



CERTIFIED LOCAL GOVERNMENT (CLG) PROGRAM

2017-2018 ANNUAL REPORT*

FRESNO, CALIFORNIA

DECEMBER 17, 2018



* Reporting period is from October 1, 2017 through September 30, 2018.

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INSTRUCTIONS: This a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to Lucinda.Woodward@parks.ca.gov. You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

Name of CLG

Fresno, California

Report Prepared by: *Laura Groves van Onna*

Date of commission/board review: *December 17, 2018*

Minimum Requirements for Certification

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.

REMINDER: Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.

There are no new proposed amendments to the City's Historic Preservation Ordinance.

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.

https://library.municode.com/ca/fresno/codes/code_of_ordinances?nodeId=MUCOFR_CH12IMFEHIREOTMITO_ART16HIPROR

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B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

1. During the reporting period, October 1, 2017 – September 30, 2018, what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
<i>The McCoy Residence (1918) 1619 N Adoline Ave</i>	<i>April 23, 2018 Heritage Property #028</i>	<i>N/A</i>	<i>Heritage Properties are not recorded with the County.</i>
<i>The Senator Ray W. and Marie Hays Home (1937) 1608/1616 S Minnewawa Ave</i>	<i>May 24, 2018 Historic Property #310</i>	<i>N/A</i>	<i>In Progress</i>
<i>The Elia Home (1915, 1935) 634-640 Van Ness Ave</i>	<i>May 24, 2018 Historic Property #311</i>	<i>N/A</i>	<i>In Progress</i>

REMINDER: Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors.

Property Name/Address	Date Removed
<i>N/A</i>	<i>N/A</i>

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C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? ☐ No
☒ Yes, in a separate historic preservation element. ☐ Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan. <https://www.fresno.gov/darm/general-plan-development-code/>

2. Have you made any updates to your historic preservation plan or historic preservation element in your community's general plan? ☐ Yes ☒ No If you have, provide an electronic link. [Type here.](#)

3. When will your next General Plan update occur? ***The General Plan was updated in 2014.***

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

☐ All projects subject to design review go the commission.

☒ Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? ***Pursuant to FMC 12-1617(b) the City's Historic Preservation "Specialist" is authorized to approve "non-substantial alterations to the Historic Resource based on the application presented." Examples include roofing permits, and projects that repair and replace in kind.***

2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? ***Pursuant to FMC 12-1606(b)(5) the Historic Preservation Commission may participate in environmental review procedures under CEQA or NEPA "by providing review and comments on permit actions affecting designated Historic Resources, Historic Districts and Heritage Properties as the Commission deems appropriate."***

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What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government? ***Pursuant to FMC 12-1606(b)(5.1), the Historic Preservation Commission may make “environmental determinations under the California Environmental Quality Act on any discretionary project applications the Commission considers for approval, including, but not limited to demolition permits for subject properties brought before the Commission.”***

3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government? ***As a Certified Local Government, staff regularly prepares Section 106 reviews for HUD funded projects as provided for in the City’s Programmatic Agreement with the SHPO. Commissioners are asked to review projects that may impact a designated historic resource, or for a project that may impact a potential historic resource.***
- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government? ***Please see above.***

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II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Patrick Boyd, Chair	Landscape Architecture	6/5/2014	6/30/2022	patrick@designlab252.com
Robin Goldbeck	Architecture	7/18/2013	6/30/2020	robin@goldbeckarchitects.com
Paul Halajian, AIA	Architecture	8/24/2017	6/30/2021	paulh@halajianarch.com
Jason Hatwig, LEED, AP, BD+C, Vice Chair	Member of the Public	8/24/2017	6/30/2021	jhatwig@ceieng.com
Ron McNary	Member of the Public	10/13/2016	6/30/2020	mcnary210@gmail.com
C. Kristina Roper	Archaeology	7/16/2015	6/30/2022	kroper3r@gmail.com
Don Simmons, Ph.D.	Member of the Public	6/30/2016	6/30/2020	creativepotential@gmail.com

Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications not been met and how professional expertise is otherwise being provided. **N/A**
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? **N/A**

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B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? ☒ Yes ☐ No
2. If the position(s) is not currently filled, why is there a vacancy? **N/A**

Attach resumes and Statement of Qualifications forms for staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Laura Groves van Onna Historic Preservation Specialist	Historic Preservation; Urban Planning; Architectural Studies; Art History/Criticism	Development and Resource Management Department	laura.vanonna@fresno.gov
Daniel Zack, AICP Assistant Director	Planning	Development and Resource Management Department	daniel.zack@fresno.gov
Amber Piona Planner II	History; Architectural History; Planning	Development and Resource Management Department	amber.piona@fresno.gov
John Hastrup Deputy City Attorney	Law	City Attorney's Office	john.hastrup@fresno.gov

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C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum. If you haven't met at least four times, explain why not.

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Patrick Boyd, Chair	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Robin Goldbeck	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Paul Halajian, AIA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Jason Hatwig, LEED, AP, BD+C, Vice Chair	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ron McNary	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Kristina Roper	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Don Simmons, Ph.D.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Laura Groves van Onna	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Daniel Zack, AICP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Amber Piona	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
John Hastrup	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description (including method presentation, e.g., webinar, workshop)	Duration of Training	Training Provider	Date
C. Kristina Roper	2018 Annual Meeting of the Society for California Archaeology (conference)	4 days	Society for California Archaeology (SCA)	March 8-11, 2018
Daniel Zack	26 th annual Congress for the New Urbanism (conference)	4 days	Congress for the New Urbanism (CNU)	May 16-19, 2018
Laura Groves van Onna	2018 California Preservation Conference	4 days	California Preservation Foundation (CPF)	May 17-20, 2018
Amber Piona Laura Groves van Onna	Outreach Training Sessions #1 on community engagement process planning & #2 on reaching the full diversity of the community for active participation (workshop)	12.5 hours	Jackie Ryle; Paul E. Pierce; Steve Rasmussen Cancian	September 12, 2018 October 10, 2018
Laura Groves van Onna	National Main Street Center (NMSC)/California Main Street Alliance (CAMSA): Refresh Workshop	8 hours	Livermore Downtown Inc.; National Main Street Center Inc. (NMSC); California Main Street Alliance (CAMSA)	October 23, 2018
Robin Goldbeck Jason Hatwig Ron McNary C. Kristina Roper John Hastrup	"Modernism on the Brink? Assessing Threats to Modern Buildings and Landscapes" (2015 webinar); "Could we power our economy with old buildings?" (2017 podcast); "New Voices Call for Change: Interviews with Conference Diversity Scholars" (2013 video)	3 hours	Laura Groves van Onna; California Preservation Foundation (CPF); National Trust for Historic Preservation (NTHP)	November 7, 2018

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Amber Piona	Outreach Training Session #3 on conceiving, planning and managing meetings and workshops (workshop)	8.75 hours	Jackie Ryle; Paul E. Pierce; Steve Rasmussen Cancian	November 14, 2018
Patrick Boyd Paul Halajian Don Simmons Amber Piona Lupe Perez	"Modernism on the Brink? Assessing Threats to Modern Buildings and Landscapes" (2015 webinar); "Could we power our economy with old buildings?" (2017 podcast); "New Voices Call for Change: Interviews with Conference Diversity Scholars" (2013 video)	3 hours	Laura Groves van Onna; California Preservation Foundation (CPF); National Trust for Historic Preservation (NTHP)	November 27, 2018
Jason Hatwig	CenterBuild Conference 2018, AIA Courses: "Keynote Presentation: The Perfect Place Where the Digital Age Meets the Analog"; "Learning Burst and Construction with VR"	2.25 hours	International Council of Shopping Centers (ICSC)	November 28-29, 2018
Jason Hatwig	Continuing Education	36 hours	LEED	2018
C. Kristina Roper	Cartography (online)	20 hours	Esri	2018

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III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by OHP)

NOTE: California CLG procedures require CLGs to submit survey results, including historic contexts, to OHP. If you have not done so, submit a copy (PDF or link if available online) with this report.

Context Name	Description	How it is Being Used	Date Submitted to OHP
West Area Historic Context	This draft historic context, or background, for the area designated as the West Area in Fresno (approximately bounded by Highway 99 to the northeast, West Clinton Avenue to the south, and North Garfield Avenue to the west) was initiated in 2018.	Background for the West Area Specific Plan	Type here.

B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
Re-Survey of Potential L Street Historic District Report	No	Reconnaissance	25 acres	74	February 2018	Type here.

How are you using the survey data? ***To determine the current eligibility of the potential L Street Historic District – noted in previous surveys conducted in 1977, 1994, and 2007.***

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C. Corrections or changes to Historic Property Inventory

Property Name/Address	Additions/Deletions to Inventory	Status Code Change From _ To _	Reason	Date of Change
The Thomas Thorne Home (1910) 2543 E Madison Ave	Deletion	5S1 / 6L	Destroyed by fire	February 7, 2018

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IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? How were the commissioners and staff involved? Please provide copy of (or an electronic link) to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
Wilson Island Historic District Meetings	Staff was invited to participate/conduct outreach at community planning meetings for the Wilson Island Historic District.	January 30, 2018 February 20, 2018 March 13, 2018 April 3, 2018 June 5, 2018 June 10, 2018 June 26, 2018
New tab for “Economic Incentives for Qualified Historic Properties” created on Fresno’s Historic Preservation web page	Staff posted information and the application packet for the Historic Preservation Mitigation Program as well as information for the Mills Act Program on Fresno’s Historic Preservation web page.	March 29, 2018
Huntington Boulevard Historic District Tour	Staff met with the president of the Huntington Boulevard HOA for a tour of the historic district.	April 11, 2018
2018 Mills Act Program	Staff posted information for the 2018 Mills Act Program application process on Fresno’s Historic Preservation web page under the “Economic Incentives for Qualified Historic Properties” tab and distributed it to the Interested List for the 2018 Mills Act Program.	July 20, 2018
Fresno Association of REALTORS Event	Staff presented an overview of historic preservation in Fresno to members of the Fresno Association of REALTORS.	August 28, 2018

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Item or Event	Description	Date
USC Landscape Architecture Roundtable: The Future of California's Foodscapes	Staff participated on a panel in discussion with USC Landscape Architecture students.	September 27, 2018
90th Anniversary Celebration for Warnors Theatre	Staff and a Commission member attended the 90th Anniversary Celebration for Warnors Theatre.	October 20, 2018

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V. National Park Service Baseline Questionnaire for new CLGs (certified after September 30, 2016).

- NOTE: OHP will forward this information to the NPS on your behalf. Guidance for completing the Baseline Questionnaire is located at http://www.nps.gov/clg/2015CLG_GPRA/FY2013_BaselineQuestionnaireGuidance-May2015.docx.

A. CLG Inventory Program

1. What is the net cumulative number of historic properties in your inventory at the time of your certification? **This is the total number of historic properties and contributors to districts (or your best estimate of the number) in your inventory from all programs, local, state, and Federal.** Type here.

Program Area	Number of Properties
N/A	N/A

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. As of September 30, 2016, did your local government have a local register program to create local landmarks/local historic districts (or a similar list of designations created by local law? ☐ Yes ☐ No
2. If the answer is yes, what is the net cumulative number (or your best estimate of the number) of historic properties (i.e., contributing properties) **locally registered/designated** as of September 30, 2016.? Type here.

C. Local Tax Incentives Program

1. As of September 30, 2016, did your local government have a local historic preservation tax incentives program (e.g. Mills Act)? ☐ Yes ☐ No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties whose owners have taken advantage of those incentives as of September 30, 2016? Type here.

D. Local "Bricks and Mortar" Grants/Loans Program

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1. As of September 30, 2016 did your local government have a locally-funded, historic preservation grants/loan program for rehabilitating/restoring historic properties? *Type here.*
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties assisted by these grants or loans as of September 30, 2016? *Type here.*

E. Local Design Review/Regulatory Program

1. As of September 30, 2016, did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission/staff review of 1) local government undertakings and/or 2) changes to or impacts on properties with a historic district? ☐ Yes ☐ No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties that your local government has reviewed under that process as of September 30, 2016? *Type here.*

F. Local Property Acquisition Program

1. As of September 30, 2016, did your local government by purchase, donation, condemnation, or other means help to acquire or acquire itself some degree of title (e.g., fee simple interest or an easement) in historic properties?
☐ Yes ☐ No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties with a property interest acquisition assisted or carried out by your local government as of September 30, 2015?
Type here.

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VI. Additional Information for National Park Service Annual Products Report for CLGs (certified before October 1, 2016)

NOTE: OHP will forward this information to NPS on your behalf. **Please read** "Guidance for completing the Annual Products Report for CLGs" located http://www.nps.gov/clg/2015CLG_GPRA/FY2014_AnnualReportGuidance-May2015.docx.

A. CLG Inventory Program

During the reporting period (October 1, 2017-September 30, 2018) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
Local Register of Historic Resources	2
Heritage Properties	1

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

- During the reporting period (October 1, 2017-September 30, 2018) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? ☒ Yes ☐ No
- If the answer is yes, then how many properties have been added to your register or designated from October 1, 2017 to September 30, 2018? **3**

C. Local Tax Incentives Program

- During the reporting period (October 1, 2017-September 30, 2018) did you have a Local Tax Incentives Program, such as the Mills Act? ☒ Yes ☐ No
- If the answer is yes, how many properties have been added to this program from October 1, 2017 to September 30, 2018? **4**

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Name of Program	Number of Properties Added During 2017-2018	Total Number of Properties Benefiting From Program
Mills Act Program	4	4

D. Local “bricks and mortar” grants/loan program

- During the reporting period (October 1, 2017-September 30, 2018) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? ☒ Yes ☐ No
- If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2017 to September 30, 2018? **1**

Name of Program	Number of Properties that have Benefited
Historic Preservation Mitigation Program	1

E. Design Review/Local Regulatory Program

- During the reporting period (October 1, 2017-September 30, 2018) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? ☒ Yes ☐ No
- If the answer is yes, how many historic properties did your local government review for compliance with your local government’s historic preservation regulatory law(s) from October 1, 2017 to September 30, 2018? ***Approximately 130***

F. Local Property Acquisition Program

- During the reporting period (October 1, 2017-September 30, 2018) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? ☐ Yes ☒ No

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2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2017 to September 30, 2018? Type here.

Name of Program	Number of Properties that have Benefited
N/A	N/A

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VII. In addition to the minimum CLG requirements, OHP is interested in a Summary of Local Preservation Programs

- A. What are your most critical preservation planning issues? ***Demolition by neglect of historic resources, the loss of historic (or potentially historic) buildings through fire, and the need for educational outreach among City leadership.***
- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? ***City Council adopted, and made funding available in the amount of \$50,000.00 toward, the Historic Preservation Mitigation Program; so far, 3 properties have received reimbursement grant awards.***
- C. What recognition are you providing for successful preservation projects or programs? ***Our economic incentive programs such as the Historic Preservation Mitigation Program and the Mills Act Program contribute to recognizing projects which preserve, rehabilitate, restore, or reconstruct character-defining features on qualified historic properties and property owners who actively participate in the restoration and maintenance of their historic properties. In the past, the City of Fresno has hosted the Mayoral Historic Preservation Awards; continuation of this ceremony needs to be further explored.***
- D. How did you meet or not meet the goals identified in your annual report for last year? ***Pros: The City processed its first 4 Mills Act Program contracts by December 2017, and 10 Mills Act Program contracts are in the process of being executed and recorded for 2018; the City onboarded a new Historic Preservation Specialist in January 2018; City Council approved funding in the amount of \$50,000.00 toward the Historic Preservation Mitigation Program in February 2018 – as of the date of review for this report by the Commission, 3 historic properties have received reimbursement grant awards; 2 properties were listed in the Local Register of Historic Resources; 1 property was listed as a Heritage Property; with the assistance of staff, the HPC created a priority list in response to the status of potential historic districts and historic resource surveys. Cons: The Armenian Town Historic District remains to be heard at City Council for consideration.***

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- E. What are your local historic preservation goals for 2018-2019? **1) Promote opportunities and incentives for designated historic properties; 2) Further comprehensive documentation of the city (by moving forward with surveys that have been previously conducted and by working toward Historic Context Statements that will contribute to neighborhood identity in Fresno); 3) Increase accessibility to Fresno's history (for staff, for community members, and for developers – through digitization and mapping); 4) Provide educational outreach to City leadership (in the form of a workshop); 5) Update the Historic Preservation Ordinance and consider drafting a Preservation Plan for the City of Fresno; and 6) Pursue maintenance monitoring strategies with assistance from City staff, HPC members, local community organizations, and the general public (by forming an advisory committee and by utilizing the Fresno app).**
- F. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? **Always appreciate your advice on issues.**
- G. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
Interest in topics such as adaptive reuse, national trends, diversity and inclusion, as well as Mid-Century Modernism has been expressed by the HPC. Guidance on CEQA protocol/updates would also be beneficial.	Workshops that include discussion.

- H. Would you be willing to host a training working workshop in cooperation with OHP? ☒ Yes ☐ No

- G. Is there anything else you would like to share with OHP? **Thank you to the OHP for their guidance and support as well as suggestions moving forward.**

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XII Attachments

- ☒ Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff **(EXHIBIT A)**
- ☒ Minutes from commission meetings **(EXHIBIT B)**
- ☐ Drafts of proposed changes to the ordinance
- ☐ Drafts of proposed changes to the General Plan
- ☒ Public outreach publications **(EXHIBIT C)**

Email to Lucinda.Woodward@parks.ca.gov

ATTACHMENTS

EXHIBIT A:

Statement of Qualifications

for

Certified Local Governments Commissioners and Staff

Local Government: **Fresno, California**

Name: **Laura Groves van Onna**

Commissioner ☐ Staff ☒

Date of Appointment: **January 8, 2018**

Date Term Expires: **N/A**

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

Are you a professional in one of the disciplines associated with historic preservation?

☐ No

☒ Yes – **Historic Preservation; Urban Planning; Architectural Studies; Art History/Criticism**

If you are, summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

M.S. in Historic Preservation, M.S. in Urban Planning, B.S. in Architecture Studies, B.A. in Art History/Criticism; historic preservation experience includes 3.5 years in the public sector (City of Fresno, Instituto Rio Patrimônio da Humanidade - Rio World Heritage Institute, City of Lawrence, Kansas, Kansas State Historical Society, Watkins Community Museum of History), 2.5 years in the private sector (GPA Consulting, Quimby McCoy Preservation Architecture, Kristy Stubbs Gallery), 1 year in education (Columbia University), and periodic volunteer experience.



Laura Groves van Onna

Preservation and Planning

laura.vanonna@fresno.gov | www.linkedin.com/in/lauragroves

EDUCATION

Columbia University

New York, New York

M.S. in Historic Preservation

M.S. in Urban Planning

August 2012-May 2015

- Focused on issues of preservation in international planning and community development.
- Participated in three studios - "Preservation Studio I: Reading Buildings," "Preservation & Climate Change: Assessing New York after Sandy," and "Rio das Pedras: A Toolbox for Community Improvement."
- Completed my thesis entitled "Is there a role for preservation planning in a *favela*?"

University of Arkansas

Fayetteville, Arkansas

B.S. in Architecture Studies

B.A. in Art History/Criticism

August 2005-December 2009

- Completed three architecture design studios.
- Studied abroad in Rome, Italy in fall 2008 which initiated my interest in historic preservation.
- Partook in professional electives "Preservation/Restoration" and "Urban Form."
- Created part of a virtual model of a neighborhood in Ancient Pompeii using various forms of documentation such as historic maps, photographs, and literature.

WORK EXPERIENCE

City of Fresno

Fresno, California

Historic Preservation Specialist

January 2018-Present

- Manage the Historic Preservation Division in function and budget within the Development and Resource Management Department.
- Conduct design reviews for designated historic resources, evaluations for potential historic resources, historic resource surveys, and Section 106 reviews.
- Maintain a historic preservation database and economic incentive programs for qualified historic properties such as the Mills Act Program and the Historic Preservation Mitigation Program.
- Compose historic contexts and annual reports.
- Prepare and present staff reports to the Historic Preservation Commission.
- Perform educational outreach.

GPA Consulting

Los Angeles, California

Architectural Historian II

February 2016-June 2017

- Contributed to and carried out a wide variety of projects in Southern California through research, photo-documentation, written composition, and presentation. These projects include Mills Act, CEQA, and Section 106 reports as well as National Register nominations, Los Angeles Historic-Cultural Monument applications, and themes for the Los Angeles Citywide Historic Context Statement.

Quimby McCoy Preservation Architecture

Dallas, Texas

Preservation Planner

November 2015-January 2016

- Organized and conducted a historic resources survey in the Garland downtown area to determine significance and potential for eligibility of a historic district.
- Performed historical, building, site, and contextual research for the Dallas County Records Complex.



Columbia University

New York, New York

Teaching Assistant

August-December 2013 and 2014

- Assisted professors with classroom materials and operations for “Cultural Landscapes,” “Historic Preservation Colloquium,” “Law for Preservation,” and “Preserving Modern Architecture.”

Studio-X Rio Assistant

June-August 2014

- Assisted in the composition of a book and in leading a workshop for the Rio das Pedras Initiative.

Instituto Rio Patrimônio da Humanidade (Rio World Heritage Institute)

Rio de Janeiro, Brazil

Intern

July-August 2013 and June-July 2014

- Worked in the *Gerência de Intervenção Urbana* (Department of Urban Intervention), on *Projeto Vazios Urbanos*, a project aimed at identifying and creating development parameters for empty and/or abandoned lots within o *Centro* (the historic city center) that could potentially be developed with residential use in mind in 2013. In 2014, returned to research minimal urban intervention options for *Largo do Machado*, a historic plaza in the City.

City of Lawrence, Kansas

Lawrence, Kansas

Planner I - Historic Preservation

October 2011-August 2012

- Reviewed applications for alterations to designated historic resources, maintained a database for project proposals as well as contact with clients, surveyed sites and structures, composed reports and presented them at monthly commission meetings.
- Addressed general concerns and questions from the public and worked periodically on long-term projects, such as research and documentation required for landmark designations and design guidelines as well as events for educational outreach.

Kansas State Historical Society

Topeka, Kansas

Special Projects Associate

July 2011-August 2012

- Researched and helped compose a National Register MPDF (Multiple Property Documentation Form) for significant Santa Fe Trail sites in the State of Kansas.

Watkins Community Museum of History

Lawrence, Kansas

Intern

August 2010-August 2012

- Catalogued items in the 3-D collection, helped maintain and update the museum’s database on PastPerfect, and greeted visitors.

Kristy Stubbs Gallery

Dallas, Texas

Assistant

January-July 2010

- Assisted and represented Kristy in running the gallery by maintaining a database for the collection through Artsystems, communicating with clients and artists, composing artist biographies, and helping with exhibitions.



VOLUNTEER EXPERIENCE

California Preservation Foundation

Pasadena, California

2017 Conference Committee Member

July 2016-May 2017

- Coordinated the Community Engagement Workshop which included two parts: "Sizing Up Your Environment" and "Rebranding Preservation."

Preservation Dallas

Dallas, Texas

Volunteer

October 2015

- Assisted with the 2015 Fall Architectural Tour.

Depot Redux

Lawrence, Kansas

Board Member

October 2011-August 2012

- Assisted in the coordination of and participated in events dedicated to saving the Amtrak station in Lawrence, Kansas.

Lawrence Preservation Alliance

Lawrence, Kansas

Volunteer

November 2010-August 2011

- Assisted in the nomination for Haskell Row to the National Register of Historic Places.

City of Lawrence, Kansas

Lawrence, Kansas

Volunteer

Spring 2011

- Worked on a nomination for Hobbs Park to the Register of Historic Kansas Places.

Kansas State Historical Society

Topeka, Kansas

Volunteer

September-October 2010

- Assisted the National Register Coordinator in the State Historic Preservation Office in completing a nomination for the Augusta Frisco Depot to the Register of Historic Kansas Places through survey, research, and composition. The property was listed November 20, 2010.

SKILLS

Research | Buildings; History; Policy; Physical and Social Contexts.

Documentation | Database Management; Design Review; Drawing; Mapping; Oral History; Photography; Presentation; Written Composition.

Reports and Forms | CEQA - Historical Resource Reports; Design Guidelines; DPR 523; Historic Context Statements and Themes; Los Angeles Historic-Cultural Monument Applications; Mills Act - Historic Assessment Reports; National Register Multiple Property Documentation Forms; National Register Nominations; Register of Historic Kansas Places Nominations; Section 106 Reports; SurveyLA Findings and Reports.

Computer Programs | Adobe Acrobat, Photoshop, InDesign, and Illustrator; ArcGIS; Arches; Artsystems; AutoCAD; Google Earth; Microsoft Word, PowerPoint, and Excel; PastPerfect; Ruskin; SketchUp.

Languages | English; Portuguese; Spanish; Italian.

Amber Piona
Fresno, CA 93722
Amber.piona@fresno.gov

WORK EXPERIENCE

City of Fresno

Fresno, CA

Planner

July 2016-present

Work for the City of Fresno Development and Resource Management Department, Long Range Division on a variety of long range planning projects, including the Active Transportation Plan, Parks Master Plan, and the update to the Housing Element. From January 2017 to present, in addition to regular duties, working with the Historic Preservation division, reviewing projects under Section 106, assessing potential project impacts on historic resources, and conducting archival research for city staff.

National Park Service, Mount Rainier National Park

Mount Rainier, WA

Historical Landscape Architect intern

June 2015- Sept. 2015

Worked for the Historical Landscape Architect creating the MORA Historic View and Vista Management Plan. Conducted field documentation using GIS ArcCollector and historical research on view planning in the National Park Service. Assessed the management needs of historic views within the park and made treatment recommendations. Oversaw volunteers during landscape rehabilitation projects.

National Park Service, Southeast Regional Cultural Resources Division

Atlanta, GA

Cultural Resources Intern

Feb 2012-July 2012

Worked for the History Branch of the Cultural Resources Division. Reviewed and commented on cultural resources documentation (Section 106, National Register nominations, National Historic Lighthouse Preservation Act properties, Historic Structure Reports). Conducted research to help further the regional office's knowledge of Asian-American and Pacific Islander cultural resources as a part of NPS' Cultural Resource Diversity Program goals. Drafted National Register determinations of eligibility for regional parks.

City of San Luis Obispo Community Development Dept.

San Luis Obispo, CA

Planning Intern

Sept 2009-Oct 2010

Worked with Senior Planner on various projects, including creating a historic neighborhood design guide and architectural style guide for the city. Contributed to the text of the Historic Preservation Program Guidelines and Historic Preservation Ordinance. Wrote reports and gave public presentations to the advisory body, the Cultural Heritage Committee.

EDUCATION

University of Washington, Seattle

Seattle, WA

Masters of Urban Planning, Certificate in Historic Preservation, Dec. 2015
2014-2015 Urban Planning and Design Department Award for Service

California State University Sacramento

Sacramento, CA

Masters of Arts in History, Public History, Dec. 2010

University of California, Davis

Davis, CA

Bachelors of Arts, History, June 2005

JOHN W. HASTRUP

2600 Fresno Street • Fresno, CA 93721 • (559) 621-7559 • john.hastrup@fresno.gov

EDUCATION

Boalt Hall School of Law, University of California, Berkeley

J.D., May 2009

Activities: Blue Book Editor, Berkeley Technology Law Journal

McBaine Honors Moot Court Competition 2008-09

Harvard College, Cambridge, MA

A.B., Government, June 2006

Honors: Honors Graduate, *cum laude*, John Harvard Scholar, Detur Book Prize Winner

Activities: Editorial Editor and Columnist, The Harvard Crimson newspaper

Men's Varsity Swim Team, four-year participant

EMPLOYMENT

Deputy City Attorney, City of Fresno

Fresno, CA

Serve in the transactional unit for the City; review contracts; evaluate risk; draft ordinances; advise the Mayor and Councilmembers on legal matters.

October 2017-Present

Partner, McCormick Barstow LLP

Fresno, CA

Work on a variety of real estate, transactional and trust and estate matters; serve as outside general counsel for large agricultural and manufacturing companies, and regional banks; experience with re-financing and merger and acquisition transactions, including tax implications; extensive work with litigation counsel coordinating litigation strategy, particularly real estate matters; prosecuted many trademarks and successfully addressed USPTO Office Actions; experience with trust and estate administration (primarily focused on agriculture business clients); associated litigated matters, with more than 100 court appearances in probate court.

August 2009-October 2017

Summer Associate, Steptoe and Johnson LLP

Washington, DC

Worked on a *pro bono* mortgage foreclosure rescue case; prepared memos for insurance litigation matters; researched ICSID arbitrations in international trade matters; co-authored a piece on government contracts issues for September 2008 issue of *Off the Shelf Newsletter*, published by the Coalition for Government Procurement. *Summer 2008*

Research Assistant, Professor Anne Joseph O'Connell

Berkeley, CA

Collected data and prepared files for a large empirical research project on appointments to Executive Branch positions. Research involved extensive background checks on appointees and legal questions about the respective roles of the legislative and executive branches in the appointment and confirmation processes. *May 2007 – September 2007*

Research Assistant, Stephen Rosenbaum

Berkeley, CA

Assisted in the major revision of a chapter in the book AIDS and the Law, originally written by Linda Headley. Updated the chapter's case and code citations in light of recent changes, and substantially edited and rewrote large portions of the chapter's text to reflect these changes and improve readability. *Spring 2007*

Paid Intern, Governor's Office of Legislative Affairs Sacramento, CA
Researched pending legislation and prepared summaries of the proposed laws for Governor Schwarzenegger to use in sign/veto decisions. *Summer 2005*

Intern, U.S. Congressman George Radanovich Fresno, CA
Drafted congressional records and public releases for the congressman at his local office and provided routine services to constituents. *Summer 2003*

ACTIVITIES

Chairman, Pro Bono Legal Counsel, Fresno Philharmonic Orchestra
Provide substantially all legal work for this large regional orchestra, including negotiation of Music Director and CEO contracts, and collective-bargaining issues for union musicians; currently assisting with national search for new Music Director. *Summer 2012-Fall 2018*

Pro Bono Legal Counsel, Break the Barriers
Provided outside legal work, including work on contested trademark matters, for this organization that offers sports and art programs designed to break down barriers between general society and those with disabilities. *Summer 2013-Fall 2017*

INTERESTS

Attending legal and other educational presentations by academics or lawyers; learning about cutting-edge developments in the law; Cal Athletics, especially football and basketball; outdoor activities, including hiking and backpacking, and keeping the family cabin safe from fires.

