

## **ATTACHMENTS**

## **EXHIBIT A:**

## HISTORIC RESOURCES INVENTORY

### IDENTIFICATION

(State use only)

Ser	Site	Mo.	HP 160
UTM 11-51125-68525	Q	NR	4 SHL
Lat	Lon	Era	Sig
Adm	T2	T3	Cat HABS HAER Fed
HP 160 A.22			

1. Common name: Sun Stereo Warehouse

2. Historic name, if known: \_\_\_\_\_

3. Street or rural address: 736 Fulton (742)

City: Fresno ZIP: 93721 County: Fresno

\* 4. Present owner, if known: Sun Stereo Address: 736 Fulton Mall

City: Fresno ZIP: 93721 Ownership is: Public ☐ Private ☒

5. Present Use: Offices/Warehouse Original Use: Same

Other past uses: \_\_\_\_\_

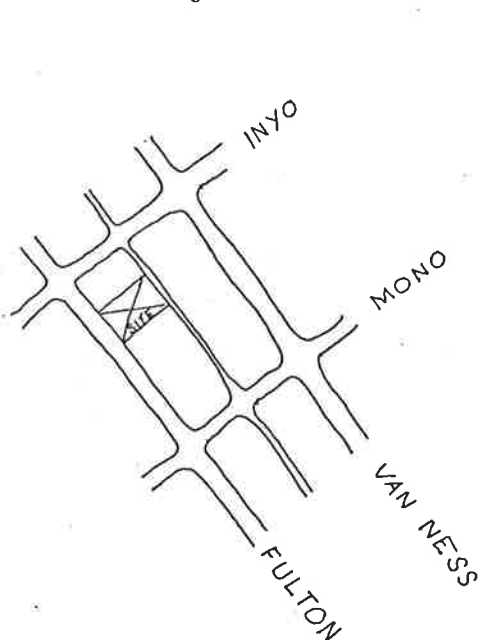
\* per emis Thomas Leland & Teresa L. Wirht, Lincoln Hary Henderson, 2479 W. Celeste, Fresno, CA 93705

### DESCRIPTION

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

Two story brick building of simple, typical design common to 1920's. Leaded glass lites above show windows are still in existence in all but one bay on front elevation. Wood windows set back in brick walls in rectangular regular pattern. Three bay facade expressed simply and subserviently to entire composition. Grey brown face brick on facade. Red brick in remaining elevations. Ornamental decorative cornice on front elevation along with belt coursing sets a horizontal pattern to building.

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



8. Approximate property size:

Lot size (in feet) Frontage 75  
Depth 150  
or approx. acreage 0.25

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? ☐

MINOR

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): May, 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 1918 This date is: a. Factual ☐ b. Estimated ☒
17. Architect (if known): Unknown
18. Builder (if known): Unknown
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):

*During the turn of the century,*  
Built in early 19th century, this building was a typical commercial structure designed for rental. It has housed a multitudinal of tenants since its construction. In relatively good shape. The building has been extensively remodeled with new electrical and mechanical systems. The basic character has been retained and, in fact, enhanced. A valuable heritage as an example of early Fresno commercial construction.

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:

Assessor's office  
POLK Directories

23. Date form prepared: 8/78 By (name): William E. Patnaude  
Address: 1050 "S" Street City: Fresno, CA ZIP: 93721  
Phone: (209) 486-8150 Organization: William E. Patnaude & Allen Y. Lew, Inc.

(State Use Only)





C-4  
FH/R Gen Hwy Strip

13-407 a-1,2,4  
b-1,2  
c-1,2

Zone map 4C

## **EXHIBIT B:**

HP # 160

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 7N

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

Page 1 of 4 \*Resource name(s) or number (assigned by recorder) 736-742 Fulton Street

P1. Other Identifier: Sun Stereo Warehouse

\*P2. Location: ☐ Not for Publication ☒ Unrestricted \*a. County: Fresno

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Fresno South, Calif. Date: 1999-2003

\*c. Address: 736-742 Fulton Street City: Fresno Zip: 93721

d. UTM: Zone: 10 mE/ \_\_\_\_\_ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 468-256-08

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

736-742 Fulton Street is located on the northeast side of Fulton Street, between Inyo and Mono streets. Built in 1920, 736-742 Fulton Street is a two-story, brick masonry commercial building, designed in the 20<sup>th</sup> Century Commercial style. The rectangular-plan building is capped by a flat roof. The foundation is not visible from the street. The southwest-facing, primary façade is clad in tan facing brick and is three bays wide. The first story of the façade features a storefront in the northwestern bay, which consists of aluminum framed plate glass windows over a stucco skirting. The windows are surmounted by a clerestory, which has been boarded up. The inset entry to this bay is located at the center of the storefront and consists of a glazed, wood door with a transom. The center and southeastern bays have been infilled with diagonal board siding, but have entrances consisting of non-historic flush wood doors. The clerestories over these bays have also been infilled. The bays are separated by brick piers with inset concrete panels. Above the clerestory level is a simple intermediate entablature formed by a concrete belt course, a plain brick frieze, and a molded concrete cornice. Above this, the second story features nine regularly spaced windows, three in each bay. These windows consist of one-over-one, double-hung, vinyl sashes. Inset concrete panels divide the bays at the second story level. The wall is capped by another entablature, consisting of a denticulated cornice and frieze with a plain (cont.)

\*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 story commercial building

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



P5b. Photo: (view and date)

View from southwest  
5/22/2007

\*P6. Date Constructed/Age and

Sources: ☒ Historic  
1920  
Building permit

\*P7. Owner and Address:

Thll Family Trust  
\_\_\_\_\_  
\_\_\_\_\_

\*P8. Recorded by:

Page & Turnbull, Inc.  
724 Pine Street  
San Francisco, CA 94108

\*P9. Date Recorded:

9/28/2007

\*P10. Survey Type:

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*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) \_\_\_\_\_

State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

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

Page 2 of 4

\*Resource Name or # (Assigned by recorder) 736-742 Fulton Street

\*Recorded by: Page & Turnbull

\*Date 9/28/2007

☒ Continuation ☐ Update

**\*P3a. Description: (continued)**

parapet above.

The secondary facades abut neighboring buildings and are not visible. However, on the northwest side, where the wall rises above the neighboring building, a historic sign has been affixed to the parapet. The rear of the building is constructed of common red brick. At the first story are two garage entrances with metal roll-up doors at the center of the façade. On either side of these garage entrances are large tripartite windows. At each end of the façade is a personnel door with a flush wood door and an infilled transom. A concrete bond beam is located over these openings and separates the first and second stories. At the second story, three large window openings appear to have been infilled and replaced with tall narrow, paired windows. A smaller single window also remains on the northwest side of the façade. All of these windows are surmounted by concrete header beams. A sign fixture is located near the center of the façade at the second story level. The façade terminates in a shaped parapet and a large elevator penthouse structure protrudes from the roof over the center of the façade. The building appears to be in good condition, and its physical integrity is fair.



Rear (northeast) façade, looking southwest.



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

\*NRHP Status Code 5S1  
\*Resource Name or # (assigned by recorder) 736-742 Fulton Street

B1. Historic name: Charles Foreman Sales  
B2. Common name: Sun Stereo Warehouse  
B3. Original Use: Commercial; Retail  
B4. Present use: Commercial; Retail  
\*B5. Architectural Style: 20<sup>th</sup> Century Commercial

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Constructed in 1920. Unspecified alteration made in 1929. Interior partitions altered, office space created, and chute built through floor in 1943. Opening in east wall closed in 1960.

