca Building	5S3; 3CS	Rare intact example of mixed-use commercial development from the early 20th Century. Possible association with old Italian neighborhood.	Downtown
46615203	2135 Fresno St.	1950	Crocker Anglo Bank Building	5S3; 3CS	Good example of Mid-Century Modern commercial building in Downtown Fresno.	Downtown
46616001T	2200 Fresno St.	1969	Fresno Sheriff Office	5D3; 3CD; 3D	Contributor to potential Civic Center Historic District	Downtown
46825507	802 Fulton Mall	1913/1948/ 1968	Gottschalks Department Store	5S3; 3CS; 3S	Excellent example of Late Moderne architecture. Flagship location of	Downtown

¹⁰⁵ The information upon which this table is based does not yet qualify as valid Historic Survey pursuant to Public Resources Code, section 5024.1(g) as the Survey Forms have not been formally adopted by the City Council, pursuant to Fresno Municipal Code, section 12-1606(b)(7) and 12-1613(a) which is a prerequisite for official inclusion in the State Historic Resources Inventory. As such, these Survey Forms cannot be relied upon to determine that a property, building or structure falls within the presumptive category of Historical Resources, set forth in CEQA Guidelines, section 15064.5(a)(2). (See Valley Advocates v. City of Fresno (2008) 160 Cal.App.4th 1039, 1057. However the information may constitute substantial evidence to support the City Council decision to treat some or all of these resources as Historical Resources under the discretionary category set forth in CEQA Guidelines, section 15064.5(a)(3) & (4). Furthermore, should the City Council officially adopt this Survey and forward it for inclusion in the State Historic Resources Inventory, then this Survey may qualify to support determinations that the resources identified qualify as Historical Resources under the presumptive category set forth in CEQA Guidelines, section 15064.5(a)(2).

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RESOURCES IDENTIFIED IN 2011 HRG SURVEY ¹⁰⁵						
PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	EVALUATION (STATUS CODE)	SIGNIFICANCE	LOCATION
					important regional retailer Gottschalks.	
46828221T	887 Fulton Mall	1961	Berkeley's Department Store	5S3	Rare intact example of a mid-20th Century department store building in Downtown Fresno. Following community input solicited at the City's Historic Preservation Commission meeting held May 20, 2013, 1127-1139 Fulton Mall appears to be individually eligible to Fresno's Local Register of Historic Resources.	Downtown
46828105	901 Fulton Mall	1961	Walter Smith Store	5S3; 3CS; 3S	Rare intact example of a mid-20th Century department store building in Downtown Fresno.	Downtown
46617112	1118 Fulton Mall	1921	Kress Building	5S3	Good example of an early 20th Century commercial development in Downtown Fresno. Following community input solicited at the City's Historic Preservation Commission meeting held May 20, 2013, 1127-1139 Fulton Mall appears to be individually eligible to Fresno's Local Register of Historic Resources.	Downtown

46621203	1127-1139 Fulton Mall	c. 1905	Commercial Building	5S3	Reflective of early 20 th Century commercial development as well as mid-20 th century redevelopment.	Downtown
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HISTORIC RESOURCES GROUP

RESOURCES IDENTIFIED IN 2011 HRG SURVEY¹⁰⁵

PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	EVALUATION (STATUS CODE)	SIGNIFICANCE	LOCATION
					Association with noted local architect R.F. Fechlin. Following community input solicited at the City's Historic Preservation Commission meeting held May 20, 2013, 1127-1139 Fulton Mall appears to be individually eligible for listing in Fresno's Local Register of Historic Resources.	
46621103T	1221 Fulton Mall	1928	Brix Building	5S3	Good example of an early 20th Century commercial development in Downtown Fresno. Representative example of the work of noted local architects Swartz & Ryland.	Downtown
46708201	539 G Street	c. 1940	Kerr Rug Sign	5S3; 3CS	Rare intact example of pre-World War II commercial sign.	Downtown
46708201	539 G Street	c. 1940	Kerr Rug Building	5S3; 3CS	Rare example of Moderne industrial building in Fresno. Long-time rug business at this location.	Downtown
46704004	704 G Street	1936/1945	Feed & Seed Warehouse	5S3; 3CS	Rare intact example of pre-WWII industrial development in Fresno.	Downtown
46704021 U	744 G Street	c. 1915	San Joaquin Materials Co.	5S3; 3CS	Rare intact example of early-20th Century industrial development in Fresno.	Downtown

46704006	840 G Street	c. 1905	Madary's Brick Warehouse General Storage	5S3; 3CS; 3S	Rare example of turn-of-the-century industrial development in Fresno.	Downtown
46703004	1068 G Street	c. 1915 / c. 1940	Jensen & Pilegard	5S3; 3CS	Rare example of an early-20th Century industrial	Downtown

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PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	EVALUATION (STATUS CODE)	SIGNIFICANCE	LOCATION
					development in Fresno.	
46706211	1159 G Street	1920 c.	G Street Zone Substation	5S3; 3CS; 3S	Rare example of an early-20th Century public infrastructure building in Fresno.	Downtown
46706113	1235 G Street	1968	Ridge Electric Motor Company	5S3	Association with celebrated local artist Stan Bitter.	Downtown
46704023S T	735 H Street	c. 1910	(railroad warehouse)	5S3; 3CS; 3S	Rare intact example of an early 20 th Century railroad warehouse in Fresno.	Downtown
46503021 U	1603 H Street	c. 1930	(warehouse)	5S3; 3CS	Rare intact example of pre-WWII industrial development in Fresno.	Downtown
46707615	1410 Inyo Street	c. 1930	California Dairies Inc.	5S3; 3CS	Continuously operating industrial facility portions of which date from the early 20th Century.	Downtown
46825318	701 L Street	1936	Travel By Stage	5S3; 3CS; 3S	Rare example of pre-WWII industrial development in Fresno.	Downtown
46840001T	700 M Street	1966	Fresno Convention Center	5S3; 3CS	Good example of late Modern architecture. Representative example of the work of important local architect Robert W. Stevens.	Downtown
46821410T	901 M Street	1963	Del Webb Parking Structure (as part of Del Webb Center complex)	5S3; 3CS	Good example of a Mid-20th Century mixed-use complex.	Downtown
46611307	1260 M Street	c. 1960	(two-story commercial office building)	5S3; 3CS	Good example of mid-20th Century commercial development in Downtown Fresno.	Downtown
46611513T	1301 M Street	c. 1965	(commercial office building)	5S3; 3CS	Good example of a mid-century commercial development in Downtown Fresno.	Downtown
46611502	1345 M Street	1910	(single-story hipped-roof cottage)	5S3; 3CS	Excellent example of early 20th Century cottage in Downtown Fresno.	Downtown

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PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	EVALUATION (STATUS CODE)	SIGNIFICANCE	LOCATION
46611215T	1350 M St.	1953	First Methodist Church of Fresno	5S3;	Good example of a mid-20 th century religious institutional building.	Downtown
46612203	2314 Mariposa Mall	1950	Fresno County Office of Education	5S3; 5D3; 3CB; 3B	Good example of a mid-20 th Century office building. Representative work of local architect David Horn. Contributor to a potential Civic Center historic district.	Downtown
46612101T	2323 Mariposa Mall	1960	Fresno Police Headquarters	5S3; 5D3; 3CB; 3B	Good example of a mid-20 th Century office building. Representative work of local architect David Horn. Contributor to a potential Civic Center historic district.	Downtown
46609401T	2420 Mariposa St.	1959	Fresno County Free Library	5S3; 5D3; 3CB; 3B	Good example of a mid-20 th Century office building. Representative work of local architect Edwin Darden. Contributor to a potential Civic Center historic district. Includes enamel mural by San Diego artists Ellamarie and Jackson Wolley.	Downtown
46609201T	2550 Mariposa Mall	1959	Hugh M. Burns State Building	5D3; 3CD; 3D	Contributor to potential Civic Center historic district.	Downtown
46608311	1334 N Street	1910	(vernacular duplex)	5S3; 3CS	Rare intact example of early-20 th century residential development in Downtown Fresno.	Downtown
46608312	1338 N St.	c. 1886	George H. Walley Home	5S3; 3CS; 3S	Rare intact example of late 19 th Century residential development in Downtown Fresno. (Designated by the City of Fresno as HP# 273 post survey.)	Downtown
unknown	1130 O Street	1966	B.F. Sisk Federal Building	5S3; 5D3; 3CB; 3B	Good example of Mid-Century Modern	Downtown

