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# Historic Preservation Commission Agenda

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

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

**Staff to the Commission**  
**JERRY BISHOP**  
Assistant Director, Development and  
Resource Management Department

**KEVIN FABINO, M.P.A.**  
Planning Manager, Secretary

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

**WILL TACKETT, Planner III**

**JOANN ZUNIGA, Recording Secretary**

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

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

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

**The Historic Preservation Commission welcomes you to this meeting.**

**October 25, 2010**

**MONDAY**

**5:30 p.m.**

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

**I. CALL TO ORDER AND ROLL CALL**

**II. APPROVE MEETING MINUTES**

- A. Approve minutes for July 12 and August 23, 2010.

**III. APPROVE AGENDA**

**IV. CONSENT CALENDAR**

**V. CONTINUED MATTERS**

- A. Approve minutes for June 28, 2010 (continued from October 4, 2010)
- B. Consideration of Education and Thematic Seminar Series to be Scheduled Before the Historic Preservation Commission as Part of Their Regularly Scheduled Meetings (Continued from October 4, 2010) **(ACTION ITEM)**.
- C. Consideration, Review and Direction Related to Status of Proposed Historic Surveys **(ACTION ITEM)**.

**VI. COMMISSION ITEMS**

- A. Consideration of Approval of Request by the Property Owner to Designate the Bekins-McClatchy Home Located at 3729 E. Huntington Boulevard as a Heritage Property and Adoption of Findings Necessary to Support Designation Pursuant to FMC 12-1612 **(ACTION ITEM)**.

Staff Recommendation: Recommend Approval

- B. Review and Comment on City of Fresno, Roeding Regional Park and Fresno Chaffee Zoo Facility Master Plan, Draft Environmental Report, SCH NO. 2008031002, October 7, 2010, Pursuant to Fresno Municipal Code Section 12-1606(b)(5)(6)(7) **(ACTION ITEM)**.

Staff Recommendation: Provide Comments

**VII. CHAIRPERSON'S REPORT**

- A. HPC's Annual Report for Fiscal Year 2010.

**VIII. UNSCHEDULED ITEMS**

- A. Members of the Commission
- B. Staff
1. Update on Status of the Helm Home, HP#112, 1749 L Street.
- C. General Public

**IX. NEXT REGULAR MEETING:** November 22, 2010, Fresno City Hall, Conference Room A

**X. ADJOURNMENT**



**HISTORIC PRESERVATION COMMISSION**  
**DRAFT Meeting Minutes of June 28, 2010**

**I. CALL TO ORDER**

The meeting was called to order at 5:32 p.m. by Chair Simmons. Roll call given by Karana Hattersley-Drayton.

**Commissioners in Attendance**

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

**Commissioners Absent**

Sally Caglia

**Staff for the City of Fresno**

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

**II. APPROVE MEETING MINUTES**

The Chair called for approval of the meeting minutes of April 26, 2010. Commissioner Teresa España moved for approval of the minutes, second by Commissioner Joe Moore; the motion carried (M/S/C, 3 yes, 0 no, 2 absent (Caglia and Smith), 2 abstentions (Boyd and Johnson who were not present at the meeting). Minutes were approved and filed as submitted.

**III. APPROVE AGENDA**

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

**Commissioner Joe Moore** clarified that for Commission Item No. VI-C (Newman Home), the matter was recommended for continuance to a special meeting on July 12, 2010, to discuss rescission of the designation of the Newman Home and the design charrette.

**Karana Hattersley-Drayton** stated that because the Newman Home was listed as a Historic Resource on the Local Register, the matter would need to be publicly noticed in *The Fresno Bee*; stated a public notice was not necessary for Heritage Property; stated a design charrette was proposed.

**Commissioner Chris Johnson** stated matters V-A, VI-A, VI-B, VI-C, VI-D were related to a historic district that, as yet, was unofficially adopted and should be considered collectively; expressed concern that there was no mention of a potential historic district in any of the staff reports and an absence in the staff findings and recommendations; stated the Urbana Preservation Historic Survey Report started to create a historic district record; stated the Commission needed to look at the preponderance of fact that there was likelihood that it exists as a historic district; believed it would be a mistake for the Commission to consider these properties individually; stated CEQA findings needed to be considered together as a historic district.

**Kevin Fabino** stated in order for the Commission to consider matters and take specific action, each matter was to be identified independently on the agenda; stated the agenda did not curtail discussion about other properties within the context of what was being considered; stated there was not a CEQA issued; requested the Commission consider approval of the agenda as presented.

**Chair Don Simmons** asked if there were any other changes to the agenda.

**Commissioner Chris Johnson** moved to consider matters V-A, VI-A, VI-B, VI-C, and VI-D at one time. Motion died for lack of a second.

**John Fox**, legal counsel to the Commission, stated for purposes of CEQA there were several definitions when considering historic resources--mandatory, presumptive, discretionary; stated it was his understanding that this historic district would not meet the mandatory requirement because it was not listed on the National Register or State Register; stated it would also not meet the requirement for presumptive because it was not listed on the Local Register as a historic district; stated the surveys that had been utilized did not meet the requirements under the Public Resources Code to meet the requirements for survey that identified these as a district; stated the Commission could consider all of these items under discretionary definition and could make findings supported by substantial evidence that there was a historic resource upon which to make decisions; stated in the staff report these heritage properties did not meet the minimum requirements for historic resource for purposes of CEQA and staff recommended the Commission delist the properties as heritage resources; stated that was a recommendation and the Commission had discretion, as a decision making body, to make determinations.

**Commissioner Chris Johnson** believed it was in everyone's best interest that this be postponed until the Commission could get clarity on these issues; stated he was concerned about the big picture, environmental issues, and protecting the interest of those involved; stated the Commission could go through this on a piecemeal basis and make findings.

**Commissioner Patrick Boyd** asked what additional information would the Commission be considering and what would be the difference between looking at the properties individually and as a group.

**Commissioner Chris Johnson** stated the buildings, while they may not be the heritage standard in their current condition, could be contributors to historical districts; stated some of the historic surveys had shown properties to be contributors to the historic district for L Street; stated because it was not an official district, it did not protect properties within it, did not protect the resources or the district they were part of, and destroyed the Commission's ability to create districts in the future; stated he strongly objected to piecemeal demolition of buildings within districts and cited Auto Row as an example; stated the Commission was looking at individual properties, not the big picture, and it concerned him; stated while a building might not meet the level of being a historic property, it could still be a contributor to an historic district and demolitions were being issued for those buildings without any review by this Commission; stated he did not think that was the spirit of the ordinance.

**Karana Hattersley-Drayton** stated one of the issues with any contributor to a district was integrity; cited unreinforced masonry buildings in Auto Row that were collapsing and were beyond saving; stated the Commission was considering two buildings that had been tragically burned, and so the issue of integrity, whether those two buildings would even continue to be contributors to a district, was very much in question.

**Commissioner Chris Johnson** stated many of the buildings had been neglected; stated after the fire to the Newman Home and the Burks Home, these resources weren't protected and further deterioration occurred; stated the ordinance did not reward someone who was neglectful to historic properties and that there was a good faith argument that one couldn't neglect a historic resource to benefit by its tear down; stated that was a subject that needed to be discussed; stated staff was working real hard to get people to take care of their properties and to ensure that they were maintained; stated he spent the last month working with the Housing Authority and Darius Assemi on finding some solution to this situation; stated he recused himself from the meetings and took his professional expertise and time and used it.

**Chair Don Simmons** called for a motion to either move to approve the agenda or make an addendum to the agenda.

**Commissioner Joe Moore** stated the issue at hand was whether or not the Newman Home was appropriate to deal with in a separate meeting; asked if the Commission had an idea of how many resources could be lost and maintain eligibility for the historic district; stated if the properties for delisting and demolition were to go forward, then there wouldn't be enough contributors to qualify it as a district; stated that would be one reason to look at these properties collectively, look at that percentage issue.

**Karana Hattersley-Drayton** stated district boundaries could be designed in any way; stated since the 2006 Urbana Preservation Report was done, several buildings have burned and were no longer there; stated if the Commission wanted to pursue a historic district, and it should, then the Commission would look carefully at the boundaries of what was on the ground right now versus what was there 20 years ago.

