

Supplemental Historic Property Survey Report for the Fulton Mall
Reconstruction Project, City of Fresno, California

Federal Project Number TCSPL-5060(263)

February 2014

SUPPLEMENTAL HISTORIC PROPERTY SURVEY REPORT

1. UNDERTAKING DESCRIPTION AND LOCATION

District	County	Route	Post Miles	Unit	E-FIS Project Number	Phase
District	County	Federal Project Number. (Prefix, Agency Code, Project No.)		Location		
06	FRE	TCSPL-5060(263)		Fulton Mall		

Project Description:

After the Area of Potential Effects was established and the Historic Property Survey Report was submitted to the State Historic Preservation Officer (SHPO) for review and concurrence, the Fulton Mall Reconstruction Project (project) was revised to include: traffic signal modifications, upgrading pedestrian facilities and lane modifications at the intersections of Fulton Street and Tuolumne Street; Fulton Street and Fresno Street; Fulton Street and Tulare Street; and at Fulton Street and Inyo Street. These proposed modifications are required in order to accommodate the project. These improvements are included in the overall scope of the project, however they are modifications to existing street right-of-way versus existing mall right-of-way. All proposed work will occur within the City's existing right-of-way. Traffic signals currently exist at each of these four intersections. However, they are currently set up for two and three way vehicular traffic. Because the proposed project will change these four intersections to four way intersections, the traffic signals will need to be modified. The modifications will include new traffic signal standards, conduits, pull boxes, loop detectors, controller cabinets, conductors and cables. Also included in the project as an essential part of improving pedestrian mobility and as a federal funding requirement, the existing pedestrian curb ramps are being upgraded in order to meet current Americans with Disabilities Act (ADA) standards. The transition and reconstruction of curbs, gutters and sidewalks to accommodate the pedestrian improvements at the intersections of Fulton Street and Tuolumne Street and Fulton Street and Inyo Street, would extend no more than 115' in either direction from where the intersecting centerlines meet. Similar to the traffic signals, when the circulation of traffic changes at these four intersections, the lane striping and median island configuration will need to be modified. In certain locations existing median islands will be reconfigured or replaced with striping. The lane striping modifications will extend beyond the intersections in order to safely transition traffic to work with the proposed project.

At the intersection of the proposed Mariposa Street and Broadway Street, work will include the typical street construction improvements in order to connect Mariposa and Broadway at a new three way stop controlled tee intersection. The improvements would include pavement, concrete curb and gutter, sidewalks, pedestrian ramps, and signing and striping. The transition and reconstruction of Broadway Street and Mariposa Street would extend no more than 100' to the northwest and southwest from where the two centerlines intersect.

One block of existing Kern Street and one block of existing Merced Street will also be modified to accommodate the necessary transitions for the proposed Fulton project. The current lane configurations will not work with the proposed project and will need to include modifications to travel lanes, parking, median islands and existing sidewalk widths. The proposed improvements would include pavement resurfacing, removal of existing median islands, pavement striping, new curb and gutter and reconstruction of pedestrian sidewalk segments. The proposed improvements on these two blocks are necessary for transitioning traffic over to the proposed alignments. All of these improvements are necessary for the project to successfully circulate traffic and accommodate pedestrians.

2. AREA OF POTENTIAL EFFECTS

The Supplemental Area of Potential Effects (APE) for the project was established in consultation with Philip Vallejo PQS: Principal Architectural Historian, and James Perrault, Caltrans District 06 Local

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Assistance Engineer, on February 24, 2014. The Supplemental APE maps are located as Exhibit 3 in this Historic Property Survey Report.

The Supplemental APE was established to include those parcels that lie within or are encroached upon by proposed project activities. The Supplemental APE also encompasses those areas where project activities were deemed to have the potential for indirect effects on architectural resources. Only those architectural resources not previously identified in the original APE or determined not to be exempt properties under stipulation VIII (c)(1) and defined in Attachment 4 (Properties Exempt from Evaluation) of the Section 106 PA are identified with Map Reference Numbers.

3. CONSULTING PARTIES / PUBLIC PARTICIPATION

Extensive coordination and consultation efforts have occurred and are ongoing as part of the Section 106 compliance and National Environmental Policy Act process. Consultation consists of initial outreach, submittal of the Historic Property Survey Report and subsequent Finding of Adverse Effect document. For a complete description of consultation efforts to date refer to the *Fulton Mall Reconstruction Project Finding of Adverse Effect* available online at http://www.dot.ca.gov/dist6/media/hpsr_fulton_mall/docs/fulton_mall_foe_2v2.pdf.

Additionally, the consulting parties listed below are being supplied with a copy of this Supplemental HPSR in accordance with 36 CFR Part 800.2 (c)(1-5). This will be concurrent with SHPO consultation.

- Local Government (*Head of local government, Preservation Office / Planning Department*)
 - City of Fresno- Elliot Balch, Downtown Revitalization Manager, Karana Hattersley Drayton- Historic Preservation Project Manager for the City of Fresno
 - Fresno County- Development Services Division, Divisions of Public Works and Planning, Division Secretary, Janet Morrison.
- Native American Tribes, Groups and Individuals
 - Ms. Elaine Bethel-Fink, Tribal Chairperson- North Fork Rancheria Tribal Office
 - Mr. Lawrence Bill, Interim Chairman- Sierra Nevada Native American Coalition
 - Mr. Robert Marquez, Tribal Chairman- Cold Springs Tribe
 - Ms. Elizabeth D. Kipp, Chairperson- Big Sandy Rancheria Band of Western Mono Indians
 - Ms. Nancy Ayala, Chairwoman- Picayune Rancheria of the Chukchansi Indians
 - Ms. Mary Motola, THPO/ Cultural Resource Director- Picayune Rancheria of the Chukchansi Indians
 - Mr. Robert Ledger, Chairperson- Dumna Wo-Wah Tribal Government
 - Mr. Stanley Alec, Singer and Elder- Kings River Choinumni Farm Tribe
 - Mr. Ben Charlie, Sr., Chairman- Dunlap Band of Mono Indians
 - Mr. David Alvarez, Chairperson- Choinumni Tribe East of the Kings River
 - Mr. Jerry Brown, Chairperson- Chowchilla Tribe of Yokuts
 - Mr. Frank Marquez
 - Ms. Lorrie Planas
 - Mr. Bob Pennell, Director, Cultural Resources- Table Mountain Rancheria
 - Mr. Ron W. Goode, Chairman- North Fork Mono Tribe
 - Ms. Rosemary Smith, Chairperson- The Choinumni Tribe of Yokut Indians
 - Mr. Kenneth W. Woodrow, Chairman- The Eshom Valley Band of Michahai and Wuksachi Indians
 - Mr. Hector "Lalo" Franco, Cultural Resources Director- Santa Rosa Rancheria Tachi Yokuts

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Other

- Downtown Fresno Coalition
- Downtown Fresno Partnership

A copy of this report will also be made available for public review at the Caltrans District 06 website, accessible at <http://www.dot.ca.gov/dist6/>. A hard copy will be provided upon request.

4. SUMMARY OF IDENTIFICATION EFFORTS

- | | |
|---|--|
| <input checked="" type="checkbox"/> National Register of Historic Places
<input checked="" type="checkbox"/> California Register of Historical Resources
<input checked="" type="checkbox"/> California Inventory of Historic Resources
<input checked="" type="checkbox"/> California Historical Landmarks
<input checked="" type="checkbox"/> Other Sources consulted | <input checked="" type="checkbox"/> California Points of Historical Interest
<input checked="" type="checkbox"/> California Historical Resources Information System (CHRIS)
<input type="checkbox"/> Caltrans Historic Highway Bridge Inventory
<input checked="" type="checkbox"/> Caltrans Cultural Resources Database (CCRD) |
|---|--|

- Karana Hattersley Drayton- Historic Preservation Project Manager for the City of Fresno. Consultation included discussion of Supplemental APE and properties identified within additional survey areas. Ms. Drayton expressed her belief that 748-752 Fulton Street is eligible for inclusion in the National Register of Historic Places. She furthermore provided review of the associated technical documents.

Results:

- Within the supplemental APE two properties were identified that are listed on the National Register of Historic Places:
 - 1401 Fulton Street; San Joaquin Light and Power Corporation Building (Map Reference A)
 - 1400 Fulton Street; Pantages Theater (Map Reference B)

5. PROPERTIES IDENTIFIED

- Philip Vallejo**, who meets the Professionally Qualified Staff Standards in Section 106 Programmatic Agreement Attachment 1 as a Principal Architectural Historian, has determined that the only/only other properties present within the APE meet the criteria for Section 106 Programmatic Agreement Attachment 4 (**Properties Exempt from Evaluation**).
- The following cultural resources within the APE **previously determined not eligible** for inclusion in the National Register of Historic Places and that determination is still valid.
 - 1221 Fulton Mall (The Brix Building)
 - 1199/1201 Fulton Mall (Proctor's Jewelers)
 - 1929-1939 Fresno Street (Immigration Solution/Good Neighbor Medical Clinic)
 - 1136 Fulton Mall (Fallas Paredes)
 - 1127-1139 Fulton Mall (Commercial Building)
 - 1118 Fulton Mall (Kress Building)
 - California Historical Landmark #873
 - 1029-1031 Fulton Mall (Leslie's Jewelers/ Botanica San Judas)
 - 931-935 Fulton Mall (China Express/El Bronco)
 - 927 Fulton Mall (Hermanos)
 - 926 Fulton Mall (Family Town)
 - 917 Fulton Mall (El Patron/Beauty Town)
 - 900 Fulton Mall (Mammoth Mall)
 - 887 Fulton Mall (Berkeley's Department Store)

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- 845-875 Fulton Mall (Kenney's Shoes)
- 829-831 Fulton Mall (El Caballero)
- 801 Van Ness Avenue (Inyo/ Van Ness Spiral Parking Garage)

X The following cultural resources within the APE are **not eligible** for inclusion in the National Register of Historic Places:

- 760 Fulton Mall (Map Reference # C)

X The following **properties** within the APE are **considered eligible** for inclusion in the National Register of Historic Places for the purposes of **this project only** because evaluation was not possible, in accordance with Section 106 Programmatic Agreement Stipulation VIII.C.4.

- Fulton Street/Fulton Mall Historic District (Considered eligible for the NRHP for the purposes of the current undertaking only -via consultation with SHPO- 11-21-13)

X The following properties within the APE **previously were listed or determined eligible** for inclusion in the National Register of Historic Places and that determination is still valid:

Properties identified within the Supplemental APE boundaries:

- 1401 Fulton Street; San Joaquin Light and Power Corporation Building (Map Reference A)
- 1400 Fulton Street; Pantages Theater (Map Reference B)

Properties identified in the original APE boundaries:

- 1001 Fulton Mall; Bank of Italy; listed on the NRHP
- 851 Van Ness; Hotel California; listed on the NRHP
- Fulton Mall (Historic Landscape); eligible for the NRHP
- 1060 Fulton Mall; Pacific Southwest Building/ Security Bank; eligible for the NRHP
- 1177 Fulton Mall; Mattei Building/ Guarantee Savings and Loan; eligible for the NRHP
- 1101 Fulton Mall; E. Griffith-McKenzie/ Helm Building; eligible for the NRHP
- 1044 Fulton Mall; Mason Building; eligible for the NRHP
- 959 Fulton Mall; Radin Kamp Department Store/ J.C. Penney Building; eligible for the NRHP
- 2014 Tulare Street; T.W. Patterson Building; eligible for the NRHP
- 802 Fulton Mall; Gottschalks Department Store; eligible for the NRHP
- Fulton Street/Fulton Mall Historic District (Considered eligible for the NRHP for the purposes of the current undertaking only -via consultation with SHPO- 11-21-13)

X The following properties within the APE are **eligible** for inclusion in the National Register of Historic Places:

- 748-752 Fulton Street (Map Reference D)

X The following resources are **not significant resources under CEQA**:

Properties identified within the Supplemental APE boundaries:

- 760 Fulton Mall (Map Reference # C)

Properties identified in the original APE boundaries:

- 1199/1201 Fulton Mall (Proctor's Jewelers)
- 1929-1939 Fresno Street (Immigration Solution/Good Neighbor Medical Clinic)
- 1136 Fulton Mall (Fallas Paredes)
- 1029-1031 Fulton Mall (Leslie's Jewelers/ Botanica San Judas)
- 931-935 Fulton Mall (China Express/El Bronco)
- 927 Fulton Mall (Hermanos)
- 926 Fulton Mall (Family Town)
- 917 Fulton Mall (El Patron/Beauty Town)

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- 900 Fulton Mall (Mammoth Mall)
- 845-875 Fulton Mall (Kenney's Shoes)
- 829-831 Fulton Mall (El Caballero)

X The following are **historical resources for the purposes of CEQA** because they meet the California Register or Historical Resources criteria and/or locally designated under a local government ordinance or were identified as significant in a survey that meets the Office of Historic Preservation standards.

Properties identified within the Supplemental APE boundaries:

- 1401 Fulton Street; San Joaquin Light and Power Corporation Building, listed on the NRHP (Map Reference A)
- 1400 Fulton Street; Pantages Theater, listed on the NRHP (Map Reference B)
- 748-752 Fulton Street, listed in the City of Fresno's Local Register of Historical Resources as Historic Property # 261. (Map Reference D)

Properties identified in the original APE boundaries:

- 1001 Fulton Mall; Bank of Italy; listed on the NR
- 851 Van Ness; Hotel California; listed on the NR
- Fulton Mall (Historic Landscape); eligible for the NRHP
- 1060 Fulton Mall; Pacific Southwest Building/ Security Bank; eligible for the NR
- 1177 Fulton Mall; Mattei Building/ Guarantee Savings and Loan; eligible for the NR
- 1101 Fulton Mall; E. Griffith-McKenzie/ Helm Building; eligible for the NR
- 1044 Fulton Mall; Mason Building; eligible for the NR
- 959 Fulton Mall; Radin Kamp Department Store/ J.C. Penney Building; eligible for the NR
- 2014 Tulare Street; T.W. Patterson Building; eligible for the NR
- 802 Fulton Mall; Gottschalks Department Store; eligible for the NR
- Fulton Street/Fulton Mall Historic District; considered eligible for the NRHP for the purposes of the current undertaking only -via consultation with SHPO- 11-21-13.
- California Historical Landmark # 873

The following properties within the original APE boundaries were determined to be Historical Resources under CEQA via a local survey completed by Historic Resources Group (HRG) for the City of Fresno. While HRG's survey meets the standards set forth in PRC 5024.1(g) and are thus treated as Historical Resources under CEQA, it should be noted that as of February 24, 2014, HRG's report had not been officially adopted and/or approved by the City of Fresno's Historic Preservation Commission and is thus not considered a final document. These same resources were evaluated for NRHP eligibility as part of Caltrans' Federal responsibilities under Section 106 of the National Historic Preservation Act of 1966 and determined not eligible via consensus determination (October 8, 2013 see Attachment 4).

- 1221 Fulton Mall; Brix Building; determined individually eligible for local listing via survey evaluation
- 1127-1139 Fulton Mall; Commercial building; determined individually eligible for local listing via survey evaluation.
- 1118 Fulton Mall; Kress Building; determined individually eligible for local listing via survey evaluation.
- 887 Fulton Mall; Berkeley's Department Store; determined individually eligible for local listing via survey evaluation
- 801 Van Ness Avenue/ 860 Fulton Mall; Spiral Parking Garage; determined individually eligible for the California Register and local listing via survey evaluation

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901Fulton Mall, Luftenburg's was determined individually eligible for listing in the California Register and for local listing as part of HRG's survey. Its NRHP eligibility has been left indeterminate at this time via SHPO consultation (November 21, 2013 -see Attachment 4).

6. HPSR to District File

Not applicable.

7. HPSR to SHPO

Caltrans has determined there are properties within the APE that were evaluated as a result of the project and are **not eligible** for inclusion in the National Register of Historic Places; see Section 5. Under Section 106 Programmatic Agreement Stipulation VIII.C.6, Caltrans requests SHPO's concurrence in this determination.

- 760 Fulton Street (Map Reference # C)

Caltrans has determined there are properties within the APE that were evaluated as a result of the project and are **eligible** for inclusion in the National Register of Historic Places; see Section 5. Under Section 106 Programmatic Agreement Stipulation VIII.C.6, Caltrans requests SHPO's concurrence in this determination.

- 748-752 Fulton Street (Map Reference # D)

Caltrans, in accordance with Section 106 Programmatic Agreement Stipulations IX.B and X, will continue consultation with SHPO on the assessment of effects.

8. HPSR to CSO

Caltrans, in accordance with Section 106 Programmatic Agreement Stipulation VIII.C.4, has determined that the **properties** within the APE, and described in Section 5, are **considered eligible** for inclusion in the National Register of Historic Places for the purposes of **this project only** through consultation with SHPO.

- Fulton Street/Fulton Mall Historic District (via consultation with SHPO- 11-21-13)

9. Findings for State-Owned Properties

Not applicable; project does not involve Caltrans right-of-way or Caltrans-owned property.

10. CEQA Considerations

Not applicable; Caltrans is not the lead agency under CEQA.

11. List of Attached Documentation

- Project Vicinity, Location, and APE Maps (**Attachment 1**)
- Supplemental Historical Resources Evaluation Report (HRER) (**Attachment 2**)
- Vallejo, 2014
- Other (*Specify below*)
- Archaeological Memo (**Attachment 3**)
 - SHPO Consultation (**Attachment 4**)

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12. HPSR Preparation and Caltrans Approval

Prepared by Philip Vallejo:

Philip Vallejo

2/25/14

District 06 Caltrans
PQS:

PQS: Principal Architectural Historian

Date

Reviewed for approval
by: *(sign on line)*

District ___ Caltrans
PQS discipline/level:

[PQS certification level]

Date

Approved by: Jeanne Binning

Jeanne Binning

2/25/14

District 06 EBC:

Central California Cultural Resources Branch

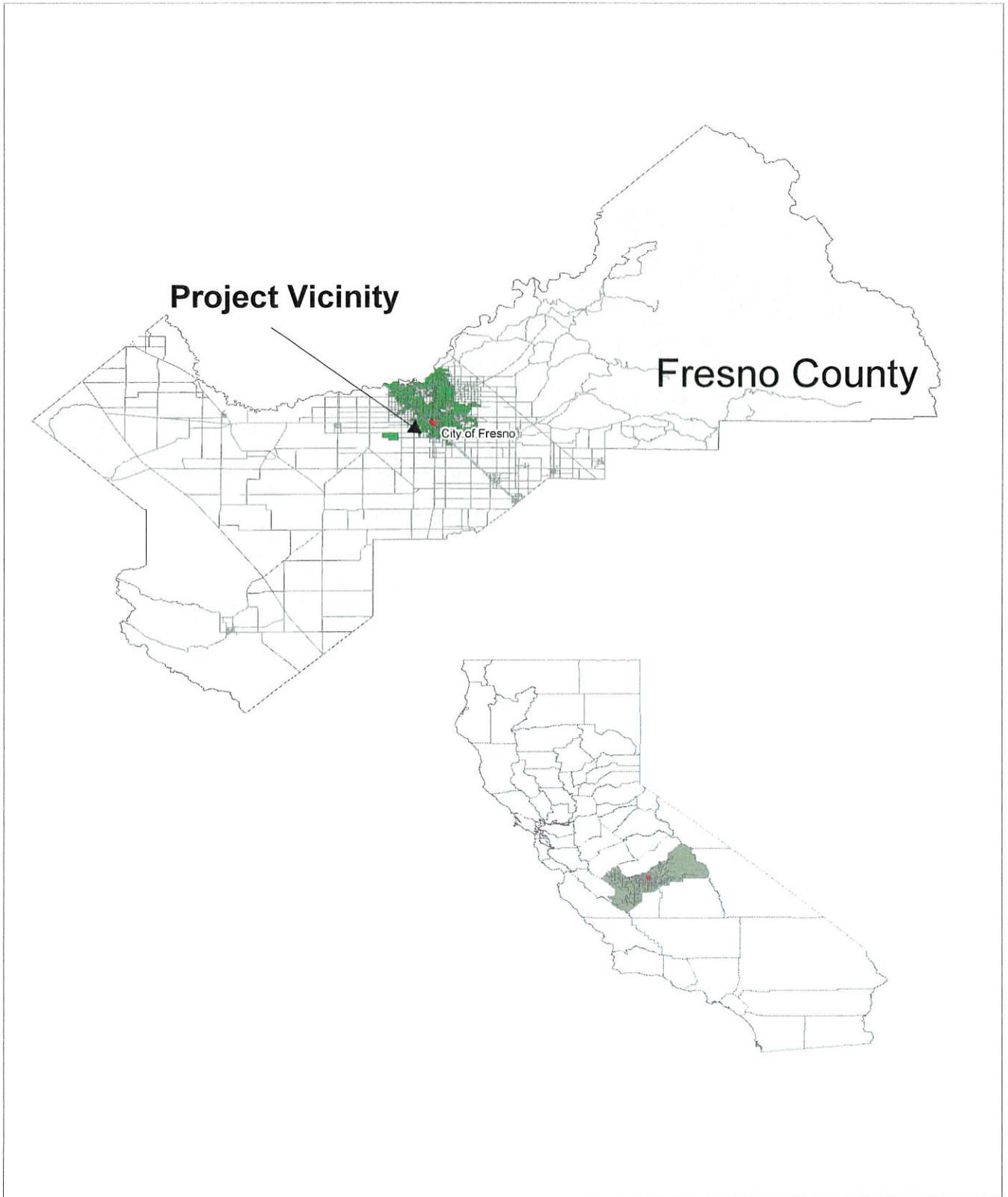
Date

Attachment 1:

