



M. Theo Kearney Collection, Fresno Historical Society

PRESENTATION

Historic Resources Framework for Rehabilitation and Reuse

HISTORIC RESOURCES GROUP

Images courtesy of the City of Fresno Planning Department unless otherwise noted.

Presentation Framework

What is Historic Preservation?

... Conserves irreplaceable resources that embody the unique history and character of a community, giving it a sense of place, variety & continuity.

- Identification
- Context
- Evaluation
- Designation
- Treatment



Presentation Framework

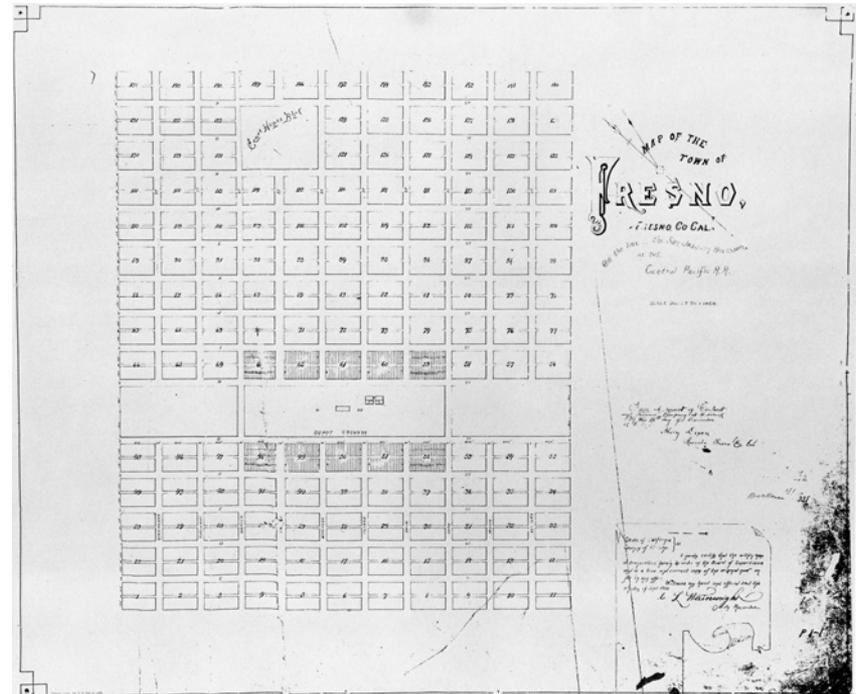
Why Historic Preservation?

- Jobs: HP creates more jobs than new construction.
- Economic Impact: HP has positive economic impact beyond the project itself.
- Tourism: Historic properties attract visitors.
- Image: Historic properties convey reliability & stability.
- Environment: Reusing historic buildings conserves resources.
- Your house: Rehabilitation is well worth the investment.
- CEQA

Presentation Framework

Relationship to Land Use and Planning

Public policy balances the need to preserve historic resources with other objectives (economic development, land use, zoning).



Presentation Framework

California Environmental Quality Act (CEQA)

- Disclose environmental effects of proposed activities
- Identify ways to avoid or reduce environmental impacts
- Require feasible alternatives or mitigation



Preservation Framework

Legislative Framework

- Historic Sites Act of 1935
- National Historic Preservation Act of 1966
(Section 106)
- National Environmental Policy Act (NEPA)
- California Environmental Quality Act (CEQA)

Presentation Framework

Designation of Historic Resources

- Federal (NHL, National Register)
- State (California Register)
- Local (landmarks, historic districts)



National Register Criteria

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yielded, or may be likely to yield, information important in prehistory or history.

California Register Criteria

- A. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- B. Associated with the lives of persons important to local, California or national history.
- C. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
- D. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Fresno's Rich Historic Legacy



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Presentation Framework

Local Criteria

1. It has been in existence more than fifty years and it possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:
 - i. It is associated with events that have made a significant contribution to the broad patterns of our history; or
 - ii. It is associated with the lives of persons significant in our past; or
 - iii. It embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values; or
 - iv. It has yielded or may be likely to yield, information important in prehistory or history.