**Commissioner Terese España** asked Commissioner Johnson what he thought the agenda should be.

**Commissioner Chris Johnson** stated the historic district should be included in the discussion; stated the Commission should be considering each of these properties and how their environmental effects affect the district; stated the Commission was reviewing pieces that guaranteed nothing but empty property where historic resources once were; stated whether the matters were considered together or separated, he believed there was not enough knowledge about the district at this point to really know how these decisions affect that; stated he was concerned about the CEQA facts of buildings that contributed to historic districts and what level of historic district looked at; stated this may not be a local historic district, some could make the argument that this may be a national register district; stated it was not clear in any of the reports.

**Kevin Fabino** stated staff appropriately addressed CEQA documents for future development of this and other sites on L Street, it was required under CEQA.

**Chair Don Simmons** stated an addendum to the agenda to begin the discussion of this historic district was appropriate; asked if staff was prepared to have that discussion. **Commissioner Chris Johnson** stated it was an action item so it would have to be posted. **Karana Hattersley-Drayton** stated staff was considering that for a future meeting. **Kevin Fabino** stated it was the intent of staff to look at where all the historic districts were and what was required to complete them, and to bring that information to the Commission.

**Chair Don Simmons** entertained a motion to approve the agenda.

**Commissioner Teresa España** moved for approval of the agenda, second by **Commissioner Joe Moore**; the agenda was adopted (M/S/C, 5 yes, 0 no, 1 absent, 1 abstention (Molly LM Smith arrived during discussion of agenda approval).

#### IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

##### **Disclosure by the Commission:**

**Chair Don Simmons** stated he met with Darius Assemi at the Iron Bird Lofts to discuss the agenda.

**Commissioner Chris Johnson** stated he met several times with representatives of the Housing Authorities and Darius Assemi to provide uncompensated professional expertise; stated he had no financial or fiduciary agreement with anyone at this point.

## V. CONTINUED MATTERS

**Karana Hattersley-Drayton** presented a series of maps of L Street between Divisadero and San Joaquin Streets and pointed out on the maps the four specific properties that would be discussed at the meeting--the Helm Home, Collins Home, Crichton Home, and Burks Home.

### A. Status Report on violations pursuant to FMC 12-1601 et seq. for the Helm Home (HP #112, 1901) located at 1749 L Street.

**Karana Hattersley-Drayton** gave a PowerPoint summary report on the Helm Home (also known as the Alamo House) constructed in 1901 and designed by McDougall Brothers architects; stated the home was a rare example of Mission Revival residential architecture that was designated a historic resource on March 4, 1980; stated the property had been vacant for many years and is going through demolition by neglect and recently had water intrusion; stated home was in a critical state; stated the Historic Preservation Commission at a public hearing on February 23, 2009, requested formal action under the Minimum Maintenance provisions of the Historic Preservation Ordinance and staff prepared a courtesy notice to former owner, Fresno Leadership Foundation (One by One), with a time line to address issues of the Helm Home and other properties they owned at the time; stated a plan was submitted but over ten months there was no action; stated on January 25, 2010, the Historic Preservation Commission at a formal hearing requested the Code Enforcement Division take action pursuant to the Minimum Maintenance provisions of the Ordinance and on February 1, 2010, a Notice and Order was prepared and mailed to the property owner; stated the Helm Home was purchased by the Housing Authorities of the City and County of Fresno on March 30, 2010, and a notice to the new owner of the existing Notice and Order was sent; stated the Housing Authorities appeared at the Historic Preservation Commission on May 24, 2010, promised to provide a strategic plan for the Helm Home in June; stated the outline presented at the May meeting included comments of structural analysis, prioritization of stabilization needs, estimated budget, and time line for stabilization; stated Granville Homes was in contract with the Housing Authorities to purchase the Helm Home; stated a tour of the home was taken and it was noted that the interior character defining features of the Home were mostly intact; acknowledged and thanked Granville Homes for the technical studies prepared to date; recommended approval of the staff recommendation to accept the technical reports submitted, request a stabilization plan that included a more complete work plan, estimated budget, and time line for restoration of the property, and stipulate a date certain for a presentation of the plan.

**Commissioner Teresa España** asked about the relationship between the City of Fresno and the Housing Authorities. **Karana Hattersley-Drayton** replied that there was no official relationship between the two agencies, they were separate entities. **Tom Davis** of the Housing Authorities stated there was no legal relationship or connection between the City of Fresno and the Housing Authorities. **Pamela Kallsen**, a

Housing Authorities Commissioner, stated the formal relationship was that the City Board of Housing Authorities Commissioners was appointed by the Mayor.

**Tom Davis**, representing the Housing Authorities, stated the mission of the Housing Authorities was to provide quality housing to eligible families in partnership with resources in the community such as Granville Homes; stated the Housing Authorities chose to work with Granville Homes on this project because of the complexities and reputation of the homes based on previous ownership and that together with Granville Homes they could achieve a development plan for housing on L Street; stated the Housing Authorities took legal ownership of the Helm Home on March 31, 2010, and received a notice to repair on April 23, 2010; stated they had been unable to meet the time lines as stated in the letter; updated the Commission on the progress; stated they were continuing to survey and analyze the property but did not have the stabilization plan as yet; stated they had been able to remove feral cats, remove interior and exterior waste, secure all openings including windows on the second floor, install temporary fencings around the perimeter; requested the Commission accept the reports that had been submitted to date; stated they would return to the Commission with the additional information with the studies were completed.

**Chair Don Simmons** reminded the Commission that the matter was not an action item, it was a status report.

**Commissioner Joe Moore** asked what was a reasonable time line for completion of the next step in the plan. **Darius Assemi**, Granville Homes, stated 120 days to complete; stated it was a complex structure that had been neglected for many years.

**Commissioner Molly LM Smith** asked about the stabilization plan. **Darius Assemi** stated they were in the early stages of investigating the home, that there were so many unknowns and variables; stated they had already spent many hours on the home and that it would take several months to develop a reasonable stabilization plan; stated they would return to the Commission to present the finalized plan.

**Chair Don Simmons** asked what else had been done to secure the property; commented the fence was not secured enough to keep trespassers from further property damage. **Darius Assemi** stated Granville was in escrow with the Housing Authorities and working together with the Housing Authorities to help develop a plan to stabilize the Helm Home; stated the perimeter of the home had been secured with a fence; stated there would be a greater presence in the neighborhood when the property across the street developed. **Tom Davis** stated there was staff assigned to monitor and patrol the area on a daily basis and to take care of any property access issues.

**Commissioner Molly LM Smith** stated on the recent tour of the property there was evidence that someone was still camped out on the porch and wanted to ensure that there would not be another fire.

**Commissioner Patrick Boyd** commented that the requested 120 days to complete the plan would be the end of October, which was the start of the rainy season; stated the

Helm Home had water damage; stated water issues needed to be addressed before the final plan was submitted so continued water damage would not occur.

**Darius Assemi** sought clarity from the Commission; asked if the Commission would support the project moving forward while the plan was being finalized; stated if the Commission was favorable, they could aggressively look at all of the connected components--roof, wall, crack in the front, unstable overhang--and begin to address those issues; stated if they were successful they would work closely with Code Enforcement Division; stated because the City of Fresno required extensive structural analysis and mitigation on some of the defects and deficiencies they would request some leniency to expedite the analysis and start work on the home at the same time; expressed concern if there were to be another very wet year, would the unstable front perimeter wall withstand the rain.

**Tom Davis** stated if they were to address each individual code violation not only would it take time it would take available economic financing away from the future of revitalizing and stabilizing the home; as the property owner, the Housing Authorities was not trying to avoid code violations, but trying to ensure that this time was used appropriately to do the necessary evaluations and come up with the right comprehensive plan.

**Darius Assemi** stated their intent, through the investigative process, would be to stabilize the perimeter; stated the objective would be to protect the home from the elements, to the extent possible, as quickly as possible; stated there were many variables involved and they remained both optimistic and cautious through this process.

**Commissioner Teresa España** asked if there were to be unforeseen delays in getting the plan completed by the end of October, what can be done to stop water damage before the occurrence of further water damage. **Darius Assemi** stated they would be working with Code Enforcement to address the code violations; stated their interest was to avoid further damage to the structure; stated their goals were aligned with the City of Fresno and the Historic Preservation Commission to get repairs done as quickly as possible.

