
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
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

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 4, 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 June 28 and July 12, 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 Recommend To the City Council the Designation of the George and Adelpia Rowell Home Located at 153 N. Effie Street to Fresno's Local Register of Historic Resources and Adoption of Findings Necessary to Support Recommendation Pursuant to FMC 12-1609 (**ACTION ITEM**).

Staff Recommendation: Recommend Approval

- B. Consideration of Approval of Request by the Property Owner to Recommend To the City Council the Designation of the Western Building Materials Company Located at 801 R Street to Fresno's Local Register of Historic Resources and Adoption of Findings Necessary to Support Recommendation Pursuant to FMC 12-1609 (**ACTION ITEM**).

Staff Recommendation: Recommend Approval

- C. Consideration of Education and Thematic Seminar Series to be Scheduled Before the Historic Preservation Commission as Part of Their Regularly Scheduled Meetings. (**ACTION ITEM**).

Staff Recommendation: For Scheduling Purposes Staff is Seeking Direction from the Commission.

- D. Consideration, Review and Direction Related to Status of Proposed Historic Surveys. (**ACTION ITEM**).

Staff Recommendation: Staff is Seeking Direction from the Commission.

VI. CHAIRPERSON'S REPORT

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

VIII. UNSCHEDULED ITEMS

- A. Members of the Commission

B. Staff

1. Bike Through History, October 9, 2010.
2. OHP Statewide Committee to Develop Agricultural Contexts.

C. General Public

IX. NEXT REGULAR MEETING: October 25, 2010, Fresno City Hall, Conference Room A

- A. Policy – Protocol for Preparation, Review, Use and Disposition of Historic Surveys.

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. VIA
HPC MEETING: 10/04/10

October 4, 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 APPROVAL OF REQUEST BY THE PROPERTY OWNER TO RECOMMEND TO THE CITY COUNCIL THE DESIGNATION OF THE GEORGE AND ADELPHIA ROWELL HOME LOCATED AT 153 NORTH EFFIE STREET TO FRESNO'S LOCAL REGISTER OF HISTORIC RESOURCES AND ADOPTON OF FINDINGS NECESSARY TO SUPPORT DESIGNATION PURSUANT TO FMC 12-1607 and 12-1609.

RECOMMENDATION

Staff recommends that the Commission find that the George and Adelpia Rowell Home is eligible for the Local Register of Historic Resources under Criteria i, ii and iii and request that the property be forwarded to the Fresno City Council for designation pursuant to FMC 12-1607 and 12-1609.

EXECUTIVE SUMMARY

The Fresno Housing Authorities, property owner of the George and Adelpia Rowell Home, has requested that the residence be placed on Fresno's Local Register of Historic Resources. The 2-story American Foursquare style residence was built in 1903 for a pioneer family and designed by architect Alexander Culbertson Swartz. The property was purchased by the Authorities with federal funds through the Neighborhood Stabilization Program from a grant awarded to the City's Housing and Community Development Division. Pursuant to Section 106 of the National Historic Preservation Act the home was evaluated by the City's Historic Preservation Project Manager for its potential eligibility to the National Register of Historic Places. In a letter dated August 5, 2010 Milford Wayne Donaldson FAIA, the State Historic Preservation Officer, determined that the George and Adelpia Rowell Home was eligible to the National Register under Criteria A and C at the local level of significance (Exhibit C).

BACKGROUND

The George and Adelpia Rowell Home located at 153 N. Effie Street was built in 1903 for George B. Rowell and Adelpia [Warlow] Rowell. Rowell was a member of a local pioneer family and brother to the well-known civic leader and publicist Dr. Chester Rowell (former owner of the *Fresno Morning Republican*). George Rowell was a sheep rancher, vineyardist and merchant and with his wife was active in cultural affairs, according to research provided by John Edward Powell in his evaluation of the home for the Ratkovich Plan Survey in 1994 (Exhibit B).

REPORT TO THE HISTORIC PRESERVATION COMMISSION

Request to Nominate the George and Adelpia Rowell Home, October 4, 2010

Page 2

The American Foursquare style home is articulated with a variety of stylistic treatments. The original plan, as indicated on the 1906 Sanborn Fire Insurance Map, consisted of a two story square box with a one-story kitchen addition at the rear. By the 1919 Sanborn map a sleeping porch had been added above the kitchen and a one story "library" built on the northwest corner of the home. The window treatment includes Queen Anne influenced leaded glass triangulated-head transom motifs" as well as a 16 light fixed window on the façade flanked by double hung sash windows. The roof cornice is boxed and has decorative simple wood brackets. A full width one story porch extends into a *porte cochere* which supports a mature wisteria.

The design of the home is credited to Alexander Culbertson Swartz who was trained as a civil engineer at the University of Illinois. Swartz moved to Fresno around 1890 and opened an office as an architect. His first recorded project was the Kutner-Goldstein Block (1891) which has since been demolished. By the early 1900s Swartz had a thriving practice and was one of the leading architects in the area. Commissions included schools, commercial buildings and at least one library as well as residential buildings. Only three Swartz designed homes are extant in Fresno: the Rowell Home, the Profitt Home (1911) and the Thomas Risley Residence (1917). The late Queen Anne style Profitt Home was relocated during the construction of State Route 180 and is now a fraternity for Fresno State University. The Arts and Crafts style Risley Home is located in Fresno's Tower District. The Rowell Home, with its mix of Classic Revival and Queen Anne influences on an American Foursquare (or Classic Box) represents an earlier phase of the architect's work.

The Rowell Home is remarkable for its well preserved exterior with original leaded glass windows and bay window (or oriel) on the south elevation, bracketed cornice and full width porch. The interior however is as notable as the exterior. An Eastlake inspired staircase with window seat and articulated balustrade, original fireplaces with decorative floor tiles and sliding multi-light pocket doors are original features. In addition, by 1919 the Rowells had added a one story room to the northwest corner of the home, probably for entertaining and for use as a "library." This room is wood paneled with multi-light casement windows and heavy wood truss supports for the ceiling, all in the Arts and Crafts style (Exhibit B).

FMC 12-1607 and 1609:

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

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

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

possess several and usually most, of the aspects ("How to Apply the National Register Criteria for Evaluation" 1998:44)

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

The property owner, the Fresno Housing Authorities, has requested that the property be listed (12-1609(a). Pursuant to FMC 12-1609 (a) (1-9) staff has documented the property and has prepared updated survey forms to augment the earlier work of the Ratkovich Plan survey (Appendix B). The property owner has been duly notified about tonight's meeting and a public notice was published in the *Fresno Bee* on 25 September 2010.

Section 106 and Local Register Review:

The George and Adelpia Rowell Home was one of fifty properties out of nearly 2500 which warranted a full evaluation in the 1994 Ratkovich Plan Survey. Architectural Historian John Edward Powell found that the home was eligible to Fresno's Local Register of Historic Resources "with architectural and social significance" as both the work of a master architect, A.C. Swartz as well as the home's association with an important pioneer family in Fresno County History.