Presentation Framework

Local Criteria (continued)

2. It has been in existence less than fifty years, it meets the criteria of subdivision (1) of subsection (a) of this section and is of exceptional importance within the appropriate historical context, local, state or national.

Historic Surveys

PLAT OF THE CITY OF
FRESNO
AND
ADDITIONS.
1888.

FRESNO
The Home of the Raisin Grape.
THE FRUIT CENTER OF CALIFORNIA.

The Apical Nectarine, Pomegranate, Fig, Peach, Peach, Pear, Plum, Quince, Apple, Grapes, Olive, Almond and the Grape flourish equally well in this County. HERE IS THE PLACE TO MAKE MONEY where Nature is prodigal with her favors. Plenty of Land. Plenty of Water. Soil Fertile. Climate Healthful. Come to FRESNO, and be satisfied.

MERRIAM & REED,
GENERAL
LAND AGENTS
Vineyard, Orchard and
Alfalfa Lands.
TOWN PROPERTY A SPECIALTY.
FRESNO, CAL.

The map displays a dense grid of streets in Fresno, California, with various blocks and lots labeled. Key streets include Broadway, Main Street, and several numbered streets. The map is divided into sections labeled as 'ADDITIONS', such as 'CENTRAL ADDITION', 'VILLA ADDITION', 'HARVEY'S ADDITION', and 'EASTERN ADDITION'. A diagonal line, likely representing a river or canal, runs through the center of the city. The map is framed by a double-line border.

Historic Surveys

What is a Survey?

- A process of identifying and gathering data on a community's historic resources.
- A compilation of information needed to plan for the wise use of the community's resources.
- A basis for making sound judgments in preservation & community planning.

Historic Surveys

Survey Approach

- Research
- Historic context
- Geography
- Photographic record
- Architectural description
- Historic significance
- Evaluation

Resource Types



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Historic Surveys

Uses of the Survey

- Local land use regulation & protection of historic resources
- Facilitates compliance with State law (CEQA)
- Allows the City to develop incentives for property owners
- Allows City history to be told through the built environment

Overview

Historic Context

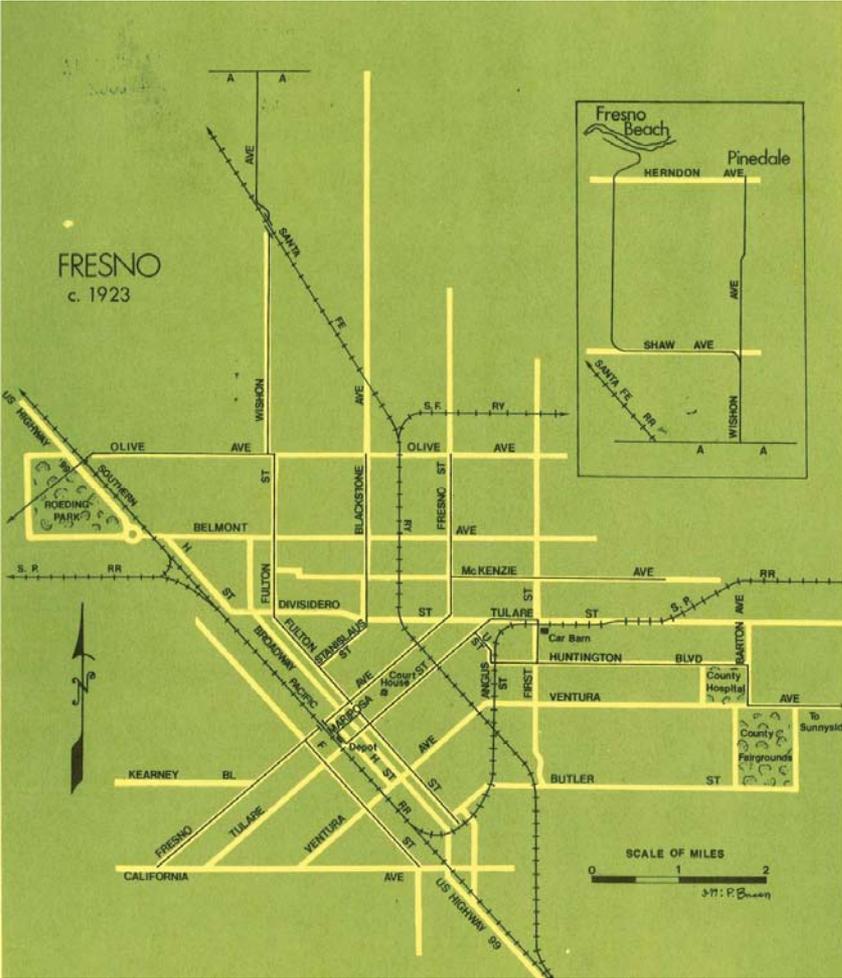
The Historic Context statement identifies the various historical factors that shaped the development of the area.