Exhibit 1- Project Vicinity Map

Exhibit 2- Project Location Map

Exhibit 3- Area of Potential Effects Map

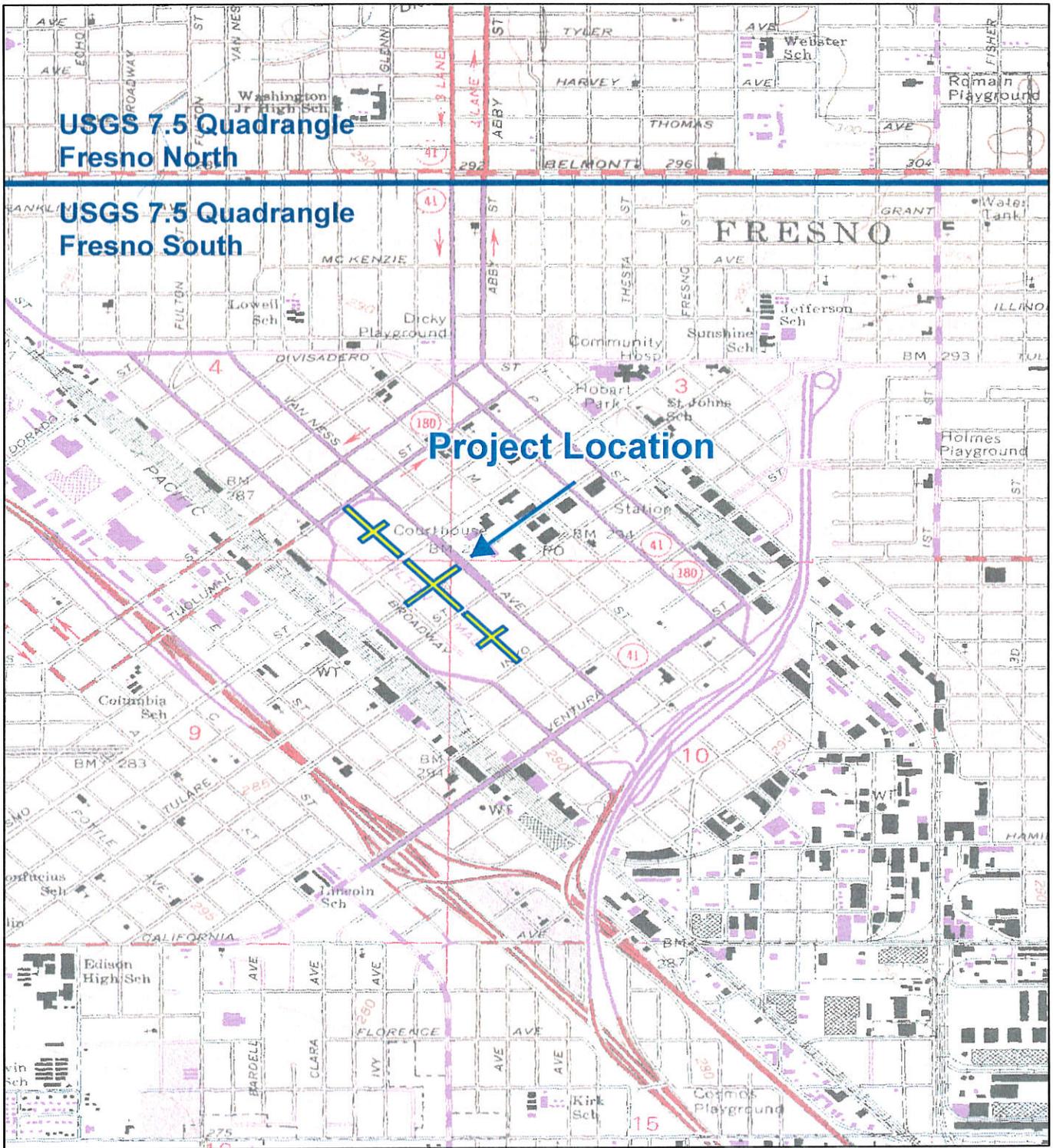


NOT TO SCALE



Exhibit 1
Supplemental
Project Vicinity

FPN: TCSPL-5060(263)



USGS 7.5 Quadrangle
Fresno North

USGS 7.5 Quadrangle
Fresno South

Project Location

1:24,000



Exhibit 2
Project Location

Supplemental
Project Location

FPN: TCSP-5060(263)



Legend
 [Dashed Line] Area of Potential Effects (APE)
 [Yellow/Red Box] Supplement to the APE

[Signature] 2/24/14
 James Perrault Date
 Caltrans Dist. 06 Local Assistance Engineer

[Signature] 2/24/14
 Philip Vallejo Date
 Caltrans Dist. 06 PQS: Principal Architectural Historian

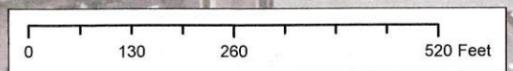


Exhibit 3
 Supplemental
 Area of Potential Effects
 FPN: TCSPL-5060(263)

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Attachment 2:

Historic Resources Evaluation Report

SUPPLEMENTAL HISTORICAL RESOURCE EVALUATION REPORT

For the Fulton Mall Reconstruction Project
City of Fresno, California

Federal Project Number TCSPL-5060(263)

Prepared for:



Jeanne Binning, Branch Chief
Central California Cultural Resources Branch
California Department of Transportation, District 6
Fresno, California

Prepared by:



Philip Vallejo, (PQS) Principal Architectural Historian
Central California Cultural Resources Branch
California Department of Transportation, District 6
Fresno, California

February 2014

SUMMARY OF FINDINGS

This Supplemental Historic Resource Evaluation Report (HRER) assesses cultural resources within the Area of Potential Effects (APE) (Appendix A, Exhibits 1-3 for the *Fulton Mall Reconstruction Project, City of Fresno, California; Federal Project Number TCSPL-5060(263)*). The HRER was prepared for this project in accordance with the guidance provided in the 2014 *First Amended Programmatic Agreement Among the Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, and the California Department of Transportation Regarding Compliance with Section 106 of the National Historic Preservation Act, as it Pertains to the Administration of the Federal-Aid Highway Program in California*, hereafter referred to as the Section 106 PA. The Fulton Mall Reconstruction project proposes to reconstruct the Fulton Mall as a complete street by reintroducing vehicle traffic lanes to the existing pedestrian mall. This supplemental report is necessitated due to the addition of project activities not captured or identified within the original APE for this project, including, the modification of traffic signals, upgrades in pedestrian facilities, and lane modifications.

Within the supplemental APE, two historic-era properties, 760 Fulton Street (Map Reference #C) and 748-752 Fulton Street (Map Reference #D), were identified as requiring a formal evaluation. Both properties were previously evaluated as part of the City of Fresno's 2008 Historic Property Survey Report for the South Stadium project, however, this report was never submitted to the State Historic Preservation Office (SHPO) for review and no consensus determination has ever been received. Upon review by Caltrans PQS, it was determined that the finding for the property located at 760 Fulton Street as not eligible for the National Register of Historic Places (NRHP) remains valid and no updates to the DPR forms were necessary. The property at 748-752 Fulton Street did however require an updated evaluation and was determined to be eligible for the National Register under Criterion C as a rare intact example of an International style commercial building constructed in the City of Fresno. The associated DPR 523 forms are located as Appendix B of this document.

Additionally, two historic properties listed on the NRHP, 1401 Fulton Street, San Joaquin Light and Power Corporation Building (Map Reference # A) and 1400 Fulton Street, Alexander Pantages Theatre¹ (Map Reference # B), are located within the supplemental APE (See Appendix C).

California Department of Transportation (Caltrans) Professionally Qualified Staff- Principal Architectural Historian, Philip Vallejo has determined that all other architectural resources within the Area of Potential Effects (APE) meet the criteria pursuant to stipulation VIII (c)(1) and defined in Attachment 4 (Properties Exempt from Evaluation) of the Section 106 PA.

¹ Also known as and referred to locally as the Warnor's Theater.

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Appendix A: Maps

- Figure 1: Vicinity Map
- Figure 2: Location Map
- Figure 3: APE Maps

Appendix B: DPR forms

Appendix C: National Register Nomination Forms

PROJECT DESCRIPTION

The California Department of Transportation, as assigned by Federal Highway Administration, (FHWA), and in cooperation with the City of Fresno proposes to make traffic signal modifications, upgrade pedestrian facilities and make lane modifications at the intersections of Fulton Street and Tuolumne Street; Fulton Street and Fresno Street; Fulton Street and Tulare Street; and at Fulton Street and Inyo Street. These proposed modifications are required in order to accommodate the Fulton Mall Reconstruction Project (project). These improvements are included in the overall scope of the project, however they are modifications to existing street right-of-way versus existing mall right-of-way. All proposed work will occur within the City's existing right-of-way. Traffic signals currently exist at each of these four intersections. However, they are currently set up for two and three way vehicular traffic. Because the proposed project will change these four intersections to four way intersections, the traffic signals will need to be modified. The modifications will include new traffic signal standards, conduits, pull boxes, loop detectors, controller cabinets, conductors and cables. Also included in the project as an essential part of improving pedestrian mobility and as a federal funding requirement, the existing pedestrian curb ramps are being upgraded in order to meet current Americans with Disabilities Act (ADA) standards. The transition and reconstruction of curbs, gutters and sidewalks to accommodate the pedestrian improvements at the intersections of Fulton Street and Tuolumne Street and Fulton Street and Inyo Street, would extend no more than 115' in either direction from where the intersecting centerlines meet. Similar to the traffic signals, when the circulation of traffic changes at these four intersections, the lane striping and median island configuration will need to be modified. In certain locations existing median islands will be reconfigured or replaced with striping. The lane striping modifications will extend beyond the intersections in order to safely transition traffic to work with the proposed project.

At the intersection of the proposed Mariposa Street and Broadway Street, work will include the typical street construction improvements in order to connect Mariposa and Broadway at a new three way stop controlled tee intersection. The improvements would include pavement, concrete curb and gutter, sidewalks, pedestrian ramps, and signing and striping. The transition and reconstruction of Broadway Street and Mariposa Street would extend no more than 100' to the northwest and southwest from where the two centerlines intersect.

One block of existing Kern Street and one block of existing Merced Street will also be modified to accommodate the necessary transitions for the proposed Fulton project. The current lane configurations will not work with the proposed project and will need to include modifications to travel lanes, parking, median islands and existing sidewalk widths. The proposed improvements would include pavement resurfacing, removal of existing median islands, pavement striping, new curb and gutter and reconstruction of pedestrian sidewalk segments. The proposed improvements on these two blocks are necessary for transitioning traffic over to the proposed alignments. All of these improvements are necessary for the project to successfully circulate traffic and accommodate pedestrians. Associated mapping can be found at Appendix A of this report.

RESEARCH AND FIELD METHODS

The research and field work for the Fulton Mall Reconstruction Project was conducted as part of the original Historic Property Survey Report and associated technical documents, and are documented therein.

Specific research methodology as it pertains to the supplemental area indentified in Exhibit 3 of this document was limited to a review of existing documentation, including DPR 523 evaluation forms and the associated South Stadium Historic Property Survey Report, and a field survey of the additional areas to review existing buildings and identify historic information pertinent to subsequent evaluation and/or applicability of stipulation VIII (c)(1) (Properties Exempt from Evaluation) of the Section 106 PA.

HISTORICAL OVERVIEW

Refer to the historic context prepared as part of the original 2013 Historic Resources Evaluation Report for the Fulton Mall Reconstruction Project.

DESCRIPTION OF RESOURCES

The project is located in Downtown Fresno. The project area consists of a concentration of some of Fresno's most prominent buildings. Within the supplemental APE this includes the NRHP listed San Joaquin Light and Power Corporation Building (Map Reference A) and the NRHP listed Alexander Pantages Theatre (Map Reference B). Building types range in date from the early 20th Century to present day new construction.

FINDINGS AND CONCLUSIONS (Supplemental area)

Properties Listed in the National Register

- 1401 Fulton Street, San Joaquin Light and Power Corporation Building (Map Reference A)
- 1400 Fulton Street, Alexander Pantages Theatre (Map Reference B)

Properties determined ineligible for inclusion in the NRHP as part of this study:

One property, 760 Fulton Mall, was formally evaluated in 2008 as part of the City of Fresno’s South Stadium HPSR. This evaluation was reviewed by Caltrans PQS and determined to be still valid. The associated DPR 523 evaluation forms can be found at Appendix B of this document.

Name	Address	Community	OHP Status code	Map Reference #
Downtown Auto Care	760 Fulton Street	Fresno, CA	6z	C

Properties determined eligible for inclusion in the NRHP as part of this study:

One property, 748-752 Fulton Mall, was formally evaluated in 2008 as part of the City of Fresno’s South Stadium HPSR. This evaluation was reviewed by Caltrans PQS and it was determined that an update to the evaluation was required. The associated DPR 523 evaluation forms can be found at Appendix B of this document.

Name	Address	Community	OHP Status code	Map Reference #
Fresno Photo Engraving	748-752 Fulton Street	Fresno, CA	3s,5s1	D

The property at 748-752 Fulton Street, Fresno Photo Engraving (Map Reference D) is eligible for inclusion in the NRHP at the local level of significance, under Criterion C, as a rare intact example of an International style commercial building constructed in the City of Fresno. Its period of significance is 1946. The historic boundaries are the assessor parcel boundaries. Character defining features include: the reinforced concrete two story construction on a rectangular plan; Vitrolux siding on the first story and smooth stucco on the second story façade; window fenestration including first story façade windows consisting of aluminum framed plate glass with angled corners flanking the primary entry, second story band of ribbon windows consisting of aluminum fixed and sliding sashes, and vertical oriented glass block located on the end pier; the flat canopy with horizontal grooved metal that spans the entire façade, stepping down over the secondary entry on the end pier. The Fresno Photo Engraving building is listed in the City of Fresno’s Local Register of Historical Resources as Historic Property # 261.

Properties Not Evaluated

Philip Vallejo, who meets the Professionally Qualified Staff Standards in Section 106 PA Attachment 1 as an Architectural Historian or above, has determined that the only other properties present within the APE, including state-owned resources, meet the criteria for Section 106 PA Attachment 4 (Properties Exempt from Evaluation).

BIBLIOGRAPHY

California Department of Transportation. *Historic Property Survey Report for the Fulton Mall Reconstruction Project, City of Fresno, California; Federal Project Number TCSPL 5060(263)*. By Michael H. Dice, First Carbon Solutions/Michael Brandman Associates. Fresno: District 06 Cultural Files, August 2013. Also available online at http://www.dot.ca.gov/dist6/media/hpsr_fulton_mall/docs/hpsr_fulton_mall_final092013.pdf.

City of Fresno. *Supplemental Historic Building Survey, Historic Resources Survey (Ratkovich Plan), Fresno, CA*. By John Edward Powell & Michael J. McGuire. Department of Housing and Neighborhood Revitalization, 1994.

Planning Resources Associates, Inc., *mid-century Modernism Historic Context*. City of Fresno Planning and Development Department, 2008.

PREPARER'S QUALIFICATIONS

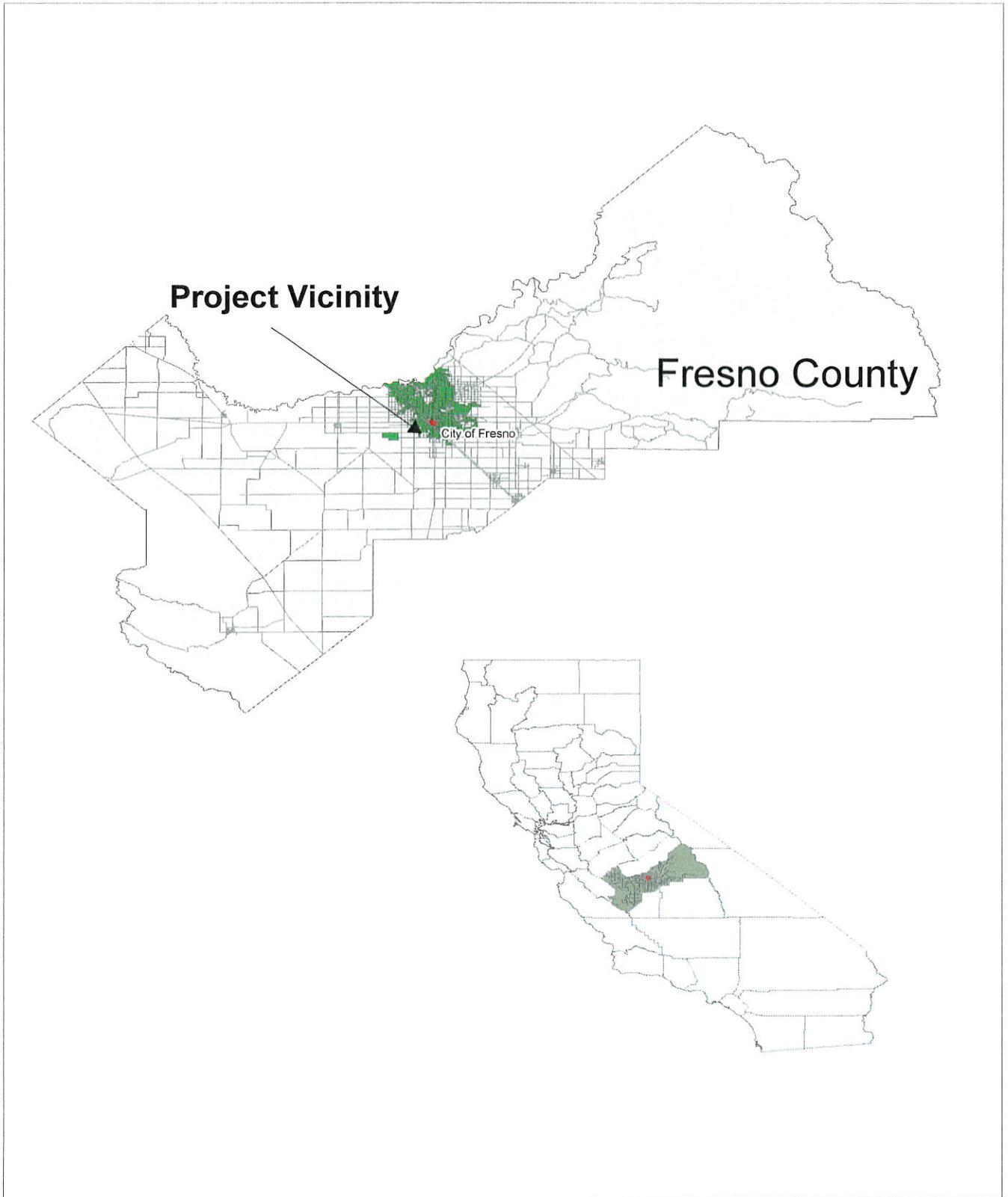
Philip Vallejo is a Caltrans Associate Environmental Planner certified under Caltrans Professional Qualifications Standards as a Principal Architectural Historian, as defined in Attachment 1 of the Section 106 PA. Qualifications are on file in the Caltrans Division of Environmental Analysis Community and Cultural Studies Office.

Appendix A:

Exhibit 1: Project Vicinity Map

Exhibit 2: Project Location Map

Exhibit 3: Area of Potential Effects Map



Project Vicinity

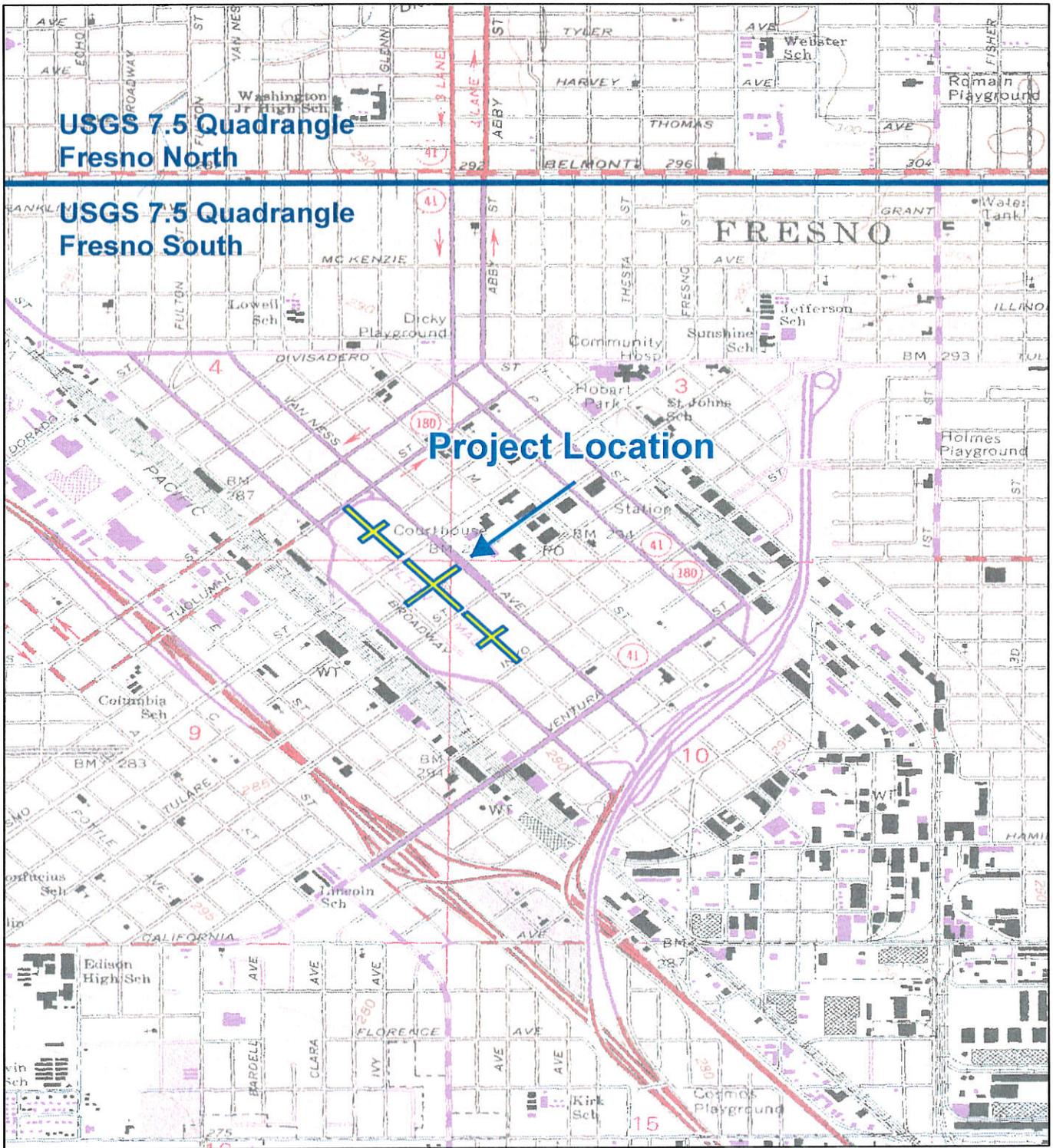
Fresno County

NOT TO SCALE



Exhibit 1
Supplemental
Project Vicinity

FPN: TCSPL-5060(263)



USGS 7.5 Quadrangle
Fresno North

USGS 7.5 Quadrangle
Fresno South

Project Location

1:24,000



Exhibit 2
Project Location

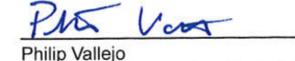
Supplemental
Project Location

FPN: TCSP-5060(263)



Legend

- Area of Potential Effects (APE)
- Supplement to the APE

 James Perrault Caltrans Dist. 06 Local Assistance Engineer	2/24/14 Date
 Philip Vallejo Caltrans Dist. 06 PQS: Principal Architectural Historian	2/24/14 Date

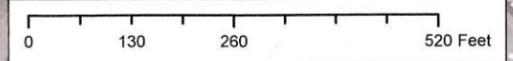




Exhibit 3

Supplemental
Area of Potential Effects

FPN: TCSPL-5060(263)

Appendix B:

Department of Parks and Recreation 523 Evaluation Forms

Map Reference C:

Downtown Auto Care

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource name(s) or number (assigned by recorder) 760 Fulton Street

P1. Other Identifier: Downtown Auto Care

*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: 760 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): 468-256-10

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 760 Fulton Street is located on the east corner of the intersection of Fulton and Inyo streets. Constructed in 1962, 760 Fulton Street is a one-story, reinforced concrete, utilitarian-style industrial building. The building has a rectangular plan and is capped by a flat roof that is clad with built up roofing material. The foundation is not visible. A paved parking area is located across the northwest side of the lot and the northeast facade fronts on an alley. The exterior walls are clad with brick. The primary entry is located at the southwest end of the primary (northwest) facade and consists of a fully-glazed, aluminum frame door with a glazed transom. The entry is flanked by large, aluminum-sash, plate glass storefront windows that are covered with security grilles. This window type continues on the southwest facade. The northeast end of the building is dominated by four service bays with vehicular entrances. The bays are separated by relatively slender, square, concrete columns. A plain section of upper wall bearing signage and terminating in a flat, unadorned roofline is located above the service bays and primary entry. The northeast end of the building is clad in brick. A flush, metal door is located on the northeast facade, which is otherwise unadorned and unfenestrated. The northeast end of the building terminates in a flat, unadorned roofline. The building appears to be in good condition and has good physical integrity.