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

\*B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno  
Period of Significance 1920 Property Type Commercial Applicable Criteria iii  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

736-742 Fulton Street was constructed in 1920 for use as a commercial building. The original owners were G. Brocks and A. Halemeier, who appear to have owned the building as late as 1960. The building contains three retail shop spaces on the first floor and a fourth commercial space on the second floor. One of the first tenants was Charles Foreman Sales. By 1926, the building housed the Pickwick Stage System company, the Bass-Hunter Paint Co., and the National Lead Co. The last remained at the property through 1931. That year, J.S. Shahbazian auto top manufacturing and Orphan Bros. Used Cars also operated from the building. The Orphan brothers had also owned an auto repair garage at 641-651 Broadway in the 1910s and 1920s. By 1936, Graybar Electric Co., which dealt in wholesale electrical appliances, had replaced the Orphan Bros. business and operated in the building until 1940. From 1940 to 1942, the WPA (Works Progress Administration) sewing project was located on the building's second floor. The WPA employed 85 women at the facility to produce garments that were then distributed to social agencies throughout California. In 1943, the WPA sewing project was replaced by a women's underwear and polo shirt factory that was owned by Joe E. and Ted D. Morse, also known as Morse & Morse Clothing Manufacturers. In 1947, the building also housed Fresno Lithograph/Thomas Lithograph and Printing, and D,N,& E Walter Co., which sold floor coverings. The Sanborn map from 1948 indicates that the building was used primarily as a merchandise warehouse, with a garment factory on the second (continued)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

City of Fresno building permits  
Fresno City Directories  
Sanborn Maps 1906, 1918, 1948  
Fresno Bee, August 7, 1942 and June 5, 1943.  
(continued)

B13. Remarks:

\*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.

\*Date of Evaluation: 10/8/07

(This space reserved for official comments.)



State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

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

Page 4 of 4

\*Resource Name or # (Assigned by recorder) 736-742 Fulton Street

\*Recorded by: Page & Turnbull

\*Date 10/8/07

☒ Continuation ☐ Update

**B10. Significance:** (continued)

floor. By 1953, Thomas Lithograph and D, N, & E Walter Co. remained, while Gundel Linger & Myers Inc., sellers of office furniture, had replaced Morse & Morse. In 1956, North American Van Lines replaced Gundel Linger & Myers. By 1963, ownership of the building had transferred to Mary Bedoian and the use was listed as retail and manufacturing. 1965 city directories show that Thomas Lithograph and D, N, & E Walter Co. were still present, while Mildred Cole Draperies had replaced North American Van Lines. The building was known as the Sun Stereo Warehouse in the 1970s. It now houses at least one business; a retail floor covering company.

Prior to the construction of the current building, the lot contained a one-story dwelling, which was surrounded primarily by other residences. With the steady growth experienced in the City of Fresno in the early 1900s, the South of Stadium Survey Area (Central Business District) gradually changed from a residential area to a commercial area. The 1918 Sanborn map illustrates a predominance of residential buildings, while by 1948 the area was almost entirely commercial. Within the commercial context, light industrial uses were prevalent.

736-742 Fulton Street has retained integrity of location, setting, feeling and association; continuing to operate as a commercial establishment. The building's integrity of materials, design and workmanship are diminished, as total window replacement and infill has occurred.

736-742 Fulton Street is listed in the Local Register of Historic Resources for the City of Fresno as landmark #160. The building is listed as being architecturally significant, because it is "an example of early Fresno commercial construction." It continues to convey this significance. Though the building does not appear to be eligible for the National or California Register, its local designation is still valid.

This property was not fully assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

**B12. References:** (continued)

Fresno City and County Historical Society, Ben R. Walker Collection (newspaper archives)

## **EXHIBIT C:**





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ARCHITECTS

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Clovis, California 93612-1185

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## DESIGN NARRATIVE

PROJECT: **Sun Stereo Warehouse**  
736 Fulton Street, Fresno, CA 93721  
Local Historic Register Property #160

### Design Abstract:

Proposed project is currently in schematic development, and Architect & Owner team seeks input from Historic Preservation Commission on the informally presented “current state” of the project.

Project is located in a dense commercial area just south of the recently opened Fulton Mall/Street. 736 Fulton Street is commonly known as the Sun Stereo Warehouse Building. It was formally designated as a local register historic property (#160) and has been documented in two surveys since (1978 and 2007). It features approximately a 75’ foot façade along Fulton Street, with the rear façade opening towards an alley on the northwest side. The building has a zero setback at both sides, with adjacent buildings still intact. It is built in what has been labeled as Early Fresno Brick Commercial style. The first floor has a reinforced concrete column and slab structural system, with exposed heavy timber columns and beams with wood trusses on the second floor. The overall integrity of this commercial urban style has been retained over the years, including its location, setting, feeling and association. As more businesses have come in to the area, a brewery district has been established, creating a destination for nightlife and entertainment. While these are great advantages, there are several diminished attributes as well, including window replacement and boarded up storefront infill. The proposed project scope is outlined below for how we will address these deficiencies.

The building was built around 1918-1920 as a typical commercial space designed for rental to tenants. The builder and architect are unknown. It is currently owned by Reza Assemi and his business partner, who are joining forces to propose a tenant improvement for this historic warehouse. Existing building area is approximately 25,160 sf to be maintained and re-purposed as described below. This includes a 3,360 sf basement, 10,900 sf on both the first and second floors.

In the 1978 survey prepared by William E. Patnaude and Allen Y. Lew, the following is provided as a description of the building’s architectural importance:

**“The basic character has been retained and, in fact, enhanced. A valuable heritage as an example of early Fresno commercial construction.”**

The building’s street presence is defined by the intricate brick work along Fulton Street along with small stucco bulkheads, concrete inlays and detailed cornices. The façade consists of three equal bays separated by brick piers, expressing a calm symmetry. Existing infill in the three storefront bays is not original, and is proposed to be replaced with bulkheads, fixed steel, wood or dark anodized aluminum storefront windows and entry doors, or recessed dining with ornamental metal fencing. The warehouse building typology along Fulton Street shows a history of recessed entries with clerestory windows or covered awnings extending out from the building façade. More detail is provided in the digital presentation for the proposal regarding these items.

On the level above, there are nine thin stile, single-hung, single pane aluminum windows, three in each bay. They are set back into the façade about 12” from the front, creating depth and shadow lines throughout the day. At one time, they were believed to have been a sturdier double-hung window, although original images were not included in the surveys or available in public records. The design team is proposing to replace these upper windows



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ARCHITECTS**

with a true double hung window with energy efficient glazing that returns the façade closer to how it was originally designed. We will also provide detailing to create a weathertight perimeter by re-caulking and install weather-stripping.

The proposed program includes uses that are supported and encouraged by the general plan designation of DTN (Downtown Neighborhood), including ground floor restaurant/micro-breweries and upper story office spaces. The surrounding brewery district already has a critical mass of breweries and clientele to support this new program as well.

Over the last 100 years, there have been a multitude of tenants, including the original tenant, Charles Foreman Sales, several manufacturing and warehousing tenants like Pickwick Stage System and Graybar Electric Company, as well as manufacturing tenants like a WPA (Works Progress Administration) clothing factory—over 14 in total.

Along the rear (alley) side, there are an assortment of small and large windows as well as rollup service type doors that have concrete headers above. We are planning on simplifying the rear façade to remove excess infill that has been added over the years, and plan on keeping the large steel windows where possible.