In the July 2010 evaluation under Section 106 of the National Historic Preservation Act, staff concurred with Mr. Powell's findings and went a step further. The passage of 16 years, and the fact that the home's character-defining features remained unaltered, prompted a closer look at the home's eligibility under the National Register of Historic Places. The criteria for the National Register of Historic Places include requirements similar to Fresno's Local Register although at a higher threshold of national importance. For properties to be considered eligible to the National Register they must generally be 50 years of age, have sufficient integrity (as previously discussed) and have historic significance under one or more criterion:

Criterion A: Properties associated with events that have made a significant contribution to the broad patterns of our history; or

Criterion B: That are associated with the lives of persons significant in our past; or

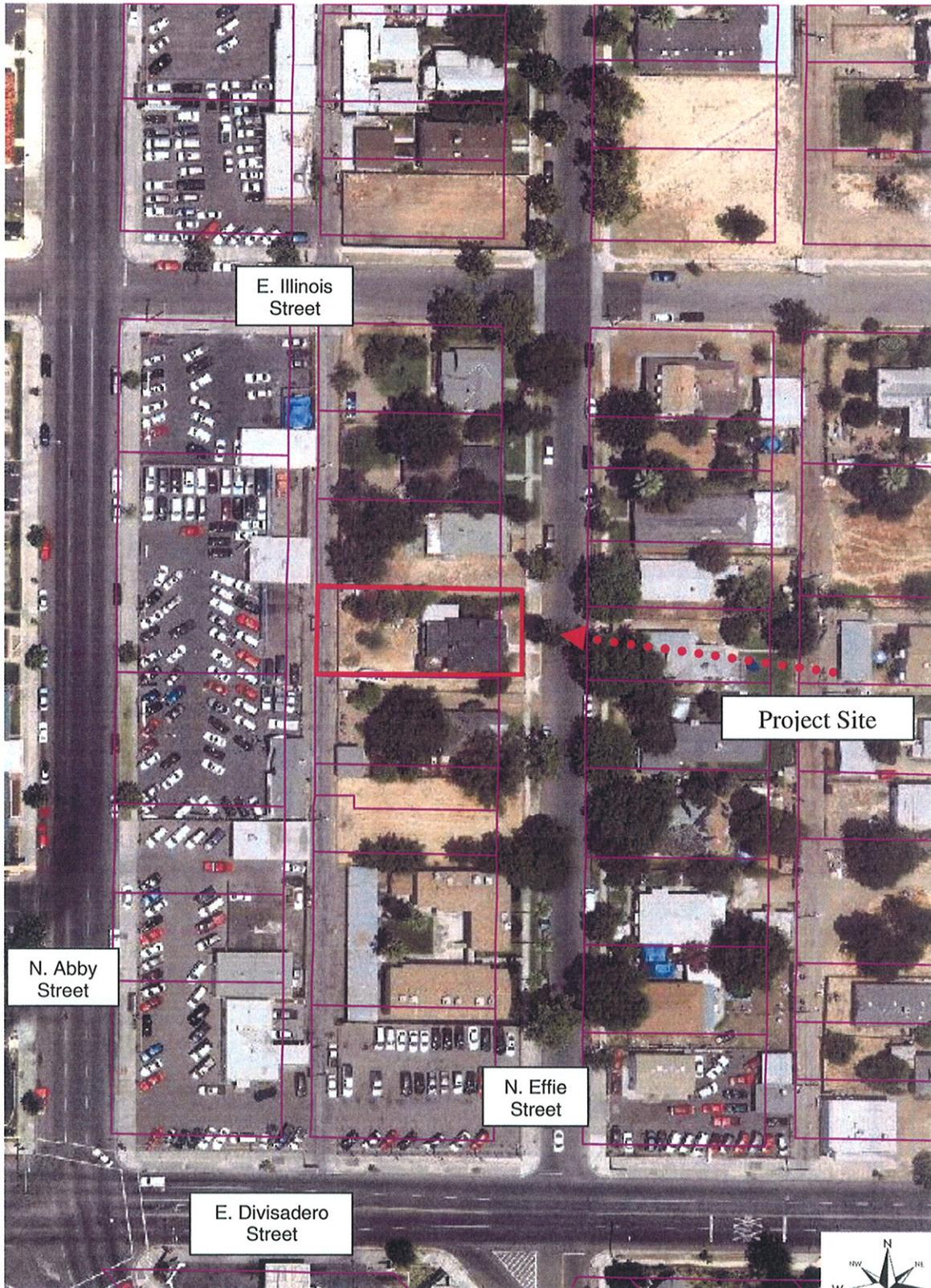
Criterion C: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

Criterion D: That have yielded, or may be likely to yield, information important in prehistory or history.

Staff concluded that the Rowell Home was associated with an early important family in Fresno County history (the Rowells) and was thus eligible under Criterion B. The home is also the earliest surviving residence of a well-known local architect, A.C. Swartz (Criterion C) and is an excellent example of its style or type, the American Foursquare (Criterion C). Staff also found that the 107 year home maintains integrity of location, design, setting, materials, workmanship, feeling and

Aerial Photograph (2008)

153 North Effie Street (George and Adelpia Rowell Home)



E. Illinois Street

Project Site

N. Abby Street

N. Effie Street

E. Divisadero Street



PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

P1. Resource Name(s) or Number: George and Adelpia Rowell Home (Updated forms, see 1994 as attached)

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

*b. USGS 7.5' Quad: Fresno South, 1963, photorevised 1981; parcel located in Section 3, R20E T14S

c. Address: 153 North Effie Street, Fresno

d. Assessor's Parcel Number: 459-332-06T

***P3a. Description:** This two-story American Foursquare home faces east onto N. Effie Street and was previously evaluated in 1994 by architectural historian John Edward Powell as part of the City of Fresno's Ratkovich Plan survey (as attached). The description prepared in 1994 is accurate with one exception: the tripartite window on the façade consists of a large 16 light fixed window flanked by 1/1 double hung sash windows. It would appear from the black and white photo on the 1994 forms that the window treatment is the same and that this is not a recent addition. Of additional interest is a rather striking bay window on the west elevation that lights the staircase (a window seat is located on the interior). The three narrow double hung sash windows are articulated with similar "triangulated-head transom motifs" as described by Powell for the façade windows.

The remarkable Eastlake style interior staircase as described in the Powell survey is extant. The entry into the home includes a small parlor or receiving room which has a built-in hutch on the west elevation under a leaded glass window (see photos on continuation sheet); this room is set off and separated from the entrance to the formal parlor by decorative Ionic columns on pedestals. Pocket doors of multi-paned glass provide some additional separation from the entry into the formal parlor. A wood paneled "library" is located on the northwest corner of the first floor of the home and includes a series of multi-paned casement windows and a built in hutch.

The barn/garage mentioned in the 1994 forms has been demolished. There are currently no outbuildings on the parcel and the only real vegetation is the wisteria on the porte cochere.

***P3b. Resource Attributes:** HP2 (Single-family home, currently vacant)

***P4. Resources Present:** ●Building



P5b Photo date: July 21, 2010

***P6. Date Constructed/Age and Sources:** 1903, Chicago Title Company; 1906 Sanborn Fire Insurance Map

***P7. Owner and Address:**
Fresno Housing Authorities of the City and County of Fresno
1331 Fulton Mall
Fresno, CA 93721

***P8. Recorded by:**
Karana Hattersley-Drayton, M.A.
Historic Preservation Project Manager, Planning and Development Department
2600 Fresno Street
Fresno, CA 93721

***P9. Date Recorded:** 7.21.10

***P10. Survey Type:** Intensive

***P11. Report Citation:** "NSP Review for the Housing Authorities, George and Adelpia Rowell Home"

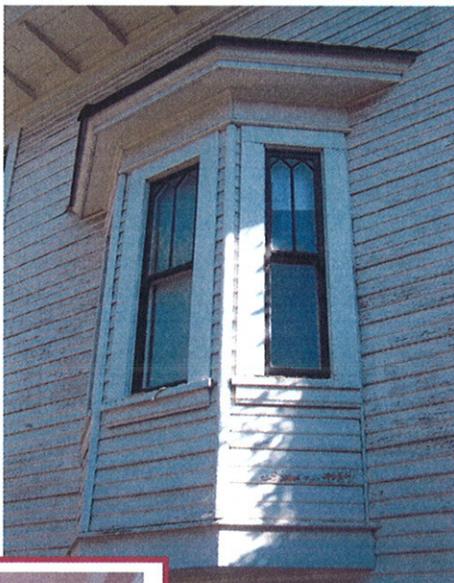
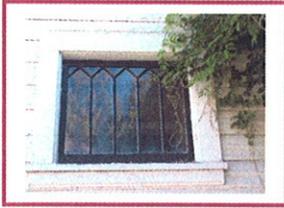
***Attachments:** ● 1994 Historic Resources Inventory Forms ● Continuation Sheet