*P3b. Resource Attributes: (list attributes and codes) HP8. Industrial building

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



*P5b. Photo: (view and date)

View from north
3/24/2008

*P6. Date Constructed/Age and

Sources: Historic
1962
Assessor's records

*P7. Owner and Address:

John Jr. & Eleanor Claire

*P8. Recorded by:

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

*P9. Date Recorded:

4/18/2008

*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 5

*Resource Name or # (Assigned by recorder) 760 Fulton Street

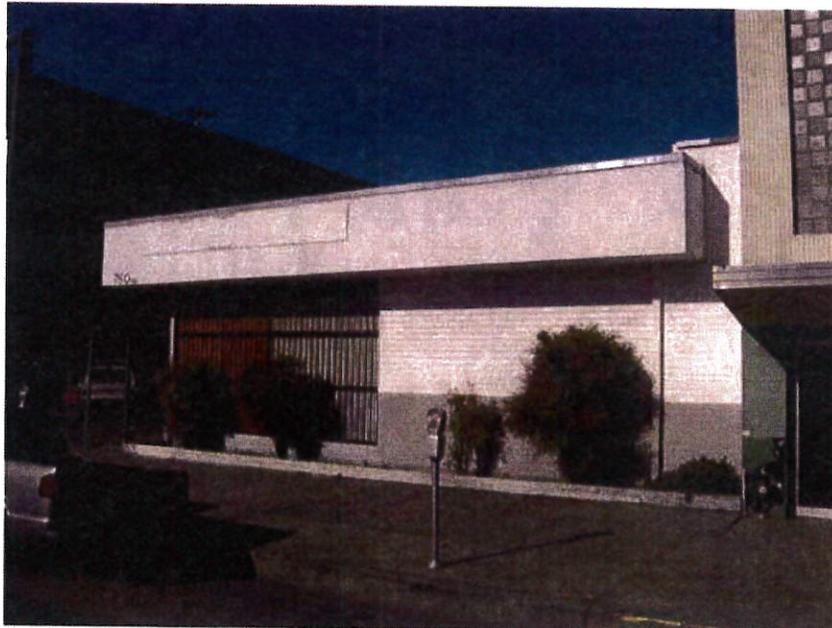
*Recorded by: Page & Turnbull

*Date 4/18/2008

Continuation Update



Southwest and primary (northwest) facades, looking east.



Southwest façade, looking northeast.

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

Primary# _____
HRI # _____
Trinomial _____

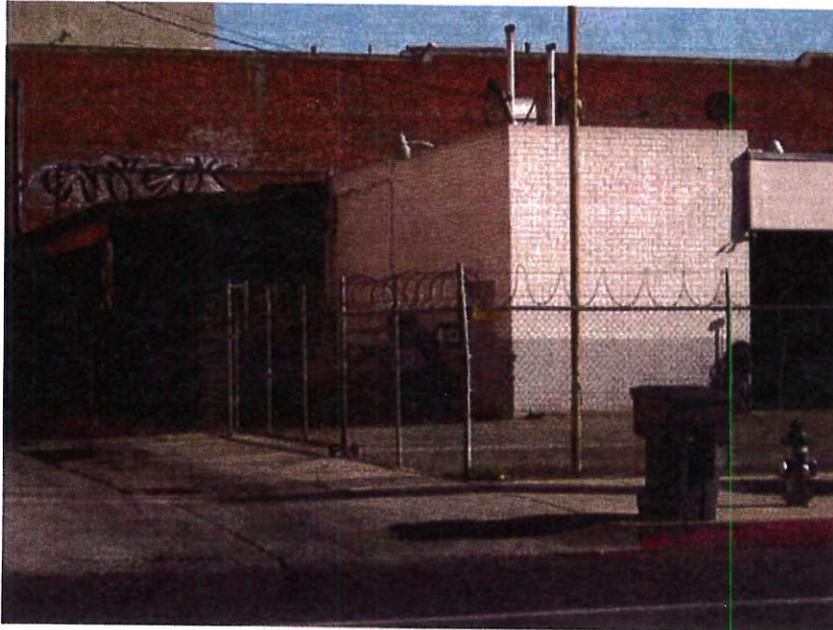
Page 3 of 5

*Resource Name or # (Assigned by recorder) 760 Fulton Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

Continuation Update



Northeast façade, looking south.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4 of 5

*NRHP Status Code 6Z

*Resource Name or # (assigned by recorder) 760 Fulton Street

B1. Historic name: Gottschalks auto center
 B2. Common name: Downtown Car Care
 B3. Original Use: Commercial; light industrial
 B4. Present use: Commercial; light industrial
 *B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed in 1962.

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

*B8. Related Features: Paved parking area on northwest side of lot.

B9a. Architect: Unknown b. Builder: Unknown
 *B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno
 Period of Significance 1962 Property Type Industrial Applicable Criteria N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

760 Fulton Street was constructed in 1962 to serve as the Gottschalks auto center. The property had previously served as a commercial parking lot serving the shops on the Fulton Street (now Fulton Mall) and is assumed to have been undeveloped. The construction of the auto center corresponds to the use of neighboring 755 Van Ness Avenue (across the alley to the northeast) as the Gottschalks storage, service center, and offices, which served the main Gottschalk's department store located on Fulton Mall. The Gottschalks company was founded in Fresno in 1904 as a dry goods retailer and now has many locations across the West Coast. Though it has three stores and corporate offices in Fresno, the Fulton Mall department store, the 755 Van Ness service center, and the auto center at 760 Fulton Street are no longer associated with the company. Gottschalks occupied the subject property through the late 1980s. Today the property is occupied by Downtown Car Care.

760 Fulton Street has retained integrity of location, setting, feeling and association; having never been relocated and continuously functioning as an auto service facility throughout its history. The building's integrity of design, materials and workmanship is good, as it does not appear to have undergone any major alterations and still conveys its original appearance and age.

760 Fulton Street does not appear to be eligible for the National or California Registers or for local listing. (continued)

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

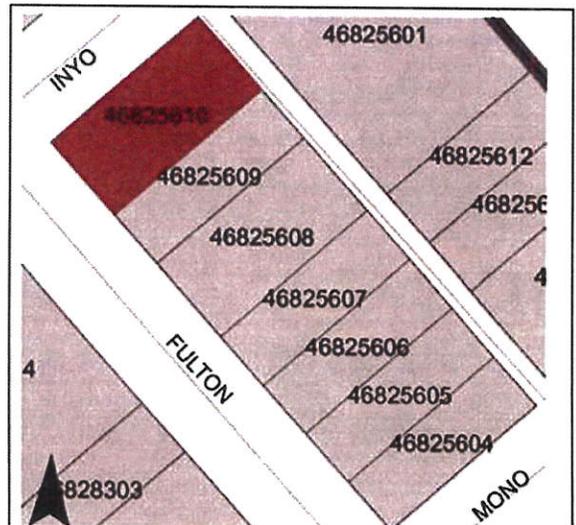
***B12. References:**

City of Fresno building permits.
 Fresno Bee Republican, 3/5/1934, 4/12/1977.
 Fresno City Directories.
 Sanborn Maps 1906, 1918, 1948.
 U.S. Federal Census Records.

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull, Inc.
 *Date of Evaluation: 4/15/08

(This space reserved for official comments.)



Page 5 of 5

*Resource Name or # (Assigned by recorder) 760 Fulton Street

*Recorded by: Page & Turnbull

*Date 4/18/08

Continuation Update

B10. Significance: (continued)

The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. The building was associated with the Gottschalks company, which was an early commercial enterprise that began in Fresno; however, this property, which served as the Gottschalks auto center did not contribute to the early history of the department store chain, nor is it associated with the company any longer. It has been association with the local automotive industry throughout its history; however, mere association with historic events or trends is not enough to warrant eligibility. The building does not embody any distinctive characteristics of a period, type, or method of construction, and is not architecturally distinctive or particularly unusual in its context.

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

Map Reference D:

Fresno Photo Engraving

CONTINUATION SHEET

See [Office of Historic Preservation Recording Historical Resources](#) for instructions. _____ Continuation Update

Caltrans Map Reference No.: D _____

Resource Identifier: Fresno Photo Engraving

County/Route/Postmile: N/A

The Fresno Photo Engraving building was constructed in 1946 and retains excellent integrity to its period of significance¹. Designed by locally prominent mid-century architect Alastair Simpson, it is one of the first examples of International Style architecture in the Fresno area. The “international style was widely adapted immediately after World War II throughout California and Fresno,” however, today “there are few surviving local examples of this caliber.”²

The Fresno Photo Engraving building’s prominent role in the local architectural context is noted in the City of Fresno’s mid-century Modernism Historic Context:

There are few examples of the International style surviving in Fresno. Ernest Kump Jr. was a significant practitioner of the International style and designed a number of buildings in Fresno. Additional architects who practiced in this style are Alastair Simpson, William Patnaude, Jim Oakes, and Gay McCline. One of the first examples of International style architecture in Fresno is Fresno Photo Engraving (1946), located at 748-750 Fulton Street, Alastair Simpson, architect.³

As noted, the International style of architecture is rare at the local level. This is particularly true for commercial buildings. Of the local examples cited in the City of Fresno’s mid-century Modernism Historic Context, it is particularly noteworthy that the Fresno Photo Engraving building is the only commercial building (not including office space) identified. Although architectural elements of the International style can be found incorporated into various vernacular and architect designed commercial buildings, the Fresno Engraving Building is one of the only known architecturally designed commercial properties which holistically incorporates the specific design elements of the International style as an architectural type in the City of Fresno.

The Fresno Photo Engraving building at 748-752 is eligible for the National Register of Historic Places (NRHP), at the local level of significance, under Criterion C, as a rare intact example of a International style commercial building constructed in the city of Fresno.

As noted in the original evaluation, the Fresno Photo Engraving Building is not eligible for listing in the National Register of Historic Places under Criterion A (Events) or B (people) and this determination remains valid. The subject property is unlikely to yield information important to history or prehistory and is thus not eligible for the National Register under Criterion D.

Character defining features include: the reinforced concrete two story construction on a rectangular plan; Vitrolux siding on the first story and smooth stucco on the second story façade; window fenestration including first story façade windows consisting of aluminum framed plate glass with angled corners flanking the primary entry, second story band of ribbon windows consisting of aluminum fixed and sliding sashes, and vertical oriented glass block located on the end pier; the flat canopy with horizontal grooved metal that spans the entire façade, stepping down over the secondary entry on the end pier.

Period of Significance: The period of significance is 1946.

Boundaries: The historic boundaries coincide with the assessor parcel boundaries.

¹ It should be noted that currently the property appears vacant with plywood panels covering the first floor façade. There is however no indication of construction or alterations and the wood panels are likely being utilized to protect the first floor store front windows and/or to cover any broken windows.

² City of Fresno, *Supplemental Historic Building Survey, Historic Resources Survey (Ratkovich Plan), Fresno, CA*. By John Edward Powell & Michael J. McGuire (Department of Housing and Neighborhood Revitalization, 1994), Map Reference # 47.

³ Planning Resources Associates, Inc., mid-century Modernism Historic Context (City of Fresno Planning and Development Department, 2008), 69.

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 748-752 Fulton Street

P1. Other Identifier: Fresno Photo Engraving

*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: 748-752 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): 468-256-09

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

748-752 Fulton Street is located on the northeast side of Fulton Street, between Inyo and Mono streets. Built in 1946, 748-752 Fulton Street is a two-story, reinforced concrete commercial building, designed in the International style. The rectangular-plan building is capped by a truss roof covered with built-up roofing material. The foundation is not visible from the street. The southwest-facing, primary façade is clad in Vitrolux siding on the first story and smooth stucco on the second story. It is anchored by a vertically-massed tower element at the northwest end, which appears to be the exterior articulation of an interior stairwell, and rises slightly above the main roofline. The first story features storefront windows, which consist of aluminum framed plate glass with angled corners flanking the primary entry. The entry is inset at the center of the front façade and consists of two glazed, aluminum personnel doors surmounted by transoms separated by a wide mullion. A secondary entry consisting of a single, glazed, aluminum door is located on the end pier. A flat canopy with a horizontally grooved metal edge overhangs the first story. It spans the entire façade, stepping down before continuing over the secondary entry on the end pier. At the second story, the primary façade is dominated by a band of ribbon windows consisting of aluminum fixed and sliding sashes fitted with mirrored glass. A vertically oriented panel of glass block is located on the end pier. (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

1946

Building permit

*P7. Owner and Address:

Ted W. Saveland

*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) 748-752 Fulton Street

*Recorded by: Page & Turnbull

*Date 9/28/2007

Continuation Update

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

The top of the wall terminates in a simple coping and a small blade sign that projects from the upper wall on the southeast side of the primary façade. The secondary façades abut neighboring buildings and are not visible. The rear is only one story in height. The rear face of the second story consists of an unadorned board formed concrete wall surface, pierced by a row of steel industrial sash windows. The rear façade of the first story also has an unadorned board formed concrete wall surface and is pierced by a garage entrance with a metal roll-up garage door. This entrance is covered by a canopy made of heavy steel beams and a corrugated metal roof. A chain link fence surrounds the perimeter of the covered area. The building appears to be in good condition and its physical integrity is excellent.



Rear (northeast) façade, from southeast.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 5S3

*Resource Name or # (assigned by recorder) 748-752 Fulton Street

B1. Historic name: Fresno Photo Engraving
B2. Common name: Unknown
B3. Original Use: Commercial
B4. Present use: Vacant
*B5. Architectural Style: International

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1946. Mezzanine added in 1953. Exterior plastered and windows at rear removed in 1976. Unspecified alteration made in 1978.

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

*B8. Related Features: None.

B9a. Architect: Alastair Simpson

b. Builder: L.H. Hansen & Sons

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno
Period of Significance 1946 Property Type Commercial Applicable Criteria i, iii
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

748-752 Fulton Street was constructed in 1946 for use as a commercial building. The building was designed by architect Alastair Simpson and constructed by L.H. Hansen & Sons. Simpson had an early affiliation with the nationally renowned California architecture firm of Franklin & Kump, later partnering with Charles Franklin. Simpson was a founding member of the San Joaquin Valley chapter of the American Institute of Architects and became well-known in Fresno for designing commercial buildings, schools and hospitals. Builders Hansen & Sons was known for specializing in heavy commercial construction and appear to have collaborated with Alastair Simpson on other projects. The original owner of the subject building was Levon J. Kemalyan, who also owned the Fresno Photo Engraving business that was located in the building. Kemalyan was of Armenian nationality and associated with the Armenia Town community located in the vicinity of the Central Business District. Multiple businesses occupied space in the building, but Fresno Photo Engraving was the dominant operation; utilizing one of the storefront spaces and the warehouse space at the rear of the building. International Business Machines occupied the other storefront, while architecture firm Franklin & Simpson, engineer H.L. Kegler, advertising agent H.L. Scott, and commercial artists R.L. Stuart and J.E. Rush occupied the second floor offices. Fresno Photo Engraving was founded in 1903 by Levon Kemalyan's father. It continued to operate in the building through at least 1978, when ownership appears to have stayed within the family, passing to R. Kemalyan. (continued)

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

*B12. References:

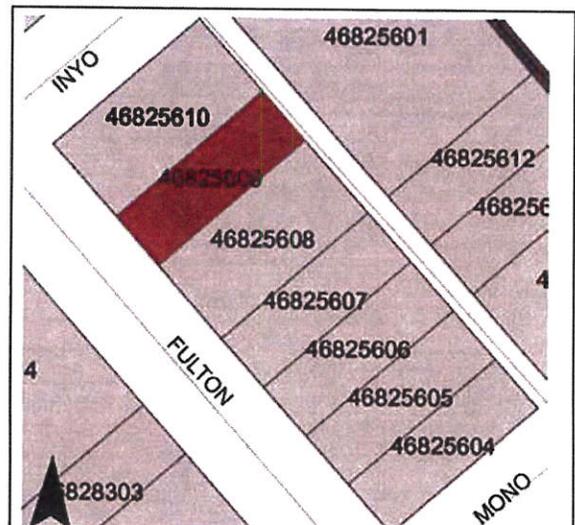
City of Fresno building permits
Fresno City Directories
Sanborn Maps 1906, 1918, 1948
(continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page and Turnbull

*Date of Evaluation: 10/9/2007

(This space reserved for official comments.)



*Required information

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) 748-752 Broadway Street

*Recorded by: Page & Turnbull

*Date 10/9/2007

Continuation Update

B10. Significance (continued)

Sometime prior to 1994, the building came under new ownership, but it is noted that Fresno Photo Engraving continued to operate at a new address under separate ownership. The building currently appears to be vacant.

Prior to the construction of the current building, the lot contained a large livery stable facility. The rest of the block was primarily residential around 1906. 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 shows that the site and much of the surrounding area had been cleared. By 1948, the entire block had been developed with commercial buildings.

748-752 Fulton Street maintains integrity of location, setting, and feeling as a World War II era commercial building. The building has diminished integrity of association, since it is no longer associated with the company that defined its use for so many years. Its integrity of materials, workmanship and design appear to be excellent, with no obvious alterations. Any changes that have been made are minor and are generally in keeping with the types of changes many commercial buildings experience throughout years of use. The building generally retains its original appearance, as well as its ability to convey its age and use.

748-752 Fulton Street was deemed locally significant by the 1994 Ratkovich Study and though never formally listed, was said to be eligible for the Local Register of Historic Resources for the City of Fresno due to its architectural and social significance. It is said to be one of the first and few remaining International style structures built in Fresno after World War II. Its design is associated with a well known local architect and builder. The building is also associated with a long-standing Armenian owned business which highlights the ethnic diversity found in the Central Business District. Though the building does not appear to be eligible for the National or California Register, its eligibility for local designation is valid and relative to the surrounding area, the building stands out as one of the rare surviving International style buildings in the Central Business District.

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).
State of California DPR 523 forms, "Fresno Photoengraving," August 1994.
U.S. Federal Census Records

Appendix C:

National Register Nomination Forms

Map Reference A:

San Joaquin Light and Power Corporation Building

United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form



1497

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name San Joaquin Light & Power Corporation Building

other names/site number San Joaquin Light & Power Company Building; Pacific Gas and Electric Company Building; International Trade Center; Local Register of Historic Resources #120

2. Location

street & number 1401 Fulton Street

N/A [] not for publication

city or town Fresno

N/A [] vicinity

state California code CA county Fresno code 019 zip code 93721

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title (handwritten signature)

Date 18 NOV 2005

State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
[x] entered in the National Register
[] See continuation sheet.
[] determined eligible for the National Register
[] See continuation sheet.
[] determined not eligible for the National Register.
[] removed from the National Register
[] See continuation sheet.
[] other, explain
[] See continuation sheet.

Signature of the Keeper (handwritten signature: Edson H. Beall) Date of Action 1.3.06

San Joaquin Light & Power Company Building
Name of Property

Fresno County, California
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not count previously listed resources.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing.
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

COMMERCE/business

Current Functions

(Enter categories from instructions)

COMMERCE/business

7. Description

Architectural Classification

(Enter categories from instructions)

Italian Renaissance Revival

Materials

(Enter categories from instructions)

foundation CONCRETE
walls BRICK and TERRA COTTA
PLASTER
roof CERAMIC TILE and ASPHALT
other METAL: bronze, cast iron

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

San Joaquin Light & Power Corporation Building
Name of Property

Fresno County, California
County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Periods of Significance

1924

Significant Dates

1924

Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Felchlin, Richard F.

Shaw, Raymond

Franklin, Charles H.

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

California State University, Fresno, Henry Madden Library, Sanoian Special Collections Library, City of Fresno Planning and Development Department, The Fresno Bee, Editorial Library, Fresno City and County Historical Society, The County of Fresno, Public Library, California History & Genealogy Room

San Joaquin Light & Power Corporation Building
Name of Property

Fresno County, California
County/State

10. Geographical Data

Acreeage of Property approximately 0.3 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1.	11	250460	4069140	
	Zone	Easting	Northing	
2.				
	Zone	Easting	Northing	
3.				
	Zone	Easting	Northing	
4.				
	Zone	Easting	Northing	=

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Christeen Taniguchi (Galvin & Associates) and Barry A. Price (Applied EarthWorks, Inc.)
organization Applied EarthWorks, Inc. date August 1, 2005
street & number 5090 N. Fruit Ave., Suite 101 telephone 310-375-6775
city or town Fresno state CA zip code 93711

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Uptown Investments, LP (Attn: Mr. Cliff Tutelian)
street & number 2300 Tulare Street, Suite 300 telephone 559-266-8000
city or town Fresno state CA zip code 93721

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**National Register of Historic Places
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National Park Service**San Joaquin Light and Power Corporation Building
Fresno County, CaliforniaSection number 7 Page 1**DESCRIPTION***Overall Description*General

The San Joaquin Light and Power Corporation (SJL&P) Building was constructed between 1923 and 1924 in the Italian Renaissance Revival style. This ten-story office building is located at 1401 Fulton Street, in the downtown area of Fresno, California.¹ It sits on a northeast-southwest axis at the west corner of the intersection of Fulton and Tuolumne streets. The principal elevations face northeast onto Fulton Street and southeast onto Tuolumne Street. The elevation facing Tuolumne is 150 feet wide and the side facing Fulton is 75 feet wide; these two elevations are nearly identical. There are two less ornate side elevations, one facing southwest onto an alley, and the other facing northwest towards an adjacent one-story brick commercial building. The nominated building is constructed up to the property lines, and there are no landscape features.

The building has a full basement. The lobby is accessed from Fulton Street. There is also a first floor display room located at the Tuolumne Street side of the building. The second to ninth stories are office spaces, while the tenth floor features a ballroom, library, and cafeteria/kitchen.

The Fulton Mall is located directly southeast of the nominated building. Originally part of Fulton Street, this outdoor pedestrian mall opened to national acclaim in 1964 as one of the first efforts to revitalize an urban downtown and reverse inner city decline. The Mall features tree-lined pedestrian walkways, fountains, and public art along six blocks featuring numerous landmark buildings. The nominated building anchors the north end of the Mall. There are two 1920s-era Spanish Colonial Revival/Churriguesque style movie theaters nearby: Warnor's Theatre across the street to the northeast and the Wilson Theater to the northwest.

Exterior

The Italian Renaissance Revival style SJL&P Building has two symmetrical principal elevations with a rectangular plan. The building is 235 feet tall from the sidewalk level to the top of the towers and has a reinforced steel framing system clad with reinforced concrete. The two principal elevations are vertically divided into three sections based on the classical form. The first and second floors make up the "base," the third to seventh floors are the "shaft" and the eighth to tenth floors (including the roof) are the "capital." The base and capital sections are clad with terra cotta made to mimic the appearance of granite. The shaft is clad mainly with brick, with terra cotta trim.