#### **Property and Building Information:**

Address: 736 Fulton Street, Fresno, CA 93721

APN: 468-256-07 & 468-256-08

Zoning Designation: DTN (Downtown Neighborhood), Activity Class 'B'

Lot Area: 0.26 acres / 10,805 sf

Existing Occupancy: F

Proposed Occupancy: Mixed Use; primarily B, with some A on ground floor

Existing Stories: 2 above ground + partial basement

Existing Building Area: 25,153 sf total

Basement: 3,360 sf

First Floor: 10,900 sf

Second Floor: 10,900 sf

Business Office: Permitted – no CUP required

Restaurant/Bar: Permitted – no CUP required

Floor Area Ratio: no limitation

Minimum Front Setback: 0 feet min / 10 feet maximum

Minimum Side Setback: no limitation

Maximum Height: 90' max per FMC, 75' max per CBC

#### **Basement Floor Area:**

- 3,360 sf total
- (E) storage to remain, no change

#### **First Floor Area:**

- 10,900 sf total
- 1,949 sf leasable B occupancy
- 4,632 sf leasable A occupancy
- 60% ratio

#### **Second Floor Area:**

- 10,900 sf total
- 8,836 sf leasable (all B occupancy)



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- 81% ratio





# 736 FULTON STREET

HP #160 - SUN STEREO WAREHOUSE

HISTORIC WAREHOUSE  
TENANT IMPROVEMENT  
MAY 2019





## HISTORY

**CONSTRUCTED: 1918 (EST)**

**SURVEYED IN 1978 & 2007**

**ENHANCED BASIC CHARACTER  
(PATNAUDE SURVEY, 1978)**

**EXAMPLE OF “EARLY FRESNO  
COMMERCIAL CONSTRUCTION”**



## **BUILDING INFORMATION**

**ORIGINAL USE(S):  
FACTORY/WAREHOUSE/RETAIL**

**75' STREET FRONTAGE**

**APPROX. 22,500 SF**

**ZONE: DTN**



















**ORIGINAL BRICK WALLS + EXPANSIVE VOLUMES**











**WOOD ROOF TRUSSES 30" O.C.**

**WOOD-FRAMED SKYLIGHTS**



**HEAVY TIMBER COLUMNS + BEAMS**

**CONCRETE FLOOR SLAB**



**RECESSED UPPER WINDOWS**





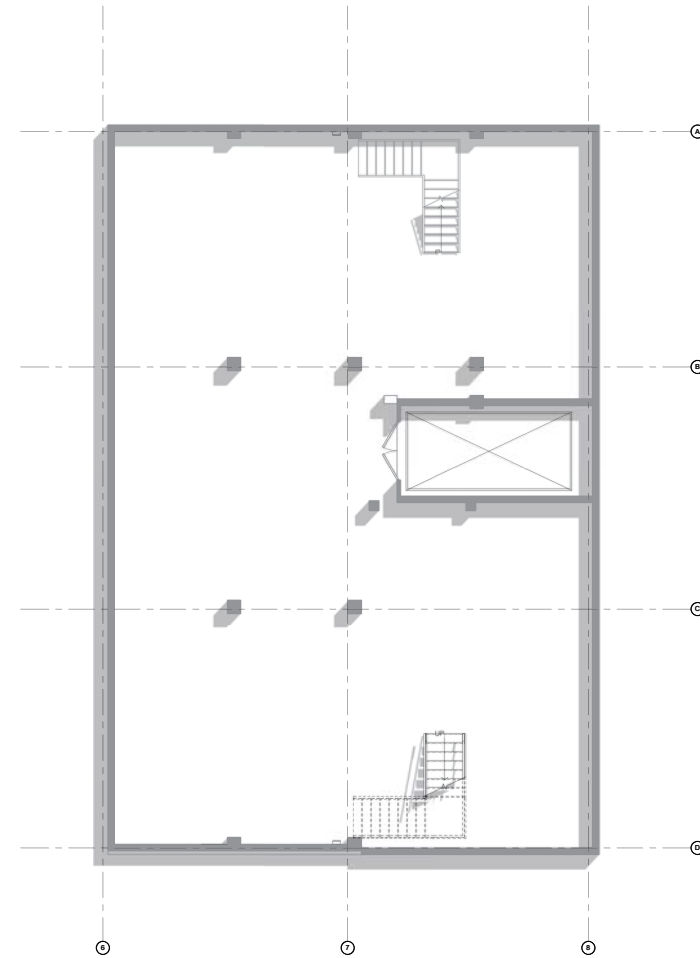


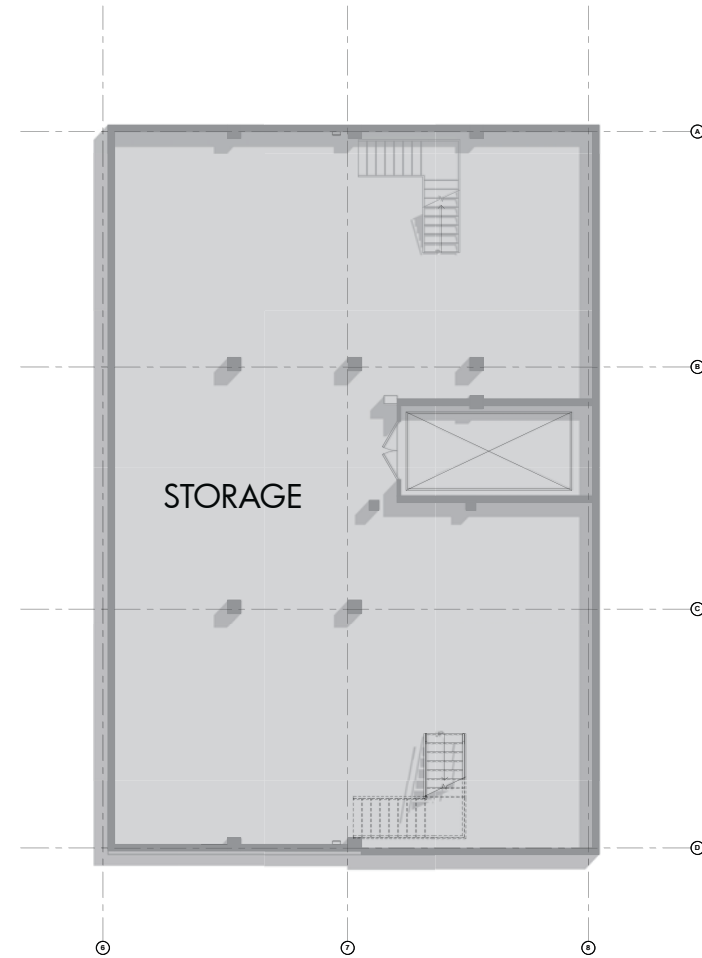














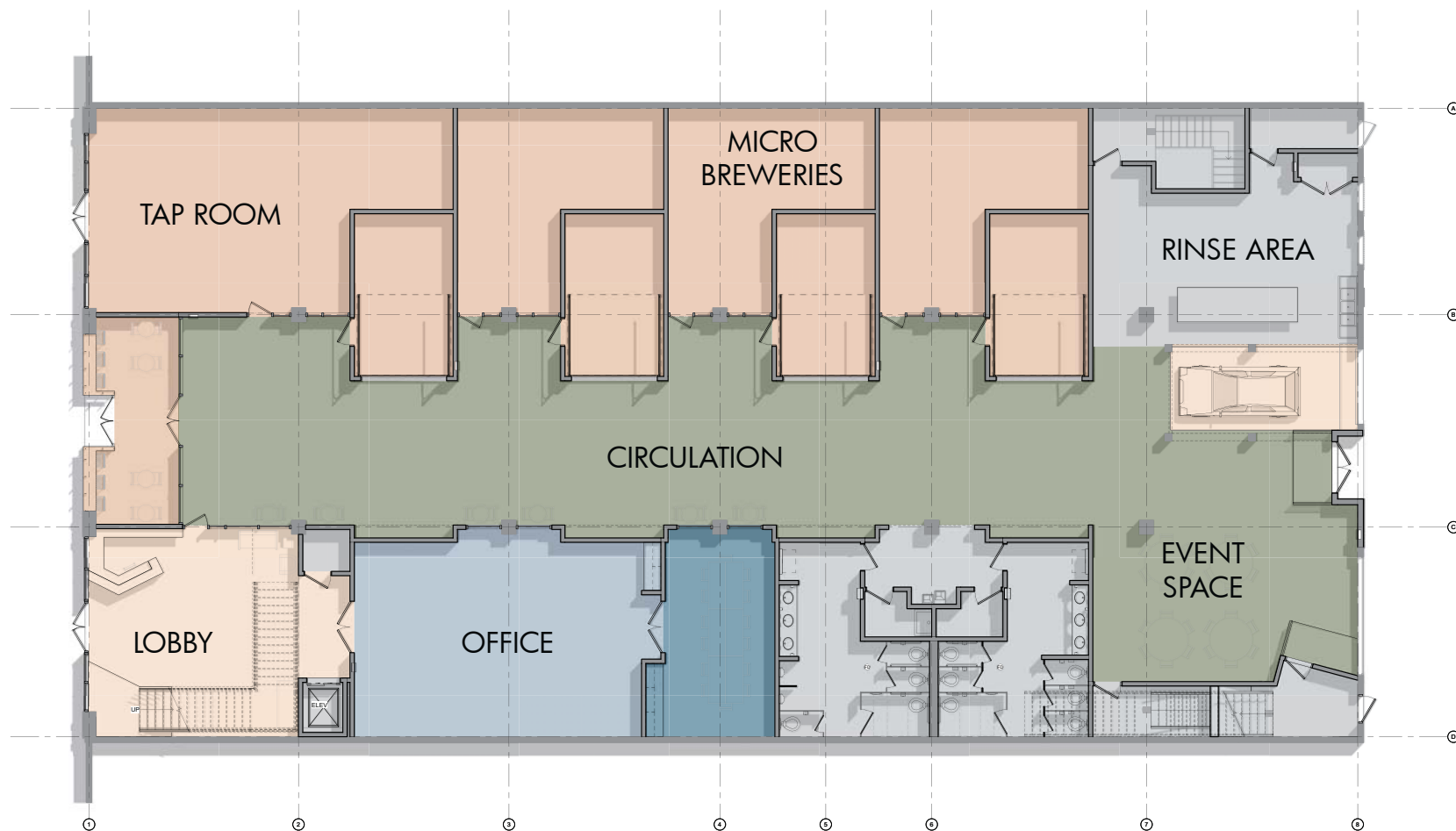
736 FULTON STREET | HISTORIC WAREHOUSE TENANT IMPROVEMENT

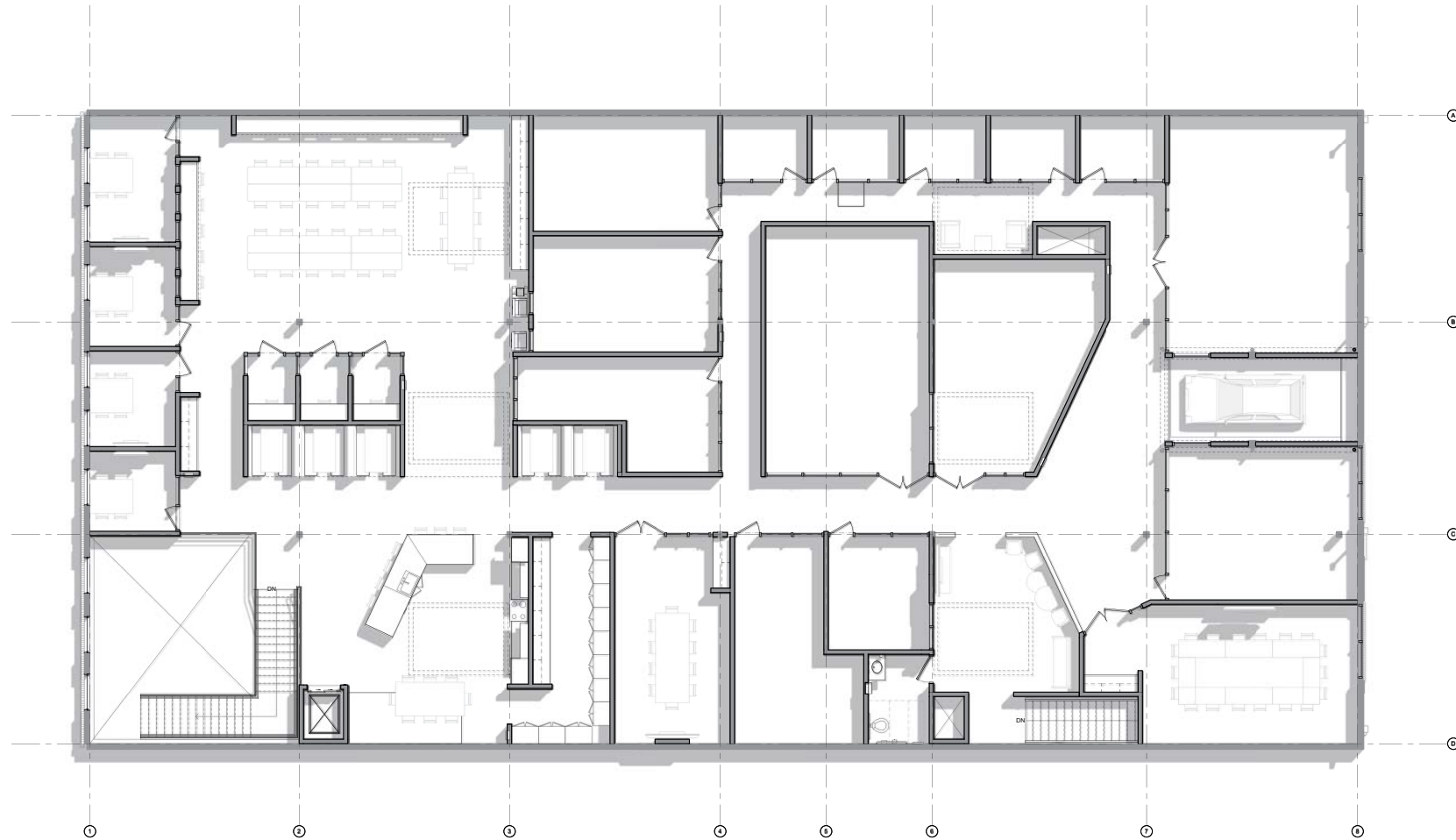
FIRST FLOOR PLAN



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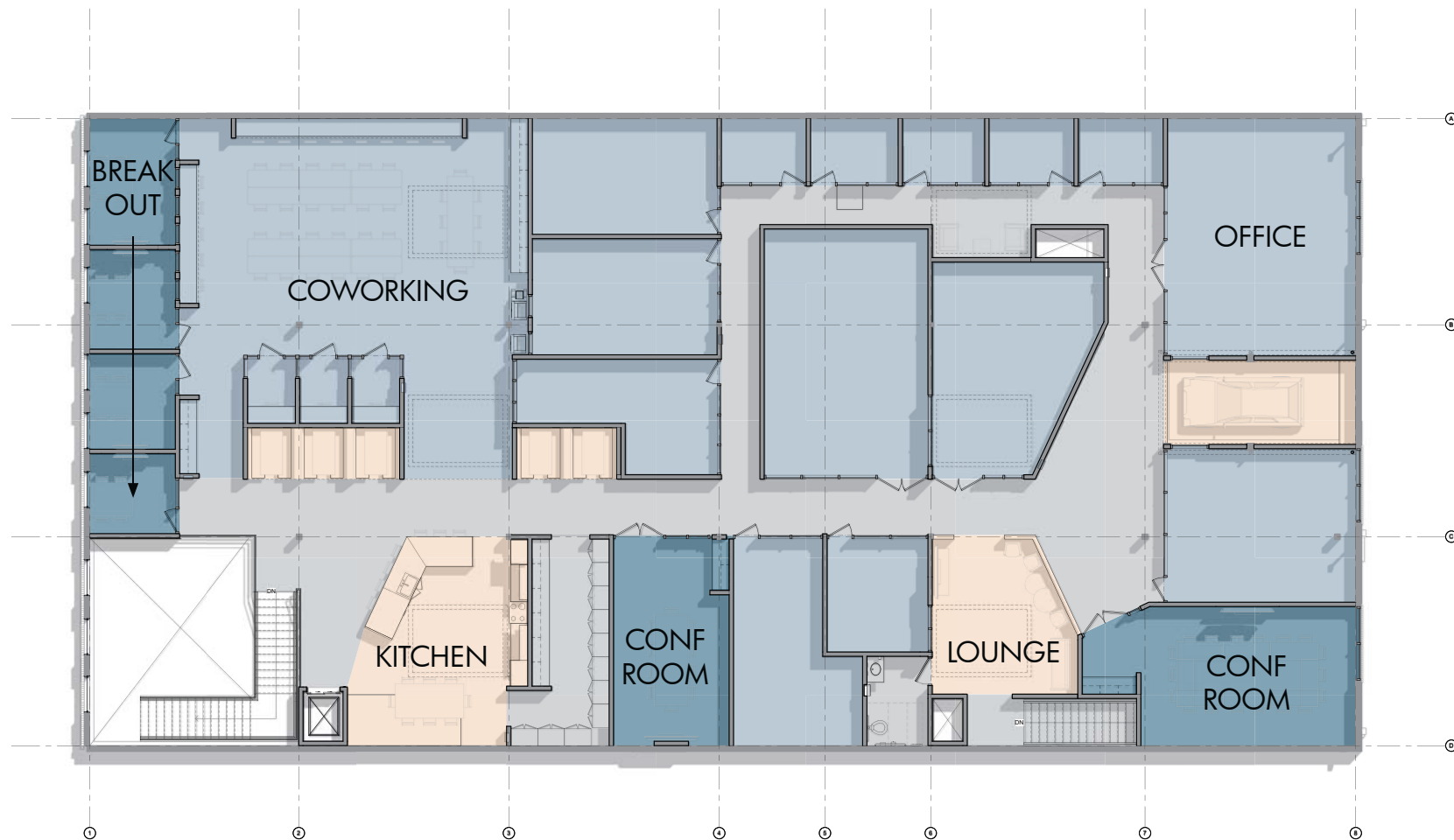