*Recorded by: Karana Hattersley-Drayton

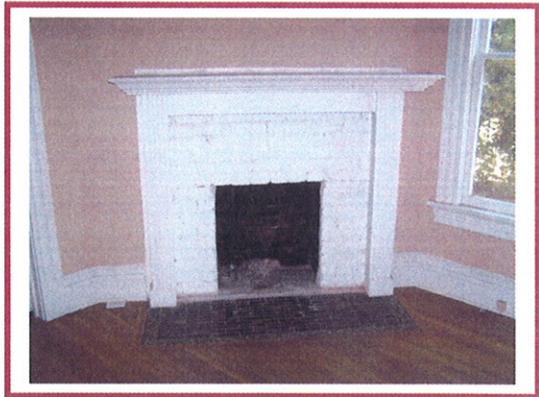
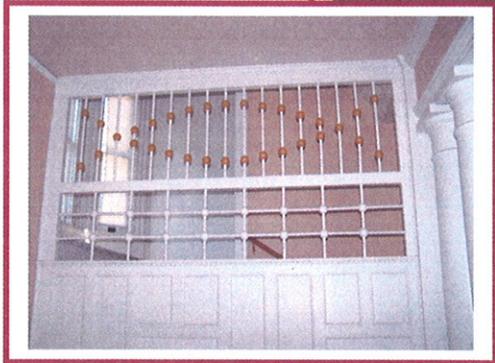
*Date: 7/22/10

■ Continuation

■ Update



Photos top left, clockwise: 1) window on west elevation; 2) bay window at head of staircase; 3) entry way, main door to left of photo; 4) fireplace in front room; 5) "library"; 6) spindlework on staircase



CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

*Recorded by: Karana Hattersley-Drayton

*Date: July 22, 2010 ■ Continuation ■ Update

Updated Historic Context:

In 1870 the Central Pacific Railroad began its diagonal push down the San Joaquin Valley. New towns were surveyed along the corridor---several were planned by the railroad itself---and earlier villages situated away from the tracks often vanished overnight. In 1872 the railroad reached what is now Fresno. The Contract and Finance Company, a subsidiary of the Central Pacific Railroad, bought 4,480 acres in a desolate area where Dry Creek drained into the plains. Surveyor Edward H. Mix laid out the new town in blocks 320 feet by 400 feet, with 20 foot alleys, lots 25 x 150 feet fronting on 80-foot wide streets parallel to and on both sides of the tracks (Clough 1984:121). The gridiron plan was filed in 1873 and was remarkably rigid, broken only by the space reserved for a future courthouse and the broad swaths through the center of town for the tracks, depot and yards (Reps 1979:187).

The raisin industry developed in the 1870s, after the scorching heat of 1875 dried grapes on the vine (Hoover: 91). The Sun-Maid Raisin Cooperative was founded in 1913 and became one of the most successful in America (Ibid.:89, 91). Fresno became the principal-packing center for the raisin grape industry with fourteen packinghouses in the city. Other crops, such as cotton and figs, helped to diversify the local economy and Fresno became the market town for a large portion of the San Joaquin Valley (Reps 1979:192). It is now a city of 500,000 and the center of the richest agricultural county in the United States (Haslam1993:194).

Beginning in the 1880s subdivisions were added north of Fresno's original railroad town. Although the "parent grid" of the city was parallel to the Central Pacific tracks, these new subdivisions were surveyed to be parallel to the surrounding agricultural sections and laid out with streets oriented north-south and east-west. One early subdivision was the Villa Addition (1884) surveyed by Ingvar Teilmann, who served as the city engineer for Fresno. The 1888 Plat of Fresno indicates that the five-block tract encompassed city blocks 594, 599, 604, 603 and 598 with North Blackstone Avenue on the west, East McKenzie on the north, N. Effie the boundary on the east for block 598 and N. Diana on the east for city block 594, with Silvia (or today's Divisadero) the southern boundary. The 1898 Sanborn Fire Insurance Map depicts considerable residential infill in the Villa Tract, particularly on the parcels closest to Silvia.

The George and Adelpia Rowell Home, Lot 27-28, Block 4 Villa Tract (City Block 599)

In 1903 a stately American Colonial Revival Foursquare style home was built for George and Adelpia Rowell on lots 27-28 at what is now addressed as 153 North Effie Street. According to prior research by John Edward Powell (1994 as attached) the plans were prepared by Alexander Culberston Swartz who was trained as a civil engineer at the University of Illinois. Swartz moved to Fresno around 1890 and opened an office as an architect. His first recorded project was the Kutner-Goldstein Block (1891) which has since been demolished. By the early 1900s Swartz had a thriving practice and was one of the leading architects in the area. Commissions included schools, commercial buildings and at least one library as well as residential buildings. Only three Swartz designed homes are extant in Fresno: the Rowell Home, the Proffitt Home(1911) and the Thomas Risley Residence (1917). The Late Queen Anne style Proffitt Home was relocated during the construction of State Route 180 and is now a fraternity for Fresno State University. The Risley Home is a shingled Arts and Crafts style residence and is located in Fresno's Tower District. The Rowell Home, with its mix of Classic Revival and Queen Anne influences on an American Foursquare (or Classic Box) represents an earlier phase of the architect's work.

The 1906 Sanborn Fire Insurance Map depicts a two story box with a one story room on the back which served and continues to serve as the kitchen for the home. In 1910 a barn was constructed on the parcel

*Recorded by: Karana Hattersley-Drayton

*Date: July 22, 2010 ■ Continuation

B10 Continued:

and in 1916 a permit was issued for a sleeping porch. The 1919 Sanborn shows not only that the one story kitchen now has a second story (the sleeping porch) but that an additional one story room has been added to the northwest corner of the home, apparently without permit. This room has been referred to as the library and is wood paneled with multi-light casement windows on the north elevation and a heavy built in hutch in what is a pop-out or bay on the rear elevation of the home. This room more closely reflects the aesthetics of the arts and crafts movement (see window detail below).



The home's entry way (receiving parlor), staircase with Eastlake inspired spindle work, front parlor with fireplace and multi-paned pocket doors are all extant from 1903. The only modern intrusions in the home are the upgraded bathrooms and new cabinets in the kitchen. Likewise, the exterior of the home maintains integrity to its 1903 period of significance.

George and Adelpia Rowell

The original owners of the home, George and Adelpia Rowell have been previously described in the 1994 survey forms. In brief "Rowell" is an important and recognized name in the early settlement of Fresno. George Rowell was a sheep rancher, vineyardist and merchant and with his wife, the former Adelpia Warlow, was a prominent member of the area's cultural and literary elite. Mrs. Rowell lived in the home until her death in 1932. The house was thereafter the residence of their daughter, Bernice [Rowell] Dahlgren and her husband, Arthur Dahlgren, who was a rancher by profession. The property is thus associated with an early important family in Fresno County history (the Rowells) (Criterion B); it is the earliest surviving residence of a well-known local architect, A.C. Swartz (Criterion C) and is an excellent example of its style or type, the American Foursquare (Criterion C). The 107 year old home maintains integrity of location, design, setting, materials, workmanship, feeling and association. The George and Adelpia Rowell Home appears eligible to the National Register of Historic Places at the Local level of significance, and is eligible for consideration for Fresno's Local Register of Historic Resources.

Additional References:

Clough, Charles W. and William B. Secrest Jr. Fresno County-The Pioneer Years: From the Beginnings to 1900, 1984.

Haslam, Gerald, in The Great Central Valley: California's Heartland, 1993.

Hoover, Mildred Brook et al; Historic Spots in California, 4th edition, 1990.

Powell, John Edward, "A.C. Swartz," 1996, in A Guide to Historic Architecture in Fresno," www.historicfresno.org.

Reps, John W. Cities of the American West: A History of Frontier Urban Planning, 1979.

Sanborn Fire Insurance Maps, Fresno, 1898, 1906, 1919, 1948.