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PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	EVALUATION (STATUS CODE)	SIGNIFICANCE	LOCATION
					architecture in Fresno. Redevelopment. Representative work of noted local architect Walter Wagner. Contributor to potential Civic Center district.	
46608119	1350 O Street	1966	Equitable Life Assurance	5S3; 3CS	Good example of a Mid-Century Modern commercial building in Fresno. Representative example of the work of noted local architect Robert W. Stevens.	Downtown
46605511	1320 P Street	1913	(Neo-Classical cottage)	5S3; 3CS	Rare intact example of early 20th Century residential development in Downtown Fresno.	Downtown
46605519	1319 Q Street	1910	(Dutch Colonial house)	5S3; 3CS	Rare, intact example of an early-20th century residential development in Downtown Fresno.	Downtown
46829505	1801 Santa Clara St.	1945	Valley Pipe & Supply	5S3; 3CS	Rare, intact example of industrial development from the first half of the 20 th Century.	Downtown
46611124	2320 Stanislaus St.	1946	AC Delco Automobile Service	5S3; 3CS	Rare example of Streamline Moderne commercial architecture in Downtown Fresno.	Downtown
46704012S	1626 Tulare St.	c. 1915-1946	Premier Valley Foods	5S3; 3CS; 3S	Rare intact example of a fruit packing facility portions of which date to the early 20th Century.	Downtown
46703032 U	1713 Tulare St.	1917	Pullman Shed	5S1; 3CS; 3S	Very rare, intact example of a Pullman Car shed. May be the only remaining example in the United States. (Designated by the City of Fresno as HP# 272 post survey)	Downtown
46825111	2150 Tulare St.	1965	Midland Savings and Loan	5S3; 3CS; 3S	Good example of a Mid-Century Modern commercial building.	Downtown

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PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	EVALUATION (STATUS CODE)	SIGNIFICANCE	LOCATION
46821410T	2200 Tulare St.	1963	Del Webb Center	5S3; 3CS	Good example of mixed-use commercial development from the mid-20th Century.	Downtown
46605404	2615 Tuolumne St.	1965	Downtown Car Wash	5S3; 3CS	Rare example of Googie commercial architecture in Downtown Fresno.	Downtown
46826506	517 Van Ness Ave.	1895 c.	Joseph Giardina House	5S3; 3CS; 3S	Rare intact example of late 19th Century residential development. Rare brick construction Queen Anne house in Fresno.	Downtown
46826505	521 Van Ness Ave.	1895 c.	Giardina Property	5S3; 3CS; 3S	Rare intact example of late 19th Century residential development. Rare brick construction Queen Anne house in Fresno.	Downtown
46826112	636 Van Ness Ave.	1915	(Neo-classical duplex)	5S3; 3CS	Rare example of early 20th century multi-family residential development in Downtown Fresno.	Downtown
46825511T	801 Van Ness Ave.	1968	Spiral Parking Garage	5S3; 3CS	Unique parking structure featuring spiral ramps. Representative work of noted local architects Walter Wagner & Assoc. 801 Van Ness Ave. received concurrence from the Historic Resources Commission on May 20, 2013.	Downtown
46825208T	830 Van Ness Ave.	1961	Pilibos Building	5S3; 3CS; 3S	Good example of a Mid-Century Modern commercial building. Representative work of noted local architect Robert W. Stevens. (Designated by the City of Fresno as HP# 277 post survey)	Downtown
46825210	862 Van Ness Ave.	1931	L.C. Wesley Super Garage	5S3; 3CS; 3S	Good example of Art Deco architecture in Downtown Fresno. Rare intact early-20th century automobile	Downtown

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PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	EVALUATION (STATUS CODE)	SIGNIFICANCE	LOCATION
					service and parking building.	
46825405	915 Van Ness Ave.	c. 1935	(commercial storefront)	5S3; 3CS	Good example of a pre-WWII commercial retail building in Downtown Fresno.	Downtown
46825403	933 Van Ness Ave.	1962	Fink & Skopp Home Furnishings	5S3; 3CS	Good example of Mid-Century Modern commercial retail architecture. Representative example of the work of noted local architect Robert W. Stevens.	Downtown
46625004T	1100 Van Ness Ave.	1965	Fresno County Courthouse	5S3; 5D3; 3CB; 3B	Good example of Mid-Century Modern civic architecture. Representative work of noted local architect Walter Wagner. Contributor to a potential Civic Center Historic District.	Downtown
46615210	1206 Van Ness Ave.	1966	Wells Fargo	5S3; 3CS	Good example of a Mid-Century Modern commercial office building. Representative work of noted local architect William Hastrup.	Downtown
46615421	1221 Van Ness Ave.	1966	Bank of the West	5S3; 3CS	Good example of a Mid-Century Modern commercial office building. Work of the office of noted Los Angeles architect Welton Beckett.	Downtown
46822520	2222 Ventura St.	1958	Herron's sign	5S3; 3CS	Good example of a mid-20 th century commercial sign.	Downtown

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**Table 9: List of Identified Potential Historic Resources
Located Within the DNCP and FCSP Areas**

PREVIOUSLY IDENTIFIED RESOURCES (NOT DESIGNATED) ¹⁰⁶						
PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	STATUS CODE	SOURCE OF IDENTIFICATION	LOCATIONS
45813116	417 W. Belmont Ave.		McCardle Home		City staff	Jane Addams
45231513	2245 Belmont Ave.	1930	Trinity Lutheran Church	7R	HRI	Jefferson
45921226	221 Broadway	1915	Edward J. Goodrich Home	6Y	HRI; NP	South Van Ness
46620505	1415 Broadway	1917	Mayflower Apartments Building	3CS/5S3	ACD	Downtown
46620207	1416 Broadway	1911	(Spanish Revival auto warehouse)	3CD/5D3	ACD	Downtown
46619603	1625 Broadway	1936	(auto service building)	5D3	ACD	Downtown
46619310	1636 Broadway	1911	(two-story house)	5S3	ACD	Downtown
46619503	1709 Broadway	1940	Pope Tire Co.	5D3	ACD	Downtown
46619206	1724 Broadway	1940	Winters Glass	3CD/5D3	ACD	Downtown
46619501	1755 Broadway	1935	Peerless Pump	5B/3CD	ACD	Downtown
46618316	2005 Broadway	1928 c.	American Pipe and Steel Co. Warehouse	5S3	UTA	Downtown
46714207	450 C Street	1909	Steinhauer House	2S2	HRI	Southwest
45932504	41 Calaveras St.	1911	J.M. Crawford Home	5D2	HRI	Lowell
45932503	49 Calaveras St.	1913	G.W. Willingham Home	7R	HRI	Lowell

¹⁰⁶ The majority of properties listed here were identified through previous survey evaluation. According to City of Fresno policy, these surveys fail to qualify as a valid historic surveys pursuant to Public Resources Code, section 5024.1(g) as these surveys have not been formally adopted by the City Council, pursuant to Fresno Municipal Code, section 12-1606(b)(7) and 12-1613(a) which is a prerequisite for official inclusion in the State Historic Resources Inventory and (with the exception of the 2008 GPA survey) these surveys are more than five years old and have not been updated. As such, these surveys cannot be relied upon to determine that a property, building or structure falls within the presumptive category of Historical Resources, set forth in CEQA Guidelines, section 15064.5(a)(2). (See Valley Advocates v. City of Fresno (2008) 160 Cal.App.4th 1039, 1057.

