



Legislation Details (With Text)

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Title: CONSIDER AND MAKE FINDINGS ON APPLICATION P18-01480 BY THE PROPERTY OWNER FOR TENANT IMPROVEMENT AND STOREFRONT REMODEL AT THE HELM BUILDING (HP #168) LOCATED AT 1101 FULTON STREET PURSUANT TO FMC 12-1606(a)(2) AND 12-1617.

Sponsors:

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Attachments: 1. Helm Building App Attachments

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1/28/2019	1	Historic Preservation Commission	approved	
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January 28, 2019

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SUBJECT:
CONSIDER AND MAKE FINDINGS ON APPLICATION P18-01480 BY THE PROPERTY OWNER FOR TENANT IMPROVEMENT AND STOREFRONT REMODEL AT THE HELM BUILDING (HP #168) LOCATED AT 1101 FULTON STREET PURSUANT TO FMC 12-1606(a)(2) AND 12-1617.

RECOMMENDATION

Staff recommends that the Commission approve the Application P18-01480 by the property owner for tenant improvement and storefront remodel at the Helm Building (HP #168) located at 1101 Fulton Street pursuant to FMC 12-1606(a)(2) and 12-1617 with the following conditions:

- 1) Staff will be allowed to photograph before, during and upon completion of the project; and
- 2) Any changes to the approved project will be submitted to the Historic Preservation Specialist prior to the commencement of any related work.
- 3) Future proposals for signage and awnings will be submitted to the Historic Preservation Specialist for review.

EXECUTIVE SUMMARY

The owner of the Helm Building has requested that his Application P18-01480 to install restrooms on the first floor and to remodel the storefront be considered for Historic Review. Because this project proposal is a substantial alteration, it requires review by the Historic Preservation Commission. Primary concerns for Staff are the street-facing elevations of this corner property, as they offer the most prominent character-defining features of the historic resource. Pursuant to FMC 12-1606(a)(2) and 12-1617, Staff requests that the Commission consider and make findings on Application P18-01480.

BACKGROUND

The owner of the Helm Building has requested that his Application P18-01480 to install restrooms on the first floor and to remodel the storefront be considered for Historic Review. These requests entail exterior alterations visible from the public right-of-way which could potentially affect the significance of a historic resource. Because this project proposal is a substantial alteration, it requires review by the Historic Preservation Commission.

The restroom installation plans entail a new entry within an existing bay on the west end of the side (south) elevation. The storefront remodel plans entail the restoration of the main (east) elevation Fulton Street through the removal of non-original material finishes and the enclosure of existing recessed entries with metal-framed doors and glazing within each bay - except the bay on the north end of the main elevation which shall remain open as it is the only original extant storefront entry. These plans are being proposed by the applicant for the benefit of future tenants and the public, with appreciation for the original historic fabric.

Upon initial review of Application P18-01480 for the Helm Building, Staff finds that the restroom installation and storefront remodel as proposed do comply with the Purpose and Façade Design Development Standards as put forth in the Development Code under Chapter 15, Article 15 for Downtown Districts. In reference to the Historic Preservation Ordinance, Staff finds that the street-facing elevations of this corner property are the primary concerns, as they offer the most prominent character-defining features of the historic resource.

The project as proposed would enhance the building's historic integrity by returning the most prominent original character-defining feature of the storefronts along the main elevation - the columns decorated by an egg-and-dart frame that extend from ground level up through the first story, which serve as a visual support for the base of the building and provide rhythmic continuity and spatial definition to the storefront bays along the ground floor. Therefore, Staff recommends approval with conditions.

The Helm Building (1914) located at 1101 Fulton Street consists of a ten-story office building, constructed of steel reinforced concrete with brick cladding. It was designed by architect George Kelham, in the Renaissance Revival architectural style. The period of significance identified for this property is 1914, the date of construction.

The Resolution designating the Helm Building 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 the

early 20th century development of downtown Fresno and Criterion iii because it is an excellent example of Renaissance Revival commercial architecture in Fresno designed by noted architect George Kelham.

The Helm Building was also determined eligible for listing in the National Register of Historic Places and the California Register of Historical Resources through the *Downtown Fresno (Fulton Corridor) Survey Report* (completed 2011, revised 2014).

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. Section 1606(a)(2) specifically refers to the duties entailing review of alterations to 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.

Section 1617 outlines the Historic Resource Permit Review Process.

Historic Review Application Submittal Check List

The Submittal Check List for the Historic Review Application 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
- ☐ Construction Documents
 - An existing site plan (and a proposed site plan if different from existing), drawn to scale, which clearly indicates all structures located on the parcel; and, the parcel's North, South, East, and West property lines
 - Detailed drawings, visuals, and descriptions for the proposed work

Attachments

Exhibit A: State of California Survey Forms for the Helm Building 1101 Fulton Street Prepared September 1, 2011 by C. McCoy & P. Travis for the *Downtown Fresno (Fulton Corridor) Survey Report* and Prepared June 30, 1978 by William E. Patnaude for the City of Fresno.

Exhibit B: Historic Review Application Submittal (P18-01480) from the owner of the Helm Building (HP #168) located at 1101 Fulton Street, December 2018.