HISTORIC RESOURCES INVENTORY

HABS _____		HAER _____	Loc _____	Ser. No. _____	SHL No. _____	NR Status _____
UTM:	A _____				C _____	
	B _____				D _____	

IDENTIFICATION

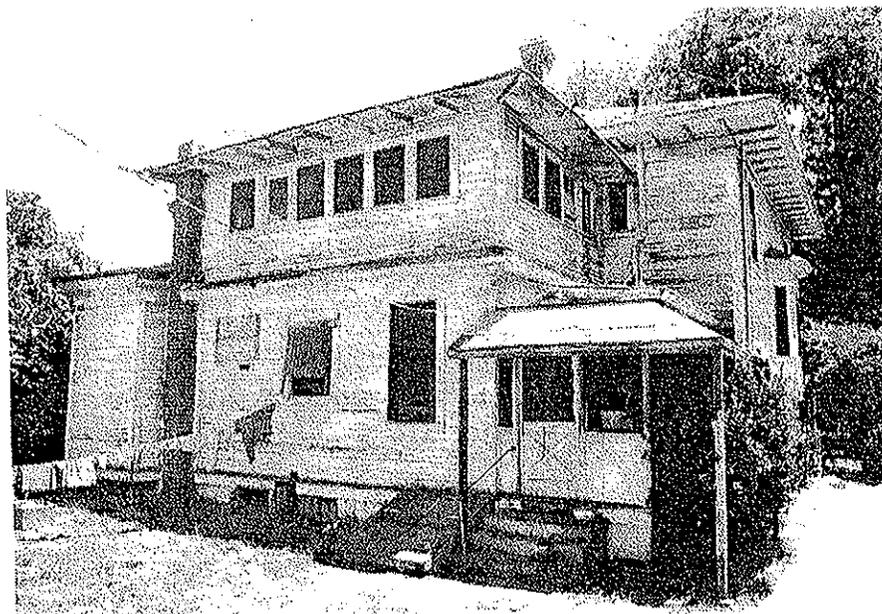
1. Common name: Arthur Daigren Home (Map Reference No. 24)
2. Historic name: George B. Rowell Home
3. Street or rural address: 153 North Effie Street
 City: Fresno Zip Code: 93701 County: Fresno
4. Parcel number: 459-332-06
5. Present Owner: Dora S. Garza Address: P.O. Box 1452
 City: Fresno Zip Code: 93716 Ownership is: () Public (X) Private
6. Present Use: Single-family residential Original Use: Single-family residential

DESCRIPTION

7a. Architectural style: Colonial Revival Box

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The George B. Rowell Home is located one-half mile north of the Fresno County Courthouse on the west side of North Effie Street between Divisadero and East Illinois Avenue. This two-story detached single family dwelling has an irregular footprint measuring approximately 42' in width by 56' in depth. In plan it includes a library, parlor, dining room, kitchen, 1½ baths, three bedrooms and a sunroom. The house has a full attic and a partial basement. An Eastlake style interior staircase is truly remarkable in detail. The house originally had gas lighting throughout, now abandoned. The occupants indicate that a former physician/resident (the Daigren's son) converted a room in the house into a medical lab. The home is wood frame in construction with drop siding on a built-up brick foundation. This Colonial Revival Box dwelling has a hipped roof, soffitted eaves and built-up ogee fascias. Roofing is grey composition shingle. Eave brackets are slender and attenuated. A vented attic dormer is centered on the front facade. Exterior wall surfaces are painted white with white trim. Window screen frames are painted black. The house is asymmetrically fenestrated with box massing, utilizing several wood sash window types. Two equally-spaced 8:1 upstairs windows have triangulated-head transoms motifs. A single three-part window design on the ground floor is comprised of two 1:1 double-hung units flanking 4:4 fixed sash. The front door is single-lite over single-wood panel in composition. An attached covered porch, off-center to the left, is supported by two ionic columnettes atop faux chisel-block pedestals. A porte-cochere extends to the left from the porch. The chimney is corbelled brick. The home has survived 91 years with a high degree of architectural integrity, having sustained only minor evolutionary alterations over time, including the addition of a sleeping porch in 1916. The site includes a two-story, side-gabled board & batten barn, converted for use as a garage, that was constructed in 1910 along the rear alley by Kirkwood & Henderson. The barn was scheduled to be demolished by the owner at the time the property was field-measured. SETTING: The house, though more grand in form than its neighbors, relates well to the neighborhood overall, sharing compatible stylistic features with adjacent residences. Front landscaping is mature, not well maintained but notable for a Wistaria that envelops the porte-cochere. Wrought iron fencing, 4' in height, surrounds the front yard, which is shaded by four mature Silk Oaks in the park strip. Rear landscaping is generally unattended, albeit with good specimens of Lemon and Oleander.



8. Construction date
Estimated: () Factual: (1903)
9. Architect: A.C. Swartz
10. Builder: Undetermined
11. Approx. property size (in feet)
Frontage: 60' Depth: 125'
or approx. acreage: .17 acre
12. Date(s) of enclosed photograph(s):
June 1994

13. Condition: Excellent (X) Good () Fair () Poor () Deteriorated () No longer in existence ()
14. Alterations: Sleeping porch addition (1916)
15. Surroundings: (Check more than one if necessary) Open land () Scattered buildings () Densely built-up ()
Residential (X) Industrial () Commercial () Other:
16. Threats to site: None known () Private Development () Zoning () Vandalism (X) Public Works Project ()
Other:
17. Is the structure: On its original site? (X) Moved? () Unknown? ()
18. Related features: Two-story end-gabled board & batten barn (1910) Scheduled for removal by owner

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site):

The George B. Rowell Home was built for George and Adelpia Rowell in 1903, from plans prepared by architect A.C. Swartz (1846-1919). George B. Rowell (1842-1907), member of a pioneer Fresno family and brother of the renowned Dr. Chester Rowell, was a sheep rancher, vineyardist and merchant, operating for many years the Rowell & Johnson general store in Easton. Active in cultural affairs, Rowell was a founder of the Washington Colony Literary Society and the colony dramatic club. His wife, the former Adelpia Warlow (1852-1932), a housewife, occupied the house until her death at age 79. The home remained in the family, occupied by her daughter and daughter's husband, Bernice and Arthur Dahlgren. Arthur Dahlgren (1880-1964), a rancher by profession, also served as an inspector for the California Farmers Union. Bernice Dahlgren (1882-1978) graduated from Stanford University in 1905, after which she taught at Washington Union High School in Easton. She was active in the Parlor Lecture Club, for which she served as president in 1924-25. The design of the house is credited to A.C. Swartz. Alexander Cuibertson Swartz was born in Westmoreland County, Pennsylvania, on January 5, 1846. He studied at the University of Illinois, where he received a degree in civil engineering in 1873. He remained at the university until 1877, teaching architecture and mathematics. In 1877 Swartz joined the engineering department of the Santa Fe Railroad to survey railroad construction into Kansas, Colorado and New Mexico. In 1890 he moved to California to survey Pacheco Pass for a railroad route. The project ended when the railroad developer who had hired him suddenly died. Swartz returned to Fresno, where his family had been living, and opened up an office as an architect and a civil engineer. Swartz's earliest recorded project in Fresno was the Kutner-Goldstein Block (1891). After a short-lived partnership with Harry A. Thomas in 1895, Swartz worked alone. His major projects from the late 1890s were the National Brewing Company and the Risley Block in 1897. By the early 1900s Swartz had built a thriving practice. Among his projects from this period were Washington Union High School (1901), the County Almshouse (1906) and the J.W. Proffitt home (1909), now the Sigma Nu House at CSUF. Swartz was joined by his son Fred in 1909. Notable works by Swartz & Son were the B.A. Harvey Residence (1911), Le Grand High School (1912) in Merced County and the J.C. Forkner home (1913). In 1913 Robert B. Hotchkln (1859-1929), formerly associated with B.G. McDougall in San Francisco, joined the firm. The fine Coalinga Carnegie Library was designed by Swartz, Hotchkln & Swartz in 1913. Hotchkln opened his own office in 1915. Under the new name of Swartz & Swartz, the firm continued until 1919. Their late projects included the Visalia Elks Building (1916) and the Thomas Risley Residence (1917) in Fresno. A.C. Swartz died in Fresno on August 27, 1919. His son continued to practice architecture until he retired in 1965, making the Swartz name the longest running architectural legacy in the history of the Central San Joaquin Valley. CONTEXT: This property is (See Continuation Sheet 1 of 1)

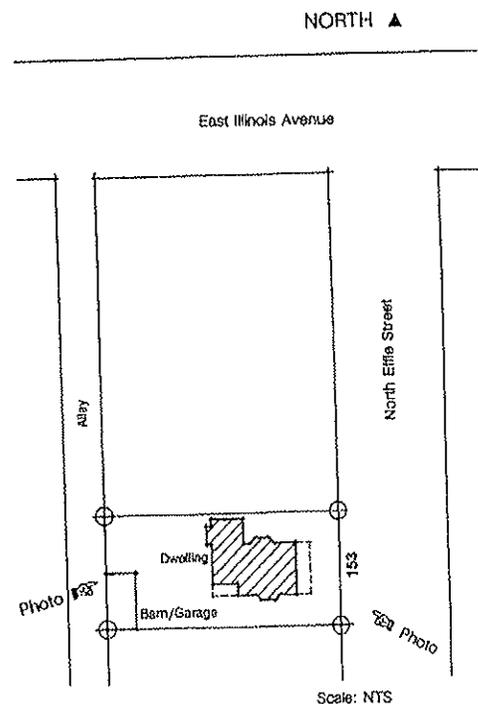
Locational sketch map (draw & label site and surrounding streets, roads, and prominent landmarks):

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture (1) Arts & Leisure ()
Economic/Industrial () Exploration/Settlement ()
Government () Military () Religion ()
Social/Education (2)

21. Sources: (List books, documents, surveys, personal interviews interviews and their dates). Fresno Grantor-Grantee Index. Chicago Title Deed Index. Fresno Subdivision Maps. Sanborn Insurance Maps. Powell Index. Ben Walker Index (FB, 1-2-28)(1-11-33). Woodward Index (Vandor, 641-42). Fresno City Directories, 1900-20. Interviews (Occupants, 6-1994). Building Permits (#230, 11-21-10)(#2255, 6-28-16). Fresno Death Records (Book 9, Page 489)(Book 71, Page 174)(Book 126, Page 667)00. FB (2-21-56, p. 6A)(5-19-64, p. 9D)(1-30-66, p. 13W)(10-11-78, p. F10). FED (1-31-03, p. 13). Exile.

22. Date form prepared: August 31, 1994
By: John Edward Powell. Michael McGuire, Maps and Photos Organization: California State University, Fresno Foundation
Address: 2771 East Shaw Avenue
City: Fresno Zip Code: 93726
Phone: (209) 278-0850



HISTORIC RESOURCES INVENTORY CONTINUATION SHEET

Sheet 1 of 1

Common name: Arthur Dalgren Home (Map Reference No. 24)

Historic name: George B. Rowell Home

Street or rural address: 153 North Effie Street

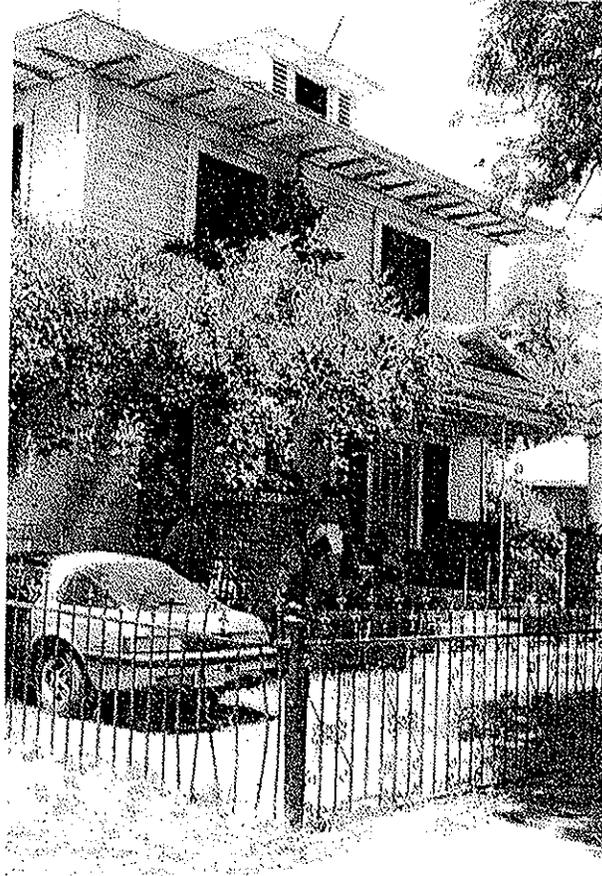
City: Fresno

Zip: 93701

County: Fresno

SIGNIFICANCE 19 (continued)

important architecturally because it represents an excellent example of the work of A.C. Swartz in the Colonial Revival Box style in the broader context of the community, and the narrower context of the Villa Addition (1884) in which it was constructed. The Rowell Home appears eligible for listing in the Local Official Register of Historic Resources with architectural and social significance. There are few surviving local examples of A.C. Swartz's work of this calibre. The property embodies a type (suburban subdivision housing), period (early 19th century), method of construction (wood frame), and displays structural and material integrity. It has architectural distinction and is the work of a master architect. Additionally, it is associated with a pioneer family in Fresno County history.



Front Elevation

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



August 5, 2010

REPLY TO: HUD100802D

Karana Hattersley-Drayton
Historic Preservation Project Manager
City of Fresno
Development and Resource Management Department
2600 Fresno Street
Fresno, CA 93721-3604

Dear Ms. Hattersley-Drayton:

RE: DETERMINATION OF ELIGIBILITY, 153 N. EFFIE STREET, FRESNO

Thank you for forwarding a determination of eligibility pursuant to the terms of the City of Fresno's programmatic agreement for HUD-assisted undertakings.

We have reviewed your submittal and concur in your determination that the residential property located at 153 N. Effie Street is eligible for inclusion in the National Register of Historic Places under criteria A and C at the local level of significance. The 1903 residence was built for George and Adelpia Rowell. Gorge was a prominent Fresno sheep rancher, vineyardist and merchant. Adelpia continued to live in the house until her death in 1932. The house, an American Colonial Revival Foursquare, was designed by Alexander Culbertson Swartz, one of the leading architects in the area.

If you have questions, please do not hesitate to contact Lucinda Woodward, Supervisor of the Local Government Unit, at (916) 445-7028 or at lwoodward@parks.ca.gov.

Sincerely,

A handwritten signature in cursive script that reads "Lucinda Woodward for".

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIB
HPC MEETING: 10/04/10

October 4, 2010

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

APPROVED BY

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 RECOMMEND TO THE CITY COUNCIL THE DESIGNATION OF THE WESTERN BUILDING MATERIALS COMPANY LOCATED AT 801 R STREET TO FRESNO'S LOCAL REGISTER OF HISTORIC RESOURCES AND ADOPTION OF FINDINGS NECESSARY TO SUPPORT RECOMMENDATION PURSUANT TO FMC 12-1609

RECOMMENDATION

Staff recommends that the Commission find that United Grocers Inc. Warehouse and Distribution Center (aka Western Building Materials Company) is eligible to the Local Register of Historic Resources under Criteria i and iii and request that the property be forwarded to the Fresno City Council for designation pursuant to FMC 12-1609.

EXECUTIVE SUMMARY

The property owner, Baltara Enterprises LP, has requested that their property located at 801 R Street be considered for designation to Fresno's Local Register of Historic Resources. The 1931 warehouse was built for the San Joaquin Valley branch of a San Francisco-based cooperative, the United Grocers. The 200' masonry warehouse was designed by the architectural firm of Swartz and Ryland. The building was included in the 1994 Ratkovich Plan survey and evaluated as eligible for Fresno's Local Register of Historic Resources. The vacant building was purchased in 2009 and is currently being renovated for a federal lease to the General Services Administration. Due to these tenant improvements some design features (particularly fenestration) have been changed, in part due to federal guidelines for security. However, the principle character defining features of this straightforward industrial building remain: in particular the massing, the masonry construction, the interior steel bowstring truss system and the stepped parapets at the north and south facades.

