

## **ATTACHMENTS**

## **EXHIBIT A:**

**State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3S, 3CS, 5S1

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource name(s) or number (assigned by recorder) 1101 Fulton Mall

**P1. Other Identifier:** Helm Building

**\*P2. Location:** Not for Publication Unrestricted

**\*a. County** Fresno County

**\*b. USGS 7.5' Quad** Fresno South **Date** 1963, revised 1981

**T** 14S **R** 20E

**\*c. Address** 1101 Fulton Mall

**City** Fresno

**Zip** 93721

**\*e. Other Locational Data:** APN: # 46621204

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Survey Map No. 100

This property is located at the northwest corner of Fulton Mall and Mariposa Street and contains a ten-story office building constructed in 1914. Renaissance Revival in style, it is constructed of steel reinforced concrete with brick cladding. It has a rectangular plan and a flat roof with boxed eaves and decorative brackets. It has a tri-partite composition, with the sections separated by prominent belt courses. Fenestration consists of symmetrically arranged pairs of double-hung wood sash windows. The windows on the top story have arched openings. The ground story has storefront windows that have been altered. The building has good integrity.

**\*P3b. Resource Attributes:** (list attributes and codes) HP7. 3+ Story Commercial Building.

**\*P4. Resources Present:** Building Structure Object Site District Element of District Other

P5a. Photo



**P5b. Photo:** (view and date)  
East elevation.  
March 29, 2012.

**\*P6. Date Constructed/Age and Sources:** historic  
1914 (City of Fresno Historic Preservation Database)

**\*P7. Owner and Address:**  
PROTEK LENDING HELM LLC  
1114 STATE ST #295  
SANTA BARBARA CA 93101-6707

**\*P8. Recorded by:**  
Historic Resources Group  
12 S. Fair Oaks Avenue, Suite 200  
Pasadena, CA 91105-1915

**\*P9. Date Recorded:**  
September 1, 2011

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

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none")  
Downtown Fresno (Fulton Corridor) Survey Report.

**\*Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record  
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record  
Artifact Record Photograph Record Other (list)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

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

\*NRHP Status Code 3S, 3CS, 5S1

\*Resource Name or #: 1101 Fulton Mall

B1. **Historic Name:** E. Griffith-McKenzie/Helm Building

B2. **Common Name:** Helm Building

B3. **Original Use:** Commercial – Office

B4. **Present Use:** Commercial – Retail

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

\*B6. **Construction History:** (Construction date, alterations, and date of alterations):

This building was constructed in 1914 as a commercial office building. The storefronts on the first story have been altered.

\*B7. **Moved?**  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. **Related Features:** None

B9a. **Architect:** George Kelham

b. **Builder:** Unknown

**\*B10. Significance:**

**Theme** Late-19<sup>th</sup> and Early 20<sup>th</sup> Century Commercial Development **Area** Downtown Fresno

**Period of Significance:** 1914

**Property Type:** Commercial – Office

**Applicable Criteria:** NRHP: A, C; CRHR: 1, 3; City of Fresno: i, iii.

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

1101 Fulton Mall is significant under Criterion C/3/iii as an excellent example of Renaissance Revival commercial architecture in Fresno designed by noted architect George Kelham. The building was the first steel frame high rise building on Fulton Street. Renaissance Revival buildings were often fairly literal interpretations of the Italian originals, with formal, symmetrical facades and Classical or Beaux Arts details. This style was popular in the early 20th century and often used for imposing civic buildings, institutional buildings, and banks. George Kelham is a significant California architect of the early 20th century. He received his architectural training at Harvard University and the Ecole des Beaux-Arts in Paris. Kelham was the Chief of Architecture for the Panama-Pacific International Exposition in San Francisco (1915). Other prominent commissions include the San Francisco Public Library (1917), the Federal Reserve Bank of San Francisco (1924), and the Standard Oil Building in Los Angeles (1924). It is significant under Criterion A/1/i for its association with the early 20th century development of downtown Fresno. The building was originally constructed by Samuel N. Griffith, a real estate promoter, and re-named in 1936 for then-owned Frank M. Helm. The building has good integrity. It has been designated as a local landmark and is also eligible for listing in the National Register of Historic Places and the California Register.

B11. **Additional Resource Attributes:** None

**\*B12. References:**

City of Fresno Building Permits

County of Fresno Tax Assessor Data

Sanborn Fire Insurance Maps

Web site, Fulton Mall Architectural Walking Tour. Available at:  
<http://www.downtownfresno.org/historic-buildings.html>.

**B13. Remarks:**

\*B14. **Evaluator:** C. McAvoy & P. Travis

\*Date of Evaluation: September 1, 2011

(This space reserved for official comments.)



