



Legislation Details (With Text)

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Title: REVIEW AND COMMENT ON THE PRE-APPLICATION, CONSISTING OF CONCEPTUAL REHABILITATION PLANS, FOR THE SUN STEREO WAREHOUSE (HP #160) LOCATED AT 736 FULTON STREET PURSUANT TO FMC 12-1606(a)(2) AND (b)(23).

Sponsors:

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Attachments: 1. Sun Stereo Warehouse Pre-App Attachments

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May 20, 2019

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SUBJECT:
REVIEW AND COMMENT ON THE PRE-APPLICATION, CONSISTING OF CONCEPTUAL REHABILITATION PLANS, FOR THE SUN STEREO WAREHOUSE (HP #160) LOCATED AT 736 FULTON STREET PURSUANT TO FMC 12-1606(a)(2) AND (b)(23).

RECOMMENDATION

Staff recommends that the Commission review and comment on the Pre-Application, consisting of conceptual rehabilitation plans, for the Sun Stereo Warehouse (HP #160) located at 736 Fulton Street pursuant to FMC 12-1606(a)(2) and (b)(23). The purpose of this review and comment is to initiate discussion and to provide advisement before moving forward in preparation for a proposed project. Review of a Pre-Application is not a formal project review, cannot result in an approval or denial, and may not be relied upon by an applicant for any purpose other than obtaining generally-applicable information about the historic review process.

EXECUTIVE SUMMARY

The owner of the Sun Stereo Warehouse has requested that their Pre-Application, consisting of

conceptual rehabilitation plans be reviewed and commented upon by the Historic Preservation Commission. Primary concern for Staff is the façade of this commercial building, as it consists of the character-defining features of this historic resource that are readily visible from the public right-of-way. Staff encourages discussion in pursuit of optimal design that enhances, and minimizes any potential adverse effects to, the historic character of the property.

Pursuant to FMC 12-1606(a)(2) and (b)(23), Staff requests that the Commission review and comment on this Pre-Application for the purposes of initiating discussion and providing advisement before moving forward in preparation for a proposed project. Review of a Pre-Application is not a formal project review, cannot result in an approval or denial, and may not be relied upon by an applicant for any purpose other than obtaining generally-applicable information about the historic review process.

BACKGROUND

The owner of the Sun Stereo Warehouse has requested that their Pre-Application, consisting of conceptual rehabilitation plans, be reviewed and commented upon by the Historic Preservation Commission.

The conceptual rehabilitation plans envision a program for the building that includes ground floor restaurant/microbreweries and upper story office spaces within the Brewery District in Downtown Fresno. Conceptual tenant improvements on the façade of the building would entail the existing brickwork, terra cotta inlays, and intricate cornices to remain or be restored as needed; replacement of infill within the existing storefronts along the first story with bulkheads, fixed hollow metal glazing, entry doors, awnings, and clerestory windows; and replacement of the existing aluminum windows along the second story with true double-hung windows with energy efficient glazing that returns this portion of the façade closer to how it was originally designed. The central storefront would be recessed behind open-grid-patterned fencing that meets the overall setback of the building with a partially-recessed and centered metal gated entry.

Upon initial review of the Pre-Application for the Sun Stereo Warehouse, Staff finds that the façade of this commercial building is the primary concern as it consists of the character-defining features of this historic resource that are readily visible from the public right-of-way. The rehabilitation as proposed appears to comply with the Purpose and Façade Design Development Standards as put forth in the Development Code under Chapter 15, Article 15 for Downtown Districts and the *Secretary of the Interior's Standard's for Rehabilitation*. Staff encourages discussion in pursuit optimal design that enhances, and minimizes any potential adverse effects to, the historic character of the property.

The intention of this Pre-Application is 1) to obtain advice and guidance on retaining a sense of place for this historic resource while considering adaptation and innovation for present and future needs and 2) to gain a consensus on what is recommended, what is likely to be permissible, and what may require further discussion.

The Sun Stereo Warehouse (1920) located at 736 Fulton Street consists of a two-story commercial building, constructed of brick masonry, that exhibits elements of the Italian Renaissance Revival architectural style in Downtown Fresno. The period of significance identified for this property is 1920, the year of its construction.

The Resolution designating the Sun Stereo Warehouse to the Local Register of Historic Resources was adopted by Fresno City Council on June 17, 1980. The property is greater than 50 years of age and possesses integrity of location, design, materials, workmanship, feeling, and association (FMC 12-1607). Additionally, it is significant under Local Register Criterion i because it is associated with early 20th century commercial development in Fresno and Criterion iii because it is an excellent example of an early 20th century Commercial property type in Fresno.

Duties and Powers of the Commission:

The City's Historic Preservation Ordinance is located at Chapter 12, Article 16 of the Fresno Municipal Code.

Section 1606 outlines the duties and powers of the Commission. Sections 1606(a)(2) and (b)(23) specifically refer to the duties entailing review, comment, advisement, and guidance for historic resources:

(a)(2) The regulation of exterior alterations visible from a public right-of-way including demolition, relocation and new construction, and interior alterations which would affect the significance of Historic Resources or Historic Districts.

(b)(23) Render advice and guidance, upon the request of a property owner or tenant on the financial and physical aspects of the restoration, alteration, rehabilitation, landscaping or maintenance of any Historic Resource, any Contributor to any Historic District (LHD or NRD) or any Heritage Property.

Historic Review Pre-Application Submittal Check List

The Submittal Check List for the Historic Review Pre-Application is not as comprehensive and final as it would be for a formal project review, and includes the following:

- Current Photographs
 - At least one overall view of the property
 - A detailed view of each historic feature that involves the proposed work
- Conceptual Plans
 - An existing site plan (and a proposed site plan if different from existing), which can be hand-drawn and is not required to be scale.
 - Inspirational visuals and descriptions for the proposed work

Attachments

Exhibit A: State of California Survey Forms for the Sun Stereo Warehouse 736 Fulton Street
Prepared August 1978 by William E. Patnaude for the City of Fresno.

Exhibit B: State of California Survey Forms for the Sun Stereo Warehouse 736 Fulton Street

Prepared October 8, 2007 by Caitlin Harvey, Page & Turnbull, Inc. for the South Stadium Project Area Historic Properties Survey Report.

Exhibit C: Historic Review Pre-Application Submittal from the owner representative of the Sun Stereo Warehouse (HP #160) located at 736 Fulton Street, May 2019.