BACKGROUND

The United Grocers Warehouse and Distribution Center building (later known as the Western Building Materials Company) was constructed in 1931 for the San Joaquin Valley branch of a San Francisco-based cooperative. The two-story masonry warehouse was designed by the local architectural firm of Swartz and Ryland. Fred Swartz, son of local architect A.C. Swartz, was born in Girard, Kansas and studied architecture under Paul Cret at the University of Pennsylvania. In 1909 Swartz returned to Fresno and became a junior partner in his father's architectural firm. After A.C. Swartz's death in 1919, Fred Swartz formed a partnership with C.J. Ryland, who had studied

architecture at the University of Toulouse, France. The two men built a large practice with commissions ranging from residential to commercial to public buildings including the Fresno State College Library in 1933.

Although designed by a leading Fresno firm the United Grocers Inc. Warehouse and Distribution Center was a relatively unadorned functional building. The industrial steel sash windows formed somewhat of a formal pattern across the "east" (R Street) elevation with service doors and various windows added as needed over time. The 1994 evaluation by architectural historian John Edward Powell noted that other than signage from 1956 and later in the 1970s for tenants (McMahan's and Western Building Materials) that the "building is lacking in ornamental detail altogether." Still Mr. Powell found that the former United Grocers Warehouse was important architecturally as an excellent example of the "Industrial Brick style" in the context of a potential multi-building warehouse district. It should be noted that the two warehouse buildings to the south were also included in the Ratkovich survey. The 1918 State Center Warehouse (747 R Street) was designated to the Local Register in 2004 and the 1925 J.B. Inderrieden Company Building (2721 Ventura) remains undesignated. Both of these buildings are vacant.

The United Grocers/Western Building Materials Building has been vacant since 1986 and was purchased in 2009 by a local development firm. As part of a contractual agreement with a federal client, the General Services Administration, the building is in the process of adaptive reuse for office space. Due to federal requirements for blast resistance under Tier I, the extant steel frame industrial windows have been removed and some former piercings have been in-filled, although some of these doors and windows were not original to the 1931 design. The interior has been gutted although the steel bowstring truss system has been retained and strengthened as necessary. The loading dock on the façade is being replaced, due to structural defects in the paving but also in order to accommodate ADA and landscape requirements from the City of Fresno. The 1956 and mid-1970s signs are slated to be painted over. Layers of paint over graffiti have proven to be stronger than any masonry-cleaning technique and even sand-blasting, **not** a recommended treatment for older masonry buildings was tried on a corner as a test. As expected this treatment cleaned the brick but removed the mortar. A brick paint color will be used for the body of the building and a contrasting trim will be used along the edge of the cornice. Due to tenant requirements a one-story stucco over frame addition has been constructed at the north end. Window treatment is minimal but matches the new windows in the 1931 building. This addition is stepped back from the façade in order to allow the older building to dominate.

FMC 12-1607 and 1609:

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

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

The City's criteria for assessing significance is patterned after the National Register of Historic Places (1966 as amended) which use letters A-D for significance. Fresno's Local Register is also similar, although not equivalent to the California Register of Historical Resources which uses a numbering system of 1-4 for criteria. Although the concept of "integrity" is not specifically defined in the City's Ordinance it is implicitly understood to follow the National Register which defines "integrity" as "the ability of a property to convey its significance." "To retain integrity a property will always possess several and usually most, of the aspects ("How to Apply the National Register Criteria for Evaluation" 1998:44)

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

The property owner, Baltara Enterprises LP, has requested that the property be listed (12-1609(a). Pursuant to FMC 12-1609 (a) (1-9) staff has documented the property and has prepared updated survey forms to augment the earlier work of the Ratkovich Plan survey (Appendix B). The property owner has been duly notified about tonight's meeting and a public notice was published in the *Fresno Bee* on 25 September 2010.

Integrity and Eligibility to the Local Register of Historic Resources:

The recent tenant improvements to this warehouse have undoubtedly affected the design and materials of this building, although it is important to remember that industrial buildings are often in a state of change, due to their functional quality. However, the former United Grocers Warehouse (Western Building Materials Company) building retains integrity of location, setting, workmanship, feeling and association. The character defining features of this warehouse are still clearly evident: the stepped parapets on north and south elevations, the overall massing, the masonry construction, the clerestory and bowstring truss roof, etc. The building is an important example of early Warehouse construction in Fresno and is also associated with an architectural firm of note, Swartz and Ryland. The project also represents an important investment in the economic vitality and revitalization of Fresno's urban core.

It is the staff opinion that the former United Grocers Warehouse (Western Building Materials Company) meets the eligibility for individual designation on the Local Register of Historic Resources. It was constructed in 1931 and is therefore 79 years of age, well over the 50-year benchmark for designation (FMC12-1607(a)(1). Although it has lost some integrity of design and materials it retains integrity of location, setting, workmanship, feeling and association (12-1607(a)(1). It is an excellent example of a type of functional building (warehouse) that was constructed in Fresno, particularly adjacent to rail corridors. In addition it is associated with an important architectural firm, Swartz and Ryland. Although it is not the best example of their work, it is still an important contributor to Fresno's vernacular commercial landscape (Criterion iii).

Staff recommends that the Historic Preservation Commission find that the former United Grocers/Western Building Supplies warehouse is eligible for the Local Register of Historic Resources under Criteria i and iii and further recommends that the Commission forward the property to the Fresno City Council for consideration for Local Register designation pursuant to FMC 12-1609 (c)(4).

Attachment: Exhibit A - Aerial Photograph (2008)
 Exhibit B- Updated State of California Survey Forms for the United Grocers Warehouse (Western Building Materials) 28 September 2010 by Karana Hattersley-Drayton, M.A. for the City of Fresno.

Aerial Photograph (2008)
801 R Street



R Street

E. Huntington Street

HUNTINGTON BLVD

INYO ST

BN & SF RAILROAD

BN & SF Railroad

Project Area



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

P1. Resource Name: United Grocers Warehouse (Western Building Materials Company) (Survey Update)

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

*b. USGS 7.5' Quad: Fresno South, property located in Section 3 T14S R20E

c. Address: 801 R Street, Fresno 93721

d. Assessor's Parcel Number: 468-162-05

***P3a. Description:** The United Grocers Warehouse and Distribution Center building was evaluated in 1994 by John Edward Powell and Michael McGuire for the Ratkovich Plan Survey (see attached Historic Resources Inventory forms). The 1931 warehouse was designed by architects Fred L. Swartz and C.J. Ryland and was constructed by Fisher and McNulty for the San Francisco-based cooperative for a cost of \$65,000. The 200' long masonry structure was purchased in 2009 by a local development company, Baltara Enterprises LP, and the building is currently being adapted as an office complex for a federal agency, General Services Agency. As part of this in-progress tenant improvement the interior has been gutted and is being upgraded for contemporary use using Fresno Green building standards. The steel sash industrial windows have been removed, in order to meet blast resistance standards under federal guidelines for Tier I. Some doors and windows have been removed and in-filled, although apparently many of these had been punched through since the building was constructed in 1931. The exterior will be painted in a brick color, to mask the many layers of former paint used to cover graffiti. A contrasting band of color will accentuate the building at the cornice line. The cement loading dock is being re-poured but will include handicap access and tree wells, as required by the City of Fresno for this right-of-way. A new one-story stucco over frame addition has been constructed on the north end of the building to accommodate the needs of the federal tenant. This addition does not attempt to "copy" the original but is in contrast to it and is purposely set back from the principle elevations in order to not detract from the 1931 warehouse. Character defining features of the stepped parapets on both the "north" and "south" elevations of the warehouse have been retained.

***P3b. Resource Attributes:** HP8 (Warehouse) Tenant Improvements to HP6 (Federal office)

***P4. Resources Present:** •Building



***P5b Photo date:** September 28, 2010

***P6. Date Constructed/Age and Sources:** 1931, Chicago Title Deed

***P7. Owner and Address:**

Baltara Enterprises LP
2025 N. Gateway #101
Fresno, CA 93727

***P8. Recorded by:**
John Edward Powell
(see attached survey forms)
Update, Karana Hattersley-Drayton, Historic Preservation Project Manager, City of Fresno

***P9. Date Recorded:**
September 28, 2010

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Evaluation of the Western Building Materials Company for Fresno's Local Register of Historic Resources."