It is intended to highlight trends and patterns critical to the understanding of the built environment.



Important Contexts

- Railroads and Transit



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Important Contexts

Downtown Development



Important Contexts

Industrial Development



Photo courtesy of the Maroot family.



Important Contexts

Early Neighborhoods & Streetcar Suburbs



Important Contexts

- Ethnic Histories



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Important Contexts

Post-World War II Development



Rehabilitation of Historic Resources



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Rehabilitation of Historic Resources

What is Rehabilitation?

... The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.



What are Character-defining Features?

... Visual aspects and physical elements that comprise the appearance of a historic building.

- Shape
- Materials
- Craftsmanship
- Decorative details
- Site & setting



Secretary of the Interior's Standards

...Provide guidance for the rehabilitation of historic buildings.

- Retain distinct features and finishes
- Repair rather than replace deteriorated features
- Compatible new construction
- Reversibility

Issues and Challenges

- Need for consistency among all related planning documents
- Need for clarity in definitions
- Historic landscapes, settings, and street features
- Physical rehabilitation of historic buildings (windows, systems, etc.)
- Design guidelines
- Accommodating growth
- Need for a common forum

Observations: Lowell and Jefferson



Observations: Lowell Neighborhood

- Significant concentrations of late 19th and early 20th century homes.
- Classical Revival, Victorian, and Craftsman architectural styles.
- Previous survey in 1994 and partial survey in 2008.
- Previously Identified Historic Districts:

North Park historic district

Yosemite Avenue worker's cottage district

Lower Van Ness district



Policy/Action: Lowell Neighborhood

- Intensive survey to define additional districts.
- Develop design guidelines for rehabilitation and infill.
- Develop guidelines for granny flats and outbuildings.



Observations: Jefferson Neighborhood

- Contains homes from the late-19th and early-20th century.
- Classical Revival, Victorian, Craftsman, Tudor, Storybook, and Spanish Revival architectural styles.
- Previous survey in 1994.
- Identified Historic Districts