736 FULTON STREET | HISTORIC WAREHOUSE TENANT IMPROVEMENT

SECOND FLOOR PLAN



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ARCHITECTS









**GATHERING + EVENT SPACE**



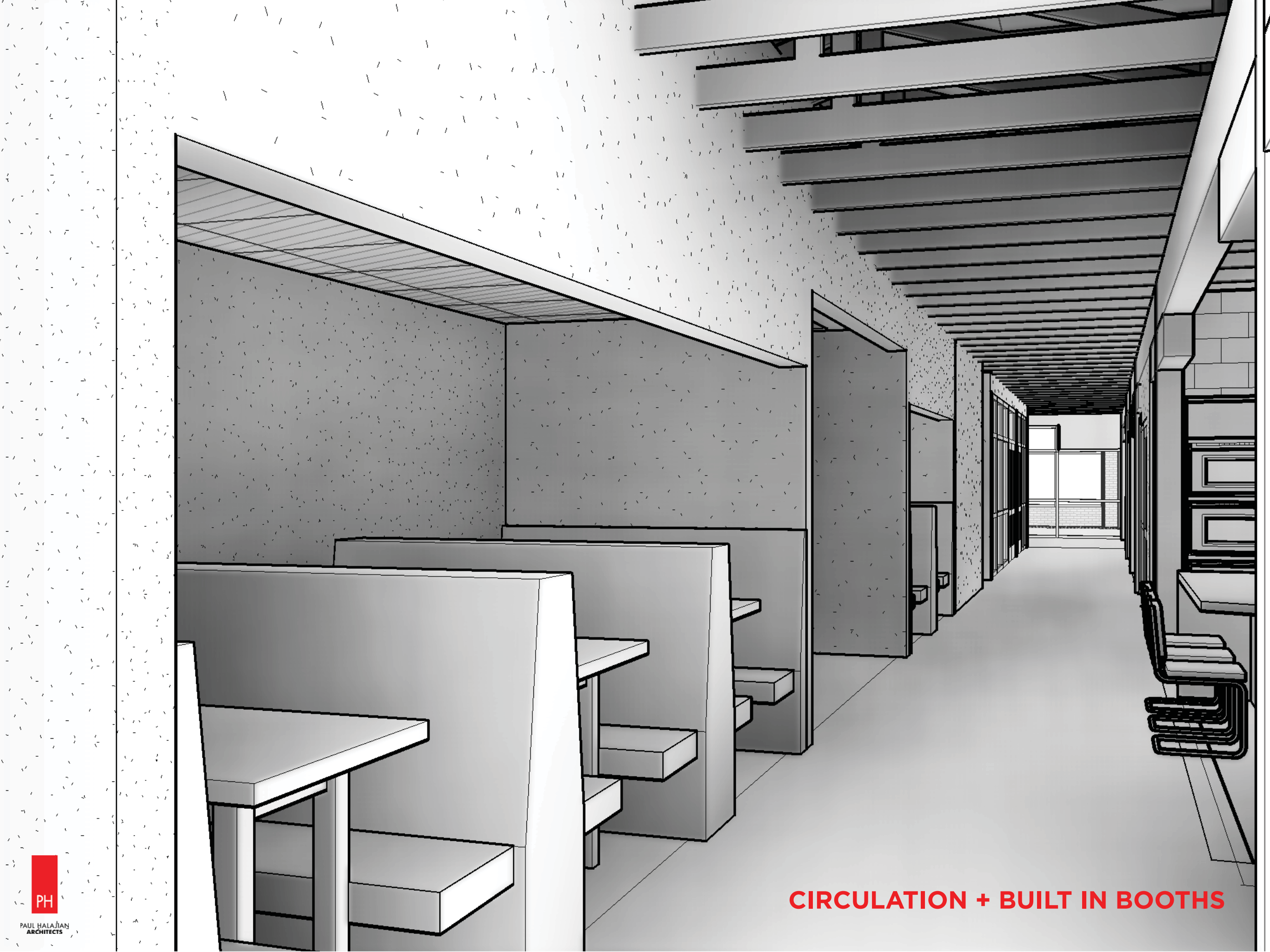