***Attachments:** • Historic Resources Inventory Form from 1994

*Recorded by: Karana Hattersley-Drayton

*Date: 9.28.10

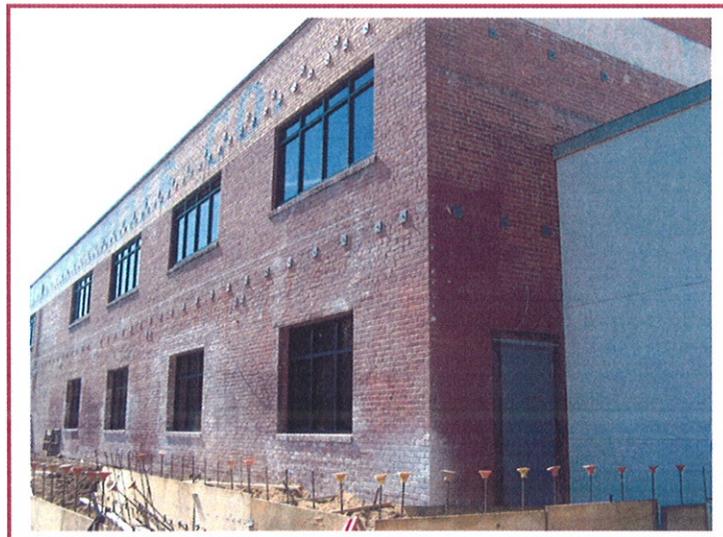
■ Continuation

B10 Continued:

Tenant Improvements in Progress, May 2010



**"Northeast"
corner of
building
with new
addition,
September
28, 2010**



HISTORIC RESOURCES INVENTORY

HABS _____		HAER _____	Loc _____	Ser. No. _____	SHL No. _____	NR Status _____
UTM:	A _____	B _____		C _____	D _____	

IDENTIFICATION

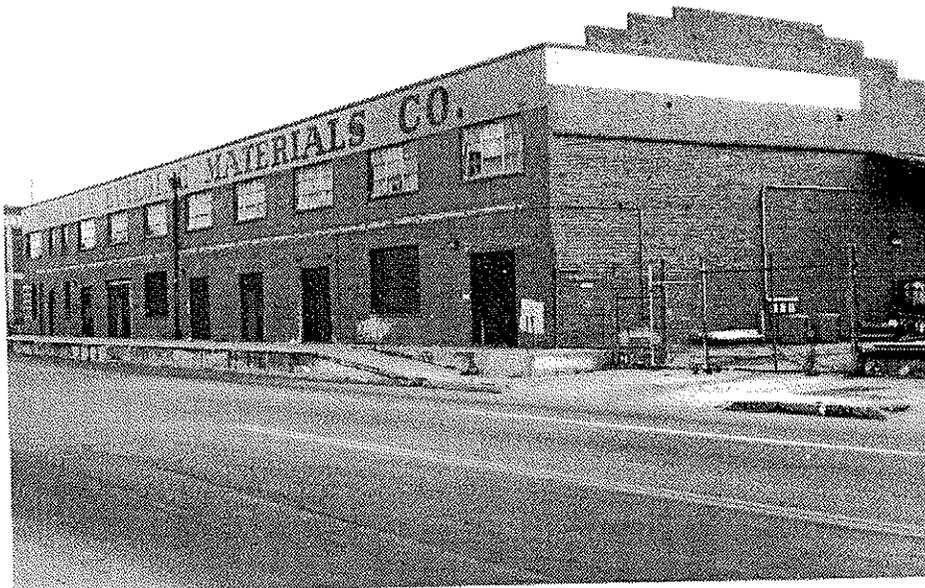
- Common name: Western Building Materials Co. (Map Reference No. 38)
- Historic name: United Grocers, Inc., Warehouse and Distribution Center
- Street or rural address: 801 R Street
 City: Fresno Zip Code: 93721 County: Fresno
- Parcel number: 468-162-05
- Present Owner: Bradford Investments Address: 8665 Wilshire Boulevard, No. 200 220 Bush Street
 City: Beverly Hills Zip Code: 90211 Ownership is: () Public (X) Private
- Present Use: Warehouse Original Use: Warehouse

DESCRIPTION

7a. Architectural style: Industrial Brick

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The United Grocers Warehouse and Distribution Center is located one-half mile east of the Fresno County Courthouse on the westerly side of R Street between Huntington Boulevard and Inyo Street. The one- and two-story detached building has a rectangular footprint measuring approximately 200' in length by 142' in depth, or approximately 28,000 square feet of dock level storage space, not counting basement storage and what was originally the second-floor branch offices, assembly room and kitchen. The warehouse is built of structural brick laid up common bond with stepped (Flemish) parapets at each end. Exterior material finishes are natural. Handsomely painted graphic signage along the front parapet denotes the most recent "Western Building Materials Co." warehouse function of the property. A similarly painted "McMahan Service Bldg" sign on the south end of the building denotes the occupant that took over the building from United Grocers in 1956. Otherwise, the building is lacking in ornamental detail altogether. A bowstring structural roof system is obscured from street view by the parapet design of the two-story R Street building facade. The rear one-story roof element is characterized by a full-length clerestory ridge dormer. Strictly speaking, front fenestration is asymmetrical in composition, although it appears formal. Regularly spaced second floor 9:3 steel sash windows break pattern and pane-format at the south end of the building above an off-axis office entrance. Dock level warehouse doors are irregularly spaced and clustered. Ramps, loading docks, the elevated deck and the industrial-sized warehouse access doorways are characteristic of the Industrial style. The property has survived 63 years with a high degree of architectural integrity, having sustained few exterior alterations other than the removal of a full length shed-roofed canopy over the front loading dock and ramp. Interior alterations also appear to have been minimal. SETTING: The property relates well to adjacent warehouse facilities, sharing a similar scale and compatible stylistic features, and provides a strong but appropriate urban contrast to a stark white condominium complex across R Street. There is no landscaping on the site or immediate public street frontage, although condominium landscaping is mature, well maintained and lush.



- Construction date
Estimated: () Factual: (1931)
- Architect: Swartz & Ryland
- Builder: Fisher & McNulty
- Approx. property size (in feet)
Frontage: 250' Depth: 150'
or approx. acreage: .86 acre
- Date(s) of enclosed photograph(s):
June 1994

13. Condition: Excellent (X) Good () Fair () Poor () Deteriorated () No longer in existence ()
14. Alterations: Removal of a full length shed-roofed canopy, interior remodel (1956), interior office (1964)
15. Surroundings: (Check more than one if necessary) Open land () Scattered buildings () Densely built-up ()
Residential (X) Industrial () Commercial (X) Other: HPCV Condominiums, Santa Fe Railroad Reservation
16. Threats to site: None known () Private Development () Zoning () Vandalism (X) Public Works Project ()
Other:
17. Is the structure: On its original site? (X) Moved? () Unknown? ()
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site):