The first and second floor (base) exterior walls are clad with terra cotta made to simulate the appearance of ashlar granite blocks, establishing a rusticated appearance with its deliberately conspicuous joints.

There are entrances at either end of the Tuolumne Street elevation and both ends of the Fulton Street elevation. Three of these entrances lead into the display room, while the entrance at the northwest end of the Fulton Street elevation leads into the lobby. There is one set of original double doors at the southwest entrance facing Tuolumne Street; this entrance also retains its original cast iron security gates. The other three entrances have non-original metal and glass double doors apparently installed in the 1980s. A pointed arch surrounds each entrance. Within each arch is a cartouche, with cascading thick ribbons. A row of dentils are located above. The lunette within each arch has a circular bronze medallion cast with the letters "San Joaquin Power" and the image of a transmission line. In turn, there is a rectangular panel inset above the entrance arches. Each panel is symmetrical with typical classical details such as a rosette, fruit and ribbon swag, acanthus, and ribbons. Original

¹ Fulton Street was called J Street at the time the nominated building was constructed. 1403 Fulton Street is an additional address noted in historic documents, likely referring to the lobby entrance at the northeast-facing primary elevation. 1999 Tuolumne Street is an additional address for the building.

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octagonal tapered bronze light fixtures flank the entrances. The fixtures have acanthus details, and are each topped with a pinecone in the center.

A continuous row of fixed plate glass display windows with metal sashes is located between the entrances at each of the principal elevations; these windows face into what was originally the display room. Suspended bronze canopies shelter both sets of windows. The top outer sections of the canopies are topped with highly ornamental heart and pin drop patterned ironwork cresting. There are regularly spaced rosettes on the side panels of the canopies. Pinecones hang underneath the front of each canopy. Regularly spaced non-original rectangular light fixtures are located underneath the canopies. They appear to have been installed in the 1980s. Above each canopy is a row of ribbon windows, and in turn there are entablatures. The frieze has a vertical wavy pattern, and the band above it has regularly spaced paterae.

The second floor at the principal elevations consists of simple 1/1 light, regularly spaced, wood double hung sash windows with lamb's tongues. Most of the primary elevation windows of the floors above are of the same type and material. The two outer windows at each primary elevation are spaced a little further apart from the rest of the windows and have faux bronze balconies with symmetrical acanthus and rosette details. Interspersed between each window are vertical panels with symmetrical cartouche, medallion, acanthus, and ribbon details. There is an entablature above the second floor windows. The frieze consists of regularly spaced rosettes interspersed with acanthus, with a cable molding border below. The cornice includes a bead-and-reel pattern.

The third to seventh floor (shaft) exterior walls are clad with beige brick. There are nineteen bays at the Tuolumne Street elevation and nine at the Fulton Street elevation. These are called out by a continuous vertical feature between each single window. The outer windows at each elevation, however, are set a little farther apart from the others and are not divided by this vertical feature; casings surround the third floor outer windows, each with an entablature. Balusters are located just below the wood double hung sash windows at the third floor level. Between each floor are rectangular terra cotta panels, with a band below with paterae designs. The entablature above the seventh floor windows consists of a frieze with regularly spaced rosettes, and a cornice that includes an egg and dart pattern.

The exterior walls at the eight to tenth floor (capital) levels are clad entirely with terra cotta features. The eighth and ninth floors are distinguished by a Corinthian order engaged colonnade. The Tuolumne Street elevation has sixteen columns, while the Fulton Street elevation has six columns. Each column has fluted shafts, and is interspersed with wood double hung sash windows and decorative panels bordered below by a band with rosettes. Each colonnade is in turn flanked by pilasters. Both the columns and pilasters have Corinthian order details within the capitals. The outermost windows at each elevation are set a little apart from the others. The eighth floor of these outer windows has a pediment supported by ancones, with dentils in between. The frieze within the entablature has a repeated pattern of double swags interspersed with what appear to be medallions. The cornice above includes dentils as well as an egg and dart pattern.

Balusters and a shallow balcony extend the entire width of the tenth floor at the Tuolumne Street elevation. There is also a row of wood double hung sash windows at the Tuolumne Street elevation. There are no windows at this level of the Fulton Street elevation. Instead, it consists of one large terra cotta panel bordered by a pattern with interspersed swag and rectangular shapes. The windows at this level face into the auditorium. The upper section of the auditorium is located within the building's hipped roof.

The hipped roof is made of concrete slabs clad with Spanish clay tiles. There are also flat areas of the roof that are clad with composite material. There is a crocket, likely made of terra cotta or cast iron, at each of the four corners. At the center of the roof is a rectangular metal sign, 120 feet long and 15 feet high, topped with a horizontal band with circular openings which in turn is topped with regularly spaced finials with swag details. The sign is currently mounted on either side with the letters reading "Trade Center." This originally read "San Joaquin Power" (original plans and conceptual drawings indicated "San Joaquin Light & Power"), and the letters "P. G. and E." were later mounted. The original "San Joaquin Power" sign was described as a huge electric sign with five-

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foot-tall flashing letters. Scars from these earlier letters are evident on the sign. The metal sign is flanked by cartouches on either side. They consist of a cabochon with a scroll and a scallop shell above. Each cartouche is in turn flanked by two squat rectangular fluted shafts topped with fruit and flower clusters interspersed with ribbons. Original radio towers rise from the top of the cartouches, with cross bracing throughout the structures. Today there are also satellite dishes as well as cellular antennae mounted onto the towers. In addition to the electric sign, the entire building was originally lighted with multi-colored floodlights with 46 different variations.

The two side elevations face northwest and southwest. Unlike the two principal elevations, these exterior walls are simply clad with plaster, punctuated by regularly spaced window openings and one door at the southwest elevation. There are a few sporadic windows at the tenth floor level at these elevations. The double hung window sashes at these elevations are metal, and the lights are embedded with chicken wire. The first floor windows at the southwest elevation have metal bars. A few of these windows have been boarded over. There is also a fire escape located at this elevation.

Interior

The building has a below grade full basement where there are electrical and heating systems, as well as storage areas. The original plans indicate that the boiler room, telephone room, a fireproof vault, and a fixture shop were some of the uses.

The first floor lobby is accessed from a set of double doors located at the northwest end of the Fulton Street elevation. The walls and floors are clad entirely with marble. The off-white marble on the walls are clad to resemble ashlar stone; the baseboard is distinguished by a darker green marble. The entablature, located just below the ceiling, consists of a plain frieze and a cornice with dentil details. There are three non-original beveled glass chandeliers in this space.² There was originally a consumer department with offices located to the southwest off of the lobby area, which in turn led to a counter space located in the display room. These offices were originally lighted with a light court located at the second floor level; these have since been enclosed, and equipment has since been installed. A bronze building directory is mounted on the wall facing the entrance into the lobby; it consists of classical details such as fluted pilasters, and acanthus and scallop shells. Three banks of elevators are located in the space behind the directory. The elevator cars are original, but the interiors were replaced in the 1980s or 1990s. There is a non-original circa 1980s wood security desk located at the east corner of the lobby.

The first floor display room is a large open rectangular space with a mezzanine at the southwest section accessed by a set of wrought iron stairs with quatrefoil, rosette, and acanthus details. The mezzanine has a railing grille of the same pattern as those of the stairs, and looks over the display room. The floors and baseboards of this room are clad with marble, and the walls are of cast stone blocks. There are four free standing octagonal columns within the larger space at the northeast section, and two identical columns at the mezzanine that extend up to the mezzanine level. These columns are partially fluted and have shield details. There are also about an equal number of engaged columns at the northwest end of the room. The bronze doors and window surrounds leading to the street at the east corner are original, as is the interior entrance at the northwest end leading into the lobby. These entrances have classical details such as rosettes and cartouches. The plaster ceiling has rectangular panels extending between each column; these panels have urn designs bordered with Vitruvian wave patterns. The walls have cornice details consisting of dentils, bead-and-reel, and acanthus. There are fourteen non-original chandeliers in this room, identical to those currently in the lobby. A consumers department with marble counters and linotile floor originally was located at the northwest side of the room. These features have since been removed, and a small stage was recently added in its place. A cigar stand and stock room was originally located at the north corner of the room, facing onto the lobby. This has been removed.

² Three original metal and glass hanging light fixtures that may have come from the lobby are stored in the basement.

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Offices occupy the second to ninth floors. These floors are generally distinguished by large open spaces surrounded by individual offices located adjacent to the windows. The floors are carpeted. The walls are plaster, although some of the surfaces have been reclad with acoustic tiles. The baseboards are wood. At most of the office floors, the office spaces are separated from the elevator banks via wood partition walls with glass lights. On each of the levels, the original ceilings are covered with acoustic tiles and the original light fixtures have been removed in favor of fluorescent lighting and ceiling fans ranging in date from about the 1940s to the 1980s. The third and fourth floor office spaces were not occupied at the time of this nomination. Of the restrooms located on each of the levels, those at the third and fourth floors were the most intact, with original plan, floor and wall tiles, and plumbing and light fixtures. Some of the restroom fixtures at the tenth floor have been removed, and the other floors that are actively being used have replacement bathroom fixtures. However, the general plan, floor and wall tiles, and mirrors are examples of features that remain intact.

The auditorium, today called the ballroom, is located at the tenth floor. A stage with an elliptical arch marks the southwest end of the auditorium. At the opposite end are motion picture booth openings on the wall near the ceiling. The room has hard wood floors and an elliptical barrel vaulted ceiling that runs the length of the space. The interior walls are of cast stone blocks. This room is distinguished by its decorative plasterwork above the spring level of the barrel vault. There is an entablature at the spring level. It consists of a frieze with a repeated swag pattern, interspersed with a medallion, and surrounded by ribbons. As a continuation of the frieze, nearer the stage are shields with the initials "SJP" (San Joaquin Power) flanking each side. Medallions illustrating an electrical transmission pole also flank the stage. Within the arch of the stage are three additional medallions; the center one also shows a transmission pole; these are interspersed with bands with rosette and acanthus details. Except for original rectangular panels, the ceiling today is clad with acoustic tiles, likely from the 1950s. A library is also located at the northeast end of the tenth floor; it does not have the decorative plasterwork and barrel vaulted ceiling of the auditorium. The cafeteria/kitchen, located at the northwest section, has its original plan, tile floor, tile counter tops, sink, and light fixtures. The elevator banks lead directly into the auditorium lobby, which has walls and floors clad with off white marble panels. Most of the surfaces are of beige colored marble, with the baseboard in a darker green hue.

The Building and the Character Defining Features of the Italian Renaissance Revival Style

The San Joaquin Light & Power Corporation Building was designed in the Italian Renaissance Revival style and completed in 1924. This style was popular in the United States from about the 1890s to the 1930s. Its roots go back to Renaissance Italy during the fifteenth century, when there was a revival of interest in the classical architecture of the Greek and Roman civilizations. From there, the style became popular in other European countries such as France and England. In the United States, Italian architecture inspired the Italianate style, popular during the nineteenth century in the decades before the introduction of the Italian Renaissance Revival style. Unlike Italianate, Italian Renaissance Revival architecture was more authentic and more closely resembled the original architectural form and details. This style became popular in the United States and California not only for commercial buildings but also for other building types such as schools, apartment buildings, public buildings, and hospitals.

The most distinctive character defining features of this architectural style found with the nominated building are the tripartite division of the two principal elevations and the numerous classical architectural details such as pediments, dentils, egg-and-dart molding, and swags. More general features include the symmetrical facades, hipped roof, rusticated ground floor, single-light sashes for the windows, and the colonnade. In addition, the balustrades at the roof and the windows are typical of the Italian Renaissance Revival style. The cartouches above the entrances and the roof sign are found with this architectural style as well.

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The SJL&P Building was evaluated against the seven aspects of integrity outlined in National Register of Historic Places Bulletin 15. The seven aspects of integrity include location, design, setting, materials, workmanship, feeling, and association.

The nominated building maintains good to excellent integrity in all areas. It retains its original location and has not been moved. The design, materials, and workmanship have remained highly intact since its original construction. The exterior features such as the brick, terra cotta and plaster wall claddings, windows, bronze light fixtures, bronze canopies, and roof signage and towers are examples of the many significant architectural elements that have remained intact. The physical fabric of the interior has also retained a high level of integrity. Each of the significant floors, the first level with the display room and lobby and the tenth level with the auditorium, has retained its original plan and architectural features. These intact elements include the display room's mezzanine level wrought iron railings, plaster molding, and marble floors and baseboards. The lobby retains its original marble walls and floors, as well as the bronze building directory. The auditorium has retained its original stage, wood floors, and extensive original plasterwork, including medallions and shields that reflect the building's San Joaquin Light & Power Corporation heritage. Although there have been some modifications to the floor plans and physical fabric of the office floors (second to ninth levels), these have remained generally intact. The third and fourth levels have retained their original plan, wood and glass wall partition between the office area and elevator banks, restroom fixtures, and doors. Of the changes, the front of the building was originally designed to be lit at night with multiple colors from floodlights in 46 different variations, and the roof top sign was electric; although there appear to be a few remnants of the floodlight fixtures, they are no longer actively used. In addition, the roof sign is no longer electrified. Other changes include the replacement of three of four original exterior bronze and glass doors, letters on the roof signage, interior light fixtures, and remodeling of the elevator cars. In the display room and lobby, the light fixtures have been replaced, although three of the original fixtures are stored in the basement.

The building was completed in 1924 as the headquarters for the San Joaquin Light & Power Corporation. It was erected on J Street, today known as Fulton Street, which became Fresno's main commercial corridor with the establishment of the SJL&P building, Wilson Theater (1926), Warner's Theatre (1929), and other smaller commercial buildings in the immediate area. The nominated building serves as the northwest anchor of this main street. The nearest tall and visually significant building is the Mattei Building (1922), located about 800 feet away. Erected contemporaneously to the SJL&P Building, these and other contemporary commercial buildings enhance the setting, feeling, and association of the nominated building. Although the setting and feeling changed somewhat when Fulton Street was converted to an outdoor pedestrian mall in 1964, the association with other significant buildings and the commercial use and feeling of the area remain intact. At around that same time, a circa 1960s Long's Drug Store and its associated parking lot were built directly across the street to the southeast.

In summary, the San Joaquin Light & Power Corporation Building maintains good to excellent integrity.

Condition Statement

The building is currently occupied and maintained. The exterior terra cotta and brick surfaces, as well as bronze elements such as the canopies and light fixtures, show patina but are in stable condition. There is water damage, however, to the currently unoccupied third, fourth, and tenth (auditorium) floors. This is evidenced by stained and warped ceiling plaster and acoustic tiles. The overall condition of the San Joaquin Light & Power Corporation Building is good.

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SIGNIFICANCE

Summary

The San Joaquin Light & Power Corporation had its beginnings in 1895 and then expanded to serve the rapidly growing light and power needs of the San Joaquin Valley. The construction of the nominated building in 1923-1924 is symbolic of the prestige and significance the company had attained. Also at this time, the City of Fresno had grown from a small town to a major city. A building boom during the 1910s and 1920s resulted in construction of a sizeable number of significant buildings such as the SJL&P building. This building was and still remains a significant visual landmark in the city, and is an excellent example of the Italian Renaissance Revival style. In addition, it was constructed by R. F. Felchlin Co., an important local architectural-engineering-construction firm shown to have produced the works of a master.

Therefore, this building is being nominated for the National Register of Historic Places under Criterion C at the local level of significance. The nominated building is eligible under Criterion C because it is an excellent example of the Italian Renaissance Revival style and is the work of a master, the R. F. Felchlin Co., a significant Fresno-based architectural, engineering, and building firm.

Historic Context

The San Joaquin Light and Power Company provided electricity to seven San Joaquin Valley counties³ and also supplied the electrical current distributed by the Midland Counties Public Service Corporation in Monterey, San Luis Obispo, and Santa Barbara Counties.⁴ SJL&P had its beginnings on April 1, 1895, as the San Joaquin Electric Company when the company built Powerhouse No. 1 on the San Joaquin River 37 miles away from Fresno. The San Joaquin Electric Company was able to successfully transfer power via transmission lines.⁵ However, they declared bankruptcy in 1899. William C. Kerckhoff and A. C. Balch purchased the company in 1902. They also owned other smaller utility companies. The San Joaquin Electric Company was renamed and incorporated as the San Joaquin Power Company on May 13, 1905. Albert G. Wishon was named manager.⁶ The company became the San Joaquin Light & Power Corporation in 1910. It was to play an important role in supplying electricity to Fresno and the rest of the San Joaquin Valley, where large areas were being farmed and towns were being established and growing in response to the booming agricultural industry. The same transmission lines brought electricity to the towns and also provided energy for agricultural irrigation pumps. SJL&P played a crucial role in the growth of the San Joaquin Valley as the leading agricultural force in California. By 1920, SJL&P was an established and significant public utility, with 11 powerhouses and a vast array of transmission lines throughout the Valley.⁷

As the SJL&P service area spread throughout the San Joaquin Valley, its office spaces could no longer meet the company's needs. Offices at that time were scattered throughout Fresno at seven different locations. *The Fresno Republican* newspaper reported in 1922 that, "At present the San Joaquin organization is crowded into the basement, main floor and upper floor of a former lodging house. Part of its engineering offices are located in the new garage at First and Fresno, while additional engineers are housed in the old Sperry barn building on O Street,

³ SJL&P serviced Fresno, Kings, Kern, Madera, Merced, and Tulare counties in California's Great Central Valley. Fresno and Bakersfield are two of the large cities in the San Joaquin Valley service area.

⁴ "With the Vision of a Day to Come: San Joaquin Power Planning its Development to Provide Ample Power to Meet the Ever Increasing Demands of a Growing Population, New Farms and Industries," *San Joaquin Light & Power Corporation: Annual Report to Stockholders. Year Book - 1923, 1923*, 5.

⁵ Catherine M. Rehart, *The Heartland's Heritage: An Illustrated History of Fresno County*, Carlsbad, California: Heritage Media Corp., c2000, 106.

⁶ Catherine Morison Rehart, *The Valley's Legends & Legacies*, "Mr. Wishon's Building," Fresno, California: Word Dancer Press, 1996, 261.

⁷ Charles M. Coleman, P. G. and E.: *The Centennial Story of Pacific Gas and Electric Company, 1852-1952*, New York: McGraw-Hill Book Company, Inc., c1952, 199.

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between Fresno and Mariposa. The stock and publicity departments are in offices in the Hughes block."⁸ With the completion of the new SJL&P Building in 1924, about 300 employees in the executive, finance, research, operating, power development, legal, supplies, service and sales, personnel, and medical departments of the SJL&P were brought together under one roof.⁹

In addition to the corporate offices of SJL&P, a portion of the newly constructed building also housed the Midland Counties Public Service Corporation and the Valley Electrical Supply Company.¹⁰ The latter occupied part of the first floor, using the display room to showcase their electrical appliances. As SJL&P grew, however, the building eventually became fully occupied by them. The auditorium and library were located at the tenth floor; today, this is known as the ballroom. One of the significant spaces of the building, it was used for lectures and employee functions.

The SJL&P Building was erected during the building boom of the 1910s and 1920s, when Fresno was prosperous and growing rapidly. The agricultural industry was booming, thanks in large part to the SJL&P, for they provided the required power via their transmission lines. Raisins were an important industry, particularly for Fresno County. Fresno grew from a small town to a city with a significant number of new high-rise buildings. The Hotel Fresno (1913), Helm Building (1914), Bank of Italy Building (1917), and Mason Building (1918) were built in the 1910s, while the Mattei Building (1922), T. W. Patterson Building (1922), Pacific Southwest Building (1923), SJL&P Building (1924), and Radin-Kamp Department Store (1924) are examples of buildings constructed in the 1920s. Except for the Radin-Kamp Department Store, these buildings are eight stories or taller. The Pacific Southwest Building is the tallest at fifteen stories with a tower. These buildings define the Fresno skyline, which did not change at all until the 1960s. It still remains very similar today to its appearance following the 1910s and 1920s boom.

When ground was broken for the SJL&P Building with an elaborate ceremony on September 27, 1922, *The Fresno Bee* called it "Fresno's Champion Skyscraper."¹¹ A monumental anchor to the northeast end of Fulton Street, the building is symbolic of the culmination of SJL&P's success in distributing hydroelectric power to the San Joaquin Valley. Al C. Joy, the publicity manager for SJL&P, states "This new building has been a dream of the directors for years. It will be a beautiful monument to their achievements."¹² The progress of planning and building the structure was significant to the city, as evidenced by regular front-page articles in *The Fresno Bee* and *The Fresno Republican*. The building was distinctive in that, during its early years, it was brilliantly illuminated with colored floodlights, making it highly visible throughout the city. 46 different varieties of colors were arranged to create striking effects.¹³ They were supposedly the brightest illumination in the Pacific southwest.¹⁴ In addition, the rooftop sign with the company name was lit. This was a monumental and significant building for the city.

The R. F. Felchlin Co. was the architect, engineer, and builder of the SJL&P Building. Established in 1912, the firm was headed by engineer Richard Ferdinand Felchlin. He was born in Stockton, California, and studied civil engineering at the University of California. He originally came to Fresno to help with the construction of the old Civic Auditorium. Raymond Shaw, an architect, joined the firm in 1917 to become chief architect. Shaw had studied architecture at Stanford University and worked in George Kelham's San Francisco Architectural Club atelier. Kelham had been educated at Harvard University and the acclaimed l'Ecole des Beaux Arts. Architect Charles H. Franklin began working for Felchlin when the firm began, but did not become a licensed architect until 1917.¹⁵ Franklin had previously apprenticed with the Reid Brothers in San Francisco, the firm responsible for the

⁸ E. W. Douglas, "Millions for New Buildings: J Street Properties in Many Deals," *The Fresno Republican*, 22 April, 1922, 13.

⁹ "New Ten Story Building Will be Ready Soon: Power Company Tower Interior Work Started," *The Fresno Morning Republican*, 26 August 1923, 1.

¹⁰ "New Ten Story Building Will be Ready Soon: Power Company Tower Interior Work Started," op. cit., 1.

¹¹ "Work Starts on City's New Skyscraper," *The Fresno Republican*, 28 September 1922, 1.

¹² "New Building to Loom High Above Skyline. San Joaquin Light and Power Corporation Plans Edifice. Structure Will Tower 183 Feet into Air in 10 Stories," *The Fresno Republican*, 15 September 1922, 9.

¹³ "To Be Fresno's Champion Skyscraper," *The Fresno Republican*, 15 September 1922, 9.

¹⁴ "Work Starts on City's New Skyscraper," op. cit., 1.

¹⁵ "Richard F. Felchlin," <http://historicfresno.org/bio/felchlin.htm>, 1.

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well-known Hotel Del Coronado in Coronado, California.¹⁶

The R. F. Felchlin Co. had their offices in the Bank of Italy Building, one of the buildings they designed. In 1925, the name changed to Felchlin, Shaw and Franklin, and the partnership broke up in 1930. R. F. Felchlin Co. designed many of Fresno's most significant buildings, including the Bank of Italy Building (1917), Patterson Building (1922), Pacific Southwest Building (1923), and Radin-Kamp Department Store (1924). It is also likely that they were the engineer and/or builder for these buildings. In addition, the R. F. Felchlin Co. built the Hotel Californian (1923). Thus, this firm and their resulting works were critical for creating the Fresno skyline. All five other Felchlin buildings, along with the SJL&P Building, are included on Fresno's Local Register of Historic Resources. The Hotel Californian and the Bank of Italy Building also are listed on the National Register of Historic Places.