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PREVIOUSLY IDENTIFIED RESOURCES (NOT DESIGNATED) ¹⁰⁶						
PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	STATUS CODE	SOURCE OF IDENTIFICATION	LOCATIONS
45932315T	50 Calaveras St.	1912	Dickey Playground	5D2	HRI	Lowell
45932314	104 Calaveras St.	1929	Palm Apartments	5D2	HRI	Lowell
45932208	105 Calaveras St.	1919	G.V. Evans Home	5D2	HRI	Lowell
45932307	116 Calaveras St.	1914	Butts-Holcomb Home	5D2	HRI	Lowell
45906317	392 Calaveras St.	1911	Columbus W. Hobson Home	7R	HRI	Lowell
45906327	460 Calaveras St.	1910	Ross Residence	7N	HRI	Lowell
45906204	473 Calaveras St.	1910	Charles B. Evans Home	7R	HRI	Lowell
46707102	956 China Alley	1900 c.	Ego Family Building	5B	CHTN	Downtown
46702014	1844 S. Cherry Ave.	1918	Rosenburg Brothers and Company	-	City of Fresno	South Van Ness
45931112	109 College Ave.	Pre-1898	(vernacular cottage)	5S3	NP	Lowell
45931109T	137 College Ave.	1899-1906	(vernacular cottage)	5S3	NP	Lowell
45931105	163 College Ave.	Pre-1898	(American Foursquare residence)	5S3	NP	Lowell
45923210	200 College Ave.	Pre-1898	(American Foursquare residence)	5S3	NP	Lowell
45923211	204 College Ave.	Pre-1898	(vernacular cottage)	5S3	NP	Lowell
45923216	234 College Ave.	c. 1890	(vernacular cottage)	5S3	NP	Lowell
45914205	275 College Ave.	c. 1900	(Neo-classical cottage)	3D	NP	Lowell
46610120	1444 Divisadero St.	1900 c.	Clara Tweed Home	5D3	KHD	Downtown
46713309	206 E Street	1914	German Free Evangelical Church	3S	HRI	Downtown
46707509	818 E Street	1941	Spanish Revival Bungalow Court	5S3	CHTN	Downtown
45929214	150 Echo Ave.	1899-1906	(vernacular cottage)	5S3	NP	Lowell
46708506	525 F Street	1911	H.B. Bier Home and Summer Kitchen	5B	HASR Santa Clara	Downtown
46708505	535 F Street	1910 c.	Phillip Reitz Home	5D3	HASR Santa Clara	Downtown
46707203	804 F Street	1949	(Streamline Moderne service station)	5S3	CHTN	Downtown
46707504	829 F Street	1951	(commercial building)	5S3	CHTN	Downtown
46707206	836 F Street	1950 c.	Azteca Theater	3C3	CHTN	Downtown

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PREVIOUSLY IDENTIFIED RESOURCES (NOT DESIGNATED) ¹⁰⁶						
PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	STATUS CODE	SOURCE OF IDENTIFICATION	LOCATIONS
46707407	901 F Street	1912	Japanese Theater	5D3	CHTN	Downtown
46707111	914 F Street	1900 c.	(commercial building)	5B	CHTN	Downtown
46707114	922 F Street	1900 c.	Komoto K. Books	5D3	CHTN	Downtown
46707404	927 F Street	1910 c.	(two-story commercial building)	5S3	CHTN	Downtown
46707403	935 F Street	1925 c.	(commercial building)	5D3	CHTN	Downtown
46707402	937 F Street	1910 c.	(commercial building)	5D3	CHTN	Downtown
46707116	938 F Street	1925 c.	(commercial building)	5B3	CHTN	Downtown
46706603	1027 F Street	1948	Holly Department Store	5S3	CHTN	Downtown
46706331	1038 F Street	1940 c.	(commercial storefront)	5S3	CHTN	Downtown
46706333	1042 F Street	1930	(single-story brick residence)	5S3	CHTN	Downtown
46706602	1045 F Street	c. 1895	(commercial storefront)	5S3	CHTN	Downtown
46707409	911 Fagan Alley	c. 1920	Worker Housing	5S3	CHTN	Downtown
46707402	942 Fagan Alley	c. 1925	Worker Housing	5B	CHTN	Downtown
45908509	417 Fresno St.	1888	Charles M. McAllister Home	7R	HRI	Southwest
45922233	205 Fulton St.	c. 1900	(American Foursquare residence)	3D	NP	Lowell
45922328.	206 Fulton St.	c. 1900	(American Foursquare residence)	3D	NP	Lowell
45922209	215 Fulton St.	c. 1915	(Craftsman cottage)	3D	NP	Lowell
45922314	222 Fulton St.	c. 1915	(Craftsman cottage)	3D	NP	Lowell
45922232	225 Fulton St.	c. 1900	(Colonial Revival residence)	3D	NP	Lowell
45922333	242 Fulton St.	c. 1915	(Craftsman cottage)	3D	NP	Lowell
45922330	258 Fulton St.	1899-1906	(residence)	5S3	NP	Lowell
45922301	274 Fulton St.	c. 1915	(residence)	3D	NP	Lowell
46620104	1501 Fulton St.	1927	(streamline commercial building)	5D3	ACD*	Downtown
46619304	1625 Fulton St.	1940	(streamline commercial building)	5D3/6Z	ACD*	Downtown
46619303	1629 Fulton St.	1950	(commercial building)	5D3/6Z	ACD*	Downtown
46619302	1635 Fulton St.	1952	(commercial building)	5D3/6Z	ACD*	Downtown

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PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	STATUS CODE	SOURCE OF IDENTIFICATION	LOCATIONS
46619301	1663 Fulton St.	1946	Luau Restaurant	5D3	ACD*	Downtown
46619203	1703 Fulton St.	1946	(commercial building with Streamline elements)	5D3	ACD*	Downtown
46613336	1914 Fulton St.	1954	Salvation Army Chapel	5S3	UTA	Downtown
46708220	503 G Street	1935	California Packing Corp. Water Tower	3CS	HPSR Santa Clara	Downtown
45918109	2618 Grant	1910	Theodore W. Fairman Home	7R	HRI	Jefferson
45824039	315 H Street	1938	J.B. Hill Feed Company (Zacky Farms)	7N	HRI	Jane Addams
46620513	1452 H Street	1928	(warehouse)	3CD/5D3*	ACD	Downtown
46620514	1454 H Street	1930	(warehouse)	3CD/5D3*	ACD	Downtown
46620406	1514 H Street	1922	Thompson Building	5D3*	ACD	Downtown
46620407	1560 H Street	1929/1937	Budd Quinn Warehouse	3CD/5B	ACD	Downtown
46619604	1600 H Street	1925 c.	J.B. Hill Block	5D3/3CD*	ACD	Downtown
46619604	1636 H Street	1920	(warehouse)	5D3/3CD*	ACD	Downtown
46619507	1776 H Street	1920-1925	(warehouse)	3CD/5D3*	ACD	Downtown
46502001	2115 H St.	1930 c.	M.P. Hebblewaite's Gas Station	5S3	UTA	Downtown
46111509	3555 Huntington Blvd.	1915	A.G. Wishon Home	-	City of Fresno	Southeast
46707203	1515 Inyo St.	1949	Nissei Automotive Repair	5D3	CHTN	Downtown
46707208	1522 Kern St.	1923	(mixed-use commercial/residential building)	3CS	CHTN	Downtown
46610521	1542 L Street	1924	Carlton Mathewson Residence	5S3	UTA	Downtown
46610312	1754 L Street	1906 c.	William Collins Home	5B	UTA	Downtown
47809115	2157 Lily Ave.	1913	Peter Steitz House	2S2	HRI	Downtown

46611503	1325 M Street	1940	Brix Apartments	5S3	BCS; Documented in 2011 Intensive Survey	Downtown
46610215	1540 M Street	1950 c.	First Presbyterian Church	5S3	UTA; since this survey the church has	Downtown

