

2600 Fresno Street, Third Floor

Historic Preservation Commission Agenda

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

Commission Members
PATRICK BOYD
SALLY CAGLIA
TERESA ESPAÑA, M.A
CHRISTOPHER JOHNSON AIA
MOLY 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

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.

August 23, 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 May 24, 2010.

III. APPROVE AGENDA

IV. CONSENT CALENDAR

V. CONTINUED MATTERS

None

VI. COMMISSION ITEMS

- A. Consideration of Approval of Request by the Property Owner to Designate the Arthur C. and Julia Wahlberg Home Located at 5050 North Van Ness 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. Presentation by John Fox Esq. (Senior Deputy City Attorney), "Historic Resources, the Historic Preservation Ordinance and CEQA: What is Their Relationship?"
- C. Review and Comment on Redevelopment Agency of the City of Fresno, Fresno Merger No. 2 Redevelopment Plan Amendments Project, Draft Subsequent Environmental Impact Report, SCH NO. 2010041058, Pursuant to Fresno Municipal Code Section 12-1606(b)(5)(6)(7) (**ACTION ITEM**).

Staff Recommendation: Accept and Comment

- D. Sub-committee Reports on the Meux Home Restoration:
1. Architecture Sub-committee (Johnson, Smith, España)
 2. "Preserve the Meux Home" Sub-committee (Moore, Caglia, Simmons)

VII. CHAIRPERSON'S REPORT

- A. Preservation of Fresno's Remaining Hitching Posts.
B. HPC's Annual Report for Fiscal Year 2010.

VIII. UNSCHEDULED ITEMS

- A. Members of the Commission
- B. Staff
1. Preview of Discussion of Protocols and Policies for Surveys and Districts. (Full Report for September 27, 2010 HPC Meeting).
- C. General Public

IX. NEXT REGULAR MEETING: September 27, 2010, Fresno City Hall, Conference Room A
Staff Presentation: Surveys and Districts: Policies and Protocols.

X. ADJOURNMENT



HISTORIC PRESERVATION COMMISSION DRAFT Meeting Minutes of May 24, 2010

I. CALL TO ORDER

The meeting was called to order at 5:46 p.m. by Chair Simmons. Roll call given by Karana Hattersley-Drayton.

Commissioners in Attendance

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

Commissioners Absent

None

Staff for the City of Fresno

Karana Hattersley-Drayton, M.A., Historic Preservation Project Manager
Kevin Fabino, Planning and Development Department (Planning Manager)
Will Tackett, Planning and Development Department (Planning Advisor)
Joann Zuniga, Planning and Development Department (Recording Secretary)

II. APPROVE MEETING MINUTES

The Chair called for approval of the meeting minutes of March 22, 2010. Commissioner Chris Johnson called out one correction, the spelling of the name of Kiel Famellos on page 9. Commissioner Teresa España moved for approval of the minutes, second by Commissioner Sally Caglia; the motion carried (M/S/C, 6 yes, 0 no, 0 absent, 1 abstention--by Commissioner Molly LM Smith who was not present at the March 22 meeting). Minutes were approved and filed as corrected.

III. APPROVE AGENDA

Chair Don Simmons stated all items on the agenda were reports and no formal action would be taken by the Commission; stated the public would be able to comment. Commissioner Molly LM Smith moved for approval of the agenda, second by Commissioner Joe Moore; the agenda was unanimously adopted (M/S/C, 7 yes, 0 no, 0 absent).

IV. CONSENT CALENDAR

There were no items on the Consent Calendar.

V. CONTINUED MATTERS

Chair Don Simmons stated if Commissioners had any connection to the project or principals on the project, that they either recuse themselves or state the connection. Karana Hattersley-Drayton addressed the Chair and stated that it was her understanding that because no action would be taken at this meeting and the agenda items were informational only, no one would have to recuse themselves.

Commissioner Chris Johnson recused himself from Continued Matters Item V-A.

A. Status Report on violations pursuant to FMC 12-1601 et seq. for Historic Properties located at 1749 L Street, 1743 L Street, 1718 L Street, and 2221-2223 San Joaquin Street.

Karana Hattersley-Drayton briefed the Commission on the status of the Historic Properties located at 1749, 1743, and 1718 L Street and 2221-2223 San Joaquin Street; stated on February 23, 2009, the Commission requested formal action under the minimum maintenance provisions of the HPO regarding the four subject buildings; stated on February 27, 2009, a formal letter was sent to property owner Fresno Leadership Foundation; on April 27, 2009, the property owners attended the Commission meeting and requested the heritage property status for the Burks Home (2221-2223 San Joaquin), which was badly burned three years ago, be rescinded; on April 27, 2009, by a 4-3-0 vote, the Commission denied the request; in September 2009 the Newman Home (1743 L) sustained devastating fire damage; in January 2010 the Commission requested Code Enforcement Division take action pursuant to Fresno Municipal Code Section 12-1626 regarding outstanding violations on the subject properties and Notice and Orders were issued for these properties; stated on March 30, 2010, the properties were purchased by the Housing Authorities of the City and County of Fresno and violations notices were reissued; on April 26, 2010, the Commission received a verbal report from the Housing Authorities on their intentions for these historic properties and the Commission requested they prepare a more formal preservation plan and time line to be presented at the May 24, 2010, meeting.

Karana Hattersley-Drayton stated the Housing Authorities submitted a conceptual plan for discussion only; no formal action would be taken at this meeting; stated the Housing Authorities would return in June with several applications for Commission action; stated there was potential for another developer to purchase the property.

Tom Davis, Housing Authorities of the City and County of Fresno, stated the properties were purchased March 30, 2010; stated the Housing Authorities initially planned to develop the parcels, specifically the east side of the street, for low income housing; they looked at several options that would be beneficial to the residents of the community; stated the Housing Authorities did not believe providing 100 percent affordable housing in that neighborhood would be most beneficial and looked at other options; stated Granville Homes was selected for the contract to develop the neighborhood; stated the Housing Authorities wanted to ensure specific things were done regardless of what the outcome would be and preservation of the Helm Home located at 1749 L Street was

high on the list; stated representatives from Granville Homes were present at the meeting to address the Commission and present their plan for the area; stated as the owner of the property, the Housing Authorities would return in June 2010 to request delisting several of the properties so that demolition permits could be obtained; requested Commission's comments/feedback on what was being proposed; stated they would return in June with their best scenario for the properties.

Darius Assemi, representing Granville Homes stated his company entered into a contract with the Housing Authorities to purchase the properties on L Street; stated their plan was to preserve the Helm Home either by selling it to a third party preservationist or be responsible for its preservation; stated by the June meeting they hoped to have a solid plan to present to the Commission; stated they had retained a third party architect and engineer to inspect the Helm Home and report on what needed be done to restore the property; stated the plan included Commission's approval to delist, demolish, and clear the Newman Home site and relocate the Levinson Home, currently located on Broadway Street, to 1743 L Street; stated the plan included preserving the exterior elevation of the Bean Home, which needed minor touch up; showed picture depicting what the streetscape could look like with the Levinson Home relocated to L Street; showed pictures depicting the exterior and interior of the Crichton Home and noted the water damage and structural damage to that home; showed pictures depicting the Newman Home (1743 L Street) and the Burks Home (2221-2223 San Joaquin Street), which had sustained fire damage, and stated these homes had been left unprotected and were exposed to the rain and were deteriorating.

Darius Assemi showed an architectural rendering of the exterior elevation of what the east side of L Street would look like with a proposed three story mixed use residential complex bound by L and San Joaquin Streets; stated if granted permission to continue to work on this project, Granville Homes would work with the Housing Authorities, the City of Fresno, and the Fulton Lowell Committee; stated Granville Homes was sensitive to the history and did not want to lose any of the buildings but recognized it would be impossible to save all the historic buildings; stated their effort would be to preserve the Helm Home and to save some of the history of the homes on the east side; recommended components of the properties be incorporated into the new project such as the family names and the placement of a plaque on the site to memorialize the history of those homes and families so that even if buildings did not remain, the history of those buildings would be preserved; mentioned a recent charrette for the proposed Downtown Neighborhoods Community Plan that called for more housing in the downtown area, that downtown needed 3,000 new residential units at a density of at least 30 units per acre; stated the proposed housing project would create 50 units at a density of 35 to 38 units per acre, there would be open space and units would have attached garages; stated they would return in June with a formal plan and a request to delist the Crichton, Burks, and Newman homes.

Chair Don Simmons called for questions.