By 1930, SJL&P had merged with the Great Western Power Company, and both became part of the Pacific Gas and Electric Company (PG&E). The SJL&P name and identity finally merged completely into the parent PG&E Company in 1939. The name on the roof sign, however, did not change to PG&E until well after World War II. PG&E vacated the nominated building and moved into another building in Fresno in 1987. Not only had the utility company outgrown the building, but it also concluded that it was not cost effective to remodel the building to meet new earthquake and building codes.¹⁷

The SJL&P Building is a highly significant building in Fresno, both as a visual architectural landmark for the City and as an excellent example of the Italian Renaissance Revival style. The nominated building was judged eligible for the National Register of Historic Places in a local historic resources inventory conducted in 1978. The California SHPO and Federal Communications Commission also joined in a consensus determination of eligibility of the building in 2001.

Criterion C Eligibility

The SJL&P Building is eligible under Criterion C because it embodies the distinctive characteristics of a type, period, or method of construction and represents the work of a master. It was designed in the Italian Renaissance Revival style and completed in 1924. The City of Fresno grew rapidly during the 1910s and 1920s, with Fulton Street (today Fulton Mall) as the downtown core. This was a time when the Italian Renaissance Revival, Beaux Arts, and other classically based architectural styles were popular in the United States for office, commercial, institutional, and governmental buildings. Fresno is distinguished by having a high number of significant buildings in these architectural styles. Buildings such as the Bank of Italy, T. W. Patterson, and Pacific Southwest helped to establish the City's urban landscape, which remains essentially unchanged today. The monumental SJL&P Building is especially distinctive as it anchors the northeast end of Fulton Street.

The nominated building is a well-designed and executed example of the Italian Renaissance Revival style. The most distinctive character defining features of this style found with the building are the tripartite division of the two principal elevations and the numerous classical architectural details such as pediments, dentils, egg-and-dart molding, and swags. Other features of the style include the symmetrical facades, hipped roof, rusticated ground floor, single-light sashes for the windows, and the colonnade. In addition, the use of balustrades at the roof and the windows are representative of the Italian Renaissance Revival style. Cartouches, located above the entrances and the roof sign, are also typical. The SJL&P building retains a high level of architectural integrity and is an excellent example of the Italian Renaissance Revival style applied to a tall office building (by elongating the shaft).

In addition, the Fresno-based architectural, engineering, and building firm of R. F. Felchlin Co. served as the architect, engineer, and builder for the nominated building. This company produced the works of masters, as reflected by the nominated building and their other important buildings in the City of Fresno. The SJL&P Building

¹⁶ "Charles H. Franklin," <http://historicfresno.org/bio/franklin.htm>, 1.

¹⁷ Krause, Audrie, "PG&E Will Vacate Building on Fulton," *The Fresno Bee*, February 1987, A1.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**San Joaquin Light and Power Corporation Building
Fresno County, CaliforniaSection number 8 Page 9

was one of several designed by this firm that helped to define the Fresno skyline in the 1910s and 1920s, which remained essentially unchanged until the 1960s.¹⁸ R. F. Felchlin was responsible for at least six of the significant and monumental buildings erected in downtown Fresno at this time. In addition to the SJL&P Building, they designed and built the Bank of Italy Building, T. W. Patterson Building, Pacific Southwest Building, and Radin-Kamp Department Store. They also built the Hotel Californian, which was designed by the noted architect H. Rafael Lake. Each of these buildings has been listed on the Local Register of Historic Resources, and the Bank of Italy Building and Hotel Californian are listed on the National Register of Historic Places. Not only did the R. F. Felchlin Co. help to define the city's skyline and identity, but they created well-designed and executed office and commercial buildings that gave Fresno architectural distinction. In particular, Shaw, who had joined the R. F. Felchlin Co. in 1917, had worked under George Kelham. Kelham was a master who had trained at the noted l'Ecole des Beaux Arts and designed San Francisco landmarks such as the Old Main Library (1916) and the old Federal Reserve (1924), as well as Powell Library (1929) on the University of California, Los Angeles campus. Shaw was the chief architect at R. F. Felchlin Co. It was the work of a master such as R. F. Felchlin Co., in particular Shaw, which created the well-proportioned and finely designed SJL&P Building.

¹⁸ Charles W. Clough, *Fresno County in the 20th Century From 1900 to the 1980s*, ed. Bobby Sisk Temple, vol. 2. Fresno, California: Panorama West books, 1986, 50.

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

San Joaquin Light and Power Corporation Building
Fresno County, California

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**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**San Joaquin Light and Power Corporation Building
Fresno County, CaliforniaSection number 9 Page 11

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**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**San Joaquin Light and Power Corporation Building
Fresno County, CaliforniaSection number 10 Page 12

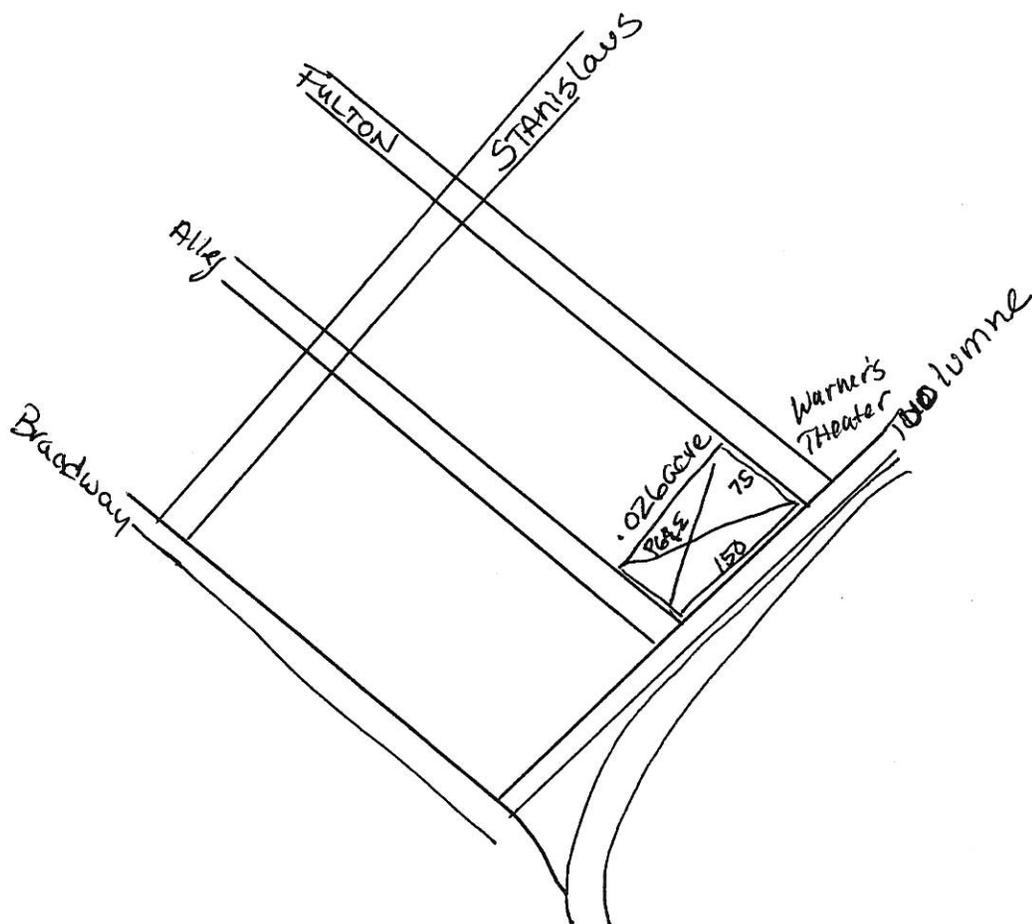
GEOGRAPHICAL DATA**VERBAL BOUNDARY DESCRIPTION**

This building stands at 1401 Fulton Street on a 11,250 square foot parcel located at the west corner of Fulton (originally J Street) and Tuolumne Street in Fresno, California. It sits on an estimated 0.3 acres of land with the APN 466-202-05. The building is 75 feet at the northeast facing Fulton Street elevation and 150 feet at the southeast facing Tuolumne Street elevation. There is an alley and a parking lot located to the southwest, and an adjacent one-story brick commercial building to the northwest.

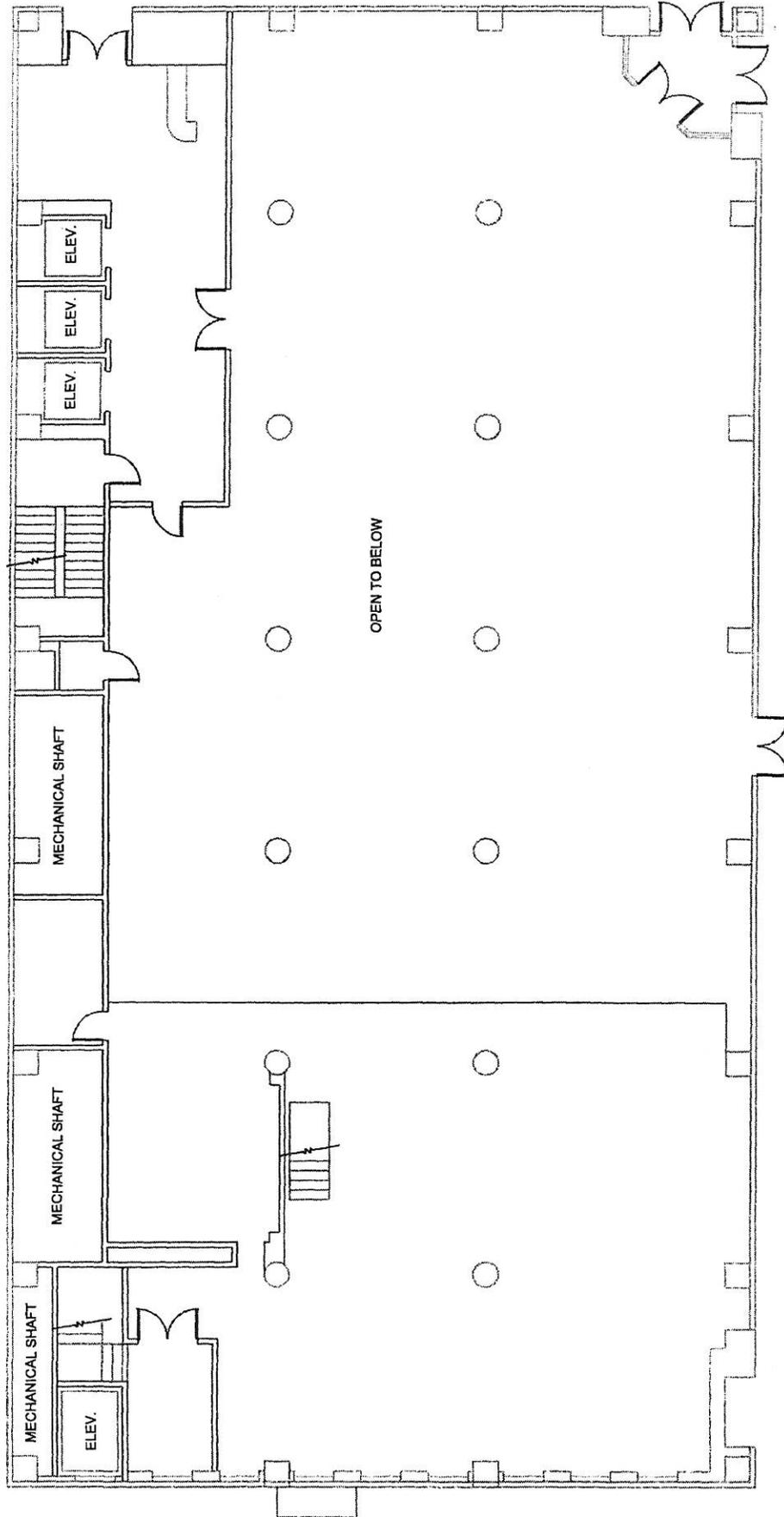
BOUNDARY JUSTIFICATION

The property's historic and current boundaries are the same.

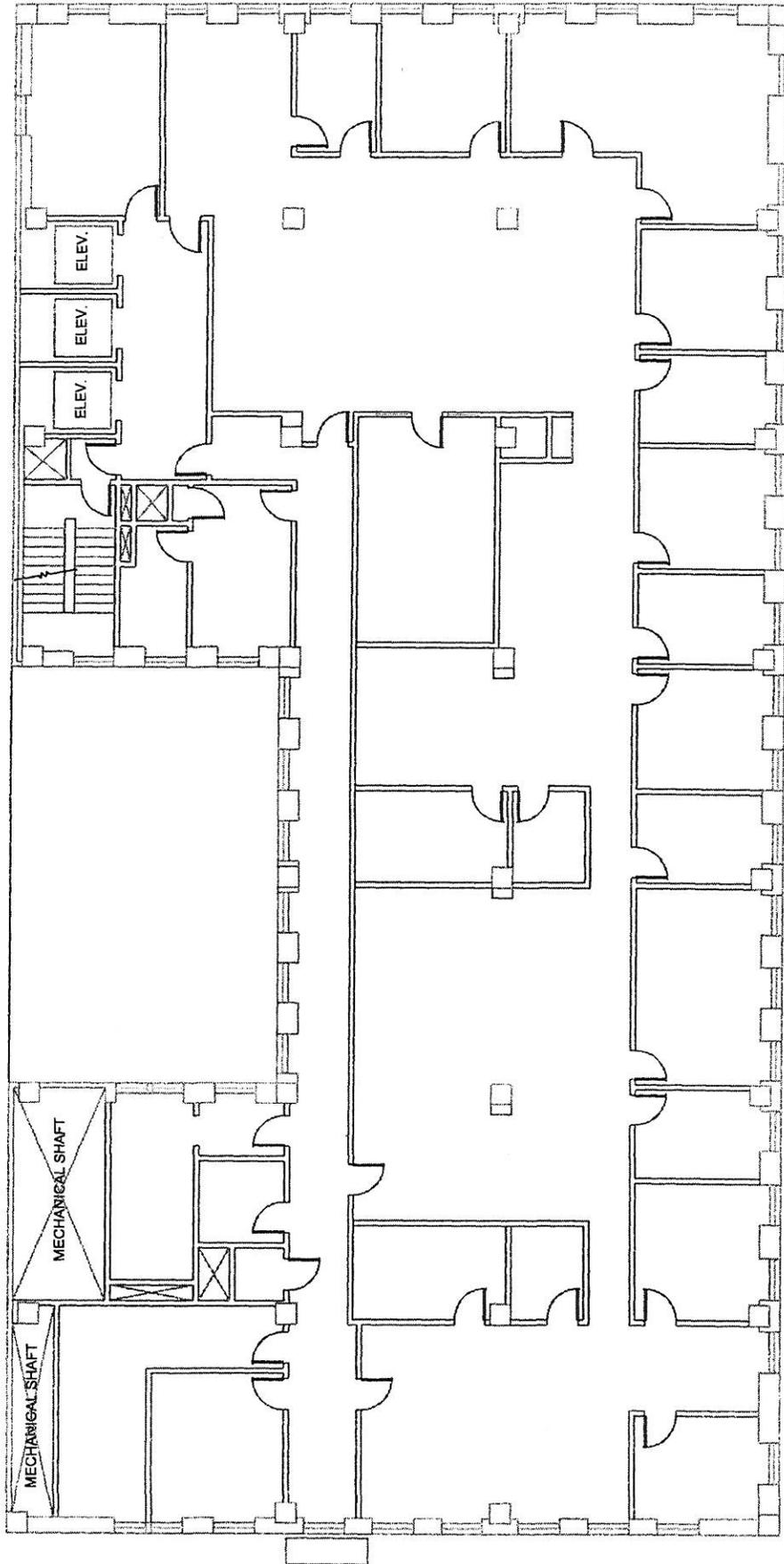
San Joaquin Light & Power Corporation Building
Fresno County, California



Local SKetch Map. 1999 TULLUMNE
San Joaquin Light & Power Co. (1401 FULTON)



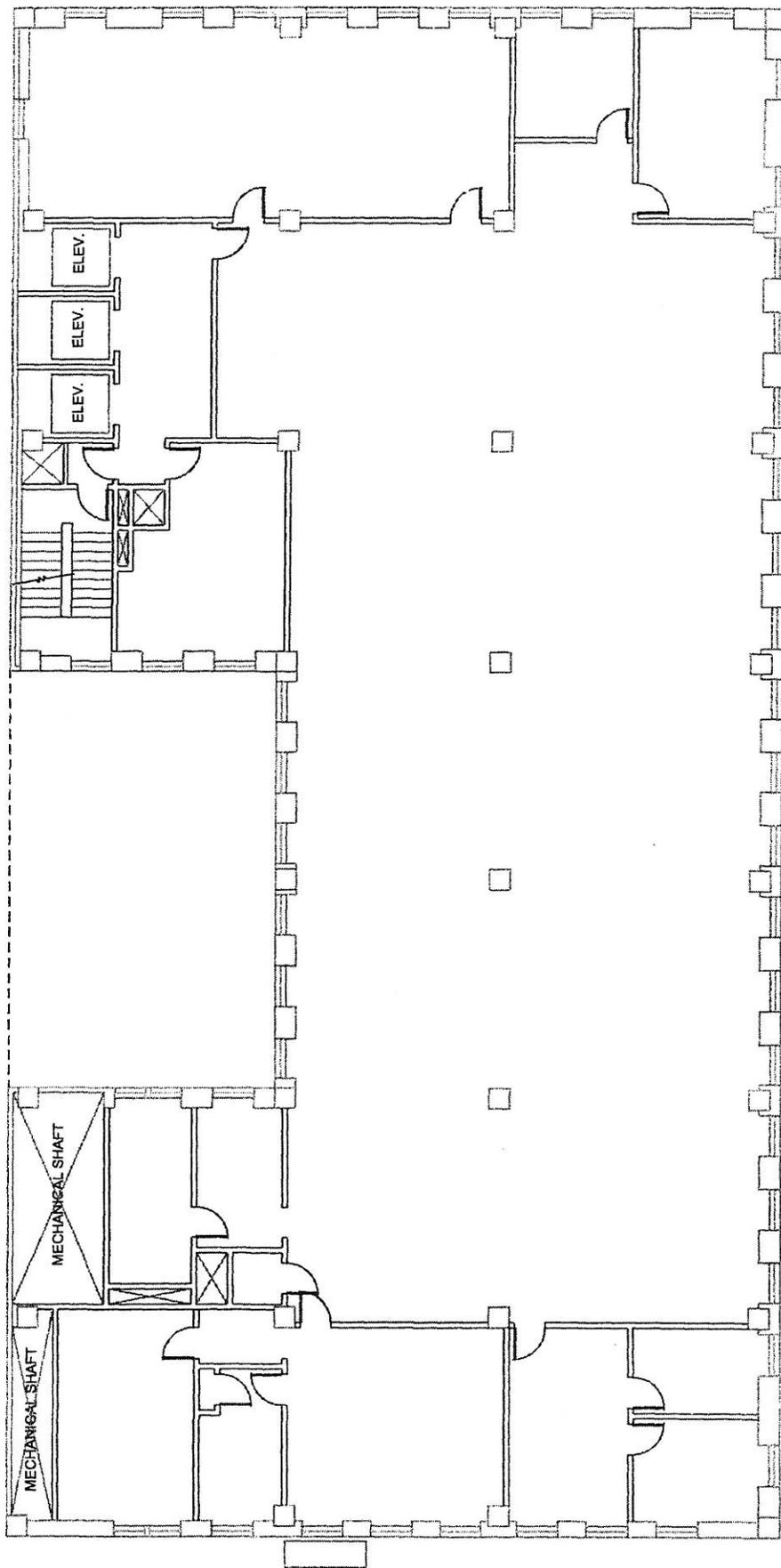
1st FLOOR - Mezzanine Level
TRADE CENTER BUILDING