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PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	STATUS CODE	SOURCE OF IDENTIFICATION	LOCATIONS
					added a new facade	
45909213	2827 Madison Ave.	1911	Byron W. Butler Home	7R	HRI	Jefferson
45922301	908 Mildreda Ave.	c. 1915	(Craftsman residence)	3D	NP	Lowell
45922303	934 Mildreda Ave.	c. 1900	(American Foursquare residence)	3D	NP	Lowell
45914203	1032 Mildreda Ave.	c. 1900	(vernacular residence)	3D	NP	Lowell
45914204	1036 Mildreda Ave.	1920	(Craftsman residence)	3D	NP	Lowell
45914110	1047 Mildreda Ave.	c. 1900	(vernacular residence)	3D	NP	Lowell
45914205	1048 Mildreda Ave.	c. 1900	(vernacular residence)	3D	NP	Lowell
46611203	1331 N Street	1931	Royal Court Apartments	5S3	BCS; Documented in 2011 Intensive Survey	Downtown
46611202	1339 N Street	1931	Royal Court Apartments	5S3	BCS; Documented in 2011 Intensive Survey	Downtown
46608203	1223 P Street	1940	(Spanish Revival bungalow court)	5S3	BCS; Documented in 2011 Intensive Survey	Downtown
45905501	486 Poplar Ave.	1907	George H. Larsen House	2S2	HRI	Lowell
45929115	136-138 Roosevelt Ave.	1892	Burns Residence	2S2	HRI (Weitze 1991)	Lowell
46610303	2235 San Joaquin St.	1937 c.	Lowrie Home	5B	UTA	Downtown
46610302	2245 San Joaquin St.	1897	Schroeder Residence	5D3	UTA	Downtown

46610122	2-4 San Pablo Avenue	1913	W.P. Cutting Flats	5B	Found ineligible for designation by action of the Fresno City Council	Downtown
46610122	6-8 San Pablo Avenue	1913	W.P. Cutting Flats	5B	Found ineligible for	Downtown

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PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	STATUS CODE	SOURCE OF IDENTIFICATION	LOCATIONS
					designation by action of the Fresno City Council	
46604205	1025 T Street	1916	Ewing Home		City of Fresno	Downtown
45934521	159 N. Thesta St.	1960	Thornburn & Davies Medical Building	7R	HRI	Jefferson
46707116	1502 Tulare St.	1905 c.	Oriental Dry Goods Company	5D3	CHTN	Downtown
46707101	1528 Tulare St.	1895 c.	(two-story commercial block)	5B	CHTN	Downtown
46614314	2141 Tuolumne St.	1922/1958	YWCA (1922) Garden Court Building (1958)	5S1	ACD	Downtown
45931126	106 Van Ness Ave.	c. 1915	(American Foursquare residence)	5D3	NP	Lowell
45930311	113 Van Ness Ave.	c. 1900	(Neo-classical cottage)	5D3	NP	Lowell
45931115	114 Van Ness Ave.	c. 1900	(Neo-classical multi-family residential)	5D3	NP	Lowell
45931116	122 Van Ness Ave.	c. 1920	(Craftsman residence)	5D3	NP	Lowell
45930309	125 Van Ness Ave.	c. 1900	(transitional cottage)	5D3	NP	Lowell
45930308	135 Van Ness Ave.	c. 1900	(Neo-classical cottage)	5D3	NP	Lowell
45931118	144 Van Ness Ave.	c. 1915	(Neo-classical residence)	5D3	NP	Lowell
45930307	145 Van Ness Ave.	c. 1900	(Neo-classical cottage)	5D3	NP	Lowell
45931119	156 Van Ness Ave.	c. 1915	(Craftsman residence)	5D3	NP	Lowell
45931120	158 Van Ness Ave.	c. 1915	(Craftsman residence)	5D3	NP	Lowell
45930305	161 Van Ness Ave.	c. 1900	(vernacular cottage)	5D3	NP	Lowell
45931121	166 Van Ness Ave.	c. 1900	(Neo-classical cottage)	5D3	NP	Lowell
45931122	172 Van Ness Ave.	c. 1915	(Craftsman residence)	5D3	NP	Lowell
45931122	174 Van Ness Ave.	c. 1915	(Craftsman residence)	5D3	NP	Lowell
45930302	187 Van Ness	c. 1900	(transitional cottage)	5D3	NP	Lowell

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PREVIOUSLY IDENTIFIED RESOURCES (NOT DESIGNATED) ¹⁰⁶						
PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	STATUS CODE	SOURCE OF IDENTIFICATION	LOCATIONS
	Ave.					
45923111	216 Van Ness Ave.	c. 1915	(Craftsman residence)	3D	NP	Lowell
45922310	221 Van Ness Ave.	c. 1915	(Craftsman residence)	3D	NP	Lowell
45923112	224 Van Ness Ave.	c. 1915	(Craftsman residence)	3D	NP	Lowell
45922309	227 Van Ness Ave.	c. 1900	(American Foursquare residence)	3D	NP	Lowell
45923113	232 Van Ness Ave.	c. 1910	(American Foursquare residence)	3D	NP	Lowell
45922308	233 Van Ness Ave.	c. 1900	(American Foursquare residence)	3D	NP	Lowell
45922307	243 Van Ness Ave.	c. 1900	(Shingle Influence residence)	3B	NP	Lowell
45922306	255 Van Ness Ave.	c. 1900	(vernacular cottage)	3D	NP	Lowell
45922305	261 Van Ness Ave.	c. 1915	(Craftsman residence)	3D	NP	Lowell
45913320	345 Van Ness Ave.	1905	McIndoo House	Eligible for the National Register with concurrence	Weitz	Downtown
45914134	366 Van Ness Ave.	c. 1910	(vernacular residence)	3D	NP	Lowell
46825601	755 Van Ness Ave.	1923	Black's Market	3CS, 5S3	City of Fresno	Downtown
46614615U	1445 Van Ness Ave.	1925/1964	Pacific Telephone & Telegraph Company	3CS	ACD	Downtown
46614209	1528 Van Ness Ave.	1957	Fraternal Order of the Eagles Building	5S3	ACD	Downtown
46613306	1821 Van Ness Ave.	1936 c.	Blue Cross Veterinary Hospital	5S3	UTA	Downtown
46613305	1829 Van Ness Ave.	1949 c.	CA Automobile Association Building	5S3	UTA	Downtown
45918305	2544 E. Washington Ave.	1914	William K. George Home	5S3	HRI	Jefferson
--	Weber Avenue	1952	Weber Avenue Overcrossing (Bridge 42C0071)		HSR Survey	Jane Addams
45930108	145 Yosemite Ave.	c. 1900	(Neo-classical cottage)	5D3	NP	Lowell
45930106	161 Yosemite Ave.	c. 1900	(Neo-classical cottage)	5D3	NP	Lowell

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PREVIOUSLY IDENTIFIED RESOURCES (NOT DESIGNATED) ¹⁰⁶						
PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	STATUS CODE	SOURCE OF IDENTIFICATION	LOCATIONS
45930217	164 Yosemite Ave.	c. 1900	(Neo-classical cottage)	5D3	NP	Lowell
45930218	168 Yosemite Ave.	c. 1900	(Neo-classical cottage)	5D3	NP	Lowell
45930105	169 Yosemite Ave.	c. 1900	(Neo-classical cottage)	5D3	NP	Lowell
45930219	172 Yosemite Ave.	c. 1900	(Neo-classical cottage)	5D3	NP	Lowell
45930104	175 Yosemite Ave.	c. 1900	(Neo-classical cottage)	5D3	NP	Lowell
45930201	180 Yosemite Ave.	c. 1900	(Queen Anne cottage)	5B	NP	Lowell
45930103	181 Yosemite Ave.	c. 1900	(Neo-classical cottage)	5D3	NP	Lowell
45922112	209 Yosemite Ave.	c. 1900	(American Foursquare residence)	5B	NP	Lowell
45922111	215 Yosemite Ave.	c. 1900	(Neo-classical cottage)	5D3	NP	Lowell
45922212	224 Yosemite Ave.	1917	(residence)	3D	NP	Lowell
45922110	225 Yosemite Ave.	c. 1900	(Neo-classical cottage)	5D3	NP	Lowell
45922108	237 Yosemite Ave.	c. 1910	(residence)	3D	NP	Lowell
45922214	242 Yosemite Ave.	1911	(Craftsman cottage)	3D	NP	Lowell
--	Roughly bounded by Belmont, Grant, Fresno and Thesta.		Proposed Bellevue Bungalow District		City Historic Resources Map	Jefferson

--	Fulton Mall between Tuolumne and Inyo streets. Parts of Merced, Mariposa, and Kern streets.	1964	Fulton Mall Landscape	2S	Determined eligible for listing on the National Register with concurrence; listed on the California Register	Downtown
--	Huntington Blvd. between First St. and Cedar Ave.		Proposed Huntington Boulevard District		City Historic Resources Map	Southeast