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City of Fresno

Name of Commissioner Patrick Boyd

Date of Appointment: 6/5/2014

Date Term Expires: 6/30/2018

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Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.



Patrick Boyd

Principal Landscape Architect, Vice President

LLA # 4682

P.O. Box 27616
Fresno, CA. 93729

Studio: 559.472.9966

Fax: 559.472.9969

patrick@designlab252.com

Education:

California Polytechnic State University, San Luis Obispo
Bachelor of Landscape Architecture, 1998

Work History:

Designlab252, 2007-present
Quad Knopf, 2005-2007
California Department of Transportation, 1998-2005

Professional Organizations:

Fresno Art Council, *President*
City of Fresno, Historical Preservation Commission, *Vice Chair*
U.S. Green Building Council, Central California

Professional Background:

Mr. Boyd is particularly suited and experienced in large scale design projects. He brings more than ten years of industry experience to Designlab252 as a Licensed Landscape Architect in the State of California. Prior to opening Designlab252, Patrick spent two years with the multidisciplinary firm Quad Knopf and seven years at the *Department of Transportation*. **His work with Caltrans included landscape rehabilitation for more than 600 acres** of California's roadways; including, State Routes (SR) 58, 99, 168 and 178. He served as the Landscape Architect for the SR 99 Corridor Enhancement Master Plan as well as team leader for two California Safety Roadside Rest Area System projects and oversaw Bakersfield's Highway Beautification Master Plan. At Quad Knopf, Mr. Boyd capitalized on his love of art and urban design working with engineers and other clients to provide creative planning and design solutions.

Mr. Boyd is an avid Bicycle enthusiast and has applied that passion into his professional life through work on municipal bicycle master plans and trail design. He has raced on the streets of Visalia and can be found on one of his bike all over the State on any given day.



REC'D AUG 9 '18 PM4:58
FRESNO CITY CLERK

MAYOR LEE BRAND

**NOTIFICATION OF APPOINTMENT BY MAYOR
TO BOARD OR COMMISSION**

TO: City Council

THROUGH: Yvonne Spence, City Clerk

BY: Lee Brand, Mayor

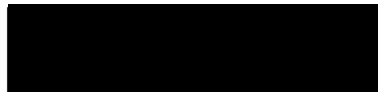
X Reappointment

_____ New Appointment

Name of person replaced: N/A

Name: Patrick Boyd

Address:



Home Phone:



Business Phone: N/A

Appointed to: Historic Preservation Commission

Term: Through 6/30/2022

City Council Agenda 8/23/18

Statement of Qualifications

for

Certified Local Governments Commissioners

Local Government CITY OF FRESNO

Name of Commissioner ROBIN GOLDBECK

Date of Appointment: 6.30.2016 (2nd Term)

Date Term Expires: 6.30.2020

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Are you a professional in one of the disciplines associated with historic preservation?

☒ Yes

☐ No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Robin Goldbeck

3546 W. Loma Linda Fresno, CA 93711
559.285.2390 goldarch@comcast.net

Professional Summary

Owner, Goldbeck Architects since 1990. Goldbeck Architects is a full-service design firm located in Fresno, CA specializing in residential architecture. Design, construction document production and contract administration are all offered with attention to detail and the owner's goals at the forefront. Goldbeck Architects' designs incorporate energy efficiency, creative aesthetics and universal design into a client's lifestyle and budget.

Experience

1990-present

Goldbeck Architects

Architect, Owner

- Custom residence and residential remodel programming
- Construction documents, budgets, construction scheduling
- Permit and entitlement processing
- Bidding, negotiation and contractor selection
- Construction administration
- Punch list and project close-out

Sample Projects

Non-profit:

- Habitat for Humanity, Fresno, Neighborhood Revitalization Initiative, ongoing.
- Habitat for Humanity, Fresno, Standard Plans in Fresno and Clovis, ongoing.
- Habitat for Humanity, Fresno, 2011-2012 house design. 2012-2013.
- Habitat for Humanity Ramps and Rails program, Sept.-Dec. 2011
- WFHCC Mary Ella Brown Center Gazebo, 2011
- Lowell CDC 415 Calaveras development. 2012

Private sector residential clients:

- Veatch Residence Addition, ongoing
- Moose Residence, Walnut Creek, ongoing
- Benninga Residence, ongoing
- Smith residence addition

Education

1976-1980

Univ. of California, Berkeley

1976-1980

B.A., Architecture

Associations:

Fresno County Historical Preservation Commission, 2013, ongoing.

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City of Fresno

Name of Commissioner Paul Halajian

Date of Appointment: 6/30/2017

Date Term Expires: 6/30/2021

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Are you a professional in one of the disciplines associated with historic preservation?

 X Yes No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Paul N. Halajian, AIA LEED AP
Architect CA License #C20194
Paul Halajian Architects - Clovis, CA
Principal Sep 2010 - Present
Taylor Teter Partnership - Fresno, CA
Partner Nov 2006- Aug 2010
Taylor Group Architects - Fresno, CA
Partner Sep 2000- Nov 2006
TAM Architects - Fresno, CA
Project Manager Aug 1997- Sep 2000
EHDD Architects - San Francisco, CA
Associate/ Architect Sep 1990 - Aug 1997

EDUCATION

Executive Education Certificate
Graduate School of Design
Harvard University
Master of Architecture, 1988
Bachelor of Arts - Architecture, 1984
University of California, Berkeley

PROFESSIONAL

US Green Building Council - LEED AP
American Institute of Architects (AIA) Member
AIA San Joaquin - Board Member, Past President
AIA California Council - Board of Directors
arCA / AIA Journal - Past Editorial Board Chairman
AIA National Convention - Delegate, 20017



**PAUL HALAJIAN
ARCHITECTS**

PAUL HALAJIAN, AIA, LEED AP

He has been practicing architecture for over 25 years and has developed a portfolio of award winning projects in both the public and private sectors. He values a well-rounded approach to architecture that places equal importance on design, constructability, sustainability, project parameters, and client service. Collaboration with all project stakeholders and mentorship of emerging professionals define his approach to practice.

Mr. Halajian earned both his Bachelor's degree in Architecture and Master of Architecture Degree from the University of California, Berkeley. After completing graduate studies in Architecture at the University of California, Berkeley, Paul Halajian, AIA – LEED AP™ began practice in the internationally acclaimed San Francisco firm of EHDD Architecture and was named an Associate in the Firm. While with EHDD, Mr. Halajian served as Project Architect on a number of major university library projects. A native of Fresno California, Mr. Halajian left the Bay Area to return home to practice in Fresno because of his belief in the power of design to create a better environment for one of California's most overlooked regions.



PAUL HALAJIAN AIA | LEED® AP

Architect, CA License #C20194

EDUCATION

Executive Education Certificate
Graduate School of Design,
Harvard University

Master of Architecture, 1988
Bachelor of Arts - Arch., 1984
University of California, Berkeley

PROFESSIONAL / COMMUNITY INTERESTS

Historic Preservation Commission,
City of Fresno

arCA, Editorial Board Chairman

AIA California Council,
Board of Directors

AIA San Joaquin Chapter,
Past President

AIA National Convention,
Delegate, 2007

PROJECT EXPERIENCE

County of Fresno | Libraries

Fowler Library - New Construction *
Mendota Library - New Construction *
Orange Cove Library - New Construction *
Betty Rodriguez Library - Tenant Improvement

City of Tulare

Tulare Public Library and Council Chambers *

Fresno Pacific University

Fine Arts Building - New Construction (Design Development)

California State University, Fresno

Faculty Office / Lab Building - New Construction
Aquatic Center - New Construction & Site Development
Psychology/Human Services Building
McLane Hall - Distance Learning Classroom Remodel
College of Agriculture - HVAC Upgrade / Roof Upgrade
Viticulture and Enology Research Lab - Renovation
Science II Replacement Building - New Construction *
North Gym - Toilet Rooms ADA Upgrade *
Speech Arts - Toilet Rooms ADA Upgrade *
Disabled Students Services - Renovation / ADA Upgrade
Simulation Lab - Plaza & Parking Improvements

Churches

Trinity Church of Clovis
College Community Church Mennonite Brethren
Archangels Michael & Gabriel Coptic Orthodox Church
First Baptist Church of Kingsburg
Emmanuel Lutheran Church - Master Plan

(*Project completed while at previous firm)

T: 559.297.7900
F: 559.297.7950

389 Clovis Ave., Ste. 200
Clovis, California 93612-1185
www.halajianarch.com

Statement of Qualifications

for

Certified Local Governments

Commissioners and Staff

Local Government **Fresno**

Name Jason Hatwig

Date of Appointment: 8/24/2017

Date Term Expires: 6/30/2021

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Are you a professional in one of the disciplines associated with historic preservation?

 Yes

 X No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Jason Hatwig

1263 W. Northridge Ave. • Fresno, CA 93711

Jhatwig@sbcglobal.net • phone: 559-439-4047

Objective

To obtain a challenging and engaging position with a progressive Civil Engineering Firm in which, through hard work, perseverance and excellence, I can become a contributor and benefit to the company.

Qualifications Summary

With over 18 years of land development experience, from design to leadership, I have worked on many small and large retail developments, street improvements projects, flood control and irrigation district facilities, parks, sports facilities, rural residential developments and apartment complex developments.

Experience

1998-Present CEI Engineering Associates, Inc.

Project Management 2004 to Present

- Coordinate projects with staff engineers and supervise design team
- Prepare project scope, feasibility documents, cost estimates, sitework specifications and construction reports
- Assist in land development deals and agreement terms
- Coordinate and prepare planning documents, entitlements, approval permits and civil plans, from conceptual to construction
- Facilitate meetings with client, land use attorneys, EIR consultants and project team to establish project goals, budgets and timelines
- Identifies resources or sub consultants needed and assigns responsibilities
- Process monthly invoices, client billings and collections
- Market prospective clients and projects, prepare RFP's and RFQ's
- Conduct annual employee evaluations

Project Designer 1998 to 2004

- Work under the direction of Project Manager/Engineer
- Prepare civil plans, exhibits and 3d models
- Prepare quantity takeoffs and construction cost estimates
- Prepare calculations for prelim hydrology and earthworks

1996-1998 John Frank Mitchell, Inc.

Design Drafter

- Work under the direction of Mechanical Engineer
- Prepare mechanical plumbing and HVAC plans

Certifications

LEED Accredited Professional

Education

California Christian College, Fresno

Non-accredited Biblical Studies degree (AA equivalent), graduated in 1996

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City of Fresno

Name of Commissioner Ron McNary

Date of Appointment: 10/26/2016

Date Term Expires: 6/30/2020

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Are you a professional in one of the disciplines associated with historic preservation?

 Yes

 X No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Mr. McNary was a General Building Contract for the county of Fresno in the building maintenance department for many years. Mr. McNary also has experience restoring historic homes.

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City of Fresno

Name of Commissioner C. Kristina Roper

Date of Appointment: 16 July 2015

Date Term Expires: 15 July 2018

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

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Are you a professional in one of the disciplines associated with historic preservation?

xxx Yes

 No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

C. Kristina Roper is a Registered Professional Archaeologist in good standing, and exceeds the Secretary of Interior's Professional Qualifications Standards for prehistoric archaeology. Roper has over 34 years of professional experience in the field of archaeology, historical research and architectural evaluation, specifically in the investigation and management of cultural resources within the context of local, state and federal regulatory compliance for projects in the Far West. Ms. Roper holds a B.A. degree in Anthropology and a Master's degree in Cultural Resources Management, and is a registered archaeologist with the California Historic Resources Information System. She is a full-time member of the Department of Anthropology at California State University Fresno, teaching lower and upper division courses in world prehistory, food and culture, applied anthropology, cultural resources law, critical thinking, archaeological field methods, and biological anthropology.

C. KRISTINA ROPER, M.A., RPA
Owner/Principal, Sierra Valley Cultural Planning
41845 Sierra Drive, Three Rivers, CA 93271
(559) 561-3815 / (559) 561-6041 fax
kroper@wildblue.net

EDUCATION

M.A. 1993, Cultural Resources Management, Sonoma State University
B.A. 1982, Anthropology, University of California, Berkeley

POSITIONS CURRENTLY HELD

1995-present **Archaeologist / Principal**, Sierra Valley Cultural Planning, Three Rivers, California
1996-present **Lecturer/Cultural Resources Specialist**, Department of Anthropology, California State University, Fresno, California
2015-present **Commissioner**, City of Fresno Historic Preservation Commission

PREVIOUS PROFESSIONAL EXPERIENCE

1995–1996 **Senior Archaeologist and Manager**, Applied EarthWorks, Inc., Fresno, California
1993–1995 **Senior Archaeologist and Manager**, INFOTEC Research, Inc., Fresno, California
1989–1993 **Associate Archaeologist/Archaeology Laboratory Director**, BioSystems Analysis, Inc., Santa Cruz, California
1986–1988 **Project Archaeologist/Research Archaeologist**, National Park Service, Sequoia and Kings Canyon National Parks, Research Division, Three Rivers, California
1985 **Staff Archaeologist**, National Park Service, Yosemite National Park, California
1982–1985 **Project Coordinator**, Cultural Resources Facility, Anthropological Studies Center, Sonoma State University, Rohnert Park, California

SUMMARY

Over thirty years of archaeological survey and excavation experience, including both prehistoric and historic sites, in California, Nevada, Oregon, and Idaho. Over 300 professional reports and publications. Courses taught: World Prehistory, Introduction to Archaeology, Bio-Behavioral Evolution of the Human Species, Historical Archaeology, Critical Thinking, Food and Culture, Applied Anthropology, and Cultural Resources Management. Ms. Roper is a Registered Professional Archaeologist in good standing.

As sole proprietor of a cultural resources management firm, responsibilities include all aspects of project management, from marketing and development, to project completion. NEPA, CEQA, and NHPA (Section 106) compliance. Focus is on local (San Joaquin Valley/Sierran foothills) cultural resources needs, within the context of CEQA and NEPA/NHPA. Certified as a woman-owned, small business with the CA Public Utility Commission. Clients include: Caltrans, City of Chowchilla, National Park Service; Yosemite Concession Services Corp.; Paoli & Odell, Inc; Odell Planning & Research, Inc.; Buada & Associates; State Center Community College District; Minarets School District, Madera County; Tulare Union School District, Tulare County; Fresno Metropolitan Flood Control District; Fresno Irrigation District; County of Tulare Resources Management Agency; City of Fresno Development Department; VRPA Technologies, Inc. County of Fresno Public Works; Page & Turnbull, Architects; CalMat Company; RMC Pacific Materials, Inc. / CEMEX; Sacramento Municipal Utilities District; VERTEX Engineering Services, Inc.; Friant Development Corp., Live Oak Associates, Inc., Valley Planning Consultants, Inc., Wellington Corp. of Northern California. Quad Knopf, Inc.; Provost & Pritchard, Inc.; TPG Consulting, Inc.; Blair, Church & Flynn, Inc.



REC'D AUG 10 '18 PM4:41
FRESNO CITY CLERK

MAYOR LEE BRAND

**NOTIFICATION OF APPOINTMENT BY MAYOR
TO BOARD OR COMMISSION**

TO: City Council
THROUGH: Yvonne Spence, City Clerk
BY: Lee Brand, Mayor

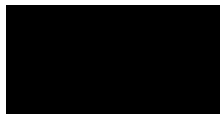
X Reappointment
_____ New Appointment
Name of person replaced: N/A

Name: C. Kristina Roper

Address:



Home Phone:



Business Phone:

Appointed to: Historic Preservation Commission

Term: Through 6/30/2022

City Council Agenda 8/23/18

Statement of Qualifications

for

Certified Local Governments

Commissioners and Staff

Local Government **Fresno**

Name Don Simmons

Date of Appointment: 6/30/2016

Date Term Expires: 6/30/2020

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

 Yes

 X No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

DON R. SIMMONS

1440 E. Divisadero St.

Fresno, California 93721

Cell: 559/246-9970 Fax: 559/278-6468

Email: creativepotential@gmail.com

WORK HISTORY

Jan 2005 **Distinguished Lecturer, Humanics**
to *California State University, Fresno*
Present *Fresno, California 93740*

Teach undergraduate courses in Philanthropy, Grantmaking/Grantwriting, Leadership, Entrepreneurial Approaches to Sustainable Community Benefit Organizations; co-lead Humanics Certificate Program in Community Benefit Organizational Leadership

- Humanics courses include undergraduate and graduate students in courses I teach
- Coleman Fellow in Entrepreneurship, 2009.
- Advise and mentor pre-professionals in CBO leadership.
- Present workshops in creativity and leadership for the office of Student Affairs.

2003 **President**
to *Creative Potential Consulting and Training*
Present *Fresno, California 93721*

Incorporated consulting firm working with community benefit organizations and their leaders in strategic planning, governance sustainability, leadership decision-making, volunteer leadership, forecasting and staff development.

- Utilize the RBC (Results-Based Conversations) licensed facilitation model
- International, national and local organizations as clients
- Bi-lingual consultation and facilitation available
- 35 years experience as facilitator and coach
- Perspectives as volunteer, executive director, donor, board member and staff

Jan 1993 **Curriculum Director, Senior Faculty**
to *Leadership Training Network*
Apr 2007 *Dallas, Texas*

Wrote leadership curriculum and served as lead faculty member/trainer/coach for a team of 6 leaders. Presented more than 1,500 day long and 5 days leadership workshops nationally and internationally. Developed leadership development curriculum in collaboration with 2 large private foundations in Texas and worked with several of the largest faith-based organizations in the world in delivery of content.

- Wrote leadership development curriculum.
- Coached and lead a diverse team of trainers and coaches.
- Created and planned hundreds of 5-day "Equipping Institutes" for faith-based and community benefit organization leaders.
- Published numerous articles on leadership principles as applied to volunteers and other unpaid staff.

Aug 2001 to Apr 2005 **Director, LEAD (Leadership Equipping and Development)**
One by One Leadership
Fresno, California 93721

Wrote curriculum and developed community based training program for faith-based leaders and organizations with principles of "equipping leadership, " volunteer management, organizational strategies and fund development.

- Engaged 150 local congregations of various faiths.
- Produced the first city-wide service day, Agents of Grace, with over 500 participants.
- Taught weekly workshops on volunteer engagement, grantwriting, organizational sustainability and leadership.

Jun 1995 to Aug 2001 **Associate Professor/Director of Continuing and Professional Studies**
Golden Gate Baptist Theological Seminary
Mill Valley, California

taught graduate courses in Leadership, curriculum development, organizational change, teaching/pedagogy, ethics and developed the Office of Continuing and Professional Studies, offering a full catalog of community-oriented professional development programs and continuing education courses for persons serving in faith-based organizations

- Presented Outstanding Faculty lecture on "Accessibility and the Church"
- Facilitated the first HIV/AIDS workshop at an American seminary

- mentored hundreds of students preparing for graduation
- Chair, Curriculum Committee, 5 years

Apr 1990 to Aug 1995 **Director, Center for Volunteerism and Community Service**
Occidental College
Eagle Rock, California

Provided management and leadership to the CVCS with over 30 student-led community service programs; helped establish the nation's second largest Americorps Program, Building Up Los Angeles; Engaged over 800 students in community service events; helped establish Occidental's service learning curriculum; partnered with United Way of Los Angeles to develop student leadership program for under served communities

- Secured grant funding for over 30 programs, totaling over \$2 million
- Served on Corporation for National Service planning committee to institute the National Service Act
- Co-wrote second largest Americorps funding grant in the U.S.
- Represented Occidental College in the East Los Angeles Service Coalition

1983 to Aug 1990 **Associate Professor/Director of Philanthropic Studies/Director, Corporate and Foundation Affairs**
Biola University
LaMirada, California

Developed Biola University School of Business program in Nonprofit and Philanthropic Studies. Taught courses in Philanthropy, Organizational Leadership and Decision-Making, Grantsmanship, Nonprofit Marketing and Nonprofit Management; simultaneously served as the primary foundation and corporate giving officer for the University Office of Development

- Successfully founded and instituted undergraduate program in nonprofit organizational leadership
- Secured over 1.7 million in grants and corporate support
- Founded "Saturday College" program through a Chevron Oil grant
- Assisted in developing Biola's Service Learning curriculum

EDUCATION

1995 **Yale University**
New Haven, Connecticut
Program on Nonprofit Organizations, Certificate in Leadership

Engaged in yearlong certificate program with emphasis in organizational leadership, secession planning and governance.

- Only native South Carolinian ever in the program.

1988 **University of San Francisco**
to *San Francisco, California*
Jun 1991 *M.P.A., Nonprofit Organizational Management*

Accelerated program for NP professionals with a focus area in volunteer leadership and fund development.

1980 **Texas A&M University**
to *Commerce, Texas*
Apr 1984 *Organizational Development, Ph.D.*

Focused program on leadership in education settings and community benefit organizations.

- Multi-cultural in approach
- Proficient in research development and theory

Aug 1977 **Southwestern Baptist Theological Seminary**
to *Ft. Worth, Texas*
Dec 1979 *M.A., education*

Focused on curriculum development, curricular theory and pedagogy

Aug 1974 **Charleston Southern University**
to *Charleston, South Carolina*
May 1977 *B.S., Elementary Education*

completed undergraduate degree in 3 years with 2 minors, psychology and music

- Served as student body president, 1976-77
- Editor, The Cutlass, student yearbook, 1976

MEMBERSHIPS

Vice President, Board of Directors, Lowell Community Development Corporation
 Vice Chair, former Chair, City of Fresno Historic Preservation Commission

Vice President, Board of Directors, Hands On Central California
Board Member, International Association of Volunteer
Administrators
Former President of the Board, National Collegiate Volunteer
Administrators

- Neighborhood based community development organization focused on housing and equity issues
- 30+ years of serving on Boards of Directors of Volunteer Centers in California
- Professional certifications held: CVA (Certified Volunteer Administrator)

SOFTWARE/SYSTEM SKILLS

Microsoft Office, Excel, Raizer's Edge, GiftWorks, Salesforce

EXHIBIT B:



Historic Preservation Commission Executive Minutes

November 13, 2017

MONDAY

6:00 p.m.

2600 FRESNO STREET
CONFERENCE ROOM A
2nd Floor, City Hall

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

*The meeting was called to order by **Chair Patrick Boyd** at 6:00 PM.*

Commissioners Present: Robin Goldbeck, Paul Halajian, Patrick Boyd, Jason Hatwig, Ron McNary.

Staff Present: Dan Zack, Talia Kolluri and John Hastrup (CAO), Amber Piona, and Drew Wilson.

II. APPROVE MEETING MINUTES

A. Approve Minutes for September 25th, 2017.

The minutes of September 25th were approved 5-0 with a motion by Jason Hatwig and a second by Ron McNary.

III. APPROVE AGENDA

The agenda was approved 5-0 with a motion by Robin Goldbeck and a second by Jason Hatwig.

IV. CONSENT CALENDAR
None

V. CONTINUED MATTERS
None

VI. COMMISSION ITEMS

A. CONSIDERATION OF A MILLS ACT HISTORICAL PROPERTY CONTRACT FOR THE ROWELL BUILDING (HP#170) LOCATED AT 2100 TULARE STREET PURSUANT TO FMC 12-1706 (**ACTION ITEM**).

Staff Recommendation: Recommend that the Director of Development and Resource Management enter into a Historical Property Contract for the Rowell Building (HP#170) located at 2100 Tulare Street pursuant to FMC 12-1706.

Dan Zack gave a presentation which included a recap of the Mills Act, as well as the process taken to review the properties. The properties were visited by city staff along with members of the commission, and inspected the home and spoke with the property owners about the proposed 10 year improvement plans. Each improvement plan is an individual item, and will need to be voted on separately.

The first property was the Rowell building, and Dan Zack gave a presentation on the history of the building. The building is named after a previous newspaper owner and local historical figure. The current exterior is almost identical to the day it was finished. The building is currently going through an extensive restoration, and the improvement plan reflects this. It is currently being remodeled, and standard maintenance is the primary focus of the agreement.

Paul Halajian: I think what they are doing is fantastic job and encourage other propriety owners to do the same. Is the aweing being reinstalled as it was on the original building?

Scott Vincent (consultant preservation architect on the project): Would like to commend the commission on adopting the Mills act. The awing will be added on the first floor. The building has recently been found eligible for the national register. The historic preservation tax credit is currently being reconsidered nationally, and the current tax credit is somewhat limited due to stipulations on the amount of remodel completed. We have identified and contracted the companies that are the original manufactures of the glass stones on the sidewalk as well as the tin cornice. Additionally, we are working with the original masonry companies to manufacture bricks to match the original bricks and to replace the terracotta on the plaster band.

Public Comment:

Bruce Odem: Where the windows replaced, and does this disqualify it from going on the national registry?

Scott Vincent: Yes, they are wood windows with a 1/16 of an inch of the original windows, and this does not disqualify it.

Odem: Is this project CEQA exempt?

Dan: Yes, the Mills act project is, but the item is only pertaining towards the Mills Act.

Odem: What conducted for the remodel?

Dan: I don't recall what was conducted.

No more public comment.

The commission approved staff recommendations to enter into a Mills Act 10 year Improvement Contract by a 5-0 vote. The motion was brought on by Ron McNary and seconded Robin Goldbeck.

B. CONSIDERATION OF A MILLS ACT HISTORICAL PROPERTY CONTRACT FOR THE BLASINGAME HOME (HD#3-63) LOCATED AT 710 PINE AVENUE PURSUANT TO FMC 12-1706 (ACTION ITEM**).**

Staff Recommendation: Recommend that the Director of Development and Resource Management enter into a Historical Property Contract for the Blasingame Home (HD#3-63) located at 710 Pine Avenue pursuant to FMC 12-1706.

Dan gave a presentation on the history of the home and the 10 year improvement plan. It is located on the Wilson Island, and is a Colonial Revival Home. There has been a lot of interior work completed, and so the exterior is the focus of the efforts for the improvement plan.

Patrick Boyd: What were the suggestions of the group that inspected the property?

Zack: The primary suggestions were the removal of projects that were not in the spirit of the Mill Act, but overall minor suggestions. We wanted the focus of the plan to be on the exterior of the property.

Boyd: Who will be completing the work?

Zack: Contractors will be completing the work. The work completed inside is immaculate.

No Public Comment.

The commission approved staff recommendations to enter into a Mills Act 10 year Improvement Contract by a 5-0 vote. The motion was brought

on by Robin Goldbeck and seconded Ron McNary.

C. CONSIDERATION OF A MILLS ACT HISTORICAL PROPERTY CONTRACT FOR THE WISHON HOME (HP#291) LOCATED AT 3555 E. HUNTINGTON BOULEVARD PURSUANT TO FMC 12-1706 (**ACTION ITEM**).

Staff Recommendation: Recommend that the Director of Development and Resource Management enter into a Historical Property Contract for the Wishon Home (HP#291) located at 3555 E. Huntington Boulevard pursuant to FMC 12-1706.

Dan gave a presentation on the property and the elements of the improvement plan. It sits on a one acre lot, and was built for A.G. Wishon. The focus of the efforts of the improvement plan focus on the exterior. The owners have done a good job identifying what the property needs to maintain it character, and it is reflected in the improvement plan.

Boyd: Was this like similar to the previous property? Beautiful from a far, but the needed improvements are visible once up close.

Goldbeck: Yes, there is a lot of wood that was not properly treated, and once completed it will set off the house even more.

McNary: Most of what is needed is minor, and the trellis work will be the most laboring task.

No public comment.

The commission approved staff recommendations to enter into a Mills Act 10 year Improvement Contract by a 5-0 vote. The motion was brought on by Jason Hatdwig and seconded Robin Goldbeck.

D. CONSIDERATION OF A MILLS ACT HISTORICAL PROPERTY CONTRACT FOR THE RISLEY HOME (HP#300) LOCATED AT 243 N. VAN NESS AVENUE PURSUANT TO FMC 12-1706 (**ACTION ITEM**).

Staff Recommendation: Recommend that the Director of Development and Resource Management enter into a Historical Property Contract for the Risley Home (HP#300) located at 243 N. Van Ness Avenue pursuant to FMC 12-1706.

Dan Gave a presentation on the property and the focus of the improvement plan. The property has recently seen a lot of changes. It is in the North Park Subdivision, and was built in 1904. With a lot of new improvements from a recent remodel the bulk of the improvement plan will be to maintain the house. The houses recent remodel was very detailed and focused and even the

hitching post was brought back to its original character.

Paul Halajian: It would have required us to make something up to add to the list.

No public comments.

The commission approved staff recommendations to enter into a Mills Act 10 year Improvement Contract by a 5-0 vote. The motion was brought on by Ron McNary and seconded Jason Hatwig.

E. Status update on 2245 San Joaquin Street.

Dan Zack gave a presentation on the reason the item is in front of the commission today, which was a request from the land owner. There is a desired project that would require an environmental review.

Cladia: This is intended to be an update as well as a request for potential project feedback. The presentation was focused on the history of why the house was originally purchased. It was done so to evict the tenants who were very destructive around the time of a nearby projects completion. The hose has settled on the along the exterior, there is also extensive water and termite damage. There bow down the middle of the house, as much as 2¼ inch difference. The windows are not original and do not match, and the siding was not properly replaced. The roof had been returfed at least 4 times. Granville Homes intended to remodel the house and there was even a potential for funding help, but a variety of potential ideas have been turned down or fell through. The cost of rehabilitation verses resale cost are far apart, and does not make finical sense. It has been boarding up since 2015, and a plan now is to demolish the building and build a house similar to a recent housing unit nearby. It would be a four unit house along with a parking area. We would like to talk to you in advance to know if this is something the commission would entertain.

