

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 Location:** ☐ Not for Publication ☒ Unrestricted

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

***c. Address** 1101 Fulton Mall

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

***a. County** Fresno County

T 14S **R** 20E

City Fresno

Zip 93721

***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

*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-19th and Early 20th 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.)

Sketch Map



HISTORIC RESOURCES INVENTORY

IDENTIFICATION

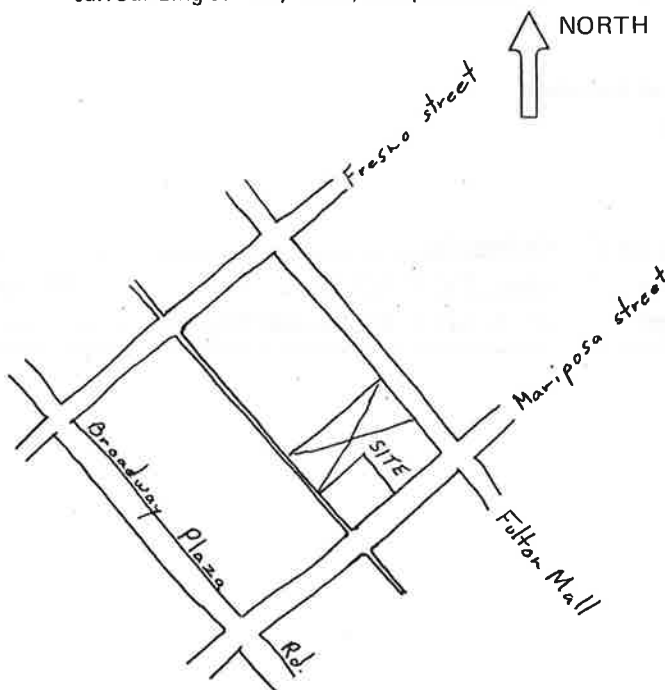
1. Common name: Helm Building
2. Historic name, if known: Griffith-Mc Kenzie Building
3. Street or rural address: Mariposa Mall and Fulton Mall (1101 Fulton)
City: Fresno ZIP: 93721 County: Fresno
4. Present owner, if known: H. B. Partners Address: 1060 Fulton Mall #1007
City: Fresno ZIP: 93721 Ownership is: Public ☐ Private ☒
5. Present Use: Offices/Shops Original Use: _____
Other past uses: None

DESCRIPTION

6. 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 architectural prize.

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



8. Approximate property size:
Lot size (in feet) Frontage 150
Depth 50 - 5,000 sq. ft. In rear
or approx. acreage 0.29
9. Condition: (check one)
a. Excellent ☒ b. Good ☐ c. Fair ☐
d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? ☐ b. Unaltered? ☒
11. 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 ☐
12. Threats to site:
a. None known ☒ b. Private development ☐
c. Zoning ☐ d. Public Works project ☐
e. Vandalism ☐ f. Other ☐
13. Date(s) of enclosed photograph(s): 1978

(State use only)

Ser _____ Site _____ Mo. _____ Yr. _____
UTM 11/508150/689000 NR 4 SHL _____
Lat _____ Lon _____ Era _____ Sig _____
Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
HP168 A.8

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 Campbells 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)