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PREVIOUSLY IDENTIFIED RESOURCES (NOT DESIGNATED) ¹⁰⁶						
PARCEL	ADDRESS	CONSTRUCTION DATE	HISTORIC NAME or OTHER IDENTIFIER	STATUS CODE	SOURCE OF IDENTIFICATION	LOCATIONS
--	--		Kearney Blvd Landscape	2S		Southwest
--	Madison Ave. between Fresno and Angus streets.		Proposed East Madison Avenue District		City Historic Resources Map	Jefferson
--	890 W. Belmont	1903 (first land acquisition)	Roeding Park	2S2	Found eligible for listing on the National Register through concurrence with SHPO.	Jane Addams
--		1932	Belmont Circle, underpass and railroad bridge.			Jane Addams

Source of Identification Abbreviations

ACD: Arts-Culture District Survey (2006)

BCS: Bungalow Court Survey (2004)

CHTN: Chinatown Survey (2006)

HPSR: Historic Property Survey Report for Renaissance at Santa Clara Project (2011)

HRI: California State Historic Resources Inventory (2010)

NP: North Park Survey (2008)

UTA: Upper Triangle Area Survey (2007)

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5.0 ANALYSIS OF IMPACTS

Threshold of Significance

The purpose of this section is to analyze whether the proposed project would result in a “substantial adverse change” to an “historical resource.” Under CEQA, the potential impacts of a project on historical resources must be considered. The purpose of CEQA is to evaluate whether a proposed project may have an adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation measures.

In accordance with California Public Resource Code §21084.1, the proposed project would have a significant effect on the environment if development regulated by the project, or associated with any of the proposed development scenarios would cause a substantial adverse change in the significance of a historical resource as defined in Section 21084.1 of the Public Resources Code and Section 15064.5(b) of the CEQA Guidelines.

In determining potential impacts, a “substantial adverse change” means “demolition, destruction, relocation, or

alteration of the resource such that the significance of an historical resource would be materially impaired.”¹⁰⁷

Material impairment occurs when a project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance.¹⁰⁸ The setting of a resource may also contribute to the significance of the resource. Impairment of the setting could affect the ability of the resource to convey its historic significance.

DNCP and FCSP Policies with Respect to Historic Resources

The preservation and protection of historic resources is fundamental to the DNCP’s future vision of Downtown Fresno and its adjacent neighborhoods. Strategy 10 in Chapter 1 of the Plan states:

“The Plan Area includes some of Fresno’s oldest neighborhoods and districts, and accordingly contains some of its most historically significant cultural resources. The preservation and maintenance of these resources – whether buildings or parks, street trees,

¹⁰⁷ California Public Resources Code, Section 5020.1(q) and CEQA Guidelines, Section 15064.5(b)(1)

¹⁰⁸ CEQA Guidelines, Section 15064.5(b)(2)

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or signs – is essential to maintaining a sense of traditional continuity and community pride.”

The DNCP goes on to state that *“New development compatible with these resources is critical to preserving the unique character of the Plan Area.”*¹⁰⁹

Historic and Cultural Resources are the topic of Chapter 6 of the DNCP. Chapter 6 reiterates the commitment to historic preservation as an organizing principal of the Plan. It states:

*“This Community Plan emphasizes preservation and adaptive reuse. The late 19th and early 20th-century urban pattern can provide the foundation for a desirable urban form that integrates various land uses, the transportation network, parks, and open space in a coordinated manner. Using the existing built environment as a catalyst not only protects Fresno’s heritage, but can also strengthen and support a wide range of the City’s economic development and quality of life goals.”*¹¹⁰

Chapter 6 also addresses the historic character of each of the Plan Areas, and

describes the types of resources found within each area.

In accordance with the DNCP, historic preservation is considered “a critical component of Downtown’s revitalization” in the FCSP.¹¹¹ Goals and strategies for historic preservation within the FCSP area are discussed in Chapter 7 of the FCSP. They include encouraging rehabilitation and adaptive reuse of historic buildings, new development that is compatible with historic resources, and the use of preservation incentives.¹¹²

Definitions

The DNCP and FCSP use the following terms related to historic resources:¹¹³

Historic Resource, Significant Resource, Significant District, Potential Significant Resource and Potential Significant District. These terms are defined in the Historic Environmental Review Procedures Ordinance to be considered for adoption by the City when it considers adoption of a new Development Code or the Downtown Development Code. Definitions of these terms as defined in the draft

¹⁰⁹ DNCP (1:5.10)

¹¹⁰ DNCP (6:1.A)

¹¹¹ FCSP (7:6)

¹¹² FCSP, (7:6)

¹¹³ DNCP (6:1); FCSP (7:2)

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Historic Environmental Review Procedures Ordinance are reviewed on pages 50-51 of this Technical Report.

Note that this Technical Report provides an inventory of resources in Table 7 and Table 8 that fall within the mandatory and presumptive categories of Historical Resources pursuant to CEQA as well as other resources for which there may be substantial evidence to support a determination that those resources would qualify as Historical Resources for purposes of CEQA under the discretionary category, should the City Council exercise its discretion in that regard. Finally, Table 9 contains a listing of other resources for which additional research and verification is necessary before they could potentially qualify under any category of Historical Resource for purposes of CEQA.

Land Use Designation and the Development Code

Development within the DNCP and FCSP areas is regulated through land use designations described in the plans¹¹⁴ and an accompanying Downtown Development Code. Land use designations are zoning

classifications intended to be “broad descriptions of the intended future character and use”¹¹⁵ of a designated area. The Downtown Development Code provides detail on development standards including the following:

- a. Building Placement
- b. Allowed Building Types
- c. Allowed Frontage Types
- d. Building Height and Size
- e. Allowed encroachments into required yards
- f. Parking Placement and Site Access
- g. Required Parking
- h. Allowed Land Uses
- i. Allowed Signage Types
- j. Allowed Street Types”¹¹⁶

The Downtown Development Code provides for the protection of designated historic resources through specific application provisions and development standards. Application requirements that apply to historic

¹¹⁴ DNCP (2:24 – 2:41); FCSP (6:10 – 6:15)

¹¹⁵ DNCP (2:24)

¹¹⁶ Ibid.

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resources are delineated in section 1.2.1D5:

All property immediately adjacent to or containing an identified historic resource, as defined by the City's Historic Preservation Ordinance (FMC 12-1601), is subject to the Downtown Code as follows:

- *All requirements of FMC Chapter 12-1601 'Historic Preservation Ordinance' apply;*
- *Land use activity shall comply with subsection 2 'Land Use Standards' of the zoning district;*
- *Improvements, modifications and expansions to historic resources, as defined by FMC 12-1601, and the construction of additional structures shall comply with the requirements of the zoning district and FMC 12-1601';*
- *Sites immediately adjacent to an identified historic resource, as defined by FMC 12-1601, shall comply with the requirements of Section 2.3.5 'Historic*

Resource Adjacency Standards:¹¹⁷

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Development standards for sites adjacent to designated historic resources are delineated in Section 2.3.5 of the Downtown Development Code:

The following requirements apply to: a) sites that contain historic buildings as defined by FMC 12-1600, b) sites that are immediately adjacent to a historic building by sharing a property line, or c) sites that do not share a property line but are visually adjacent by being separated from the subject site by a public right-of-way.

1. *New or modified buildings shall visually complement the adjacent historic building through the following as applicable. New or modified buildings shall:*
 - i. *Match the building setbacks of the historic building(s). When several setbacks exist, the prevalent setback shall be used;*
 - ii. *Match the roof pitch of the historic building(s);*
 - iii. *Be similar in scale and massing to the historic building(s);*

¹¹⁷ *Downtown Development Code, Section 1.2.1D5*

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- iv. *Be similar in organization and size of openings to the historic building(s);*
- v. *Have site access (e.g., driveways and on-site paths) that are complementary in size and materials to the historic building(s);*
- vi. *Have site details (e.g., fencing and landscaping) that are complementary to the historic building(s).*

2. *Historic buildings as defined in FMC 12-1601, shall comply with the applicable requirements of FMC 12-1600 and the applicable requirements of the Downtown Code.*

The Downtown Development Code also complies with section 12-306 of the FMC which allows for deviation in the application of development standards with regard to historic resources. The FMC stipulates that “any building or structure, including signs, that are identified and designated as a Historic Resource pursuant to the Historic Preservation Ordinance, may, at the discretion of the Director, Planning and Development Department upon advice from the City Historic Preservation Specialist, be exempted from any and all property development standards of the zoning ordinance with the exception of those rules and regulations imposed in the vicinity of Airports.”

Section 1.2.1D6 of the Downtown Development Code also states that “structures built prior to February 13, 1954 are exempt from the parking requirements of the Downtown Code.”¹¹⁸ While not specifically written to address historic resources, this exemption may help historic buildings avoid alteration that would otherwise be required to conform to parking requirements for new buildings or changes in use.

[NOTE: The following paragraph assumes reference to the Historic Environmental Review Procedures in the Downtown Development Code.]

Finally, the Downtown Development Code affirms that any permit application involving a historic resource, significant resource, significant district, potential significant resource or potential significant district will follow the review procedures for historic resources defined in the Environmental Review Procedures Ordinance to be considered for adoption by the City when it considers adoption of a new Development Code or the Downtown Development Code. .¹¹⁹ If adopted, this

¹¹⁸ *Downtown Development Code*, Section 1.2.1D6

¹¹⁹ The proposed Environmental Review Procedures Ordinance is reviewed on p. 50 of this report.

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review process would ensure that all significant resources and potential significant resources are subject to the appropriate review under CEQA.

DNCP Impacts Analysis

The DNCP is intended to be a visionary document that is “the community’s tool for guiding successful regeneration of Downtown Fresno and its surrounding neighborhoods” and “lays out the community’s long-term goals for the Plan Area.”¹²⁰ As such, it sets forth development policy in broad terms and does not suggest site-specific development projects.

Impacts associated with the DNCP itself that may cause a substantial adverse change in the significance of a historic resource would typically be policy directives, strategies, and/or provisions within the Downtown Development Code that result in:

- Demolition or substantial alteration of a historic resource.
- Incompatible size, scale and massing of new construction on properties adjacent to historic resources such that the

resource’s ability to convey its significance is impaired.

- Obstruction of significant views to and from a historic resource by new construction.
- Disruption and substantial alteration of the setting of a historic resource by new construction.

The Jane Addams Neighborhood, Jefferson Neighborhood, Southeast Neighborhoods, Southwest Neighborhoods, and the South Van Ness Industrial area have not been subject to historic survey since at least 1994 if they have been surveyed at all. It is probable; therefore, that buildings, structures, objects, and sites that are historically significant but have not been identified as such, exist in these areas.

Because much of the Community Plan area has not been surveyed for historic resources, the Community Plan has the potential to leave historic resources vulnerable to demolition, destruction, relocation, or alteration such that the significance of such a resource would be materially impaired.

This risk however would be mitigated by the Environmental Review Procedures Ordinance to be considered for adoption by the City. The Ordinance would require that all significant resources and potential

¹²⁰ DNCP (2)

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significant resources are subject to the appropriate review under CEQA.¹²¹

FCSP Impacts Analysis

As a specific plan, the FCSP is both “a visionary document that lays out the community’s long-term goals for the Plan Area, as well as an implementation plan for the immediate and midterm actions needed to achieve the long-term vision.”¹²² Therefore, the FCSP differs from the DNCP in that it not only sets forth development policy in broad terms, but includes targeted and site-specific development projects as catalysts for revitalization.

Similar to the DNCP, impacts associated with the FCSP include policy directives, strategies, and/or provisions within the Downtown Development Code that could result in a substantial adverse change in the significance of a historic resource. In addition, site specific development projects included as implementation of the FCSP may adversely affect historic resources.

Because the FCSP is regulated by the same Downtown Development Code as the DNCP, potential historic

resources that have not been designated are not protected by the development standards outlined in sections 1.2.1B5 and 2.3.5. This has the potential to result in demolition, destruction, relocation, or alteration of identified historic resources such that the significance of such a resource would be materially impaired. Again, this risk would be mitigated by the Environmental Review Procedures Ordinance to be considered for adoption by the City. If adopted, the Ordinance would require that all historically significant resources and potential historically significant resources are subject to the appropriate review under CEQA.¹²³

Priority Projects

The FCSP recommends fourteen “Priority Development Projects” to generate immediate physical impact and economic regeneration for Downtown Fresno.¹²⁴ Three of these projects will directly affect areas that contain resources recognized as historically significant. The potential impacts from these projects are analyzed below.

¹²¹ The proposed Environmental Review Procedures Ordinance is reviewed on p. 50 of this report.

¹²² FCSP (1:1)

¹²³ The proposed Environmental Review Procedures Ordinance is reviewed on p. 50 of this report.

¹²⁴ FCSP (5:2)

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***Priority Project 1: Fulton Mall
Revitalization***

As detailed in Section 3 of this report, the Fulton Mall has been formally determined eligible for listing in the National Register, and is, therefore, listed in the California Register. As such, the Fulton Mall landscape is considered a historic resource under CEQA.

The FCSP presents three options for revitalization of the Fulton Mall in order to improve its function. Two options for treatment of the Fulton Mall contemplate direct actions on a recognized historic resource that have the potential to result in significant impacts to that resource. The three options are analyzed below.

*Option 1: Reconnect the Grid on
Traditional Streets*

This project will completely remove the existing Mall and introduce a narrow, two-lane, two-way enhanced street with oversize sidewalks, stately trees, and on-street parking, throughout the Fulton Mall and its cross streets.¹²⁵

Analysis of Option 1

Option 1 will remove all of the existing Mall's character-defining features and materials and replace them with a two-

lane, two-way "enhanced street" with sidewalks, street trees, and on-street parking.

The proposed removal of all of the historic hardscape and landscape features, the introduction of new sidewalks, the replacement of street trees, and the introduction of automobile traffic to previously pedestrian-only streets, would alter the Fulton Mall such that it would no longer retain integrity of location, design, setting, materials, workmanship, feeling, or association. Because all of its original design features and materials would be lost, the Fulton Mall would no longer be able to convey its historic significance, and would no longer be eligible for the National Register or the California Register. Therefore, implementation of this Option would result in a significant impact to the Fulton Mall.

*Option 2: Reconnect the Grid with
Vignettes*

This project will introduce a two-way street through the Fulton Mall. It will keep selected original features in their original Mall context ("vignettes"), in a manner that provides improved retail visibility and some on-street parking.

¹²⁵ FCSP (4:8)

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Kern, Mariposa and Merced will be reintroduced as “enhanced streets” with narrow traffic ways, sidewalks, trees, and on-street parking.¹²⁶

Analysis of Option 2

“Option 2: Reconnect the Grid: Vignettes,” has been identified in the FCSP as the preferred alternative for the future of the Fulton Mall and is considered “the project” for the purposes of environmental review. Therefore, Option 2 is analyzed in more detail here.

Option 2 will introduce a two-way street through what is currently the Fulton Mall, re-opening Fulton Street to automobile traffic and some on-street parking. Those portions of Kern Street, Mariposa Street, and Merced Street that currently contain Mall character-defining features both hardscape and landscape will be re-designed for automobile traffic and street parking. According to the DNCP, “key features of the original Mall landscape will be kept in place as ‘vignettes’ within the new streetscape... most Mall landscape features will be removed.”¹²⁷ Of the six blocks along Fulton Street that comprise the historic Fulton Mall, approximately

2.5 non-contiguous blocks will remain, dispersed as six “vignettes” throughout the length of Fulton Street between Tuolumne Street and Inyo Street. “Vignette” areas will not include on-street parking. Fourteen of the original Mall sculptures will be retained in their original location; the remaining six will be relocated within the Central Business District. Twelve of the original twenty-one water features will remain in place. The remaining portions of the Fulton Mall landscape will be removed and replaced with more traditional curbs, gutters, sidewalks, street trees and street lighting.

Option 2 will retain important portions of the Fulton Mall’s character-defining features, including the majority of original sculptures, over half of the original water features, as well as segments of the original paving treatment. By retaining these features, important aspects of the Mall’s original design will be memorialized.

Despite retaining many important features, the majority of the historic Fulton Mall will be removed under Option 2. The existing historic cultural landscape includes six blocks of Fulton Street, two blocks of Mariposa Street and approximately one block each on Kern and Merced streets. After the implementation of Option 2, approximately two and a half blocks of discontinuous “vignettes” will remain.

¹²⁶ FCSP (4:10 - 4.11)

¹²⁷ FCSP (4:10)

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The proposed removal of the majority of original hardscape and landscape features, the introduction of automobile traffic to a previously pedestrian-only thoroughfare, and the relocation of five original sculptures would alter the Fulton Mall such that it would no longer retain a level of integrity necessary to convey its historic significance. As noted in Section 3.0 of this report, The National Park Service defines seven aspects of integrity. These are location, design, setting, materials, workmanship, feeling, and association.

Location is defined as “the place where the historic property was constructed or the place where the historic event occurred.” Because the majority of the character-defining hardscape and landscape features would be removed from their historic location, the Fulton Mall would no longer retain integrity of location.

Design is defined as “the combination of elements that create the form, plan, space, structure, and style of a property.” Removing the majority of the Fulton Mall’s landscape and hardscape features will significantly alter the form, plan, space, structure and style of the Mall and it would no longer retain integrity of design.

Setting is defined as the physical environment of a historic property. The majority of the Mall’s character-defining hardscape and landscape features would be removed, and automobile

traffic would be re-introduced to areas currently designed as pedestrian-only spaces. These actions would significantly alter the setting of those portions of the Mall that would remain as “vignettes”. Subsequently, the Fulton Mall would no longer retain its integrity of setting.

Materials are defined as “the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.” Because the majority of the character-defining hardscape and landscape material will be removed under Option 2, the Fulton Mall would no longer retain integrity of materials.

Workmanship is defined as “the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.” The character-defining hardscape and landscape features of the Fulton Mall embody the particular craftsmanship of both landscape designer Garrett Eckbo and the individual artists commissioned to provide sculptures and mosaics. Because the majority of the original hardscape and landscape features will be removed, and five original sculptures will be relocated, the Fulton Mall will no longer retain integrity of workmanship.

Feeling is defined as “a property's expression of the aesthetic or historic sense of a particular period of time.” The Fulton Mall is historically significant

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in part for its association with post-World War II landscape design and the mid-20th century trend for pedestrian malls as a redevelopment scheme. These associations are expressed not only through the Mall's individual design elements but in how these elements are arrayed and integrated along several street blocks closed to automobile traffic. Option 2 will remove the majority of the original hardscape and landscape features and those features that remain will be interrupted by a traditional multimodal street. The original expression of a linear, pedestrian landscape traversing several blocks will be lost and the Fulton Mall will no longer retain integrity of feeling.

Association is defined as "the direct link between an important historic event or person and a historic property." The Fulton Mall is historically linked to its designer, master landscape architect Garrett Eckbo, because the original implementation of his design remains largely intact today. Option 2 will remove the majority of the original hardscape and landscape features and those features that remain will be isolated as individual "vignettes" that no longer work together as an integrated whole. Garrett Eckbo's original vision of a continuous linear landscape will no longer be discernible and the Fulton Mall will no longer retain integrity of association.

In summary, the proposed removal of the majority of original hardscape and landscape features, the introduction of automobile traffic to a previously pedestrian-only thoroughfare, and the relocation of five original sculptures would alter the Fulton Mall such that it would no longer retain integrity of location, design, setting, materials, workmanship, feeling, or association. Subsequently, the Fulton Mall would no longer be eligible for the National Register or the California Register. Therefore, implementation of this option would result in a significant impact to the Fulton Mall.

Option 3: Restoration and Completion

This alternative would keep Fulton Street, Merced Street, Mariposa Street, and Kern Street as pedestrian-only thoroughfare. The Mall would be renovated, and its character-defining features and materials would be restored in their entirety, including landscape, hardscape, and artwork.

Analysis of Option 3

Option 3 will keep Fulton Street, Merced Street, Mariposa Street, and Kern Street in their current pedestrian-only configuration and preserve the Mall's character-defining features and

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materials. As described in Chapter 4 of the FCSP, “the entire project as envisioned and realized by Garrett Eckbo, including all of its features and details (fountains, pavement, plantings, lighting, etc.) is renovated and the existing artwork is restored in place.”¹²⁸

With mitigation to ensure that the proposed restoration is completed according to the Secretary of the Interior’s Standards, this option would retain integrity of location, design, setting, materials, workmanship, feeling, and association. Subsequently, the Fulton Mall would continue to convey its historic significance and maintain its eligibility for the National Register and the California Register. Therefore, Option 3 would not result in significant impacts to this historic resource.

Priority Project 3: South End of the Fulton Mall

As proposed in the FCSP, development of the southern end of the Fulton Mall would involve the adaptive re-use of the former Gottschalk’s department store building as a public market. Adaptive re-use would involve the introduction of new skylights and light wells in the building.

The former Gottschalk’s building, located at 802 Fulton Mall, was identified in the 2011 Fulton Corridor Survey as eligible for the National, State and local registers as an excellent example of Late Moderne architecture, and as the flagship location of important regional retailer Gottschalks. The building would, therefore, be considered a potential significant resource as defined in the FCSP.

Adaptive re-use of the Gottschalk’s building has the potential to result in alteration such that the significance of an historical resource would be materially impaired. However, this risk would be mitigated by the Environmental Review Procedures Ordinance to be considered for adoption by the City. If adopted, the Ordinance would require that all historically significant resources and potential historically significant resources are subject to the appropriate review under CEQA.

Priority Project 4: Proposed High-Speed Train Station

The Fulton Corridor Specific Plan Area is proposed to be the site of one of the

¹²⁸ FCSP (4:12)

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California High Speed-Train (HST) stations, to be constructed in the system's first phase. The FCSP advocates "work(ing) with the California High-Speed Rail Authority (CHSRA) to build the HST station"¹²⁹ as a Priority Project. The proposed location of Fresno's HST station is near the heart of Downtown and has the potential to impact historic resources.

The CHSRA and the Federal Railroad Administration (FRA) are the state and federal agencies responsible for the environmental review of the state's high-speed train system. The environmental review process falls under the requirements of (CEQA) and the National Environmental Policy Act (NEPA). Under CEQA, the project impacts are reported in the Environmental Impact Report or "EIR." Under NEPA, the impacts are reported in the Environmental Impact Statement or "EIS." For this project, the draft report and statement have been combined in a joint document that fulfills both state and federal requirements.

In 2005, the FRA and the CHSRA completed a Statewide Program EIR/EIS

in accordance with NEPA and CEQA as the first phase of a tiered environmental review process for the proposed California HST System. Following programmatic environmental review, CHSRA and FRA approved the HST system for intercity travel in California, and selected corridors for project-level study.

A Programmatic Agreement (PA) was developed among the FRA, the CHSRA, the Advisory Council on Historic Preservation (ACHP), the California State Historic Preservation Officer (SHPO) and other consulting parties for compliance with Section 106 of the National Historic Preservation Act (NHPA) throughout the High-Speed Train system. The PA provides consultation procedures, documentation standards, and federal agency oversight in compliance with the NHPA. The PA also provides guidelines for identification and evaluation of historic properties, including developing the Area of Potential Effects (APE); identification, documentation, and evaluation procedures for historic properties; and assessment and treatment of adverse effects. The PA presents the approach for the treatment of historic properties, including

¹²⁹ FCSP (5:2)

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guidance on developing Memoranda of Agreement (MOA) for each undertaking where there are adverse effects.¹³⁰

The draft EIR/EIS for both the Merced-to-Fresno and Fresno-to-Bakersfield sections of the project was released in August of 2011. These documents analyze and disclose the potential environmental impacts – including impacts to historic resources -- associated with the construction, operation and maintenance of the 65-mile Merced-to-Fresno and 113-mile Fresno-to-Bakersfield sections of the project. Both draft EIR/EIS documents identify the substantial adverse changes to historic resources located within the Fulton Corridor. Mitigation measures to reduce impacts are also detailed in the EIR/EIS documents.

Revised draft EIR/EIS documents were released in the summer of 2012.