**OFFICE SUITE ENTRY**

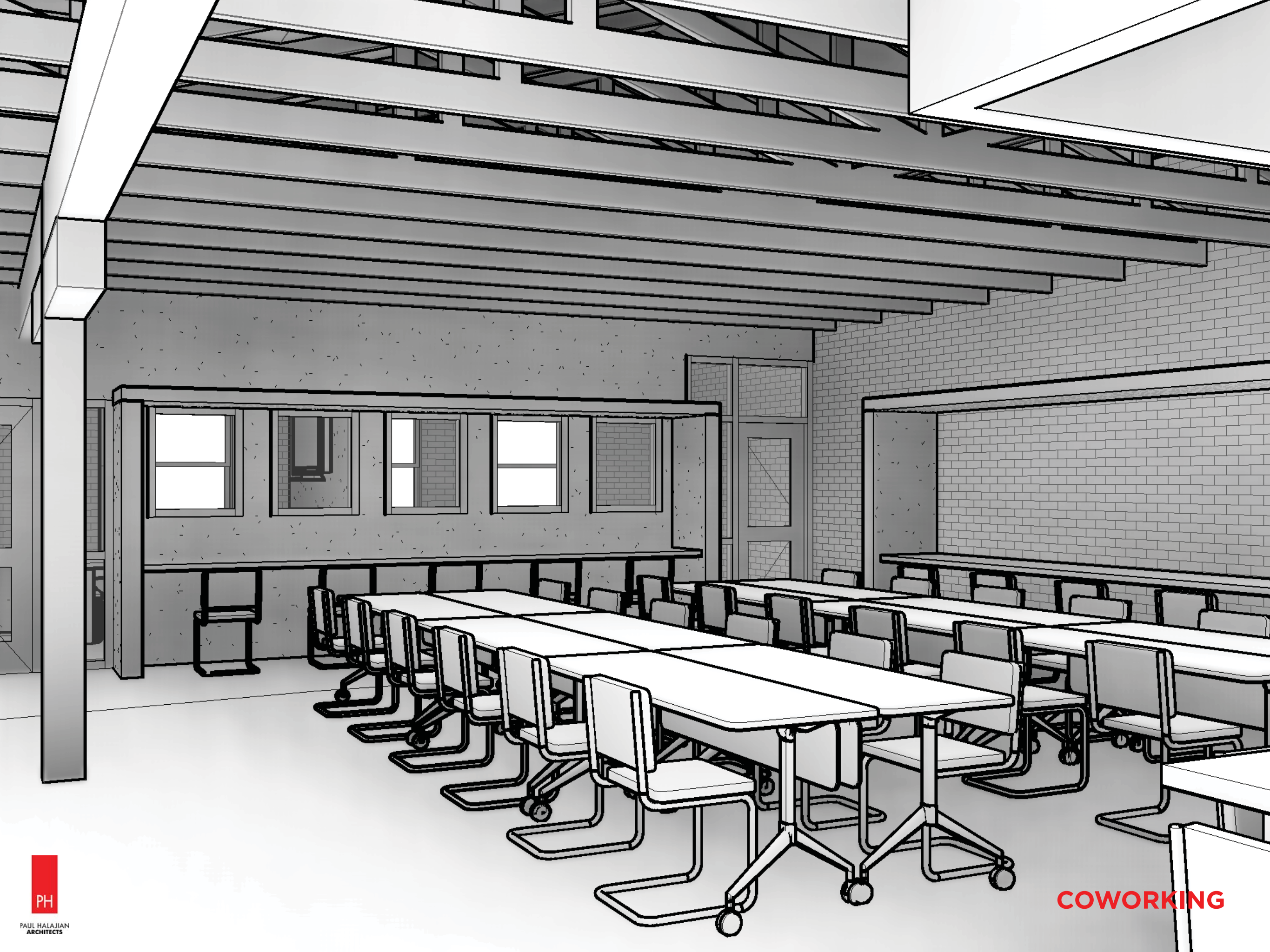




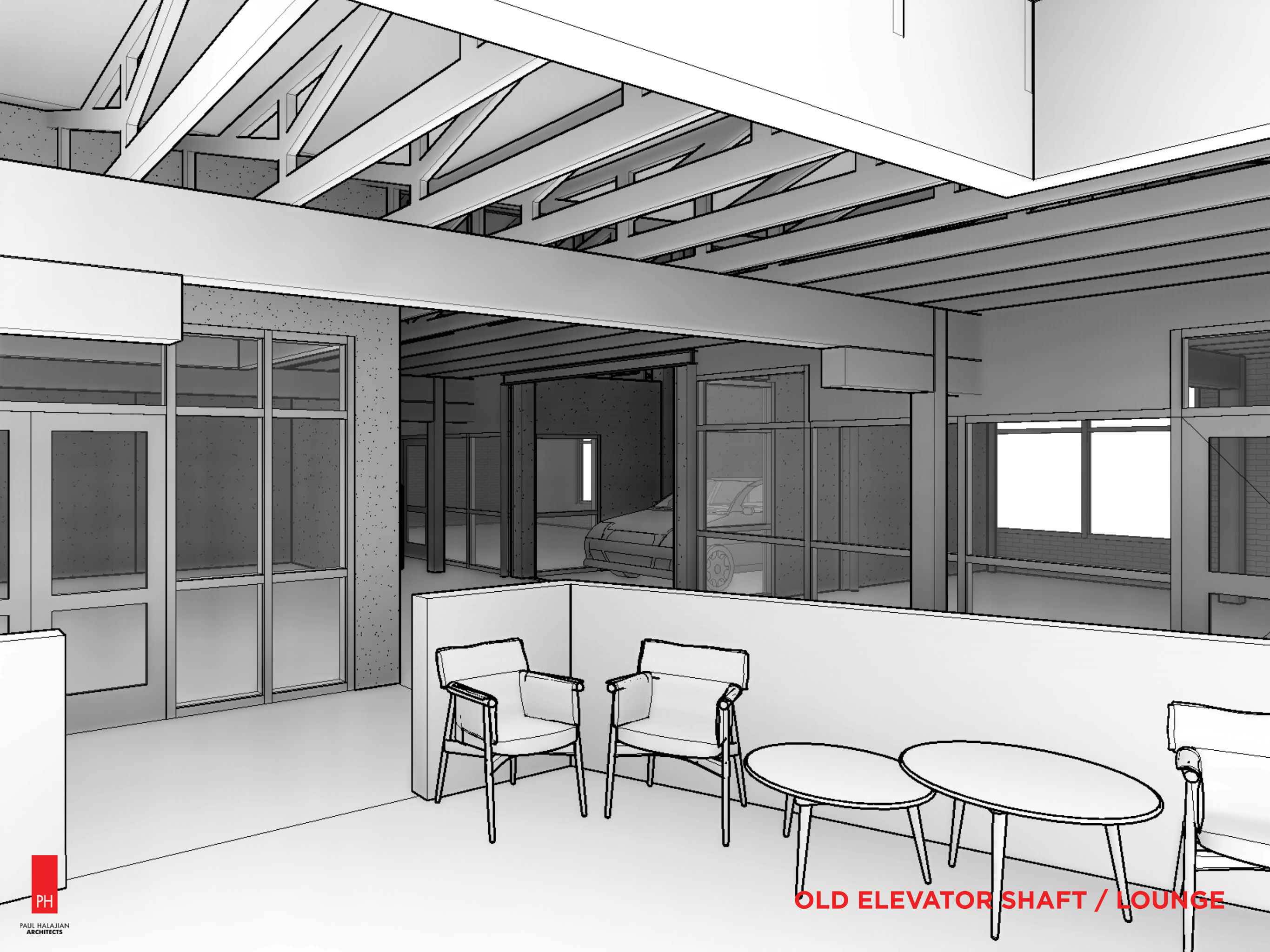




**CIRCULATION + BUILT IN BOOTHS**







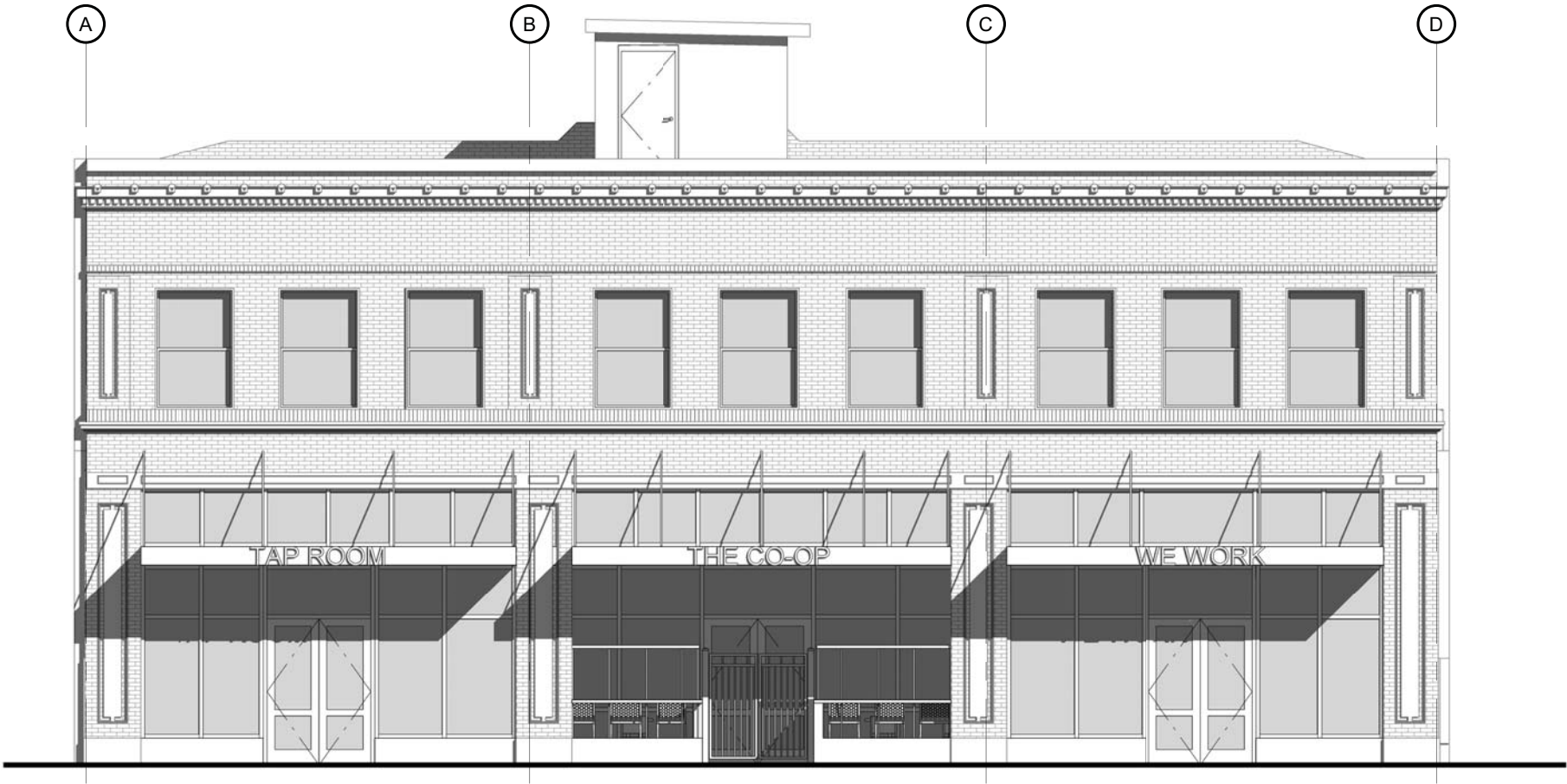
EXISTING TO REMAIN/ BE RESTORED:

BRICKWORK  
TERRA COTTA INLAYS  
INTRICATE CORNICES

REPLACE STREET LEVEL  
INFILL WITH:

BULKHEAD  
FIXED HOLLOW METAL GLAZING  
ENTRY DOORS  
AWNINGS  
CLERESTORY WINDOWS

REPLACE UPPER STORY  
ALUMINUM WINDOWS





EXISTING TO REMAIN/ BE RESTORED:

BRICKWORK  
CONCRETE HEADERS  
SOME ORIGINAL STEEL WINDOWS  
TRANSOMS  
ROLLUP DOOR

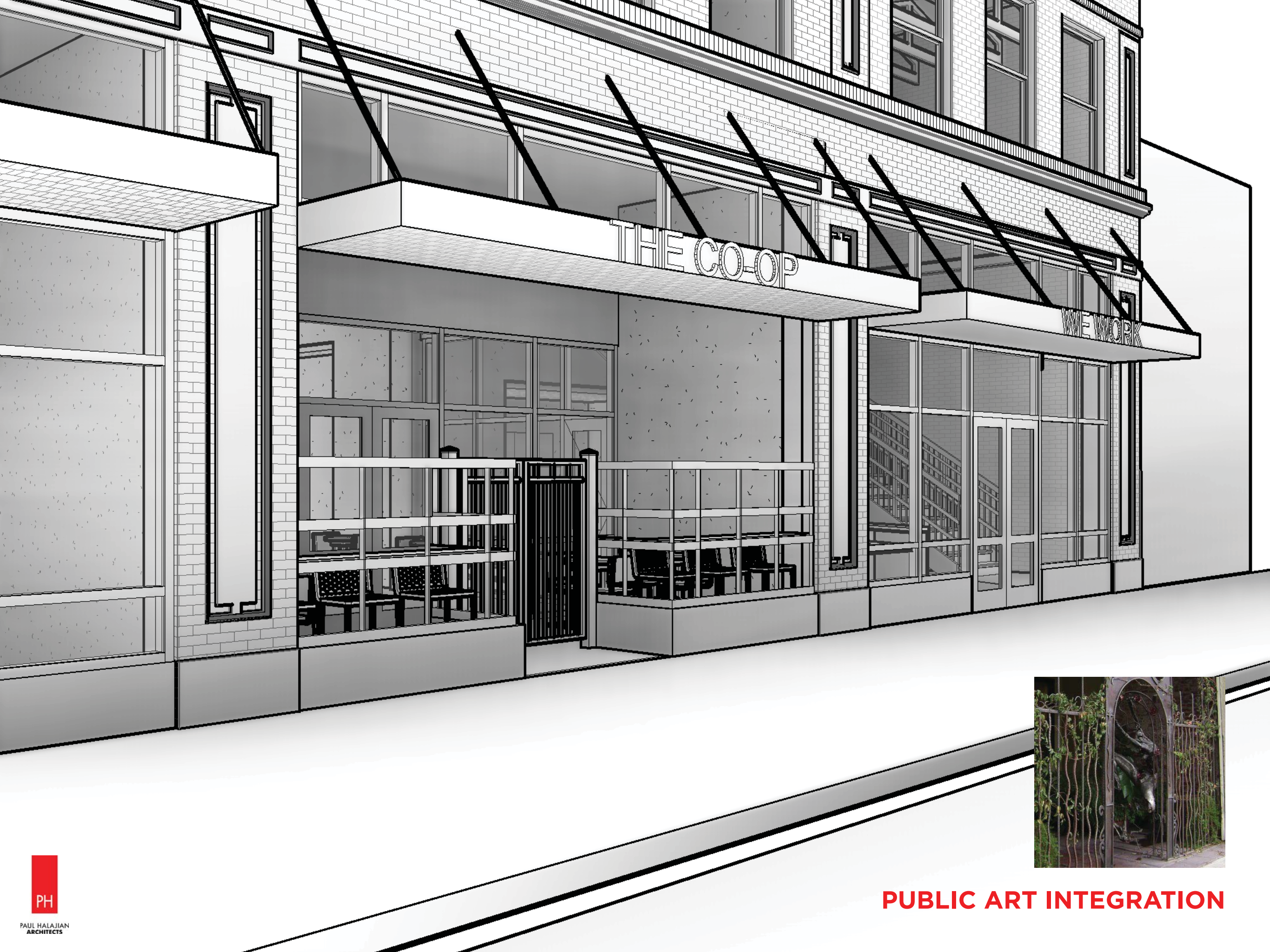
REMOVE:

ROLLUP DOOR  
DIVIDED FIXED WINDOWS/BRICK INFILL  
BOX SIGN

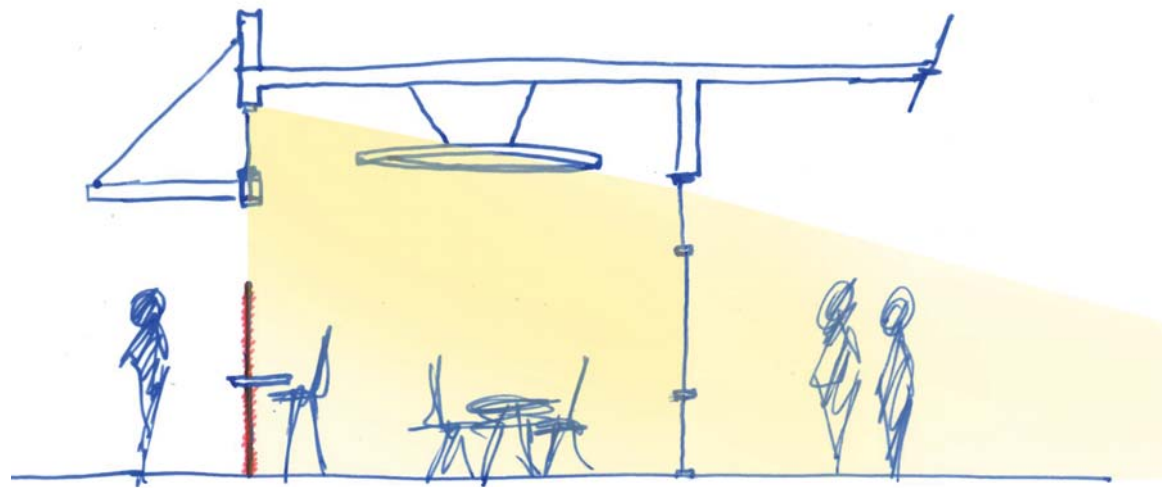
REPLACE WITH:

EXIT DOORS  
FIXED HOLLOW METAL GLAZING

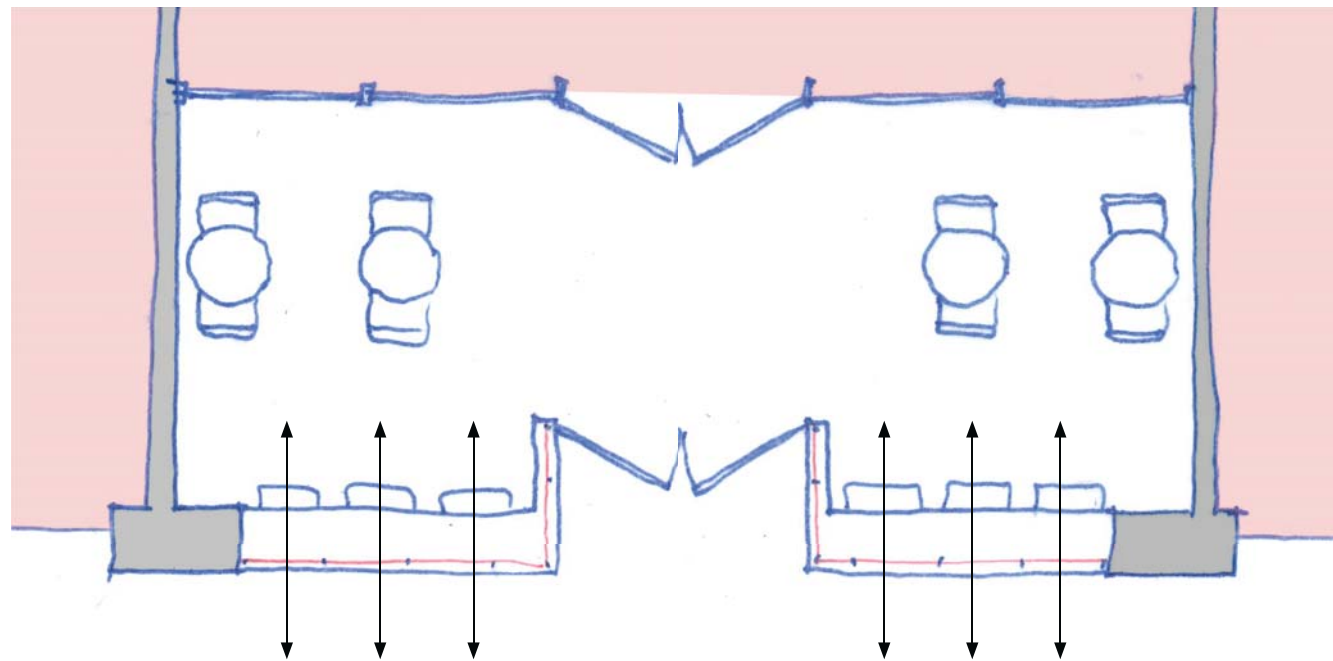




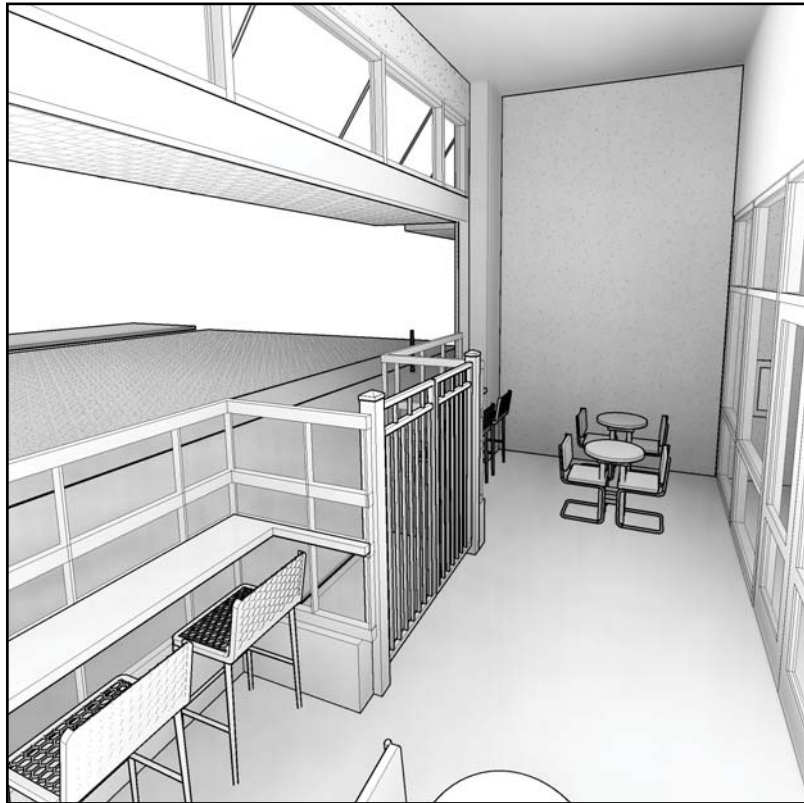




**FILTER**  
AFTERNOON SUN



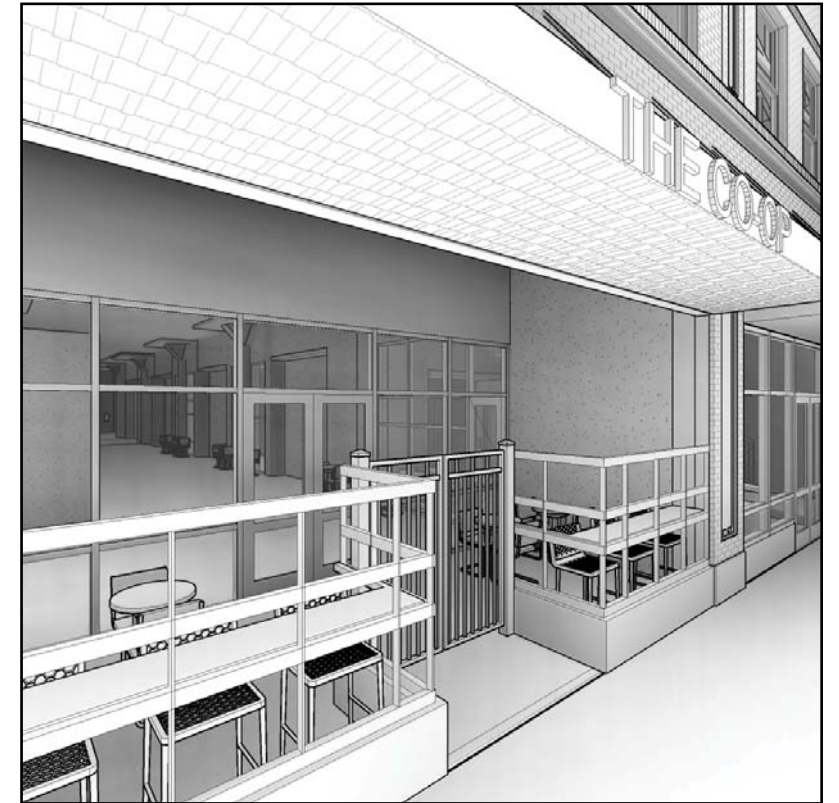
**ACTIVATE**  
FULTON STREET



VIEW TOWARDS FULTON STREET



VIEW TOWARDS TENANT SPACE



VIEW FROM FULTON STREET