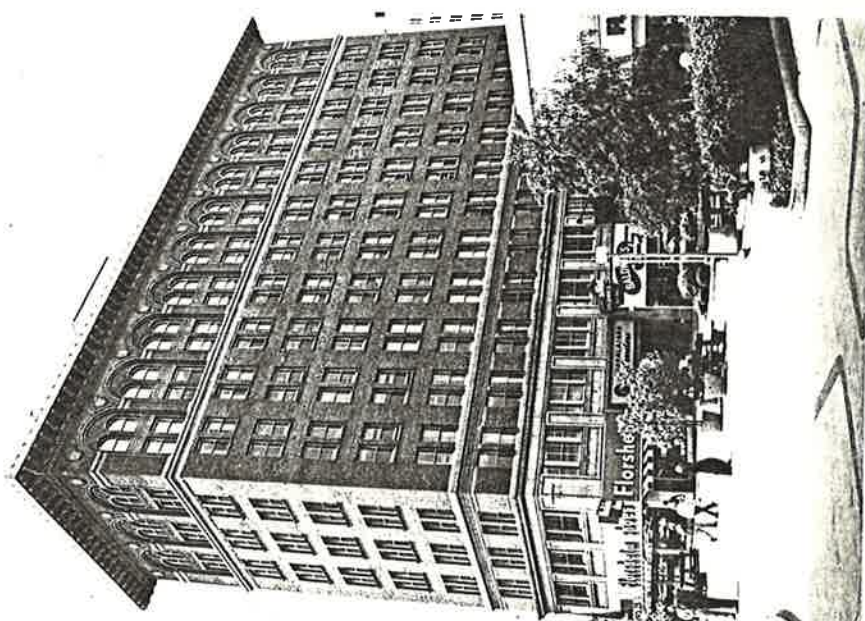


EXHIBIT B:

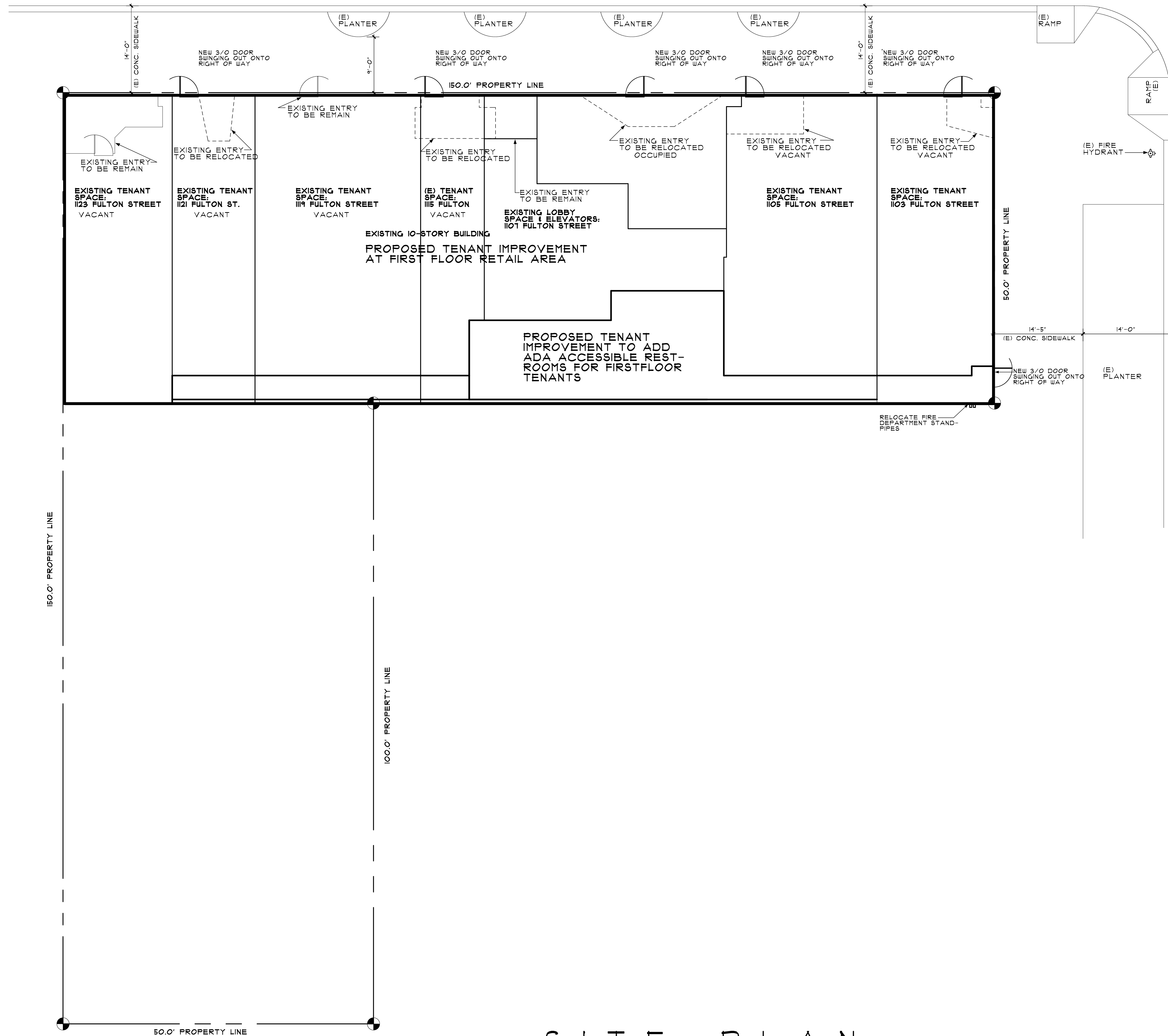








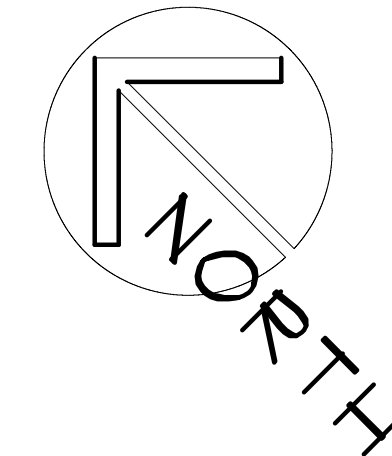
1105 FULTON STREET
APN: 466 - 212 - 04



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



MARIPOSA STREET

SHEET INDEX

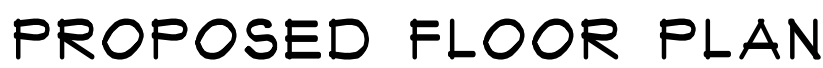
SP	SITE PLAN
A1	EXISTING FLOOR PLAN & ELEVATION, NEW FLOOR PLAN & ELEVATION ON MARIPOSA STREET
A2	EXISTING FLOOR PLAN & ELEVATION ON FULTON ST.
A3	PROPOSED FLOOR PLAN & ELEVATION ON FULTON ST.

THE HELM BUILDING
PROPERTY OWNER: SEVAK KHATCHADOURIAN (310) 560-1488
SITE ADDRESS:
1105 FULTON STREET FRESNO, CA 93721

DESIGNED DRAFTING
5100 N. 4TH SUITE 172 FRESNO, CA 93710
Office: (559) 491-5153 Cell: (559) 903-4238
* VINCENT PALACIOS *
VINCENTPALACIOS4@YAHOO.COM

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

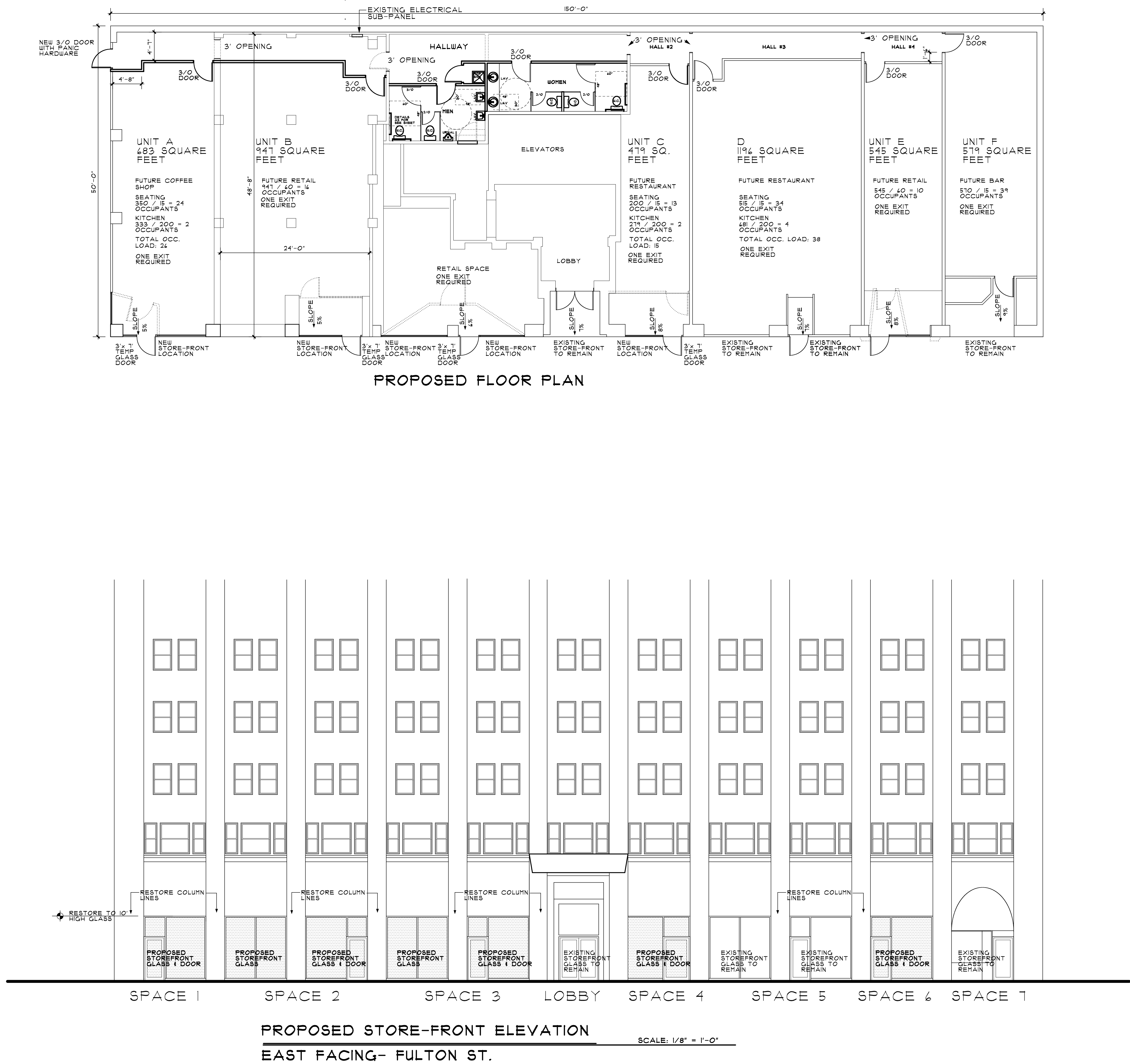
SP



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

DESIGNED DRAFTING
5100 N. 6TH SUITE 112 FRESNO, CA 93710
Office: (559) 491-5153 Cell: (559) 903-4238
*** VINCENT PALACIOS ***
VINCENTPALACIOS@ERSYAHOO.COM

A1



PROPOSED STORE-FRONT FACADE ADA RESTROOMS BY OWNER FOR:
THE HELM BUILDING
PROPERTY OWNER: SEVAK KHATCHADOURIAN (310) 560-1488
SITE ADDRESS:
1105 FULTON STREET FRESNO, CA 93721

DESIGNED DRAFTING
5100 N. 6TH SUITE 112 FRESNO, CA 93710
Office: (559) 497-5753 Cell: (559) 903-4238
* VINCENT PALACIOS *
VINCENTPALACIOS49ERS@YAHOO.COM

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

A3



DESIGNED DRAFTING

VINCENT PALACIOS

5100 N. 6TH Street #172
FRESNO CA 93710
Telephone (559) 497-5753
Cell (559) 903-4238
EMAIL: 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 proect.

Sincerely,

Vincent Palacios

Designer and authorized agent for Sevak Khatchadourian

Owner's Letter of Authorization

NAME AND ADDRESS OF OWNER(S) OF THE PROPERTY

Name: SEVAK KHATCHADORIAN

Address: 7586 WOODROW WILSON DR

City: LOS ANGELES State: CA Zipcode: 90046

Phone: 310 560-1688 Email: REALSEVAK@ADL.COM

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
AWNINGS

Sincerely,

SEVAK KHATCHADORIAN
Owner's Printed Name

Owner's Signature

Date