The United Grocers warehouse was built in 1931, as the San Joaquin Valley branch of a San Francisco-based cooperative buying organization, founded after the 1906 earthquake and fire, to serve independent retailers hard-hit by the disaster. Beginning with 12 stores, the cooperative grew to nearly 800 affiliates by 1931. That year in the Fresno area alone, there were 160 grocer-members. The parent organization operated throughout California and Nevada at that time. The Fresno-based Valley Division served members from Bakersfield to Atwater from the R Street facility. Built at a cost of \$65,000, the warehouse was constructed by Fisher & McNulty General Contractors and designed by Swartz & Ryland Architects. Revere Paul Fisher (1895-1973) and Hugh McNulty (1893-1974), both of whom were educated at Stanford, were influential in the Valley's construction industry as designers, engineers and builders, constructing homes and commercial buildings throughout the area, including Twining Laboratories (NRHP). Fred L. Swartz was born in Girard, Kansas, on June 9, 1885. He graduated in 1903 from Fresno High School, where he was a star football player. After a short period working as a logger at Shaver Lake, Swartz took a job with an architectural office in San Francisco. In 1907, he entered a two-year program at the University of Pennsylvania, where he studied under the legendary Paul Cret. In 1909, young Swartz returned to Fresno to work for his father, A.C. Swartz (1846-1919), who had been practicing architecture in Fresno since 1890. As junior partner in the firms of Swartz & Son, Swartz, Hotchkin & Swartz, and finally Swartz & Swartz, Fred Swartz established a solid reputation as an architect of schools, commercial blocks, and homes. After his father's death in 1919, Swartz formed a partnership with C.J. Ryland (1892-1980), who had studied architecture at the University of Toulouse, France. Swartz & Ryland built a large practice that included projects throughout the San Joaquin Valley, the East Bay, and the Monterey Bay Area. Among their projects were a Fresno home for C.H. Ingram (1923), the Oakland Union Bus Depot (1926), the Bank of Carmel (1929), and the Fresno State College Library (1933). In the mid-1930s Swartz and Ryland dissolved their partnership. Swartz then associated with Allied Architects of Fresno to design the County Hall of Records and the Memorial Auditorium, both funded by the PWA. He briefly joined W.D. Coates (1880-1953) in 1937, to design the Fresno Scottish Rite Temple. During World War II, Swartz worked as a civilian architect for the Navy and designed a SeaBees base near Pleasanton, California. Ryland, meanwhile, established an independent practice in Monterey, capturing such important commissions as Monterey City Hall (1936) and Santa Cruz City Hall (1937). Ryland continued his career after World War II designing buildings for the Santa Clara County Fairgrounds in San Jose. After the war Swartz formed the firm of Swartz & Hyberg with William G. Hyberg. They designed the Fresno County Library (1958) and C.L. McLane High School (1959). Swartz retired from practice in 1965. Fred L. Swartz was regarded as the dean of Fresno (See Continuation Sheet 1 of 1)

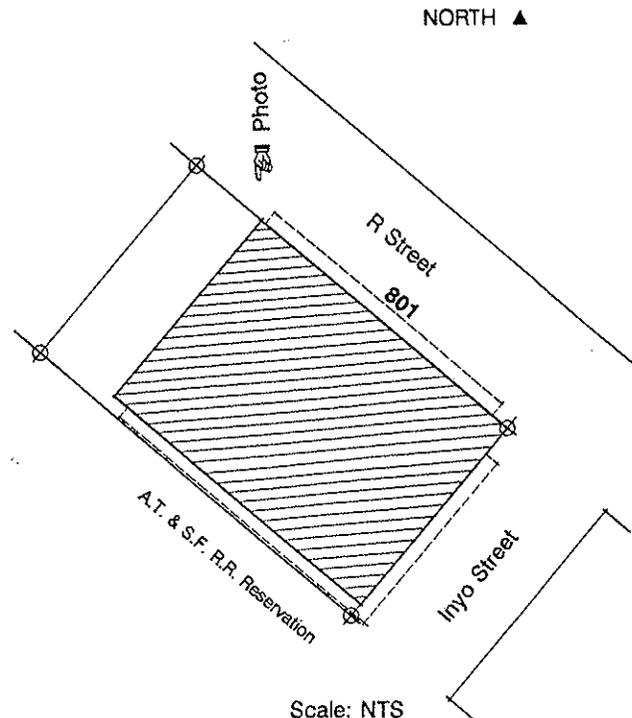
Locational sketch map (draw & label site and surrounding streets, roads, and prominent landmarks):

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture (1) Arts & Leisure ()
Economic/Industrial (X) Exploration/Settlement ()
Government () Military () Religion ()
Social/Education ()

21. Sources: (List books, documents, surveys, personal interviews interviews and their dates). Fresno Grantor-Grantee Index. Chicago Title Deed Index. Fresno Subdivision Maps. 1912 Raisin Exchange Map, FMR (3-31-12). 1923 Atlas. USGS Quad Maps. 1939 Land Use Survey. Fresno Water Plats. Fresno Parcel Maps. Sanborn Insurance Maps. Powell Index, FB (6-26-30). Ben Walker Index, FB (2-2-73). Fresno Bee Index (6-9-27)(2-6-30)(5-26-30)(2-27-31). Woodward Index. FCL Suhler Index. Fresno City Directories, 1927-32. Building Permits (# 8507, 11-17-30). FMR (11-23-30, p. 1A). FB (2-12-32, p. 12A)(1-31-73, B3)(8-26-74, p. C7). Exile.

22. Date form prepared: August 31, 1994
By: John Edward Powell. Michael McGuire, Maps and Photos
Organization: California State University, Fresno Foundation
Address: 2771 East Shaw Avenue
City: Fresno Zip Code: 93726
Phone: (209) 278-0850



HISTORIC RESOURCES INVENTORY CONTINUATION SHEET

Sheet 1 of 1

Common name: Western Building Materials Co. (Map Reference No. 38)

Historic name: United Grocers, Inc., Warehouse and Distribution Center

Street or rural address: 801 R Street

City: Fresno

Zip: 93721

County: Fresno

3.95

SIGNIFICANCE 19 (continued)

architects when he died in Fresno on October 13, 1968. C.J. Ryland died on January 30, 1980, in Walnut Creek, California. CONTEXT: This property is important architecturally because it represents an excellent example of the Industrial Brick style in the community that contributes to the context of a potential multi-building historic warehouse district. The United Grocers, Inc. warehouse appears eligible for listing in the Local Official Register of Historic Resources with architectural and economic significance. Warehouses of this type are somewhat common throughout the region, but there are few local examples of this calibre. The property embodies a type (warehouse development), period (Depression era), method of construction (masonry) and displays structural and material integrity. It has architectural distinction and is the work of master builders and master architects. Additionally, it is associated with notable business and economic patterns in regional and state history.



**REPORT TO THE HISTORIC
PRESERVATION COMMISSION**

AGENDA ITEM NO. VIC
HPC MEETING: 10/04/10

October 4, 2010

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

APPROVED BY

DEPARTMENT DIRECTOR

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

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

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

RECOMMENDATION

Staff recommends that the Commission review the attached list of potential training topics, make additional recommendations as needed and set priorities for future training.

EXECUTIVE SUMMARY

Staff has prepared a potential list of training and discussion topics for future Historic Preservation Commission meetings. The Commission is encouraged to consider these, and any other topics that may be of value to the Commission (and public), and to create a prioritized list. These training seminars will be organized by staff and added to upcoming Commission meeting agendas as time allows. The topics included in the attached list were generated from recommendations from staff and commissioners.

Attachment: Exhibit A - Potential Workshop/Training Sessions for HPC, CY 2010-11.

DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

Potential Workshop/Training Sessions for HPC, CY 2010-11

The following is a list of non-prioritized topics for training and/or workshops with possible staff or commission presenters.

1. **Archaeology and Cultural Resources** *under CEQA and Section 106.*
2. **Building a Greater Community for Historic and Cultural Preservation.**
Facilitating more partnerships with community groups; Cultivating Council support for preservation as an economic engine for revitalization and cultural/heritage tourism.
3. **CEQA, the Ordinance and the HPC** (John Fox, given August 2010)
4. **CEQA, Not for Dummies! (CEQA II)**
5. **Certified Local Governments (CLGs)**
6. **Economic Incentives.** *Mills Act, Low-Interest Loan Program for Historic Property Owners; Other Incentives.*
7. **Greening Up Historic Buildings/Rehab Right** (Joseph Oldham, Chris Johnson AIA, Molly LM Smith)
8. **Got Style? Fresno's Architectural History** (Karana Hattersley-Drayton)
9. **Historic Surveys: Policies and Protocols** (October 25, 2010)
10. **Mid-Century Modernism** (Lauren MacDonald)
11. **Planning 101** (Kevin Fabino)
12. **The Secretary of Interior's Standards...**
13. **Updating the Cultural Resources Section of the 2025 General Plan and MEIR**