Zack: This house was found to be a contributor to the L Street District, but not on eligible on its own. We will be looking to see if there is anything to make it eligible on it's won, or if the L Street District is still viable.

Halajian: You are not proposing what you showed, but something similar?

Claduia: Yes, but need to make sure it would works with the new code.

Public Comments:

Unknown: What would you do if it didn't go through.

Claudia: We would just sit on it until we found a purchaser.

Bruce Odem: I'd be cautious of the cookie cutter look of Grandville, as they have been the main developer downtown.

Boyd: What happens if it is found to not be eligible?

Talia Kolluri: We can provide the commission with a confidential memo when it is brought back.

Claudia: When can it come back when we have a plan?

Zack: We could not set a timeline. We would need see an initial study before a timeline is established.

F. Status update of Certified Local Government annual report.

Dan gave an update on the report. It is due in January, and it will need your approval before it is submitted.

VII. CHAIRPERSON'S REPORT

None

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

Hatwig: We have training requirement coming up soon. Has the course been identified?

Dan: The staff will be looking for something.

Paul: Any response to our letter to high speed rail.

Dan: Yes, the last meeting was much more productive and there was an agreement that was reached. They committed to giving us detailed responses to detailed requests. I wanted responses on what they could or could not complete. They are willing to do almost everything the subcommittee asked for, which included railing, lights, and the location of the interpretive display. The only thing they couldn't agree to was a landscaping screening along the retaining wall, but could screen it on the road they purchased.

Boyd: I'm still concerned about the 20 foot tall blank wall, and what can be done with screening.

B. Staff

Dan Zack informed the commission that the city has made an offer to a new Historic Preservations, and she has accepted. It is expected that her first meeting will be in January. Also, there was a structural examination of the Craycroft Carriage house, and a structural engineer deemed that it needed to be demolished. It was taking down on Saturday. All new construction will need to be approved by the committee.

C. General Public

Bruce Odem: I appreciate the detail to the Belmont under passing.

Robert Borrow: I would like to thank the commission on getting the Mills act passed.

There was no additional Public comment.

IX. NEXT MEETING: January XX, 2017, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 7:20 PM.

Respectfully submitted:

Dan Zack, Assistant Director

Drew Wilson, Recording Secretary



Historic Preservation Commission Executive Minutes

December 18, 2017

MONDAY

6:00 p.m.

2600 FRESNO STREET
CONFERENCE ROOM A
2nd Floor, City Hall

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

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

Commissioners Present: Patrick Boyd, Robin Goldbeck, Paul Halajian, Jason Hatwig, Kristina Roper.

Staff Present: Dan Zack, Talia Kolluri (CAO), John Hastrup (CAO) and Amber Piona.

II. APPROVE MEETING MINUTES

A. Approve Minutes for November 13, 2017.

The minutes of November 13th were approved 4-0-1 with a motion by Robin Goldbeck and a second by Jason Hatwig, Kristina Roper abstaining.

III. APPROVE AGENDA

Hatwig: The agenda has a typo. The next HPC Meeting is January 22, 2018 not 2017.

Boyd: Noted.

The agenda with corrections was approved 6-0 with a motion by Jason Hatwig and a second by Robin Goldbeck.

IV. CONSENT CALENDAR

A. APPROVE 2018 HPC Meeting Schedule.

The Consent Calendar was approved 5-0 with a motion by Jason Hatwig and a

second by Robin Goldbeck.

V. CONTINUED MATTERS

None

VI. COMMISSION ITEMS

A. REVIEW AND ADOPT CITY'S CLG ANNUAL REPORT PURSUANT TO FMC 12-1606(b)(16).

Dan Zack gave an overview on the Certified Local Government Annual Report. As a Certified Local Government the City of Fresno produces a report to the State Historic Preservation Office covering the activities done by the Historic Preservation program. The report is due every January. This year Amber Piona put the report together for us. Should the HPC approve it tonight we will send it off to the SHPO.

Boyd: Thank you Amber for completing this report.

Hatwig: Next year we should do more outreach events.

Zack: Yes, once our new Historic Preservation Specialist gets on board we will be doing more historic preservation events. This last year Amber, Will and I have been trying to keep this program afloat in addition to our other jobs. But next year the Specialist will be able to devote her full attention to the position.

No Public comments

The Certified Local Government Report was approved 5-0 on a motion by Goldbeck and a second by Hatwig.

VII. CHAIRPERSON'S REPORT

None

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

1. Armenian Town Historic District

Halajian: What is the status on the Armenian Town Historic District?

Zack: It is ready and waiting to go before the City Council. I am still waiting to hear about when that might be.

B. Staff

1. Historic Preservation Specialist

Zack: The new Historic Preservation Specialist will be coming onboard on the second week of January. Her name is Laura van Onna and we're very excited. She will be here for the next HPC meeting.

2. Belmont Overcrossing

Zack: The High Speed Rail Authority and the HPC Subcommittee are almost done working on the details of the Belmont Overcrossing. We're pleased with where we've ended up. We expect to bring this to you in the January Meeting.

Boyd: The big meeting that we had last fall was helpful, getting everyone in one room and talking through possibilities. It stopped the cycle of running ideas past Robert at High Speed Rail and having him be unable to commit to anything.

C. General Public

1. Bill Hicks spoke on the Mills Act. He is in favor of the Mills Act program, but wanted to be sure that the City had thought through the potential problems that might arise, including people applying for the program and potentially having their property taxes go up.

Zack: The way that the state works the program, if a property owner participating in the program would end up paying more than they currently do, the state will always take the lower number. Originally more property-owners considered applying to the program but because they had owned their property for a number of years, they realized that they wouldn't get a better deal than they already had.

Hicks: I would be interested in speaking with you [Dan Zack] offline about this program.

There was no additional Public comment.

IX. NEXT MEETING: January 22, 2018, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 6:34 PM.

Respectfully submitted:

Dan Zack, Assistant Director

Amber Piona, Acting Recording Secretary



2600 Fresno Street, Third Floor

Historic Preservation Commission Executive Minutes

January 22, 2018

MONDAY

6:00 p.m.

2600 FRESNO STREET
CONFERENCE ROOM A
2nd Floor, City Hall

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

The meeting was called to order by Chair Patrick Boyd at 6:03 PM.

Commissioners Present: Patrick Boyd, Paul Halajian, Ron McNary, Kristina Roper, Don Simmons.

Staff Present: Laura van Onna, Dan Zack, John Hastrup (CAO) and Amber Piona.

II. APPROVE MEETING MINUTES

A. Approve Minutes for December 18, 2017.

The meeting minutes were approved 5-0, with a motion by Commissioner Roper and a second by Commissioner McNary.

III. APPROVE AGENDA

The agenda with was approved 5-0 with a motion by Commissioner Roper and a second by Simmons.

IV. CONSENT CALENDAR

No Items on Consent Calendar

V. CONTINUED MATTERS

No Continued Matters

VI. COMMISSION ITEMS

A. REVIEW AND APPROVE MODIFIED DESIGN PROPOSAL FOR THE BELMONT AVENUE OVERCROSSING PURSUANT TO FMC 12-1606(b)(6)

Assistant Director Dan Zack provides an overview of the Belmont Overcrossing and a summary of the work of the HPC Subcommittee (Chair Boyd and Halajian), and HSR Authority Staff. Proposal modifications include: Parapet pilasters, retaining walls with textured concrete panels to more closely match undercrossing, the girder design has vertical members added, lighting standard now has art deco cobra heads, 8 point fluted pole, spear finial, and nut covers, the interpretive display moved to east side of the overcrossing on north face, the Olive Avenue overcrossing will match overcrossings to the north, and the City of Fresno Public Works Department will provide Belmont Avenue Connector Road landscaping. Subcommittee and staff recommend that full commission approves the modified design proposal.

Commissioner Ron McNary: I would like to thank the subcommittee for their work. The whole HPC would not have been able to put in enough time to do this work.

Chair Patrick Boyd: A few questions. What is the ultimate design of the fence?

Representative from TPZP (HSR Build Team): The subject is up for debate within the High Speed Rail organization. Right now, opaque fence, black vinyl. It can be modified as necessary to meet your needs. Still discussing across the corridor. It's a safety issue.

Commissioner Paul Halajian: Is it black vinyl slats in a chain link?

Representative: It's $\frac{3}{4}$ inch or $\frac{1}{2}$ inch by $\frac{1}{2}$ inch squares. It's not the larger chain link that you see. It's actually not bad looking, my own personal opinion. It's much tighter, and is non-climb and tight enough that kids can't push little rocks through the slats.

Boyd: If that discussion comes up and there are options for design, like changing the posts or arch them, which can be fairly simple, still keeping the mesh, it would be great to let us know.

Representative: Representatives from the City of Fresno Public Works Department Randall Morrison and Scott Mosier are heavily involved in these discussions. There was a discussion as recently as last Friday. I would suggest you engage them.

Assistant Director Zack: I'll reach out to Public Works tomorrow.

Boyd: Happy to make a recommendation. And then regarding the trees along the street, is that contingent to construction on the property, or is

Public Works going to construct that separately after construction of the overpass is complete?

Zack: I would have to check with them. I think it would go in with the connector; I will check in and report back next month on how that would work.

Boyd: It's wise to be crystal clear how that happens. If Public Works is to take ownership, they will have to install an irrigation system, controller and the trees within a set timeframe after construction. Which is different than contingent on the sale of the property, which when the property is developed. These are two separate things. HSR have any additional comments?

Robert Ramirez (HSR Authority): No additional comments.

No Public Comments

The modified design proposal for the Belmont Avenue Overcrossing was approved 5-0 on a motion by Commissioner McNary and a second by Commissioner Roper.

B.RE-SURVEY OF POTENTIAL L STREET HISTORIC DISTRICT PURSUANT TO FMC 12-1606

Dan Zack gives overview of the project. Granville owns 2245 San Joaquin, want to demolish it and put in a four-plex. Granville came before the commission in November to discuss their project. They have formally submitted for demo permit. This property has been previously surveyed in 1977, the Ratkovich Study in 1994 and in 2007. The context has changed around the area; some homes have been lost to fires. In order to accurately assess whether there is a potential resource here, we need a new survey. The property not found to be individually eligible to the Local Register, it's potential eligibility was solely as a contributor to this potential district. Whether that district still exists, or still would have the same boundaries, or whether this property would even be considered a potential contributor to that district, it's too hard to tell with current information. We're asking HPC to initiate a survey which would be conducted in-house by our new Historic Preservation Specialist Laura van Onna. After we have the right information we would come back to you.

Commissioner Don Simmons: To be clear, this item is not about the San Joaquin house, but about the district.

Zack: Correct.

Halajian: What are the general boundaries of this survey?

Zack: We included the three maps of the earlier surveys in your packet. The stretch of L Street between Amador and San Joaquin was always at the heart of earlier proposed districts, and sometimes it stretched all the

way down to Stanislaus up to Divisadero, Van Ness to N St., roughly those extents. Each of the three covered a slightly different area.

Simmons: There are individually designated properties in the area that aren't in previous surveys, are the boundaries to be expanded?

Zack: Nothing new has been created.

Historic Preservation Specialist Laura van Onna: It would be useful to survey the ground of all three surveys, so we get a clear idea of everything that is there now, so that there could be no question about what could potentially be a district here.

Halajian: What are the pros and cons of doing the survey?

Van Onna: The pros are that this has been a *potential* district for 40 years. We should make a decision on this district.

Deputy City Attorney John Hastrup: We have an obligation to the permit applicant to determine if there is a historical resource here, from a legal standpoint. If we made an assessment of no historic resource without a survey, it's risky from a litigation standpoint. Doing the survey puts more power and responsibility in the hands of the commission.

Halajian: Is there any indication why it was never carried forward?

Zack: We're not sure. We have a lot of potential districts that haven't been adopted. Why each hasn't moved forward, we don't know. We have four that have gone all the way, with a fifth ready to go. But there are several more that have been identified. Most were before [Laura and I] were involved.

Simmons: This commission a couple of years ago created a list of historic districts in preference order we would like to consider. Could we please review the minutes to see what the priorities the HPC identified? I understand why we're looking at this one now because of the potential of a project to identify for a demolition. But we did say this is the priority list we would like to have. And so we're not just taking the districts each time a project comes up, which doesn't seem to be in keeping with the wishes of this commission. This wasn't our priority project.

Zack: We will research that and find it.

Van Onna: I have identified that as a long term goal of the Historic Preservation Division to move forward with the potential districts.

Simmons: As we look at this again, there is another name is for this area. We should find what the historic name of this district is and not tack L Street onto this for all time. What's the overlay with this area and Cultural Arts District? Does that Cultural Arts District not being a historic district have any bearing on this district? I once heard the neighborhood called South Lowell, but this area predates the elementary school.

Zack: Yes, this is good feedback.

Boyd: What I remember from what Karana said, the creation of these districts takes a significant amount of time. Walking time, door-to-doors, and other things. We need to make sure that we get a commitment from the City to give Laura the resources to actually get the work done. That was always the hinge point; Karana might get things going, but then other higher priority things would come up. If we want to be proactive, this is significant expenditure of times of resources.

Zack: We will find the priority list and bring it back and see if the current commission agrees with it and it will be helpful moving forward.

Public Comment

Claudia Cazares (Granville Homes): Thank you for having us here. I was here in November and I gave an update on 2245 San Joaquin at that time. I do want to thank the commission being proactive and having a list of the districts that can be prioritized for analysis. The development community needs you to be ahead of them. We need to know what we're getting into before we buy a property. We buy it in order to clean it up, in order to make the neighborhood a little bit better, and if we don't know what we're authorized to do with it, we're stuck with the property for many years. Granville bought this property in 2012, and the demo question on this property was discussed back in 2012 back when I was at City Hall. A few questions, I know that the area been reviewed three times, and has not progressed to a district. We'd like to know when our demo permit might come back. We submitted our demo permit in September, and we still don't have a resolution to the demo permit. While I agree we need a process, there needs to be a timeline. Now hearing that we don't have a district map for this area has me more concerned, if the area study is getting wider, it will take longer. We would like to be on February agenda, I know the 19th is President's Day, so could we be put on the February 20th agenda for the demolition permit, and hope that the analysis will be complete at that time?

Hastrup: Our next meeting would be on February 26th, not the 20th.

Public Comment Closed

Boyd: What would the process be; is February realistic?

Zack: We can't predetermine what we would find when we survey the area. We're starting the survey tomorrow and the results of the survey will drive the timeline. A definite district out there will have one kind of timeline, if the district boundaries would no longer include the site, or if there isn't a district here anymore would have a different timeline.

Boyd: To be clear, we're asking you to determine if there would be a district, if so what are the boundaries? On the 26th you'd come back and say, yes there is or no there isn't, but that isn't a completed survey.

Commissioner Kristina Roper: It's an If/No kind of thing. If yes, then we go, if no, then we can consider the original structure.

Halajian: What does this have to do with the individual structure? Whether or not a district can be recognized is one issue. The other issues is the condition of the house, the structure is structurally unsound, all of the character defining features stripped. If those issues are true, could they move ahead with a demolition permit and the analysis of district proceed.

Zack: The structure is in poor condition, but has not been determined to be unsafe to the public. That would be a whole different track.

Hastrup: A potential danger to the public example would be Craycroft carriage house. Potential dangers to the public would be demolished by ministerial act. The property's potential historic status derives solely from its being a contributor to a potential historic district.

Roper: Seems like a lot of ifs there.

Hastrup: Yes, this why getting out in front of these potential districts is a good idea. Because if the status of this district already had been determined then there would be no question here.

Cazares: The building has lost a lot of its elements. The windows replaced, siding replaced, it bends in the middle, and the roof isn't original.

Roper: Sounds like historic integrity issues.

Zack: There are elements that are still there, the spindle porch columns are still there. It's not a clear cut case and definitely warrants a look.

Hastrup: At the November meeting a member of the public expressed concern about this building.

Halajian: I am not in favor of demolishing, but this has taken a long time. Do we have to do the whole district to determine integrity on this one house?

Zack: The trick is that we already know that this property is not individually eligible, only as a potential contributor to a district. So when looking at authorizing the demolition permit, we have to determine whether or not the property is a historic resource. We have to go through the process, it's not historic on its own, but it could be as part of a district. In previous cases, like the little house on Clark, it was potentially eligible individually, so we could look at individually, In this case, it's only potentially eligible as a contributor. It's an odd case in that way.

Roper: So it was in these three reports it was identified as a potential contributor without saying what it was contributing to?

Zack: In 77 they said it was not eligible, the next two surveys did.

Roper: We didn't do contributors much back then.

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Van Onna: In 1994 it was locally eligible, and in 2007 potentially contributor. Things have changed since then.

Simmons: I can't comment on the individual project, I live near this property. It is the oldest house in the district. The longer the house is there in the shape it's in, the more the neighbors would like something done. I hope some decision can be made soon about that.

Zack: Today we're not acting on a project, or even on the survey, just to initiate it.

Halajian: Can we individually take a look at it and make an evaluation?

Hastrup: The manner in which we have been determining these districts is to do surveys.

Halajian: Can we remove it from the district issue and just treat it on its own merit?

Hastrup: Our concern is that its merit derives from the district. The question is can you make an evaluation saying that the property could not possibly contribute to any district. I haven't researched this, but my belief is that we don't we have an alternative to the process we've laid out, legally.

Roper: What is the threshold for determining a district? What are the things it's contributing to?

Zack: The last time an extensive look was made in this area, there was a boundary that was identified, and a list of contributors that was identified and that is the latest information we have to go on. If we were to just go off of that, we would have to treat this as a historic resource and CEQA and look at potential mitigation measures. But it might not come to that, because of all the changes.

Hastrup: Logic and CEQA don't mix. If you've done something a certain way, and someone were to say I don't like that, then your best defense is that this is the process that you always do.

Cazares: We don't object to the survey, if you can do it by February.

Boyd: A completed survey could not be done next month, but a determination as to whether or not a historic district still exists here and if so what a boundary would be could be done.

Van Onna: Yes, in a month we can figure out if there is a potential district there. Just going through neighborhood looking at properties already identified would be able to answer this question. The first two surveys had boundaries that included multiple uses and multiple architectural styles. The most recent survey just considered the L Street Residential Historic District, and it was noted for including a multitude of architectural styles and also its association with and reflection of 19th and early 20th century residential development patterns. Coming in 10 years later that is what I will be looking

at.

Halajian: For what it's worth a number of buildings will no longer be there and a whole lot has changed.

Zack: We've observed the same things that you [Halajian] have which is why we can't work with the 2007 survey.

Simmons: There are a number of designated properties that are within the boundary of this district that are listed as part of the district but not represented on the map.

Van Onna: Let me know which ones you noted.

Cazares: Will the demo permit be voted on in February?

Hastrup: If there's a district, then that raises the issues of is this property contributing to the district, that's the more complicated scenario that HPC would have to make a determination. If there's no district, then HPC has no further jurisdiction on this property.

Hajalian: This is the CEQA logic you were mentioning.

Hastrup: CEQA doesn't have a rule regarding historic surveys; the more general proposition is that this is how we have dealt with projects in the past under CEQA, by doing a survey. What it does is make the process murkier when we have potential historic districts still sitting out there.

Boyd: So basically we have to go through the process, in order to clear it up.

Hastrup: Yes. I understand the logic behind evaluating whether or not this individual property could be contributing to a district without the district survey; however we do not have a blueprint of doing this in the past. And there is concern about creating an ad hoc process.

Jeff Roberts (Granville Homes): I was in here in November. We obviously would like to have a decision about the demo permit we have filed and paid for back in September. The question of a district here is interesting, but there have been three separate occasions where this body or previous versions thereof considered this district and nothing moved forward. Really, there is no district to be a contributor yet. When we did the L Street project a few years ago, it was clear this wasn't a district. I would urge this body to move forward on determining whether this property is a potential contributor, and if it's not let's move forward.

Halajian: Where is your [Jeff Roberts] property?

Roberts: It's a small triangular property just south of Divisadero on San Joaquin. I would like to say that we're anxious to move forward, we filed in September. A question for legal counsel, isn't a demo permit on a single family home exempt under CEQA?

Hastrup: Yes, unless there is a potential for a historic resource.

Boyd: Before us today is whether we want to commission staff to do a survey.

The L Street Survey initiation was approved 5-0 on a motion by Commissioner Roper and a second by Commissioner McNary.

VII. CHAIRPERSON'S REPORT

None

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

1. Armenian Town Historic District

Boyd: What is the status on the Armenian Town Historic District?

Zack: Now that we are staffed up. We're going to have a talk about that, and see if we can bring it forward to the council, we will update you next month.

B. Staff

1. Mills Act

Zack: Mills Act Contracts have all been executed, notarized and went in on time to be recorded at the County. Laura has a lot of Mills Act experience. We're going to ramp up the program, have a website, brochures and actively promote it.

McNary: Are you sure commissioners can't contribute?

Simmons: Other places do this, the commissioner whose property is the subject of a Mills Act Contract recuses themselves for the vote. I can provide you examples.

Hastrup: I'll look into it, however because of your approval power, the ethics rules are a lot more strict. The Public Generally Exception may apply. I can get you an answer fairly quickly.

Simmons: I got my information through SHPO.

Hastrup: Please send me your information. And I will get you a definitive answer.

Boyd: Following that same guidelines, if someone is participating in the Mills Act, are they then ineligible to be an HPC Commission?

Hastrup: Almost certainly not. Although it does drive home the point that if that were the case we could have a very significant portion of the engaged community not able to

Simmons: Could we get a copy of that opinion?

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Hastrup: Probably. Did the Commission ask for it?

Boyd: No, it came up during the Mills Act discussion last year, Seth [Mehrten] looked into it.

Hastrup: Okay, I will get back to you.

C. General Public

No Public Comment.

IX. NEXT MEETING: February 26, 2018, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 7:15 PM.

Respectfully submitted:

*Laura van Onna, Historic Preservation
Specialist*

Amber Piona, Recording Secretary

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Monday, February 26, 2018

6:00 PM

Regular Meeting

**Fresno City Hall, Second Floor
Room 2165N (Conference Room A)**

Historic Preservation Commission

Chair Patrick Boyd

Vice Chair Jason Hatwig, LEED, AP, BD+C

Commissioners:

Robin Goldbeck; Paul Halajian, AIA; Ron McNary;

C. Kristina Roper, M.A.; Don Simmons, Ph.D.

Staff:

***Daniel Zack, AICP Assistant Director; Laura van Onna, Historic
Preservation Specialist; Amber Piona, Planner II, Recording Secretary;
John Hastrup, Deputy City Attorney II***

The Historic Preservation Commission met in regular session in Conference Room A, Second Floor, City Hall on the date and time written above.

I. CALL TO ORDER AND ROLL CALL

Present 7 - Chair Patrick Boyd, Vice Chair Jason Hatwig, Commissioner Robin Goldbeck, Commissioner Paul Halajian, Commissioner C. Kristina Roper, Commissioner Don Simmons, and Commissioner Ron McNary

II. APPROVE MEETING MINUTES

A. [ID18-0318](#) Approve Minutes for January 22, 2018.

Attachments: [2.HPC Minutes 01-22-2018.pdf](#)

The meeting minutes were approved 7-0, with a motion by Commissioner Roper and a second by Commissioner Simmons.

III. APPROVE AGENDA

The agenda was approved 7-0 with a motion by Commissioner Hatwig and a second by McNary.

IV. CONSENT CALENDAR

None.

V. CONTINUED MATTERS

None.

VI. COMMISSION ITEMS

A. [ID18-0319](#) REVIEW AND APPROVE FINDINGS FOR RE-SURVEY OF POTENTIAL L STREET HISTORIC DISTRICT PURSUANT TO FMC 12-1606.

Attachments: [3.L Street Staff Report.pdf](#)
[4.L Street Attachments.pdf](#)

Historic Preservation Specialist Laura Groves van Onna presented staff

report on the resurvey of the potential L Street Historic District. After a reconnaissance level survey, staff found that the area did not retain enough integrity to create a cohesive historic district. Staff recommended that the commission approve the findings of the re-survey of a potential L Street Historic District.

Commissioner Ron McNary: How many houses in the L Street section would meet the criteria for local designation on their own?

Commissioner Paul Halajian: That aren't already listed?

McNary: Yes.

Historic Preservation Specialist Groves van Onna: There are several properties that if there were a district, they could potentially contributors, but they were not necessarily individually eligible.

Commissioner Don Simmons: I'm not aware that residential use is one of the criteria for a historic district.

Groves van Onna: In my research, looking at early maps, this neighborhood was heavily residential area. In the most recent [2007] survey it was noted as a residential historic district.

Commissioner Kristina Roper: "Between 1897 and 1937, a mix of residential styles," so that is the proposed district theme.

Groves van Onna: Earlier surveys, like the 1977 and 1994 included non-residential buildings, but I don't believe that that was an accurate understanding of the historical context of the neighborhood in the early 20th century.

Roper: Thank you for your work on this. It's thorough and succinct; no we do not have a historic district.

Simmons: I have a question about the boundaries. Other historic districts,

such as Wilson Island and the Porter Tract are those more defined boundaries than this area? How does this compare? What about non-contiguous districts that have more floating boundaries?

Groves van Onna: I did look at the existing historic districts, and the Porter Tract is a solid rectangle of contributing buildings and Wilson Island is also rectangular. The most recently adopted historic district, Huntington Boulevard is not as compact, but it is within a few blocks of one street. In this case, there is just not continuity in the area to support a district.

Simmons: Doesn't that set a precedent in the future for thematic districts that might be non-contiguous. If we made this decision, that it's not a district, that in the future when we have thematic, non-contiguous districts, such as the Hitching Post and Old Armenian Town, how do you make that argument?

Deputy City Attorney John Hastrup: This district was considered as a potential residential historic district, there are different criteria.

Assistant Director Dan Zack: A thematic district, by its definition is dis-contiguous right? It would seem to me that that would be its own thing. In this district, which is spatially coherent and is defined by its continuity, that's an entirely different animal than a thematic district, like the Bungalow Court which can be scattered. Tell me if I'm wrong, Laura, but it doesn't seem like doing one one way and another the other way precludes each other.

Groves van Onna: No it would not.

Halajian: It seems to me that this whole process of recognizing identifiable districts is to have any merit it has to be based on the facts, which [Groves van Onna has] uncovered here. Looking at all the "N"s [non-contributing] on the map and saying well this is still a district because we want it to be, then that diminishes the importance of creating districts.

Roper: it lacks integrity of feeling; you don't go through there and get that

feeling that this is a residential district.

Halajian: The lesson here is that we've allowed that to happen. If we don't want this to happen anymore then we have to be more diligent about being proactive.

Roper: Where do we go from here regarding the original impetus to do this?

Hastrup: The vote today is whether to approve the findings, that there is not a district here. Then, essentially you're voting it out of your jurisdiction, and the original impetus becomes a ministerial matter.

Public Comment Open

Mickey Chacon (615 E Keats): I would like a clarification regarding the markings on the map. Yellows compared to non yellows, etc.

Groves van Onna: Yellow on the map indicates that the property is listed on the Local Register. Yellow with a red border indicates that the property was listed on the Local Register but has been demolished. "Y"s in Purple are properties that could contribute to a historic district, given that they were constructed between 1897 and 1937, and they retain integrity and possess a historic residential use. There are also "Y[c]" and "Y[i]" on the map indicating that the property was built in the time frame but had either commercial or institutional use. Properties marked with "N" were not constructed in that time period and don't possess integrity.

Chicon: So, demolished buildings that were constructed during the time period are important for establishing the historic district?

Groves van Onna: No.

George Hostetter (730 W San Ramon): Not clear to me why this area is not a historic district, it could be. I walk it a lot, and have done for many years when I was at the [Fresno] Bee, and there was a feel to me. There are a lot of old buildings there. Is there some ratio that it doesn't meet legal

standards or this is a subjective opinion by staff?

Chair Patrick Boyd: Is there a percentage ratio of homes to overall structures? Or could we define contiguous a little bit better?

Groves van Onna: It's a borderline thing; do we count percentages of buildings or area? There were pockets of properties that could contribute, but in my professional opinion I did not encounter the continuity that a historic district requires. If there were an obvious majority of properties my conclusion would be different.

Vice-Chair Jason Hatwig: There have been a number of properties that have been lost, through fire, or being demolished, and had those still been there, there would be a much larger chance of there being a potential district there.

Groves van Onna: This is true, there have been numerous alterations and demolitions since this area was first surveyed and also since the most recent survey in 2007.

Boyd: Some of these properties are of a historic nature but are of commercial use?

Groves van Onna: There are commercial properties along M St. and Divisadero that are on the Local Register.

McNary: So commercial properties cannot be considered contributors to a district?

Roper: They can, but the theme of this district is residential.

Simmons: What is the current zoning for this area? It's not residential, is it?

Zack: This area is zoned Downtown Neighborhood, which allows residential among other uses.

Simmons: So the zoning would preclude the residential nature of this

district.

Zack: Prior to that the zoning was C-4, also a mixed use kind of zone. So, in the very early days of city planning that residential use was identified, but post-war the mixed use nature of downtown worked its way into regulation and practice. The pocket around the core block (1700) block of L Street, that immediate area has an overlay to preserve the low-rise nature and setbacks that give it a residential character. So anything that infills right around that core block, it could be any number of uses, but the building form would have to be similar to those homes. That's only a very small area that has a zoning overlay, as you get past San Joaquin Street, Calaveras and Stanislaus then it's a six story height limit and urban buildings up to the sidewalk.

Boyd: Clarification, if a project is being proposed adjacent to a listed property, we get to review it for continuity, yes?

Zack: Yes.

Hatwig: And even if it's not listed, but of a certain era, that also comes onto staff's radar to see if there could be issues there, right?

Zack: Per the General Plan and the Development Code, whenever a demolition permit is applied for on any property, we do a quick scan to check if it's on the state, local and national registers and historic districts. Or, if it's 50 years old or older, we flag it, pull it aside and analyze it; if we think it could potentially be historic we bring it to you and start that process. If, like most properties it isn't eligible or potentially eligible, we approve the demo permit and move on. Most properties get demo permits, a fraction of those get pulled and reviewed, and a fraction of those come to you.

Public Comment Closed

Halajian: Crude math shows 35% of the properties are listed or eligible and that doesn't appear to hold up as a district.

Hatwig: Additionally, trying to find a thematic district within these properties

is difficult to do, given the varied architecture, but it's one of my favorite neighborhoods at the same time! It's nice to know that a lot of these are already protected already. There's a lot of adjacency to yellow, which means things will come back.

The findings of the re-survey of the L Street district were approved 6-1 (Simmons) on a motion by Commissioner Roper and a second by Commissioner Goldbeck.

B. [ID18-0320](#) REVIEW AND APPROVAL (WITH CONDITIONS) OF THE WILLIAM SAROYAN HOUSE MUSEUM PURSUANT TO FMC 12-1617.

Attachments: [5.Saroyan Staff Report.pdf](#)
[6.Saroyan Attachments.pdf](#)

Historic Preservation Specialist Laura Groves van Onna gives an overview of the project. The applicant is proposing to turn the William Saroyan House (HP 243) into a house museum. Changes are proposed to be limited to the interior of the building. Staff recommends approval of the project with 9 conditions.

Halajian: One question on [condition number] 9, is that limited to the exterior only, is that correct?

Groves van Onna: I left the wording as "any changes" to make sure that we are fully aware of what is being proposed on the property.

Halajian: Including the interior?

Groves van Onna: I can revise if the Commission would like to restrict my review to the exterior; that is an option.

Hastrup: Your review would be limited to the scope set out here, so it wouldn't be any tiny little alteration.

Zack: The approach that Laura has taken in her recommendation is to be very permissive with what's being done inside, focus on keeping the exterior

in its original state and with that as the tone she's set, she could evaluate the changes for how they might affect the exterior of the house, at least this way things are called to her attention.

Halajian: I think 9 is vague, and because it's a museum, I think we should give them as much freedom to do what they need to do inside and make it clear that all we are concerned about is the outside.

Roper: Number 6 stipulates that, so there is a redundancy.

Halajian: Yes, I think 9 and 6 are contradictory.

Roper: Yes, as long as they adhere to 6 then there should be no problem with 9. I think 9 should be eliminated.

Groves van Onna: I put 9 in as a safeguard to ensure that alterations that take place in the interior don't affect the exterior, during construction or upon completion.

Zack: To that point, I was involved in a museum in an old courthouse whose windows were proposed to be walled-in to provide more space for exhibits. That affected the outward appearance of the building. Some interior changes could affect the exterior appearance.

McNary: Isn't that covered by number 6?

Hastrup: Number 6 doesn't talk about submitting to the Historic Preservation Specialist. Do we have a motion to amend?

Groves van Onna: Possible language to could be "any changes that have the potential to affect the exterior"?

Ralph Kachadourian, Supervising Planner: I am the supervising planner and overseeing the conditional use permit process on this project. I think it's important to look at number 9, and possibly reword it. There may be minor modifications that are proposed in this project and this condition captures

those changes for review.

Halajian: To the exterior?

Kachadourian: Yes to the exterior. The intent is to make all alterations to the interior and to not touch the exterior.

Hatwig: Further clarification, we're not approving any kind of hours, or number of visitors, that's all staff handled through the CUP process.

Kachadourian: That's correct.

Hastrup: So we have a motion on the table to accept the staff recommendation with the change to number 9 "any exterior changes"?

Boyd: We don't have a motion yet, we need to take this to the public.

Public Comment Open

Paul Miller (1035 E Olive Ave): I am working with the applicant on this project. The idea is to not change the outside of the building because this is [William] Saroyan's last residence and there are others who can speak better to that than I can. The interior is going to be great; there will be a hologram, a display area for Saroyan's work. The idea is for this to fit in with the community, to have it look the same as it did when Saroyan lived here. We are not trying to change any of that.

Public Comment Closed

Simmons: I'm pleased we can do this. Part of it is what took us so long? And secondly there are so few designated properties and further more house museums from this time period. People think that to have a house museum it needs to be like the Meux Home or Lincoln's Log Cabin and people have been born since 1950, and house museums are going to look and seem different. The fact that it is in the middle of this neighborhood is perfect, I can't think of anything better. I hope that the County will do the same with

Philip Levine's house in their purview, so that we can recognize our writers here in ways like this.

Hatwig: What is the anticipated opening date? So we can start organizing tours and getting things together for Preservation Week.

Boyd: I have to tell you I thought you had messed up the address, because when I went there, I thought there was no way this where I was supposed to be. I had no idea, it was awesome and very much a learning experience.

Halajian: The design team involved in the project is international, and it's a really great project.

Roper: I propose that we change number 9 and insert after "approve project" language such as "that have the potential to affect the exterior."

The William Saroyan museum project, with amended conditions, was approved 7-0 on a motion by Commissioner Roper and a second by Commissioner Halajian.

VII. CHAIRPERSON'S REPORT

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

1. Mills Act

McNary: Can commission members take advantage of the Mills Act?

Hastrup: We researched this topic and my belief is that we will have to streamline the procedures to make sure they apply to everyone equally. This is a benefit that is generally available to the public and so as long as we follow the appropriate procedures and that any member of the commission is not associated with approving or disapproving their own property, then I think it will not be a concern going forward. There will be a formal opinion forthcoming. As we're currently doing the program, it's fine. Where it gets tricky is if the program becomes way too popular and then we

have to start applying subjective criteria, to set up a system where everyone is treated equally is tricky. For the time being, where if you meet designated criteria and you're in, then it should be fine. Hopefully we can design it so that no matter what it is not a deterrent to joining the Commission.

Zack: If every currently eligible property in the city was on the Mills Act, it would still be less than one percent of the properties in Fresno. There are about 400 to 500 eligible (when you consider contributors to districts) and we have 125,000 parcels in the city.

Hastrup: Of course, there may be people who are encouraged to seek listing on the Local Register in order to take advantage of the Mills Act. But it doesn't look like we are anywhere near having a problem.

Zack: That is actually a benefit!

B. Staff

1. Priority Historic District List

Groves van Onna: Last meeting, it was brought up that the Commission had previously made a priority list of historic districts. I printed out what I found. The old list had Huntington Boulevard (already completed), Bungalow Courts, Chinatown, and the North Park Area. These were priority districts in 2010. Is this something we'd like to revisit?

Zack: Does this sound like the list you were talking about?

Simmons: Yes, that is the list I was referring to.

Zack: North Park Area is also known as Lowell.

Groves van Onna: I imagine there are others?

Simmons: Yosemite. There are 18 properties and there were conversations taking place, but it wasn't on the list?

Groves van Onna: I also have a list of surveys conducted by 2010, which

include the North Park area, Pinedale Historic resource Survey, Upper Triangle Area (L Street), City of Fresno Arts and Culture District, Broadway Row Survey. That's what I have, I welcome input.

Simmons: Does Old Armenian Town need to be on the list since it's been so long?

Zack: No. This list is for what would be brought forward to this room for consideration, and Old Armenian Town has already been approved by this body.

Halajian: You said Huntington, right?

Zack: Yes, this list was from 2010 before it was a district. One of the things that Laura and I talked about is to get together a list of the potential historic districts that have been identified at one point or the other and bring that raw list back here and see which ones might be priorities.

McNary: What is the one about Broadway?

Zack: My recollection is that is what is through now be called the Cultural Arts District.

Halajian: Between Tuolumne and Stanislaus.

Simmons: The survey that was done was to look for a potential automotive industries.

Boyd: Another potential district is a mid-century modern district around Shaw avenue, garden office. The concern was the development on Blackstone and Shaw area might affect some of those resources. There were a couple dozen.

Zack: Between Palm and Blackstone?

Boyd: Slightly further down to Fruit or West. That might be another area.

There was a re-skinning of a property that made people concerned.

Zack: So was there a survey?

Commissioner Goldbeck: It was part of an effort to look at resources in a more proactive way.

Halajian: A great example is an adobe office complex right across from Fig Garden Village, a Bob Stevens. I could see someone getting ahold of that building and putting aluminum panels on it. It's on the west side of Palm and is a classic example of Bob Stevens' work.

Simmons: That was during the period of time we were talking about Cedar Lanes and we having a conversation about that architecture. It was a reconnaissance survey. Included in the Gougie buildings.

Recording Secretary Amber Piona: The document that came out of that work is a really good context statement about modernism in Fresno. It doesn't get into the level of a survey so there aren't DPR forms and photographs, it's more like here's a list of types, here's architects. It's a good groundwork to do a survey if that's what [the Commission] wants.

Halajian: Dan, do you know about the Better Blackstone Design Challenge? There has been talk of some sort of survey there. Oftentimes Blackstone gets maligned as this terrible thing, if you really looks closely at Blackstone there is some fantastic modernism buried in there. Some kind of survey of Blackstone from Radcliffe Stadium from up to Shaw or Herndon would be really appropriate.

Simmons: Are we making that list now, with this conversation?

Zack: What this could do, is if we go back and compile the entire list and add these as potential. Then we can agendize it, and you guys can discuss the entire list, which is everything that has a formal survey and a couple of these that don't but still might be worth looking at, and then make a priority list for the whole thing.

Groves van Onna: Are there others that aren't mentioned yet?

Piona: Yes, the South [Van Ness] Industrial Survey.

McNary: Adoline and Palm, through Pearl.

Simmons: The Practice Houses along Barstow that were built by the utility companies in the 1960s, they were featured in Sunset. Along Barstow near Palm.

McNary: Terrace Gardens.

Simmons: The Hitching Post district. I don't know how many years we've been talking about that district. There was a survey done on Bungalow Courts, funded by the state I believe.

2. Historic District Signage

McNary: I was looking at the Armenian Town street sign and for the historic districts, shouldn't we have a special sign for the historic districts, naming them?

Zack: We don't have anything like that in Wilson Island, Huntington Boulevard has a sign but they put that in before they became a district. We can look at some best practices, and bring that back as part of the discussion.

McNary: People don't know it's a historic district.

Simmons: Tampa does an amazing job, each of their districts has a different color.

McNary: doesn't have to be a huge sign, but something to stick on top of the street sign to let people know.

Zack: In the Olive commercial are in the Tower District there's a custom Art

Deco street signs. In Terrace Gardens for example they still have the subdivision monuments on some of the corners, that would be a good place to do signage if that were ever designated.

McNary: We should advertise our historic districts.

Zack: We'll look into that.

3. Historic Property Plaques

Simmons: The plaques are extraordinarily expensive it's almost prohibitive. Very few of the designated properties have the plaques. Perhaps we could look at a less expensive plaque option. Other cities have found more affordable options; there are materials that can replicate the same look. The brass is frequently stolen. Very few of the properties have the plaques because they are expensive.

Zack: In Redwood City we did wood plaques.

Goldbeck: Pacific Grove did wood, as well.

Hatwig: With CNC [Computer Numerical Control] machines it's pretty easy to get wood signs.

McNary: I like a brass plaque; I have one on my house.

Simmons: Mine was stolen.

Kachadourian: The one on the Saroyan House was stolen, too.

4. Armenian Town Historic District

Boyd: What is the status of the Old Armenian Town Historic District?

Hastrup: We're still in a holding pattern, resolving the outstanding legal and political concerns. I've been instructed that we don't have any more, and I don't personally know any more than that. I know that's a deeply unsatisfying answer and hopefully by the next meeting I can give a better answer.

Boyd: I hope the issues won't go against the district.

Hastrup: That I can speak to, there is no concern about these issues affecting the district in any more. These are just formalities. Whatever project could potentially happen, it would only be enhanced by the district, that's part of the attraction. It is frustrating getting the delay on the district. I was specifically instructed "no updates."

Boyd: Maybe by next meeting?

Hastrup: There's a good chance. Please feel free to always ask, ask whomever you'd like about the project.

5. Historic Preservation Week

Goldbeck: Do we have any events in store for Preservation Week?

Groves van Onna: We have not planned anything specific yet, I am open to ideas. My first year here, a lot of my effort will be put towards promoting our incentives, including the Mills Act Program, and our recently adopted Historic Preservation Mitigation Fund. I know for 2019, Wilson Island want to plan a centennial celebration as well as the Fresno Historical Society, so it will be a big year. If you have any ideas for this year, let me know.

6. Historic Preservation Mitigation Fund

Groves van Onna: The funds were approved last year for this fiscal year, \$50,000, and now City Council has approved our administer those funds to people. We're in the process of developing an application for people who are interested. It's a reimbursement grant that can be issued in the amounts of \$7,500 or 40% of project costs whichever is less. It's for all listed properties, including Heritage Properties, and it's to reward work that is being done to preserve, rehabilitate, restore and reconstruct historic properties.

Zack: It's to fund the difference between vinyl and wood windows, stucco wraps and repairing wood siding.

Hastrup: For the first year, it's first come, first served. In the future we may have to institute a competitive process.

Boyd: I have a feeling with that program we might get to a competitive process pretty quickly. For a long time we haven't had anything to offer and now we have this and the Mills Act; I'm kind of overwhelmed!

7. Historic Preservation Commissioner Training

Hatwig: I know that soon we're going to have to think about our training. I know we either went out of town for, or last year we had it presented here, I don't know what's on the radar.

Zack: Yes, that's part of our CLG obligation, and we're always on the lookout, if you see any good training opportunities let Laura know. We want to keep up on that, not only for CLG, but it also helps us do our jobs better.

8. Thorn Home (2543 E Madison Ave, HP#243)

Groves van Onna: On February 7, the Thorn Home was destroyed by fire. It was "unusual for Fresno as a vernacular example of Arts and Crafts architecture. The 'woody' quality of this home links it closely to the residential building of the San Francisco area of the early twentieth century, often called 'the First Bay Tradition.' " We lost one home. There was another fire adjacent to a historic resource.

Boyd: Do we know how it started?

Groves van Onna: The house was vacant, it had caught fire once before. This time the fire department decided to let it go.

Boyd: Do we know who the architect was?

Groves van Onna: I don't have it on hand, I can send notification around.

Goldbeck: What was its number again?

Groves van Onna: 243. It wasn't clear what caused the fire, but they think it might have been someone who entered the house and started a warming or cooking fire.

Zack: The other house was adjacent to a historic residence but wasn't a listed historic building. That building is not a total loss, and the owner has reached out to us about repairs.

Groves van Onna: Sorry to end on that note. It was a very eventful month!

C. General Public

None.

IX. NEXT MEETING: March 26, 2018, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 7:22 PM.

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Monday, March 26, 2018

6:00 PM

Regular Meeting

**Fresno City Hall, Second Floor
Room 2165N (Conference Room A)**

Historic Preservation Commission

Chair Patrick Boyd

Vice Chair Jason Hatwig, LEED, AP, BD+C

Commissioners:

Robin Goldbeck; Paul Halajian, AIA; Ron McNary;

C. Kristina Roper, M.A.; Don Simmons, Ph.D.

Staff:

***Daniel Zack, AICP Assistant Director; Laura van Onna, Historic
Preservation Specialist; Amber Piona, Planner II, Recording Secretary;
John Hastrup, Deputy City Attorney II***

18-0265

I. CALL TO ORDER AND ROLL CALL

Commissioner Robin Goldbeck arrived at 6:07pm

Present 6 - Chair Patrick Boyd, Vice Chair Jason Hatwig, Commissioner Robin Goldbeck, Commissioner C. Kristina Roper, Commissioner Don Simmons, and Commissioner Ron McNary

II. APPROVE MEETING MINUTES

- A. [ID18-0445](#) Approve Minutes for February 26, 2018.

Attachments: [2.HPC Minutes 26 Feb 2018.pdf](#)

The meeting minutes were approved 5-0, with a motion by Commissioner Hatwig and a second by Commissioner Roper.

III. APPROVE AGENDA

The agenda with was approved 5-0 with a motion by Commissioner Roper and a second by Commissioner Simmons. Commissioner Goldbeck was not present for this vote.

IV. CONSENT CALENDAR

- A. None.

V. CONTINUED MATTERS

- A. None.

VI. COMMISSION ITEMS

- A. [ID18-0446](#) CONSIDERATION OF APPROVAL OF REQUEST BY THE PROPERTY OWNERS TO RECOMMEND TO THE CITY COUNCIL THE DESIGNATION OF THE FOLLOWING PROPERTY TO THE LOCAL REGISTER OF HISTORIC RESOURCES AND ADOPTION OF FINDINGS NECESSARY TO SUPPORT RECOMMENDATION PURSUANT TO FMC

12-1609:

1. The Senator Ray W. and Marie Hays Home Located at 1608/1616 S Minnewawa Avenue.

Staff Recommendation: Approve and forward to the City Council

Attachments: [Exhibit A.pdf](#)

Historic Preservation Specialist Laura Groves van Onna presented the staff report on Senator Ray W and Marie Hays Home (1608/1616 S. Minnewawa). The building is eligible for the local register under criteria i (early important suburban ranch property in the development of the Sunnyside neighborhood), ii (associated with a family of importance to the community – specifically Ray Hays who served as a State Senator between 1930 and 1942), and 3 (architectural distinction as a rambling country estate and complex with multiple design influences prominent in Fresno, and the country, between the two World Wars). Staff recommends that the Commission approve the request and send it forward to City Council.

Chair Patrick Boyd: What is an Adjutant General?

Commissioner Don Simmons: The Adjutant General became the Attorney General.

Public Comment Open

Ryan Eddings (1616 S. Minnewawa): The building is listed as 1608; however the post office does not recognize that address. I am here with my wife and also Chris Hays, whose grandfather is Ray Hays. She grew up down the street and I am sure she will be happy to tell you all about the house. We love the house. We think it's an important piece of local history. We also think it's really important for the Sunnyside neighborhood. And I was happy that, by some quirk, this property is in the city of Fresno, where a lot of the neighborhood isn't. I think Karana [Hattersley-Drayton] did a great job in explaining the history of house and of Mr. Hays, but I would be happy to answer any questions or if there is anything else we can provide for you in making your decision.

Commissioner Robin Goldbeck arrives 6:07p.m.

Boyd: I don't have anything, but I would say that normally we sneak around these properties pretty well, but your property is a little bit bigger than most.

Eddings: We lived in the neighborhood for almost ten years, and I didn't know the house was there until I saw it for sale.

Commissioner Ron McNary: It has a curving driveway?

Eddings: It has a long circular driveway off to the side. You can really only see the garage and maybe a bit of the workshop, the rest of the house you cannot see. The building on the bottom right is not our house, but there's newspaper article that has both of the homes from 1938. That was owned by the Finston family, he was a UC Regent, we think they were built by the same architect, but we don't know that. They are right across the street from one another; this is on the southeast corner of Butler and Minnewawa, this was southwest.

Boyd: Is it well preserved? Are you looking for the designation to do improvements?

Eddings: No. All the windows are the same, for the most part all the door hinges and the doors are original. The only thing that has changed, the bottom porch has been enclosed. Other than that, it's all original.

Chris Hays (1908 S. Minnewawa): I grew up at 1908 S. Minnewawa. I lived down the street, on the 44 acres when I was a child it was my parents' house, farmworkers housing, my grandparents' house and ultimately my aunt and uncle. We don't know what the history of the acreage was originally, but the fact that it was bordered by olive trees and that there was an L-shape olive tree and a railroad spur, we wonder if there was a packing facility on site. As far as the house being preserved I can tell you that everything except the kitchen counter is the same as when I was a child. All the flooring, counter tops, and tile is the same, the wallpaper has been

taken down. Many of the same light fixtures are still there. It's been a real joy to get to work on the house with them, I am a designer and I still have dreams that take place in this house. My grandfather was in WWI was part of Pancho Villa's cavalry. My father was a page in the Senate when my grandfather was in the Senate. My dad to his dying day could still recite from memory everyone that was in the Senate when he was a page; of course if he had gotten anything wrong none of us would have been able to prove it. The screen porches were always there, but originally they were screen. The previous owners made it more substantial and made it more of an all-weather porch. Any questions?

Boyd: Was Karana as excited to work on this as you are?

Hays: Karana is just great fun to work with no matter what. Her enthusiasm about everything cool in Fresno is infectious. I have walked into one other house in Fig Garden, which when I did my antenna went up, I could tell it was the same builder. I suppose if we wanted to go further, the [owners of the Fig Garden property] might know the name of the architect. That would be the Einstein-Eaton family, the one on Van Ness.

Public Comment Closed

Staff recommendation was approved 6-0 on a motion by Commissioner Simmons and a second by Commissioner Hatwig.

B. [ID18-0447](#) CONSIDERATION, REVIEW AND DIRECTION RELATED TO STATUS OF POTENTIAL HISTORIC DISTRICTS AND HISTORIC SURVEYS

Staff Recommendation: Staff is Seeking Direction from the Commission

Historic Preservation Specialist Laura Groves van Onna presents existing and proposed historic districts, which includes a chronological list of proposed districts and a map of several of those proposed districts.

McNary: Do you have a map of all the districts?

Historic Preservation Specialist Laura Groves van Onna: No, we have many of them mapped, but not all. Hopefully, this gives us all a good foundation for the discussion.

McNary: Is there any way you could send that map to me?

Groves van Onna: Yes. This particular map was made for large format printing, which is why I have to pan around, but yes.

Commissioner Kristina Roper: Of these that you have listed here do you have any sense which of these are closer to the goal post than others?

Vice Chair Hatwig: Or the hitching post, perhaps?

Historic Preservation Specialist Laura Groves van Onna: Speaking of Hitching Post district, I read in previous minutes that [the proposed Hitching Post District] was discussed in a meeting at one point, and it was decided that further research was needed. That appears to be the case for a lot of these, there was interest in doing them, and some work has been completed, but more would need to be done. In 2012, Karana had suggested a thematic district for Mid-Century Modern resources, but the result was that more research was needed. On the last page, I went ahead and noted what you all brought up at our last meeting.

Assistant Director Dan Zack: Formal study hasn't been done on these, but these were ideas on the potential on the modern ones.

Groves van Onna: Right. A lot of these that [the Commission] recommended last week were also recommended in the 2008 Mid Century Modernism historic context. So there is some overlap among this list.

Commissioner Goldbeck: My question, coming on the heels of the L Street district discussion a month ago is: are there any of these that we think are more in danger of being lost?

Hatwig: I know not too long ago we had surveyed the warehouses.

Goldbeck: The South Van Ness survey?

Hatwig: Yes. I thought that neighborhood had a lot of significance to carve out a district there. I was hoping that a district would have bubbled up. We were on a pretty good track after reviewing that and getting the work done, and staff had done a good job putting it together so it's ready.

Zack: And it was a massive area. The documentation that went along with that was extensive.

Hatwig: And thinking about progress on the Mills Act, this area is my person number one [priority].

Simmons: I would suggest (and this is mentioned in the 2008 listings) the Yosemite Avenue Local District. Because of the number of the properties that are already individually on the Local Register, this seems like a logical step to designate that as a district. As well as the thematic district of the hitching post; I see that as being at risk. People don't understand their significance; they don't even know what they are. Builders and developers are apt to destroy something out of ignorance rather than willfully destroying them. At last count there were 16 of them. I am sure there are more, but 16 is a good start. And then for the mid-century modern district, that garnered a whole lot of public support. As it was being discussed people kept bringing new properties, and what about [Robert] Stevens and [Gene] Zellmer. My perception is that Mid-Century Modern is the most at risk, because people think that that if something isn't older than them, it can't possibly be historic. We've already lost so many mid-century modern examples, particularly downtown. From San Francisco Floral [former site on the north corner of Calaveras and Fulton] to gas stations.

Zack: If I am reading this correctly, it looks like that could be multiple potential districts that came out of that study. Are there any in particular that you would suggest looking at first, or are you thinking the whole survey? There is a lot in this survey, which is why I ask.

Simmons: The current emphasis on Blackstone to “Build a Better Blackstone,” would dovetail well with identifying the historic resources there and designating a historic district because as Blackstone becomes a hot development area. We need to make sure that the district would provide another layer of protection for those resources.

Boyd: The city has identified Blackstone as a corridor for redevelopment, so we should have this queued up to compliment that.

Zack: Infill and historic preservation aren’t mutually exclusive, but if you identify your resources ahead of time, then you know where to focus development and where not, and you can have the two co-exist. If you don’t then the two will have clashes.

Boyd: But when we don’t get out ahead of it, that is exactly what happens and the first building purchased is the most historic resource in the area. The argument will be we bought it because it looks cool, but oh it turns out it’s too hard to maintain so we’re going to demo it. And we, as commissioners, find ourselves in that position over and over again.

Simmons: We learned so much about Cedar Lanes when it was too late, it’s now a Wal-Mart. We kept saying “we’ve identified it, we think it’s worth protecting” but because we were really slow on the Mid-Century Modern district, and then we lost it. I see that happening.

Hatwig: This was prior to me joining [HPC], but Cedar Lanes, did it come to HPC? I know Karana was reviewing that project, I worked with her on it, and I know it came back ineligible, but it was determined that the bank was a shining example of mid-century modern.

Simmons: The Commission was split on Cedar Lanes.

Hatwig: Ah, that might have been my client.

Roper: So, would it be useful to identify the top 5? There’s a lot here, let’s make it manageable.

Zack: The running list that I have for the discussion is: South Van Ness Industrial, Yosemite Avenue, Hitching Post Thematic District, Mid-Century Blackstone.

Groves van Onna: So we're interested in doing more with Mid-Century Modernism, and particularly on Blackstone?

Hatwig: Yes. Most of the residential homes are already well-kept. I would think Blackstone and Shaw.

Zack: If the goal is a top 5, today let's come up with more, and then we can focus on what data is available. Let's say we come up with a top 10 or a top 8 tonight and then we'll see which ones have a lot of the needed information already assembled, are a little closer to the finish line and then we could come back with a status report on all of them. That way you could look at both the level of risk and the amount of information that is all ready to go and then you pick your top 5 out of that.

Goldbeck: Along with that, we can look at what resources realistically would be needed to move those further down the list forward. Then we'll be able to say if we feel really strongly about a potential district what resources we will need to make it happen.

Zack: And if there are any of those with a huge amount of interest, but we don't have a lot of information together, then maybe we'll go after a CLG grant like we did for South Van Ness Industrial so we can get resources to help do that work.

Boyd: Do we have others to add to the list?

Hatwig: Chinatown.

Goldbeck: I was surprised to learn that Saint Johns is not a recognized as a historic district! That's never been formalized?

Zack: That is correct, Saint John's Cathedral is individually on the Local Register but that neighborhood is not a district. The only four we have are Chandler Airport, Wilson Island, Porter Tract (behind City College) and then Huntington Boulevard. Soon Old Armenian Town will be added to the list. We have others that have been surveyed that could probably easily be historic districts, but have never been taken through. Saint Johns and Terrace Gardens seems like low-hanging fruit. There are a lot of them out there.

Goldbeck: Well it seems like being able to decide one way or the other would be helpful to let us move on down the list.

Simmons: When I review designated properties and districts, bluntly speaking, it's all pretty white. Our ethnic history in Fresno is not well represented in our historic properties or historic districts, particularly African-American, and Southeast Asian histories. We're taking a big step with Armenian Town. It's a pretty white history here, and that isn't representative of Fresno. Is there some way, as we're moving forward, to be representative? This is a problem throughout California. White commissions designate white properties. At some point, we should indicate that this isn't what we want to say, and designate properties that represent other ethnic histories. Chinatown would be a big part of that so would designating properties related to Japanese internment, some of which we already lost. We have numerous properties that could be related to ethnic histories and we need to pay attention.

McNary: There's a beautiful neighborhood on Kearney Boulevard in West Fresno. The houses are really well-preserved.

Simmons: How do we address what's missing?

Zack: Bringing it up is the first natural step. Some of the neighborhoods here identified as potential historic districts have that very legacy. That should be a factor when evaluating what should go on your list is a great way to start.

Public Comment Open

Janette Jerkovich (3729 E Huntington Blvd): I'm glad to hear that we're thinking about more districts. To address your question, Don, the one thing that is pretty interesting about a historic area is that they are usually very encompassing of a lot of economic stances, not necessarily racial though and that's a very interesting thing. The thing that I think is missing in talking about all of this is how to fit within the day and our problems. We need more affordable housing. A lot of these historic homes are very affordable housing, but they're off on their own and it's a troubled area and you don't know if the other guy is going to invest like you are. Historic Districts and designation of historic districts is an economic development tool. Huntington Blvd. is a good example. If you know that the 121 houses next to you are going to keep their properties up and all follow the same rules for how they're going to develop their properties, you've got an elevated economic tool. A certainty of investment. The thing is that approaching it as an economic tool and seeing what that can do to unleash investment. Balch is a very troubled area, but with a lot of cute houses. A certain amount of regulation will provide certainty of investment. The cities that have taken advantage of it, they realized it was an economic development tool, which is why it is done by land use/zoning tool. That is the thing that is missing; it would be really cool if everyone did a study on the economic benefits of historic districts, shared it with the public and put it in the minutes. You can develop your economy by tearing down and building anew and you can also develop your economy by making it more investor-friendly for people who are going to live in those existing resources and that's a little greener way to go about it, too.

George Hofstedder (730 W San Ramon): Two quick things: 1) this is a public hearing and there is an important document [the list of previously considered potentially eligible historic districts] that is not available on the table for the public. At Planning Commission, the documents that the commissioners discuss are available both at the table the night of the hearing and the public can get a copy of these beforehand, which really helps the public follow along with what you're doing. I hope after the meeting, that I can get a copy of the document, but it would be nice if they were available for all of the audience members. 2) It would be nice if people

could speak up. Don Simmons has a voice I can hear even if I were in the Council Chambers, perhaps other audience members have better hearing than I do, but if it's a mumbling then it's not a public hearing. Thank you.

Boyd: A clarification about documents. The presentation is published on our website?

Hofstedder: I didn't see this on the website.

Groves van Onna: No, the presentation is not, it is just prepared for the meeting. There were no documents prepared to distribute to the public.

Deputy City Attorney John Hastrup: There is no action being contemplated.

Hofstedder: It's being discussed in public. This is game, set, match as far as I'm concerned.

Ryan Eddings: Although I own a 1937 house, I am modernist. I would encourage you to take up the modernist architecture because there is so much of it here. I hope you can raise the awareness of modernism especially to the people who own these homes. It would be awesome if people would view them the way they view a Taylor-Wheeler, that there are original aspects that should be highlighted, not items to be replaced.

Boyd: I would add to that that modernism is harder for most people to see, an element of modernism is its simplicity.

Public Comment Closed

Goldbeck: What do we have so far?

Zack: We have S. Van Ness Industrial, Yosemite Avenue, Hitching Post, Mid-century Blackstone, Mid-Century Shaw, Chinatown, Terrace Gardens, Saint Johns.

Simmons: I'd like to add one; it's listed as the thematic automotive district,

the Cultural Arts District (2006).

Hatwig: That says it was determined ineligible?

Groves van Onna: That was the question. I know that something related to automotive district was determined ineligible.

Simmons: There was a whole row of them that was demolished for an apartment complex, very similar to L Street.

Zack: Where was the potential district you are interested in, geographically?

Simmons: Broadway and Amador near the Rainbow Ballroom. I would like to echo Jeanette's comments about using historic districts as an economic development tool. My family lives in Savannah and Charleston, my brother lives in Skidaway Island in Savannah, most of the houses were built in the 1950s/1950s. Part of their strategy in Savannah was to designate a historic district first, and then development will follow because of first the protections. My brother says they are rapidly losing the mid-century developments on islands. That's where we are heading if we don't start to force the case of historic districts as economic development engines. I agree that I don't think that our City Council understands that, and I think it's our responsibility to drive that. We should always be pushing the next district.

Boyd: That is how we capture neighborhoods in the South west (Fresno), that's how we get cultural diversity in historic preservation. You can see a conglomerate of well-kept houses, and if you put in a district, we might get stucco-wrap houses to flip back.

Simmons: Think about the Julia Morgan building in south Fresno. That neighborhood itself could have been a significant area with that building as a showpiece, but it's an apartment complex now.

Zack: where was that?

Simmons: It's off of Fresno in south Fresno. It was a hospitality house. The Housing Authority and a developer took it down. I've had the privilege of being on this commission since 2006, so I know this conversation really well. We haven't moved fast enough.

Goldbeck: Tonight is a good start.

Zack: I have 9 districts, South Van Ness Industrial, Yosemite Avenue, Hitching Posts, Mid-Century Blackstone, Mid-Century Shaw, Chinatown Terrace Gardens, Saint Johns, and one of the warehouse districts identified in the Arts/Culture survey from 2006. Nine districts is a good number to start with; we can do a deeper dive on those, see how much information we have available, we can do a closer look at each one of them to explore next time.

Goldbeck: Should we be authorizing staff that if there are some districts that have a lot of information and are ready to go that they bring them to us next month?

Zack: I think that maybe the way to go would be that if any of these fit that category, then we will identify them for you next month.

Hastrup: This is the first stage of the whittling project, but next month will be a deeper dive. It would be premature to put a potential district up for a vote next meeting.

Groves van Onna: Happy to do more work on these.

McNary: I would like to know where a lot of these places are.

Zack: We will map all of these places.

[Groves van Onna and Zack reviewed the map of potential districts that was included in the presentation, including the Kearney Boulevard National Register Cultural Landscape and a number of potential historic districts: Adoline/Palm, Lower Fulton/Van Ness, Terrace Gardens, Wilson's North Fresno Tract, North Park, Lower Fulton/Van Ness, Saint Johns, Cultural

Arts, and East Madison. This map also includes boundaries of early ethnic neighborhoods in Fresno]

Jurkovich: We really forget about the agricultural colony systems in Fresno. There were about 64 different colonies, and our ethnic diversity in early Fresno came about because of these colonies. Advertisements were sent to troubled countries advertising the availability of land and the opportunities available and people came. The colony system in Fresno County has been completely forgotten, and it's a fascinating story. This would a great potential historic district, if that tie still exists, and I haven't mapped that out. A lot of those old houses and 20 acre parcels are no longer evident.

Roper: I know that every report I've done for Fresno has included a discussion of the colony system and early ethnic neighborhoods. It's there we talk about it, but it never gets translated into actions.

Boyd: How much of that is in city limits, versus the county.

Roper: Not a lot, in south Fresno some of it, but to the east you find the sites of former colonies are in Fresno County.

Item Closed.

VII. CHAIRPERSON'S REPORT

A None

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

1. Producers Dairy City Council Item

Commissioner Hatwig provides update on the City Council item on Producers. There was good public support. In 1994 there was a covenant between Producers and the neighbors. It was a good conversation that went on a long time. There will be more steps. There will be further steps.

Simmons: The HPC voted to designate these properties as historic, but the Council did not. For purposes of CEQA, would they not be considered historic resources?

Hastrup: Ultimately the decision is in the hands of Council. We'll see what happens. At the end of the day the City Council can override a designation of a historic resource. This item is complicated with the existence of the 1994 covenant.

Simmons: I know that some properties that have been called out in surveys would be considered historic for purposes of CEQA even though they haven't come before the City Council to be formally designated. Would that not be applicable here?

Boyd: Isn't the survey approved by Council?

Zack: Are we talking in general or about Producers?

Boyd: In general.

Zack: The best scenario to use as an example, is to think about the process we go through when a demolition permit is required. The steps are that the Historic Preservation Specialist pulls the permit for review, evaluates it. If she determines it to be potentially historic then brought to HPC for consideration as a resource. If the HPC determines that the resource is eligible you recommend to the City Council that it be designated as historic. It goes to the City Council, and if the City Council concurs, then it is designated historic, and removing it would be an impact that would have to go through the whole CEQA process. If the City Council does not concur, then it is ineligible; it's been evaluated, gone through the whole process and determined by the governing body to ineligible and then the demolition permit can be issued and no CEQA review is required.

Roper: The fault of CEQA is that it is ultimately the court. It's not like NEPA or Section 106.

Hastrup: Whether or not it was finally confirmed or approved, it could be used in an action. To answer Don's question, I could see somebody using in court the fact that something was determined eligible here and then not approved by council, and I don't love that. If the Council votes no, then it's not historic.

Boyd: To me it seems like a difference in backgrounds. We go through the training and evaluate it and determine something is historic and worthy of being preserved. Council determines the resource for other reasons than what we come to.

Simmons: Which is probably why other municipalities have other systems, and their local landmarks commission is a governing body. Our system is antiquated; other cities don't do it this way. To follow up, does staff get to offer the mayor any recommendation? Or does the mayor to have the opportunity to take a recommendation from this body?

Zack: You're talking about Producers in particular? I am trying to fully understand what Thursday's action means and what role everyone would have.

Hastrup: I don't have more clarity. As often happens, when Council is up on the dais and they don't vote yes or no, it can get confusing. Here is what I think what happened, and I would note that this is not the official City Attorney's Office opinion, there were some restrictions put on what can happen, and those restrictions were put on the buildings. In theory they could have designated them historic and considered them historic resources, I am not sure that they said that.

Hatwig: What was emphasized was the covenant must be adhered to, which means the building has to remain and be maintained in good repair. If there is a project there, it won't be a parking-lot only project. What they voted on was interesting, the covenant must be upheld. That is what I heard.

Hastrup: That is what I heard as well, but I am not sure where that fits in, legally.

Hatwig: The mayor has a task force, is there a historic preservation presence there? It would be wise to do so.

Hastrup: Please feel free to reach out to your Council Members.

Zack: Let's put an update this on the next agenda. We will be willing to fully dig into this, figure out what happened last week, and what the next step.

Hastrup: Negotiating will take 90 days, there will be another meeting, if there was something the HPC would like to discuss and put formally together.

Simmons: Like a resolution?

Hastrup: Most likely it would be a recommendation. It depends on what exactly the City Council did last meeting, I will check and see if the action brought the item within the HPC's jurisdiction.

Zack: I would propose that we provide an update on the item, and what the next steps are at the next meeting.

2. Housekeeping - Agendas

Simmons: Because we have a responsibility to visit the properties on the agenda, could we please get the agenda ahead of time? Getting the agenda the Friday before the meeting is not enough time. A week in advance would be preferable.

Hastrup: It's a balancing act. We want to make sure that if anything comes up that needs attention, we can put it on the agenda and finalizing an agenda too soon makes that difficult.

Groves van Onna: We're required to post the Friday before by 6:00p.m. In the past when did you receive the agenda?

Simmons: In the past it's been at least a week. Is the commission chair a

part of creating the agenda, is that still the case?

Boyd: That's still the case.

Roper: Can we get a draft?

Groves van Onna: So you would like the agenda a week ahead of time, not necessarily the entire agenda packet?

Roper: Yes, so that we have time to visit the addresses.

B. Staff

1. Armenian Town Historic District

Hastrup: My update on this is that I haven't been authorized to give an update on this project.

Simmons: Whose 'they'?

Hastrup: I don't have a list of specific names, but I can tell you folks in the mayor's office, and my bosses in the City Attorney's Office. That is all I've got. I will mention that the HPC is still waiting and still asking after this project.

2. Hotel Fresno

Groves van Onna the property is being nominated to the National Register of Historic Places. There is a 60-day review to submit comments. The next meeting of the State Historical Resources Commission is on May 17th, they would like comments from staff and the HPC 15 days before that.

Simmons: will we be able to make comments at the next meeting?

Groves van Onna: Sure!

C. General Public

1. Historic Districts

George Hofstadder: I understanding that 9 possible historic districts will be discussed at a future point by the commissioners. What were they?

Zack: Sure. South Van Ness Industrial District, Yosemite Avenue District, Hitching Post Thematic District, Mid-Century Modern Blackstone District, Mid-Century Modern Shaw District, Chinatown, Terrace Gardens, Saint Johns, and the last one is a potential warehouse district around Broadway and Amador (We're not sure which name is the right one).

Hofstadder: So Mid-Century Modernism Blackstone and Mid-Century Modernism Shaw aren't on the list?

Zack: No, they're there.

Hofstadder: Okay, I must not have heard them. No brains no headaches.

IX. NEXT MEETING: April 23, 2018, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Monday, April 23, 2018

6:00 PM

Regular Meeting

**Fresno City Hall, Second Floor
Room 2165N (Conference Room A)**

Historic Preservation Commission

Chair Patrick Boyd

Vice Chair Jason Hatwig, LEED, AP, BD+C

Commissioners:

Robin Goldbeck; Paul Halajian, AIA; Ron McNary;

C. Kristina Roper, M.A.; Don Simmons, Ph.D.

Staff:

***Daniel Zack, AICP Assistant Director; Laura van Onna, Historic
Preservation Specialist; Amber Piona, Planner II, Recording Secretary;
John Hastrup, Deputy City Attorney II***

The Historic Preservation Commission met in regular session in Conference Room A, 2nd Floor, City Hall on the date and time written above.

I. CALL TO ORDER AND ROLL CALL

Commissioner Goldbeck was absent during roll call and joined the meeting at 6:50 P.M.

Present 6 - Chair Patrick Boyd, Vice Chair Jason Hatwig, Commissioner Robin Goldbeck, Commissioner Paul Halajian, Commissioner C. Kristina Roper, and Commissioner Don Simmons

Absent 1 - Commissioner Ron McNary

II. APPROVE MEETING MINUTES

A. [ID18-0538](#) Approve Minutes for March 26, 2018.

Attachments: [HPC Minutes for March 26 2018.pdf](#)

The meeting minutes were approved 5-0, with a motion by Commissioner Hatwig and a second by Commissioner Roper. Commissioner Goldbeck was not present for this vote.

III. APPROVE AGENDA

Staff requests that the Commission review V. Continued Matters after VI. Commission items.

The amended agenda with was approved 5-0 with a motion by Commissioner Roper and a second by Commissioner Hatwig. Commissioner Goldbeck was not present for this vote.

IV. CONSENT CALENDAR

None.

V. CONTINUED MATTERS

Per agenda amendment, Continued Matters were heard after Commission Items

A. [ID18-0539](#) CONSIDERATION, REVIEW, AND DIRECTION RELATED TO

STATUS OF POTENTIAL HISTORIC DISTRICTS AND
HISTORIC SURVEYS

Attachments: [Priority Potential Districts Attachments.pdf](#)

Historic Preservation Specialist Laura Groves van Onna presented staff report on this item. Proposed districts are (in no particular order): Brick warehouse and office building district, Yosemite Avenue Local Historic District, Fresno Hitching Posts Thematic Historic District, Thematic Survey of Blackstone Ave, Thematic Survey of Shaw Avenue, Terrace Gardens, Saint Johns Cathedral district, and Historic Warehouse District . Survey Year, Contiguous/Thematic, if District Record and DPR Survey forms completed, Comparison of contributors to total properties, number of listed properties included, degree of development pressure, need for intensive survey and need for reconnaissance survey. Staff is seeking direction from the Commission on this topic.

Commissioner Kristina Roper: I appreciate the three that you've identified, Brick and warehouse district, Yosemite Avenue and Historic warehouses.

Commissioner James Hatwig: Chinatown district, we have forms because of the High Speed Rail project, can we put that on the quick list. What do we do with the other five? Is there a timing thing we need to consider for surveys?

Assistant Director Dan Zack: I would say that the high priority proposed districts that come out of this workshop haven't been subject to an intensive survey, then there will be a resource management that has to happen. Sometimes we can do these in house, sometimes we need consultants. We've been successful in the past going after CLG grants. The more of the work that's been done upfront then that's less of an issue.

Roper: Well the Brick Warehouse and Office and Yosemite have less development pressure; I would suggest we prioritize based on development pressure

Commissioner Don Simmons: I would agree with that. Yosemite has so many individual properties listed; therefore it's not a priority.

Historic Preservation Specialist Laura Groves van Onna: Within the boundaries of Yosemite Avenue from the Park Survey there are only two listed. Is it possible more of them are Heritage Properties?

Roper: Chinatown and the Historic Warehouse district as the top two?

Simmons: I am pretty big on Yosemite.

Roper: Can we make that number three?

Commissioner Paul Halajian: I would like to put a plug in for one on Blackstone. Fresno Metro Ministry is launching the Blackstone Design Challenge in a year. It would be really helpful to have a survey of all the mid-century modern buildings of note. Those buildings aren't in jeopardy, but it would be nice to have a resource for that effort.

Chair Patrick Boyd: The city is working pretty diligently on BRT and things, yes?

Zack: Yes with focusing on infill and putting the BRT line there the effort has been towards revitalizing that corridor and create development pressure. It's kind of underutilized, on most sites there is room for plenty of new things, but there is stuff out there that does have value and identifying it ahead of the pressure would be a good idea.

Halajian: There are a number of great Bob Stevens buildings on Blackstone that aren't on this list.

*Zack: Yes, this is an area that needs an intensive survey conducted.
Commissioner Robin Goldbeck arrives 6:53 p.m.*

Halajian: Stevens isn't the only architect included in this potential district. [Louis] Armet and [Eldon] Davis did roadside motels in California and there are a few in Fresno.

Roper: Is our goal to put on a numbered order?

Zack: We have no preconceived notion. If you want to give us your top 4 that would be enough to keep staff working for the next few years, you want to rank all 9, you can do that. We wanted to supply information to have a good discussion.

Simmons: I say top four.

Halajian: If we don't categorize all nine is there a chance that all nine fall by the wayside?

Hatwig: Can we keep them as a continued item?

Boyd: Can we look at this annually?

Halajian: Should we discuss criteria we're using to categorize them, it should be more than 'oh, I like the buildings over there.'

Roper: We have a few criteria, developmental pressure and things that are close to be done. Chinatown would be a good start because it doesn't have a lot.

Simmons: thinking about public requests. Kathy Omachi and her group have sought some sort of relief and designation for some time now. I would like to move them up the list, if not the first.

Roper: Chinatown followed by Historic Warehouse, Yosemite and then Blackstone.

Hatwig: We're not doing this to make way for development, but to protect things that are at-risk.

Zack: Working on historic preservation and downtown revitalization, they don't have to conflict. The lack of any economic use of these buildings is the most dangerous thing for these structures.

Boyd: If there's a scenario if the first three districts can be done in house, we don't have to wait four years to start looking for funding for the .

Simmons: I would like to put a plug in for the Hitching Post Thematic District as the most in danger. It's easy to miss them, they're small and spread out, if they're not in priority list, we should add it. It also might be the hardest to explain to the Council. I was recently in New Orleans and they have many hitching posts and they are all protected. If not in the top four, I'll make a bid for number 5.

Zack: A lot of them are in the public right-of-way, which changes the dynamic a bit. Shall we put it as number 5 or higher up on the list?

Hatwig: Let's put it as the number one of the haven't been surveyed.

Zack: That would make it number 4?

Halajian: [to Phillip Kliewer] Talking about economic viability, if it had been listed would you have still bought it.

Phillip Kliewer (634-640 Van Ness): I am not sure, maybe? I could see how it could scare other people maybe.

Hatwig: Can we read the list as it stands?

Groves van Onna: Top 5 Chinatown, Historic warehouse district, Yosemite Avenue, Fresno Hitching Posts Thematic survey, Mid-century Modernism on Blackstone.

Zack: We'll bring it back to you every year.

Public Comment Open

James Sponsler (330 N Park Ave, HP#33): I wanted to add onto what Paul [Halajian] had said. No one knew that it was a historic property until I

brought the information to the realtor and it has made it more enjoyable for my family. We're trying to build a better history of the home, and as well as to keep the historical elements of the home. I think that the districts and the priorities are good priorities. Job well done.

George Hofstedder (730 W Ramon): Could the Commission explain why the Shaw Avenue potential district wasn't picked and why the Blackstone Avenue potential district was. Shaw and Blackstone are unique, and outside of what people think of when they think of preservation, and maybe this is a teachable moment.

Halajian: I agree that there is notable architecture in both of those areas; I might argue that the notable pieces on Blackstone Avenue may be older, Shaw Avenue really came of age in the 1970s, whereas Blackstone has a much longer history and more examples of a broader range of architectural styles. The reason that I pushed for is that there is a non-profit group in Fresno looking at Blackstone, and the outcome of that work will be used as a guide for people who think that Blackstone is dead and should be forgotten. What we want to do is demonstrate BRT and General Plan can bring about a new urban context. I think that's a daunting but compelling task, had there been similar effort on Shaw then I would say let's look at Shaw. This study will really help our work.

Jeremy Clar (573 E Terrace): I concur, things will go slow until they go fast. In the meantime, what can we do as homeowners in neighborhoods that have the potential to be districts (like Terrace Gardens) to keep our neighborhoods while we wait?

Simmons: Wilson Island, Huntington Island and the Porter Tract became districts because the neighbors pushed for it. If the neighbors want a district, this commission will listen to that. Getting the neighborhood interested in being a district, that is also something that will help the Council (Huntington boulevard is a good example).

Clar: I agree with the priorities as listed.

Roper: If a house is over 50 years old and demolition permit is applied for, it comes here.

Hatwig: Also gives neighborhood time to come to decision, use the time to educate and excited.

Clar: One thing that might help is more information packets.

Public Comment Closed

Item Closed

VI. COMMISSION ITEMS

A. [ID18-0540](#) STAFF PRESENTATION FOR PRODUCER'S DAIRY

Per amended agenda, Commission Items were heard before Continued Items

Assistant Director Mike Sanchez presented an update to the Producer's Dairy project. At the late March hearing date the City Council continued the item for 90 days to allow the Mayor's Office to work with the family to find alternative site. As of this date he is not aware of any potential sites, will let the Commission know what next steps are.

Chair Patrick Boyd: Is the property safe from demolition?

Assistant Director Mike Sanchez: Never say never. The Council is adamant about not wanting to move the item forward. I think it's important that all parties keep informed.

Boyd: and the family seems?

Sanchez: I haven't talked to the family directly, but my understanding the administration is working with the family. There is a sense of urgency to find alternative sites before it comes back.

Hatwig: I know the mayor has a task force; we'd like to be a part of that if

possible.

Sanchez: I can relay that to the administration. If there is an alternative site, then there will be a consideration of what happens to the existing site. We're currently in a holding pattern and I will keep the committee advised as the situation develops.

No Public Comment

Item closed No Action Item

- B.** [ID18-0541](#) CONSIDERATION OF APPROVAL OF REQUEST BY THE PROPERTY OWNER TO RECOMMEND TO THE CITY COUNCIL THE DESIGNATION OF THE FOLLOWING PROPERTY TO THE LOCAL REGISTER OF HISTORIC RESOURCES AND ADOPTION OF FINDINGS NECESSARY TO SUPPORT RECOMMENDATION PURSUANT TO FMC 12-1609

The Elia Home Located at 634-640 Van Ness Avenue

Staff Recommendation: Approve and forward to the City Council

Attachments: [634-640 Van Ness Attachments.pdf](#)

Laura Groves van Onna presented the staff report on the Elia Home (634-640 Van Ness). Associated with Criterion i associated with Armenian Town, and Criterion iii as a live-work property type. Staff recommends that the Commission forward this property to the City Council for adoption.

Commissioner Don Simmons: This is a property that most people would assume it was already on the register. Happy to see another element of Old Armenian town preserved.

Boyd: Love the fact that it was always a duplex, that it was planned that way.

Public Comment Open

Phillip Kliewer (owner 634-640 Van Ness): We fell in love with this property. We have big plans. I would like for more people to know that this property remains.

Boyd: It seems like a lot is going to build up around it.

Kliewer: There are only a few property owners around that area. I think it would be a great area for more residences, condos. It's a walkable neighborhood, near breweries and Bitwise. IF there are more people like us who are

Hatwig: Any forthcoming announcements or is it in the works?

Kliewer: In the works.

Halajian: How's the structure?

Kliewer: It's in excellent condition. I did a little exploratory demolition. We're going to convert it to commercial occupancy.

Halajian: You know you can use the SHBC if you're listed, right?

Kliewer: Yes sir!

Simmons: Tell other people that!

Sally McCoy (1619 N Adoline): I love these old homes they are magical. More recent homes are boxes with 11 windows. Once the old buildings are gone they're gone. Back east there are many older homes that are lived in and loved.

Jeremy Clar (573 E Terrace): It's one of those homes that I could see losing to a fire, so congratulations.

Public Comment Closed

Staff recommendation was approved 5-0 on a motion by Commissioner Simmons and a second by Commissioner Halajian. Commissioner Goldbeck was not present for this item.

- C. [ID18-0542](#) CONSIDERATION OF APPROVAL OF REQUEST BY THE PROPERTY OWNER TO DESIGNATE THE FOLLOWING PROPERTY AS A HERITAGE PROPERTY AND ADOPT FINDINGS NECESSARY TO SUPPORT DESIGNATION PURSUANT TO FMC 12-1612

The McCoy Residence Located at 1619 N Adoline Avenue

Staff Recommendation: Approval

Attachments: [1619 N Adoline Attachments.pdf](#)

Laura Groves van Onna presents staff report for the McCoy Residence (1619 N. Adoline Ave). Staff recommends that the Commission approve the request for designation as a Heritage Property as an early example of residential development in the Tower District, and exhibits elements of the French Eclectic, Italian Renaissance and Craftsmen architectural styles.

Simmons: Why Heritage and not Local Register?

Groves van Onna: I could not find enough evidence to show that the property embodied a particular architectural style or property type.

Hatwig: Karana [Hattersley-Drayton] reviewed it last year and came to the same conclusion.

Boyd: The architectural style is indicative of a lot of homes down there where there is a lot of mixture of different elements into a single building.

Halajian: I think it's an indication of architecture without architects. Building was designed by a home builder who knew enough to do something that looked lovely but didn't have the theoretical underpinnings of a well-defined style.

Simmons: Does this fall within the dotted line of the Adoline/Palm potential district?

Groves van Onna: I don't believe so.

Simmons: Are Heritage Properties eligible for Mills Act?

Zack: No, just local register, but they are eligible for the preservation mitigation fund.

Public Comment Open

Sally McCoy (1619 N. Adoline): I purchased the home in 1996, from a man who said it was falling apart when he bought it and he restored almost all of it. It's about 101 years old now, I love it; it's a happy home. It deserves to be recognized, it was probably one of the earliest homes in the neighborhood. I would hate to see someone to change the charm of the home.

Public Comment Closed

Hatwig: This is what it is really all about. Sally is ready to get a plaque on this thing. It's a gem of the tower district and I hope we can vote to make it a heritage property.

Staff recommendation was approved 5-0 on a motion by Commissioner Hatwig and a second by Commissioner Simmons. Commissioner Goldbeck was not present

D. [ID18-0543](#) REVIEW AND COMMENT ON THE NOMINATION OF HOTEL FRESNO TO THE NATIONAL REGISTER OF HISTORIC PLACES

Attachments: [Hotel Fresno Attachments.pdf](#)

Laura Groves van Onna introduces this item. The Hotel Fresno is being nominated to the National Register of Historic Places, and the Office of Historic Preservation has requested comment from the HPC and the City. City staff has drafted a letter in support for the Commission. OHP has

requested written comment 15 days before the meeting on May 17th, 2018. Staff recommends that the Commission review and approve the letter and provide additional comment if needed.

Boyd: Question about the third paragraph. Could you explain what clarifications we are requesting?

Groves van Onna: One discusses the overall division of the building and the other clarifies the structure of the base, saying that it is not only two floors, but a floor and a partial second mezzanine.

Boyd: I would like the letter to say number one and number two, something to make it crystal clear what we are asking. I assume you want me to sign that. With the attachment there's a meeting on May 17th in Palo Alto, is that something we attend?

Groves van Onna: You're not required to attend. It's open to the public so you could attend if you wish.

Simmons: They are very fast. When they have multiple items, by the time it gets there it's stamp and go.

Hastrup: The most important thing is that any comments get there 15 days before the meeting.

Hatwig: One thing I found interesting is the photo on page four. The drawing of the opening shows a staircase but the photo showing it actually being opened, there was no staircase. Was this around the time that Fresno was putting in storm drains and lifting things up?

No Public Comment

The draft letter, as amended with no additional comments, was approved 5-0 on a motion by Commissioner Hatwig and a second by Commissioner Roper. Commissioner Goldbeck was not present for this vote.

VII. CHAIRPERSON'S REPORT

None.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

None.

B. Staff

None.

C. General Public

1. Boy Scouts

James Sponsler- Volunteer with the Boy Scouts. One of our original office locations L and Kern St. We'd like to get in contact with the property owner to place something to note that. Next year is 100 year anniversary of the Sequoia Council.

Halajian: Did they build it?

Sponsler: No, their office is where the Char Burger is. They did built Bullard and Marks. In 1919 the Sequoia Council started at 701 L Street.

IX. NEXT MEETING: May 21, 2018, 6 PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 7:29 PM.

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Monday, May 21, 2018

6:00 PM

Regular Meeting

**Fresno City Hall, Second Floor
Room 2165N (Conference Room A)**

Historic Preservation Commission

Chair Patrick Boyd

Vice Chair Jason Hatwig, LEED, AP, BD+C

Commissioners:

Robin Goldbeck; Paul Halajian, AIA; Ron McNary;

C. Kristina Roper, M.A.; Don Simmons, Ph.D.

Staff:

***Daniel Zack, AICP Assistant Director; Laura van Onna, Historic
Preservation Specialist; Amber Piona, Planner II, Recording Secretary;
John Hastrup, Deputy City Attorney II***

The Historic Preservation Commission welcomes you to Room 2165, located in City Hall, 2nd Floor, 2600 Fresno Street, Fresno, California 93721.

The City of Fresno's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. The meeting room is physically accessible. If, as an attendee or participant at the meeting, you need additional accommodations such as interpreters, signers, assistive listening devices, or the services of a translator, please contact the Office of the City Clerk at (559) 621-7650 or clerk@fresno.gov. To ensure availability, you are advised to make your request at least 48 hours prior to the meeting. The agenda and related staff reports are available at www.fresno.gov, as well as in the Office of the City Clerk.

I. CALL TO ORDER AND ROLL CALL

Present 4 - Chair Patrick Boyd, Commissioner Robin Goldbeck,
Commissioner Paul Halajian, and Commissioner Ron
McNary

Absent 3 - Vice Chair Jason Hatwig, Commissioner C. Kristina Roper,
and Commissioner Don Simmons

II. APPROVE MEETING MINUTES

A. [ID18-0647](#) Approve Minutes for April 23, 2018.

Attachments: [HPC_Minutes_Apr_23_2018](#)

This item was postponed to the next meeting.

III. APPROVE AGENDA

The agenda with was approved 4-0 with a motion by Commissioner Goldbeck and a second by Commissioner McNary.

IV. CONSENT CALENDAR

None.

V. CONTINUED MATTERS

None.

VI. COMMISSION ITEMS

- A. [ID18-0646](#) CONSIDER RECOMMENDATION TO THE CITY COUNCIL THE DESIGNATION OF THE HERNDON SUBSTATION CONTROL BUILDING LOCATED AT 7430 N WEBER AVENUE TO FRESNO'S LOCAL REGISTER OF HISTORIC RESOURCES AND ADOPTION OF FINDINGS NECESSARY TO SUPORT RECOMMENDATION PURSUANT TO FMC 12-1609 AND FRESNO GENERAL PLAN POLICY FOR DEMOLITION REVIEW HCR-2-g.

Attachments: [7430 N Weber Attachments](#)

Historic Preservation Specialist Laura Groves van Onna presented the staff report for the nomination for Herndon Substation Control (7430 N Weber) to the local register under Criterion i, for its association with both the merger of Pacific Gas and Electric and San Joaquin Light and Power Corporation and with the role of substation in economic and social growth of the region as well as Criterion iii embodies distinctive characteristics of the Art Deco style. Staff recommends that the Commission approve the request for nomination and forward to the City Council.

Public Comment Open

Matthew Armstrong (1455 E Shaw): I am the Cultural Resource Specialist for PG&E. I have reviewed the DPR 523 form prepared by Laura [Groves van Onna]. I have two comments regarding this. While I agree that the connection of San Joaquin Light and Power to Pacific Gas and Electric's grid is an important historical event, I would question whether or not the removal of everything but the control building allows this to convey that event. Even though it is a substation it is a substation that is dramatically changed from the one that existed in the 1930s. On the point of whether or not it is eligible under Criterion iii, I will immediately concede that I am an archeologist not an architectural historian. I do know that Aubrie Morlet, did argue that there were other better examples of the Art Deco style within Fresno, in your presentation you argued that there were not, I am not qualified to have an opinion on the subject. Those are the two points I would make, I would question that the removal of the substation equipment that was originally there would allow it to retain integrity for qualification under

Criterion i, for Criterion iii I think it's a question of whether or not Fresno does indeed retain a sufficient number of more representative Art Deco buildings.

Chair Patrick Boyd: I think we can have a conversation on those two points. Regarding the integrity, we look at the architectural integrity of the exterior of the building, so the interior of the building could be entirely gutted and repurposed, so long as the exterior of the building, what the public sees, retains integrity.

Armstrong: I understand that, I am referring to the equipment necessary to run the control building, all of which would have been required to run the substation and none of which are still present. Even though the building itself may maintain integrity, and may retain the integrity of appearance that allows it to convey the Art Deco style, I don't know that it successfully shows the merger of the San Joaquin Light and Power and Pacific Gas and Electric grids.

Commissioner Ron McNary: What is the building being used for now?

Armstrong: Nothing at the moment

McNary: Could it be used for storage?

Armstrong: I do not know. I know there are problems with flooding, I do not know the details of that, unfortunately. I do know that as a substation in an area with a ground grid that does introduce challenges.

McNary: My point is that if it could be utilized for something other than being vacant.

Jeff Crocker (PGE): I am representing the applicant and I used to work at PG&E. The other buildings that were a part of the original substation were removed in order to expand the station to meet the needs of the power demand. It's one of those NIMBY things where we need it but no one wants it in their backyard. They've upgraded with the solar energy coming in they

have to have a switching station in order to distribute the power and they are landlocked; the building is in the way of the expansion of electrical power for all of us. I love the Art Deco style; however, behind the fence within a live energized substation, it would be difficult to have the public appreciate the building.

McNary: Is the building structurally sound?

Crocker: It appears structurally sound.

Commissioner Paul Halajian: Our role is to put blinders on and look at the building. That is what we can do. Our challenge is does this building meet the test of meeting a historic resource.

Historic Preservation Specialist Laura Groves van Onna: That's correct. The Commission must decide if the property is eligible for listing. If they decided it is then it is forwarded to the City Council who makes a final decision.

Deputy City Attorney John Hastrup: The Council ultimately has authority under the City's Historic Preservation Ordinance to determine whether or not something should be listed. For example see Producer's Dairy, the HPC recommended it and then the City Council decided.

Commissioner Robin Goldbeck: Speaking to the Art Deco question Is it the most elaborate Art Deco, no? But we can look ascribe that time period to it.

Halajian: On that subject, my understanding is that there are multiple iterations of that style, is this a Zigzag modern, Streamline Moderne, and Egyptian Moderne. I think this is a fine example of Zigzag Moderne.

Groves van Onna: I didn't find any examples of zig-zags on it. As I mentioned in the report, it's not the most elaborate example of Art Deco, but I do feel it embodies that style.

Goldbeck: I also feel that we are here to evaluate Art Deco in Fresno, not Art Deco in other cities and substations. Is that correct?

Groves van Onna: Yes, because we are evaluating it on a local level we are comparing it to examples within the city.

Boyd: I believe we have other substations listed, they are more downtown.

Groves van Onna: To my knowledge, no, we do not have any other substations listed, but I could be mistaken. I do know there are a few Art Deco buildings listed.

Boyd: It might not be a PG and E substation listed. There's one next to Community Hospital [H.P.#91 City Fire Alarm Station] and one on G Street next to where Cosmo's used to be [1133 G St.]. I think that one came up when the High Speed Rail Station came into play. We do have other examples of utility stations that we have listed before.

Crocker: But were any of those in an operating substation?

Boyd: No, they were abandoned for years, and other things had built up around where the other parts of the substation were, but this cool architectural element was still there. I understand what you're saying about the distance from the road.

Goldbeck: I was fascinated; I've lived here all my life and have never gone out to the end of that road before.

Boyd: I would say that if it's listed and the substation itself goes away...

Goldbeck: From what we've heard tonight it looks like the substation is looking to expand and is likely to be here for the foreseeable future.

Crocker: They've streamlined things, but now that basically everything we touch is electronic, they've need to keep up with demands. They are looking for growth opportunities and to put a substation somewhere else, like someone's backyard is not easy.

Groves van Onna: Provides visual examples of Art Deco in the City of Fresno.

Public Comment Closed

Boyd: I think that this building embodies Art Deco better than pretty much all the other ones we have in Fresno. I can understand the points you are making regarding master planning the site, but as far as architecture goes, it's a sweet a little Art Deco Building.

Goldbeck: If it is approved as a local register property will it be better taken care of?

Armstrong: I do not know. I could have that question answered, but I cannot say yes or no.

Halajian: This building would be a great museum piece.

Armstrong: There are safety concerns that we would not want to expose the public.

Staff recommendation was approved 4-0 on a motion by Commissioner Goldbeck and a second by Commissioner Halajian.

Boyd: Could you please outline the process to the applicant?

Groves van Onna: Once a property nominated to the Local Register is approved by the Commission it is then forwarded to City Council for a final public hearing and determination as to whether it will be listed in the Register of Local Resources. That must be done within 45 days. We can schedule it for the next available meeting.

Armstrong: Since this was brought up by the submittal of a demolition permit. What is the fate of that permit if the property is determined eligible?

Groves van Onna: For this meeting the property is being brought forward for

consideration for designation. I believe it would have to come before HPC again if it does get listed, in order to be considered for demolition.

Armstrong: Would it be the case that the permit could be denied?

Groves van Onna: Yes.

Armstrong: That's all I needed to know.

Groves van Onna: There is an appeal process.

Hastrup: I am not sure it would come back. I think it would be automatically denied. Once something is put on the register, it would have to be delisted in order to be demolished. It would not be very likely to be successful to try and get something delisted after it was just listed. Also you would have an affirmative obligation to minimum maintenance. The Council vote has to be held in 45 days, after which if you wanted to demolish it, it would have to be delisted.

Halajian: The Council they are not determining whether or not they agree with HPC's recommendation they can take into account extenuating circumstances.

Hastrup: The Council does not have to use any particular criteria when making a determination.

McNary: So if they make their case to the Council for demolition and the Council bought it, [the Council] would approve the permit?

Hastrup: Yes.

Boyd: They would deny our recommendation and then the demolition permit would hold.

Goldbeck: Would be granted.

Armstrong: Now I know with National Register property listings a property owner can challenge that. Would this be the process that that PG&E could challenge the listing if they chose to do that?

Hastrup: You get two chances. The City Council meeting, and then, per the local Historic Preservation Ordinance there is the delisting process. This is outlined in Fresno Municipal Code Chapter 12, Article 16, Section 1620.

Crocker: Is there funding opportunities for maintenance?

Boyd: We do have minimum requirements for mothballing. When you have a listed property, you get. We have the Mills Act (tax rebate program).

Groves van Onna: We have the historic preservation mitigation fund. It's a reimbursement grant of \$7,500 or 40% of the project cost whichever is less.

At this point Mr. Crocker shared his enthusiasm for the Art Deco architectural style, and outlined the work he has done on his own Art Deco home in Fig Garden.

Item Closed.

VII. CHAIRPERSON'S REPORT

None.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

None.

B. Staff

1. Hotel Fresno

The State Historic Resources Commission forwarded this nomination to the NPS Keeper of the National Register of Historic Places. The decision will be made within in 45 days.

C. General Public

None.

IX. NEXT MEETING: June 25, 2018, 6 PM Conference Room A, City Hall

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 6:53 PM.

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Monday, August 27, 2018

6:00 PM

Regular Meeting

**Fresno City Hall, Second Floor
Room 2165N (Conference Room A)**

Historic Preservation Commission

Chair Patrick Boyd

Vice Chair Jason Hatwig, LEED, AP, BD+C

Commissioners:

Robin Goldbeck; Paul Halajian, AIA; Ron McNary;

C. Kristina Roper, M.A.; Don Simmons, Ph.D.

Staff:

***Daniel Zack, AICP Assistant Director; Laura van Onna, Historic
Preservation Specialist; Amber Piona, Planner II, Recording Secretary;
John Hastrup, Deputy City Attorney II***

The Historic Preservation Commission welcomes you to Room 2165, located in City Hall, 2nd Floor, 2600 Fresno Street, Fresno, California 93721.

The City of Fresno's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. The meeting room is physically accessible. If, as an attendee or participant at the meeting, you need additional accommodations such as interpreters, signers, assistive listening devices, or the services of a translator, please contact the Office of the City Clerk at (559) 621-7650 or clerk@fresno.gov. To ensure availability, you are advised to make your request at least 48 hours prior to the meeting. The agenda and related staff reports are available at www.fresno.gov, as well as in the Office of the City Clerk.

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Patrick Boyd at 6:05 PM.

Commissioners Present: Patrick Boyd, Robin Goldbeck (arrived 6:11PM), Paul Halajian, Jason Hatwig, Ron McNary, Don Simmons

Staff Present: Laura Groves van Onna, John Hastrup (CAO), Amber Piona, Dan Zack.

Present 6 - Chair Patrick Boyd, Vice Chair Jason Hatwig, Commissioner Don Simmons, Commissioner Ron McNary, Commissioner Robin Goldbeck, and Commissioner Paul Halajian

Absent 1 - Commissioner C. Kristina Roper

II. APPROVE MEETING MINUTES

A. [ID18-1015](#) Approve Minutes for April 23, 2018.

Attachments: [HPC Minutes Apr 23 2018](#)

The minutes for April 23, 2018 were approved 5-0 with a motion by Commissioner Halajian and a second by Commissioner Hatwig. Commissioner Goldbeck was not present for this vote.

B. [ID18-1016](#) Approve Minutes for May 21, 2018.

Attachments: [HPC Minutes May 21 2018](#)

This item was left open until the arrival of Commissioner Goldbeck and voted on after VI: Commission Items. Commissioner Simmons and

Vice-chair Hatwig, having not attended the May 21, 2018 meeting, abstained from voting.

The minutes for May 21, 2018 were approved 4-0-2 with a motion by Commissioner Goldbeck and a second by Commissioner McNary.

III. APPROVE AGENDA

The agenda with was approved 5-0 with a motion by Commissioner Hatwig and a second by Commissioner Simmons. Commissioner Goldbeck was not present for this vote

IV. CONSENT CALENDAR

None.

V. CONTINUED MATTERS

None.

VI. COMMISSION ITEMS

- A. [ID18-1017](#) REVIEW AND COMMENT ON THE PRE-APPLICATION, CONSISTING OF CONCEPTUAL ADAPTIVE REUSE PLANS, FOR THE ELIA HOME (HISTORIC PROPERTY #311) LOCATED AT 634-640 VAN NESS AVENUE PURSUANT TO FMC 12-1606(a)(2) and (b)(23).

Attachments: [Elia Home Pre-Application Attachments](#)

Commissioner Paul Halajian recuses 6:08 PM

Historic Preservation Specialist Laura Groves van Onna presented the staff report for the conceptual rehabilitation/ adaptive reuse plans for Historic Property #311, the Elia Home (634-640 Vann Ness Avenue). The purpose of this review and comment is to initiate discussion and provide advisement before moving forward in preparation for a proposed project. Review of a Pre-Application is not formal project review, cannot result in an approval or denial, and may not be relied upon by the applicant for any purpose other than obtaining generally-applicable information about the historic review

process. Conceptual plans include a change of use to commercial. Staff's primary concern is the façade and setback as these are character-defining features of the historic resources that are readily visible from the public right-of-way.

Commissioner Robin Goldbeck arrives 6:11PM

Chair Patrick Boyd: [to Historic Preservation Specialist Laura Groves van Onna] could you go back through and make sure that [Commissioner Goldbeck] can see the images at the beginning of the presentation she missed?

Historic Preservation Specialist Laura Groves van Onna: Sure [shows the presentation slides Commissioner Goldbeck missed].

Commissioner Jason Hatwig: Do you have the photos from the primary record?

Groves van Onna: I have a print out of it.

Hatwig: I ask because there is a picture in there that shows the adjacent lot that is right now vacant, with a building in it. I am wondering about the side yard and if it acts as a frontage or not based on the evidence that houses originally sat next to it.

Groves van Onna: Which side lot, the south or the north?

Hatwig: The south.

Groves van Onna: It's a vacant lot.

Hatwig: Yes, it's been vacant since the 1990s, but there used to be a home there.

Commissioner Don Simmons: Where is the glass garage door being proposed?

Groves van Onna: [indicates where on the map]

Hatwig: There were steps at one point that led up to the upper floor.

Commission Robin Goldbeck: What is the distance from the building to actual property line?

Public Comment Open

Phillip Kliewer (owner of 640 Van Ness): 11 feet on the south side and about the same on the north side from the duplex to the property line. That stair to the second floor; that second floor door was actually added at some point; it used to be a sleeping deck but was enclosed. It's our intention to not put that stair back in if possible. When we had the pre-application with the city, the fire department said that the square footage might be low enough to not require it to go back, and if we did need to, it would be preferable to put it on the north side of the building. The north side of the building is more of a back of house type of area, behind the store front. The store front door in the back was added (you can see it in the rendering) there is a pass through from the backyard to the front of the storefront. Can I talk a little bit about our concept and why we're designing it the way we are? [Indicates rendering on screen] Right now if you go past the building there's a fence, it's not optimal but necessary for the security of the site. We're bordered by two dirt lots and there's a large population of people who are looking for places to hide out for the day. We've had two break-ins, one just two weeks ago. Security concerns are a big part and we feel that elevating the deck out front would alleviate it. Across the street is just parking lots; it's not Fulton St (we wish it was). We feel elevating it a little bit; even just that mental elevation is something that will help. Also, it gets hot out front; I like this trellis idea more so up front than on the side because it gets glaringly bright and hot in the day. I think trellis would hide the building less than a bunch of umbrellas. I think the rendering makes it look like there's a huge deck out front, but we're talking about ten feet, maybe. A site visit would make that clear, what we're hiding is everything below the elevation of the front porch, which is 18 inches. I would get rid of the trellis on the side and

extend it out front. I would put it closer to the edge of the fence. Without some kind of elevation or some kind of shade up front it does not become a useable space up front. Otherwise we'd bring back a fence that's covering the deck and the front 18 inches of that porch just as much of this deck is. We could consider tiering down a bit front the deck, we're talking about maybe 10 feet and ADA accessibility starts to become more of an issue. Our main focus is the backyard, but we would love to create some front of presence with people in the front of the building to help this area of downtown and without an attractive seating area, it's not going happen. We feel that we may be hiding a little bit with this trellis, but at the same time, but is like makeup hiding a woman? Not necessarily, we feel like it's enhancing the whole property. Maybe that's a terrible analogy. We're really trying to enhance the building and attract more people to it. The biggest alteration is the back roll up door, for sure. We could just take this building we could keep it residential, keep it low rent and not put much money into it. But we want to make this area of downtown special and in order to do that we need to think a little bit outside of the box. We want to make something that's special; we're trying to make our dream go wild and not settle for keeping it the same as it was.

Chair Patrick Boyd: Any questions for the applicant? [to the applicant] Anything else you'd like to comment on?

Kliewer: If you have questions, I'd love to answer them. There are a couple things we're definitely not going to do. Right now it shows the storefront covered with wood. We're not doing the wood, we're keeping the stucco Art Deco type moldings on the front. This was a conceptual rendering.

Assistant Director Dan Zack: Are the materials or anything being changed on the front of the house?

Kliewer: We're playing with colors, but not changing the siding. Right now the building is white. It's blindingly white; we'd like to tone it down a little. It wasn't always white, at one point it was aqua blue. I'm not sure what the original color was, I think the white detracts from the building. This building isn't the Meux Home, there aren't a million different details all over the

place, but there is some. We would like to use color to accentuate the detailing of the building. There are way too many white or gray or beige buildings downtown.

Hatwig: Regarding ADA accessibility, with the State Architect because it's a historic building you do get leniency on certain items; is it possible to have the access to go the back? It would give you more space in the front.

Kliewer: On the south side, we do have the same ramping situation because of accessibility. We're ramping up from both sides up onto the deck.

Zack: Is that the narrow brown band along the south side of the house that we're seeing. So you'd go up along the side and track back?

Kliewer: Yes, sir. I don't think we get too much leniency for the first floor because it's a restaurant. If it was an office we'd have more leniency. I was going to talk to the City's ADA person [Jan Bier, Architect] to do a walkthrough with her before we finalize plans. At this point we're not planning on asking for any exceptions; I don't want that to be an issue going down the road.

Commissioner Don Simmons: Thanks for putting the ADA access on the front. Often times when the ramps or other accessible access points are in the rear of the building it makes a person with a disability feel like a second class citizen. It's a back of the bus mentality.

Goldbeck: From a federal standpoint [lost to crosstalk] access from the right-of-way.

Kliewer: I have a daughter with a disability and I am very aware of that, and mindful of it. I don't want any part of this place (except maybe the second floor office) to have any kind of prohibitive nature. That is what pushes me away from doing a tiered front system. I don't want there to be a bunch of little steps that preclude someone from spending time anywhere on this site.

Hatwig: I am okay with the trellis in a side yard because the side yard wasn't

originally a frontage, which is what I pointed out earlier. Not only that, side yards on these buildings often had covers; awnings and things.

Kliewer: I've seen a picture; there was one here at one time. You can see in the front picture, there's actually like a driveway ramp that was where they parked. I've seen a picture of a lean-to carport that must have been taken down at some point. There are some old railway ties that used to have supports on them. One of the only conditions that we had with the pre-application with the City was that we were going to have to take the driveway out when we change from residential to commercial. There will have to be some grading because of ADA going up to that side yard. We have to balance visual appeal from the outside with keeping it as historically pristine as possible. We're conscious of that. Security is a huge issue on this site. We installed a bunch of security lights last weekend and this fence soon after we purchased the place. Every time I've come by there has been someone sleeping on the porch. We know this will be an issue. We want to design it so we're not putting in barbed wire fences or wrought iron fences that are curved with spikes. I think there's a way to do this so that it doesn't look like it's secure, but it really is. It's really about making your property somewhere that isn't easy to sleep in, we can use gates or low fences. Even a low fence or landscaping can prevent people from trespassing. We will try our best to keep as much of this building as visual as possible from the street. We're trying to make the raised deck as transparent enough so that you can see the front of the building. I think having people out front, experiencing the building, they may not see the bottom 18 inches, but at least they are there being a part of this 100-year old building; it's a good trade-off.

Hatwig: It appears your trellis isn't attached to the fabric of the building; it's off set?

Kliewer: Yes. I want to hold it back a little bit. Standing at the steps, or where they used to be, you'll be able to see all the way up [the building] and all the way down.

Boyd: One of the things that we often see on historic properties is kind of a

backpack concept. That's where you leave the front façade as historically accurate as possible and then you put on essentially a backpack, which handles all the new amenities needed to make the building work for modern applications. The backpack concept is something that we're familiar with, but this is more of a front pack.

Kliewer: Yes, totally, it's a fanny pack.

Boyd: I think the backpacks that work well are the ones that try not to match the building. The new portion will use a distinct modern design to keep the new and the old distinct. That might work well in this application here. Your lines for your railings and lines for your trellis are thinner and cleaner, and you have the old building coming out of the modern wrap. Keep everything separate, the actual construction of it, so if a future owner wants to return it to original, it would be a demolition with it and it would be restored. I have no problem with what you want to do to the back, normally I think we would ask you to leave the front pristine, and do what you want with the back and to some degree the sides. But you don't have any neighbors right now, so your sides are wide open to visual access which makes it a little different. I like the idea of what you're trying to accomplish up front, I think there is a solution here that is a little hard swallow because it's a lot different than what we normally see. Normally, this stuff gets hidden in the back yard.

Kliewer: I don't like hiding stuff. We're definitely doing a backpack; the backyard will be amazing and the highlight. I hate the idea of hiding the front out front; there just won't be anybody out there if we don't do [what is proposed], it's such a small space in front of that porch that if we don't do this it's not going to be used. With this design you could have a party out here; people could rent that space for public party. Maybe someday this is what brings more development to this corner of downtown. We're shooting for the stars with this, we know that. I half expected this to be all shot down.

Boyd: We can't deny the value of the use of this space. What this body is looking at is the architecture, the façade. While all those comments are good and right, we're only looking at it from an architectural space. If your desire is to put this space out here, then our concern is that the solution is

going to be respectful of the original building and architecture and not detract from the building from the public's perspective, not the validity of having a seating spot out front.

Goldbeck: I think this genesis is working its way towards something we can work with, from the first one which was a big block in the front to the latest rendering. I think some more careful detailing will help. I am not convinced that the entrance straight shot up is the only answer. I would encourage you to explore other ways to get into the building. I like the trellis out there (I know this schematic) I would think about different detailing that honors that original architecture.

Boyd: You have two comments there, mine which is push it more modern and [Commissioner Goldbeck's] which is get it closer to the building and you can go two different directions and both would work.

Kliwer: Could I get clarity -- would this be rejected if I submitted it; what could I change to get it not rejected? This isn't a huge space (although it looks it here). Because of the slope of the property coming from the sidewalk as well as the actual space from the sidewalk to the front porch, there isn't much space and quite a bit of elevation difference. There's only so much we can do playing with ramps and stairs. Actually having a uniform fence, whether it looks like this or like something else, looks better, in my opinion, than having a ramp up front. We're not married to this, we're not married to doing a trellis out front or even a deck out front, and this is secondary everything else we're doing in the back. It's great that you like the backpack and are okay with the roll up door.

Goldbeck: We don't have jurisdiction over that.

Kliwer: That is something I'm confused about.

Commissioner Ron McNary: How deep was the original front porch? If it's deep enough you could put tables on the porch without the trellis.

Kliwer: It's about 6 feet, you could fit one or two tables without impeding

traffic.

McNary: Ideally we'd like the façade to stay the same without an added deck. You could have intimate seating on the front porch, and it may work just as well as a deck, and you could keep the large seating in the back.

Kliewer: There isn't much space; the storefront impedes into the porch about one quarter of the way. We're talking about 18ft by 6 ft or 20ft by 16 ft. With the two doors, one to the second floor and one to the first floor, then you're talking about placing one or two tables. It's not a big useable space. With just a few people out front it's a lonely scary thing, I personally wouldn't want to sit there by myself. We would end up doing that if our proposal wasn't allowed, but it wouldn't be a big useable space and it would end up being a bunch of landscaping.

Hatwig: We don't have jurisdiction over rear elevations because they are not public spaces. That's why a lot of historic homes did additions in the back, back there is pretty much free-range. It depended on the context, too. We do have historic homes where the rear does have an alley and there is a public view. In this particular scenario the back is pretty much free range.

Kliewer: That's great, that's fantastic. That was the way we were proceeding, although we are trying to keep it somewhat 'vintage'. We're not trying to take this and make it a new age thing, we're definitely going to have stuff that is modern because the times.

Hatwig: We do also have options here to form subcommittees. We've been able to create a subcommittee when we've had some interesting projects that came up, like the Caltrans bridge [Belmont Overpass], where the context was presented far off from the input we were giving and so there was an ability to work through those in a tight group, one-on-one setting, for guidance and giving the owners some additional help. I think that might be valuable to something like this project, because it is unique. It's not Fulton Mall, it's not in a neighborhood with a bunch of homes and buildings around it; it's a very unique scenario. A subcommittee could be an option that would be very helpful.

Kliwer: We'd be open to that.

Simmons: I just spent 9 days in what I call the Land of Adaptive Reuse, Columbia, SC, Augusta, GA and Greenville, SC. These places bill themselves as Not Charleston. Older buildings, less fear. I like what you did here, I ate in a restaurant called the Trellis which is in a revolutionary era house surrounded by a trellis on all four sides that do not attach to the house, but gave lots of eating and drinking space along the whole rear of the house. I have eaten in many of these types of restaurants in Columbia, drank in more of them.

Kliwer: I nominated you to be part of the subcommittee!

[All]: [laughter]

Simmons: I agree with Patrick, you could go further, go more modern with those trellises. I like the front porch, so much of what they're doing is inviting people to walk in. [similar places in South Carolina and/or Georgia] also used a gate because of the same urban issues we have here. Also these are hot places, Columbia's nickname is Hot City; it's hot there with humidity, so sitting under a trellis with sprayers was a different experience than sitting under a trellis with a sprayer here. I like that, I like coming out to Van Ness. I am surprised you didn't do something behind the pop out building addition on the front, on that side, because I thought you could use extend your backyard space over there and that way you're facing the galleries.

Kliwer: There is a dirt lot on that side as well. There's a good chance that that back area behind the storefront will become more back-of-house type stuff. Because it's a restaurant we have to put stuff like restrooms for the public and that [area] might be a prime candidate to hide back there behind that [building]. Right now we're looking into turning that storefront into a commercial kitchen for the restaurant with possible access from the front. While I love the idea of putting people back there, if we did that, it might be at a second floor elevation.

Simmons: As for me, what you've presented here. I say go for it. Go further! The design of the trellis and the fence could be significant in themselves from another era, and because I've seen so much of pulling early 2010s thinking on 18th century housing [on my recent trip]. I wish we had more of this here. The communities I visited advertise themselves as Not Charleston, because the restrictions that Charleston puts on historic structures prevents them from being useable buildings. While this is what draws visitors to come look at them, it prevents locals from having things like a bar next door or a business in a neighborhood they can walk to. My mother lives in Hazelton, a historic district, and she has to go far out of the neighborhood to get to a grocery store. The neighborhood is picture perfect unless you have to live there. Columbia said that they wouldn't do that, so adaptive reuse in houses just like has resulted in shops in the front yards. I think you can get there. I was thinking about Robins in Cambria where their outdoor area has more dining than their indoor area. I am really excited about what you presented here, and look forward to having what you're showing downtown, where people can walk to and walk into from the street when they're out at Art Hop.

Hatwig: This reminds me of Rainey Street [Austin, TX]. What I love about Rainey Street is that even though their buildings are painted eccentrically, it brings you to the historical context because it's familiar and not familiar and draws you in. I do love adaptive reuse, and obviously there's a way to do where the old and the new are distinct. I love the idea of front yard usability.

Kliwer: Rainey Street is a big inspiration, as well as countless other places across California. Fresno doesn't really have a lot of historic houses that are used for commercial purposes like this. We have it in Clovis, there's a lot of that in downtown Clovis, which is great, but not in Fresno and not in this part of Fresno. We're trying to take the old and preserve it, we're not going to change a single thing on the columns and the railings (we are going to have to raise them a little bit for safety, but it's going to look exactly the same), but we're going to add right up to it. We're not interested in changing the house, but we're going to make it more comfortable for people, lots of people to be at. Useable space that draws people in from the front to the

back, not just straight to the backyard; let's start up front. The sidewalk is the entrance not the front door. I love Rainey Street, that's the best, having people all over. Let's put a band on the porch, let's make some noise. We can, so why not?

Boyd: Are we pro-front yard design?

Goldbeck: I am not opposed to this. I am hearing that we would approve something different from the existing house.

Boyd: I want to get a sense of where we are about the idea of putting anything in the front yard.

Goldbeck: I am okay with that. I think it needs some tweaking.

Boyd: [to Hatwig] You sound like you're pro.

Hatwig: Yeah, specifically because there is nothing adjacent to it; it would be different if it was just a neighborhood. In this instance, I am super pro.

Boyd: [to Simmons] You're pro.

Simmons: Yes.

Boyd: [to McNary] Pro, anti? How are you feeling about this one?

McNary: I am a restorationist. I like to see things in their natural state. I am not really happy with the raised deck all the way to street; I could do a trellis if it was in keeping with the house. I am not fond of the idea of putting something completely separate look, because I am a restorationist. I think the back is the place for where things could be done, which is why I suggested making tables on the front porch if you wanted something visual out front.

Boyd: I am drawn towards the idea of putting a system up like this as a solution. I think it's a solution for many reasons, but it's a sensitive one

because we are covering up so much of the front façade. My vote would be to move forward with this, but as [Commissioner Goldbeck] was alluding to there are a lot of little details about putting it together. There is a solution going more modern with the trellis/deck, and one going more preservation-centric.

McNary: I've been to New Orleans a lot and there are old houses in the French Quarter that have been made into restaurants that have small seating areas in the front but most have courtyards in the back. I like that because the façade is Old French Quarter New Orleans, and that's where I am coming from. I have trouble with covering up the façade of the house.

Groves van Onna: From what I am hearing there is openness to making the front/side yard useable space. Are there any further design guidelines to provide the applicant moving forward in the design process? For example, how do you feel about the height of the front deck.

Hatwig: The rendering exaggerates the height. It's only about not even 18 inches a drop once it gets out of the curb area. [discussion of how high things would be.

Kliewer: I would be able to stand up and see over the top of that rail. Right now that fence is about 4.5 feet up and 6 inches off of the sidewalk. We're talking about maybe a little higher than that, but more transparent.

Boyd: One of the historic aspects of a house like this, is that they had a sidewalk that wrapped around, between the foundation and the sidewalk there was a kind of foundation planting and outside the sidewalk was usually turf. It's a kind of classic landscape of that. So if you took those built wing walls on either side of the deck there, put them in three feet and actually did foundation planting there it would soften the weight of that whole deck. Even if it was something as simple as an evergreen hedge running that side, it basically takes out the negative aspects of the new architecture and leaves the old architecture of the main building to take center stage. You cover up the things you don't want to see with landscape and let the things you do want to see, the important pieces of architecture,

come forward.

Hatwig: You may be able take the stairs on the left side and ditch them if you make the right side be your primary access point. You can extend a fence or gate to the right side.

Kliewer: That is the intention.

Hatwig: I don't know if fire access needs the stairs, but it's just a thought.

Kliewer: We're not sure if we need those stairs if we have the ramp on the right. There's a good chance that maybe those just go away and that the fence is extended all the way to the store front.

Goldbeck: Maybe a little relief of massing along that front, and in that corner.

Kliewer: You're saying those little rails in front of the porch, those two rails in front of the stairs having some landscaping there? Is that what you mean?

Groves van Onna: I think you're saying along the perimeter of the fencing.

Boyd: [gets up and explains approach on rendering projected on screen] This is really heavy right here. Between the other rendering (that is all white) and this one, what makes [the new rendering] nicer is that you have this little planter box here. Just take the planter box and extend it all the way down. These two walls essentially squeeze in like this, and this ends up being, essentially, a hedge.

Kliewer: I think that's a great idea.

Boyd: [continuing to point at rendering] Slim down the railing a little bit so it's less visible and do something with the trellis so that it's less visible. All this stuff disappears, turns green with landscape, which is like using a big eraser.

Kliwer: We were matching the railing of the porch to that front railing, is that better or worse?

Boyd: Well again to our earlier discussion, which way do you go? You either match it, pulls cue from the architecture of the original home and pull that into the trellis and pull it into these railings and here, and if you do that you need to be like spot on with all the little details. Or you go the opposite direction and you go much more modern and maybe this is a steel trellis and instead of having all the cross braces over the top, this is maybe steel post and has cable, so it's very open.

Hatwig: Even if you go the matching route, it couldn't be the exact same, typically, because you want to distinguish new construction from old construction.

Goldbeck: To me, the piece that makes the context of the original stand out is the symmetry of the old building. If you massage how your planters are, how your wall is to pick that up even though the materials might be different you could reflect a more symmetrical, more stately form in a new way.

Boyd: All your answers are already given to you. You have this existing building. There is a rhythm to all the little elements of architecture, as far as offset spacing and setbacks, and all these different things. You can literally take the math of the architecture, use those numbers and use them in different places.

Goldbeck: You know you have the deep eave up on top? I would think about somehow forming the trellis in a way that sort of reflects that.

Boyd: There are all kinds of different things you could pull reference points from. How far should this be set back? Let the building, the site, the existing features tell you.

Kliwer: So what I'm hearing is: this is generally okay and we need to tweak some of the detailing?

Goldbeck: This is on its way.

Kliwer: Okay, we're fine with tweaking.

Goldbeck: The commission is looking to honor the existing architecture, not necessarily copy it.

Hatwig: So with that information, does a subcommittee need to be formed?

Boyd: We would all like to see it again. What's [the applicant's] confidence and your designer's confidence with what we're telling you and taking the advice we're giving you and use it. We're kind of in the weeds on details here.

Goldbeck: I don't know that it's our job, even as a subcommittee, to get into detailing that will have an effect on budget. I think our job is to give some general guidelines and then you and the designer the budget is all under your hat.

Kliwer: The general guidelines I'm getting from this is that this is generally okay, the path we're proceeding down is generally okay. We need to work either matching elements or go a completely separate direction. But what we're actually trying to do, covering that 18in. façade, while not ideal, could be done here in this instance. I don't want to design something and then have it be rejected.

Boyd: As you've pointed out, this is clearly different from what we're used to seeing. Question for staff: posts on the south side of driveway, as they are set right on the property line, is that okay?

Zack: No, that's not a problem. This is downtown, and you can build right up to the property line. The main consideration is the historic compatibility right because the zoning doesn't provide any constraints there.

Goldbeck: You're speaking to the zoning code, not the building code?

Zack: Yes, I am. If this was in Wilson Island, for example, then there would be side setbacks. But in this particular setting, historic notwithstanding, we consider building shoulder to shoulder in an urban fashion to be fine and setbacks would not come into play.

Kliewer: If this was a residential neighborhood with other residential buildings to the north and south of it, we would probably make this a residence. There is no residential around that area whatsoever; this commercial use just seemed like the best fit for the property. I would love for there to be more residential in this area. If I could buy the neighboring lots I'd put in a mixed use building. That's not where we're at right now, and for this to be viable we're going commercial.

Boyd: Look forward to seeing the next version. This is cool.

Kliewer: Is there anything you need to see anything inside? Or does the inside not really matter?

[All]: No.

Kliewer: The interior is going to be opened up, although we're going to try to keep it to the house aesthetic. Probably a little funkier, but still house.

Hatwig: It's not often that the interior comes up. Unless there is some major feature like a grand staircase.

Boyd: Well really, interiors come up if they are public.

Groves van Onna: Staff and Commission are available if you'd like guidance on the interior, but you are not required.

Kliewer: I included that floor plan, so if you guys had any comments then let me know. For the most part on the first floor we're opening up the space. We're talking about doing skylights on the back roof. That is visible from the back. It would only really be visible from certain angles from the alley. Is there any issues with putting skylights in the second floor office space?

Hatwig: It's an alley; don't think it would be an issue.

Kliewer: We're trying to do a light well type thing where we're showing the structure of the [points to image projected on screen] yeah like that in the bottom left in what was a kitchen/sleeping deck and now it's a conference room.

Hatwig: The good news is that there is flexibility on the sides, the back and inside. The façades are the focal point for us.

Kliewer: Okay, just wanted to make sure.

Groves van Onna: Was this helpful?

Kliewer: Yes. Glad you guys, for the most part, liked it. We'll keep trudging along; we're in the middle of design. Our structural engineer Michael Yount is working on it. Hopefully in a year or so this will be up or running but I won't hold my breath.

Groves van Onna: Phillip I will provide you a letter and a copy of the minutes in case you need to refer to them.

Public Comment Closed

Item Closed.

- B.** [ID18-1018](#) STAFF PRESENTATION FOR FRESNO TROLLEY CARS
 DINER (STANDARD DINER) (HISTORIC PROPERTY #099)
 LOCATED AT 1731 S CHERRY AVENUE.

Commissioner Halajian returns 7:18 PM

Deputy City Attorney John Hastrup (CAO) presented information on Trolley Cars 1731 S Cherry. The trolley cars are currently affixed to the property and the most recent actual use was a restaurant. The general feeling is that there is no general historic value to the property itself, just to the cars. Staff

has been working on what we can do to preserve the cars, whether that be by taking the property back or getting it sold in some manner, or maybe relocating the cars. The ways of doing that include attaching nuisance liens which now exceed the market value of the property. The current owner, it is believed, purchased it at an online auction for some very low price several years ago and has not undertaken serious efforts to undertake basic of maintenance. This individual is not paying attention to the property at all, and she might be located in Southeast Asia right now, which has presented issues trying to get service of process on her so that staff can initiate steps to take it back. There's a tax lien process, so staff has attached these particular liens, but the process will only allow the City to get the property back if the county would move on with a tax sale, and for whatever reason the County Council and the County generally does not seem to be interested in pursuing tax sales on these sorts of properties. After a property is severely delinquent, the code contemplates that the County or property tax authority body would move forward, but this is not happening. This property is more than five years delinquent. Another option staff is pursuing is to create these liens into an executable judgement; it would work the same way as a tax sale, but the City would have to cooperate with the sheriff to hold a sheriff's sale, and then the City itself could credit bid up to the value of the liens and fines that have been put onto the property. If there was another buyer interested in the property, there might be interest in this option; the City would like to avoid getting into the same situation again. Recently staff has been looking into alternatives and possibly using code enforcement to move the cars themselves. The CAO has started working with code enforcement through those alternatives. The CAO has budgeted money to serve the owner via publication, and is hoping that the judge will accept that service so that staff can begin trying to take that property back. Staff will provide an update when something good happens here; preliminary resources approved have been approved for use to move forward.

Simmons: Is there any documentation on the conditions of the cars in terms of movability?

Deputy City Attorney John Hastrup: Not to my knowledge. Do you [to

Assistant Director Zack] know anything about that?

Zack: No, I don't know if they've been assessed from that vantage point.

Hastrup: I will talk to our code folks. Moving the cars is a backup, we would like the ability to take the property with them affixed because that would leave us with the most options. We are looking into other options as well, and there has been conversation with the adjacent owners because I don't think anybody is very happy with the current situation.

Simmons: To go back to the streetcars, I was thinking we could pass a parks ordinance. Get more money to parks, and move them near the trolley barn at Roeding Park. They've been there before. They've passed through there, and they would then become more publicly accessible.

Boyd: Is this a unique situation or are there many properties throughout the city?

Hastrup: With historic significance? I don't think there are many. Now code abatement issues? Yes there are many. There are a lot of those, and there are many dozens that I don't understand why they have not been subject to a tax sale. I have no good understanding of that, our office has no good understanding of that. It would seem that the tax sale would help, and the whole legal structure contemplates that this is one of the purposes. It's not just to recover monies that are owed to the county, although the city would get a good portion of the money in the tax sale as well. It's also to clear up, and for whatever reason that's not occurring.

Commissioner Paul Halajian: when you talk about code enforcement, these are artifacts on a piece of land; these are not buildings, correct? How would you apply code enforcement to an artifact? Aren't the codes written towards maintenance of buildings and structures for human habitation?

Hastrup: They are currently considered buildings because they have a foundation. From a legal standpoint, it doesn't take much to convert a movable structure to a building. You can have a very poor foundation and

convert a cruddy old RV into a building, technically. A lot of the reason for this is that we have different legal treatment for folks in their residences and for commercial buildings. It's a little more difficult to apply some sort of code enforcement theory to remove something that is currently considered a building from a property. There are some arguments; I think there is concern about these things being broken into. There are no real vested property rights that anyone's hugely concerned about by leaving them there. It's not like there's a person living in them or a tenant trying to do something. But you're right, I think to do it exactly legally correctly there would have to be some care taken and I think you'd have to argue that leaving them as buildings poses a problem. Our code enforcement attorneys who are working on it are looking into that. If we didn't get the judge to accept the service by publication, it could be in the next few months that we could start the levying process to take them back. We just need to satisfy the due process of taking away someone's property and you can delay things a fair bit by just being out of the country and unable to be served, unfortunately.

Boyd: They're not going to send you to Southeast Asia to deliver papers?

[All]: [Laughter.]

McNary: To abandon a property is giving up your rights to it... isn't there something...?

Hastrup: Well, in terms of just declaring a property abandoned, not specifically just that. Usually that occurs through the failure to pay taxes or some other thing, but merely leaving it, in and of itself without another problem, we can't just take it.

Groves van Onna: The owner of the property has also been unresponsive.

Hastrup: Yes, if she were responsive we would not have a problem. At one point she did hire a real estate agent and it's unclear what that agent did. I doubt the agent is excited about this property; the commission would not be very high and the property is not super marketable.

Zack: The agent isn't able to be reached either, right?

Hastrup: Yes. I don't know if that relationship still exists. I doubt this person is going to sue us if the property gets taken back. We just need to get something that would be legally viable to get ahold of the title. It's disappointing that it's not done via tax sale.

McNary: I thought there was something in there about public nuisance and abandonment of property.

Hastrup: That doesn't get you the title to the property. Going through the condemnation proceeding for a property that's abandoned and a huge nuisance, but that still is going to ultimately involve due process requirements on the owner. But I feel pretty confident in the code staff and our folks. I believe that this has attracted enough attention that efforts are being undertaken because we don't want the historic resource to go away.

McNary: It would be great addition to Playland or Roeding Park.

Hastrup: Yes. The more political interest and community interest there is, and folks talking to Council members would help. I don't think the issue is widely known just yet, but it's creeping up. People are starting to hear more about it.

Item Closed.

C. [ID18-1019](#) CHAIR/VICE CHAIR ELECTIONS.

Chair Boyd and Vice-chair Hatwig indicated that they are happy in their current positions, and would be willing to continue if the rest of the commission agreed.

Current Chair Patrick Boyd and Vice Chair Jason Hatwig were nominated to continue as Chair and Vice Chair approved 6-0 on a motion by Commissioner Simmons and a second by Commissioner Halajian.

VII. CHAIRPERSON'S REPORT

None.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

1. Lowell Home Tour

Commissioner Simmons recapped the Lowell Home Tour. It was the first Lowell historic home tour and interest was high; over 200 people attended. Food was donated by Richards and a signature cocktail was provided. Commissioner Simmons underlined the importance of supporting activities like the home tour to raise awareness of historic preservation in the city.

2. Historic Preservation in the South

Commissioner Simmons recapped his trip through 9 cities in the south and the examples adaptive reuse he encountered, including architectural framing on a lot to show what used to be on a property. Commissioner Simmons also shared examples of honoring difficult pasts, and emphasized the importance in having diverse voices in historic preservation and how important that is to Fresno. He mentioned that during his trip he learned that there was a Chinese neighborhood in Columbia, SC that he had never known about although he grew up in the area.

3. Potential Surveys

Chair Boyd asked for status report on the priority list of surveys the Commission had created.

Groves van Onna: Chinatown is at the top of the priority list. I'm the process of creating a recon survey for the Chinatown area. I've been kept pretty this summer; additionally factors such as heat and smoke haven't been ideal for surveying. So my plan is to get those going this fall.

4. Old Armenian Town Historic District

Chair Boyd asked for status report on the Old Armenian Town Historic District nomination and when it will be heard by the City Council.

Hastrup: Nothing to report at this time other than there have been efforts with the developer, the redevelopment agency, and everyone to find a path that will allow the district to go forward without causing an issue with the proposed development. It seems to be a relatively small set of issues and I believe they are going to work through them, but we're still kind of in the same place right now. Certainly, if that development moves forward and gets a little further along and more clarity then it should remove any of the concerns, but that's where we are right now. I will say that it's probably every one to two weeks where there's some sort of meeting trying to resolve concerns. That's all I've got on that, I apologize for the lack of specifics.

Boyd: As the purveyors of an important district, the concern is that the reason we put this whole thing together was so that these elements would protect against negotiations, whatever those may be, of either the historic properties or adjacent properties. That's why we build districts: to protect those sites. We'd have a lot more confidence if this was in play and approved and subsequent development negotiations were coming in after that.

Hastrup: I don't think that there's any serious concern that the district will not go forward or that anything being done will impact the district in meaningful way. These are technical, legal concerns about how the presence of a district might allow certain challenges to a development that is essentially already approved. It's concern about opening up for technical challenges; I don't think that the developer or anyone at the city ultimately thinks that there's going to be a problem with the district going through or that anything's going to be incompatible with the district. It's just to make sure that we have a nice district and we ultimately have a nice development. That's where we are right now.

Simmons: That doesn't make sense to me.

Hastrup: I'm not comfortable getting into specifics. If you want any particular request, or have any particular question, I can take it to the powers that be and maybe write a confidential memo. But I'm not comfortable saying

anything else at this time in a public forum.

Goldbeck: Do you have a sense of a timeline?

Hastrup: I do not. I can just say I think everyone who's involved is committed to the district. That's all I can say.

Goldbeck: I think that's what leaves us confused. If that's the case, why isn't it moving?

Hastrup: There are some particular legal concerns that I'd rather not get into in a public forum. That is the issue with moving forward on the district. I can't say anything else, I'm very sorry.

Goldbeck: [to Boyd] Didn't you make a request regarding this being placed before the City Council?

Boyd: Yes, we sent it out.

Goldbeck: Right but it got sidetracked. Do I recall you asked for information or an update or something?

Boyd: It's been a while.

Halajian: Could we ask for a confidential summation of the legal problems in play?

Hastrup: I can take that to the powers that be.

Halajian: So confidential means it's distributed just to the commission?

Hastrup: Yes.

Goldbeck: I don't know that I object even if it's distributed just to Patrick. Then you [Boyd] will have information to tell us to cease and desist.

Hastrup: Well, the problem with giving things to Patrick only is that it could put him in a difficult position with the Brown Act, because he couldn't have discussions with all of you, legally. If everyone was comfortable giving it to Patrick and then Patrick could say "Well I'm happy" or "I'm not happy." If Patrick discussed without saying what was in there how he felt about it to everyone else.

Goldbeck: I was trying to avoid Brown Act problems. If we all knew would that be a problem?

Hastrup: No. I can send things individually to everyone; the Brown Act applies when you all have a quorum among yourself

Boyd: If we get the information and we're all okay with it, then essentially the item's dropped on our part until it actually gets passed up to commission. If any of those issues come up and we're not okay with those issues for whatever reason, then we have a problem. How do we discuss it? What's that process?

Hastrup: The Commission is in charge of determining districts at least at the first stage before it goes to Council, and in charge of the historical resources, and so you can make direction upon city staff. It can be overridden by Council, of course. We would still have to keep any information confidential, but you would be allowed to pass a motion or recommendation expressing, in a general way, concerns and those probably would be listened to.

Boyd: Can we do a closed session on it?

Hastrup: I don't know how we do closed items in HPC. I will look into that as well. I don't remember anything in the ordinance about it, but maybe there is. I can request the authority to draft a confidential memo, and I can also look into the issue of having a closed session. There are very narrow grounds for having a closed session; there's consideration of a real estate deal, there's potential litigation, there's personnel issues. I don't know that any of the Brown Act exceptions would apply, so that leaves us with this

weird one-way communication.

Boyd: It seems kind of odd to have a closed session about anything that might come up about a historic district, which is a public issue.

Groves van Onna: Would it be helpful if the commission voiced their support to the City Council regarding this? Would that encourage the timeline to move forward?

Hastrup: The commission is welcome to do that. I want to make sure I'm not in any advocacy role. Although I certainly have opinions about all of this stuff, I'm not allowed to share them. But yes, the commission could publicly state any position.

Halajian: Let's go back to the process. If you were to send this confidential memo to each of us individually, we can form an opinion about it but we can't discuss it amongst ourselves, is that correct?

Hastrup: You can't discuss it among a quorum.

Halajian: So two of us can speak, but all of us can't speak.

Hastrup: Right. That's why we can have subcommittees.

Halajian: That being the case, we can establish a subcommittee and send the memo to that subcommittee. Is that a better way to this, instead of sending it to Patrick.

Hastrup: It's hard for me to say what the best way to do it is, but that would be acceptable. And I could meet and speak very freely to the subcommittee.

Halajian: So then the subcommittee, if they wanted to go to the city council with some specifics, that would be appropriate?

Hastrup: Yes. Or the subcommittee could propose a motion. We have kind of an intersection of a policy issue regarding the development and the legal

issue of moving forward with the district. There are policy concerns about timing and how those things go together. I can say with absolute certainty that at least everyone I've talked to says that they support the district. They want the district to go forward. And they're not happy about the timing either.

Simmons: Could we request from staff a timeline of actions concerning the Old Armenian Town District, from the first time that this came to the commission over a decade ago when it was first established, and this commission's actions including requests for information? Could we have a document of the timeline to attach to any communication with whoever is making these decisions, or not making these decisions?

Hastrup: You can ask me to prepare a timeline and I'll do that.

Hatwig: A timeline would be great. If everybody's on board with it being adopted and approved, could there be a six-month deadline and it automatically goes to Council, or something of that nature?

Hastrup: There's a time after the district is approved by the HPC that it's supposed to go to council. That has passed already.

Simmons: And what are the repercussions for that time being passed? Does it have to be re-surveyed? Do we have to start the process over again?

Hastrup: No. Ultimately it has to be approved by Council, and so any interested person can try to push to council to get it through. I don't know what HPC can do other than ask Council to move forward or get information about what is going on. I'm not aware of any legal repercussions that would hurt the ability of the district to get ultimately approved, but other than asking Council to go forward or getting more information, I don't have anything else I can say at this time. But I can prepare a timeline. I don't believe the district is in legal peril. Of course it still has to be approved by Council.

Simmons: We are now coming to the point where we're educating our third Council member on this district because the Councilperson representing

this area is usually not aware of its history and a timeline might be helpful for that. This is having a detrimental financial effect on the district, because of the Mills Act. Also cultural entities wanting to locate themselves in Old Armenian Town are making decisions to go elsewhere because it's not designated. The longer it takes the more the people who would be significantly affected by the designation are dying. Every day. It would be nice to have someone who actually lived there be there when it goes forward, but the odds are slipping away that that could happen. This is why we can't have nice things. The lack of information to this commission I think is amazingly unethical on the part of someone in the city and no one seems to care. When we ask Council staff "Can you look into this?" they seem to get the same response that we do. Something's happening somewhere we can't quite seem to figure out. I don't know how anyone functions with that level of information. It's certainly not fair to the people of this commission and hasn't been fair to the people who worked so hard to make Old Armenian Town come into existence. It's kind of beyond the pale to me.

Hastrup: My role is to provide attorney-client advice to different parts of the city which means that sometimes they are privileged from each other. The political issue of moving forward or not is just not something I'm involved in. I'm not advocating on behalf of the city for what position folks on staff or folks in the Council are taking. That's a political choice on their part. What I am doing is just providing legal advice to the different folks, but some of it is confidential. But I certainly will convey those thoughts, and I encourage everyone who has thoughts that are in the political realm to voice them in the way they see fit as well.

A subcommittee consisting of Chair Boyd, Commissioner Don Simmons and Commissioner Goldbeck with was approved 6-0 with a motion by Commissioner Halajian and a second by Chair Boyd.

B. Staff

1. HPC Training

Historic Preservation Specialist Laura Groves van Onna reached out to OHP regarding training, they are still working on their budget. Also reached out to CAMP (Commission Assistance and Mentoring Program), waiting to

hear on pricing. Groves van Onna asked Commissioner for topics they are interested in learning about.

Hatwig: Fresno has a very big potential for adaptive reuse. It's something that is here and is going to happen so I think getting ourselves geared up for that would be extremely beneficial.

Boyd: Something about mid-century modernism would also be helpful. We all know sort of the historic styles, but it would be great if we could learn a little bit more about what to look for as commissioners.

Simmons: Some guidance on being more inclusive in the properties that we work with. How does a historic preservation commission be an inclusive commission? Inclusive designation, so that we don't have an all-white historic registry.

Groves van Onna: Thank you.

C. General Public

None.

IX. NEXT MEETING: September 24, 2018, 6PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 8:10 PM.

City of Fresno

*City Hall
2600 Fresno Street
Fresno, CA 93721*



Meeting Minutes - Final

Monday, September 24, 2018

6:00 PM

Regular Meeting

**Fresno City Hall, Second Floor
Room 2165N (Conference Room A)**

Historic Preservation Commission

Chair Patrick Boyd

Vice Chair Jason Hatwig, LEED, AP, BD+C

Commissioners:

Robin Goldbeck; Paul Halajian, AIA; Ron McNary;

C. Kristina Roper, M.A.; Don Simmons, Ph.D.

Staff:

***Daniel Zack, AICP Assistant Director; Laura van Onna, Historic
Preservation Specialist; Amber Piona, Planner II, Recording Secretary;
John Hastrup, Deputy City Attorney II***

I. CALL TO ORDER AND ROLL CALL

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

Commissioners Present: Patrick Boyd, Robin Goldbeck, Paul Halajian, Jason Hatwig, Ron McNary, C. Kristina Roper.

Staff Present: Laura Groves van Onna, John Hastrup (CAO), Amber Piona, and Dan Zack.

Present 6 - Chair Patrick Boyd, Vice Chair Jason Hatwig, Commissioner Ron McNary, Commissioner Robin Goldbeck, Commissioner Paul Halajian, and Commissioner C. Kristina Roper

Absent 1 - Commissioner Don Simmons

II. APPROVE MEETING MINUTES

- A. [ID18-1132](#) Approve Minutes for August 27, 2018.

Attachments: [2.HPC Minutes Aug 27 2018](#)

The minutes for August 27, 2018 were approved 5-0-1 with a motion by Commissioner Hatwig and a second by Commissioner Goldbeck. Commissioner Roper abstained.

III. APPROVE AGENDA

The agenda with was approved 6-0 with a motion by Commissioner Roper and a second by Commissioner Halajian.

IV. CONSENT CALENDAR

None.

V. CONTINUED MATTERS

None.

VI. COMMISSION ITEMS

- A. [ID18-1133](#) STAFF PRESENTATION FOR FRESNO TROLLEY CARS

DINER (STANDARD DINER) (HISTORIC PROPERTY #099)
LOCATED AT 1731 S CHERRY AVENUE.

Historic Preservation Specialist Laura Groves van Onna and Deputy City Attorney John Hastrup presented an update on the Fresno Trolley Cars (Standard Diner), Historic Property #099. Since the previous meeting permission to serve via publication was granted. There was a 30 day period for the property owner to respond; the property owner has not responded. There was a hearing on September 10, 2018. Deputy City Attorney Chad Snyder was present at that hearing, however no one showed up on defense side. The minute order from that hearing requested that the City file a default judgement to take back the property. The next hearing is set for November 13, 2018, however is possible that court will accept the City's default filing before then. Once the City receives the default judgement, the next step is to do a levy procedure through the Fresno County Sheriff's Office to retake title. It was determined that the best situation at the moment was to have the property as well as the cars themselves. The cars are not currently in good condition, and it would not be advised to move the cars before they could be restored. It's possible that by the next HPC meeting that the City will have repossessed the property.

Chair Boyd: So once City takes possession of this property with historically significant cars, then what? Do we have leeway or latitude to do something with the cars? I don't think the City does restoration work.

Deputy City Attorney John Hastrup: People are thinking/working on this, but it is out of my hands.

Assistant Director Dan Zack: Yes, that will be determined. The key thing is to make sure that the cars are not further degraded and neglected and then after that we will work on a plan.

Commissioner Ron McNary: Will City Maintenance come in and keep up the property?

Zack: Not sure. It will be City property at the end of this process; if it goes the way that it's looking like it will go, and as City property we will be able to

stabilize the property and then go from there.

Commissioner Jason Hatwig: I imagine that if the City gets it to a certain point, they could flip the property. There are probably quite a few potential buyers.

Zack: I am aware of one person who had been interested in it at one point in the recent past.

Commissioner Paul Halajian: Are [the Trolley Cars] listed?

Zack: Yes.

Halajian: So, can they be moved?

Hastrup: It would probably come to this body. What is the listing; was it the cars or was it the property?

Commissioner Robin Goldbeck: It's just the cars; they are listed as artifacts.

McNary: So the land isn't part of the listing?

Hastrup: No. Well, from a legal standpoint they made the cars into a restaurant; it doesn't take much to make an easy to remove foundation to make a structure legally considered part of the real estate. You could probably in an afternoon turn a trailer into a building for legal purposes. If it was considered a significant change to a historic resource it might have to come to the Commission, but my guess is that it could probably be moved under Laura's authority. I don't think we'd have any controversy either way.

McNary: So when it became a restaurant they turned it into a building, and the building was on the property and the property was subject to foreclosure.

Hastrup: Correct. Let me go through the levy process. We had a default; the default says we're owed \$20,000. We immediately go to the Sheriff and say that the way we'd like to collect this \$20,000 is by taking back the property.

The Sheriff's office will do their investigation and pre-work, which is mostly to make sure that there isn't a dwelling on the property. The levy process is considerably more difficult if it involves a residence even if there is no one there, and even if it's not owner occupied it's still a big hassle. But [in our case] it's not. At that point, hopefully, a Sheriff's sale could be set and then the City would be able to bid with whatever amount of money it has in its judgement, let's say it was \$20,000. We'd be able to bid up to \$20,000. To go beyond that there would have to be new monies put in. If somebody is willing to bid beyond that number that's probably not a bad thing, because that would suggest that they might have some interest in restoring it.

McNary: So it could be sold in the Sheriff's sale?

Hastrup: It could. Considering that it kind of got secretly, well not secretly, but unceremoniously sold off for \$5,000 or less not that long ago, it would be surprising if someone came forward. If someone did come forward, it would hopefully be someone who was interested in the cars. Discussions about how to deal with that are taking place is my understanding.

Goldbeck: Laura can you scroll to what criteria this was nominated under?

Historic Preservation Specialist Laura Groves van Onna: Criteria 1 and 3.

Hatwig: It's good to finally see some action on this. It sounds like this last month has been interesting.

Boyd: Do we need to make any motions on this? Is this information only?

Groves van Onna: This was posted as a discussion item. Unless you feel a need to make an action?

Hastrup: We didn't notice this as an action item.

Halajian: A good scenario would be that someone purchases these, moves them to a more prominent location and gives them a new life. If that were the case and they are listed, what latitude does that person have to change

them to make them viable as whatever enterprise they choose to use them for?

Groves van Onna: That would have to come to HPC if it's a substantial alteration proposed, so it would be up to you all.

Hastrup: Under the Historic Preservation Ordinance, a non-substantial alteration (for example putting in a couple of signs for code purposes) could be approved by Laura. My guess is that if there were any major thing, Laura's pretty conservative and tends to run things by HPC. Any major change is going to come here.

Goldbeck: How do we know that?

Boyd: Any restoration process on this property is going to be major; there really isn't a surface on this property that you couldn't touch.

Hastrup: Yes, it would be difficult to fit it in a ministerial process. If anything major happens it's probably coming here. And that would be a good thing!

Boyd: I think it would be good, once the City does gain control of the property, if we could get access and do some more documentation to get a clear understanding of the condition it is in. So when whoever purchases it is making proposals we understand what it's going to entail to do that. Maybe the future owner doesn't want to make it a dining car, maybe they want to make it a library or something. There has to be some wiggle room.

Hatwig: Or a play space or any number of things.

Zack: Or put it back in service.

Hatwig: Right, put it on the rails!

Boyd: I would assume, once again, that it's the exterior that we're concerned about and less the interior. But it would be good to know what that interior is like.