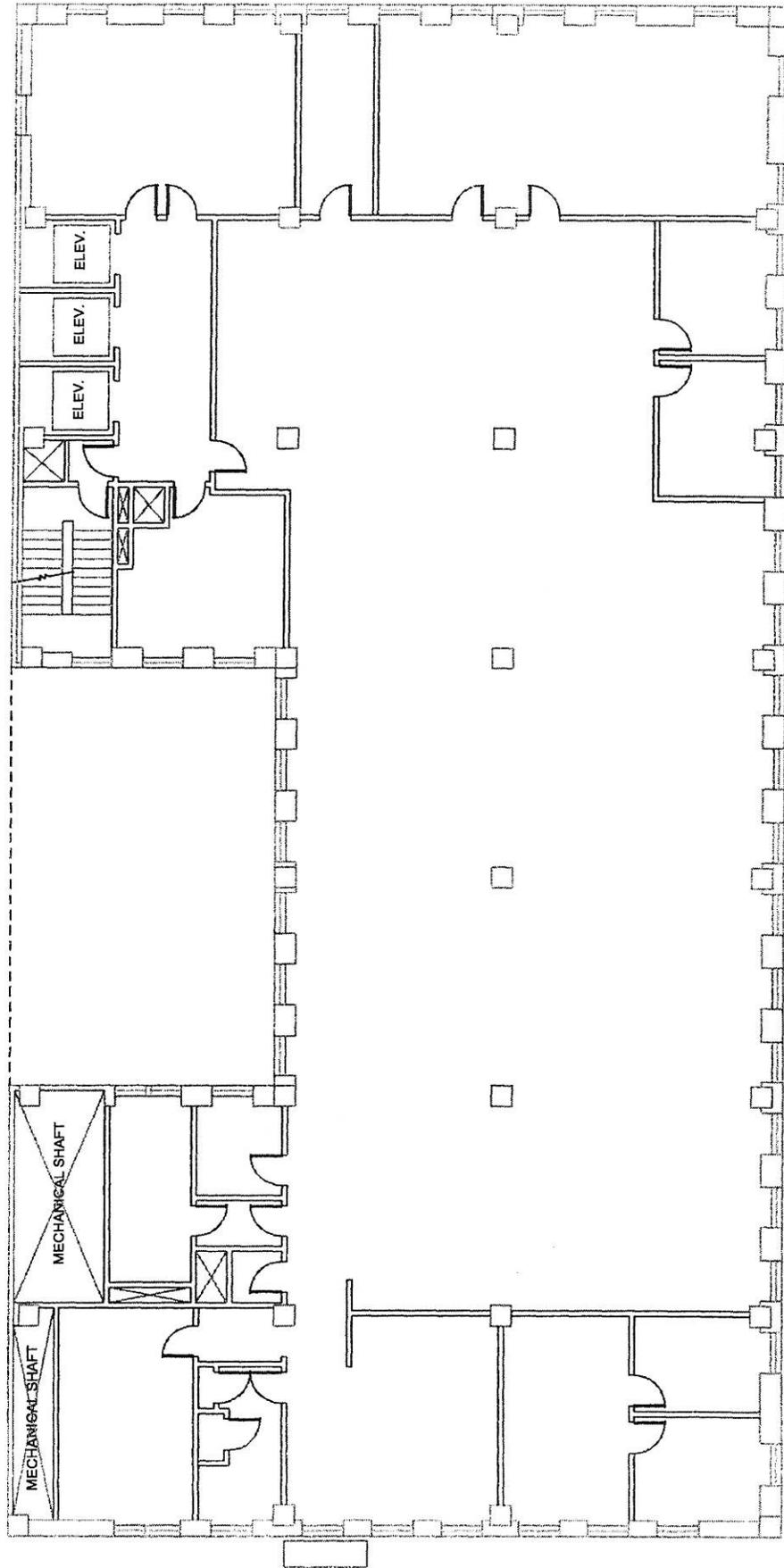
2nd FLOOR
TRADE CENTER BUILDING

San Joaquin Light & Power Corporation Building

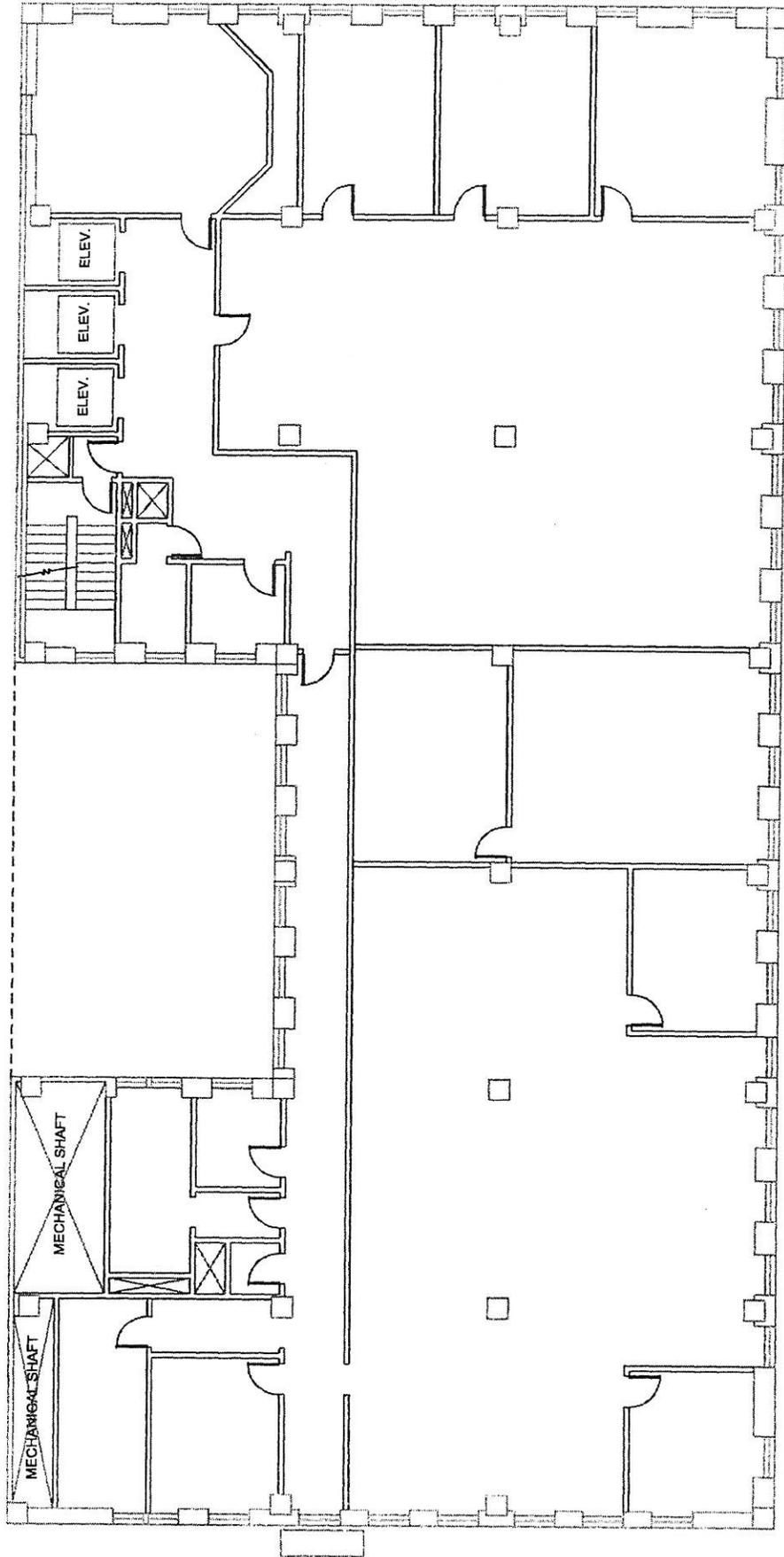
Treviso County, California



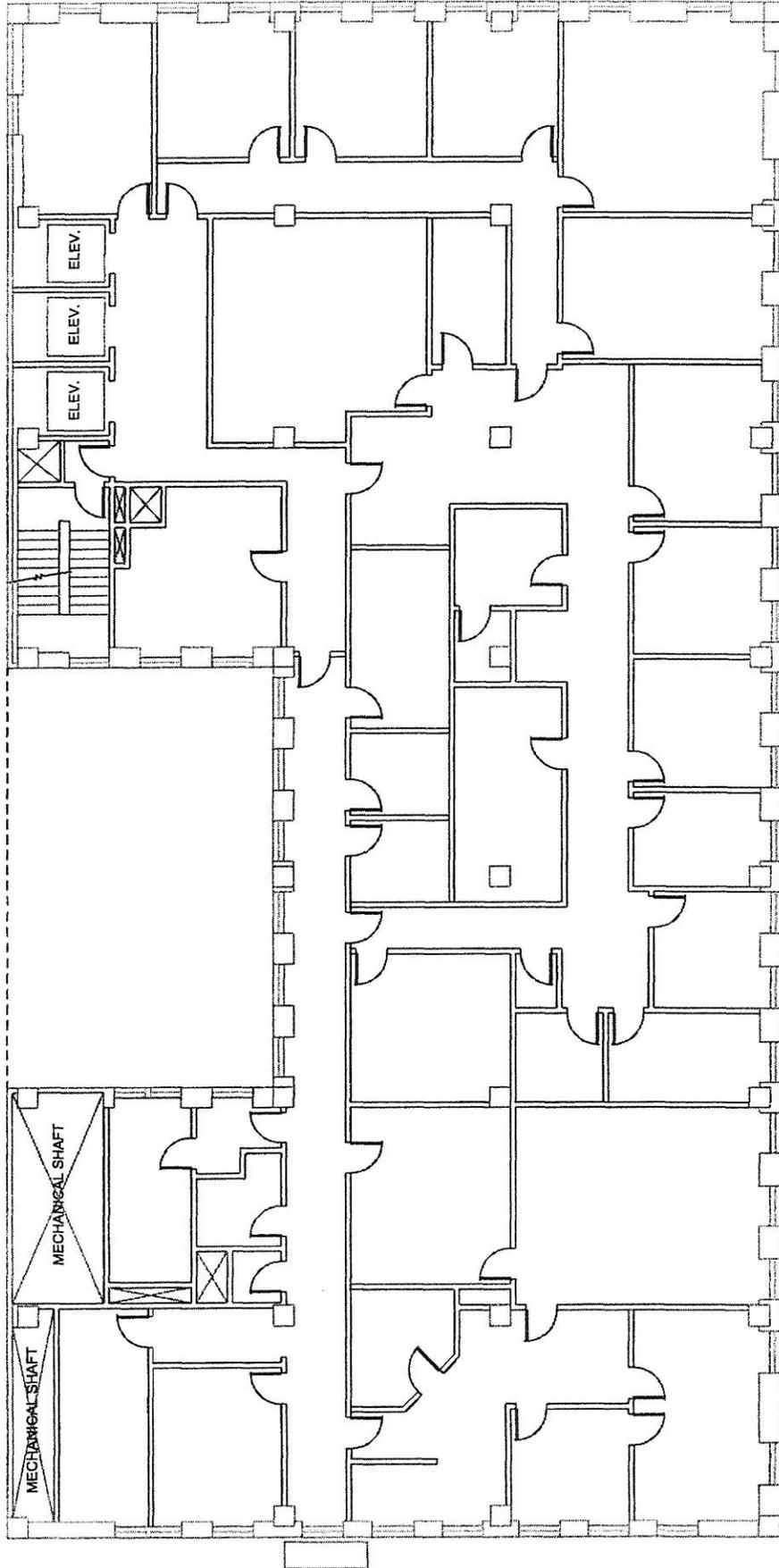
3rd FLOOR
TRADE CENTER BUILDING



4th FLOOR
TRADE CENTER BUILDING



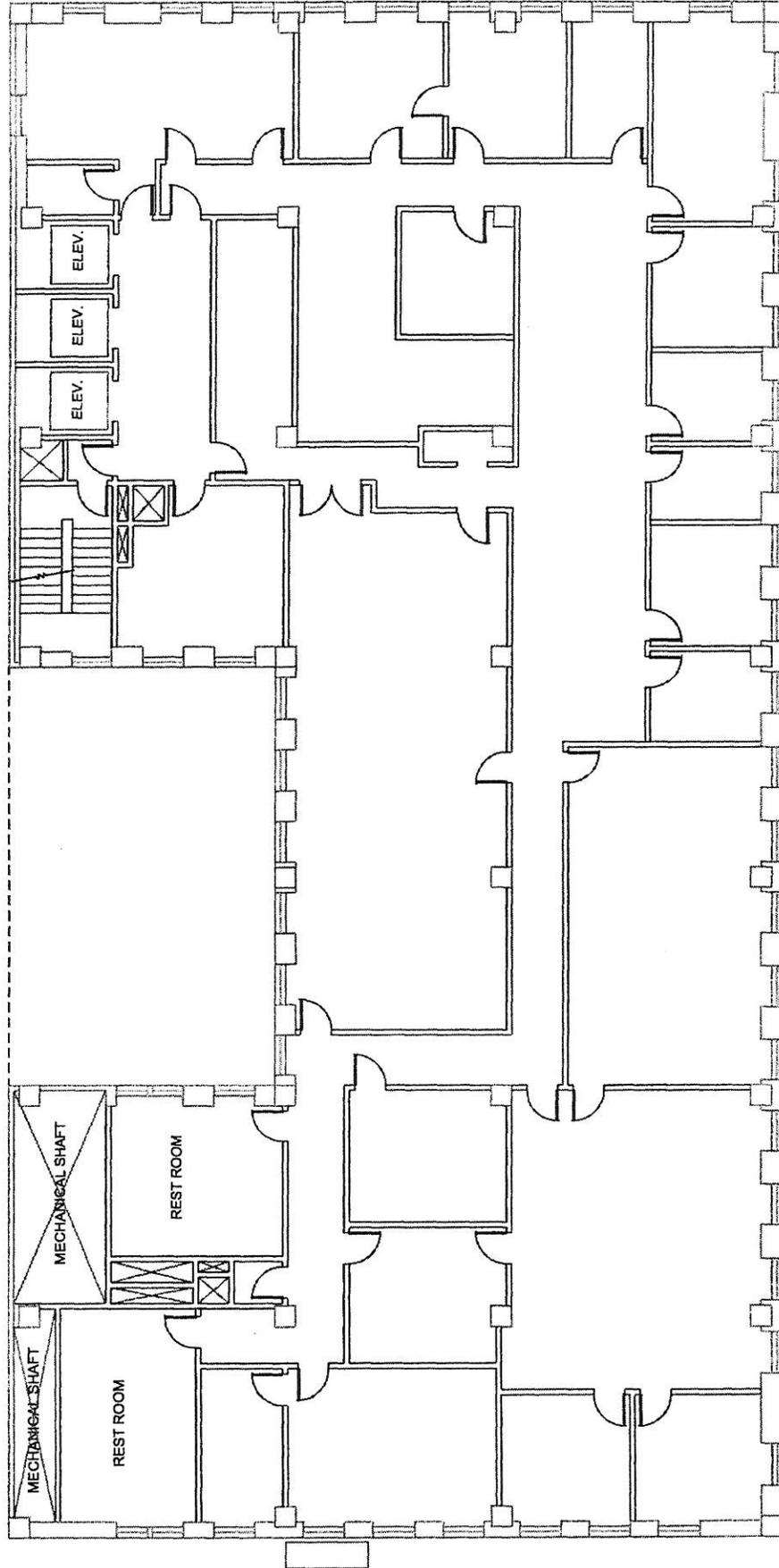
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TRADE CENTER BUILDING