Open Space Improvements

In addition to the Priority Projects outlined in Chapter 5, the FCSP also makes recommendations for improving

the public realm. Strategies and suggested improvements for the public realm are detailed in Chapter 8 of the FCSP, including improvements of existing open spaces.¹³¹ They are intended “to provide a long-term vision for a high-quality public realm in Downtown, with enhanced vitality, character, and community space.” Two of the recommended improvements to existing open spaces will directly affect areas that contain resources recognized as potential historically significant resources. The potential impacts from these improvements are analyzed below.

Existing Open Spaces 3: The Civic Mall

The FCSP recommends altering the Civic Mall along Mariposa to strengthen “the civic presence and importance of the mall... by introducing a grand boulevard with a wide tree-lined median that includes:

- A single lane of traffic in either direction to improve safety and provide eyes on the sidewalk during off-peak hours when government offices are closed;

¹³⁰ California High-Speed Rail Authority. *Draft California High-Speed Train Project EIR/EIS Fresno to Bakersfield Section, 3.17 Cultural and Paleontological Resources*, August 2011 (3.17-8)

¹³¹ FCSP (8:3)

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- Pedestrian-scaled light standards and enhanced paving that improves pedestrian connectivity and reinforces the axis between City Hall and the County Courthouse; and
- A simplified ground plane landscape that provides an open, visible and well-lit environment that increases the perception of safety and enables an unobstructed view of City Hall to the east and the County Courthouse to the west.”¹³²

A potential “Civic Center Historic District” was identified by the 2011 Downtown-Fulton Corridor Historic Survey. With the mall along Mariposa as its central spine, the identified historic district includes Depression Era government buildings, and mid-Century government buildings associated with the New Deal Era and mid-20th Century expansions of the Civic Center, and their associated landscapes and landscape features. The identified potential district contains fourteen contributing buildings and one non-contributor. Seven of the contributors have been designated individually as

¹³² FCSP (8:8)

historic resources by the City. The alterations proposed for the Mariposa Mall do not appear to result in a loss of historic significance for the designated historic buildings or identified potential district, since the proposed changes are contained within the Mariposa Street public right-of-way and do not affect important character-defining features.

Existing Open Spaces 4: Courthouse Park

The FCSP recommends removing barriers along (Courthouse Park’s) edges “in order to open up the park to surrounding streets, sidewalks, and buildings and create a more inviting environment for Downtown residents, workers, and visitors...” Key transformations include:

- Relocating the Downtown Transit Mall in order to improve visibility into Courthouse Park and enhance pedestrian connectivity.
- Introducing a street level crossing at Van Ness Avenue and Mariposa Street that includes a pedestrian refuge median and dual, high-visibility crosswalks, instead of requiring the use of the existing pedestrian underpass;
- Adjust garage ramp entries/exits at the corners of Van Ness Avenue and Fresno Street and Van Ness Avenue and Tulare Street, so they are accessible from only one street (for example, the Van Ness Avenue

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ramps are modified to only be accessible from Van Ness Avenue; the drive lanes that provide access to Fresno Street and from Tulare Street are removed);

- Removing the bus bays along Van Ness Avenue and Fresno Street;
- Replacing the parking lots along Fresno and Tulare Streets with on-street parking;
- Introducing continuous sidewalks and street trees around Courthouse Park's entire perimeter including along the entire length of Van Ness Avenue;
- Updating Courthouse Park's landscape and hardscape by introducing enhanced paving, native landscapes, and providing filtered shade via landscape or architectural trellises/ canopies; and
- Providing pedestrian lighting that continues the Civic Mall axis from M Street to Van Ness Avenue."¹³³

Courthouse Park was dedicated as open space during the late 1800's, and was evaluated as a contributing landscape to the potential Civic Center Historic

¹³³ FDSP (8:9)

District identified in the 2011 Historic Survey. Although the proposed alterations to Courthouse Park are largely confined to its edges and may not necessarily result in a loss of historic significance, care would need to be taken to ensure that character-defining features are retained. With mitigation to ensure that the proposed improvements are completed according to the Secretary of the Interior's Standards, Courthouse Park would continue to convey its historic significance and avoid potential impacts.

Courthouse Park is under the jurisdiction of the County of Fresno. The Fresno County Landmarks & Records Commission advises the County Board of Supervisors on historic resource issues. Any future alterations to Courthouse Park would ultimately be regulated by the County.

Summary of Potential Impacts

The above analysis identifies three proposed projects delineated in the FCSP that have the potential to impact historically significant and potential historically significant resources. These impacts are summarized below.

Fulton Mall Revitalization Option 2

As of the release of the public draft of the Fulton Corridor Specific Plan, the City Administration recommended and will be pursuing "Option 2: Reconnect the Grid: Vignettes," as the preferred alternative for the future of the Fulton

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Mall and “the project” for the purposes of environmental review.

Despite retaining important portions of the Fulton Mall landscape, including the majority of original sculptures and over half of the original water features, the majority of the historic Fulton Mall landscape will be removed under Option 2, such that it would no longer be eligible for the National Register or the California Register, resulting in significant adverse effects to a historic resource as defined by CEQA. These impacts could not be mitigated to a less-than-significant level.

High-Speed Train Station

Impacts to historic resources are analyzed in the draft EIR/EIS for both the Merced-to-Fresno and Fresno-to-Bakersfield sections of the High Speed Train Project.

The DNCP and FCSP will not add additional impacts to historic resources associated with High-Speed Train construction activity.

Development of the South End of the Fulton Mall

Development of the southern end of the Fulton Mall would involve the adaptive re-use of the former Gottschalk’s department store building as a public market. The former Gottschalk’s building, located at 802 Fulton Mall was identified in the 2011 Fulton Corridor Survey as eligible for the National, State and local registers.

Adaptive re-use of the Gottschalk’s building has the potential to result in alteration such that the significance of an historical resource would be materially impaired. However, the City’s Historic Environmental Review Procedures ensure that any development project associated with the former Gottschalk’s building will require review for the purposes of CEQA.

Courthouse Park Improvements

Proposed alterations to Courthouse Park are largely confined to its edges and may not necessarily result in a loss of historic significance; however, care would need to be taken to ensure that character-defining features are retained. With mitigation to ensure that the proposed improvements are completed according to the Secretary of the Interior’s Standards, Courthouse Park would continue to convey its historic significance and avoid potential impacts.

Courthouse Park is under the jurisdiction of the County of Fresno. The Fresno County Landmarks & Records Commission advises the County Board of Supervisors on historic resource issues. Any future alterations to Courthouse Park would ultimately be regulated by the County.

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6.0 RECOMMENDED MITIGATION MEASURES

The following mitigation measures are recommended to reduce impacts to historic resources. These mitigation measures reduce impacts by increasing the recognition of potentially significant resources and enhancing review protocols and protections. Implementation of these mitigation measures will substantially reduce the impacts identified in this report.

Fulton Mall Revitalization

1. Archival documentation (Historic American Building Survey [HABS] level I documentation) will be prepared for the Fulton Mall landscape prior to commencement of demolition. HABS Level I documentation shall consist of the following:
 - architectural and historical narrative;
 - adequate archival drawings as available;
 - historic photographs as available;
 - archival photographs documenting all character-defining features, as well as context views.
2. Develop an interpretive program using plaques, photos, drawings and text, etc. informing the public about Garrett Eckbo, and the Fulton Mall as an important example of mid-20th century landscape design.

While the mitigation measures listed above will document and memorialize the Fulton Mall landscape, they will not reduce impacts to the Fulton Mall to a less-than-significant level.

Review Procedures for Historic Resources

[NOTE: The following paragraph refers to pending adoption of the Historic Environmental Review Procedures Ordinance to be considered for adoption.]

The City of Fresno should adopt the “Historic Environmental Review Procedures Ordinance” (the Ordinance) either when it considers adoption of a new Development Code or the Downtown Development Code. The procedures defined in the Ordinance would provide “clear procedures for the review of historically significant and potential historically significant resources” under CEQA when a development project is under review.

The Ordinance defines terms that describe those resources subject to its procedures and defines a three-step process for review of historic resources. The Ordinance would also offer the option to incorporate Historic Development Standards so that impacts to historically significant resources will be avoided, and would ensure that development projects that involve historically significant resources and potential historically significant

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resources are subject to the appropriate review under CEQA.

Implementation of the above mitigation measure will reduce impacts to potential historically significant resources to a less-than-significant level.

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