Commissioner Molly LM Smith stated the Helm Home was recently acquired by the Housing Authorities and now there was a likelihood of the home passed on to someone

else, so the waiting period and hope for preserving the Helm Home would continue; asked what would be done in the meantime to protect the home from any further damage.

Darius Assemi stated when they return to the Commission in June they would have an approximate time line for protecting and securing the Helm Home so that it would not continue to deteriorate from the elements; stated unfortunately the recent rainy season had caused further deterioration of buildings on the street; stated they planned to inspect the property with a third party consultant to analyze the damage and develop approximate time line for exterior and interior preservation; stated a roof had been added to the back elevation and was directing rainfall into the home and they would be removing that roof and securing the exterior.

Tom Davis stated the Housing Authorities had funds available to get the work done as quickly as possible; stated they needed to know what exactly needed to get done; stated they would first start with exterior restoration to prevent any further interior deterioration.

Commissioner Molly LM Smith asked what was being done to secure the property and keep people out of the property during the interim period and to prevent any further occurrences of fire.

Darius Assemi stated the property was fenced and people were patrolling the area, watching, and checking to ensure no one was on the property.

Commissioner Joe Moore asked Tom Davis of the Housing Authorities to explain any plans for environmental review of the project. **Tom Davis** replied that they had not yet discussed with Karana Hattersley-Drayton what type of environmental review would be needed; stated the level of environmental review would be determined once there was a plan in place, which they were in the process of preparing.

Commissioner Joe Moore was concerned that precedent might be set if the way to circumvent an EIR would be by delisting properties; stated there was no argument to the contrary that the Burks and Newman Homes had been heavily damaged by fire; stated a concern in the past was why had the Burks Home been listed, was it for its architectural style or by its association with the Burks family; stated he had not yet reviewed the DPR form for the Newman Home or the Crichton Home; concerned about the approach used in terms of what it would mean for other matters and if a precedent was set by Commission action.

Commissioner Molly LM Smith stated she was not aware of the Crichton Home sustaining damage and would be concerned if it had; stated interest in why the Crichton Home was being presented for delisting.

Darius Assemi stated there would be a report on the structural conditions of the Crichton Home at the next meeting; stated part of the effort to revitalize downtown was to create densities and locate residential dwelling units downtown; researching how best

to spend financial resources that would have the greatest impact on such projects as the Helm and Crichton Homes and would report on that at the next meeting.

Commissioner Joe Moore asked for more information on the Levinson Home relocation. **Darius Assemi** stated they were in escrow to buy the property and relocate the Levinson Home to the Newman site. **Chair Don Simmons** stated the Levinson Home had previously been relocated. **Darius Assemi** stated it had been relocated from the Freeway 180 Gap to Broadway Avenue approximately 12 years ago.

Commissioner Sally Caglia asked if it was the intent of the Housing Authorities to be the developer or to bring in a developer when they first planned to purchase the properties on L Street. **Tom Davis** stated the Housing Authorities intent was to bring someone in with expertise in restoration of historic properties for the west side of L Street; stated the intention was to develop the east side with affordable housing; stated they discovered that 100 percent affordable housing on the east side of L Street would not be in the best interest of the neighborhood, so they sought the help of another developer, who would perform, to build on the east side of L Street; stated Housing Authorities would be working in concert with Granville Homes to ensure development occurred; stated trying to move the plan along as quickly as possible and conducting studies to know exactly what restoration work the historic homes needed; stated the Helm Home was in most need, and relocating the Levinson Home to L Street would be a good fit for the neighborhood and community.

Commissioner Terese España asked if there was a budget to relocate the Levinson Home to L Street; asked what the risks in moving the home were. **Darius Assemi** stated they had retained a contractor whose specialty was relocating homes; stated the constant cost was \$100,000 of which \$68,000 was to move the house and \$30,000 to patch and clean the exterior; stated there were always risks in moving a structure and they had a high level of confidence in the contractor to successfully move the home.

Commissioner Molly LM Smith asked in the event of damage would the team be prepared to restore damage to the home. **Darius Assemi** stated that would be the plan; stated if in the event the home fell apart during the move, he did not know what options there would be because that had not happened.

Darius Assemi stated this was a very complicated, complex project that needed the resources of a company that could handle financial risks and historic challenges; stated companies that had the tools to develop this site typically would not invest; stated substantial steps needed to be taken to convince a bank to lend money for residential development; stated his company wanted to be a part of historic preservation; stated focus would be on preservation of the Helm Home and relocation of the Levinson Home to the Newman site on the west side of L Street; stated both homes had the same Colonial Revival architectural style; stated they would concentrate new development on the east side of L Street; stated he wanted to retain materials from the homes and reuse on the site, and wanted to have a plaque with the history of the families who lived on L Street; wanted to ensure there was permission from the Commission to proceed with this project.

Chair Don Simmons stated regarding the EIR, one would assume the properties on the west side of L Street, which were requested to be delisted and demolished, would be rich in subsurface artifacts; asked what was the process to capture the subsurface artifacts on sites that were demolished.

Karana Hattersley-Drayton stated the recent policy added to the Master Environmental Impact Report (MEIR) was the requirement for archeological surveys in the city grid; cited the recent downtown 'Bastian Court' project; stated they would follow archeological protocol, would complete a preliminary survey to ascertain the likelihood and predictive modeling if there had been privies, indoor plumbing, etc.; stated staff would want to look at subsurface date recovery.

The Chair called for public comment.

Justin Red, from the Marjorie Mason Center, stated there were confidential shelters in the community, and Mr. Assemi's proposal would preserve historical property; stated the project would help to ensure the safety of his clients and the Marjorie Mason Center located in the neighborhood; voiced his support for the project.

The public hearing was closed.

Chair Don Simmons stated the matter was informational only, no formal action would be taken by the Commission.

Commissioner Chris Johnson returned to the meeting.

VI. COMMISSION ITEMS

A. Presentation: Integrating Historic Preservation into the Downtown Neighborhoods Community Plan and Fulton Corridor Specific Plan.

Karana Hattersley-Drayton introduced Paul Travis and Christy McAvoy from the consultanting firm of HRG in Los Angeles and Elliot Balch and Wilma Quan from the City's Downtown and Community Revitalization Department.

Christy McAvoy thanked those who participated in the first neighborhood charrette activity earlier in May for the proposed Downtown Neighborhoods Community Plan and the Fulton Corridor Specific Plan; stated she and Paul Travis were invited to the Historic Preservation Commission to share their focus on the historic preservation aspects of the two proposed plans; stated they were experts in their field and worked for HRG, a full service historic preservation consultant firm of planners, architects, architectural historians who served public and private sector and nonprofit clients; stated HRG's latest planning effort was with Moule & Polyzoides, the urban planning consultant firm working on Fresno's Downtown Neighborhoods Community Plan and the Fulton Corridor Specific Plan; stated the work involved two different levels of plans; stated Moule & Polyzoides gathered teams of professionals to work together on plans; stated HRG had been

working with Moule & Polyzoides for 10 years and was familiar with how they integrated their planning process, which included research on existing plans and existing conditions, community outreach, visioning for certain neighborhoods to ensure the vision of the team matched the vision of the community, and looking at historic resources to integrate into the plan; stated they had completed some preliminary reconnaissance surveys in the neighborhoods of Parkside/Jane Addams, Lowell, Jefferson, Southeast, and Southwest.

Christy McAvoy stated the role of the HRG was to represent historic preservation in the planning process; stated they would be providing accurate information on the nature and kind of historic resource and if it was designated or identified historic through a process; stated they would be making recommendations and work with the consultant team on the treatment of the historic resources in the planning documents; stated the two plans would contain preservation strategies based on the field reconnaissance, surveys, information given to the consultants; stated they looked forward to input from the Historic Preservation Commission and all planning partners.

Christy McAvoy stated the downtown community plan would have a more general strategy tailored to each neighborhood's characteristics, not a one size fits all; stated the discovery workshop, field reconnaissance, and neighborhood charrette had been completed and they were continuing to gather and collect data; stated next step for the team would be to document the findings and then to draft sections of the community plan, which was still months away so it was a good time for the Historic Preservation Commissioners to provide input to the planning team; stated the second part would be the Fulton Corridor Specific Plan and they had done some studies; stated the Fulton Corridor was a more intense effort because it was a specific plan and it included downtown and several subdistricts such as the Cultural Arts District to the Central Business District.