Zack: I know at one point in the not too distant past they caught on fire, so I can't imagine that there's too much left inside, anyway.

Groves van Onna: One thing it was significant for was its property type as a diner in the 1920s and 1930s. I would argue that that property type would relate to the interior, if there is still any fabric left.

Boyd: Bar stools and counters. I think the kitchen was detached.

Groves van Onna: For something such as relocation, I would want to bring it here; at least one of the cars has been here since 1936, and location is one of the aspects of integrity.

Boyd: How many cars are there?

Goldbeck: Two.

Boyd: So obviously we'd have an issue, too, if someone wanted to purchase it and move it outside the city of Fresno.

Groves van Onna: It's not necessarily out of the question, just something that would need to come before you all for review. Are there any other questions at this point?

Boyd: None for me.

No Public Comment

tem Closed.

VII. CHAIRPERSON'S REPORT

None.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

1. Building on Fulton District Map

Commissioner Roper inquired about doing something similar to the recently released Fulton Mall mobile app for another district like the Tower District with her Cultural Resource Management class students. Would that be feasible? She wrote an email to [Deputy City Manager] Laura Gloria. Would staff and the Commission support that?

Zack: Interesting. The Fulton Mall app process was pretty involved. I can't commit to the resources being devoted for that. I love the idea, though. There has been some learning that took place putting together one app, so I imagine it would be easier to do another. It would be something that we'd be happy to look into now that framework exists, how tough is it to clone that?

Commissioner Kristina Roper: My students could provide the meat of it, the photos, the data, the information. It is then putting that information into the structure.

Zack: We can look into that, and see if the answer is "no way, no how" or "maybe."

Roper: We can take something small and manageable. The Tower District came to mind in that it's diverse.

Zack: Huntington Boulevard is also small.

Boyd: Is this a City-sponsored app?

Roper: It's a mitigation measure from the Fulton Mall.

Goldbeck: What's it called, Dan?

Zack: Fulton District. You can find it in the Google Play store or the Apple App store. It has a little green silhouette of the Pacific Southwest building. It's a really neat thing and now that framework is there, who knows? It might

be doable, might not. We'll report back next month, maybe.

Boyd: [to Commissioner Roper] So your intent is to take one of our existing districts and take the skeleton of the Fulton District app and populate it with the historic district data? How do you use that data in the app?

Zack: It acts like a self-guided tour.

Roper: You're somewhere and you say "what's around me?" and it will tell you how to get there, something about it and there are little quizlets.

Goldbeck: If you dial a number does it give you the story, like the state park ones?

Roper: It doesn't have that, but it has an awful lot of interpretive layers.

Hatwig: It has links, too, if they want to know deeper layers.

Roper: Yes, definitely takes advantage of the already existing information. I don't want to reinvent the wheel.

Groves van Onna: Is it just a semester class?

Roper: Yes, but I have it frequently so it can be an ongoing thing. I do in-house consulting at Caltrans, which is where I heard about the Fulton District app. Today Laura showed me how to get there, and I spent the afternoon going "Wow!" I shared it with my class (I had to use special software that allows mobile apps to work on a computer), but they thought it was cool and I thought it was cool.

2. Mills Act

Commissioner McNary requested a clarification about the Mills Act ten year contract requirements. The Commissioner believed that it applied to exteriors only, but some applicants have put things like sanding the floors on their contracts. Is that allowed? Wasn't this supposed to be exterior only?

Hatwig: Yes, this was supposed to be for exterior repairs only, paint, porch repairs, roof repairs.

Zack: Last year all of the improvement plans were exterior.

McNary: On my tour with Laura, there were two applicants where at least half of the repairs proposed were interior.

Hatwig: Applicants come with their own list of proposed projects, but you can refine that list. For example re-seeding the lawn would not be an appropriate item for the contract.

McNary: Laura and I discussed it and she mentioned that in other jurisdictions interior repairs were allowed to be listed as a line item on the contract. I thought it was strictly exterior. I need clarification as to what is allowed.

Groves van Onna: What I have been telling property owners is that we only require inspection of the exterior features, but that they have the option, if they would like to, to include interior features. But it is certainly not required. Another factor here is that we're not charging an application fee for these inspections, but in another city I have worked in we would have a flat fee to do the exterior requirements and we would charge an extra fee to do the interior if the property owner wanted to. I don't want to prevent property owners from receiving feedback on their interior rehabilitations if they want it. I am open to discussing how we want to frame it moving forward.

Goldbeck: I am confused. It sounds to me that you're saying that you're okay, as long as we're doing inspections we can look at the interior. But does that also follow that they make applications for interior repairs?

Groves van Onna: Not necessarily. Some people want to show off the interior of their homes, or perhaps to seek advice on certain things. Some people need repairs in the interior of their homes and seek advice on that. A good example is saying that people include paint as an exterior item on their Mills Act work plan; that's not something that we regulate but it is

something they can list.

Zack: Ron, you're talking specifically about the ten year schedule of improvements, right?

McNary: Yes. Looking at an applicant's ten year list, I saw a number of interior items on it. I thought this list was only for exterior items.

Halajian: It's a financial issue, is that right? They are getting tax relief, which is public money, to spend on the interior of the house. Is that your point?

McNary: Yes.

Halajian: Following on that, to be listed, it's about the exterior not about the interior. So there's incongruousness there.

Hastrup: I think that the evaluation that staff and the HPC is going to be doing when considering these Mills Act contracts is whether you feel that that the schedule of improvements is appropriate based on the criteria. If applicants are putting interior stuff, in some ways they are hurting themselves a little bit because they are putting on these legally binding commitments to interiors that they don't really need to put in there. What is the likelihood that the City is going to be enforcing interior changes? If they were not in compliance with their exterior commitments they would be subject to enforcement.

Zack: The basic idea is that you are getting a benefit from the public in the form of lower taxes and the public get something in return. Last year, we steered people to the exterior because that is what the public is able to enjoy. If the public is going to subsidize improvements, let's focus it on what the public can enjoy from the public right of way. There were a few that weren't really visible from the street or sidewalk but were important to keeping the building structurally sound and so the group was comfortable with approving those sorts of improvements. Someone brought up kitchen remodel as a potential item, and we said that they could do that if they

wanted, but it wouldn't go into the schedule of improvements. These have to be approved by the Commission and forwarded to the Director. So when they come through, whatever the property owner is suggesting doesn't have to be rubber stamped. There is some give-and-take there. You all need to feel like the public is getting something for the money.

Halajian: So, on the subject of give and take. It seems to me that there was no give and take on whether or not the structure is meritorious of being listed in the first place; it's about the exterior. It seems to me that there should be a connection between the Mills Act criteria and the register criteria. To get into a freestyling process about what a group thinks is a slippery slope. It ought to be consistent with the requirements to make the list in the first place.

McNary: That is my point. I think it's great that the guy wants to sand his floors and refinish them.

Halajian: But the public doesn't get to go in and see his new floors.

McNary: Right. We're responsible for the exterior and that is what the Mills Act is about.

Halajian: You can have a historic interior that is listed, can you not?

Zack: It's not common, but yes. Courthouses sometimes have historic interiors.

Halajian: Okay so in that case the criteria would include the interior, and if that was a Mills Act project then the interiors could be included. But if you got listed because of your beautiful Victorian façade, I don't think it benefits the public for you to do work on the interiors.

Hatwig: Now, if it were a restaurant or something like that, the restaurant has an interior public space.

McNary: The Meux Home also has public access to the interior. In general,

our jurisdiction is the exterior of the building.

Goldbeck: By the same token, we don't typically have jurisdiction outside of the façade that is visible from the street, but we approve Mills Act items on all four sides of the exterior.

Zack: It's a gray area, there is some discretion involved.

Groves van Onna: Which is why I was saying it's optional; the interiors are not required. If it were a property that definitively had the interior nominated, we'd require it.

McNary: But by saying 'not required' it infers that it is perfectly acceptable to include the interior on your line items. Is it acceptable or isn't it?

Boyd: Both of you [Halajian and McNary] teased out the point that it depends upon the listing and what it's listed for. We could probably legally stand on that, too, if someone wanted to fight back. We might want to clarify that so that applicants know that going in. [to Historic Preservation Specialist Groves van Onna] I think what you're saying is that the Mills Act program doesn't tease that out, but we might want to include that in what we're funding.

Halajian: Would that encourage more people to include more interiors in their nomination?

Groves van Onna: It could be another factor if the process becomes competitive.

Hastrup: Hopefully people understand that the Commission is looking at it from a public benefit and publically acknowledged historic resources. If we get to a situation in which people think that they have a perfectly good exterior and think that they can get on the Mills Act to help with interior work. Ultimately we're looking to not only help people who buy a historic home, but also incentivize preservation.

Goldbeck: Laura, is there any wording in the Mills Act about exteriors primary or exteriors only? Is it completely not stated?

Hatwig: I don't think it's stated.

Halajian: On that point, you talked about incentivizing preservation. Are we trying to incentivize preservation of exteriors or interiors, or buildings in their total?

Roper: I think the latter.

McNary: If that's the case, and we do the insides, you couldn't put a new stove in.

Roper: I think we have to use a case by case judgement. There is something about incentivizing people to restore, and often times they go together.

Hastrup: To be clear, I don't think anyone is talking about regulating the inside. Usually what this is someone says that they promise they're going to do these ten things on this schedule.

Hatwig: You could also incentivize and say that say 80% has to be exterior.

Goldbeck: Show us that your exterior is the priority for the public good, and then because you got that help you're a little freer to do what you want on the inside.

Hatwig: No one would take a roof that needs to be replaced and only replace the side that you can see from the public right of way.

Zack: It's a bit of a gray area and I think it's important for you all to keep a little discretion on this to see things on a case by case basis. The discussion isn't what's allowed; all kinds of things are allowed. We've seen entire interior's gutted down to the studs and modernized, but the exterior looks amazing, that is totally allowed. But what are we (as a community) willing to pay for is really the discussion. We're giving them a tax break,

which is money the public should be getting, and the applicant is going to get that money instead to improve a structure. I think we've heard good direction here and Laura can work with the applicants to see if there is more fine-tuning on their proposed ten year schedule of improvements. Then at the meeting, when you are considering it, you guys can suggest or require changes for your approval. I think the direction is pretty clear and Laura can work with folks if any of their applications needs a little tightening up to reflect what you've been saying.

Groves van Onna: I think everyone is on the same page, working with the applicants they are very clear that the exterior is the focus, and the historic character is the focus. They are well aware of how the process needs to go. Everyone has most of their items as exterior; just a few people have a few items that involve interior historic features.

McNary: I would say that half of the Minnewawa property was interior. At least. He needed a new roof and he was going to paint, but that was about it.

Groves van Onna: He also had "replace exterior windows and doors." I would say maybe half of his items were interior and I would also say he was an outlier among the applicants.

Boyd: Part of the process then needs to be to guide them in the direction we want.

Zack: We're under no obligation to approve their first proposal.

Boyd: Absolutely not. We want to make sure that if they don't understand the purpose of the program and why it's this way, we are able to inform them.

Zack: It could be a matter of trimming, too. Jason, you and I did the one in Wilson Island, and they had really piled a lot in there. When you think about the dollar amount of what they would be saving in taxes versus what they were proposing on the first draft of their ten year plan, they were going to spend way more than they were going to get back. Some of it was backyard

stuff, historic flatwork, or some of it was work on the kitchen and we told them that's not what we're focusing on. After trimming that stuff out, you still had a really great catalog of the exterior projects that gave us more than our money's worth.

McNary: Another question. In the Minewawa house, they are going to need a new roof. Could that be extended for two years, because that will be an expensive project?

Groves van Onna: Yes. It can be a year range.

Zack: If you recall, that is definitely in the realm of possibility. There is precedent for that locally, with our Rowell building. The Rowell building went through Mills Act and is undergoing a \$24 million restoration right now. Year One of their plan was "Full Restoration" and Year Two through Year Ten were "Maintain as needed."

McNary: Okay, that's acceptable. I didn't want interior to be at least half the focus.

Hatwig: Last year during the walkthrough we trimmed as we went. The owners don't know. We asked them to develop a wish list of all the things they'd like to do.

Zack: Laura is almost done with the inspections. Thanks to all of you who helped you with those. There are two more left. Once those are done we can look at those and see if any of them need fine tuning.

Groves van Onna: Or we can discuss it on a case by case basis next month.

Goldbeck: I have a question. You mentioned "in case it gets competitive," what does that look like? Is there a certain dollar amount from the County that we're held to each year or?

Groves van Onna: I'm not certain.

Zack: We lose a little revenue with each one of these. In the grand scheme of things it's not a lot, and I think it's more than worth it. However if we started getting a flood of 50 applications a year, then we might run into a problem where we don't have enough staff resources to process that many. You guys wouldn't want to have thirty meetings a year to look at these and at that point we might want to start limiting it to twenty a year. With 50 applications and only 20 slots you'd have to make it competitive, and at that point you'd want to score it based on the merits of what they're proposing.

Hastrup: The City of L.A. they take their cumulative loss at \$2 million per year (which is arbitrary), and they've gotten to the point where commercial and multi-family is not considered quite as often. At this point they are mostly single-family. They have a competitive process and they charge a fee. I don't know if it's successful, but it is used a lot.

Hatwig: I'd love that problem. We do need to be careful to have some sort of uniformity when it comes to districts is important. Neighbors are neighbors and they are going to want to compete with each other. Being consistent with districts is something to be aware of.

Zack: Thanks for that direction.

Groves van Onna: I had a question, when the Mills Act applications were brought to HPC last year was it all as one item?

Zack: It was all at one meeting.

Goldbeck: I believe we discussed them individually and voted on them as a group.

Zack: Amber, do you recall?

Recording Secretary Amber Piona: I do not recall.

Hastrup: I wasn't here in the earliest part of this, and neither was Laura. Amber was here. All four of them were voted on the same day.

Groves van Onna: As one action item?

Goldebck: I think we voted as a group.

Hastrup: It would be up to the Chair. The point is that they were all considered on the same day and this allows the commission to think about consistency amongst the applications. You have the ability to pull any out and consider them; the Commission has total freedom on this point at this point.

3. Armenian Town

Chair Boyd reported that the subcommittee received information today from Deputy City Attorney John Hastrup. Boyd stated that the Subcommittee needs to process will get back to Hastrup. Moving forward on it.

B. Staff

1. Herndon Substation Control Building

Historic Preservation Specialist Laura Groves van Onna updated the Commission on the City Council meeting for the Herndon Substation Control Building. At the meeting the City Council disapproved the nomination of the property. Assistant Director Dan Zack noted that Councilmember Brandau made the motion to approve, however it failed for lack of a second. The discussion revolved around property rights.

Hatwig: The owners were not in favor of designation?

Zack: Yes.

Boyd: When they were here they said loved the building, but it was smack dab in the middle of their property.

Goldbeck: They did state it was a problem.

Zack: During public comment a representative spoke requesting it not be put

on the register.

Goldbeck: Is the demo permit the next step? Is it already down?

Groves van Onna: No, they have not reapplied yet.

Hastrup: They withdrew their demo permit application prior to the meeting, presumably in some sort of political maneuver. On August 28, 2018, we received a letter from the PG&E Council stating that the City has no jurisdiction over their property so it doesn't matter what you do, but we want you to stop what you're doing. We researched it a bit. My view was that yes, we did have jurisdiction to put it on the local register. In some cases utilities are under the sole jurisdiction of state regulatory bodies. For example we couldn't tell them how to construct their power transmission lines. This is heavily litigated but the municipalities always lose those arguments. Our position is that PG&E does not have carte blanche to do whatever they want with historic resources that are not connected to their power transmission or generation system. They said it didn't matter what we said. If it truly didn't matter, then we could designate it and they could go to PUC [Public Utilities Commission] and get permission to demolish it. However they won, politically. It did not get designated; there is not a new demolition permit.

Zack: We anticipate one will be forthcoming.

Hastrup: It's a strange position for PG&E to be in because they never changed their position that the City doesn't have jurisdiction, so if later they reapply for the demo permit they are being inconsistent. Demolitions for non-historic properties are ministerial, there's no CEQA.

Hatwig: Any state involvement that is possible?

Hastrup: Maybe PUC has jurisdiction over potential historic resources. I didn't find anything in that. Although permits that get sent to PUC do sometimes discuss historic resources, it isn't clear that PUC considers that part of their jurisdiction. My non-legal advice is that I don't think it's very likely that anything is going to get approved over the objection of the

property owner.

Groves van Onna: Discussions last Thursday did not even get to the argument of jurisdiction, it was cut off at the issue of private property rights.

Hastrup: PG&E is the least private of private property owner and they still won on that argument. We'll update you if there is a permit application.

McNary: It's a done deal, anyway.

Hastrup: The HPC is prohibited under the code from re-recommending the property; the Council would have to do that on its own. Not very likely.

Boyd: We don't have a great track record for owners who aren't on the list.

2. Mills Act

Historic Preservation Specialist Laura Groves van Onna thanked the Commission for the discussion tonight. There are two more site visits left to complete. The next step is to prepare for the meeting next month.

3. Hotel Fresno

Deputy City Attorney John Hastrup updated the Commission that the owners of Hotel Fresno project are seeking an amendment to their owner participation agreement with the successor to the Redevelopment Agency. The recommendation for the National Register designation has already occurred. The current proposal is in serious jeopardy of failing. They have requested that the project be altered, and think they will have financing in place by the end of the year. They are putting a proposal to City Council on Thursday, although it is likely to get continued to Oct 11, 2018; there is nothing for the HPC to do at this time.

Hatwig: My memory is that they have dollars set aside for that already.

Hastrup: The City's commitment is in play. The owners have not come up with money to make it pencil out. The change that occurred is that the prior project was to be a mix income, ½ low income of various AMI levels, ½

market-rate. The folks who looked at it have decided that to be infeasible under current market conditions downtown. Their proposal to make it 100% affordable, but now 80% AMI, but 55 year covenant to make it remain low income. Working hard to make this pencil out and move forward.

C. General Public

None.

IX. NEXT MEETING: October 22, 2018, 6PM Conference Room A, City Hall.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 7:03 PM.

EXHIBIT C:



HISTORIC PRESERVATION MITIGATION PROGRAM

PURPOSE

To benefit projects which preserve, rehabilitate, restore, or reconstruct character-defining features on qualified historic properties.

QUALIFICATIONS

- 1) Projects must be conducted on properties which are individually listed in the Local, State, or National register, are Contributors to a listed historic district, or are Heritage Properties;
- 2) Projects must preserve, rehabilitate, restore, or reconstruct exterior character-defining features visible from the public right-of-way;
- 3) Funds shall be provided to each approved applicant as a reimbursement subsequent to all work being completed to the satisfaction of the Director;
- 4) The maximum grant amount per property shall be \$7,500.00 or 40% of project costs, whichever is less;
- 5) The program will initially award grants to eligible projects on a first come, first served basis until such time that the funds are exhausted prior to the end of the fiscal year, at which time the Director may institute a competitive ranking system for the following fiscal year;
- 6) The Director may, in the Director's sole discretion, limit the total amount of program funds or number of grants received by any individual or group of related individuals, or any entity or group of related entities, as is reasonably necessary to allow broad community participation in the program.

PROCEDURE

The point of contact for the application process is Laura van Onna, *Historic Preservation Specialist*, who can be reached at laura.vanonna@fresno.gov or by phone at (559) 621-8439. Following the submittal of the Historic Preservation Mitigation Program Application Form and required attachments, the Historic Preservation Specialist will review application materials and inform the property owner whether the proposed work has been approved to benefit from the Historic Preservation Mitigation Program. Upon approval, funds will be calculated and encumbered for the property owner based on the cost estimate documentation that was submitted with the application. Upon project completion, the property owner will provide supporting documentation in the form of photographs and itemized receipts in order to satisfy the reimbursable grant requirements and receive the Historic Preservation Mitigation Program grant award. Funds may not be available for projects that extend more than 30 days beyond the project's estimated completion date.



HISTORIC PRESERVATION MITIGATION PROGRAM APPLICATION CHECK LIST

TO BE SUBMITTED PRIOR TO THE COMMENCEMENT OF WORK AND APPROVAL OF FUNDS

- ☐ **Historic Preservation Mitigation Program Application Form**
- ☐ **Photographs**
 - **At least one overall view of the property and one overall view of each elevation**
 - **A detailed view of each historic feature that involves the proposed work**
- ☐ **Construction Documents**
 - **An existing site plan (and a proposed site plan if different from existing), drawn to scale, which clearly indicates all structures located on the parcel; and, the parcel's North, South, East, and West property lines**
 - **Detailed drawings, visuals, and descriptions for the proposed work**
 - **Construction Bids or Quotes (in order to provide an itemized cost estimate)**
- ☐ **Grant Deed (owner name must match application form)**

TO BE SUBMITTED UPON THE APPROVAL OF FUNDS AND PROJECT COMPLETION

- ☐ **Photographs**
 - **At least one overall view of the property and one overall view of each elevation**
 - **A detailed view of each historic feature that involved the proposed work**
- ☐ **Itemized Receipts (in order to calculate final project cost)**



HISTORIC PRESERVATION MITIGATION PROGRAM APPLICATION FORM

Date: _____

Property Address: _____

OWNER INFORMATION

Owner(s) of Property: _____

Owner(s) Mailing Address: _____

Home Telephone: _____ Work Telephone: _____

Mobile Telephone: _____ Alternate Telephone: _____

Owner(s) Email: _____ Alternate Email: _____

APPLICANT INFORMATION (if different from owner)

Applicant: _____

Applicant Mailing Address: _____

Home Telephone: _____ Work Telephone: _____

Mobile Telephone: _____ Alternate Telephone: _____

Applicant Email: _____ Alternate Email: _____

PROPERTY INFORMATION

Assessor Parcel Number (APN): _____ - _____ - _____ Council District No.: _____

Historic Name: _____

Historic Use: _____ Current Use: _____

Construction Date: _____ Date of Designation: _____

Designation (please select all that apply and provide applicable information):

- ☐ National Historic Landmark
- ☐ National Register of Historic Places
 - ☐ Individual
 - ☐ Contributor to a Historic District
 - District Name: _____
- ☐ California Historical Landmark
- ☐ California Register of Historical Resources
 - ☐ Individual
 - ☐ Contributor to a Historic District
 - District Name: _____
- ☐ Local Register of Historic Resources
 - ☐ Individual
 - Historic Property No.: _____
 - ☐ Contributor to a Historic District
 - District Name: _____
- ☐ Heritage Property
 - Heritage Property No.: _____

PROJECT DESCRIPTION

Please provide a brief description of the proposed project:

Please describe how this project will preserve, rehabilitate, restore, or reconstruct character-defining features. How will the work be carried out and by whom? Include a description of elements to be rehabilitated or replaced, if needed, and what preservation techniques will be used (please feel free to use continuation sheets if needed).

What is the project's total estimated cost? _____

What is the project's estimated completion date? _____



MILLS ACT PROGRAM
2018 APPLICATION PACKET

CONTENTS

- I. Mills Act Program Introduction (Pages 1-2)**
 - a. Purpose**
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- II. Mills Act Program Application Check List & Schedule (Page 3)**
 - a. To Be Submitted Prior to Site Visit and Public Hearing**
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- III. Mills Act Program Application Form (Pages 4-6)**
- IV. Draft Work Plan (blank – to be filled in) (Page 7)**

Attachment: Sample Mills Act Contract



MILLS ACT PROGRAM INTRODUCTION

PURPOSE

In California, Mills Act legislation grants participating local governments the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties and in exchange receive a reduction in property taxes. The City of Fresno adopted the Mills Act Program in 2016.

PROVISIONS

Qualified Historical Properties

- 1) Properties must be privately owned within the City of Fresno and not exempt from property taxation;
- 2) Properties must be listed in the National Register of Historic Places, located in a registered historic district, or listed in any state, city, county, or city and county official register of historical or architecturally significant sites, places, or landmarks;
- 3) Heritage Properties do not qualify for participation;

Required Contract Provisions

- 4) Contracts entered into must have a term of a minimum of 10 years;
- 5) Owners must preserve and, when necessary, restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code;
- 6) City officials must be granted permission to inspect the interior and exterior of the premises, prior to the execution of a new contract, and every five years thereafter, to determine the owner's continued compliance with the contract;
- 7) All successors in interest of the owner are bound to the benefits and burdens of the contract;
- 8) Unless written notice is provided by owners at least 90 days prior to the renewal date or by the City at least 60 days prior to the renewal date, 1 year shall automatically be added to the term of the contract on the anniversary date of the contract or such other annual date as is specified in the contract;
- 9) Owners must furnish the City with any information requested in order to determine the eligibility of the property involved; and
- 10) Owners or agents of the owners must provide written notice of a contract to the Office of Historic Preservation within six months of entering into a contract.

PROCEDURE

The point of contact for the application process is Laura van Onna, *Historic Preservation Specialist*, who can be reached at laura.vanonna@fresno.gov or by phone at (559) 621-8439. Following the submittal of the Mills Act Program Application Form and required attachments by the established deadline, the Historic Preservation Specialist will review application materials and reach out to property owners and/or applicants to discuss the submitted application packet, which includes any proposed restoration and maintenance (the “Draft Work Plan”), to request additional materials if needed and to schedule a site visit with a City Staff member and a Historic Preservation Commission member. Following a site visit, Staff and Commission members may recommend revisions or additions to the initially submitted Draft Work Plan. Staff reports and completed applications will be presented to the Historic Preservation Commission at a regularly scheduled hearing date. Approved property owners and/or applicants will then return executed and notarized contracts to City staff, who will subsequently execute and record contracts with the County Recorder. Please refer to the next page for the application check list and current schedule for the application process.

For more information on the City of Fresno Mills Act Program, please see the Ordinance in Article 17 of Chapter 12 in the Fresno Municipal Code:

https://library.municode.com/ca/fresno/codes/code_of_ordinances?nodeId=MUCOFR_CH12IM_FEHIREOTMITO_ART17MIACPR

Please note: Proposed exterior alterations that have the potential to affect the historic character of a designated property are still subject to review by the Historic Preservation Specialist upon project proposal and prior to the commencement of work. Furthermore, proposed projects which require a permit are subject to review by the Current Planning and Building & Safety divisions. Although anticipated projects may qualify for the Mills Act Program, approval of a Mills Act Application and execution of a Mills Act Contract do not equate with formal project approval.



MILLS ACT PROGRAM APPLICATION CHECK LIST & SCHEDULE

TO BE SUBMITTED PRIOR TO SITE VISIT AND PUBLIC HEARING

- ☐ Mills Act Program Application Form
- ☐ Draft Work Plan (completed)
- ☐ Most recent Property Tax Bill
- ☐ Grant Deed (owner name must match application form)

TO BE SUBMITTED UPON APPROVAL OF APPLICATION

- ☐ Executed and notarized Contract

SCHEDULE – 2018

Step	Action	Timeframe
1	<u>Application Packet available</u> to the public.	Friday, July 20, 2018
2	<u>Application Packet due</u> to the City.	On or before Friday, August 31, 2018
3	Pre-contract property <u>site visits</u> .	September 2018
4	Historic Preservation Commission <u>public hearing</u> .	Monday, October 22, 2018
5	Approved owners and/or applicants <u>return executed and notarized contracts to City</u> .	On or before Monday, November 5, 2018
6	<u>City executes and records contracts</u> with County Recorder.	On or before Friday, November 30, 2018



MILLS ACT PROGRAM APPLICATION FORM

Date: _____

Property Address: _____

OWNER INFORMATION

Owner(s) of Property: _____

Owner(s) Mailing Address: _____

Home Telephone: _____ Work Telephone: _____

Mobile Telephone: _____ Alternate Telephone: _____

Owner(s) Email: _____ Alternate Email: _____

APPLICANT INFORMATION (if different from owner)

Applicant: _____

Applicant Mailing Address: _____

Home Telephone: _____ Work Telephone: _____

Mobile Telephone: _____ Alternate Telephone: _____

Applicant Email: _____ Alternate Email: _____

PROPERTY INFORMATION

Assessor Parcel Number (APN): _____ - _____ - _____ Council District No.: _____

Historic Name: _____

Historic Use: _____ Current Use: _____

Construction Date: _____ Date of Designation: _____

HISTORIC DESIGNATION (please select all that apply and provide applicable information):

- ☐ National Historic Landmark
- ☐ National Register of Historic Places
 - ☐ Individual
 - ☐ Contributor to a Historic District
 - District Name: _____
- ☐ California Historical Landmark
- ☐ California Register of Historical Resources
 - ☐ Individual
 - ☐ Contributor to a Historic District
 - District Name: _____
- ☐ Local Register of Historic Resources
 - ☐ Individual
 - Historic Property No.: _____
 - ☐ Contributor to a Historic District
 - District Name: _____
- ☐ Heritage Property (*Heritage designation alone is not sufficient to qualify for the Mills Act Program*)
 - Heritage Property No.: _____

ADDITIONAL QUESTIONS

What is the current condition of your property?

- ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Please explain:

Are taxes on all property owned in the City of Fresno paid current to date?

- ☐ Yes ☐ No

If no, please explain:

Are there any orders to comply from City of Fresno Building & Safety or Code Enforcement on any property owned?

- ☐ Yes ☐ No

If yes, please explain:

I am (We are) the present owner(s) of the property described above and hereby apply for a Mills Act Contract.

_____	_____	_____	_____
Owner Signature	Date	Owner Signature	Date

_____	_____
Print Name	Print Name

DRAFT WORK PLAN (2019-2028)

	Contract Year	Site/Building Feature	Proposed Work/Task	Estimated Cost
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
TOTAL:				

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.

Above is a template to create a list and detailed description of all work to be completed in the first 10 years of the contract, noting the year(s) in which each task will be completed. The Work Plan does not necessarily require precisely 10 tasks; for example, if a particular maintenance task is done annually or every 5 years, you can make note in the "Contract Year" column. Cost estimates for each task must be provided by the applicant.