Bellevue Bungalow historic district

East Madison historic district

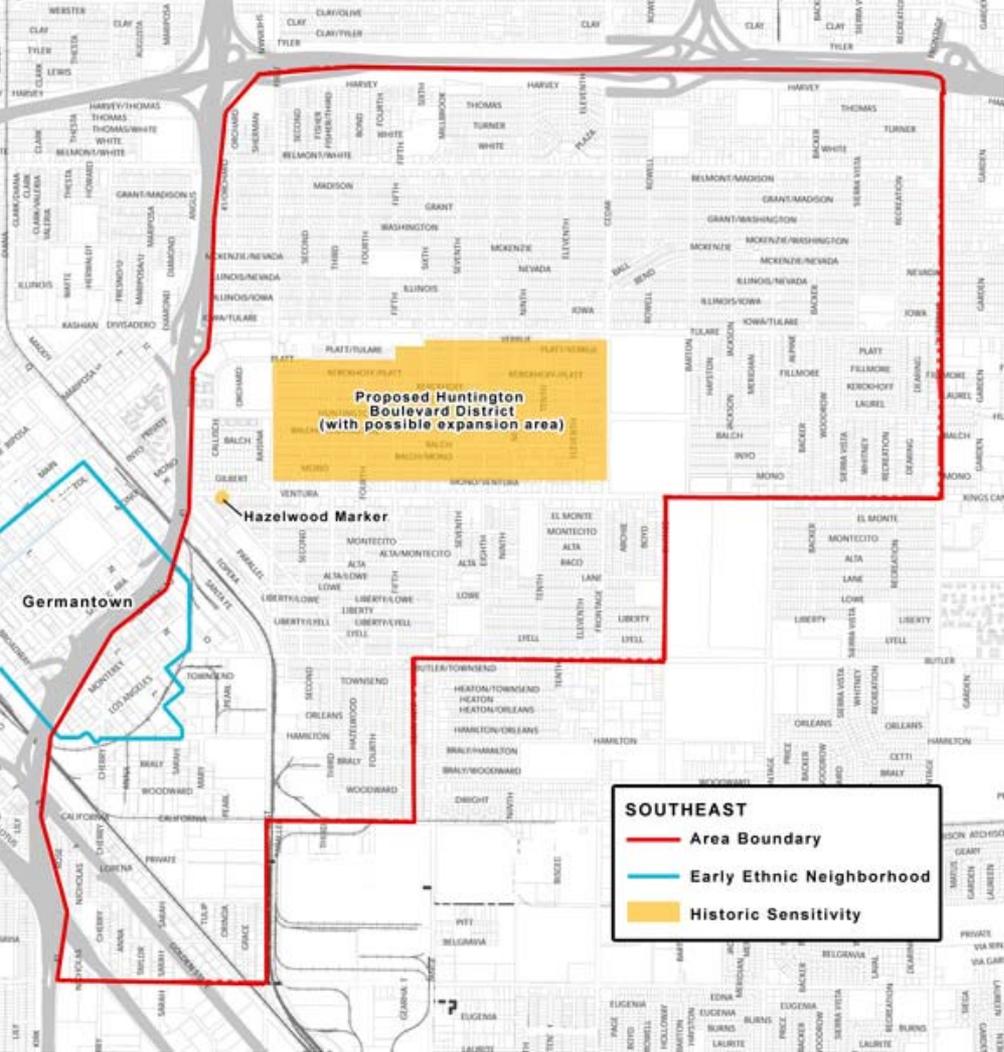


Policy/Action: Jefferson Neighborhood

- Intensive survey to define additional districts.
- Develop design guidelines for rehabilitation and infill.
- Develop guidelines for granny flats and outbuildings.



Downtown Neighborhoods: Southeast



Observations: Southeast

- Area is largely residential with majority of homes from the early- and mid-20th century.
- Classical, Prairie, Craftsman, Tudor, Storybook, Spanish Revival, Minimal Traditional, and Ranch architectural styles represented.
- Huntington Boulevard historic district.
- Historic streetcar lines on McKenzie, First, and Huntington.
- Railroad and Industrial contexts in southwestern portion.

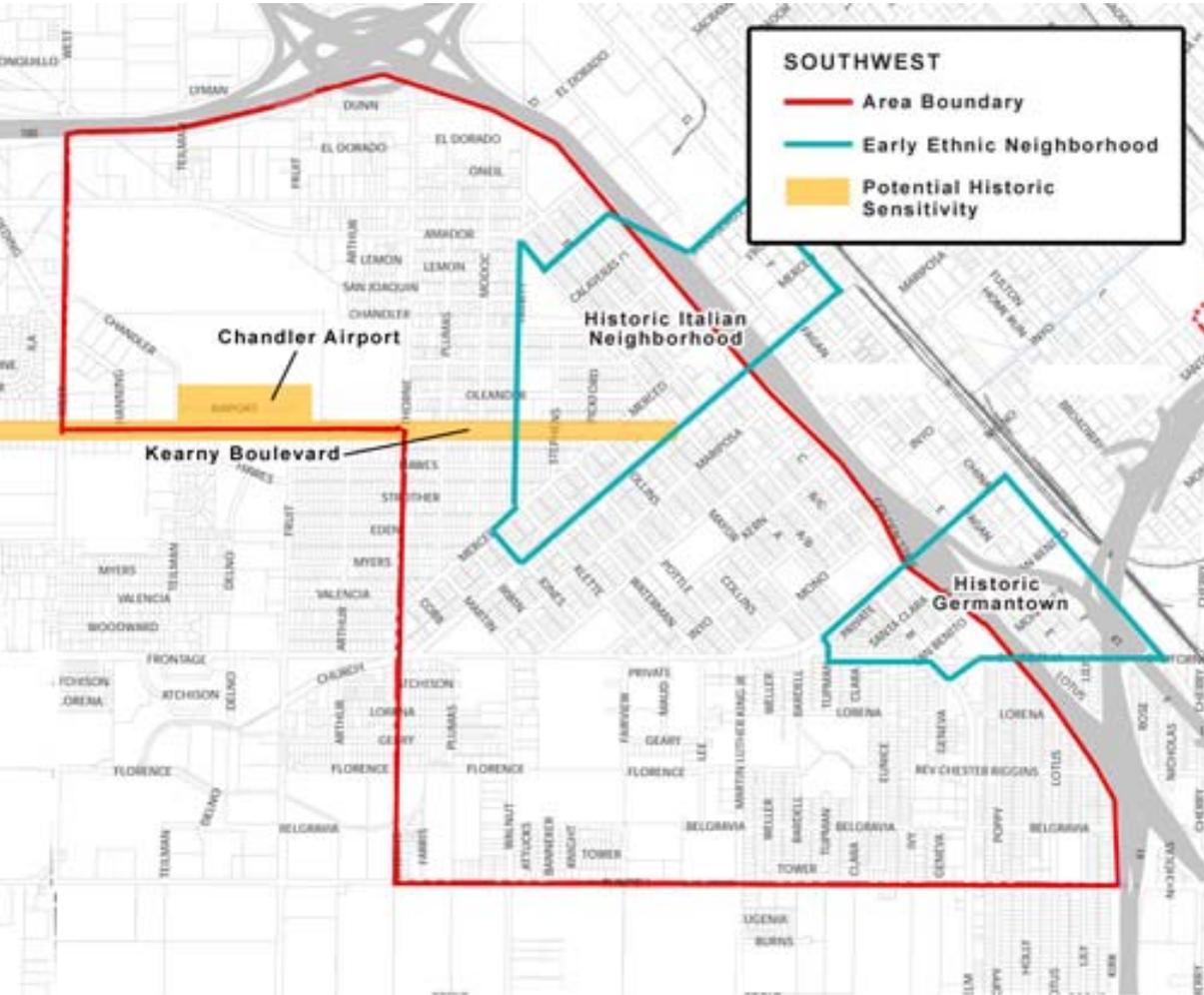


Policy/Action: Southeast

- Possible expansion of Huntington District (Alta Vista Tract)
- Develop design guidelines for Huntington District.
- Re-evaluate Roosevelt High School as potential district.



Downtown Neighborhoods: Southwest



Observations: Southwest

- Area is largely residential with majority of homes from the 1930s to 1960s.
- Ethnic histories (German, Italian, African-American etc.)
- Colonial Revival, Tudor Revival, Spanish Revival, Minimal Traditional, and Ranch architectural styles represented.
- Chandler Field locally designated historic district.
- Kearny Boulevard historic landscape.



Policy/Action: Southwest

- Identify remaining resources from early ethnic periods. (Summer kitchens, Shotgun houses)
- Develop African-American context, survey associated historic resources.
- Use traditional development patterns to guide new development and infill.
- Apply the Secretary of the Interior's Standards for development around the Kearny Boulevard historic landscape.



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Downtown Neighborhoods: Jane Adams



Downtown Neighborhoods: Jane Adams

- Area is largely characterized by open spaces, empty lots, and mid- to late- 20th century commercial development.
- Roeding Park/Fresno Zoo a National Register eligible historic landscape.
- Golden State Blvd. roadside motels.



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Creating the Vision



Creating the Vision

- Understand the City's rich historic legacy is a unique and important asset.
- Incorporate historic resources as a foundation for future development that creates a distinctive sense of place.
- Use historic development and transportation patterns as a blueprint for repairing the fragmented urban fabric.

Policy & Implementation

- Educate the public to see historic resources as a valuable community assets.
- Prioritize higher-profile historic preservation projects as catalyst for revitalization.
- Develop clear processes for designation, design review and permitting.
- Enhance and revitalize the public realm in historic neighborhoods and around historic resources.
- Provide technical and financial assistance to owners of historic properties

Overview

Incentives

- Federal historic tax credits
- Grant programs
- Mills Act
- Certified Local Government (CLG) programs
- Fee waivers
- Conservation easements

The End



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