Christy McAvoy stated there were a number of issues and more intensive surveys and identification of context in the Fulton Corridor area and they intended to meld those surveys and context that had been identified and produce more DPR forms in this area; stated there would be concentration on recommendations, design guidelines, and identification of resources; stated the information would include the activity centers around the Fulton Mall analysis, future uses, rehabilitation, adaptive reuse; stated they knew the importance of the Fulton Mall and did not have a preconceived notion about its treatment in regard to specific elements; they hoped to get a fair and open discussion of its character defining features; stated the charrette was an effective vehicle to identify constraints and opportunities discipline-wide; stated they intended to integrate preservation to traffic, structures, economic development, and sustainability; stated they had used this process with good results in cities such as Santa Ana, Paso Robles, San Clemente, Ventura, and Pasadena; stated strategies depended on the community and the type of resources they had; cited that HRG had worked on the restoration of the Hotel Californian with a Los Angeles firm for a tax credit and affordable housing project for that building and got it listed on the National Register at the end of the process.

The Commissioners voiced interest in receiving a copy of Christy McAvoy's presentation, stated the information on historic preservation provided by the consultant team was important, and recommended there be a link to this information on the City's web site.

Commissioner Joe Moore asked if the 300 DPR forms were specific within the Fulton Corridor Specific Plan or would it also include the Downtown Neighborhoods Community Plan. **Christy McAvoy** stated they had been asked to devote the DPR forms to the Fulton Corridor Specific Plan. **Commissioner Joe Moore** stated the city had many Modernist resources in the subject planning areas and asked what the approach would be for those resources turning 50 years of age. **Christy McAvoy** stated there was a marvelous collection of Modernist resources, which were identified as a context for the downtown Fulton Corridor area; stated downtown had gone through several planning phases and the Modern period was one of the latest and they would be looking at the resources within the context that had been developed and the role of the Modernist resources.

Commissioner Chris Johnson asked what survey would be done for the [Neighborhoods Community Plan]. Christy McAvoy stated it would be a reconnaissance survey; stated some areas it would be drive by; stated they would be looking at data on buildings that had been identified as historic, looking for patterns, different types of construction; stated they would not be doing a property-by-property inventory in neighborhoods; stated they would be recommending generalized design guidelines and strategies for the community plan.

Commissioner Chris Johnson cited examples of past difficulties with implementing the Tower Specific Plan because there had not been detailed guidelines and only a windshield survey done for the area; stated for the success of the neighborhood plan there needed to be detailed property surveys and comprehensive guidelines, both of which would be used as tools in the planning implementation process. **Christy McAvoy** stated the plan would have specific guidelines to use as tools for preservation; stated what would be lacking would be documentation of site specific reconnaissance survey.

Wilma Quan, with the Downtown and Community Revitalization Department, stated the Downtown Neighborhoods Community Plan would have a new zoning component along with design standards.

Commissioner Chris Johnson stated the infrastructure in the plan area was deteriorating but the neighborhoods had survived because of the historic building stock, character, and defining architectural styles; requested that the plan have more detailed specifics/design guidelines for neighborhood implementation; asked how the form based code fit into historic preservation.

Christy McAvoy stated she would be interested in knowing what specific processes/guidelines were currently working/not working; stated the form based code, a place-space vision and implementation tool, was not completely in sync with preservation; however, portions of the form based code were conducive to preservation

of single family residential neighborhoods on the fringes of downtown, which tended to be more cohesive and have architectural styles reflective of the character of the neighborhood; stated the infrastructure in these residential neighborhoods was a plus.

Commissioner Patrick Boyd asked if there were any holes or inconsistencies in the data, codes, and/or processes. **Christy McAvoy** responded that to date, no, the City of Fresno had a historic preservation program as a CLG that contained the components of a functioning historic preservation program; stated the consultant team would comment and make recommendations on ways to fix the regulatory structure when they reached the neighborhood level of review.

Commissioner Terese España asked if the recommendations and comments of the consultants were public. **Christy McAvoy** responded that the technical reports tied to the creation of the plans were public documents.

Karana Hattersley-Drayton stated the draft plans would be reviewed and comments given by the Historic Preservation Commission.

Commissioner Joe Moore asked the consultant to elaborate on the time line and process for the drive-by neighborhood surveys. **Christy McAvoy** stated the consultants had begun the neighborhood portion of the charrette, which started the community planning process; deferred to Wilma Quan of the Downtown and Community Revitalization Department as to when the documents would be available; stated preliminary reports would be submitted to the city before the discovery workshops were held; stated the work would not take the form of a survey document but would be a report with issues and clusters of resources identified.

Commissioner Molly LM Smith stated she was interested in the time line for phase two, the Fulton Corridor Specific Plan. **Christy McAvoy** responded that the consultants did citywide analysis that included work in the downtown, then concentrated its resources on the neighborhoods community plan charrette; stated the consultants expected to finish its discussions in approximately one month, then begin to draft the document; stated work on the specific plan would start soon and that the data analysis and drive-by survey work had already been done; stated the charrette for the Fulton Corridor Specific Plan would be held in the Fall; stated they would be talking to all the stakeholders.

The Chair called for public comment. There was none.

Commissioner Chris Johnson thanked the consultants for attending the meeting and apprising the Commission of the status of the community and specific plans; stated it was helpful to the Commissioners to be updated and kept informed on the progress of the plans; welcomed the consultants to come again.

[The Commission took a five-minute break; the Chair reconvened the meeting at 6:55 p.m.]

B. Status Report on Restoration of Historic Homes, Armenian Town Project.

Chair Don Simmons stated the matter was informational only, no formal action would be taken by the Commission.

Karana Hattersley-Drayton introduced Terry Cox, Project Manager with the Fresno Redevelopment Agency.

Terry Cox presented a status report on the restoration of the Armenian Town Project; distributed materials for the benefit of the Commission that included (1) an artist rendering of the *M Street Project – Armenian Town*, which depicted where the homes would be situated on the property; stated the exterior color of the homes were not the true colors that would be used and the historical architectural features were not identified in the rendering; (2) the site plan adopted by City Council; and (3) the estimated project schedule; gave a chronology of events on this project leading up to the present day.

- November 2002: the project began when the City of Fresno heard an appeal of an environmental assessment filed by Gunner and Andros for the acquisition, clearance, and land transfer of a 10-acre project called Armenian Town Project, which was proposed within a 60-block mixed-use area designated as “Old Armenian Town”; stated Armenian immigrants began to move into the area around 1915, and the homes were from that period; stated up until World War II the district was almost exclusively ethnic in nature and composed of small businesses, churches, and stores that catered to the Armenian community.
- December 2002: only a remnant of “Old Armenian Town” remained, which prompted the City to adopt a mitigation measure to preserve those remaining structures; a survey was conducted by Myra Frank and Associates of all pre-1957 buildings in the area, which resulted in a recommendation to retain and relocate five homes that were found to be historical resources:
 - o Karagosian Residence (1905) – historic significance based on age
 - o Tashjian Residence (1890) – qualified for Local Register
 - o Schmidt/Terzian Residence (1905) – on the Local Register
 - o Hoonanian Residence (1900) – on the Local Register
 - o Jerahian Residence (1895) – historic significance based on age

All structures identified were on individual parcels along N and O Streets between State Route 41 and Ventura Avenue; the homes represented events that made a significant contribution to the broad pattern of Fresno’s history and cultural heritage; the homes incorporated the distinctive characteristic of a type, period, and region; the homes were stored and maintained pursuant to Brief 31 Guidelines, Mothballing Historic Buildings Standards.

- July 2005: Fresno Redevelopment Agency took the project over from the City of Fresno and entered into a Master Disposition and Development Agreement with a developer for development of a multi-phased, mixed-use commercial project.

- January 2007: Fresno Redevelopment Agency negotiated a Disposition and Development Agreement (DDA) with a local developer to renovate the Hobbs-Parson building located at Tulare and H Streets in Chinatown, which would become the future site of the Fresno Fire Department Headquarters.
- September 2007: The \$24 million 60,000 square-foot State Fifth District Court of Appeals building and surrounding improvements were completed, which was the first construction project in "Old Armenian Town."
- April 2008: The Fresno Fire Department Headquarters relocated from 450 M Street to the renovated Hobbs-Parsons historic building at 911 H Street.
- June 2008: The lawsuit decision was rendered by the State Third District Court of Appeals that required the City of Fresno to permanently site the five homes at 450 M Street.
- July 2008: The Fresno City Council directed the Fresno Redevelopment Agency to place the homes on the 450 M Street site; a conceptual site plan for the layout of the homes to be relocated to 450 M Street was submitted to the City for review.
- September 2008: The Historic Preservation Commission (HPC) received and reviewed the draft site plan; City's Historic Preservation Project Manager recommended that the City conduct a charrette to determine a consensus on the site placement of the homes.
- October 2008: The charrette was held; representatives from the City of Fresno Planning and Development Department, two Historic Preservation Commissioners, members of Friends of OAT and Heritage Fresno, and Redevelopment Agency staff participated in the charrette; the Redevelopment Agency proceeded to refine the recommended site plan.
- November 2008: City departments reviewed the recommendations for best compliance with State and City standards; the placement of the homes was determined.
- January-May 2009: The site plan returned to the Historic Preservation Commission (HPC); after the HPC commented, the initial draft site plan was submitted to the City of Fresno.
- June 2009: The City of Fresno adopted the site plan and conditional use permit; process was begun to transfer the property at 450 M Street from the City of Fresno to the Fresno Redevelopment Agency.
- July 2009: Architects were interviewed and selected by committee to perform professional services to relocate the homes; the services included construction documents and designs.

- July 2009: The City of Fresno and Redevelopment Agency were notified by the California Regional Water Quality Control Board that an open case from 1988 existed on the [450 M Street] property. The former occupants of the site had removed a 550-gallon underground gasoline storage tank from the site on September 13, 1988, but had not completed the environmental work; work on the property transfer came to a halt.
- August 2009: Due to the City of Fresno's lack of funding to complete the environmental assessment related to the underground tank; the Redevelopment Agency contracted with BSK and paid for the completion of the environmental assessment.
- October 2009: The City Council approved the committee's selection of an historical architect.
- December 2009: The California Regional Water Quality Control Board accepted the proposed work plan of vapor extraction to close the case on the 1988 storage tank removal; the work plan was initiated.
- March 2010: BSK completed the vapor extraction work plan and final environmental assessment at 450 M Street; the California Regional Water Quality Control Board closed the case on the 1988 storage tank removal.
- April 2010: The City Council approved the 450 M Street property transfer of title from the City of Fresno to the Fresno Redevelopment Agency; a clean site and titled to the Redevelopment Agency; site plan completed; architect just completed design and construction documents.
- Future Milestones
July 2010: Award bid to complete construction, restoration, and site improvements.

August-December 2010: Contract to abate environmental hazards such as asbestos and lead in the buildings, removal of any unapproved extensions on the structures approved by the Historic Preservation Commission, prepare site and foundations, relocate the homes.

December 2010-June 2011: Contractor to restore the exterior of the homes, install landscaping, and complete site improvements.

Terry Cox stated there were many surprises on the project such as environmental issues, CEQA challenges, underground tank removal, economy, changing scopes of project, creating development, construction challenges; stated with the ages of the homes there were more structural issues than what was initially thought; stated there was a heightened level of process due to the structures being treated historical; stated the Redevelopment Agency believed the project would now move forward quickly toward completion.

Commissioner Molly LM Smith asked if the plans were approved, back-checked, and permits ready to pull. Terry Cox replied 99.9 percent ready on the design and conceptual, the architects had all the final plans that just needed to get signed; currently preparing a bid for housemoving, the bid published, bid accepted, then bid sent to Council for approval.

Commissioner Joe Moore asked it what ways would this project be affected or impacted by the State's "take back" of redevelopment funds; noted that several of the homes had been tagged with graffiti and asked what were the security provisions to protect the homes from vandalism; asked if any of the homes, in their current state with exposure to the rainy weather, had experienced any damage.

Terry Cox responded that \$1.2 million was committed in the budget for this No. 1 priority and would not be harmed by the Stated "take back"; stated the property was monitored weekly and there was a contract with the local conservation corps to clean and maintain the property; stated she inspected the homes in February after the rains and each of the homes showed no new rain damage, but there had been previous rain damage to one of the homes; stated the homes were tarped in the past as a precautionary measure but not indicative of any roof leakage, and noted there had been no signs of leakage.

Commissioner Chris Johnson asked about the close proximity the homes were to each other and if there would be wall ratings between buildings; how would the buildings be protected from fire located so close together; asked would State Historic Building Code be used.

Terry Cox replied that the buildings would be sited as a planned development on one parcel; buildings not be rated because of the number of units and square footage of the buildings on the site; stated RDA met with the Fire Department on two occasions before the foundations were drawn on the site plan, and the Fire Department signed off on all of the criteria that needed to be done; stated the homes would be developed to the highest commercial standard to maximize on the most improvements to be made; homes would not be exempted from the current building standard because of the historical nature of the structures; stated she would provide the Commission with a copy of the Fire Department report.

Commissioner Molly LM Smith wanted to ensure that the buildings would be structurally sound before the move, and stated she was concerned about the timing in the Fall when the weather changed. **Terry Cox** stated the homes would be shored up with outside walls to stabilize them, the subfloors would be reinforced, walls made stronger, new roofs put on the structures before the move was made.

Commissioner Chris Johnson asked what was the timeline for the move. **Terry Cox** stated the contract called for the move to be made between July and September; RDA would like all five homes moved at the same time, but it would be dependent on the contractor they get and the contractor's recommendation for one house at a time or all at

once; stated RDA hoped that the buildings would be, at the very least, over their foundations by December 2, 2010.

Commissioner Molly LM Smith asked that the Fresno Redevelopment Agency keep the Historic Preservation Commission in the loop on the progress of this project. **Terry Cox** stated they were approximately two months behind schedule because of the environmental work that was needed.

The Chair called for public comment. There was none.

C. Historic Preservation Commission Subcommittee Report: Meux Home Restoration.

Commissioner Chris Johnson reported on the Meux Home Restoration subcommittee's activity [subcommittee members: Molly LM Smith, Terese España, Chris Johnson, and Karana Hattersley-Drayton]; stated the subcommittee met with Gary Biglione of the City's General Services Department/Facilities to inspect exterior structural elements of the Meux Home that had some level of damage, rot, or failure; stated Facilities reported that it would be difficult to repair because damage was on the roof, and the City did not have the funding to do the repairs; stated Facilities did not know how much damage was below the roof well; it appeared that there was substraight damage in areas such as the decorative ridges, corbels, detailing; stated Facilities was looking at the removal of those elements that would be easy, and to remove and assess the damage and to see what level of repair was needed, and use some method of restoration to repair the elements; stated the idea at this point was to remove.

Commissioner Molly LM Smith stated through discussion on site, the subcommittee discovered that the six corbels could be hollowed out and fixed with an epoxy and remain on the Meux Home and not be removed and place a sheet metal cap on them so that no further damage could occur. **Commissioner Chris Johnson** stated once the elements were removed, the subcommittee would again meet with Gary Biglione to look at the elements. **Commissioner Molly LM Smith** stated all of the elements removed were to be documented, if possible on the roof so they know exact placement, spacing, sizes, and to retain all of the pieces as well and store those pieces on site.

Karana Hattersley-Drayton stated this was a great example of how a subcommittee really made a difference; stated the experience of the Commission as preservation architects and workshoping on the spot were very helpful to the City of Fresno; expressed her appreciation. **Commissioner Molly LM Smith** requested Karana Hattersley-Drayton contact Gary Biglione to provide the Commission with an update.

The Chair called for public comment. There was none.

D. Report on the California Preservation Foundation Conference, Grass Valley/Nevada City, May 12-15, 2010.

Karana Hattersley-Drayton and **Commissioner Chris Johnson** attended the 35th California Preservation Foundation Annual Conference in Nevada City, California, and reported on the activities they attended at the conference. Karana showed a brief powerpoint that touched on highlights from the conference, including the tracks on Heritage Tourism and Green Building.

VII. CHAIRPERSON'S REPORT

None.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

1. Subcommittee Report

B. Staff

Karana Hattersley-Drayton stated on May 15, 2010, she attended the dedication of the historic site of the Frank Chance baseball field, which had formerly been located just west of Cedar Avenue on the south side of Ventura Avenue. She noted that there was a great turnout, including members of the Chance family.

C. General Public

There were no additional comments from the public.

IX. NEXT MEETING

The next meeting of the Commission: June 28, 2010

X. ADJOURNMENT

The meeting adjourned at 7:48 p.m.

Respectfully submitted,

Joann Zuniga

Attested to:

Don Simmons Ph.D., Chair

Kevin Fabino, Secretary



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIA
HPC MEETING: 08/23/10

August 23, 2010

APPROVED BY

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

DEPARTMENT DIRECTOR

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

BY: KARANA HATTERSLEY-DRAYTON *KHD*
Historic Preservation Project Manager

SUBJECT: CONSIDERATION OF APPROVAL OF REQUEST BY THE PROPERTY OWNER TO DESIGNATE THE ARTHUR C. AND JULIA WAHLBERG HOME LOCATED AT 5050 NORTH VAN NESS 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 Arthur C. and Julia Wahlberg Home as a Heritage Property pursuant to FMC 12-1612 due to its distinct architectural character and for its association with a major local architectural firm.

EXECUTIVE SUMMARY

The property owner for the Arthur C. and Julia Wahlberg Home has requested that her property be considered for designation on Fresno's Local Register of Historic Resources. The contemporary style residence was designed by the local firm of James A Oakes and Gay McCline, who significantly contributed to Fresno's mid-century architectural landscape. The home has a distinct plan, designed by James Oakes in consultation with the owners, and is a unique and excellent example of this architect's work. Due to the 1964 construction date the property is most appropriate for designation as a Heritage Property pursuant to FMC 12-1612. In time the home may be reconsidered for listing on Fresno's Local Register of Historical Resources.

BACKGROUND

The Arthur C. and Julia Wahlberg Home located at 5050 North Van Ness Boulevard was designed in 1964 for the Wahlbergs by the architectural firm of James A Oakes and Gay McCline. Oakes, working in consultation with the clients did the design work and Mr. Wahlberg, an attorney, served as his own contractor. The one story wood frame and clad residence has a striking hexagonal plan family/kitchen/dining room, from which two wings radiate out to form a rough Y footprint. The design was motivated in part to allow for open viewing of the swimming pool through the numerous windows and plate glass doors. A character defining feature of the home is the singular tension-compression ring framing for the family room that consists of 12 custom fabricated glu-lam beams which is topped at the nexus (or connection point) with a wood framed cupola of colored glass. Other distinctive elements of the home include the wide overhanging and boxed eaves, which allow for deep shade, a façade screen wall of Hans Sumpf stabilized adobe bricks and Japanese elements throughout the interior and exterior of the home.

Aerial Image:
5050 N. Van Ness Boulevard



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

P1. Resource Name(s) or Number: Arthur C. and Julia Wahlberg Home

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

*b. **USGS 7.5' Quad:** Fresno North 1965, Photorevised 1981

c. **Address:** 5050 N. Van Ness Boulevard

d. **Assessor's Parcel Number:** 415-070-35, Lots 47-48 Bullard Lands Irrigated Subdivision

***P3a. Description:** An aerial of this single family residence depicts one of the most character defining features of this contemporary home: the plan. A hexagonal-shaped family/kitchen/dining area anchors the home from which two radiating wings are attached on the northeast side to form a rough Y footprint. A swimming pool lies between the two wings, the southern of which was designed for living room and master bedroom suite and the other which includes two bedrooms and a workroom (now bedroom). The family/kitchen room roof is supported by a tension-compression ring frame that consists of 12 custom fabricated glu-lam beams, six larger and six smaller. The roof slopes up to culminate in a wood framed pergola with inset colored glass; during certain hours of the day the light is filtered through these windows to form patterns on the clear-sealed exposed small-aggregate concrete floor. A raised hexagonal fireplace is suspended from the compression ring. The ceiling of the family room is tongue and groove decking. Fixed rectangular windows surround the room below the ceiling. The exterior of the home is grade-A vertical redwood siding over a wood frame of 2x4 studs, 16" on center. The solid wood front door has sidelights of plain glass. The home has extensive glass throughout, which allows for a connection to the outside. Windows are a combination of aluminum sash sliders, louvers and sliding glass doors. A façade screen wall of Hans Sumpf adobe bricks includes a hexagonal shaped entryway that quotes the shape of the roof. The roof has a wide overhang and plain fascia board. Garden and patio areas include a lanai leading up to the front door, an outside patio area next to the kitchen, a pergola shaded garden off the north wing of the home and a Japanese influenced garden on the rear of the property. A distinct interior architectural feature is a built-in *tokonoma* in the living room, which was used for seasonal displays of flowers and oriental art. A few antique stained glass windows have been integrated into the home. A carport with stabilized adobe brick support piers is on the northwest side. A mature Japanese plum (mume) is part of the landscaping on the front of the residence.

***P3b. Resource Attributes:** HP2 (Single-family residence) ***P4. Resources Present:** ●Building

P5b Photo date: 6.14.10



***P6. Date Constructed/Age and Sources:** 1964, architectural drawings; American Title Co.; interview with Jim Oakes, AIA Architect-Planner

***P7. Owner and Address:**
Dolores Pearson
5050 N. Van Ness Boulevard
Fresno, CA 93711-2850

***P8. Recorded by:** Karana Hattersley-Drayton and James Oakes AIA

***P9. Date Recorded:** 7.1.10

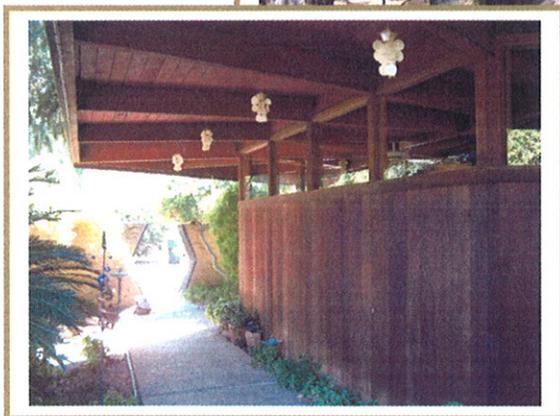
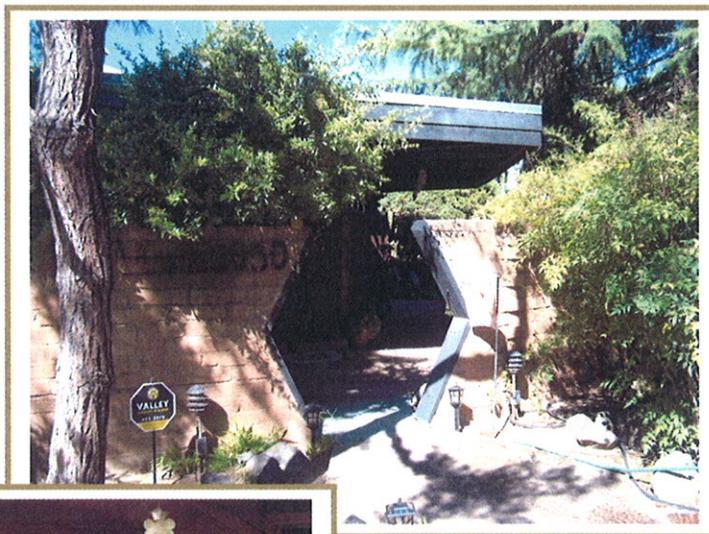
***P10. Survey Type:** Intensive

***P11. Report Citation:** "Evaluation of the Arthur C. and Julia Wahlberg Home, 5050 N. Van Ness Boulevard for Fresno's Local Register of Historic Resources"

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

*Recorded by: Karana Hattersley-Drayton

*Date: 1 July 2010 ■ Continuation



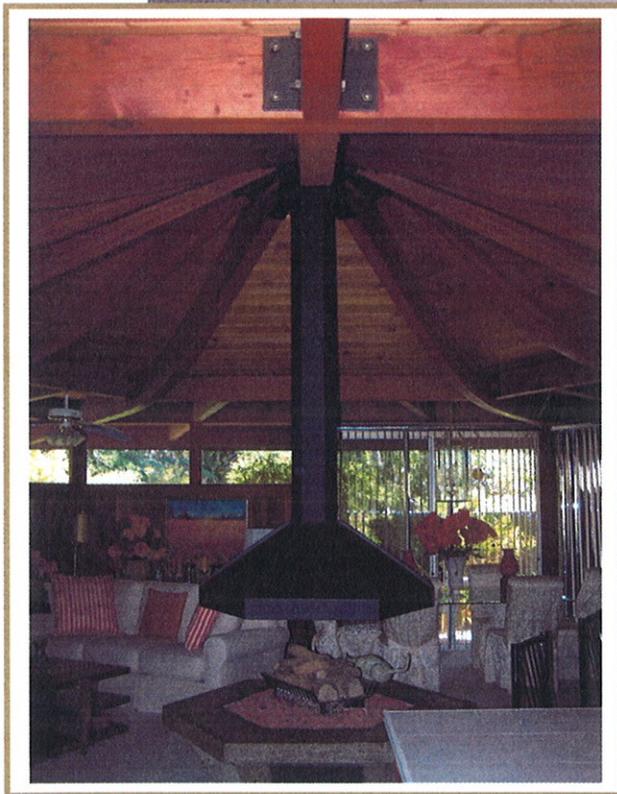
Top (clockwise): Façade screen wall of stabilized adobe bricks; 2) connection of glu-lam framing in hexagonal plan family room; 3) exterior of home, looking west towards entry gate.



*Recorded by: Karana Hattersley-Drayton

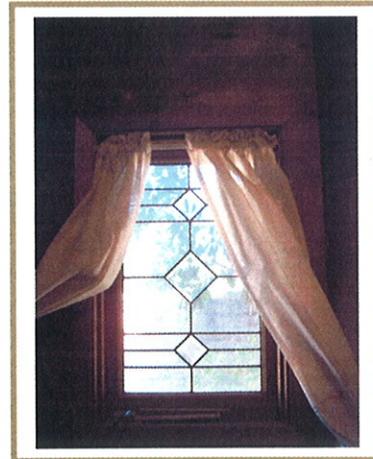
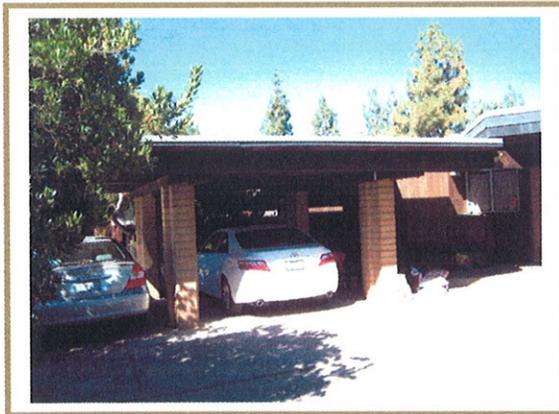
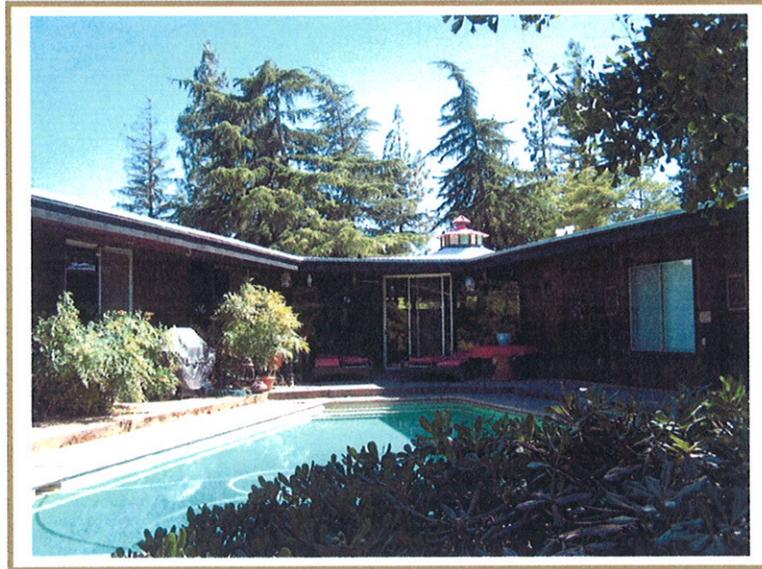
*Date: July 1, 2010 ■ Continuation

*Architectural drawings for
Wahlberg Home, January 2 1964,
James Oakes, (James A Oakes,
Gay McCline, Associate Architects)*



*Recorded by: Karana Hattersley-Drayton

*Date: July 1, 2010 ■ Continuation



Looking west towards rear elevation of home; leaded glass window in powder room, north wing; stained glass window in master bedroom; carport.



BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5S3

*Resource Name: Arthur C. and Julia Wahlberg Home

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

***B5. Architectural Style:** Contemporary

***B6. Construction History:** The home was designed in 1963 with plans presented to the clients, Arthur and Julia Wahlberg in early 1964. Home was completed that year. No building permits are on file with the City. The only major change, according to current property owner, is a foam roof which was added several years ago for better insulation.

***B7. Moved?** No

***B8. Related Features:** Property is located at the foot of Van Ness Extension which includes several residences that integrate stabilized adobe brick purchased from the (former) Hans Sumpf yard.

B9a. Architect: James Oakes AIA

B9b. Builder: Owner

***B10. Significance: Theme:** Mid-Century Modernism **Area:** Fresno, California

Period of Significance: 1964

Property Type: Contemporary, with use of tension-compression ring frame

for main living area **Applicable Criteria:** Heritage Property; Criterion iii when 50 years of age, Local Register

The contemporary style home located at 5050 N. Van Ness Boulevard was designed by the architectural firm of James A Oakes and Gay McCline for Arthur and Julia Wahlberg. The design work was exclusively provided by Oakes although he freely collaborated with the client, Mr. Wahlberg, an attorney, who served as his own contractor. Oakes and Wahlberg became friends through their association in the East Rotary Club of Fresno. James Oakes was born in 1927 in Zane, Utah and received his Bachelors of Architecture at U.C. Berkeley in 1951, where he met Robin Gay McCline. Oakes and McCline both worked in the Oakland office of David Horn who also maintained an office in Fresno. Oakes and McCline formed a partnership in 1957-58 which was dissolved in 1965 when Oakes left to work in Hawaii, primarily to work on the master plan for the Honolulu zoo. Over the course of his career Mr. Oakes designed over 100 residential properties and also played (and continues to play) a critical role in historic preservation. He retired from active practice in 2007.

The design of this home evolved through discussions with the family. The open plan in the main family/kitchen/dining area was a reflection of changing social patterns regarding interior space that were popular in the 1950s and 60s. Specifically, Mrs. Wahlberg wanted the kitchen to have some privacy but also to connect to the main area to allow conversations during meal preparation. The hexagonal plan of this room with its striking tension-compression ring framed roof, was unique in the architect's life work. More typical is his use of an extensive roof overhang to shade windows, the use of natural materials and integration of Hans Sumpf adobe bricks. Of special interest in this home and garden are the Japanesque influences, including the built-in *tokonoma* (or raised platform) in the living room, which Mrs. Wahlberg used for seasonal displays of flowers.

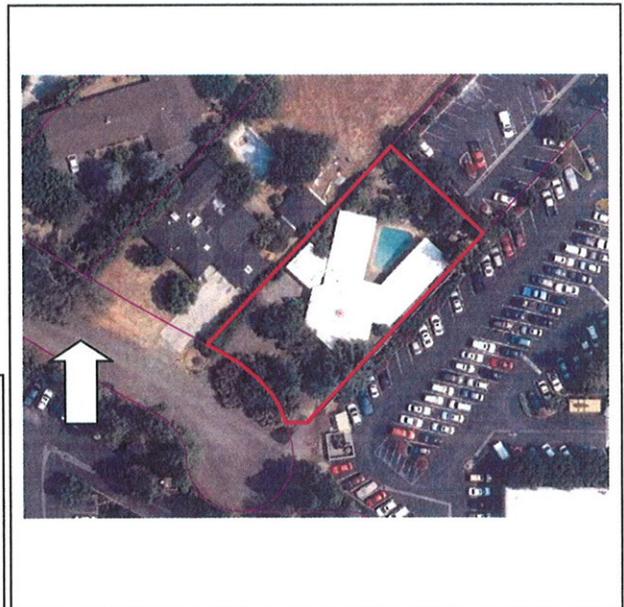
The Arthur C. and Julia Wahlberg Home appears to be eligible as a Heritage Property due to its distinct architectural character and for its association with a major Fresno architect, James Oakes. When it is 50 years of age it may also be eligible for the Local Register under Criterion iii as a striking example of mid-century residential architecture in Fresno and for its association with a prominent local architect, James A Oakes.

***B12. References:** Interview with James Oakes AIA and Mrs. Lola Pearson 1 July 2010; Architectural drawings prepared for Mr. and Mrs. Arthur C. Wahlberg, 2 January 1964; "Mid-Century Modernism Historic Context" Prepared for the City of Fresno by Planning Resource Associates, Inc, September 2008; Phone interview with Mabelle Selland by Karana Hattersley-Drayton 5 August 2010; Virginia and Lee McAlester, *A Field Guide to American Houses, 2002*; "Garden Gate Will Swing Open Soon," *Fresno Bee*, 20 March 1966.

***B14. Evaluator:** Karana Hattersley-Drayton

***Date of Evaluation:** August 6, 2010

(This space reserved for official comments.)





REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIC
HPC MEETING: 08/23/2010

August 23, 2010

APPROVED BY

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

DEPARTMENT DIRECTOR

BY: KEVIN FABINO 
Planning Manager, Secretary

SUBJECT: REVIEW AND COMMENT ON REDEVELOPMENT AGENCY OF THE CITY OF FRESNO, FRESNO MERGER NO. 2 REDEVELOPMENT PLAN AMENDMENTS PROJECT, DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, SCH NO. 2010041058, JULY 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 Redevelopment Agency of the City of Fresno, Fresno Merger No. 2 Redevelopment Plan Amendment Project, Draft Subsequent Environmental Impact Report, SCH No. 2010041058, July 2010, pursuant to FMC 12-1606(b)(5)(6)(7).
2. Staff recommends that comments formulated by the Commission be sent to the Redevelopment Agency of the City of Fresno, 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, which they wish the Redevelopment Agency of the City of Fresno address during the preparation of the Final EIR. It is also recommended that the Commission direct staff to prepare the comments of the Historic Preservation Commission for distribution to the Agency.

The Final Program EIR No. 10125, Merged Redevelopment Project II: Southwest Fresno GRNA, Fruit/Church Redevelopment Project Area, SCH No. 97092072, August 1998, analyzed project goals authorizing the ability to acquire property through the use of eminent domain, establish specific time and financial limits for the project areas and included cultural resource mitigation measures. The project areas were the Southwest Fresno General Neighborhood Renewal Area (GNRA) and Fruit/Church and are collectively referred to as the "Project" (See Exhibit A).

The 1998 Final Program EIR 10125, states, "Development in the [project area] has the potential to adversely impact historic buildings in two manners. Direct effects to historic buildings would occur through site acquisition and clearance. Projects that are neighboring to a historic resource may cause indirect effects related to differences in scale, bulk and mass, architectural style, and color. Development projects may also cause a loss of continuity or association of the historic resources with its surrounding" (DSEIR, Page 3B-10). To mitigate these impacts the imposed mitigation measure 3.15-4 from the Final Program EIR 10125 (1998) stated that the "City shall conduct a Historic Building Survey of the Merger II Project

Area. Said survey shall commence no later than January 1, 2000. The mitigation measure did not delineate a specific protocol for the preparation of this historic survey. This survey was scheduled to begin no later than January 1, 2000 but has not to date been completed.

The Redevelopment Agency of the City of Fresno ("Agency") is now proposing to amend the two redevelopment plans [Southwest Fresno General Neighborhood Renewal Area (GNRA)] within the Agency's Merger No. 2 Redevelopment Project area. The project area includes the neighborhood previously identified as settled predominantly by Italians in the early 20th century, portions of "Germantown", as well as associated African American communities (See Exhibit B).

As discussed in the Redevelopment Agency of the City of Fresno, Fresno Merger No. 2 Redevelopment Plan Amendment Project, Draft Subsequent Environmental Impact Report (DSEIR), SCH No. 2010041058, July 2010, the "Project" would extend the ability to acquire property through the use of eminent domain, amend specific time and financial limits for the constituent project areas and update the cultural resource mitigation measures previously adopted in conjunction with the Final Program EIR 10125, Merged Redevelopment Project II: Southwest Fresno GRNA, Fruit/Church Redevelopment Project Area, SCH No. 97092072, August 1998. Specifically, this DSEIR would:

- 1) Increase the tax increment limits for the Southwest Fresno GRNA and Fruit/Church Constituent Redevelopment Plans.
- 2) Increase the time limit to receive the tax increment and repay bonded indebtedness for the Southwest Fresno GRNA and Fruit/Church Constituent Redevelopment Plans.
- 3) Increase the time limit on the Agency's authority to use eminent domain in both of the constituent plan areas. The eminent domain time-limit extension would not be used for "occupied residential properties," but could be used for nonresidential properties.
- 4) Augment existing 1998 EIR cultural resources mitigation:
 - a. Retain mitigation measure 3.15-4 from the 1998 EIR and add clarifying language stating that the existing mitigation would require the City to complete intensive-level historic building surveys for the project area (Project Area Survey) to California Office of Historic Preservation (OHP) standards (as described in Instructions for Recording Historic Resources, Appendix 6: Type of Survey Activities). Phase I archeological surveys would also be performed for these constituent project areas concurrent with the intensive-level historic building surveys part of the Project Area Surveys; and,
 - b. Require the applicants to follow a survey protocol to be applied within the project area for historic resources during the discretionary approval phase of a proposed development. Similar to certified language for mitigation measures 3.15-4 in the 1998 EIR, this approach would apply while the Project Area Survey is completed to allow processing and approval of proposed development projects to continue.

The Redevelopment Agency of the City of Fresno, Fresno Merger No. 2 Redevelopment Plan Amendment Project, Draft Subsequent Environmental Impact Report, SCH No. 2010041058, dated July 2010, proposes modification to mitigations measures related to cultural resources. The Mitigation Measure MM CR-1, Conduct Historic Building Surveys and Archeological Surveys of the Project Area, is expanding to include specific protocols for historic building and archeological surveying, pursuant to California OHP standards for intensive-level surveys and National Register Bulletin 24, Guidelines for Local Surveys; A

City of Fresno - Historic Resources - Central Area

Updated on June 18, 2009

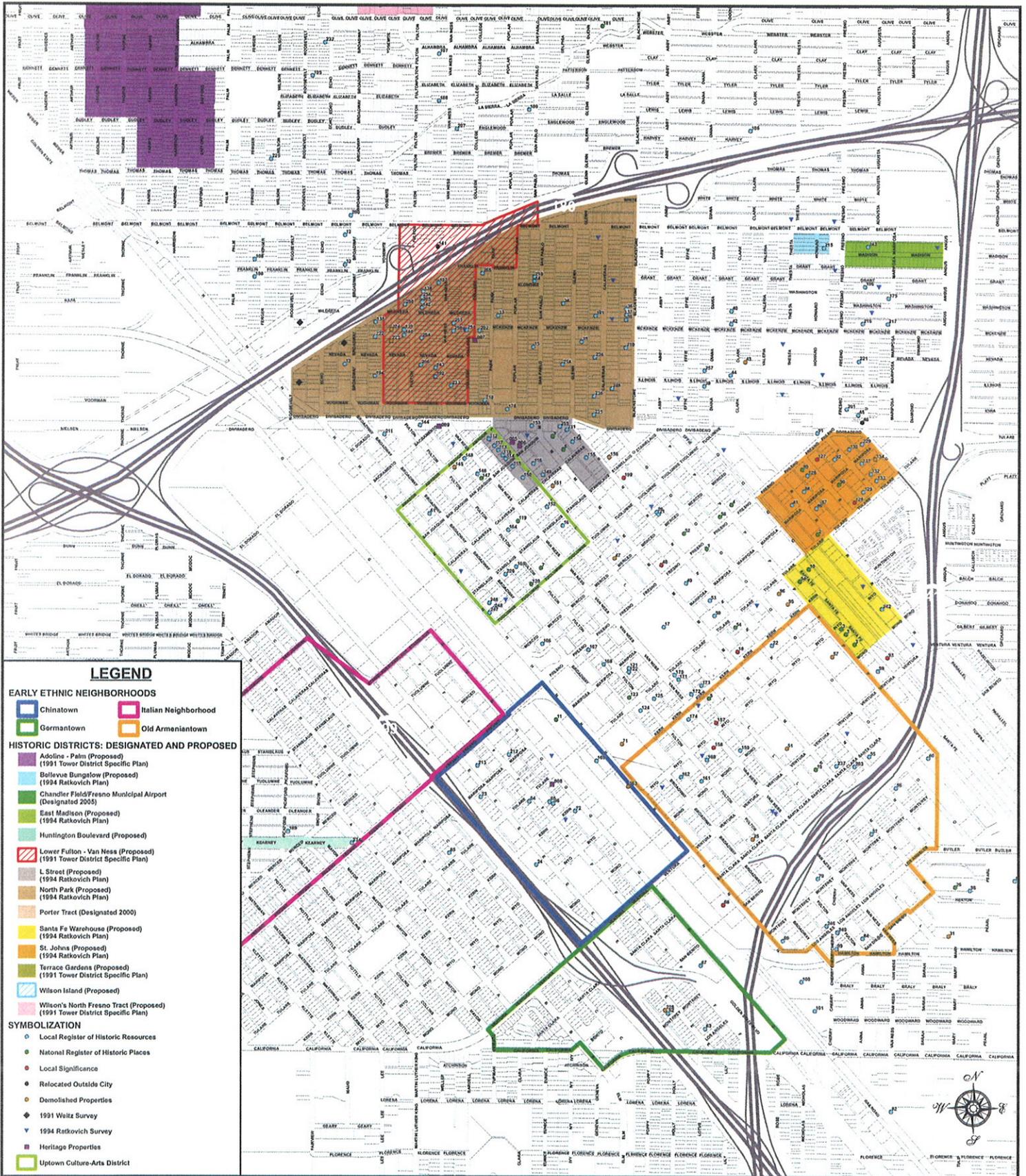
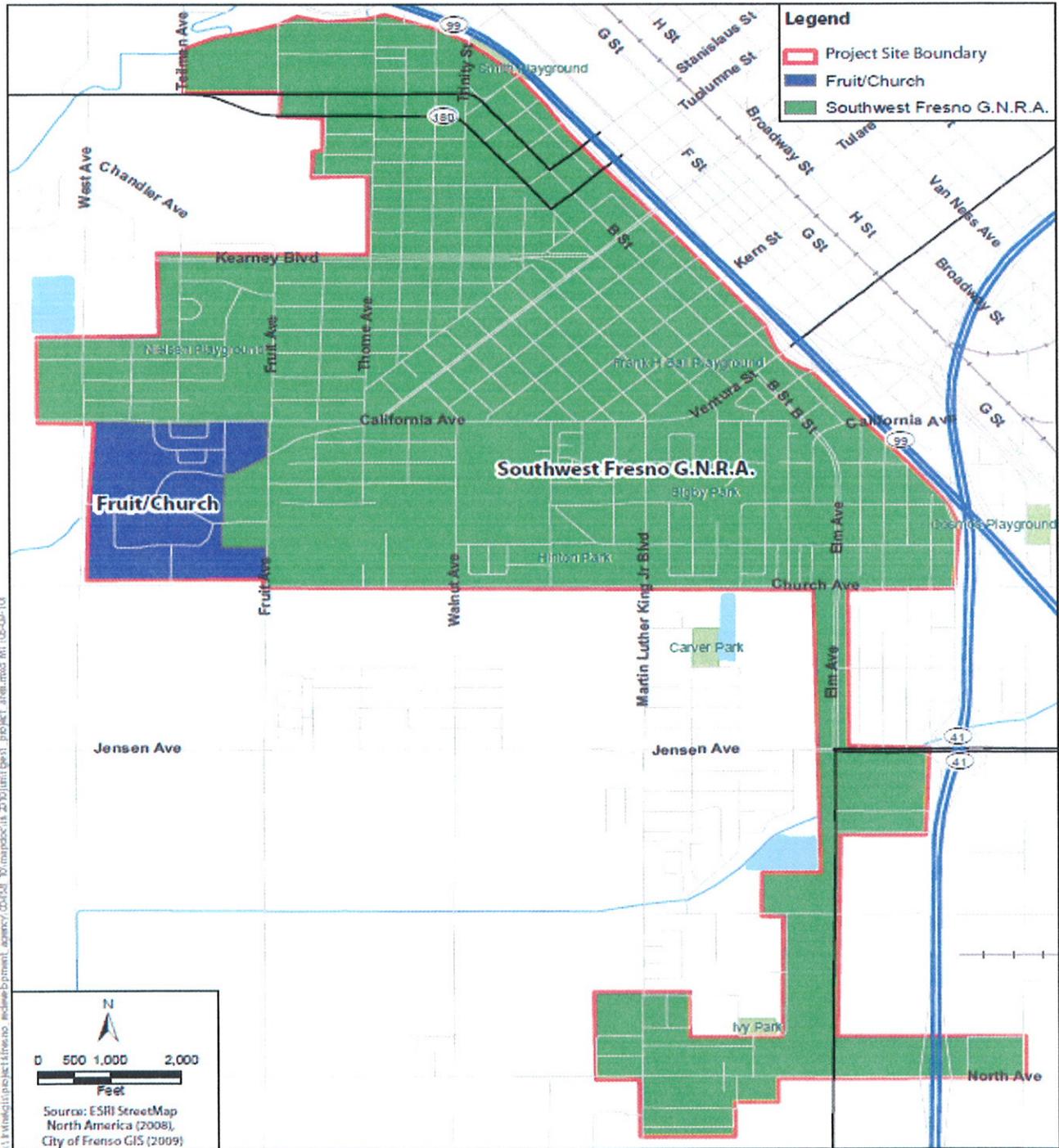


Exhibit A
Figure ES-1, Map of "Project Area"



\\frsnet\project\frsweb\agency\00548_00\mapdoc\14_2010\proj\paw1_andproj_area.mxd, 11/05/09, 10:10

Figure ES-1
Project Area

14 August 2010

Historic Preservation Commission
c/o Ms. Karana Hattersley-Drayton
City of Fresno – Planning Department
2600 Fresno Street
3rd Floor
Fresno, California 93726

To the Historic Preservation Commission:

This is to serve as an update on the Architectural Sub-Committee for the Meux Home. At the Historic Preservation meeting on May 24th, we informed the committee that the Architectural Sub-Committee, consisting of Teresa España, Chris Johnson, and Molly Smith, met with Gary Biglione and Jacob Christensen to survey the roof and cornices. At the site it was determined that the cornices could be repaired with silicone and have a sheet metal cap that would discourage further water deterioration and preserve those elements in place. In order to repair water damage below the roof, the decorative elements on the roof (referred to as roof crests and finials) will need to be removed and most likely replaced (due to severe water damage). The elements will need to be fully documented and stored for posterity. It is understood that the roof repair work would be done presently while recreating/refurbishing the roof crests and finials are dependent on further funds being generated.

A bid was recently awarded to a qualified consultant and the work of repairing and/or documenting and removing the architectural elements will begin on Tuesday, August 24th.

The Architectural Sub-Committee met at the Meux home on July 20th, for a pre-construction meeting to inspect the basement for possible storage of the roof crests and finials and to discuss the finalization of the bid selection and possible scheduling of the work. It was determined that the roof elements could be stored in the basement, however it would require some rearranging of existing storage items.

On August 2, 2010, Chris Johnson, Karana Hattersley-Drayton, Gary Biglione, Jacob Christensen met at the Meux home to inspect the foundation due to a report of a large amount of brick dust and apparent brick deterioration. After inspecting and discussion, came to the following recommendation:

- **Step 1:** Develop a Maintenance Plan to be immediately implemented by Meux volunteers and City gardeners regarding NOT watering near foundation; removal of planter boxes etc. Also, verify that all sprinklers do not spray on the building or flood in the areas of the foundation. Verify that the water duration is appropriate.

- **Step 2:** Identify, outline and submit photos of repairs needed by an expert mason to correct minor problems in the basement. (Materials and stored items also need to be moved away from the walls in order to do a more thorough inspection). Obtain a proposal from the expert mason for the approved scope of work.
- **Step 3:** Select a Structural Engineer that has experience with historic preservation of unreinforced masonry foundation systems. Request a proposal for the following: Have that person inspect and evaluate the basement, the crawl space and prepare a report of their findings, recommendations, including alternatives and probable costs of construction to the sub-committee. The sub-committee will analyze the report and plan for reinforcement of foundation as needed for stability in case of a major seismic event.
- When funds are approved, prepare construction documents for the scope of work required for the foundation upgrades. Solicit bids from contractors to do the work. Have volunteers inspect the work during construction.
- Steps 2 and 3 to be included in the fundraising budget for "Preserve the Meux".

Respectfully Submitted,

Molly LM Smith, Architect

HPC Subcommittee for "Preserve the Meux" Report – August 2010
Submitted by Joe Moore 8/17//10

Meeting: 7/28/10:

Present: Sally Caglia, Gary Biglione, Don Simmons, Joe Moore, Paul Melikian, Midge Barrett, Colleen B. Sethre; Karana Hattersley-Drayton.

Media strategy:

- Very high awareness of the Meux Home in community in general
- Need to communicate what is happening to the home prior to construction
- "Preserve the Meux" can serve as a community rallying point to preserve this resource
- Opportunity to involve & engage the local media
- Positive example of public + private partnership & good stewardship w/ matching \$
- Re-engage the community with the Meux
- Should use this opportunity to communicate the long terms needs of the Meux Home

Meux events:

- Joe Moore will meet with Meux board members to suggest some ideas & approaches for events and activities

Philanthropy:

- Don Simmons' students at Fresno State will be assigned the Meux as one of their projects