## HISTORIC RESOURCES INVENTORY

### IDENTIFICATION

(State use only)	Ser	Site	Mo.	Yr.		
	11/508150/689000	Q	4	SHL		
Lat	Lon	Era	Sig			
Adm	T2	T3	Cat	HABS	HAER	Fed
HP168 A.8						

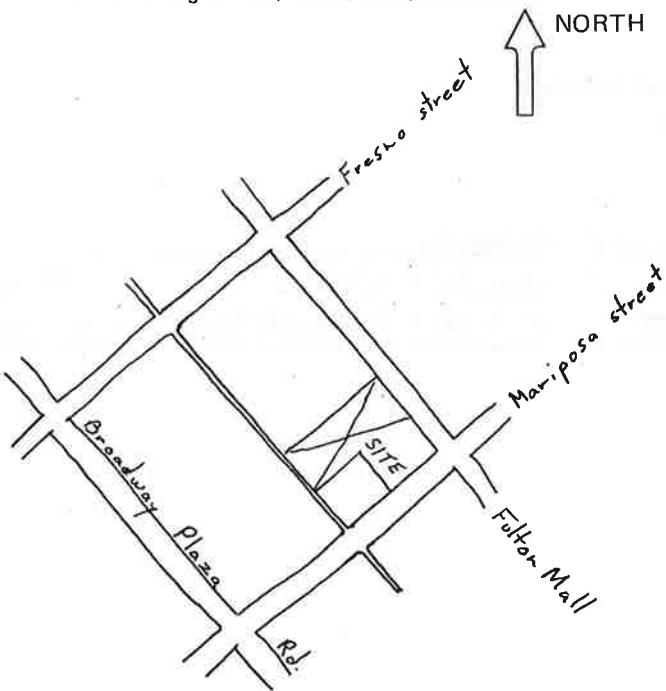
- Common name: Helm Building
- Historic name, if known: Griffith-McKenzie Building
- Street or rural address: Mariposa Mall and Fulton Mall (1101 Fulton)
- City: Fresno ZIP: 93721 County: Fresno
- Present owner, if known: H. B. Partners Address: 1060 Fulton Mall #1007
- City: Fresno ZIP: 93721 Ownership is: Public  Private
- Present Use: Offices/Shops Original Use: \_\_\_\_\_
- Other past uses: None

### DESCRIPTION

- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

Ten story steel and concrete office building - first and second floors with terra cotta panels and decoration topped by a frieze with cornice. Third floor brick with terra cotta course and frieze. Fourth thru eighth floors in one composition. A strong belt cornice and the top two floors cap the building with round arch spring blocks, trim units, etc., are capped finally by a large overhanging intricate renaissance revival cornice on the exposed side. The bottom floors are decorated per tenant requirements - not helping the building as an historic or architectual prize.

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



- Approximate property size:  
Lot size (in feet) Frontage 150  
Depth 50 - 5,000 sq. ft. in rear  
or approx. acreage 0.29

- Condition: (check one)
  - a. Excellent
  - b. Good
  - c. Fair
  - d. Deteriorated
  - e. No longer in existence
- Is the feature a. Altered?  b. Unaltered?
- Surroundings: (Check more than one if necessary)
  - a. Open land
  - b. Scattered buildings
  - c. Densely built-up
  - d. Residential
  - e. Commercial
  - f. Industrial
  - g. Other  \_\_\_\_\_
- Threats to site:
  - a. None known
  - b. Private development
  - c. Zoning
  - d. Public Works project
  - e. Vandalism
  - f. Other  \_\_\_\_\_
- Date(s) of enclosed photograph(s): 1978

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone  b. Brick  c. Stucco  d. Adobe  e. Wood   
f. Other

15. Is the structure: a. On its original site?  b. Moved?  c. Unknown?

16. Year of initial construction 1914 This date is: a. Factual  b. Estimated

17. Architect (if known): \_\_\_\_\_

18. Builder (if known): \_\_\_\_\_

19. Related features: a. Barn  b. Carriage house  c. Outhouse  d. Shed(s)  e. Formal garden(s)   
f. Windmill  g. Watertower/tankhouse  h. Other  i. None

#### SIGNIFICANCE

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

A picture from April, 1914 shows the building practically completed with the first two street floor tenants hanging temporary signs saying "Samuels Smoke House would soon land there" and Campbell's ice cream parlor was soon to move in. This was one of the first of the high rise buildings to be erected in the downtown area. The building has not materially changed except for the addition of air conditioning and the revamping of interior spaces. Important to the entire district as it set the precedent that many others followed in the next 10 years.

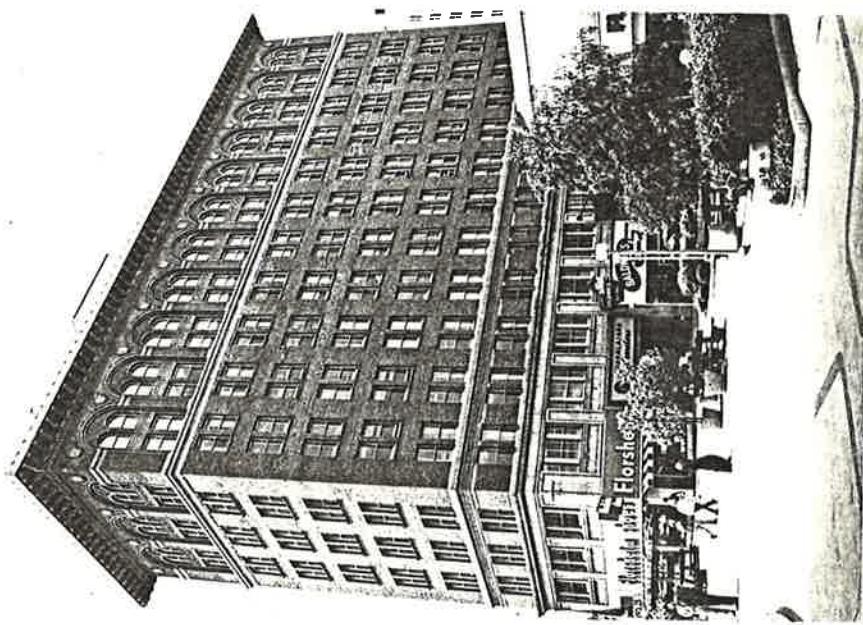
21. Main theme of the historic resource: (Check only one): a. Architecture  b. Arts & Leisure   
c. Economic/Industrial  d. Exploration/Settlement  e. Government  f. Military   
g. Religion  h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