**Karana Hattersley-Drayton** stated because the issue was water intrusion, and there was a goal and a commitment to protect and preserve this historic building, asked should there be discussion about the roof. **Commissioner Chris Johnson** stated the building had a fairly new roof; stated there were mistakes made in flashing some of the roof areas and that was a problem; stated water infiltration in some of the cracks and balconies in the back of the building were problems. **Darius Assemi** confirmed that there were multiple issues creating the water intrusion that would need to be addressed.

**Commissioner Chris Johnson** stated there were multiple flashing areas on the roof that needed to be fixed, also the porch addition on the back of the building and the cracks in the building; stated the issue was not the brick foundation but water infiltration and damage; stated it will take expertise to repair damaged areas of the building.

**Commissioner Patrick Boyd** asked if there was a means to temporarily weatherize the structure, not with a blue tarp, but some means to protect the structure for the next four months; stated he would like to see in 30 days a security fence installed and the area around the building cleaned up and in 120 days the stabilization plan come before the Commission.

**Darius Assemi** stated they wanted the ability to move forward; stated until they started to dig into the masonry wall in the front of the building, they would not know the extent of damage; they wanted to investigate where to best spend the resources; stated they wanted to stabilize the front wall and address the flashing issues on the roof; stated it was his hope that the City would agree to a partial structural plan so that they could move quickly to address the areas where water was intruding into the structure and to stop further damage.

**Chair Don Simmons** asked Darius Assemi was it conceivable that he could get to a point where he realized it was not economically feasible, based on the analysis, to complete the project. **Darius Assemi** stated they would be glad to return to the Commission in 60 days with a status report on their findings and status on their stabilization plan, and again in 90 days. **Chair Don Simmons** recommended they return to the Commission on a regular basis with a status report. **Darius Assemi** stated the reason for the 120-day deadline was that once he made a commitment it would be kept; stated he would return to the Commission on a regular basis to alert the Commission and to ensure no surprises.

**Commissioner Patrick Boyd** asked for clarification of worst case scenario that if Darius Assemi pulled out of project, it would be the responsibility of the Housing Authorities. Tom Davis stated it would be the Housing Authorities until Mr. Assemi owned the property; stated the Housing Authorities was very careful who they selected to work with and performance was key to what they did.

**Commissioner Joe Moore** asked if the insurance money from the Newman Home fire is in any way involved in the plan to move forward on the Helm Home or the other properties. **Tom Davis** stated the Board of the Housing Authorities approved \$340,000 insurance proceeds from Newman Home to be returned to the Housing Authorities; stated the Board agreed to set aside \$200,000 in available funds for draw down as work gets completed on the Helm Home; stated previous owner started the work but didn't have the funding to complete the work, and that the Housing Authorities wanted to complete the project.

**Commissioner Joe Moore** asked if the remaining \$140,000 would be used to fund the other homes on L Street. **Tom Davis** stated the Housing Authorities purchased the properties and would be selling the homes to Granville Homes; Housing Authorities would be getting money back, properties were not purchased as an investment; stated as they progressed with the project if more money was needed the Housing Authorities would provide for that, however, there were still economic issues as to how much money would be needed; stated the commitment was made to complete the Helm Home.

**Commissioner Joe Moore** asked was the Redevelopment Agency involved in this project in any way. **Darius Assemi** replied not at this time, but could in the future.

The Chair called for public comment. There was none.

[The Commission took a ten-minute break; the Chair reconvened the meeting at 6:50 p.m.]

## VI. COMMISSION ITEMS

### A. Consideration of approval of request by the property Owner to Rescind the Designation of the Dr. Floyd L.R. Burks Home (HR #006, 1913) located at 2221-2223 San Joaquin Street as a Heritage Property and adoption of findings necessary to support rescinding the designation pursuant to Fresno Municipal Code Section 12-1612.

Staff presentation was given by **Karana Hattersley-Drayton**; stated the Dr. Floyd L.R. Burks Home was constructed in 1913 as a variant of the American Foursquare with Prairie and Craftsman details; stated in late 2006 the Burks Home was severely damaged by fire when the home next door caught fire; stated the property owner at that time had planned to rebuild the home exactly as it was, however, that did not happen and on October 15, 2008, there was a Code Enforcement Notice and Order issued on the property citing 18 building and structural, 8 plumbing, and 3 electrical defects; stated a certificate of a dangerous building was recorded with the County on December 16, 2008 and in April 2009 the property owner, One by One Leadership Foundation, requested a delisting of the property due to fire damage and concerns for public safety; the Historic Preservation Commission considered the request on April 27, 2009, and by a 3-2-0 vote denied the request; the City commissioned a report on the overall structural damage, which reported that the work required to restore the building far exceeded the cost of new construction; on March 31, 2010, the property was acquired by the Housing Authorities, which commissioned a series of new technical reports and a licensed contractor evaluation; the inspections confirmed that rain water from winter storms had accelerated the damage and estimated that only 10-15 percent of the original fabric of the home could be salvaged; stated there was severe dry rot; stated a Heritage property was not a landmark, not national register, defined in Fresno Municipal Code as "a resource which is worthy of preservation because of its historical, architectural, or aesthetic merit which is not proposed for or designed for historic resource"; stated the request for delisting could only come from the property owner, or authorized representative and on June 15 the owner requested the designation of the property be rescinded due to extreme fire damage; stated due to the loss of integrity, the Burks Home no longer appeared to meet the definition of a Heritage property and worthy of preservation; stated the property fence did not keep people out and staff had a concern about the risk to public safety; staff recommended the property be delisted and that the Historic Preservation Commission honor the request of the property owner to delist it as a Heritage property.

**Tom Davis**, representing the Housing Authorities, showed photographs of the current condition of the Burks Home; introduced the development team working with the

Housing Authorities on the Burks Home—Chris Johnson, Scott Vincent, Krazan and Associates on the environmental and asbestos issues, Mr. Sprayman on the pest control and dry rot issues, and Granville Homes Darius Assemi; stated the home received 85 percent damage to its structure due to a fire that started on an adjacent property; stated there was no longer a roof, which subjected the structure to the elements of the weather; stated the Housing Authorities wanted to address this issue as soon as possible; stated the first story walls were badly burned and the floors severely damaged by the fire that the entire two stories would need to be replaced; the structural elements of the home could not be fully inspected due to safety concerns; stated it was estimated that the remaining structure, about 10 to 15 percent could be salvaged; stated it was not economically feasible to save the building and the value to rehabilitate the structure would far exceed what they paid for the structure; stated the Housing Authorities would rather focus its financial resources on the Helm Home instead of the Burks Home, which had lost 85 percent of its value due to the fire; based on the situation, the Housing Authorities requested the Historic Preservation Commission take action to delist the property.

**Karana Hattersley-Drayton** stated it was appropriate for the Commission to consider delisting the property; stated there was specific criteria for rescinding the designation as a Heritage property.

**Chair Don Simmons** stated two of the three Commissioners were seated as Commissioners in April 2009 when the Commission voted to not rescind the designation; stated the reasons given at that time were that the cumulative effects of the properties on San Joaquin Street were also in jeopardy of a proposed mixed use retail housing project that lacked definition of property lines and the Commission, at that time, was not sure what the property owner had wanted to do there and also 12 inches of rain had not yet fallen on the Burks home.

**Commissioner Molly LM Smith** commented that the previous owner had stated it was feasible that they were going to fix the home and returned to the Commission in April 2009 with no new information as to why they hadn't made the repairs; stated it appeared that they had just changed their mind.

**Commissioner Joe Moore** asked how the 10-15 percent of the original fabric of the home today compared to that of April 2009; asked how much worse was it today. **Karana Hattersley-Drayton** stated there was no way to quantify that because the structural analysis was completed afterwards. **Commissioner Molly LM Smith** stated right after that Fresno experienced another wet winter and the home was open to the elements; stated she noticed more damage than what there was in April 2009, and on a recent tour of the interior of the Burks Home, it was not safe walking in the structure.

**Commissioner Joe Moore** asked why the decision to request the delisting and not the request for a demolition permit. **Tom Davis** stated they needed to go through delisting the property before demolition.