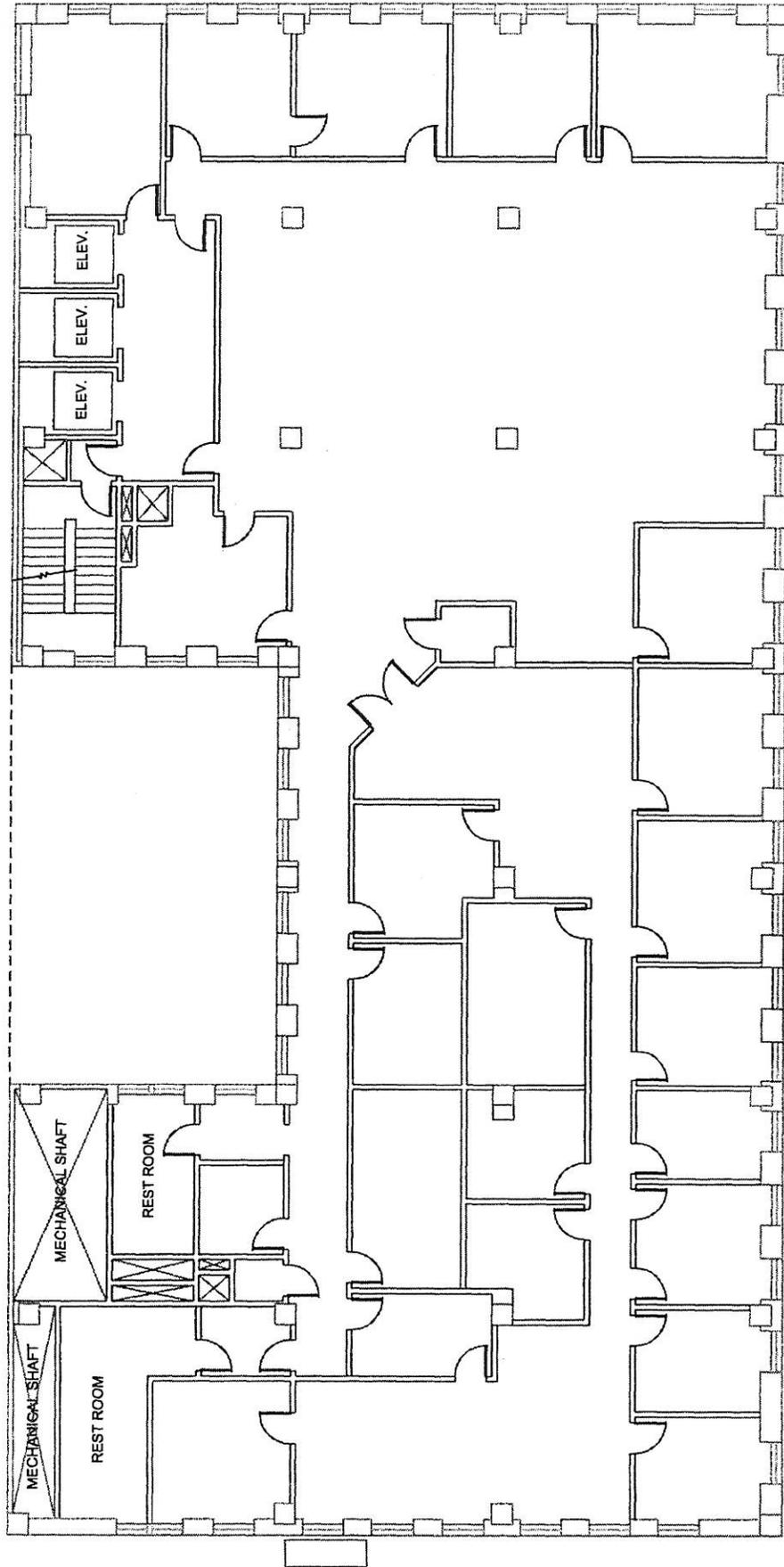
6th FLOOR
TRADE CENTER BUILDING

an Joaquin Light & Power Corporation Building

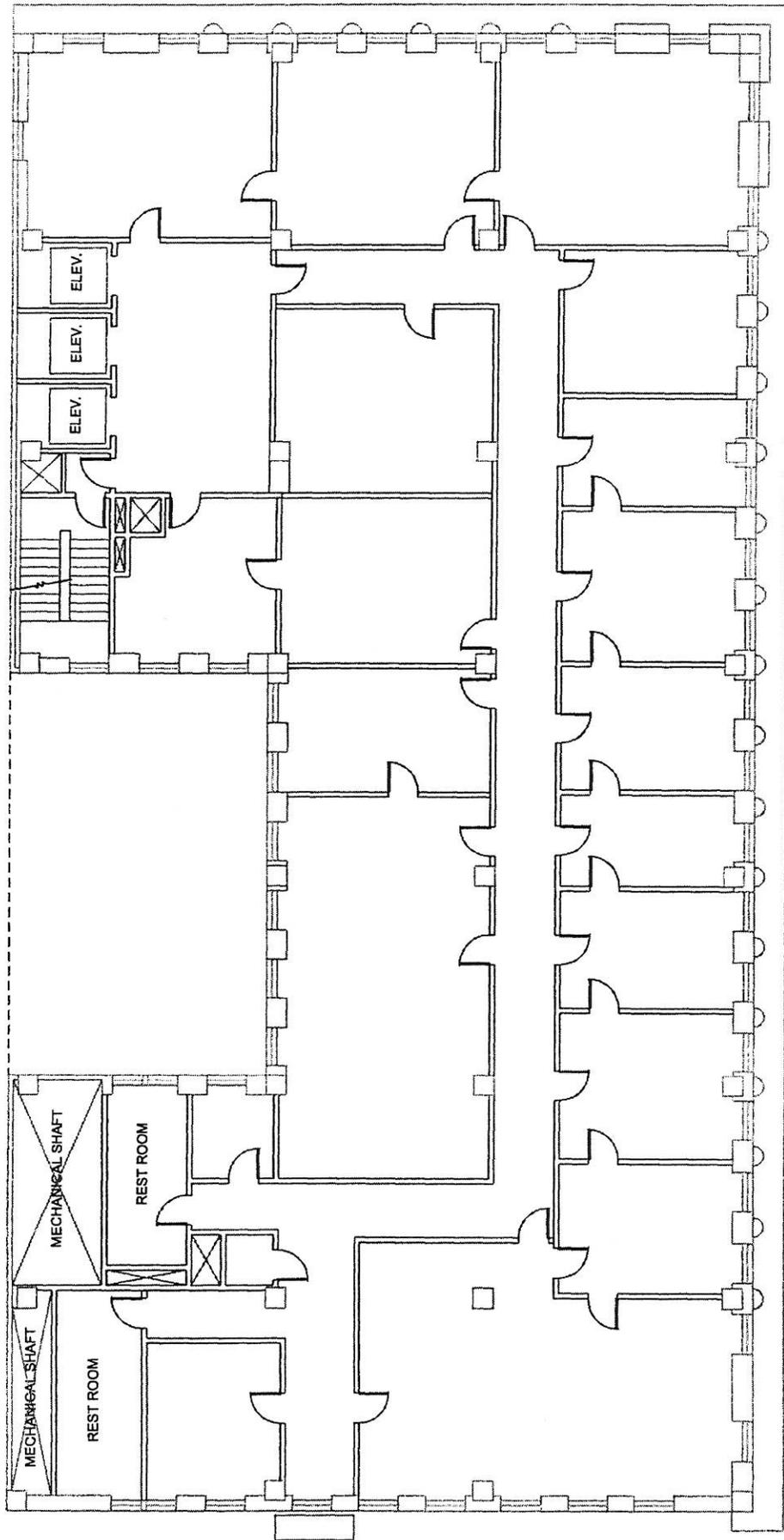
TREASNO COUNTY, CALIFORNIA



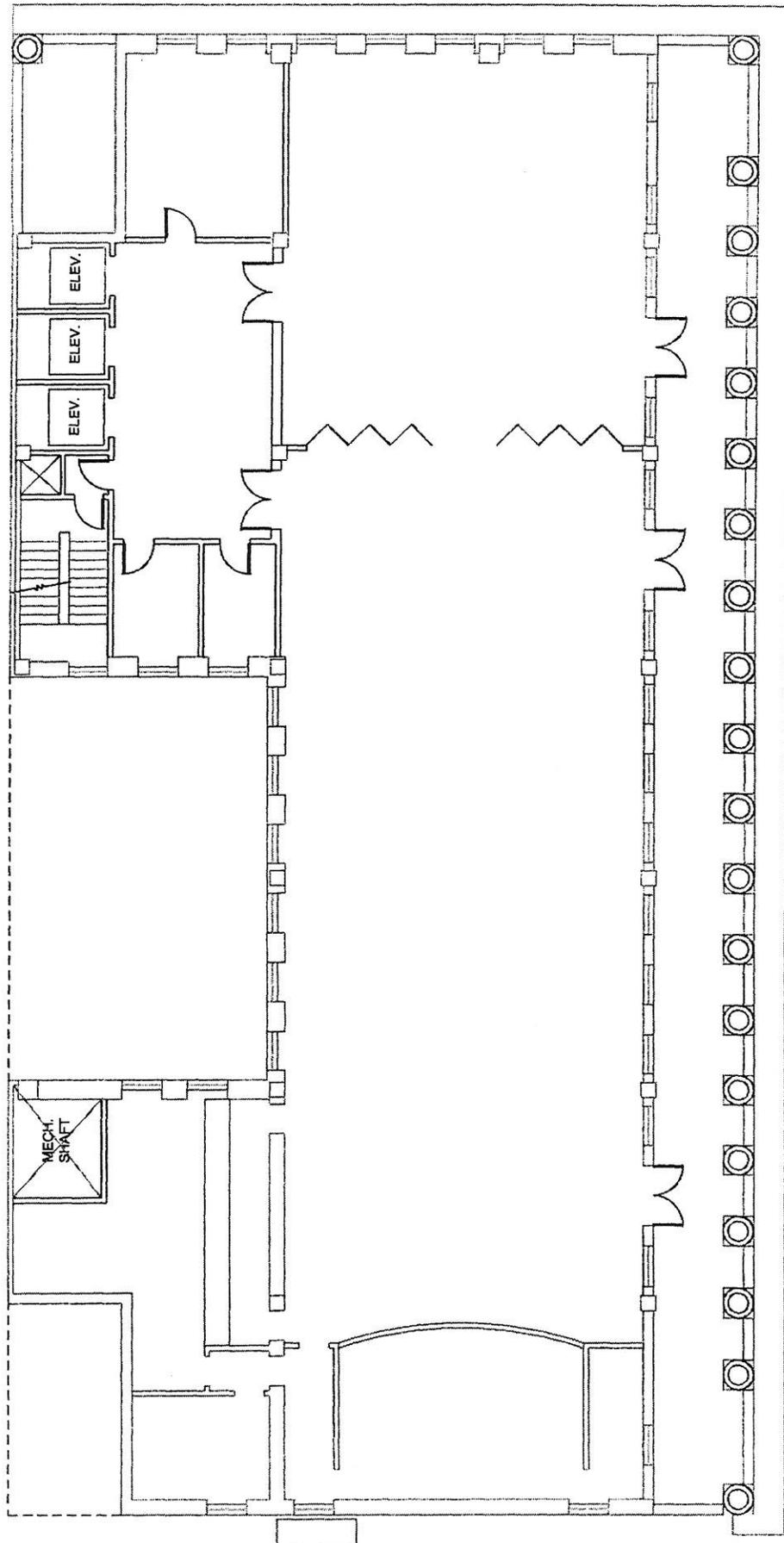
7th FLOOR
TRADE CENTER BUILDING



8th FLOOR
TRADE CENTER BUILDING



9th FLOOR
TRADE CENTER BUILDING



10th FLOOR
TRADE CENTER BUILDING

Kings Canyon Expressway Segment 3

Mitigation parcel located in Helm CA, Fresno County

 Helm Property

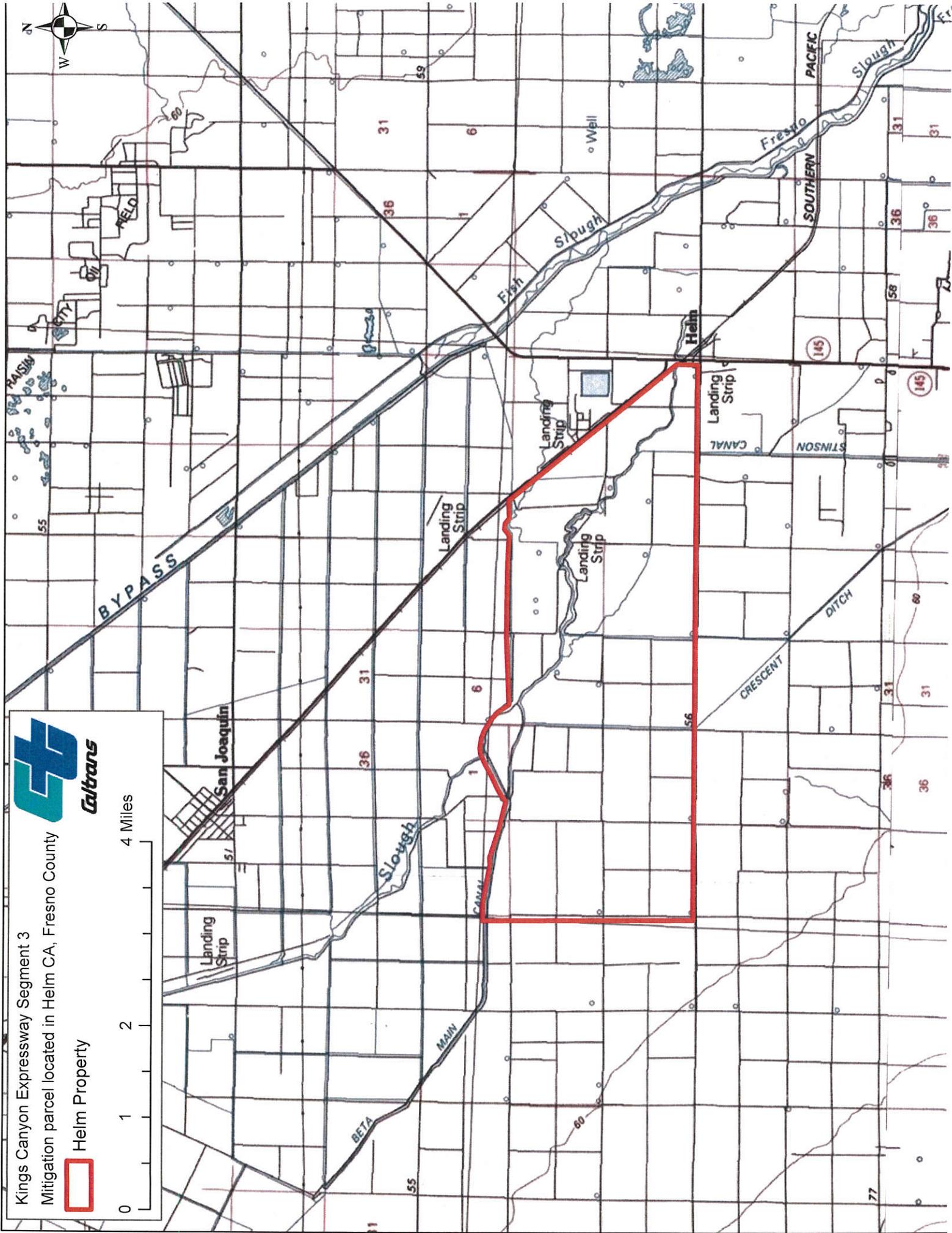


4 Miles

2

1

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Map Reference B:

Alexander Pantages Theatre

PH 0507644

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

FOR NPS USE ONLY
RECEIVED NOV 18 1977
DATE ENTERED FEB 23 1978

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

(Alexander) Pantages Theatre

AND/OR COMMON

Warnors Theatre

LOCATION

Parcel # 466-416-16 Section 4
Township 14 South City Block 87
1400 Fulton Street Range 20 East Lots 17 to 25
CITY, TOWN Fresno CONGRESSIONAL DISTRICT 15
STATE California CODE 06 COUNTY Fresno CODE 019

CLASSIFICATION

CATEGORY OWNERSHIP STATUS PRESENT USE
-DISTRICT -PUBLIC X OCCUPIED -AGRICULTURE -MUSEUM
X BUILDING(S) X PRIVATE -UNOCCUPIED X COMMERCIAL -PARK
-STRUCTURE -BOTH -WORK IN PROGRESS X EDUCATIONAL -PRIVATE RESIDENCE
-SITE PUBLIC ACQUISITION ACCESSIBLE X ENTERTAINMENT -RELIGIOUS
-OBJECT -IN PROCESS X YES: RESTRICTED -GOVERNMENT -SCIENTIFIC
-BEING CONSIDERED -YES: UNRESTRICTED -INDUSTRIAL -TRANSPORTATION
-NO -MILITARY X OTHER: charitable functions

OWNER OF PROPERTY

NAME Titled to Electric Motor Shop; a California Corporation owned by Frank Savario Caglia

STREET & NUMBER

253 Fulton St., P.O. Box 446

CITY, TOWN

Fresno

VICINITY OF

STATE

California

93709

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. 1. The county recorder office
2. Electric Motor Shop

STREET & NUMBER

1) Hall of Records, 2281 Tulare St. 2) Electric Motor Shop, 253 Fulton

CITY, TOWN

Both locations are in Fresno, California

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE "List of Historical Sites and Buildings in Fresno County"

DATE

January 1975

-FEDERAL -STATE -COUNTY X LOCAL

DEPOSITORY FOR

SURVEY RECORDS Fresno City and County Historical Society

CITY, TOWN

Fresno

STATE

California

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The architectural concepts of the Warnor (Pantages) Fresno Theatre, designed by theatre architect, Marcus Pritieca, are basically refinements of earlier theatres designed for Pantages, which provided for maximum flexibility in types of presentations.

Warnor's Theatre is an eclectic blend of Spanish Colonial Revival and Italian Renaissance Revival elements. A base-like proportion begins at the ground level with terra cotta detail at the store fronts along both sidewalk elevations. Terra Cotta is used for fluted pilasters which support the two-story window arcade above the base portion. Above the window arcade is a facade of variegated colored brick from the spring line of the arches resting on the terra cotta pilasters. Above the brick rests a terra cotta entablature which includes a red tile roof. A sectional view through the entablature reveals an approximate two-foot overhang supported by several ogee sections which terminate in a dental course and bead molding. Each flanking elevation along the main streets radiates from the corner, the location of a partial octagonal rusticated tower. The original marquee was suspended at soffit height about ten feet out from the corner tower. For emphasis, the tower incorporated rustication in terra cotta to simulate cut stonework with mitered masonry joints. Further rustication in the tower includes arch shaped windows emphasized with a spandrel and side panels heavily enriched with Spanish geometric cartwheel motifs and organic ornament. The basic classical proportion also is incorporated in the tower which includes the base (serving as the theatre entrance), the shaft which includes the windows and entablature consisting of additional organic ornamentation delineated into a frieze between a heavy molding above the windows and the typical roof overhang described above. The tower is finally terminated with a lantern and cupola each roofed in the same red tile as above the walls of the main elevations.

A primary difficulty in theatre design involves proportioning the rather tall and "heavy" looking enclosure around the main auditorium into a treatment in scale and sympathetic to the neighboring environment while also displaying a sense of elegance appropriate to performing arts. This aspect is marvelously handled with the Warnor due to the two-story window arcade which is set out in front of the main auditorium construction. The envelope of the theatre rises over 30 feet above the arcade and is set back sufficiently as to appear like an elegant Spanish villa set into a courtyard outlined by the arcade mentioned above. The villa type composition of the main auditorium involves corners articulated by the use of terra cotta quoins. Similarly pilasters outset from the wall surface in terra cotta portray rustication through use of the mitered masonry effects which strongly contrasts with the walls between in a sand stucco finish. The entirety of the villa effect is made consonant with the remaining composition of the complex through use of red terra cotta tile roof lines and arch type windows supported from bassistrated balconies.

(continued)

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input checked="" type="checkbox"/> THEATER		
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
1928 opening Pantages		<input type="checkbox"/> INVENTION				B. Marcus Priteca, F.A.I.A., Seattle
1929 " Warnors						S.E. Sonnichsen Association
1964 Cinemascope						913 Warnor Bros. Bldg., Los Ang- eles
SPECIFIC DATES -- 1928 to present		BUILDER/ARCHITECT				
1973 sold to most recent owner						Earl B. Newcomb, Const. Engin. Fishers McMulty Gen. Contractor

STATEMENT OF SIGNIFICANCE

Because of the talents and artistry of the individuals involved in the construction and operation of the Warnors Theatre and the respect this building has gained from the community of Fresno, we wish to nominate it to the National Register.

Unlike Europe, so few of the structures built decades ago and devoted to cultural advancement here in the United States are preserved for the future. The private enterprise purchase of Warnors was a contribution to the reversal of this trend. An artist once performing at the theatre stopped during his act and urged the audience to take care of the building and not let it be leveled like the Fox Theatre in San Francisco where he lived. His sentiment is the most important factor in registering the building which is to insure its preservation.

Warnors defines a period of time in the early 1900's. It is a surviving example of the Vaudeville Era;-- a span of 20 years that touched the lives of people from the metropolitan cities to the smallest of farm towns. The architecture, the management and the performers connected with these theatre palaces all contributed to the social and historical evolution of entertainment in the United States.

"Vaudeville was a highly developed entertainment as well as a remarkable training ground for the theatre. Comedians, singers, jugglers, all sorts of performers who achieved distinction as actors in comedy, farce, musicals and even tragedy learned how to catch the attention of an audience, how to pace themselves, how to adapt themselves to crisis in this exigent school of the stage. Their stars formed a pool of talent from which the new mediums of radio and television drank thirstily." (Dimeglio, p. 15)

Alexander Pantages, one of the more prominent managers of vaudeville, was the theatre magnate who constructed the Warnors. Helping to set the tempo and tone of vaudeville, his profile played a significant role in Washington State history. An immigrant from Greece, he came to the U.S. and spent time in the Yukon. A legend goes that Klondike Kate loaned him \$24.00 to start a saloon. The money he earned working as a bartender and providing entertainment for the miners was brought back to Seattle where he purchased his first theatre. Before he retired, he owned 16 large theatres outright and controlled 40 more. All of the houses owned or operated by Pantages were designed by architect, B. Marcus Priteca.

(continued)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Desert Dispatch. "Old Theatre Organs Brin Nostalgia to Restaurants", Barstow, California, June 8, 1977, p. 5.
2. Dimeglio, John E. Vaudeville U.S.A., Bowling, Green University, Popular Press, 1973.
3. Duncan, Don. Meet Mr. Architect, Driftwood Diary, Seattle Post Intelliger, Seattle, Washington. (cont.)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1 acre

UTM REFERENCES

A	1,1	2,5,0	5,6,0	4,0	6,9	2,9,0	B					
	ZONE	EASTING		NORTHING			ZONE	EASTING		NORTHING		
C							D					

VERBAL BOUNDARY DESCRIPTION

The location is across the street from the north east end of the Fresno Mall, on the north east corner of Fulton and Tuoloumn^e Streets, in the town of Fresno, city of Fresno, county of Fresno and state of California. It covers the entire site of 225' frontage on Fulton Street and 150' on Tuolomne Street.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

The property does not overlap any existing boundaries.

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

R.M. Caglia -- individual

ORGANIZATION

Prepared for the Electric Motor Shop

DATE

September 10, 1977

STREET & NUMBER

253 Fulton Street

TELEPHONE

(209)233-1155 or (209)233-1157

CITY OR TOWN

Fresno

STATE

California

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

R. M. Caglia

TITLE

State Historic Preservation Officer

DATE

November 15, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

W. Smith

DATE

2.23.78

DATE

2.22.78

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	NOV 18 1977
DATE ENTERED	FEB 23 1978

CONTINUATION SHEET Description ITEM NUMBER 7 PAGE 2

Throughout the composition, the basic classical architectural scale of Priteca is strongly apparent through use of a base, shaft, and entablature type proportioning. No wall surfaces exist without proportioning between moldings and pilasters or termination into a larger mass.

The interior of the main auditorium is approximately a square plan with the volume of the room captured under a single ceiling dome. For acoustical reflection, the dome is flattened and supported on intersecting flattened arch ribs which in turn support a center octagon from which festive lighting from a wrought iron chandelier is suspended. All beams as well as the edge of the flattened dome are highlighted through cove lighting around the dome.

Interior wall compositions are created through the vertical and horizontal division of the wall into panels, Pilasters define the main division between the anti-proscenium and main auditorium walls. Basic classical proportion is created from the base, the travertine wall effect, and high wall frieze which surrounds the auditorium.

The painted high wall frieze was treated as an upper limit of the wall. It matches the ceiling ornamentation colors and establishes the ceiling as an element resting on the top of the wall above the frieze. The highly colorful frieze consists of painted stencil work bearing geometric diaper patterns between relief enrichment in the plaster at the center of the diaper patterns. A bead mold and smaller scaled molding terminate the frieze against the ceiling surface.

Between the perimeter of the main ceiling and the spring of the center dome, plaster enrichment highlighted in gold leaf provides panels from which are suspended small lighting fixtures.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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INVENTORY -- NOMINATION FORM**

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DATE ENTERED

FEB 23 1978

CONTINUATION SHEET Description ITEM NUMBER 7 PAGE 3

Other interest in the interior composition includes the balcony front rail, the aisle arcade at the orchestra level and the proscenium arch. The railing at the balcony front row is located to allow both the distance from the curtain line, radius of curvature, and sectional profile to regulate acoustical reflections in a way that does not "bounce" the sound back to the performer. In addition to these requirements, ornamentation of the fascia is accomplished through break up into enriched plaster panel compositions which include bundle-swg ornaments.

Visually supporting the balcony and side exits, while creating a side aisle arcade are a series of arches executed in plaster on the inside edge of the aisle adjacent to the ends of the seat rows. This "side aisle effect" is a stylistic element with Spanish architecture.

The proscenium arch frames the opening with a rope molding and wrought iron grating effect. Flanking the arch on each side are large "travertine-effect" pilasters which support a braided corbeled arch. The anti-proscenium is proportioned as a travertine wall with an ornamental portal as the front side exit and a lavishly ornamented balcony in the Churrigueresque style as inspired by the Palace of St. Elmo, Seville, (1700).

The general balcony configuration is the result of an effort to avoid patrons climbing a greater distance than necessary prior to reaching their particular balcony seat location. The system utilized a wide balcony crossover (or "wide aisle") which serves aisles both above and below the crossover. The total climb by patrons therefore, from the entrance foyer is divided between two types of stairways: first, from the entrance lobby to the mezzanine lobby where restrooms and other public facilities are located and where the elevation matched the above mentioned crossover aisle and second, stairs from the wide aisle up or down to the desired seat location on the balcony. It is notable that the balcony steepness in the Warnors theatre is reduced considerably under balconies of other theatres built in the same period of design.

With the exception of the addition of a new marquee, the Theatre retains its original appearance to a remarkable degree.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	NOV 18 1977
DATE ENTERED	FEB 23 1978

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

These two men, Pantages and Priteca, came to Fresno when it was still essentially a desert and invested money into one of the finest of the 17 theatres they built. Their plans were for the theatre to be equal to any other in the state. The Fresno house was # 42 in the chain with the Hollywood Pantages being the last.

Alexander personally directed the entire chain in all its complexities, including acquisition, building construction and operation of amusements presented. He was familiar with every act booked on the entire circuit, securing the best of unequalled vaudeville to play in all his houses.

From the time he borrowed from Klondike Kate in Dawson, Mr. Pantages was noted for dealing fairly with others. He was viewed by his head usher as "a fine man to work for." One who commanded loyalty because he was "absolutely square and a true friend." His word was bond. Pantages sat in a box and studied the audience reaction to the acts and made a point of mingling with the crowd after the show. One writer pronounced him best showman in the theatre because of his study of crowds and his use of psychology. (Dimegliop, 27)

Personal architect to Mr. Pantages was Mr. Benjamin Marcus Priteca. "Mr. Architect" of Seattle is what Robert Durham, former national president of the American Institute of Architects called him. Represented for sound theatre inventions including historical engineering inventions, 'Uncle Benny' (another affectionate nickname), considered himself "just an old vaudeville architect." Many regarded him one of the great theatre architects in this country. Born and raised in Scotland, like Pantages he left his home at an early age. He moved to Seattle after becoming an architect. The old Palomar theatre in downtown Seattle where his offices were for 50 years was aimed, he said, at the clientele Pantages wanted to reach; "Those who were hungry for entertainment but who lacked the money." He stayed in Seattle until he died at the age of 81.

As a "Vaudeville Architect" Benny was a devotee of the old style theatre interior -- complete with graceful curving balconies, sloping floors and good sight lines to see the stage from every seat in the house. "Seeing is hearing", he said, in partial explanation of his accoustical talents.

In all, Benny had designed 60 major theatres and done 160 minor theatre jobs from Vancouver B.C. to Winnepeg, Manitoba and Memphis, Tennessee to Los Angeles, California. Such buildings were the Orpheum, Coliseum, Palomar and Paramount theatres in Washington and the Hollywood Pantages in Los Angeles, where the Academy Awards were held for years. Many of his most striking theatres still stand today. In addition, he once designed a body for the locomotive automobile. And he created an angled grille and the first angled windshield for the Paige car, forerunner to the more famous Graham Paige. He also worked on Long Acres race-track in Washington. Marcus is a Fellow in the American Institute of Architects. He loved students of architecture and he left a lot of friends whose professional practices have been greatly influenced by him.

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

Marcus Priteca is survived by a legacy of his lifetime's work. At the Warnors in Fresno, he utilized many of his engineering inventions in design and layout of the building. He and Alex Pantages employed the skills of other artists and engineers. With them were, Pantages' son Rodney, General Manager; S.E. Sonnischen, assistant to Mr. Priteca; Ears B. Newcomb, engineer in charge of construction; Cass P. Hayes, chief electrical expert for the Pantages circuit; Leo Cavanaugh, assistant engineer in charge of the cooling plant installation; G.O. Davis in charge of house lighting; J.B. Smeraldi, in charge of the interior decorations; and Matt Summers of Fresno, in charge of ornamental plaster work. These men added the excellency of detail work to the theatre. Central vacuuming, central heating and cooling, central fire with sprinklers and hydraulic water elevators were all a luxury in the late 20's, yet they were part of the initial construction. Acoustically, there is not a dead spot in the entire house. Artists came even from Italy to handpaint the ceiling.

Other outstanding individuals associated with the theatre were the Warner Brothers. They purchased the theatre a year after it opened in 1929 and operated it until the early 1960's.. They chose Fresno, in the heart of the San Joaquin Valley as the second city on the entire coast in which to establish a Warner Brothers theatre to expand their exhibition motion picture industry. (The theatre was originally the Pantages, in 1928. When the Warners bought it in 1929 it was changed to Warners. And later in the 1960's to again signify a turnover in management, the "E" in Warners was changed to "O". The present owner will retain the Warnors name.)

Warner Brothers opened the theatre on the third anniversary of Vitaphone, the pioneer talking and singing motion picture system launched by them in 1926. On August 31, 1929 they staged one of the most elaborate of their premiere showings in the Fresno house. The largest number of screen celebrities that ever left Hollywood in that age to participate in celebrating a new brand of entertainment.

Introduction of Vitaphone to the motion picture industry then, marked the most prominent landmark in the entire history of films. Since a large part of their sound audience was captured by network radio, the Warner industry worked to investigate and develop color, the third dimension and enlarged screen screen, steps increasing the quality and ramifications of screen entertainment. They advanced many more techniques in the movie industry and successfully operated theatres all over the U.S. Because of all the new processes needed to make films, they generated a wealth of new business talent and employ within the industry; sound engineers, directors, artists, writers, mechanical geniuses and executive, marketing and management talent. They also brought Cinemascope to the screen, a three dimensional film process installed at the Fresno theatre in the early 60's..It was removed when the present owners moved into the building in 1973.

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ITEM NUMBER 8

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As in vaudeville, the Warners were gratified that they could bring the greatest artists of the day to large cities and small hamlets for everyone to enjoy. The presence of sound films, television and radio however, jointly affected the decline and fall of vaudeville.

Another product of the dignity and worth of the Fresno Warnors is the unique installation of the house theatre pipe organ. It was built by Morgan Organ Company of Van Nuys, California. They were a major builder of theatrical organs. Installed when the theatre was built in 1929, the historic 14 rank, 1,035 pipe organ was the last one built by the company. The 4 board console contains 720 keys, pedals and combination pistons. Only a few of its kind were made, so it is actually the only one with its particular specifications and outstanding voicings in existence today. A duplicate organ burned in the Los Angeles theatre in which it was housed.

Originally installed for the purpose of sound accompaniment to the silent movies, this instrument includes all sound effects, all percussion instruments, bells, sirens, bird calls, etc. Most theatre pipe organ installations have the pipes mounted to the left and right of the front stage but, the original owner Alex Pantages' idea was to locate the pipes under the stage and have the tone emanate from the orchestra pit. Pantages wanted to cut the cost and the worry of an entire orchestra employ. This single design feature however, characterizes the unique sensation in listening afforded by the organ. Like a symphony orchestra, it also reproduces wind and string instruments. A great deal of the organ's majestic quality is due to not only the installation procedure, but to the superior acoustics of the building as well.

The organ has been used intermittently over they years. For awhile, it was used for late night radio shows when organ concerts were presented from the theatre. It was also used during intermission at the movies. It has been completely restored and put in its original condition. Recently, it has been used in musical performances, special guest showings and benefits for local groups.

There are an estimated 400 pipe organs which still remain of the 8,000 that were once built. Purists interested in these organs feel that such wind instruments should be kept only in theatres. But there are fewer and fewer theatres that want to bear the expense of maintaining an organ.