"As Pop Saw It" Vol. 2, J. Laval  
Assessor's office

23. Date form prepared: 6/30/78 By (name): William E. Patnaude  
Address: 1050 "S" Street City Fresno, California ZIP: 93721  
Phone: (209) 486-8150 Organization: Allen Y. Lew & William E. Patnaude, Inc.

(State Use Only)



## **EXHIBIT B:**





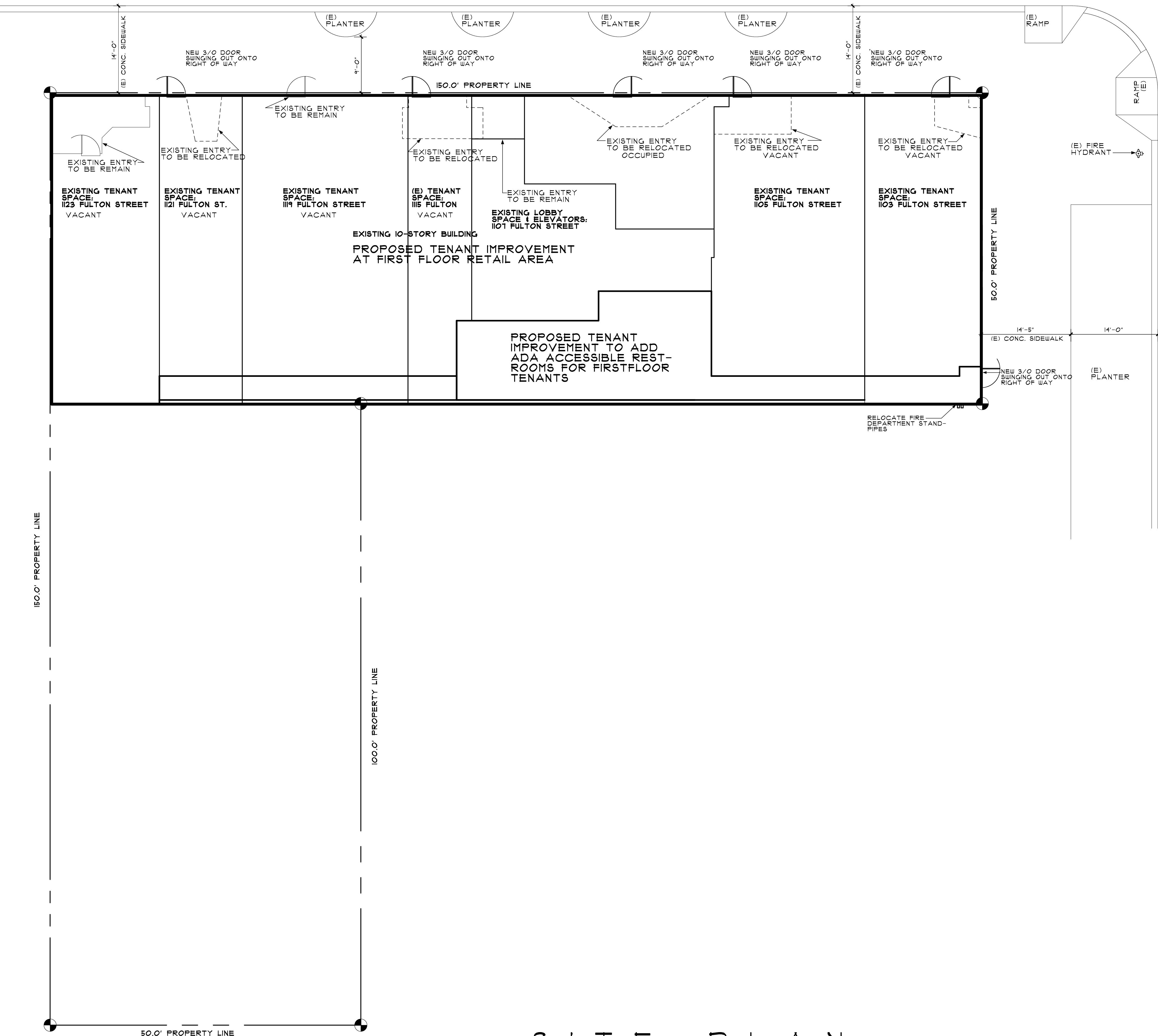




1105 FULTON STREET  
APN: 466 - 212 - 04

# S I T E P L A N

SCALE: 1/8" = 1'-0"



REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.

ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION  
SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO  
PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.

2-WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS  
WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENT, ALL  
EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED  
BY UNDERGROUND SERVICES ALERT (USA).  
CALL 1-800-642-2444

• ORTH

## SHEET INDEX

SP SITE PLAN

AI EXISTING FLOOR PLAN &  
ELEVATION, NEW FLOOR  
PLAN & ELEVATION ON  
MARIPOSA STREET

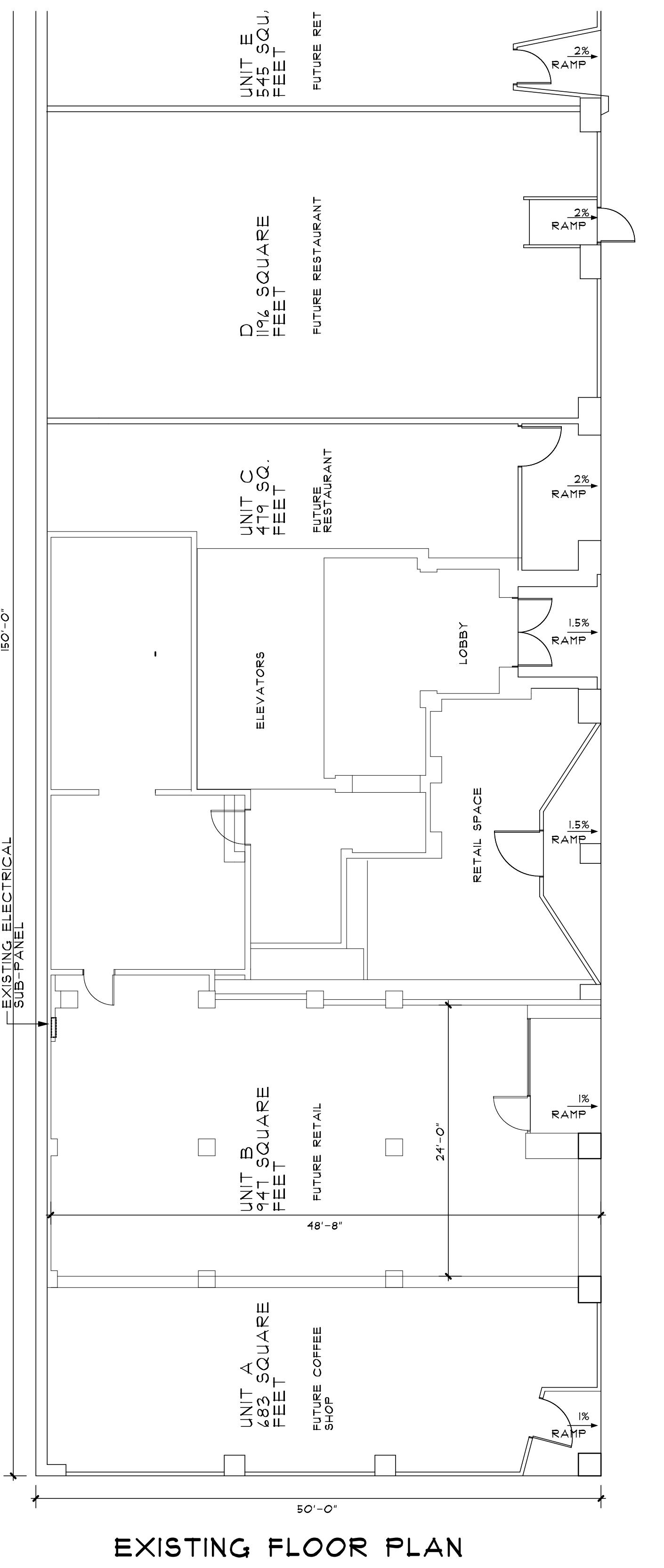
A2 EXISTING FLOOR PLAN &  
ELEVATION ON FULTON ST.

A3 PROPOSED FLOOR PLAN &  
ELEVATION ON FULTON ST.

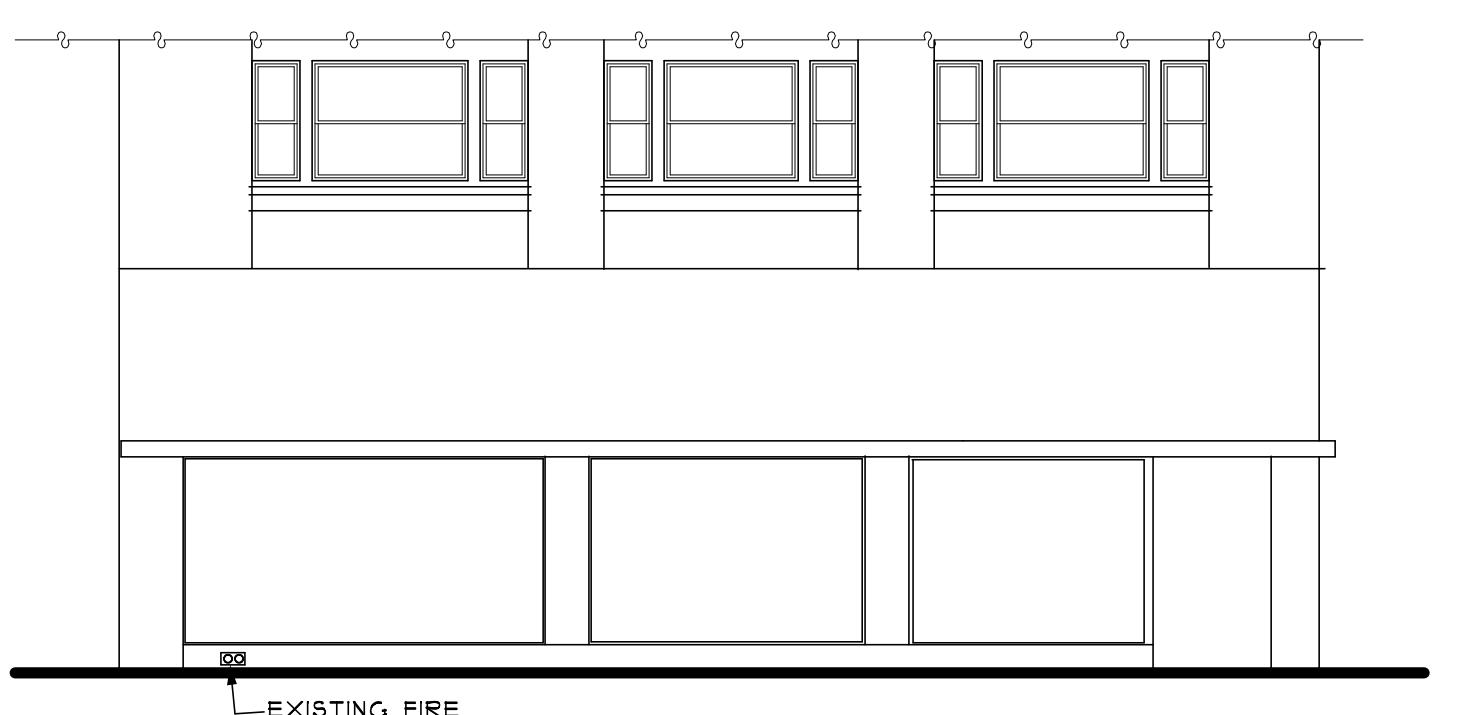
PROPOSED RESTORATION OF FIRST FLOOR FACADE &  
ADA RESTROOMS BY OWNER FOR:  
**THE HELM BUILDING**  
PROPERTY OWNER: SEVAK KHATCHADOURIAN (310) 560-1688  
SITE ADDRESS:  
1105 FULTON STREET FRESNO, CA 93721

DRAWN BY  
VINCENT PALACIOS  
DATE  
NOVEMBER 2018  
SCALE  
1/8" = 1'-0"  
REVISION DATE  
SHEET NUMBER

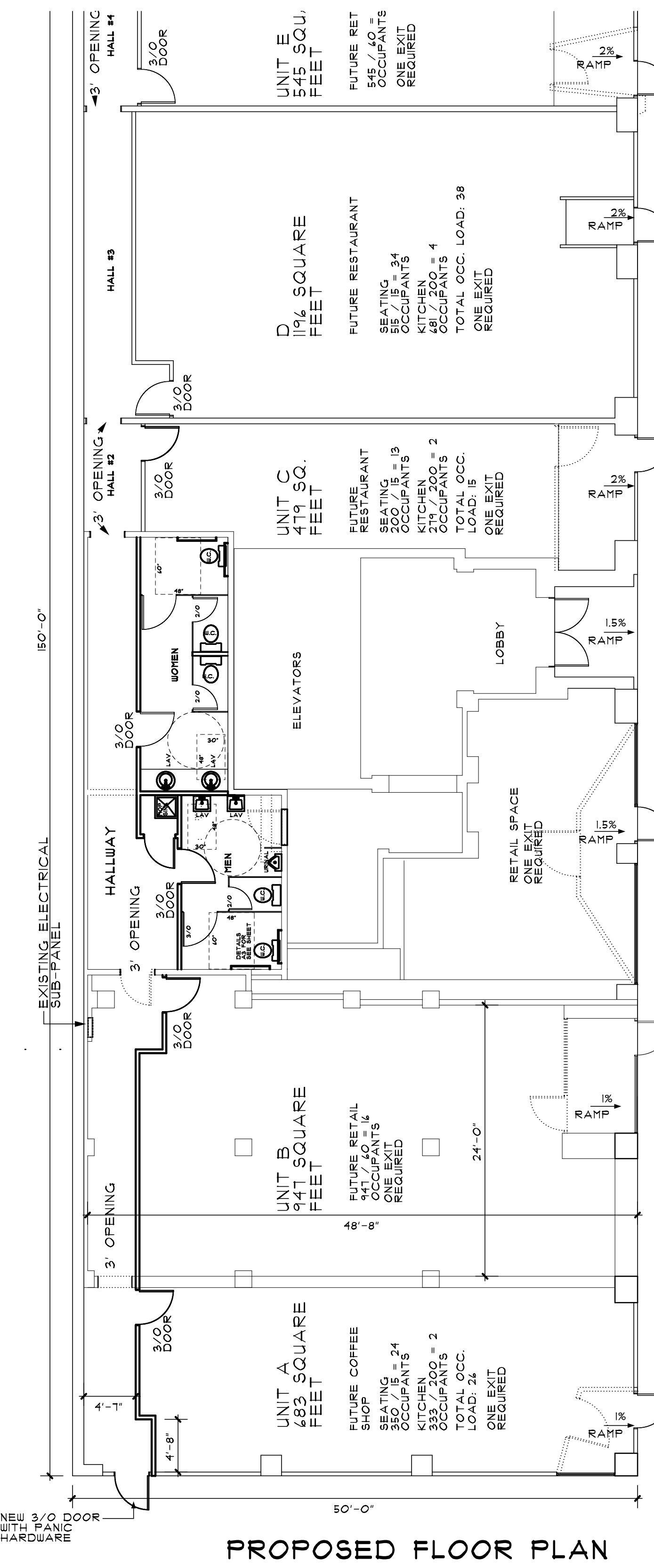
SP



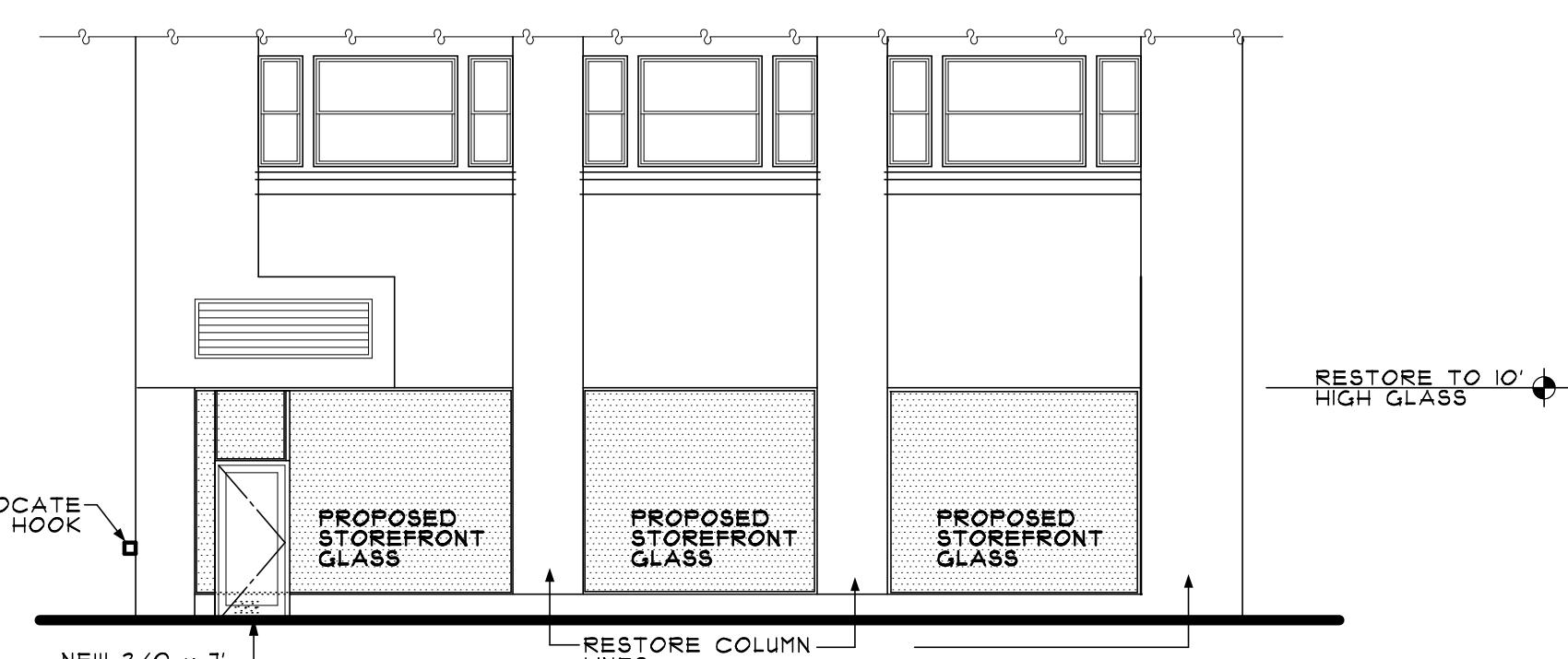
## EXISTING FLOOR PLAN



**EXISTING ELEVATION** SCA  
**SOUTH FACING- MARIPOSA**



# PROPOSED FLOOR PLAN



**PROPOSED ELEVATION** **SCALE:** 1

**SOUTH FACING- MARIPOSA**

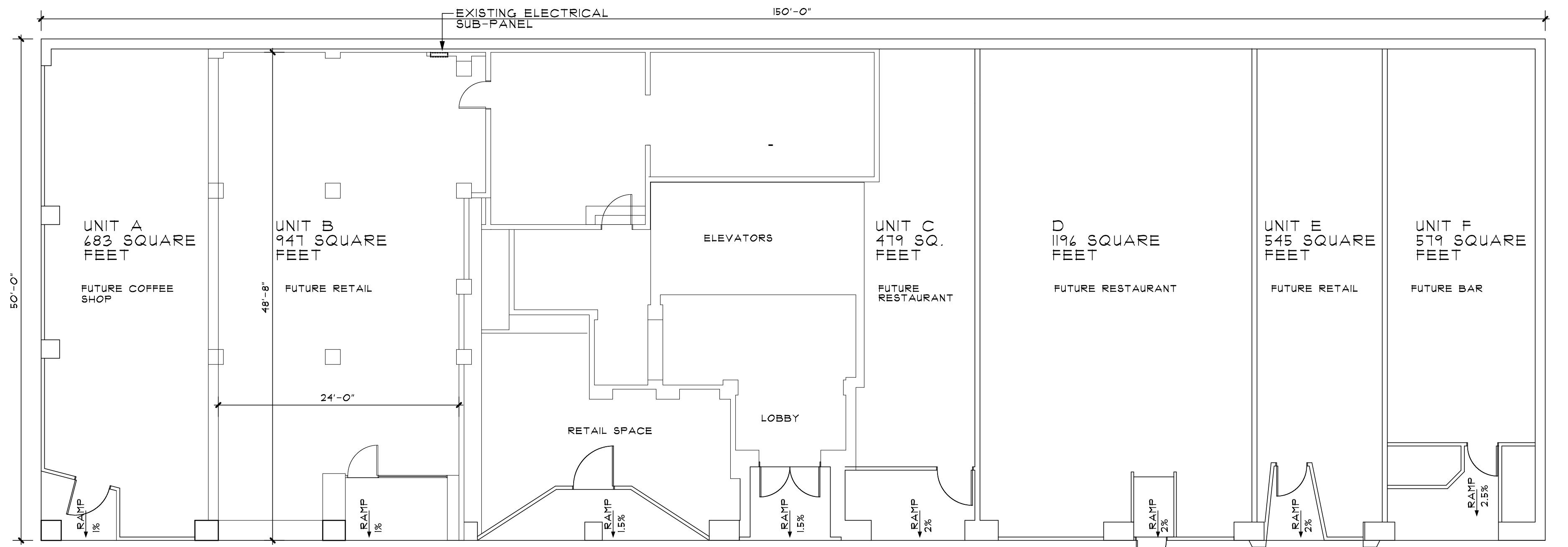
PROPOSED STORE-FRONT FACADE ADA RESTROOMS BY OWNER FOR:  
**THE HELM BUILDING**  
PROPERTY OWNER: SEVAK KHATCHADOURIAN (310) 560-1688  
SITE ADDRESS: 105 E 11 TON STREET FRESNO CA 93712

**DESIGNED DRAFTING**  
5100 N. 6TH SUITE 112 FRESNO, CA 93710  
Office: (559) 497-5753 Cell: (559) 903-4238  
\* **VINCENT PALACIOS** \*

PROPOSED STORE-FRONT FACADE ADA RESTROOMS BY OULDRIDGE  
**THE HELM BUILDING**

DRAWN BY  
VINCENT PALACIOS  
DATE  
NOVEMBER 2018  
SCALE  
1/8" = 1'-0"  
SHEET TITLE  
SHEET NUMBER

A



EXISTING FLOOR PLAN



EXISTING STORE-FRONT ELEVATION  
EAST FACING- FULTON ST.

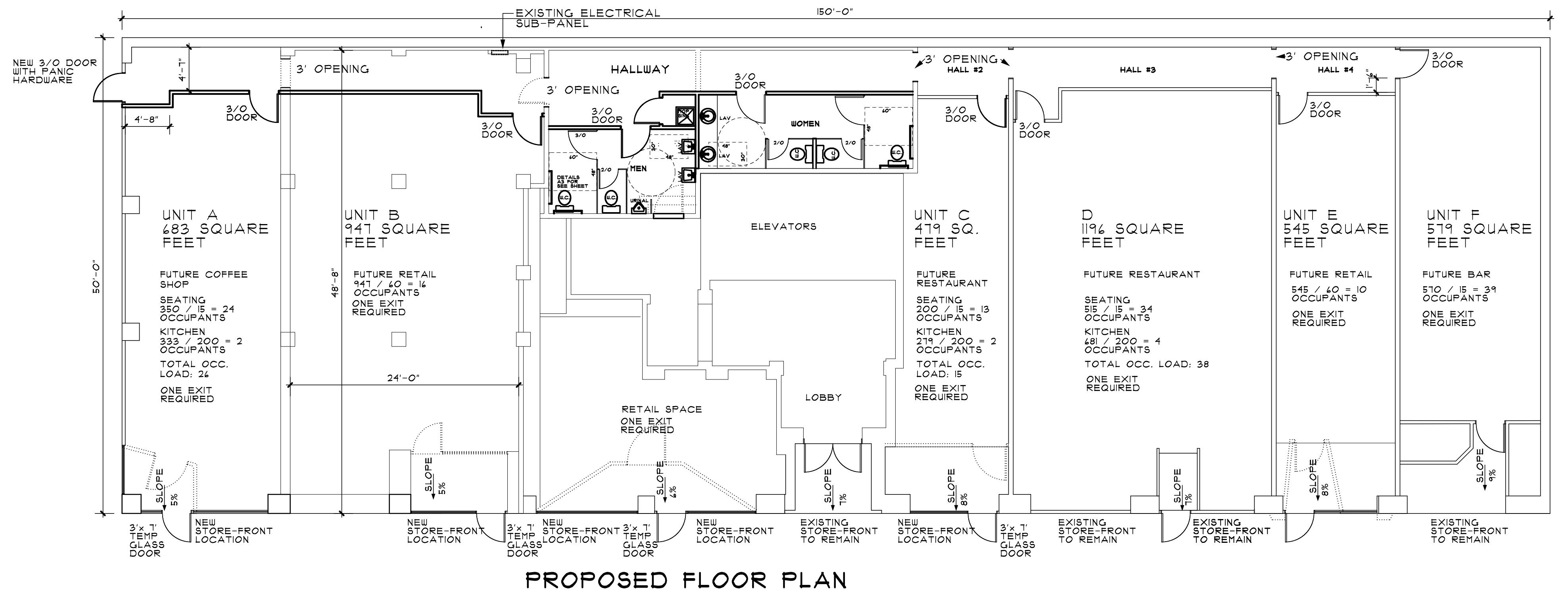
SCALE: 1/8" = 1'-0"

DESIGNED DRAFTING  
500 N. 6TH SUITE 172 FRESNO, CA 93705  
Office: (559) 491-5153 Cell: (559) 903-4238  
\* VINCENT PALACIOS \*  
VINCENTPALACIOS945ERS@yahoo.com

PROPOSED STORE-FRONT FACADE ADA RESTROOMS BY OWNER FOR:  
THE HELM BUILDING  
PROPERTY OWNER: SEYAK KHATCHADOURIAN (310) 560-1688  
SITE ADDRESS:  
1105 FULTON STREET FRESNO, CA 93712

DRAWN BY  
VINCENT PALACIOS  
DATE  
NOVEMBER 2018  
SCALE  
1/8" = 1'-0"  
SHEET TITLE  
SHEET NUMBER

A2



# PROPOSED STORE-FRONT ELEVATION

**EAST FACING- FULTON ST.**

SCALE: 1/8" = 1'-0"

PROPOSED STORE-FRONT FACADE ADA RESTROOMS BY OWNER FOR:  
**THE HELM BUILDING**  
PROPERTY OWNER: SEYAK KHATCHADOURIAN (310) 560-1688  
SITE ADDRESS:

DRAWN BY	VINCENT PALACIOS
DATE	NOVEMBER 2018
SCALE	1/8" = 1'-0"
SHEET TITLE	
SHEET NUMBER	

A 3



# **DESIGNED DRAFTING**

## **VINCENT PALACIOS**

5100 N. 6<sup>TH</sup> Street #172  
FRESNO CA 93710  
Telephone (559) 497-5753  
Cell (559) 903-4238  
EMAIL: [designeddrafting@sbcglobal.net](mailto:designeddrafting@sbcglobal.net)

January 18, 2019

### **Operational Statement**

Owner: Sevak Khatchadourian  
3457 Coy Drive Sherman Oaks CA 91423  
310-560-1688

Site address: 1105 Fulton Street Fresno CA 93721

A.P.N.: 466 - 212 - 04

Property zoning: D.T.C.

Acreage: 0.29

#### **Phase I:**

- A) We are proposing to install a new door opening on the Mariposa Street side to have access for future tenants and new accessible restrooms.
- B) Fulton Street side improvements will be to restore building facade by removing finishes that were not part of the original material finish. Relocate doors and glazing to the Public Right of Way and remove recessed entries with the exception of the tenant space at the north end to maintain historical entry.

#### **Phase II**

- C) Add signage
- D) Canopy awnings will be as an option to be decided later, at the discretion of the property owner.

Existing ten story building with a basement, first floor is 7 tenant spaces and a lobby that leads to the existing 9 floors. Previous use is office spaces.

Hours of operation for each future tenant is to be determined.

Days of operation for each future tenant is to be determined.

Number of employees is to be determined.

Possible uses will include retail, business & restaurants

Deliveries can be made from the alley side and Mariposa Street.

These operation will not generate additional noise above the existing parcels in the area.

Hazardous waste materials or waste will not be produced as part of this project.

Sincerely,

● Page 2

Vincent Palacios

January 18, 2019

Designer and authorized agent for Sevak Khatchadourian



Development & Resource Management Department

2600 Fresno Street, Third Floor  
Fresno, CA 93721-3604

## Owner's Letter of Authorization

### NAME AND ADDRESS OF OWNER(S) OF THE PROPERTY

Name: SEVAK KHATCHADOURIAN  
Address: 7586 Woodrow Wilson DR  
City: Los Angeles State: CA Zipcode: 90046  
Phone: \_\_\_\_\_ Email: REALSEVAK@ADL.COM  
310 560-1688

To Whom It May Concern:

As owner(s) of the property located at 1105 FULTON ST.

I/we authorize VINCENT PALACIOS to act as Agent for the following permit(s):  
MINOR REVISED EXHIBIT TO INSTALL  
DOOR AT STOREFRONT & FUTURE  
ADDINGS

Sincerely,

SEVAK KHATCHADOURIAN

Owner's Printed Name

Owner's Signature

Date