**Kevin Fabino** clarified that in Fresno Municipal Code Section 12-1614 it specified how to list a property and that would be the benchmark to delist a property; stated the importance of determining if the property was worthy of preservation, which would be done before determining the economic feasibility of demolition, and in making a determination, the City issue the kind of permit needed. **Karana Hattersley-Drayton** stated a building that is an historic resource could be demolished by order of the Director of the Planning and Resource Management Department based on health and safety.

**Chair Don Simmons** commented that during the time the Burks Home was unsecured health and safety issues were not taken into account, unsafe but ignored. **Commissioner Molly LM Smith** stated there was a posted Notice and Order on the building.

**Commissioner Chris Johnson** stated he got on the Commission so that the needless lawsuits that happened after Commission decisions were made could be stopped; stated the building was in terrible condition through neglect by the previous owner; stated this was another situation where the building burned and a request to delist the property came before the Commission; stated the previous owner did nothing to protect what was there and again neglected their responsibility for preservation of historic property; the previous property owner was given insurance funds that were not applied to the building repairs; an economic argument could be made that the building was insured and what happened to the funds to repair; stated there were funds to fix the Newman Home; stated economic decisions were made based on the fact the building burned and property owner was in a better position to take the insurance money and to not do what was needed to be done to restore the building; stated the insurance funds had importance against the valuation of the building and its neglect; stated Housing Authorities stepped in to accept the situation and trying to find solutions and he was trying to get there with them on finding solutions; concerned that the Commission was not looking at the environmental issues, which he believed was a likely hole in the process; stated the building should have been protected; stated to let people benefit from neglect, the ordinance did not put that into play, and it should be discussed because a prior bad act by an owner who benefitted, and One by One Leadership Foundation benefitted from bad maintenance of the buildings, was a problem; stated maintenance was an ongoing, continuous problem and expressed concern that others could also benefit by such action; concerned about how ordinance fit into that because it could be a pattern for anyone who wanted to demolish a building; concerned about the valuation and its complexity as stated in the report; stated income once a building had been rehabilitated needed to be taken into consideration and a feasibility analysis also needed to be provided for that; wanted it noted that Brooks-Ransom Associates was expert in structural engineering, structural integrity but not expert in feasibility and restoration of historic buildings; referenced the DPR form and stated it was clearly a 5B and needed to be treated as such; stated it was a Heritage property but really a 5B, which triggered a CEQA action; worried about lawsuit without more thorough, diligent communication about what the environmental review should be at the Commission level, which hadn't happened in the past and was a problem and wanted to ensure that the Commission was being thorough; stated he did not want to slow the project down or make this not happen, and it was the reason why he had asked for a postponement to

discuss this in more detail; stated the situation was difficult and troubling with this historic district.

**Chair Don Simmons** asked was there any potential impact on other designated properties within close proximity to this property that could have a perceived negative impact as a result of demolition. **Karana Hattersley-Drayton** stated the Commission was not reviewing demolition but rather delisting; stated without a doubt there was a potential that the building would be demolished; stated there was already a negative impact from burned buildings in the area; stated this area could have been designated a historic district 20 years ago, and asked would that have precluded a building catching fire and how would a district designation have changed what was there now?

**Commissioner Chris Johnson** stated there was a procedure to deal with what was there that, he believed, was not really being followed.

**Kevin Fabino** stated it was clear what the Fresno Municipal Code outlined; appreciated staff's position and Commissioner Johnson's opinion with respect to CEQA; stated staff had full confidence in the City Attorney's Office and consulted with them closely on this project with respect to CEQA.

**John Fox**, legal counsel to the Historic Preservation Commission, stated the date of the DPR evaluation was May 6, 2006, which was before the fire occurred and the structural integrity severely damaged; stated the position of historic preservation staff was that substantial changes and circumstances had occurred since the DPR was prepared; stated staff conclusions changed since that time and the Burks Home no longer qualified as a Heritage property under the Ordinance; stated it did not meet the mandatory or presumptive requirements under CEQA to consider it as a historic resource; stated there was latitude of the decision making body to have discretion to treat buildings that did not meet the mandatory or presumptive requirements, but that would need to be supported with substantial evidence; as set forth in the staff report there was no substantial evidence on the record to support that it was being considered historic resource for purposes of CEQA.

**Chair Don Simmons** called for public comment.

**Pamela Kallsen**, executive director of the Marjorie Mason Center, stated her organization was a neighbor of the two San Joaquin Street historical properties; stated she had witnessed blighted conditions and safety issues and that it was unsafe walking through the neighborhood because of the burned out homes; stated clients of the Marjorie Mason Center deserved a safe neighborhood; stated the Housing Authorities and Darius Assemi shared a vision for what the area would look like; recommended the Commission support the staff recommendation.

The public hearing was closed.

Comments from the Commission during its deliberations included the following: the Burks Home had lost its structural integrity due to the fire and prolonged exposure to weather

and rain, in its current state the burned structure was detrimental to a historical district, it was a heartbreaking situation that the home had been neglected, home had been left open to the weather and elements, left unsecured and had become a public safety issue, building was blight in the neighborhood, building was dangerous due to its current condition and needed to be removed.

**Chair Don Simmons** called for the motion. Commissioner Molly LM Smith moved to recommend the staff recommendation that due to a lack of integrity, concerns for public health and safety, and economic infeasibility of restoration, the designation of the Dr. Floyd L.R. Burks Home (HR #006, 1913) located at 2221-2223 San Joaquin Streets as a Heritage property be rescinded pursuant to Fresno Municipal Code Section 12-1612; motion was second by Commissioner Chris Johnson. The Chair called for discussion of the motion. Commissioner Chris Johnson requested an amendment be made to the motion to remove "and economic infeasibility of restoration"; the maker of the motion Commissioner Molly LM Smith accepted the amendment. The Chair called for the question, those in favor of the motion were Commissioners Boyd, España, Johnson, Smith; those opposed were Commissioners Moore and Simmons; motion carried (M/S/C, 4 yes, 2 no, 1 absent).

[The Commission took a ten-minute break; the Chair reconvened the meeting at 8:10 p.m.]

**B. Consideration of approval of request by the Property Owner to Rescind the Designation of the Judge William D. Crichton Home (HR #005, 1906) located at 1718 L Street as a Historic Resource and adoption of findings necessary to support rescinding the designation pursuant to Fresno Municipal Code Section 12-1612.**

**Planning Manager Kevin Fabino** advised the Commission that the property owner (Housing Authorities) requested a two-week continuance of Matter VI-B, the rescission of the Judge William D. Crichton Home (HR #005, 1906) designation, to the special Commission meeting of July 12, 2010, in order to complete further analysis of the property; stated staff supported the requested two-week extension of time.

The Commission stated time was of the essence and that in light of information brought forward at this Commission meeting, the extension of time was acceptable to the Commission. On motion by Commissioner Molly LM Smith, second by Commissioner Patrick Boyd, the matter was recommended to be continued to the special meeting of July 12, 2010, at which time both the Newman Home and the Crichton Home would be considered by the Commission; motion carried (M/S/C, 6 yes, 0 no, 1 absent).

**C. Consideration of approval of request by the Property Owner to Rescind the Designation of the Newman Home (HR #117, c1905) located at 1743 L Street as a Historic Resource and adoption of findings necessary to support rescinding the designation pursuant to Fresno Municipal Code Sections 12-1614, 12-1608, and 12-1609.**

As part of agenda approval, the Commission continued the matter to the special meeting of July 12, 2010.

**D. Consideration of approval of request by the Property Owner to Designate the William Collins Home located at 1752 L Street as a Heritage Property and adoption of findings necessary to support the designation pursuant to Fresno Municipal Code Section 12-1612.**

**Planning Manager Kevin Fabino** advised the Commission that the property owner (Housing Authorities) requested the matter of the William Collins Home be withdrawn from the agenda; stated staff supported the request and recommended the matter be referred back to staff.

On motion by Commissioner Molly LM Smith, second by Commissioner Chris Johnson, it was recommended the matter be referred back to staff; motion carried (M/S/C, 6 yes, 0 no, 1 absent).

**E. Staff and Subcommittee Reports on the Status of Repairs to the Roof and Decorative parapet of the Thomas R. Meux Home (1889, National Register HP #002) located at 1007 R Street pursuant to Fresno Municipal Code Section 12-1606(b)(23).**

**Karana Hattersley-Drayton** and subcommittee member **Joe Moore** gave a status report and update on the repairs to the roof and decorative elements of the Meux Home and work on fundraising efforts and capital campaign to "preserve the Meux Home."

**F. Annual Election of Chair and Vice Chair**

The Chair called for nominations. Commissioner Molly LM Smith nominated Chair Don Simmons to another term as Chair, the nomination was seconded by Commissioner Patrick Boyd; Don Simmons accepted the nomination.

Commissioner Chris Johnson nominated Commissioner Joe Moore for the position of Vice Chair, the nomination was seconded by Commission Don Simmons; Joe Moore accepted the nomination.

Commissioner Molly LM Smith moved for approval of the nominations of Commissioner Don Simmons as Chair and Commissioner Joe Moore as Vice Chair, second by Commissioner Patrick Boyd; motion carried unanimously (M/S/C 6 yes, 0 no, 1 absent).

**VII. CHAIRPERSON'S REPORT**

None.

**VIII. UNSCHEDULED ITEMS**

**A. Members of the Commission**

**B. Staff**

**1. Report on "Keeping Time III" Conference, Sonora, June 18, 2010**

**Karana Hattersley-Drayton** stated on June 18, 2010, she, Will Tackett, and Teresa España attended the conference. Karana and Teresa noted the areas of particular interest to each of them. One very strong point of this year's conference was that many Office of Historic Preservation staff were there as presenters.

**C. General Public**

There were no additional comments from the public.

**IX. NEXT MEETING**

The next meeting of the Commission: July 26, 2010

**X. ADJOURNMENT**

The meeting adjourned at 8:36 p.m.

Respectfully submitted,

Joann Zuniga

**Attested to:**

\_\_\_\_\_  
Don Simmons Ph.D., Chair

\_\_\_\_\_  
Kevin Fabino, Secretary to the Commission



**REPORT TO THE HISTORIC PRESERVATION COMMISSION**

AGENDA ITEM NO. VB  
HPC MEETING: 10/25/10

October 25, 2010

FROM: JERRY BISHOP, Assistant Director  
Development and Resource Management Department

APPROVED BY

DEPARTMENT DIRECTOR

THROUGH: KEVIN FABINO, Planning Manager  
Secretary, Historic Preservation Commission

BY: KARANA HATTERSLEY-DRAYTON  
Historic Preservation Project Manager

SUBJECT: CONSIDERATION OF EDUCATIONAL AND THEMATIC SEMINAR SERIES TO BE SCHEDULED BEFORE THE HISTORIC PRESERVATION COMMISSION AS PART OF THEIR REGULARLY SCHEDULED MEETINGS

**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission continue discussion initiated at the October 4, 2010 meeting regarding potential training sessions and seminar topics for future meetings. Specifically, the Commission Chair is encouraged to appoint a sub-committee to work with staff to develop a one-day workshop to be held in late winter in collaboration with the California State Office of Historic Preservation.

**EXECUTIVE SUMMARY**

At the October 4, 2010 meeting of the Historic Preservation Commission Staff presented a potential list of topics to be considered for future seminar and training purposes. Commissioners appeared to favor "Greening Up Your Historic Building," as a topic for November, to be decided and scheduled at tonight's meeting. Commissioner España also asked whether we could develop a topic/workshop on how to diversify the base for historic preservation through community outreach. Staff shared with the Commission that the State of California Office of Historic Preservation has volunteered to come to Fresno to participate in a workshop. Commissioners asked that staff follow-up with the OHP on this offer and report back tonight to the Commission.

**BACKGROUND**

On October 14<sup>th</sup> Historic Preservation staff discussed the potential for a Fresno workshop in a conference call with Lucinda Woodward and Marie Nelson of the California State Office of Historic Preservation. OHP staff suggested a one day event on February 9<sup>th</sup>, 10<sup>th</sup> or 11<sup>th</sup>. Topics discussed included Certified Local Governments (CLGs), the Secretary of Interior's Standards for the Rehabilitation of Historic Properties, Historic Districts vis-à-vis Historic Overlay Zones and Historic Landscapes. In addition, the topic of how best to be inclusive of ethnic and community groups was also discussed with suggestions for guest speakers and/or panelists. As at the Sonora conference OHP staff strongly recommends pairing presentations, thus theory (OHP staff) with praxis (or local solutions/practices). As of this date, OHP staff would travel to Fresno without compensation. The City would take responsibility for publicity, registration, the facility, lunch and coffee breaks with a registration fee of \$35 recommended to cover costs. The program should be set by early December in order to have time to publicize the event. If the Commission is so inclined it is recommended that the Chair appoint a sub-committee to work with staff on a potential workshop agenda and report back to the full Commission at its December 13, 2010 meeting.



**REPORT TO THE HISTORIC PRESERVATION COMMISSION**

AGENDA ITEM NO. VIA  
HPC MEETING: 10/25/10

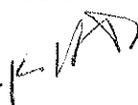
October 25, 2010

APPROVED BY

FROM: JERRY BISHOP, Assistant Director   
Development and Resource Management Department

DEPARTMENT DIRECTOR

THROUGH: KEVIN FABINO, Planning Manager   
Secretary, Historic Preservation Commission

BY: KARANA HATTERSLEY-DRAYTON   
Historic Preservation Project Manager

SUBJECT: CONSIDERATION OF APPROVAL OF REQUEST BY THE PROPERTY OWNER TO DESIGNATE THE BEKINS-MCCLATCHY HOME LOCATED AT 3729 E. HUNTINGTON BOULEVARD AS A HERITAGE PROPERTY AND ADOPTION OF FINDINGS NECESSARY TO SUPPORT DESIGNATION PURSUANT TO FMC 12-1612

**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission designate the Bekins-McClatchy Home as a Heritage Property pursuant to FMC 12-1612 due to its association with two families of importance to Fresno history (Floyd Bekins and Carlos and Phebe McClatchy) and for its distinct architectural character.

**EXECUTIVE SUMMARY**

The property owners for the Bekins-McClatchy Home, Michael and Jeanette Jurkovich, have requested that their property be considered for designation as a Heritage Property pursuant to FMC 12-1612. The 2-story Tudor Revival residence was constructed in 1926 and appears individually eligible to Fresno's Local Register of Historic Resources due to its association with two prominent families, Floyd Bekins and Carlos and Phebe McClatchy as well as for the home's architectural merit. The residence also qualifies as a contributor to the proposed Huntington Boulevard Historic District. The property owners at this time have requested designation under the Heritage Property section of the City's Historic Preservation Ordinance in order to have access to the California Historical Building Code, pursuant to FMC 12-1619(f). In the future the property may be brought back to the Commission for consideration for the Local Register of Historic Resources.

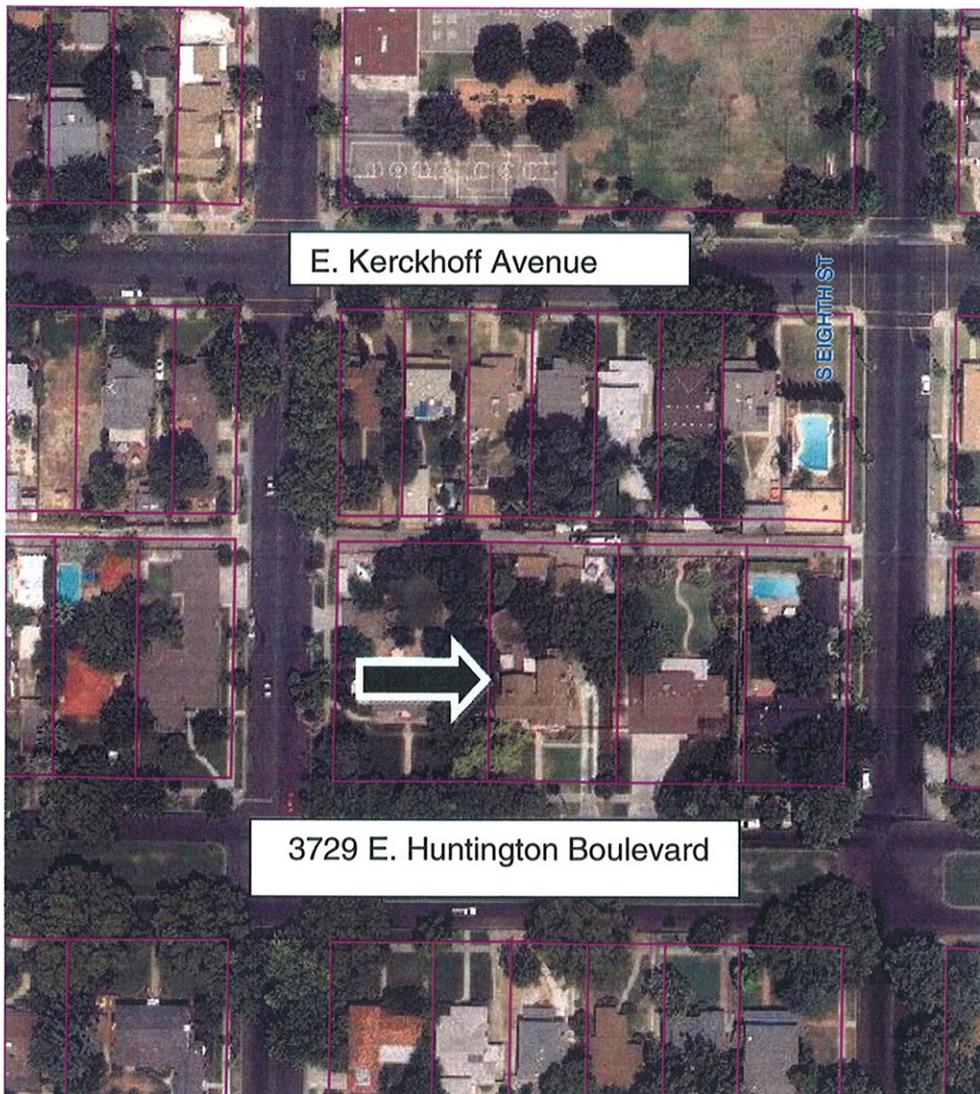
**BACKGROUND**

The Bekins-McClatchy Home located at 3729 E. Huntington Boulevard was constructed in 1926 for Floyd Bekins. That same year Bekins oversaw the construction of a new 7-story warehouse for the Bekins Van and Storage Company at 301 Van Ness Avenue. In 1930 the home was sold to Carlos and Phebe McClatchy. Carlos was the son of C.K. McClatchy who owned (with his brother) the *Sacramento Bee* newspaper. When the McClatchys looked to Fresno to expand their newspaper empire they sent Carlos, who had served as an Associate Editor in Sacramento. The first issue of the *Fresno Bee* was published on October 17, 1922 with Carlos McClatchy as Editor. In 1932 the McClatchy family purchased the rival Fresno paper, the *Republican*. Carlos McClatchy died a year later in 1933 and his wife Phebe remained in the home on E. Huntington for many years and was active in local arts and cultural institutions.



2008 Aerial

Bekins-McClatchy Home, 3729 E. Huntington Boulevard



**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**P1. Resource Name(s):** Bekins-McClatchy Home

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

b. **USGS 7.5' Quad:** Fresno South 1963, Photorevised 1981; located in Section 2 R20E T14S

c. **Address:** 3729 E. Huntington Boulevard

d. **Assessor's Parcel Number:** 461-191-05

**\*P3a. Description:** This full two-story residence faces south onto East Huntington Boulevard and sits on .47 acre parcel. The steeply pitched cross-gabled Tudor Revival style home has a rough-textured stucco cladding over frame construction. The plan of the home is an reversed L. Two prominent gable-end projecting bays are on the façade, each is capped with a wood decorative finial. A semi-hexagonal one story bay window on the east end of the facade has a decorative balustrade on the balconet. Most windows in the home are multi-paned double hung sash; a few have decorative and functional shutters. A small leaded glass window with a segmental arched top is to the west of the front entrance. A set of ribbon windows on the second story of the façade has a slight cantilever, typical of many prominent Tudor homes in Fresno. Unlike other "Tudors," however, the Bekins-McClatchy Home does not have the decorative false half-timbering of residences built in the 1930s but rather has less articulated surfaces more common in early examples of the style. A one story room on the west end of the façade is noteworthy for an ornamental pier buttress at the southwest corner. Decorative terra cotta fretwork has been applied over the window on the façade of this room. The main entrance to the home is inset into the most central of the two projecting bays: the front door is wood paneled and has a Tudor (flattened Gothic) arch. A decorative quoin surround is on both the façade and the west end of this entrance porch which connects to an open terrace which has a decorative wrought iron balustrade. A massive internal chimney is located on the northeast corner of the home. Another chimney must be present to vent the fireplaces in the front room and adjoining back study, but this chimney is not visible from the street. A one story bay window is located on the east end the residence has a detached garage on the northeast corner of the parcel.

**\*P3b. Resource Attributes:** HP2 (Single-family residence) HP4 (detached garage)

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

●Element of District



**P5b Photo date:** October 8, 2010

**\*P6. Date Constructed/Age and Sources:** 1926, building permit 6186 issued 3.31.26

**\*P7. Owner and Address:** Michael and Jeanette Jurkovich  
3729 E. Huntington Boulevard  
Fresno, CA 93702-2807

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

**\*P9. Date Recorded:** October 8, 2010

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** "Evaluation of the Bekins-McClatchy Home to the Local Register of Historic Resources"

**\*Attachments:** ● Building, Structure and Object Report; ● Continuation Sheet DPR 523A (1/95)

**\*Required information**

**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2/3

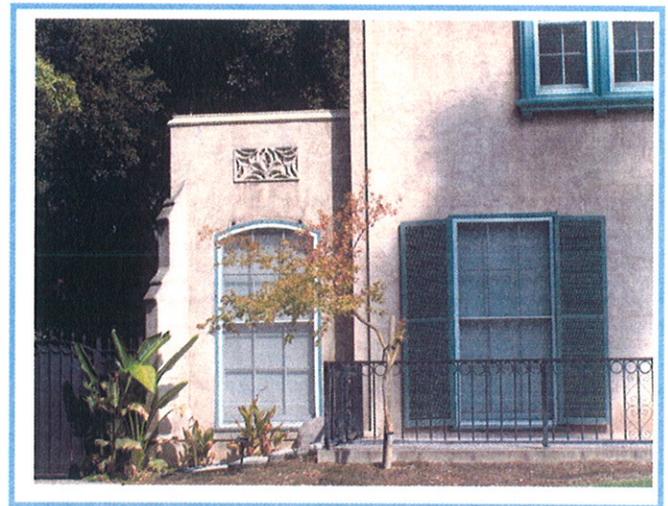
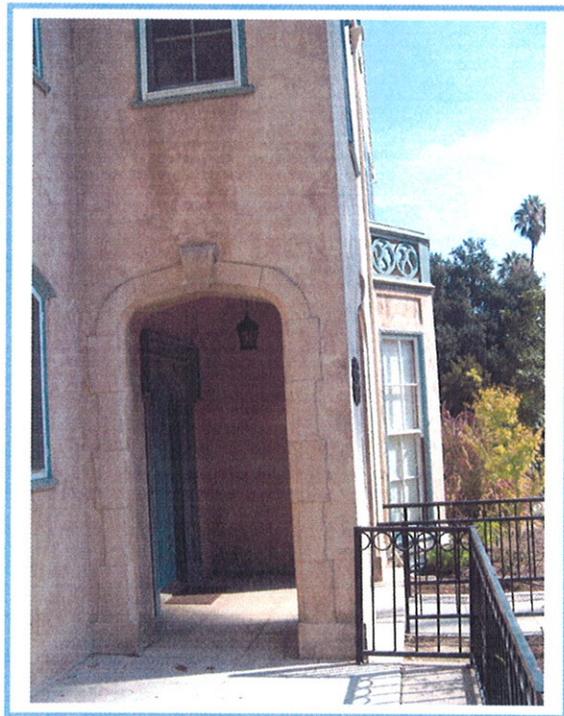
**Resource: Bekins-McClatchy Home 3729 E. Huntington Boulevard**

\*Recorded by: Karana Hattersley-Drayton

\*Date: 10.8.10

■ Continuation

**B10 Continued:**



*Top image: decorative balustrade over front bay window; one story room with pier buttress; west end of entrance porch.*

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 5B

\*Resource Name: Bekins-McClatchy Home

**B3. Original Use:** Single-family residence

**B4. Present Use:** Single-family residence

\***B5. Architectural Style:** Tudor Revival

\***B6. Construction History:** A permit for a "new dwelling and garage" valued at \$16,100 was issued on 3.31.1926 to F.R. Bekins. An addition for \$3,000 was made in 1930 (b.p. 7242) and "new" work was permitted on 8.27.1930. A room was added on the first floor and 2 rooms to the second in 1938. The value was remarkably low at \$1,500. An elevator was installed in 1956. In 1977 a demolition permit was granted for a wood frame "bath house."

\***B7. Moved?**  No

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

**B9a. Architect:** Attributed to "Barton-Barton" architects, San Francisco **B9b. Builder:** Unknown

\***B10. Significance: Theme:** Streetcar Suburb **Area:** Huntington Boulevard, Alta Vista Tract

**Period of Significance:** 1926-1956 **Property Type:** Tudor Revival **Applicable Criteria:** Local Register i, ii, iii.

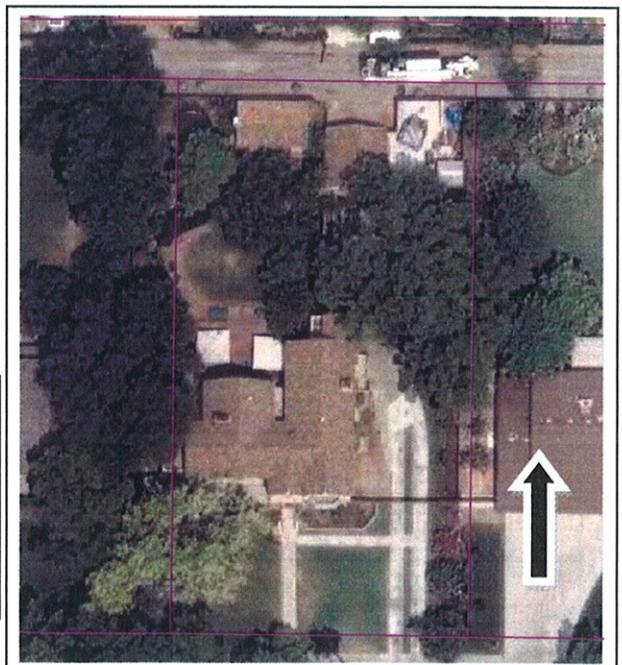
This residence was built for Floyd Bekins on Lots B and C, Block 15 of the Alta Vista Tract in 1926 for a value of \$16,100 (Building permit #5516). The tract was platted in 1911 as a streetcar suburb on either side of the Sunnyside and Recreation Line which had been extended circa 1907 by Albert Graves Wishon to carry Fresno residents out to Recreation Park (Garcia 2003). In 1925-6 Bekins also oversaw the construction of a new 7-story warehouse for the Bekins Van and Storage Company at 301 Van Ness Avenue, valued at \$110,000 (Building permit #6186). In 1930 the home was sold to Carlos and Phebe McClatchy (National Register draft). Carlos McClatchy was the son of C.K. McClatchy who with his brother owned the *Sacramento Bee*. When the McClatchys looked to Fresno to expand their newspaper empire they sent Carlos, who had served as an Associate Editor in Sacramento. The first issue of the *Fresno Bee* was published on October 17, 1922 with Carlos McClatchy as Editor. In 1932 the McClatchys purchased the rival newspaper the *Republican* (Clough 1986: 410-412). Carlos McClatchy died a year later in 1933 and his wife Phebe remained in the home, installing an elevator in 1956 (Work order #8667). Mrs. McClatchy married Judge Philip Conley in 1958 and was active in local arts and cultural institutions in Fresno serving on the Board of Trustees of the California State University and Colleges for ten years (National Register draft). The home is thus associated with two families who have made a significant contribution to the broad patterns of local history, Floyd Bekins and Carlos and Phebe McClatchy. The property appears to be individually eligible to the Local Register of Historic Resources under Criteria i and ii. The home is also a significant and stately example of the Tudor Revival style (Criterion iii). In addition, it is a significant contributor to the character of the neighborhood and the proposed Huntington Boulevard Historic District.

\***B12. References:** Cyril M. Harris, *Dictionary of Architecture and Construction (2000)*; Virginia and Lee McAlester, *A Field Guide to American Houses (1984)*; Charles W. Clough, editor, *Fresno County in the 20<sup>th</sup> Century (1986)*; Building permits, Planning Division, City of Fresno; *Sanborn Fire Insurance Maps 1948, 1968-70*; draft of National Register nomination for Huntington Boulevard (1994); Unpublished Ms, Uvaldo Garcia 2003; Edward Hamm, Jr. *When Fresno Rode the Rails (1979)*.

\***B14. Evaluator:** Karana Hattersley-Drayton, Historic Preservation Project Manager, City of Fresno

\***Date of Evaluation:** October 11, 2010

(This space reserved for official comments.)





**REPORT TO THE HISTORIC  
PRESERVATION COMMISSION**

AGENDA ITEM NO. VIB  
HPC MEETING: 10/25/10

October 25, 2010

FROM: JERRY BISHOP, Assistant Director   
Development and Resource Management Dept.

APPROVED BY

BY: KEVIN FABINO   
Planning Manager, Secretary

DEPARTMENT DIRECTOR

SUBJECT: REVIEW AND COMMENT ON CITY OF FRESNO, ROEDING REGIONAL PARK AND  
FRESNO CHAFFEE ZOO FACILITY MASTER PLAN, DRAFT ENVIRONMENTAL  
REPORT, SCH NO. 2008031002, OCTOBER 7, 2010, PURSUANT TO FRESNO  
MUNICIPAL CODE SECTION 12-1606(b)(5)(6)(7)

**RECOMMENDATION**

1. Staff recommends that the Commission review and formulate comments on the City of Fresno, Roeding Park and Fresno Chaffee Zoo Facility Master Plan, Draft Environmental Report, SCH No. 2008031002, October 7, 2010, pursuant to FMC 12-1606(b)(5)(6)(7).
2. Staff recommends that comments formulated by the Commission be sent to the City of Fresno, Development and Resource Management Department, for incorporation into the Final Environmental Impact Report.

**EXECUTIVE SUMMARY**

Pursuant to FMC 12-1606(b)(5)(6)(7) the Commission has the authority to participate in environmental review under the California Environmental Quality Act, comment upon land uses and establish criteria and/or cause to be conducted historical resource surveys of properties within the City. Staff recommends that the Commission review and formulate comments on the attached Draft Environmental Report, which the Commission wishes the City of Fresno, Development and Resource Management Department to address during the preparation of the Final EIR.

**PROJECT DESCRIPTION**

The City of Fresno has prepared a draft Environmental Impact Report (DEIR) which analyzes the environmental effects which may occur with the adoption and implementation of the *Roeding Regional Park Facility Master Plan* and the *Fresno Chaffee Zoo Facility Master Plan*. The "Master Plans" contain comprehensive, coordinated proposals that would extensively modify Roeding Regional Park (Roeding Park), the Fresno Chaffee Zoo, and Rotary Storyland and Playland.

Roeding Regional Park was established in 1903 following the donation of an initial 71.76-acre parcel by the Roeding family. The Park is located between State Route 99 and Golden State Boulevard in the southwest portion of the City of Fresno, Fresno County, California. The 148-acre park is bounded by West Olive Avenue on the north; West Belmont Avenue on the south; Golden State Boulevard and the Union Pacific Rail corridor on the east; and State Route 99 on the west. An area encompassing approximately 8.3 acres of commercial, office, and residential development and public streets south of West Olive Avenue, between SR 99 and North West Avenue, is not within Roeding Regional Park.

The 148-acre Roeding Regional Park consists of three components: the portion devoted to active and passive recreation areas and the PARCS maintenance yard (123 acres), the Fresno Chaffee Zoo (18 acres), and the Rotary Storyland and Playland facilities (7 acres). The Master Plans include recommendations for expansion of the Chaffee Zoo by 21 acres and Storyland and Playland by 2 acres. This expansion would reduce the amount of land for active and passive recreation uses, a decrease from 123 acres currently to 100 acres. These 100 acres would include public recreation/open space (76 acres), parking (9 acres), multiple purpose paths (6 acres), public access roads (5 acres), a non-public access road (2 acres) and a new PARCS maintenance facility (2 acres). Some of the roads and parking included in the active and passive recreation area of Roeding Regional Park would also serve the Fresno Chaffee Zoo and Rotary Storyland and Playland facilities.

The Fresno Chaffee Zoo would expand from 18 acres to 39 acres. The 39 acres would include exhibits (including habitat) (20 acres), landscaping/open space (10 acres), multiple purpose paths (5 acres), buildings (3 acres), and non public access roads (1 acre). The Fresno Chaffee Zoo would gain 3 of the 21 additional acres from the PARCS Maintenance Facility, which is presently located adjacent to the northwest boundary of the Chaffee Zoo. The remaining 18 acres would result from the Chaffee Zoo's expansion into an area located in the southeast corner of Roeding Regional Park (the "Expansion Area"). The Expansion Area is presently developed for park use and provides recreational opportunities for the public. The Expansion Area currently includes several groves of trees, roadways, parking spaces, paved walking paths, grasslands, a picnic grove, a horseshoe pit, and water features. The total area encompassed by Rotary Playland and Storyland would expand from 7 acres to 9 acres. The 9 acres would encompass the existing Rotary Playland and Storyland and small expansion areas adjacent to the boundaries of each facility. Lake Washington and the adjacent public picnic area are considered public recreation open space, although those areas presently abut the Fresno Chaffee Zoo, and Rotary Playland and Storyland.

The implementation of the proposed project will require two discretionary approvals. These discretionary approvals are as follows: approval of Conditional Use Permit Application No. C-08-186 for the uses proposed in the *Fresno Chaffee Zoo Facility Master Plan* and the *Roeding Regional Park Facility Master Plan*, and a Conditional Use Permit for the proposed Storm Drain Facility. Other subsequent approvals may be required if so decided by the approving agency. These subsequent approvals could include; improvement plans, grading permits, building permits, and landscapes plans.

### **HISTORIC RESOURCE ASSESSMENT**

One of the many technical studies completed for this project was an historic resource assessment. The scope of work to be performed required a complete study of the project's potential impacts on cultural resources, including paleontological, prehistoric archaeological and historic resources. A Historic Resource Assessment was prepared by Page and Turnbull, Inc. which included a State of California Department of Parks and Recreation (DPR) District Record (DPR 523D) and Primary Record Forms (DPR 523A) for individual resources as needed.

The purpose of this technical report was to identify and evaluate any historic resources that may be affected by the proposed *Roeding Park Master Facilities Plan* and *Fresno Chaffee Zoo Master Facilities Plan*, to assess any potential impacts of the Project on those historic resources identified, and to recommend mitigation measures if appropriate. This report is also necessary to facilitate environmental compliance under CEQA.

The consultants concluded that a "Roeding Park Historic District," with 47 features, is eligible to the National Register of Historic Places, the California Register of Historical Resources and Fresno's Local Register of Historic Resources. The boundaries of the proposed District are the same as the current park boundaries with the exception of the Municipal Rose Garden on the northwest edge of the site, which was added after the District's Period of Significance of 1903-1953. The proposed District has 25 contributing features and 22 non-contributors with a variety of resources including landscape elements such as ponds and picnic groves, the former streetcar shelter, memorial monuments and a few buildings, such as the 1923 Lisenby Bandstand. Non-contributors include many of the actual exhibits within the Chaffee Zoo due to the fact that they are less than 45 year in age or lack integrity.

The Roeding Park Historic District possesses many characteristics that define the resource as a cultural landscape. For the purposes of evaluation under CEQA, the historic resource is the Roeding Park Historic District (historic district). According to National Park Service definitions, a property's combined character as a cultural landscape and historic district should not be separated when considering a property's historical significance, integrity, and potential for listing in the National Register of Historic Places.<sup>1</sup> The following landscape characteristics were identified for the property and define the overall character of the historic district: natural systems and features, spatial organization, circulation, topography, vegetation, buildings and structures, and small-scale features. Character-defining cultural landscape characteristics for the Roeding Park Historic District include: its organization of a series of open spaces made accessible via vehicular and pedestrian circulation systems and accentuated by buildings, structures, vegetation and small-scale features, which frame the overall historic character of the property. These characteristics were designed in response to the site's topographical conditions, natural systems and features and program concerns.

The Roeding Park Historic District is eligible for listing in the National Register of Historic Places under Criterion A in the area of community planning and development due to its association with the pattern of events that made a significant contribution to the development of municipal parks in California in the early twentieth century. The Roeding Park Historic District is also eligible under National Register Criterion C (Design/Construction) in the area of entertainment/recreation as a resource that embodies the distinctive characteristics of a type and period—the design of early twentieth century municipal parks—and as a property that represents a significant and distinguishable entity whose components may lack individual distinction. Page & Turnbull's Final HRA found the Roeding Park Historic District is also eligible for listing in the California Register of Historical Resources under Criterion 1 and Criterion 3.

The consultants also concluded that the Roeding Park Historic District is eligible for Fresno's Local Register of Historic Resources under Criterion i and iii as discussed under the National and California Registers above. The district is also eligible under Criterion ii for its association with George C. Roeding and the Roeding family—who made significant contributions to the culture and development of Fresno in the early twentieth century.

### **Period of Significance**

The period of significance for the historic district begins in 1903, when construction first began on the park, and ends in 1953, when the development focus shifted from the park as a whole to attraction-specific development of the Roeding Park Zoo and other amusement areas within the park. The insertion

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<sup>1</sup> Robert R. Page, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1998): 9.

of State Highway 99 at the western boundary of the park in 1954 marked a physical transition away from the picturesque period of the park's original design and development. After 1953, the zoo became the main attraction within Roeding Park and was classified as one of the three best zoos in California (along with the San Francisco and San Diego Zoos). Within the established period of significance, the most pronounced periods of development occurred from 1903 to 1923, 1924 to 1939, and 1940 to 1953.

### **CEQA Guidelines**

The California Environment Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.), which provides for the development and maintenance of a high quality environment for the present-day and future through the identification of significant environmental effects. For public agencies, the main goals of CEQA are to:

1. Identify the significant environmental effects of projects; and either
2. Avoid those significant environmental effects, where feasible; or
3. Mitigate those significant environmental effects, where feasible.

For the Master Plans Project at Roeding Park, the City of Fresno is the lead agency of the Program Environmental Impact Report (Program EIR). This CEQA evaluation report will be utilized as a technical report in support of the Program EIR for the Master Plans Project.

### **Significant Impacts and Mitigation Measures**

Page and Turnbull, Inc. evaluated the effects which the proposed project may have on historic and cultural resources and concluded that there is a potential for four significant impacts due to either demolition and/or through renovation (EIR 4:19-21). To summarize, the Master Plans Project would result in the demolition of six contributing landscape features within the Roeding Regional Park Historic District: four ponds and two groves of trees. The Project would result in the demolition of one architecture feature, the Fresno Chaffee Zoo Administrative Office. The expansion of the zoo would extend the current perimeter fencing which would result in the introduction of a physical and visual barrier in the southeastern edge of the District. Finally, the project could result in impacts to significant subsurface cultural and/or paleontological resources.

Mitigation measures as developed for each potential impact, if adopted, would reduce the level of significance to less than significant.

### **CONCLUSION:**

Staff recommends that the Commission review and comment on the attached Draft Environmental Impact Report for the Roeding Park and Fresno Chaffee Zoo Facility Master Plan. These comments will be incorporated into the Final Environmental Impact Report.

Attachments: Exhibit A - Chapters S, 1, 2 and 4, *Draft Environmental Impact Report*  
*SCH No. 2008031002 Roeding Regional Park and Fresno*  
*Chaffee Zoo Facility Master Plans, 7 October 2010.*