Warnors theatre is very much a part of downtown Fresno. It is located at the north end of the Mall. (See picture #2.) Since most development in Fresno until recently has been in the direction of spreading out, our mayor Dan Whitehurst and the council are concerned in redirecting the flow into renewal of the downtown area. The city isn't merely a building complex but a result of a mosaic of human activity. Current planning is focused on the revitalization of central Fresno. Guidelines for preservation are being used for the maintenance of existing structures.

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The City of Fresno was going to purchase the Warnors for use as a performing arts center but, there were not enough public funds. The attainment of this goal has been left to the present owners. The concern of the city and the private sector are for saving the building not only for its historic value but also for its use in cultural events.

The Warnors theatre is a tribute to the theatre mogul and the architect who both made significant contributions to the theatres in design and utility of space for public use. It is devoted to the preservation of artistry unmatched by few buildings constructed today.

Restoration, preservation and maintenance of the site will always be active concerns for the owners. The entire property of Warnors will be kept up for the benefit of the existing community of Fresno and for future generations. The adjoining office spaces are being leased out to local business people. Future plans for the ballroom include a restaurant and a small scale entertainment facility.

Because of its aesthetic merit and superb acoustical surroundings, Warnors will promise many heightened cultural experiences. Activity in the building will also provide a stimulus for the downtown economy, support for the redevelopment of central Fresno and enrichment for cultural arts.

Programs to date and for the future have listed musical and theatrical performances, lectures and educational series, tours and a program for local school children and special event fundraising for charitable causes. Live entertainment is scheduled in the building every month. The owners and the management will be ever increasingly dedicated to the presentation of the finest in performing arts.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Major Bibliographical References continued

CONTINUATION SHEET

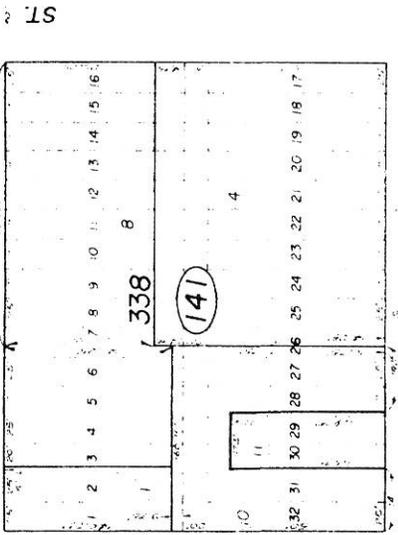
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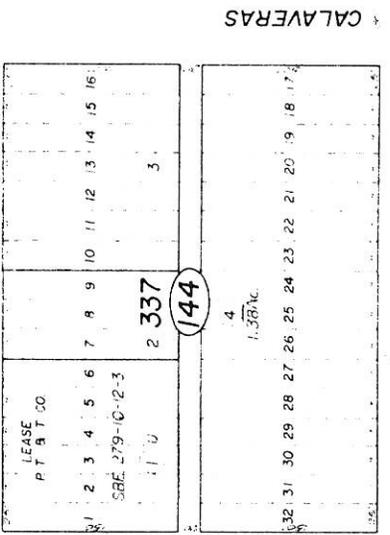
*These articles were mailed or given to me without location reference.

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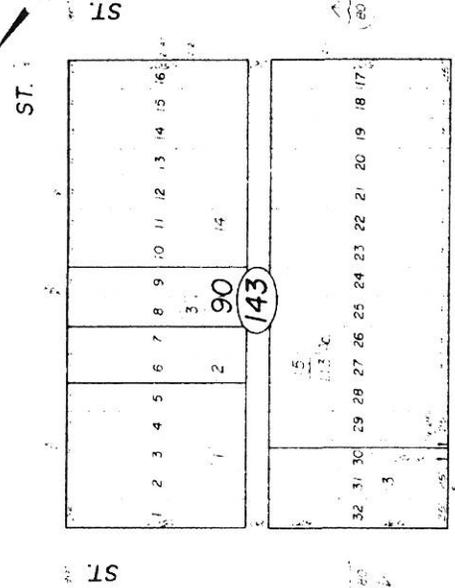
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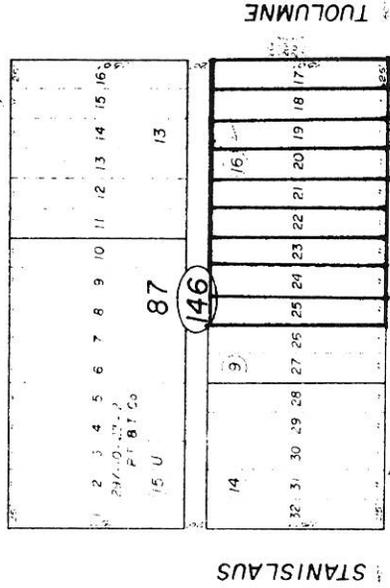
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Assessor's Block Numbers Shown in Circles

Assessor's Map Bk. 466 - Pg 14

County of Fresno, Calif.



Attachment 3:

Archaeological Memo

State of California Business, Transportation and Housing Agency

Memorandum

Date: February 20, 2014

File: Fulton Mall Reconstruction Project, TCSPL 5060(263)

From: Jeanne Day Binning, Ph.D.
Branch Chief, Central California Cultural Resources Branch
Professionally Qualified Staff: Principal Investigator, Prehistoric Archaeology

Subject: Supplemental Section 106 Archaeological Resource Compliance for the Fulton Mall Reconstruction Project

As noted previously, I have reviewed the document entitled “Fresno Fulton Corridor Specific Plan and Downtown Neighborhoods Community Plan Project: Archaeological Resources Assessment Report” (ARAR). Since the completion of the Original Historic Property Survey Report, additional areas are being added to the Fulton Mall Undertaking Area of Potential Effects (APE). These areas are at both ends and on the west side of the previous linear APE.

The current APE (with additions) for Fulton Mall Reconstruction Undertaking is now about 40% of District 1 of the seven districts covered by the ARAR (see Figure 1-2 of that report for the FCSP Districts). Another new section is in District 4, of the same designation scheme. The new section in District 4 is located between the Congo Alley and Van Ness Ave., on the south side of Inyo Street (startles the mall) (see attached map).

The attached APE map documents the new areas added to the APE for the undertaking. The ARAR noted above, illustrates the relationship of the current APE to the districts developed for the noted planning study. The current APE for the Fulton Mall Reconstruction Undertaking is encompassed by Districts 1 and a small portion of District 4 of the seven segments identified in the ARAR for the Fresno Fulton Corridor Specific Plan and Downtown Neighborhoods Community Plan Project. No pedestrian archaeological surveys of the Fulton Mall Reconstruction APE (as currently delineated) could be done for the Corridor and Community Plan because the extant buildings and infrastructure obfuscate access to all that lies beneath. This holds true for the additional areas in District 1 and the newly added area in District 4 now included APE.

In summary, the Corridor Plan ARAR documents an effort to identify archaeological resources that may be historic properties and covers the entire area of the Fulton Mall Reconstruction Undertaking APE (Districts 1 and 4 of the ARAR). To clarify, the Archaeological Assessment for the larger Corridor and Community Plan project covers the entire APE of the Fulton Mall Reconstruction Project and can be used in lieu of a project-specific document. This holds true for the recent additions to the APE that are the reason for the supplemental documentation.

A records search (Slawson and Kay 2012:31-34) was conducted and an archaeological context (Slawson and Kay 2012:14-31) developed for the larger project that is adequate for the current undertaking. No archaeological sites were identified as a result of the identification efforts within the Fulton Reconstruction Project APE conducted for the Fresno Fulton Corridor Specific Plan and Downtown Neighborhoods Community Plan Project.

Project Description: The California Department of Transportation (Caltrans), as assigned by the Federal Highway Administration (FHWA), in cooperation with the City of Fresno (City) proposes to reconstruct Fulton Mall as a functioning street for vehicular traffic by reintroducing lanes to the existing pedestrian mall. The current APE for the Mall Reconstruction Undertaking consists of seven linear blocks. The current APE is contained between Stanislaus Street (northwest end) and Mono Street (southeast end). On

State of California Business, Transportation and Housing Agency

Memorandum

the west side of the APE, one of the recently added sections abuts H Street. Another section is between H Street and the pedestrian walkway of the Fulton Mall, just north of the Chukchansi Stadium. No areas were added to the east side of the APE. Please refer to Maps 1 and 2 of the Supplemental HPSR. Map 1 shows the project vicinity and Map 2 the project location on a topographic map.

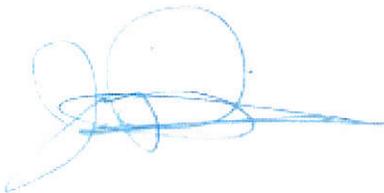
Measures Taken for Archaeology: It was determined that there is a potential for buried archaeological sites in the Central Business District that encompasses the APE for the Fulton Mall Reconstruction Project. The removal of infrastructure required for the undertaking will provide a rare opportunity to see the matrix below. Although the area currently covered with buildings and infrastructure was damaged by construction of the buildings, mall streets, etc., construction activities will be monitored since such activities will be near areas that may have historic (and much less likely prehistoric) archaeological resources. The monitoring will be done by an archaeologist who meets the Secretary of the Interiors Professional Qualification Standards for Archaeology and Historic Preservation. Prior to construction, a monitoring plan will be developed. Monitoring is considered a continuation of the identification effort since subsurface sediments are currently inaccessible. This is the only practical approach given the current development in the area.

Advisory: Should archaeological materials be encountered during construction, all work shall stop in the area of the find until an archaeologist can assess the nature and significance of the find.

The current assessment could change if there are changes to the proposed design of the project, particularly the addition of locations other than those identified in this memo and the previous archaeological memo for the previous and current APE. If there are changes to the proposed undertaking, an additional review by Caltrans' PQS will be required.

If you have any questions, please do not hesitate to contact me at (559) 445-5793.

Sincerely,



Jeanne Day Binning, Ph.D.
Branch Chief, Central California Cultural Resources Branch
Principal Investigator, Prehistoric Archaeology

Attachment 4:

SHPO consultation

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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October 8, 2013

Reply To: FHWA_2013_0819_001

Jeanne Day Binning, Ph.D.
Branch Chief, Central California Cultural Resource Branch
Caltrans District 6
855 M Street, Suite 200
Fresno, CA 93721

Re: Determinations of Eligibility for the Proposed Fulton Mall Reconstruction Project, Fresno, CA

Dear Ms. Binning:

Thank you for consulting with me about the subject undertaking in accordance with the *Programmatic Agreement Among the Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, and the California Department of Transportation Regarding Compliance with Section 106 of the National Historic Preservation Act, as it Pertains to the Administration of the Federal-Aid Highway Program in California (PA)*.

Caltrans has found that the following properties are eligible for the National Register of Historic Places (NRHP) for the following reasons:

- **Mattei Building/Guarantee Savings and Loan, 1177 Fulton Mall** – The Mattei Building is eligible under Criterion C as an excellent example of Classical Revival commercial architecture in Fresno. The building was designed by noted local architect Eugene Mathewson. It is also eligible under Criterion A as one of the primary examples of early 20th Century commercial development in downtown Fresno. In addition the Mattei building is eligible for its association with the revitalization of downtown Fresno following World War II. The building is a prime example of the revamping of an older building to embrace modernist ideals. The building has good integrity, reflecting both its original design as well as its mid-20th century remodel.
- **E. Griffin-McKenzie/Helm Building, 1101 Fulton Mall** – The Helm Building is eligible under Criterion C as an excellent example of Renaissance Revival commercial architecture in Fresno designed by noted architect George Kelham. The building is also eligible under Criterion A for its association with the early 20th century development of downtown Fresno. In the 1920s downtown Fresno entered a period of intense commercial development that would last until 1929. As one of Fresno's most prominent buildings from the 1920s, this building is a primary example of this period of development.
- **Mason Building – 1044 Fulton Mall** – The Mason Building is eligible under Criterion C as an excellent example of Renaissance Revival commercial architecture in Fresno designed by noted architect Eugene Mathewson.
- **Radin-Kamp Department Store/J.C. Penney Building, 959 Fulton Mall** – This building is eligible under Criterion C as a rare intact example of an early 20th century department store

building in Fresno and as a representative example of the local architectural firm Felchlin, Shaw & Franklin.

- **T.W. Patterson Building, 2014 Tulare Street** – The Patterson Building is eligible under Criterion C as an excellent example of Classical Revival commercial architecture in Fresno designed by R.F. Felchlin and Co. The building is also eligible under Criterion A as a rare intact example of early 20th century development in downtown Fresno. As one of Fresno's most prominent commercial building from the 1920s, the T.W. Patterson Building is a primary example of this period of development.
- **Gottschalk's Department Store, 802 Fulton Mall** – The Gottschalk's Department Store is eligible under Criterion C as one of the most prominent examples of Late Moderne commercial architecture in Fresno. The building is also eligible under Criterion A as the flagship store for Gottschalk's, which operated on this site from 1914 to 1988. Gottschalk's was one of the most prominent department store ventures in the region with a maintained presence in Fresno for 105 years.

Caltrans has also determined that the following properties are not individually eligible for the NRHP:

- Brix Building – 1221 Fulton Mall
- Procter's Jewelers – 1201 Fulton Mall
- Immigration Solution/Good Neighbor Medical Clinic – 1929-1939 Fulton Mall
- Fallas Paredes – 1136 Fulton Mall
- 1127-1139 Fulton Mall
- Kress Building – 1118 Fulton Mall
- California Historic Landmark #873
- Leslie's Jewelers/Botanica San Judas – 1029-1031 Fulton Mall
- China Express/El Bronco – 931-935 Fulton Mall
- Hermanos – 927 Fulton Mall
- Family Town – 926 Fulton Mall
- El Patron/Beauty Town – 913/917 Fulton Mall
- Mammoth Mall – 902 Fulton Mall
- Berkeley's Department Store – 887 Fulton Mall
- Kinney's Shoes - 845-875 Fulton Mall
- El Caballero – 829-831 Fulton Mall
- Inyo/Van Ness Spiral Parking Garage – 801 Van Ness Avenue

Based on review of the submitted documentation, I concur with the foregoing determinations.

Additionally Caltrans has determined that the **Fulton Street/Fulton Mall Historic District** is not eligible for the NRHP. I do not have sufficient information at this time to either agree or disagree with this determination. It appears that buildings that might contribute to a proposed historic district were evaluated for individual eligibility but not as contributors to a historic district. National Register Bulletin 15 states, "A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points." Please provide additional analysis for buildings within the potential historic district that focuses on whether they contribute to the historic context of the historic district. Please note that although a building has been altered, it can still contribute to the historic district if the building falls within the historic context and maintains historic integrity to the period of significance for the historic district.

The district analysis should include the alteration/modernization of the mall buildings in their relationship to the Victor Gruen Associate's Central Area Plan and the Garrett Eckbo designed Fulton Mall. During the 1960s a large number of communities "modernized" their downtown shopping districts in order to compete with the new suburban malls at the urban edge. The

Ms. Binning
October 8, 2013
Page 3 of 3

current context should analyze the possible urban planning and architectural linkage of the elements within a potential Fulton Street/Fulton Mall Historic District.

Caltrans has also determined that the **Luftenburg's Building at 901 Fulton Mall** is not eligible for the NRHP. I do not have sufficient information at this time to either agree or disagree with this determination. The original determination of eligibility by HRG found the building to be eligible for the NRHP but there was minimal background information supporting their findings. I would like to see if there is any additional contextual information available that might support Historic Resource Group's original determination of eligibility.

Thank you for considering historic properties during project planning. If you have any questions, please contact Natalie Lindquist of my staff at (916) 445-7014 or email at natalie.lindquist@parks.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Carol Roland-Nawi, Ph.D." The signature is written in a cursive, flowing style.

Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

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November 21, 2013

Reply To: FHWA_2013_0819_001

Jeanne Day Binning, Ph.D.
Branch Chief, Central California Cultural Resource Branch
Caltrans District 6
855 M Street, Suite 200
Fresno, CA 93721

Re: Response to Request for Additional Information Regarding the Proposed Fulton Mall Reconstruction Project, Fresno, CA

Dear Ms. Binning:

Thank you for your letter of November 5, 2013, which continues consultation regarding the proposed Fulton Mall Reconstruction Project in Fresno, CA. You are consulting with me in accordance with the *Programmatic Agreement Among the Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, and the California Department of Transportation Regarding Compliance with Section 106 of the National Historic Preservation Act, as it Pertains to the Administration of the Federal-Aid Highway Program in California (PA)*.

Based upon review of your revised documentation I am still of the belief that both the Fulton Street/Fulton Mall Historic District and the Luftenburg Bridal Building hold a strong potential to be eligible for the National Register of Historic Places (NRHP). Based upon both e-mails as well as phone calls from Caltrans, I understand that the time constraints this project is under would make additional research with regards to these historic properties difficult while still meeting project deadlines.

Taking this into account, Caltrans is requesting that Fulton Street/Fulton Mall Historic District be assumed eligible for the NRHP for the purposes of this project. Any building built prior to 1970 that is located within the boundaries of the historic district would be considered a contributor to the historic district and therefore considered eligible. **I concur.** Since the Luftenburg Bridal Building falls within the boundaries of the historic district, I would like to keep its status as an individual property indeterminate at this time. If you have any objections to what I have proposed please contact me within 15 days.

Thank you for considering historic properties during project planning. If you have any questions, please contact Natalie Lindquist of my staff at (916) 445-7014 or email at natalie.lindquist@parks.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Carol Roland-Nawi, Ph.D.".

Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

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February 12, 2014

Reply To: FHWA_2013_0819_001

Anmarie Medin, Chief
Cultural Studies Office
Caltrans Division of Environmental Analysis
PO Box 942873, MS-27
Sacramento, CA 94273-0001

Re: Finding of Effect for the Proposed Fulton Mall Reconstruction Project, Fresno, CA

Dear Ms. Medin:

Thank you for your letter of December 30, 2013, which continues consultation regarding the proposed Fulton Mall Reconstruction Project in Fresno, CA. You are consulting with me in accordance with the 2004 *Programmatic Agreement Among the Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, and the California Department of Transportation Regarding Compliance with Section 106 of the National Historic Preservation Act, as it Pertains to the Administration of the Federal-Aid Highway Program in California* (PA).

Caltrans, in cooperation with the City of Fresno, proposes to reconstruct the Fulton Mall as a complete street by reintroducing vehicle traffic lanes to the existing pedestrian mall. The proposed project has three alternatives, including two Build Alternatives and a No Build Alternative.

Alternative 1 reopens the Fulton Mall with two-way streets, with one lane of vehicular traffic in each direction alongside bicycle, pedestrian, and potentially other travel modes. One 11-foot-wide vehicle travel lane would run in each direction, with a parallel parking lane of 8 feet included on both sides of the streets. Sidewalks would include a typical 14-foot sidewalk on one side of the street and a 28-foot-wide promenade on the other. The promenade would feature artworks, water features, seating, and trees and would allow for walking and pedestrian-only seating, landscaping, and lighting.

Alternative 2 reconnects the street grid similar to Alternative 1, but would include rebuilding distinctive elements of the Fulton Mall in five to six specific locations, known as “vignettes”, in their exact current size and configuration. The vignettes are intended to preserve existing shade trees and features of the historic Eckbo design, and would include many of the existing elements. The street would have gentle curves that would allow for greater preservation of historic features including fountains, art, and existing shade trees. One 11-foot-wide vehicle travel lane would run in each direction and curve through the vignettes. Outside the vignettes, the street would straighten, and the landscape would include, where possible, an 8-foot-wide parallel parking lane, as well as a pedestrian-only walking, seating, vegetation, and public art area that varies between 14 and 44 feet wide on each side of the street. Within the vignettes, there would be no parking lane, and the existing Fulton Mall landscape elements would be kept intact as much as possible.

Caltrans applied the Criteria of Adverse Effect, pursuant to Stipulation X.A. of the PA, and found that the undertaking will not adversely affect the following nine historic buildings that are listed/determined eligible for the National Register of Historic Places (NRHP):

- Bank of Italy, 1001 Fulton Mall, Fresno (listed on the NRHP)
- Hotel Californian, 851 Van Ness, Fresno (listed on the NRHP)
- Pacific Southwest Building/Security Bank, 1060 Fulton Mall, Fresno (determined eligible for the NRHP)
- Mattei Building/Guarantee Savings and Loan, 1177 Fulton Mall, Fresno (determined eligible for the NRHP)
- E. Griffith-McKenzie/Helm Building, 1101 Fulton Mall, Fresno (determined eligible for the NRHP)
- Mason Building, 1044 Fulton Mall, Fresno (determined eligible for the NRHP)
- Radin-Kamp Department Store/J.C. Penney Building, 959 Fulton Mall, Fresno (determined eligible for the NRHP)
- T.W. Patterson Building, 2014 Tulare Street, Fresno (determined eligible for the NRHP)
- Gottschalk's Department Store, Fresno (determined eligible for the NRHP)

Project activities would not result in the loss or impairment of character defining features. In addition a vibration mitigation and monitoring work plan will be prepared prior to construction. Ground Penetrating Radar will be utilized to identify the existence of basements along the Fulton Mall Historic Landscape. Identified basements will be demarcated and appropriate vibration minimizing techniques established. Associated basement doors and glass block will be protected with ESA fencing. A vibration specialist will monitor construction activities to ensure no structural and/or cosmetic damage is caused by vibration impacts. A Principal Architectural Historian will monitor general construction activities including establishment and enforcement of the ESA fencing.

Before I can comment on this no adverse effect finding I have some questions:

- Will any utility work be done as part of this project?
- If utility work will be done, does Caltrans know how close the utilities are located to the eligible buildings and in particular any basements that may be under the Fulton Mall?
- Is there a buffer between the buildings and the utilities?
- Is there a possibility for structural damage to basements as a result of utility work?
- What protection measures will be put in place?

Caltrans has also found that the undertaking will have an adverse effect on the Fulton Street/Fulton Mall Historic District and the Fulton Mall Historic Landscape (or Fulton Mall as named in the National Register nomination), properties determined eligible for listing in the NRHP. Both build alternatives would result in physically destroying identified character defining features of each property in a manner that would diminish the integrity of each property. Based on review of the submitted documentation, I concur. Of the two build alternatives presented my preference is Alternative 2. This alternative does a better job of preserving contributing features in place, although it does not avoid an adverse effect.

With regards to mitigation for the adverse effect to the Fulton Street/Fulton Mall Historic District and the Fulton Mall Historic Landscape, I would like to propose that monetary compensation be considered by setting up a fund to assist future preservation projects involving the NRHP eligible buildings that are also a part of this project.

I am disappointed that the TIGER grant that will provide funding for the project precludes consideration of any alternative that does not reopen all 11 blocks of the Fulton Mall to through traffic. Several alternatives discussed in the Alternatives Considered but Rejected section meet the purpose and need of the project, but have been dismissed from consideration because they

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are not consistent with the requirement of the TIGER grant. Most of the dismissed alternatives would result in lesser impact to historic properties and /or avoid an adverse effect. It appears that TIGER grant financing of the project precludes a consideration of a full range of alternatives.

Thank you for considering historic properties during project planning. If you have any questions, please contact Natalie Lindquist of my staff at (916) 445-7014 or email at natalie.lindquist@parks.ca.gov .

Sincerely,

A handwritten signature in black ink that reads "Carol Roland-Nawi, Ph.D." The signature is written in a cursive style.

Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer