



Historic Properties Survey Report

Revised Final Draft

South Stadium Project Area

Phase I Area
Fresno, California

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Prepared for
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Los Angeles, California

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I. INTRODUCTION

This Historic Properties Survey Report has been prepared at the request of Forest City Residential West, Inc. for the South Stadium Project Area of downtown Fresno, California. The South Stadium Project Area (Survey Area) consists of approximately 18 city blocks, bounded by Tulare Street on the north, Van Ness Avenue on the east, the Yosemite Freeway (State Route 41) on the south, and the Southern Pacific Railroad tracks on the west.

Prior historic evaluation work in this area has included historic resources surveys completed in 1977 and 1994. The 1977 historic resources survey was completed as a result of the adoption of the Fresno-Clovis Metropolitan Area General Plan (1977 Survey), and the *Supplementary Historic Building Survey of the Ratkovich Plan Area* (Ratkovich Study) was completed in 1994 by John Edward Powell and Michael J. McGuire under the auspices of the California State University, Fresno Foundation.¹ The Ratkovich Study reassessed properties inventoried by the 1977 Survey and determined that four resources in the South Stadium Survey Area had historical value, though they were not formally designated. Various formal historic designations have also been made within the Survey Area based on the findings of the 1977 Survey, including one National Register listed property and seven properties listed on Fresno's Local Register of Historic Resources. One additional property in the Survey Area is noted as having local significance, though it is not formally designated.

This report provides an overview of the various levels of historic designation available in Fresno and a more detailed discussion of the existing historical status of the buildings that were previously surveyed (**III. PRIOR HISTORIC RESOURCES INVENTORIES & DESIGNATIONS**). An abbreviated version of the conclusions of the Ratkovich Study and other applicable property-specific studies are also addressed, as well as short significance statements for each of the buildings that have already attained historic designation.

Also included in this report is a preliminary inventory of all buildings and structures currently located in the South Stadium Survey Area (**IV. PROPERTY INVENTORY/RECONNAISSANCE-LEVEL SURVEY**). This inventory includes basic building data for each resource, as well as images of the resources.

¹ Powell, John Edward and Michael J. McGuire, *Supplementary Historic Building Survey, Historic Resources Survey (Ratkovich Plan)*, Fresno, California, Appropriations Resolutions No. 93-202 (FY93) and No. 93-258, for Department of Housing and Neighborhood Revitalization, City of Fresno Historic Commission, (September, 30 1994).

The Property Inventory is followed by an intensive-level survey and evaluation of all age-eligible resources (older than 45 years) within a focused survey area, known as the Phase 1 Area (**V. INTENSIVE-LEVEL SURVEY**). This intensive-level survey resulted in the documentation of the subject properties on California Department of Parks and Recreation (DPR) 523 A and B forms, also known as Primary Records and Building, Structure, Object Records, respectively (**VII. DPR 523 FORMS**). A complete set of these DPR records is included at the end of this report.

Methodology

Page & Turnbull staff members who contributed to this project include Ruth Todd (principal), Caitlin Harvey (architectural historian), Karin Sidwell (architectural historian), and Tak Stewart (project assistant). Tak Stewart assisted with field work and research; however, the drafting of all report documents, including all evaluations and determinations contained therein, was completed by Caitlin Harvey and Karin Sidwell, both of whom meet the Secretary of the Interior's Qualifications for Architectural Historians. For more information, see section **VIII. CONSULTANT QUALIFICATIONS**.

From May 22 to May 23, 2007, Page & Turnbull staff completed a reconnaissance-level survey, digital photography, and inventory of all extant properties in the South Stadium Survey Area (**IV. PROPERTY INVENTORY/RECONNAISSANCE-LEVEL SURVEY**). As part of this survey, Page & Turnbull performed research at the City of Fresno Planning Department; the Henry Madden Library Special Collections at California State University, Fresno; and the Fresno County Public Library. The Fresno Historical Society was not accessible for research at the time of the reconnaissance-level survey undertaking.

During two additional trips to Fresno, made from August 27 to August 30, 2007, and March 24 to March 26, 2008, Page & Turnbull staff completed additional intensive-level survey work, digital photography, and property-specific research pertaining to thirty-six properties in the Phase 1 Area of the South Stadium Survey Area that were identified as being older than 45 years (built before 1963) (**V. INTENSIVE-LEVEL SURVEY**). In addition to resources consulted during the reconnaissance-level survey, the intensive-level survey utilized local Fresno repositories such as the City of Fresno Planning Department's building permit files, and the Fresno Historical Society archives. The primary sources of information for building histories included building permit records, city directory listings, historic newspaper articles, Sanborn Fire Insurance maps, and historic photographs.

In the process of completing documentation of the thirty-six age-eligible properties, information presented in the Historic Resources Inventory was verified and/or corrected based on additional information found during intensive-level research. In most cases, the construction date of each building was corrected to reflect specific dates found on building permits or in newspaper articles, rather than the estimated dates given in the earlier report, which were based primarily on Assessor's data and visual observation. Additionally, address numbering and property boundaries were reassessed in some cases to reflect a better understanding of building dimensions and parcel contents. For example, a few structures originally thought to be separate buildings were found to be single cohesive buildings upon closer investigation of aerial photos, parcel maps, historic Sanborn maps, ownership information, and various other sources. The DPR 523 forms contained in this report reflect the revised understanding of such properties and address the entirety of the built resources on any given parcel. In addition to these corrections, other incidental changes were made to increase the accuracy of the data produced by the reconnaissance-level survey.

II. HISTORIC CONTEXT

The following historic context statement provides a brief overview of the history of Fresno and the Central Business District (also known as the Central Area) in which the South Stadium Survey Area is located. This context describes the early development of the area and identifies important historic themes that may have influenced that development and the construction of the historic resources within the Survey Area.

Fresno is located in Fresno County, half-way between Los Angeles and San Francisco, in California's San Joaquin Valley region. Fresno County is bounded by two rivers, the San Joaquin River and the Kings River. Early settlers believed the area to be arid and unfit for agriculture, but despite its desert-like environment, humans have inhabited the region for thousands of years. The first known inhabitants were a major tribal group collectively known as the Yokuts. They established over sixty tribes in the Central Valley, each with its own chief, and all related by blood and language. These tribes were interdependent; trading with each other and establishing an extraordinary means of communication to warn of strangers in the area.²

The 19th century opened with a wave of exploration into the San Joaquin Valley that eventually led to the settlement in Fresno County. The first two expeditions through the area were led by Spanish Missionaries in 1805 and 1806, and succeeded in discovering and naming the San Joaquin and Kings rivers. In 1823, the Ashley Expedition came from St. Louis to hunt and trap along the Merced, Stanislaus, and Tuolumne rivers and were some of the first Anglos to enter the region.³ Despite these early forays, it wasn't until 1848 that the area's population boomed due to the discovery of gold in California. This brought miners and other settlers to the Sierra Mountains in search of riches. They camped along streams and rivers in the area and eventually established settlements like Rootville, which was founded in 1851. By 1854, Rootville been renamed Millerton and became the first county seat when the County of Fresno was officially formed in 1856. The new county was created from parts of neighboring Mariposa, Merced, and Tulare counties. The town of Millerton, (now known as Lake Millerton) enjoyed the title of county seat until 1874, when many of its residents abandoned the town and moved to the newly established town of Fresno. Fresno was subsequently named the new county seat, which set the stage for its growth and prosperity.

² Fresno County Sesquicentennial, "History," <http://www.fresnocounty150.org/history.asp> (accessed June, 2007).

³ W.W. Elliot, *History of Fresno County* (San Francisco: W.W. Elliot & Co., 1882; Fresno, Valley Publishers, 1973), 37. Citations are to the Valley Publishers edition.

The name “Fresno” is derived from the Spanish word for ash tree. Several nearby localities also bear the name Fresno such as the *Fresno* River, *Fresno* County, and a stream widely used by gold miners that was simply called the *Fresno*. Located at the head of the Fresno Slough, thirty-five miles southwest of the current City of Fresno, the town of Tranquility was originally called Fresno City. However, the demise of this “Fresno City on the Slough” was brought about by the transition from river-based freight shipping to rail transport and the present-day City of Fresno, which was near the new rail line, adopted the name.

The general area of present-day downtown Fresno was once known as the “Sinks of Dry Creek.” In the vicinity of the Sinks of Dry Creek was the 5,000 acre farm of A.Y. Easterby. Easterby and M.J. Church (a local rancher and friend of Easterby) believed the arid soil of Fresno County was fertile enough for agricultural production, but was in need of an irrigation system that captured the water coming down from the Sierras. Easterby and Church developed such a system and by 1871, Easterby’s farm had a maturing crop of wheat, laying to rest any doubts that Fresno County was nothing more than a desert.

In 1870 and 1871, the Central Pacific Railroad was laying tracks through the San Joaquin Valley and establishing stations at strategic points along the route. In late 1871, Leland Stanford and officials from the Central Pacific Railroad arrived in Fresno County to investigate suitable locations for a new station and, upon noticing the newly irrigated and fertile Easterby farm, Stanford declared the area to be the site for a new station. The Central Pacific Railroad purchased land from the German Syndicate, a group of San Franciscans who owned 80,000 acres of land in the San Joaquin Valley. The three square-mile area was surveyed and plotted and land was donated for a courthouse. The original train station was located on Tulare and “H” streets, but was replaced in 1889 with a larger train depot located on the same spot.

The original streets of Fresno were oriented towards the railroad tracks, which ran northwest-southeast. The first commercial district that formed in 1872 was located along “H” Street and the railroad tracks at the heart of the area that is now referred to as the Central Area or Central Business District.⁴ The South Stadium Survey Area is located within the three square-mile area that was originally platted by the Central Pacific Railroad, which corresponds to the southern section of the present-day Central Area.

⁴ City of Fresno, Planning Division, Development Department, *Central Area Community Plan* (July 1989), 3.

After the construction of the railroad, Fresno developed further with the establishment of a post office, general store, hotel, and restaurant, all located along “H” Street, across from the railroad tracks. In 1874, construction began on the County Courthouse at the foot of Mariposa Street. During this time the Fresno Canal and Irrigation Company completed the construction of large canals for ample irrigation of the arid land, leading to a rapid transformation in land use from cattle ranching to crop growing throughout Fresno and the surrounding county.

The newly irrigated lands opened the doors for individual prosperity in Fresno. Armenians began settling in Fresno in 1880 and came to represent a major ethnic enclave in the community. Their letters back home to family and friends inspired the migration of many more Armenians, which led to the establishment of Armenian Town. The original boundaries of Armenian Town enveloped the entire South Stadium Survey Area, including areas west of the Southern Pacific rail line. The Armenian community was initially isolated from the rest of Fresno; they developed a strong community character embodied by the buildings and businesses in Armenian Town. The community built several churches; notably the First Armenian Presbyterian Church at 515 Fulton Street, completed in 1905, but burned in 1986 (listed on the Local Register). They established their own newspapers and engaged in grape and raisin production, owning close to 16,000 acres of farmland by 1906.

Fresno prospered and grew despite several floods in the “Sinks of Dry Creek” area and a devastating fire early in its history. In 1885, Fresno incorporated as a city. Progress was represented by the construction of the Fresno Water Tower, located on Fresno and “O” streets, which was built in 1894, and the first City Hall was built in 1907. The downtown skyline changed when the first skyscraper – the Griffith-MacKenzie building on Fulton and Mariposa streets – was built in 1913. Ten other high-rise buildings were then constructed between 1913 and 1929. Those located within the Survey Area are the T.W. Patterson building, the Hotel Californian, and the Radin-Kamp Department Store.

The turn of the century ushered in steady economic growth and expansion of the city to the east and north. However, World War I brought change to the peaceful, bucolic lifestyle of Fresno. Fifteen hundred men from Fresno County served in the armed forces during the war. Armistice Day was celebrated with 25,000 people in Courthouse Park at the foot of Mariposa Street and after the war, the City rebounded with renewed prosperity and expanded into what had been the outer edges of the city. This early expansion did not affect the Central Business District greatly, and the construction of the new high-rise buildings downtown solidified the Central Area as a major urban center.

Fresno's Armenian population reached its peak in 1915 following the Ottoman Empire's Armenian Genocide after World War I, which forced the emigration of many Armenians.⁵ Due to covenants in many parts of Fresno that restricted Armenian settlement, Armenian Town became an ethnic enclave that prospered culturally, socially, and economically from 1915 to 1939, occupying the entire area bounded by Kern and Los Angeles streets, and Broadway and O streets.⁶ Archival research indicates that between 1918 and 1920, many of the Armenian-occupied residences in the South Stadium Survey Area were cleared and replaced with the commercial and light industrial buildings present today. However, many of those buildings continued to have association with members of the Armenian community, which eventually became the largest minority population in Fresno County.⁷

The expansion of Fresno outside of the original town site led to planning problems. The original city streets were laid in a grid system aligned with the northwest-southeast direction of the railroad tracks.⁸ However, with the expansion of the city, as early as the 1880s, new streets were aligned with the agricultural sections, which correlated to the cardinal directions.⁹ The increasing use of automobiles beginning in the 1920s highlighted a need to connect the old city streets with the new to ease congestion in and out of downtown. In addition, there was a growing need for wider streets to accommodate more traffic. Broadway Street (located within the Survey Area) was widened to alleviate some of the congestion. This led to heavy automobile traffic through the Central Business District but did not necessarily result in more commerce taking place in the urban center.

The Great Depression slowed the road to prosperity during the 1930s. Many businesses in the downtown area began to fail. Federal programs such as the Public Works Administration (PWA) aided in returning hope to the citizens of Fresno through building efforts. The Memorial Auditorium (Fresno and "M" Streets), Hall of Records (Tulare Street), and the New City Hall (Fresno and "M" Streets) were constructed with the support of the PWA. Following on the heels of the Depression, World War II contributed to continued economic stagnation in Fresno through 1945. Rationing and shortages of building supplies halted building projects, as it did throughout the country. However, in the post-war years the city saw an increase in major residential development, perhaps due to the G.I. Bill which enabled returning veterans to purchase homes and establish businesses. The Mayfair

⁵ "Armenians in Fresno," <http://www.hayk.net/fresno/> (accessed June. 2007).

⁶ Jones & Stokes, Supplemental Site Compatibility Assessment Report for the Old Armenian Town Project – Historic Building Relocation, City of Fresno, California, for Fresno Redevelopment Agency, May 2007.

⁷ "Armenians in Fresno," <http://www.hayk.net/fresno/> (accessed June. 2007).

⁸ *Central Area Plan*

⁹ Cal State Fresno Department of Urban and Regional Planning, Fresno Central Area Dynamics: Phase One (August 1985).

subdivision, north of the Central Area, was completed in 1947 and included the first suburban shopping center. At this time, industries moved to the outlying areas of Fresno where land was less expensive and transportation less congested.¹⁰ Thus, the Central Business District entered an era of decline.

The Central Business District was greatly affected by the residential construction boom after World War II. New residential subdivisions, with their own small commercial areas, drew consumers away from the shopping areas of the Central Business District. During the Motor Age of the 1940s and 1950s, the ability to commute to work and shop was eased with increased use of automobiles. It was no longer necessary to have residential, commercial and business districts located in close proximity to one another and thus, people began to move out of the residential neighborhoods of the Central Area to the new northern subdivisions. The downtown core experienced further decline for these reasons.

Between 1940 and 1950, Fresno's population increased by 30,000, encouraging even more suburban expansion. The city government attempted to remedy the decline of the Central Area by addressing the problem in the 1958 General Plan. Four goals were proposed; surrounding the area within a freeway loop, enlarging the civic cultural area, revitalizing the business core, and developing high-density areas close to the Central Area.¹¹

In order to accomplish these goals, Victor Gruen, a Viennese commercial architect known for his shopping mall designs, was hired to prepare a detailed plan for the revitalization of the Central Area. As a result of the Gruen Plan, completed in 1959, the City embarked on some ambitious projects in the Central Area. Most notable was the Fulton Pedestrian Mall, completed in 1964. It was the first pedestrian mall in the nation. Six blocks on Fulton Street were closed to automobile traffic and transformed into wide walkways with fountains, public art, trees, flowers and shrubs, seating areas, and tot lots. Tourists and city officials from across the country came to visit this model redevelopment venture. The south section of the Fulton Mall is included in the South Stadium Survey Area. Other redevelopment projects completed in the Central Area included the Convention Center, expansion of the Civic Center, and the Mariposa Project (a residential redevelopment and rehabilitation project). The Convention Center is located adjacent to the east side of the Survey Area, the Civic Center lies to the north of the Survey Area, and the Mariposa Project lies to the east of the Survey Area. Though none of these redeveloped areas lies within the Survey Area itself, they

¹⁰ *Fresno Central Area Dynamics Plan*, 2-2.

influenced the downtown core; perhaps keeping commerce alive, though it was being drawn elsewhere.

The City entered an era of rapid suburban expansion in 1970 and expanded to an area of forty-two square miles.¹² By 1975, there was no significant residential neighborhood in the Central Area.¹³ The Mariposa project was envisioned to begin returning housing units to the Central Area by building the Huntington Park Apartments and Condominiums. The historic Hotel California, at 851 Van Ness Avenue, was also rehabilitated to provide senior housing in late 1970s. The construction of Highway 41 in 1981 completed the freeway loop around the Central Area and borders the southern edge of the Survey Area. State Route 99 runs parallel to the railroad tracks west of the Survey Area and Highway 180 is north of the Survey Area. These major traffic arteries funnel traffic around the Survey Area, though direct freeway access to the neighborhood is limited. It is debatable whether the freeway loop has actually stimulated the area by bringing traffic into the downtown core, or if it simply enables potential consumers to speed past. On a similar trend, the Fulton Mall has experienced decline, with a large percentage of its shops standing vacant. It is now used primarily by members of local ethnic communities and the cultural focus of the current businesses on the Mall reflect such demographics. The current population of Fresno has ballooned to 464,965; the city area is 104.8 square miles and it is the sixth largest city in California; however, the suburban expansion that has achieved these high numbers has also contributed to the drastic decline of the Central Area as a major urban center. In 2002, the Chukchansi Stadium (1800 Tulare Street), home to the Fresno Grizzlies baseball team, was built in hopes of once again revitalizing the Central Area.

¹¹ Ibid.

¹² *Central Area Community Plan*, 3.

¹³ *Fresno Central Area Dynamics Plan*, 4-17.

III. PRIOR HISTORIC RESOURCE INVENTORIES & DESIGNATIONS

The following examines the existing historical status of designated resources in the South Stadium Survey Area, according to previous historic resource inventories and their determinations.

Existing Historical Resource Status Codes

According to information gathered at the City of Fresno Planning Department, several of the extant buildings in the South Stadium Survey Area were evaluated by the 1977 Survey and assigned National Register Status Codes. These code assignments are found on State of California Department of Parks and Recreation Historic Resources Inventory forms (DPR) for each of the subject properties.

In August 2003, the former National Register Status Codes were revised to reflect the standards of the California Register, thus creating the California Historical Resource Status Codes classification system. Table 1, below, gives both the original National Register Status Codes, as listed on the original Historic Resources Inventory forms, and the equivalent California Historical Resource Status Codes used currently.

California Historical Resource Status Codes range from “1” to “7,” and establish the historical significance of a property in relation to the National Register of Historic Places (National Register or NRHP), California Register of Historical Resources (California Register or CRHR), or a local register. Properties with a Status Code of “1” or “2” are either eligible for listing in the California Register or the National Register, or are already listed on one or two of the registers. Properties assigned Status Codes of “3” or “4” appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a “5” have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of “6” are not eligible for listing in either register or are not of historical importance. Finally, a Status Code of “7” means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

The majority of the resources surveyed in the South Stadium Survey Area, were assigned a National Register Status Code of “4”, meaning that they “might become eligible for listing on the National Register.” According to the State of California Office of Historic Preservation, the equivalent California Register Status Code is “7N,” which means that the property “needs to be reevaluated.” One property in the South Stadium Survey Area was given a National Register Status Code of 3; “appears eligible for the National Register to the person completing or reviewing the [Historic

Resources Inventory] form.” The equivalent California Register Status Code is “3S,” “3D,” or “3B,” which means that the property appears eligible for the National Register as an individual property, or contributor to a National Register eligible district, or both, through survey evaluation.

Table 1. Resources in the South Stadium Survey Area with existing California Historical Resource Status Codes.

Address	Building Name	NRHP Status Code	CRHR Status Code	Date Evaluated
748 Broadway St.	C.B.Melikian Harness & Saddlery	4	7N	May 1978
701-723 Fulton St.	Rustigian Building	4	7N	May 1978
736 Fulton St.	Sun Stereo Warehouse	4	7N	May 1978
959 Fulton Mall	Radin-Kamp Department Store	4	7N	May 1978
903 “H” St.	Hobbs Parsons Produce Co.	4	7N	May 1978
2014 Tulare St.	T.W. Patterson Building	3	3S	May 1987
755 Van Ness Ave.	Black’s Market	4	7N	May 1978
851 Van Ness Ave.	Hotel Californian	4	7N	May 1978

Since the 1977 Survey was undertaken and the above National Register Status Codes assigned, a number of the aforementioned properties have been formally designated as historic resources at the national, state and local levels.

National and California Registers

In March 2003, the Hotel Californian, located at 851 Van Ness Avenue was nominated to the National Register of Historic Places and was subsequently listed in 2004. It is the only property within the South Stadium Survey Area to have such a designation. It was listed under National Register Criteria A and C at the local level of significance for association with events that made a significant contribution to the broad patterns of history, high artistic values, and as a representation of the work of a master architect. Due to the fact that resources formally determined eligible for, or listed in, the National Register are automatically listed on the California Register of Historical Resources, the Hotel Californian is also listed at the state level. Similarly, it is designated in the Local Register of Historic Resources.

City of Fresno Local Register of Historic Resources

The City of Fresno maintains a Local Register of Historic Resources (Local Register), which includes buildings, structures, objects, sites and districts that have sufficient integrity and are significant in

Fresno’s history.¹⁴ The Local Register currently contains 217 existing resources, seven of which are located in the South Stadium Survey Area. Twenty additional buildings were once listed on the Local Register, but have been removed after being destroyed or moved out of the city. The sites of two of these buildings; the Traveler’s Hotel, once located at 1812 Tulare Street, and the First Armenian Presbyterian Church, formerly at 515 Fulton Street, are located within the Survey Area. The Local Register of Historic Resources is maintained by the City of Fresno Planning Department’s Historic Preservation staff. Table 2, below, lists information about properties within the Survey Area that are listed in the Local Register.

Table 2. Resources in the South Stadium Survey Area listed on the City of Fresno’s Local Register of Historic Resources

Address	Building Name	City Resource #
748 Broadway	C.B.Melikian Harness & Saddlery	HP #162
701-723 Fulton St.	Rustigian Building	HP #161
736 Fulton St.	Sun Stereo Warehouse	HP #160
959 Fulton Mall	Radin-Kamp Department Store	HP #124
903 “H” St.	Hobbs Parsons Produce Company	HP #169
2014 Tulare St.	T.W. Patterson Building	HP #125
851 Van Ness Ave.	Hotel Californian	HP #174

City of Fresno Heritage Properties & Signs

In addition to its Local Register of Historic Resources, the City of Fresno has instituted a Heritage Properties program. This category of designation is used to recognize properties that may not qualify for national, state, or local listing, but which are still thought worthy of recognition and protection. Fresno’s Historic Preservation Ordinance further defines a Heritage Property as “a resource that is worthy of preservation because of its historic, architectural, or aesthetic merit, but which is not proposed for or designated as a Historic Resource under [the Preservation Ordinance].” There are currently nine designated Heritage Properties in the city, none of which are located within the South Stadium Survey Area. Under the Heritage Properties program, the City of Fresno Planning and Development Department has also adopted policies to recognize historic signs. There are currently no Heritage Signs within the Survey Area.

¹⁴ Enns-Rempel, Kevin, “A Guide to Historic Architecture in Fresno, California” – Local Register of Historic Resources, <http://www.historicfresno.org/lrhr/index.htm>, accessed June 14, 2007.

Ratkovich Study and Locally Significant Properties

Though not an official historic register, the Ratkovich Study identified 50 properties as being potentially eligible for Fresno’s Local Register of Historic Resources. Four of these properties are located within the South Stadium Survey Area and though not formally designated, are considered to be “locally significant” properties (Table 3, below). One additional property in the Survey Area is also noted as being locally significant as a result of the 1977 Survey.

Table 3. Resources in the South Stadium Survey Area considered to be “locally significant” based on the 1977 Survey and Ratkovich Study.

Address	Building Name	Noted In
748-750 Fulton Street	Fresno Photo Engraving Building	Ratkovich Study
1830 Inyo Street	Liberty Laundry	Ratkovich Study
517 Van Ness Avenue	Joseph Giardina House	Ratkovich Study
512 Van Ness Avenue	Giardina House	Ratkovich Study
755 Van Ness Avenue	Black’s Market	1977 Survey

History of Designated Historic Resources

The following section gives a brief history of each of the twelve properties that have been previously designated as historic resources at the national, state, or local levels, or have been identified as having historic significance. (Further information on those properties that fall within the Phase 1 Area addressed by the intensive-level survey can be found in DPR 523 forms at the end of this report.)

Hotel Californian – 851 Van Ness Avenue

Listed on the National Register of Historic Places, the Hotel Californian was constructed in 1923 for the Sun Maid Hotel Company. The Italian Renaissance Revival style building was designed by architect H. Rafael Lake and built by R.F. Felchlin & Co. It came to be known for its luxurious ambiance and fine dining and thus earned a reputation as the best hotel between Los Angeles and San Francisco. The hotel was the first independent commission for H. Rafael Lake, who later became a prominent California architect. On this project, he worked in partnership with R.F. Felchlin & Co., which was also responsible for constructing the Radin-Kamp Department Store, the T.W. Patterson Building, Black’s Market and other prominent buildings in downtown Fresno.

T.W. Patterson Building – 2014 Tulare Street

Listed on Fresno's Local Register of Historic Resources, the T.W. Patterson Building was constructed in 1922 by R.F. Felchlin & Co. The building was commissioned by John D. Patterson and Dorothy Rogers, the children of T.W. Patterson, in memory of their father who was a prominent Fresno banker. After construction, the building was leased to Max Cahn, proprietor of The Wonder department store, for 25 years. The building also housed the Owl Drug Store, the Emporium, Hart's Lunch, the National Shirt Shop, Levy Haberdashery and many other shops and offices. In 1926, it was the first office building in the nation to boast air conditioning. R.F. Felchlin & Co. was responsible for constructing the Radin-Kamp Department Store, the Hotel Californian, Black's Market and other prominent buildings in downtown Fresno.

Rustigian Building – 701-723 Fulton Street

Listed on Fresno's Local Register of Historic Resources, the Rustigian Building was constructed in 1920 by the architecture firm of Schwartz & Rayland. The building was used as the Fresno Stage Depot in the 1920s and was sold during the Depression to satisfy a \$45,000 debt. The original owner is assumed to have been J.M. Rustigian, who probably had ties to the local Armenian community. The building was later used as the Wilshire Paint Store. Architects Schwartz & Rayland were known for designing residential, commercial and school buildings throughout the Central Valley. They later expanded to the Bay Area and by the 1930s had established branch offices in Monterey and Salinas.

Sun Stereo Warehouse – 736-742 Fulton Street

Listed on Fresno's Local Register of Historic Resources, the Sun Stereo Warehouse was constructed in 1918. It is a modest commercial structure that was designed to be rented out to various tenants. Though little is known of its early history, the building represents trends in commercial development in downtown Fresno. One of its more recent tenants was the Sun Stereo Warehouse, which now lends the building its name.

Radin-Kamp Department Store – 959 Fulton Mall

Listed on Fresno's Local Register of Historic Resources, the Radin-Kamp Department Store was constructed in 1925 by the architecture firm of Felchlin, Shaw & Franklin. The building was first owned by the Radin & Kamp Company, which operated a department store there. The company was hard-hit by the Depression however and the Bank of Italy foreclosed on the property in 1941. The building was then sold to the National Dollar Stores Company in 1944 and was leased to the J.C. Penny Department Store the following year. J.C. Penny occupied the building until recently.

Carmel Saddlery – 748 Broadway

Listed on Fresno's Local Register of Historic Resources, the Carmel Saddlery was built in 1917 for Carl B. Melikian as a harness and saddle making shop. The building was constructed with an open shop space, fitted with wood floors and skylights, which reflected the light industrial undertakings of the business.

Hobbs Parsons Produce Co. – 903 "H" Street

Listed on Fresno's Local Register of Historic Resources, the Hobbs Parsons Warehouse was constructed in 1903 and is one the earliest warehouses in Fresno. Its location adjacent to the railroad tracks allowed for easy access and storage of produce shipped into and out of Fresno. Its use as a produce warehouse also reflects the agricultural nature of much of the surrounding region during the early 20th Century.

Black's Market – 755 Van Ness Avenue

Identified as being locally significant, the Black's Market building was constructed in 1923 by R.F. Felchlin and Company. Black's Package Company was a multi-store business owned by Fred P. Black. Black came to Fresno in 1913 and established one of the first cash-and-carry grocery chains in California. He had multiple stores in Fresno and later expanded to Sacramento and Stockton. Black revolutionized the practice of selling staple food items in convenient packages, rather than in bulk, effectively establishing the precursor to today's bulk package outlets. This store had multiple levels and many windows, so that much of the merchandise was visible from the street. The building also served as the headquarters for Black's company. Black's Markets closed their doors in 1956, ending the largest locally-owned grocery chain in Fresno. This building was later used as a warehouse and service center for Gottschalk's Department Store. R.F. Felchlin and Company, which designed the building, was well-known in Fresno and responsible for other notable buildings like the T.W. Patterson Building.

Liberty Laundry – 1830 Inyo Street

Identified by the Ratkovich Study, the Liberty Laundry building was constructed by Yarnell & Garges General Contractors in 1928. The building was used by brothers Rollin A. and William O. Pickford to house one branch of their industrial laundry business. Founded in 1919, the Pickford laundry enterprise consisted of various laundry facilities. Their first plant once stood across the street from the Liberty Laundry building. The Liberty Laundry functioned as a wholesale commercial cleaning operation, which laundered primarily linens and uniforms for hotels, restaurants, and cosmetic and auto repair businesses. The Pickfords' business was purchased by a Los Angeles based linen supply

company in 1944; however, it appears that the Liberty Laundry retained its name and continued to operate until 1964. The building then came to be used as a furniture warehouse.

Fresno Photo Engraving – 748-750 Fulton Street

Identified by the Ratkovich Study, the Fresno Photo Engraving building was constructed in 1946 by architect Alastair Simpson and builders L.H. Hansen & Sons. The International style building was first occupied by the Fresno Photo Engraving Company (founded in 1903), which was owned by Levon J. Kemalyan, a native Fresnan of Armenian ancestry. The business utilized both the 750 Fulton Street retail storefront and the two-story warehouse space at the back of this building, while International Building Machines occupied the 748 Fulton Street storefront, and various businesses occupied the second floor offices (including Alastair Simpson's architecture practice). Simpson was the founder of a prominent regional architecture firm that specialized in commercial buildings, schools and hospitals. L.H. Hansen & Sons, a family business, specialized in heavy commercial construction.

Giardina Property – 521 Van Ness Avenue

Identified by the Ratkovich Study, the house at the Giardina Property was built circa 1895. The first owners were Alexander and Ellen Gordon, who operated the Caledonia Vineyard in Fresno. They did not reside at the 521 Van Ness Avenue property, however; and it may have been used as a rental property. The house was sold to Joseph and Annie T. Giardina in 1900. The Giardinas appear to have resided at the neighboring property (517 Van Ness Avenue); however, the property is known by Giardina name. Joseph and Annie Giardina were of Italian nationality and immigrated to Fresno in 1879. Joseph was associated with various Fresno businesses, including a fish and oyster market, a cigar and tobacco business, and a pool hall. This house is identical to the one located at 517 Van Ness Avenue and it is assumed that both were built contemporaneously by the same architect or builder.

Joseph Giardina Home – 517 Van Ness Avenue

Identified by the Ratkovich Study, the Joseph Giardina Home was built circa 1895. The first owners were Alexander and Ellen Gordon, who operated the Caledonia Vineyard in Fresno. They did not reside at the 517 Van Ness Avenue property, however; and it may have been used as a rental property. The house was sold to Joseph and Annie T. Giardina in 1900, as was the neighboring house at 521 Van Ness Avenue. The Giardinas became the longest and best-known residents of the property and the house is known by the Joseph Giardina name. Joseph and Annie Giardina were of Italian nationality and immigrated to Fresno in 1879. Joseph was associated with various Fresno

businesses, including a fish and oyster market, a cigar and tobacco business, and a pool hall. This house is identical to the one located at 521 Van Ness Avenue and it is assumed that both were built contemporaneously by the same architect or builder.

IV. PROPERTY INVENTORY/RECONNAISSANCE-LEVEL SURVEY

The following provides an inventory of all resources in the South Stadium Survey Area. From May 21 to May 23, 2007, Page & Turnbull undertook a reconnaissance-level survey of all of the extant buildings. In completing this reconnaissance-level survey, Page & Turnbull photographed each building and completed abbreviated survey forms. A total of **eighty-two** resources in the Survey Area were found to be more than forty-five years old and are considered to be age-eligible resources.

Inventory

The following section provides the inventory and survey information for each of the buildings located within the boundaries of the South Stadium Survey Area. The inventory provides basic property information, which is defined as follows:

- **APN** – denotes the Assessor’s Parcel Number assigned by Fresno County.
- **Address** – denotes the street address(es) of the property.
- **Date of Construction (if known)** – denotes the date of completion or occupation.
- **On Forest City List (yes/no)** – denotes whether the property was identified on the list (*OPC Land Acquisition Cost* list) provided by Forest City Residential West, Inc.
- **Current Use** – denotes the present use of the property at the time of the survey.
- **Past Use (if known)** – denotes the historic use of the property, if such information was found during survey or research efforts.
- **Height** – denotes the height of the building in stories. Each story is defined as approximately fifteen feet. Also included are garages (G) and basement (B) areas.
- **Notes** – provides important historical information or noteworthy architectural characteristics.

APN: 467-040-23 ST
Address: 741 “H” Street
Date of Construction: c.1935
On Forest City list: No
Current Use: Vacant?
Past Use (if known): Warehouse
Notes:

This one story warehouse has brick siding and a gable roof with an added concrete parapet. Windows are bricked in, and the entryway has double sliding wood doors. There is a concrete loading dock along the “H” Street façade.



APN: 467-040-24 S

Address: 903-951 “H” Street

Date of Construction: 1903

On Forest City list: No

Current Use: Vacant

Past Use (if known): Produce warehouse

Notes:

This one-story commercial building has stucco siding and a flat or shallow gable roof with a corbelled cornice and parapet. Non-historic brick skirting and window/storefront alterations are found on the front elevation.



APN: 467-050-13 S

Address: 553 “H” Street

Date of Construction: 1941

On Forest City list: Yes

Current Use: Commercial

Past Use (if known): Unknown

Notes:

This one-story commercial building is made of structural brick and has a gable roof with a stepped parapet. Steel multi-pane and aluminum fixed windows are the primary types. A loading dock covered by corrugated metal awnings is located along the north and east sides. A monitor with a flat roof and exposed rafters is located on the roof.



APN: 468-254-10

Address: 2014 Tulare Street

Date of Construction: 1922

On Forest City list: No

Current Use: Commercial

Past Use (if known): Commercial

Notes:

This is an eight-story Classical Revival commercial building has brick veneer siding. It has a flat roof with dentil cornice and decorative terra cotta frieze. It has double-hung wood windows. A metal awning is located over the first-floor storefronts and below a belt course.



APN: 468-254-06

Address: 901-911 Van Ness Avenue

Date of Construction: c.1920

On Forest City list: No

Current Use: Restaurant

Past Use (if known): Unknown

Notes:

This one-story Classical Revival commercial building has stucco siding, a flat roof, dentiled cornice and brick-paneled skirting. Non-historic aluminum fixed storefront windows are the primary type. The doors are non-historic wood-panel personnel doors with decorative carving.



APN: 468-254-07

Address: 902 Fulton Mall

Date of Construction: Unknown, remodeled c.1964?

On Forest City list: No

Current Use: Commercial, retail

Past Use (if known): Commercial

Notes:

This two-story Modern commercial building has scored stucco siding and brick skirting. It has a flat roof and a boxed trim element defines the upper portion of the front façade. The windows and doors were covered by metal security shutters.



APN: 468-254-08

Address: 926 Fulton Mall

Date of Construction: Unknown, remodeled c.1964?

On Forest City list: No

Current Use: Commercial, retail

Past Use (if known): Commercial

Notes:

This two-story Modern commercial building has decorative CMU siding, a flat roof, and aluminum storefront windows. A concrete awning with a flat top and segmental arched underside runs across the front façade over the first-floor storefront windows.



APN: 468-254-09

Address: 932 Fulton Mall

Date of Construction: Unknown, remodeled c.1964?

On Forest City list: No

Current Use: Commercial, retail

Past Use (if known): Unknown

Notes:

This two-story Modern commercial building has terrazzo siding around the aluminum storefront windows and stucco siding on the blind second story. The roof is flat; the doors are double glazed metal personnel doors. An historic cornice element is located between the first and second stories.



APN: 468-254-05

Address: 915 Van Ness Avenue

Date of Construction: c.1920

On Forest City list: No

Current Use: Restaurant

Past Use (if known): Unknown

Notes:

This one-story Art Deco commercial building has a flat roof and a parapet. It has fluted tile pilasters flanking vinyl-framed plate glass windows. A chevron motif and horizontal banding adorns the parapet.



APN: 468-255-07

Address: 860 Fulton Mall

Date of Construction: 1914, remodeled 1948

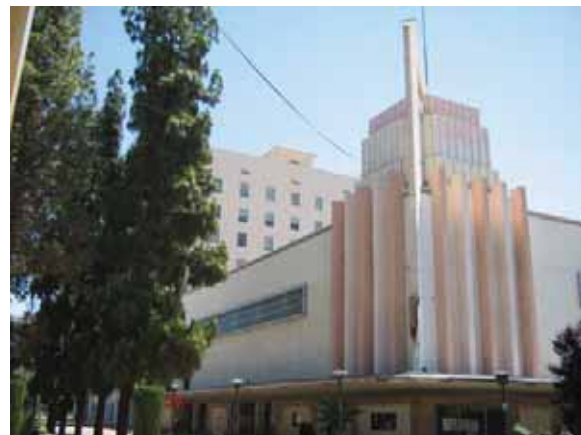
On Forest City list: No

Current Use: Commercial, retail

Past Use (if known): Commercial, retail

Notes:

This two-story Art Moderne style building has stucco siding and a flat roof. The southwest corner is defined by a prominent stepped tower, vertical pilasters, vertical scoring and an angled marquee. A flat awning at the corner and bands of windows emphasize horizontality.



APN: 468-255-13

Address: 831 Van Ness Avenue

Date of Construction: c.1960

On Forest City list: No

Current Use: Commercial, restaurant

Past Use (if known): Unknown

Notes:

This one-story commercial building has rough stucco siding, a flat roof, and prominent awnings. The windows are fixed aluminum sashes.



APN: 468-255-14

Address: 841-855 Van Ness Avenue

Date of Construction: 1923

On Forest City list: No

Current Use: Elderly facility

Past Use (if known): Hotel

Notes:

This eight-story Renaissance Revival residential building has brick veneer siding, a flat roof with a pronounced corbelled cornice, quoining, and frieze panels. Double-hung wood windows are the primary type, with aluminum fixed storefront windows at the first story level. There is a one-story addition to the south and an arcaded pavilion on the roof.



APN: 468-256-01

Address: 755 Van Ness Avenue

Date of Construction: 1924

On Forest City list: Yes

Current Use: Commercial, retail

Past Use (if known): Grocery store, offices

Notes:

This three-story Art Deco building is clad in stucco siding. The front façade is divided into five bays. The south elevation has brick siding. It has a flat roof with a parapet adorned with finials. Double-hung wood windows and aluminum storefront assemblies are the primary window types. A Moderne awning is located over the primary entry.



APN: 468-256-03

Address: 701 Van Ness Avenue

Date of Construction: 1947

On Forest City list: Yes

Current Use: Commercial, retail

Past Use (if known): Unknown

Notes:

This one-story Art Moderne commercial building has smooth stucco siding, a flat roof with a parapet, fixed aluminum storefront windows, and glazed metal personnel doors. The southeast corner is rounded and delineated by a shaped parapet.



APN: 468-256-05

Address: 712 Fulton Street

Date of Construction: 1930

On Forest City list: Yes

Current Use: Commercial

Past Use (if known): Unknown

Notes:

This one-story commercial building is constructed of brick and has stucco siding on the front façade. It has a gable roof with a parapet on the front façade. Windows are boarded up, and the main entry is mostly infilled with brick. The classically-styled door surround and paneling on the parapet is noteworthy.



APN: 468-256-07

Address: 732 Fulton Street

Date of Construction: 1925

On Forest City list: Yes

Current Use: Commercial

Past Use (if known): Unknown

Notes:

This one-story commercial building has stucco siding, a flat roof, and metal glazed personnel doors. There are no windows.



APN: 468-256-08

Address: 736-742 Fulton Street

Date of Construction: 1940

On Forest City list: Yes

Current Use: Commercial, retail

Past Use (if known): Commercial

Notes:

This two-story commercial building has brick siding, belt courses, and terra cotta tile panels between bays. The roof is flat with a parapet. Windows are non-historic storefronts at the first story level and vinyl double-hung sashes on the second story. Historic signage are located on the secondary elevation.



APN: 468-256-09

Address: 748-50 Fulton Street

Date of Construction: 1947

On Forest City list: Yes

Current Use: Vacant

Past Use (if known): Commercial

Notes:

This two-story Art Moderne commercial building has glass tile siding on the first story and stucco siding on the second story. The roof is flat. Fixed aluminum windows are the primary type and there are glazed metal personnel doors in the inset entry. There is a vertical pier with a glass block window at the northwest corner and stepped metal-edged awning runs across the front facade.



APN: 468-256-10

Address: 760 Fulton Street

Date of Construction: 1962

On Forest City list: Yes

Current Use: Commercial

Past Use (if known): Unknown

Notes:

This one-story commercial building has concrete and brick veneer siding, a flat roof, and fixed aluminum storefront windows. There are glazed metal personnel doors and roll-up metal garage doors on the front facade.



APN: 468-256-11**Address:** 717 Van Ness Avenue**Date of Construction:** 1930**On Forest City list:** Yes**Current Use:** Commercial, retail**Past Use (if known):** Commercial**Notes:**

This one-story commercial building has brick veneer siding inset with decorative panels. It has a flat roof with a parapet, and aluminum storefront windows. A clerestory runs across the entire façade, though the windows have been painted over. Doors are non-historic glazed metal personnel doors.

**APN:** 468-256-12**Address:** 727 Van Ness Avenue**Date of Construction:** 1930**On Forest City list:** Yes**Current Use:** Commercial, retail**Past Use (if known):** Unknown**Notes:**

This two-story building has brick siding with decorative banding and diamond patterns. The building has a parapet roof. First-story windows are fixed storefronts, while double-hung wood windows are located on the second floor. A historic sign is painted on the secondary façade.

**APN:** 468-261-12**Address:** 634-640 Van Ness Avenue**Date of Construction:** 1915**On Forest City list:** Yes**Current Use:** Multi-family residence**Past Use (if known):** Single-family residence, commercial**Notes:**

This two-story Classic Box style house has horizontal wood siding, a hip roof with flared eaves, double-hung wood windows, and a two-story front porch. A small Art Deco commercial structure is attached to the northwest corner of the house and is made of brick and concrete. It has a flat roof with a parapet and cornice, and chevron detailing.



APN: 468-261-14

Address: 654 Van Ness Avenue

Date of Construction: 1925

On Forest City list: Yes

Current Use: Commercial, retail

Past Use (if known): Unknown

Notes:

This one-story Spanish Colonial commercial building has stucco siding, a flat roof with clay tile pent roofs on the parapet, and steel sash storefront windows. There are blind arches over the storefronts in the central bay. Churrigueresque columns are located between storefronts. It is attached to the neighboring building at 644 Van Ness Avenue.



APN: 468-261-16

Address: 644 Van Ness Avenue

Date of Construction: 1950

On Forest City list: Yes

Current Use: Commercial

Past Use (if known): Unknown

Notes:

This one-story Utilitarian commercial building has a flat roof and is clad in brick siding. Fixed aluminum storefronts are covered by metal awnings. The angled entry is flanked by glass block sidelights.



APN: 468-261-18

Address: 2149 Ventura Street

Date of Construction: 1958

On Forest City list: Yes

Current Use: Vacant

Past Use (if known): Commercial

Notes:

This one-story light industrial building has smooth stucco siding and a vaulted roof covered in rolled asphalt. Multi-pane, steel sash windows are the primary type.



APN: 468-261-18

Address: 637 “L” Street

Date of Construction: c.1950

On Forest City list: No

Current Use: Unknown

Past Use (if known): Unknown

Notes:

This one-story commercial building has concrete and brick siding, a flat roof with parapet, and fixed aluminum windows. The door is a metal roll-up garage door. A long rectangular gable-roofed auxiliary building with garage doors is located along the south side.



APN: 468-264-04

Address: 633 Van Ness Avenue

Date of Construction: 1946

On Forest City list: Yes

Current Use: Commercial, retail

Past Use (if known): Unknown

Notes:

This one-story commercial building has brick siding, a corrugated metal gable roof, and steel casement windows with divided lights. A large sliding garage door occupies the majority of the main façade. A carport and two steel-frame outbuildings with corrugated metal roofs are also located on the site.



APN: 468-264-08

Address: 2023 Ventura Street

Date of Construction: 1961

On Forest City list: Yes

Current Use: Commercial, retail

Past Use (if known): Unknown

Notes:

This one-story gable roofed commercial structure has horizontal wood siding and vinyl sliding windows. The front façade is dominated by a sliding glass door. A carport is attached to the side of the building.



APN: 468-264-09, 10
Address: 618 Fulton Street
Date of Construction: 1961
On Forest City list: Yes
Current Use: Commercial, retail
Past Use (if known): Unknown
Notes:

This one-story commercial building has concrete siding, a flat corrugated-metal roof, and steel windows with awnings. A carport also stands on the property.



APN: 468-264-12
Address: 650 Fulton Street
Date of Construction: 1946
On Forest City list: Yes
Current Use: Commercial, retail
Past Use (if known): Unknown
Notes:

Three buildings stand on this property: a carport and two one-story commercial buildings. The first commercial building has stucco and wood siding, a steel awning, a flat roof with a parapet, and fixed plate glass windows. The other commercial building has wood siding, a gable roof with parapet, boarded windows, and a roll-up garage door. Doors of both commercial buildings are boarded up.



APN: 468-264-13 S
Address: 603 Van Ness Avenue
Date of Construction: Unknown
On Forest City list: Yes
Current Use: Commercial, retail
Past Use (if known): Unknown
Notes:

This one-story office building has T-111 siding, a flat metal pent roof, and aluminum windows. There is a non-historic portable structure to the west.



APN: 468-264-14

Address: 653 Van Ness Avenue

Date of Construction: c.1950

On Forest City list: Yes

Current Use: Vacant

Past Use (if known): Office

Notes:

This one-story office building has brick veneer siding; a flat roof; and fixed, casement, and three-part aluminum windows.



APN: 468-265-05

Address: 521 Van Ness Avenue

Date of Construction: c.1895

On Forest City list: Yes

Current Use: Single Family Residence

Past Use (if known): Single Family Residence

Notes:

This one-and-a-half story Queen Anne cottage has brick siding, a gable and hip roof with asphalt shingles and fishscale shingles in the gable end. A frieze and corbels are located under the eaves. Vinyl double-hung windows are set in segmental arched openings. There is a porch with an unusual arched brick railing.



APN: 468-265-06

Address: 517 Van Ness Avenue

Date of Construction: c.1895

On Forest City list: Yes

Current Use: Single Family Residence

Past Use (if known): Single Family Residence

Notes:

This one-story Queen Anne cottage has brick veneer siding, a gable and hip roof with composition shingles, a brick chimney, corbels, and frieze elements. Windows are double-hung aluminum sashes, and the entry has a wood panel door with a transom. There are fishscale shingles in the front gable end.



APN: 468-265-09

Address: 504 Fulton Street

Date of Construction: 1946

On Forest City list: Yes

Current Use: Auto repair shop

Past Use (if known): Horseshoeing shop

Notes:

This one-story commercial building has corrugated metal siding, a gable roof, and a metal awning. A garage outbuilding is also located on the property.



APN: 468-266-13, 29

Address: 458-460 Fulton Street

Date of Construction: 1947, 1964

On Forest City list: Yes

Current Use: Commercial, retail

Past Use (if known): Unknown

Notes:

This one-story light industrial building is constructed of cement block. It has a flat roof, and fixed metal windows. Doors consist of roll-up metal garage doors.



APN: 468-266-16

Address: 459 Van Ness Avenue

Date of Construction: 1947

On Forest City list: Yes

Current Use: Commercial, retail

Past Use (if known): Unknown

Notes:

This one-story light industrial building has concrete and brick siding. It has a barrel-vaulted roof a shaped parapet. The windows are board up and the front entry door is metal.



APN: 468-281-01

Address: 939-959 Fulton Mall

Date of Construction: 1924-25

On Forest City list: No

Current Use: Vacant?

Past Use (if known): Department store

Notes:

The former Radin-Kamp Department Store is a five-story Classical Revival style commercial building with brick veneer and marble skirting. The flat roof has a parapet adorned with acroteria, an egg-and-dart cornice, and medallions. Double-hung wood windows are the primary type. A metal awning is located over the first-floor storefronts and below a band of transom windows.



APN: 468-281-02

Address: 931-933 Fulton Mall

Date of Construction: Unknown, remodeled c.1964?

On Forest City list: No

Current Use: Commercial, retail, restaurant

Past Use (if known): Commercial

Notes:

This one-story retail building has concrete and ceramic tile siding, a flat parapet roof, and fixed storefront windows. There are double aluminum entry doors with transom windows.



APN: 468-281-03

Address: 927 Fulton Mall

Date of Construction: Unknown, remodeled c.1964?

On Forest City list: No

Current Use: Commercial, retail

Past Use (if known): Commercial

Notes:

This two-story retail building has stucco siding, a flat roof with a parapet, and fixed storefront windows. A shingled gambrel-shaped awning is located on the front façade.



APN: 468-281-04

Address: 913-917 Fulton Mall

Date of Construction: Unknown, remodeled c.1964?

On Forest City list: No

Current Use: Commercial, retail

Past Use (if known): Commercial

Notes:

This two-story commercial building has ceramic tile siding, a flat roof with parapet, and aluminum storefront windows. There is terrazzo skirting under the storefront windows.



APN: 468-281-05

Address: 901 Fulton Mall

Date of Construction: Unknown, remodeled c.1964?

On Forest City list: No

Current Use: Commercial, retail

Past Use (if known): Commercial

Notes:

This two-story Modern department store building is clad in stone veneer and has a flat roof. Windows consist of aluminum frame storefronts covered by flat awnings that angle downward at the ends. Original signage reading “Luftenburgs” is located on the south and east elevations.



APN: 468-282-05, 22

Address: 829-835 Fulton Mall

Date of Construction: Unknown, remodeled c.1964?

On Forest City list: No

Current Use: Commercial, retail

Past Use (if known): Commercial

Notes:

This one-story commercial building has stucco siding, a flat roof, aluminum storefront windows, and glazed aluminum personnel doors. The entries are inset, and there is small glazed tile around the north storefront.



APN: 468-282-19

Address: 845-865 Fulton Mall

Date of Construction: Unknown, remodeled c.1964?

On Forest City list: No

Current Use: Vacant

Past Use (if known): Commercial

Notes:

This one-story Modern commercial building has stucco and rough brick veneer siding, a flat roof, aluminum storefront windows, and glazed metal personnel doors. A concrete awning of shallow segmental arches run across the front façade. The concrete continues up the parapet and ends in a projecting cavetto element.



APN: 468-282-21

Address: 887 Fulton Mall

Date of Construction: Unknown, remodeled c.1964?

On Forest City list: No

Current Use: Vacant

Past Use (if known): Commercial

Notes:

This two-story Modern commercial building has rough brick veneer siding, a flat roof, aluminum storefront windows, and glazed metal personnel doors. There are shallow arched awnings on the front and north elevations. The second story has no windows.



APN: 468-283-03

Address: 727 Fulton Street

Date of Construction: 1935

On Forest City list: Yes

Current Use: Unknown

Past Use (if known): Unknown

Notes:

This one-story industrial building is constructed of concrete block and has a flat roof with a stepped parapet, and fixed metal windows. The doors are corrugated metal roll-up garage doors.



APN: 468-283-04

Address: 701 Fulton Street

Date of Construction: 1924

On Forest City list: Yes

Current Use: Vacant

Past Use (if known): Fresno Stage Stop/paint store

Notes:

The Rustigian Building is a one-and-a-half story Classical Revival building with scored stucco siding, a flat roof with a parapet and simple cornice. And arcade is located at the center of the front façade with “J.M. Rustigian” inscribed above. Windows and doors are boarded up. There is an addition at the rear (west).



APN: 468-283-04

Address: 721 Fulton Street

Date of Construction: c.1925

On Forest City list: No

Current Use: Vacant

Past Use (if known): Unknown

Notes:

This one-story commercial building has concrete siding and a flat roof with a stepped parapet. A decorative tile motif adorns the inset panels on the parapet. The windows and doors are boarded-up. This building appears to be an addition to neighboring 701 Fulton.



APN: 468-283-07, 13, 15

Address: 716 Broadway Street

Date of Construction: 1948, 1965

On Forest City list: Yes

Current Use: Commercial, retail

Past Use (if known): Commercial

Notes:

This one-story Google style commercial building has stucco and ceramic tile siding, a flat roof with a parapet, and fixed aluminum plate-glass windows. The glazed aluminum double doors have sidelights and transoms. A CMU/steel-frame carport also stands on the property. Google style signage is notable.



APN: 468-283-10

Address: 746 Broadway Street

Date of Construction: 1920

On Forest City list: Yes

Current Use: Vacant

Past Use (if known): Commercial

Notes:

This one-story commercial building has stucco and brick veneer siding, a flat roof with a parapet, plate-glass storefront windows, and a glazed wood door within an inset entry.



APN: 468-283-11

Address: 748 Broadway Street

Date of Construction: 1920

On Forest City list: Yes

Current Use: Vacant

Past Use (if known): Saddlery

Notes:

This one-story commercial building has brick veneer siding, a stepped parapet roof, aluminum storefront windows with Roman brick skirting underneath, and double glazed personnel doors within an inset entry. The storefront display windows step back progressively to the entry door.



APN: 468-283-12

Address: 758 Broadway Street

Date of Construction: 1947

On Forest City list: Yes

Current Use: Vacant

Past Use (if known): Unknown

Notes:

This one-story commercial building is made of structural brick and has a shaped parapet with decorative bond brickwork. Aluminum storefront windows are mostly boarded up, and glazed metal personnel doors provide entry at the center of the front façade.



APN: 468-286-01, 03
Address: 745 Broadway Street
Date of Construction: 1932
On Forest City list: Yes
Current Use: Commercial, retail
Past Use (if known): Commercial
Notes:

This one-story commercial building has stucco siding, a flat roof with a shaped parapet, aluminum storefront windows, and glazed metal personnel doors. There is a blade sign at the northeast corner.



APN: 468-286-04
Address: 729 Broadway Street
Date of Construction: 1915
On Forest City list: Yes
Current Use: Commercial, retail/auto garage
Past Use (if known): Commercial
Notes:

This one-story commercial building has a shop on the south side and a garage on the north. The building has stucco siding, a flat roof, aluminum storefront windows set at an angle, glazed metal personnel doors, and metal awning garage doors. A large historic blade sign is located at the center of the front elevation.



APN: 468-286-05
Address: 721 Broadway Street
Date of Construction: 1930
On Forest City list: Yes
Current Use: Commercial, retail
Past Use (if known): Commercial
Notes:

This one-story commercial building has stucco siding, a flat roof (possibly with a parapet), aluminum fixed storefront windows, and glazed aluminum personnel doors within an inset entry. A small addition with an angled corner sits on the south side of the building.



APN: 468-286-07

Address: 702 “H” Street

Date of Construction: Unknown

On Forest City list: Yes

Current Use: Commercial

Past Use (if known): Unknown

Notes:

This one-story industrial building has corrugated metal siding, a corrugated metal shed roof with exposed rafters, multi-pane fixed steel windows, and sliding corrugated metal garage doors. This building appears to be a shed addition to 704-710 “H” Street.



APN: 468-286-08

Address: 704, 710, 728-729 “H” Street

Date of Construction: 1925

On Forest City list: Yes

Current Use: Unknown

Past Use (if known): Unknown

Notes:

These one-story light industrial buildings have stucco and brick siding, a vaulted roofs with parapets, and corrugated metal roll-up garage doors. Many of the windows and personnel entries are filled in, though some multi-pane steel sash windows and wood personnel doors remain.



APN: 468-286-09

Address: 740 “H” Street

Date of Construction: 1935

On Forest City list: Yes

Current Use: Unknown

Past Use (if known): Unknown

Notes:

This two-story commercial building has brick skirting and pilasters, stucco siding, and a flat roof with a parapet and simple cornice. The windows are 6-pane steel fixed sashes. There is a metal personnel door and a metal roll-up garage door.



APN: 468-286-10

Address: 752 “H” Street

Date of Construction: 1920

On Forest City list: Yes

Current Use: Unknown

Past Use (if known): Unknown

Notes:

This two-story commercial building is made of structural brick. The first floor has been stuccoed. The flat roof has a saw tooth parapet with a belt course just below. Windows are three-part wooden or fixed sashes, with jack arched openings. Doors consist of wood personnel doors and metal roll-up garage doors. Belt courses run between the first and second stories.



APN: 468-286-11

Address: 1830 Inyo Street

Date of Construction: 1928

On Forest City list: Yes

Current Use: Vacant

Past Use (if known): Industrial laundry

Notes:

This one-story light industrial building has brick veneer siding, a shallow gable roof with a stepped parapet adorned with inset panels, and a large historic metal awning on the north side. Windows are fixed, 3-pane, wood transoms, and steel multi-pane sash windows on the west side; most of these and the doors are boarded up. There is an roof monitor with a shallow gable roof.



APN: 468-291-08

Address: 616-624 Broadway Street

Date of Construction: 1928

On Forest City list: Yes

Current Use: Commercial, auto shop

Past Use (if known): Unknown

Notes:

This one-story light industrial building has brick siding, a gable roof with a parapet, and fixed plate-glass wood windows. There is a roll-up garage door and a historic blade sign is located above the roofline.



APN: 468-291-09, 10
Address: 626 Broadway Street
Date of Construction: 1925
On Forest City list: Yes
Current Use: Commercial
Past Use (if known): Commercial
Notes:

This one-story commercial building has stucco and brick siding, a gable truss roof and parapet, and fixed plate-glass windows. The entry consists of a glazed metal door.



APN: 468-291-11
Address: 648 Broadway Street
Date of Construction: 1942
On Forest City list: Yes
Current Use: Commercial
Past Use (if known): Commercial
Notes:

This one-story commercial building has stucco siding, a vaulted roof with a parapet, fixed plate-glass windows, and aluminum double doors with a transom and sidelights.



APN: 468-293-07
Address: 410 Broadway Street
Date of Construction: 1940
On Forest City list: Yes
Current Use: Commercial
Past Use (if known): Unknown
Notes:

This one-story commercial building has brick veneer siding and a vaulted roof with a shaped parapet. A former garage door opening has been infilled in with concrete block and a new glazed aluminum entry door with sidelights and a transom inserted. The entry is covered by a small pedimented awning. There are no windows.



APN: 468-293-08

Address: 412 Broadway Street

Date of Construction: 1945

On Forest City list: Yes

Current Use: Light industrial

Past Use (if known): Unknown

Notes:

This one-story light industrial building has brick veneer siding, a vaulted roof with a monitor, and a roll-up metal garage door. Windows have been infilled with concrete block.



APN: 468-293-09

Address: 420-430 Broadway Street

Date of Construction: 1940

On Forest City list: Yes

Current Use: Vacant

Past Use (if known): Unknown

Notes:

These one-story commercial buildings have scored stucco siding, fixed windows, and glazed doors. Spandrel panels, a belt course, and a shield and garland motif inscribed with the construction date are located on the southern half of the front façade. Both buildings have vaulted roofs with shaped parapets. Former garage door openings have been infilled in with concrete block.



APN: 468-293-12

Address: 1924 Santa Clara Street

Date of Construction: 1935

On Forest City list: Yes

Current Use: Commercial

Past Use (if known): Unknown

Notes:

This one-story Art Deco commercial building is clad in stucco and has a flat roof surrounded by clay tile pent roofs. Square piers delineate the corners of the building and pilasters with pointed tops are located around openings. A large carport/awning extends from the west side of the building.



APN: 468-294-01

Address: 641-651 Broadway Street

Date of Construction: 1930

On Forest City list: Yes

Current Use: Commercial

Past Use (if known): Commercial

Notes:

This one story commercial building is made of brick, with stucco siding on the front façade. A parapet is located at the front of the flat roof. Most of the windows are boarded up, but include fixed aluminum sashes and hopper windows and double-hung wood windows at the rear. A wood frieze is present over the storefront windows.



APN: 468-294-02

Address: 645 Broadway Street

Date of Construction: 1925

On Forest City list: Yes

Current Use: Commercial, auto service

Past Use (if known): Auto service

Notes:

This one-story commercial building has brick siding, a flat roof with a parapet, and fixed, plate-glass, wood windows. A large opening at the center of the front façade is fitted with a roll-up garage door. A historic blade sign projects from above the garage entry.



APN: 468-294-03

Address: 625-635 Broadway Street

Date of Construction: 1930

On Forest City list: Yes

Current Use: Commercial

Past Use (if known): Commercial

Notes:

This one-story commercial building has brick siding, a flat roof with parapet, fixed wood transoms across the front façade, and aluminum storefront windows. Doors are double glazed metal personnel doors. A belt course runs above the windows, and a “T-Radiator” blade sign projects above the parapet.



APN: 468-294-04

Address: 617 Broadway Street

Date of Construction: 1942

On Forest City list: Yes

Current Use: Commercial

Past Use (if known): Unknown

Notes:

This one-story commercial building has brick veneer siding, a vaulted roof with a parapet, and fixed storefront windows. Doors are original glazed metal double personnel doors and glass block surrounds the entry.



APN: 468-294-05

Address: 603 Broadway Street

Date of Construction: 1960

On Forest City list: Yes

Current Use: Service station

Past Use (if known): Service station

Notes:

This one-story light industrial building has stucco siding, a flat roof, fixed metal storefront windows, partially glazed personnel doors, and metal roll-up garage doors. An original free-standing sign at the corner reads "TopGas." Flat-roofed, free-standing awnings are also present on the lot.



APN: 468-294-06

Address: 630 "H" Street

Date of Construction: 1959

On Forest City list: Yes

Current Use: Commercial

Past Use (if known): Industrial

Notes:

This one-story industrial building is made of brick and has multi-pane fixed steel windows, and a double truss arch roof covered in rolled asphalt. There is a parapet on the east and west ends of the roof and an awning on the north and south facades. Doors are glazed metal personnel doors and metal roll-up garage doors. There are loading docks to the north and south sides of the building.



APN: 468-295-01

Address: 555-565 Broadway Street

Date of Construction: 1951

On Forest City list: Yes

Current Use: Commercial, auto service

Past Use (if known): Unknown

Notes:

This one-story light industrial building is made of structural brick and has a flat roof and glazed metal personnel doors. Windows have been boarded up. A large metal addition is located on the north side; it has multiple metal roll-up garage doors.



APN: 468-295-05

Address: 535 "H" Street

Date of Construction: c.1940

On Forest City list: Yes

Current Use: Commercial

Past Use (if known): Unknown

Notes:

This one-story light industrial building is made of structural brick, concrete piers and beams. Rolled roofing completely covers a large roof monitor. Windows are 6-pane fixed wood sashes and 2-pane clerestory sashes; doors are wood panel and corrugated fiberglass sliding garage doors and partially glazed wood personnel doors. A non-historic corrugated metal addition is located on the north side.



APN: 468-296-01

Address: 457 Broadway Street

Date of Construction: 1921

On Forest City list: Yes

Current Use: Commercial

Past Use (if known): Unknown

Notes:

This one-story commercial building is made of brick with stucco siding on the front façade. It has a flat roof with metal coping at the edges. Windows are aluminum storefronts and single-paned fixed wood windows in segmental arched openings; doors are metal roll-up garage doors (on the north elevation) and personnel doors.



APN: 468-296-02

Address: 453-455 Broadway Street

Date of Construction: 1949

On Forest City list: Yes

Current Use: Commercial

Past Use (if known): Commercial

Notes:

This one-story commercial building has stucco and brick veneer siding, a flat roof with metal coping, metal frame storefront windows, and partially glazed wood personnel doors. There is a flat metal-edged awning on the east façade.



APN: 468-296-06

Address: 411 Broadway Street

Date of Construction: 1948

On Forest City list: Yes

Current Use: Vacant

Past Use (if known):

Notes:

This one-story commercial building has stucco siding, a flat roof with a parapet at the front and back. Old brackets for signage are located above the parapet and horizontal metal bands on the parapet may have been mounts for signage. The main windows are boarded up; there are also metal-frame fixed transoms. Doors consist of metal roll-up garage doors.



APN: 468-296-07, 08

Address: 401 Broadway Street

Date of Construction: 1937

On Forest City list: Yes

Current Use: Commercial

Past Use (if known): Commercial

Notes:

This one-story commercial building has brick veneer siding, a flat roof with a parapet, glazed steel double personnel doors, and aluminum fixed transom windows. The main windows are infilled with concrete block. A “tower” with painted signage stands at the southwest corner. A corrugated shed sits at the rear of the lot. Historic blade signage is located at the southeast corner.



APN: 468-296-09

Address: 1823 San Benito Street

Date of Construction: 1940

On Forest City list: Yes

Current Use: Vacant

Past Use (if known): Unknown

Notes:

This one-story industrial building has stucco siding, a gable roof, and stepped parapet. There is a corrugated shed addition on the west side. Segmental arched window openings are fitted with aluminum sliding windows. There is an aluminum storefront assembly at the center of the front façade. This building is attached to the building at 1824 Santa Clara Street.



APN: 468-296-10

Address: 1824 Santa Clara Street

Date of Construction: 1935

On Forest City list: Yes

Current Use: Unknown

Past Use (if known): Unknown

Notes:

This one-story light industrial building has concrete and brick veneer siding, a flat roof with multiple shed-roof monitors, and steel multi-pane and fixed clerestory windows. T-111 covers most of the doors; those uncovered are wood flush personnel doors and sliding sheet metal garage doors.



APN: 468-296-11

Address: 417, 429-443 Broadway Street

Date of Construction: 1960

On Forest City list: Yes

Current Use: Commercial, retail

Past Use (if known): Unknown

Notes:

This one-story Modern commercial building has ceramic tile siding and structural brick makes up the north elevation. The building has a flat roof with metal coping. Windows are aluminum storefronts, and doors are glazed aluminum personnel doors. There are corrugated metal panels with signage above the windows.



V. INTENSIVE-LEVEL SURVEY

The intensive-level survey is based on the property inventory/reconnaissance-level survey completed by Page & Turnbull in June 2007. Within the reconnaissance-level survey area addressed during this earlier undertaking, the Phase 1 Area was identified for intensive-level study. The Phase 1 Area consists of six city blocks bounded by Inyo Street on the northwest, Van Ness Avenue on the northeast, Ventura Street on the southeast, and “H” Street on the southwest. Within this area, **thirty-six** properties were selected for intensive-level survey and research based on their age-eligibility for historic designation; that is, they are older than 45 years. Those properties include:

Table 5. Properties addressed by the intensive-level survey

Site Address	Current Business Name(s)	APN
603 Broadway St	George's Auto Care & Smog	468 294 05
616-624 Broadway St	Master Radiator Works	468 291 08
617 Broadway St	Powerhouse Automotive Supply	468 294 04
625 Broadway St	C&G Auto Services	468 294 03
626 Broadway St	Art Schedler Engine Rebuilding	468 291 09
641-651 Broadway St	Arrow Electric Motor Service	468 294 01
645 Broadway St	Arrow Electric Motor Service	468 294 02
648 Broadway St	Trans-State Auto Supply	468 291 11
715 Broadway St	Appears Vacant	468 286 06
716 Broadway St	Pep Boys	468 283 07/13/15
721 Broadway St	Pool Tables R Us	468 286 05
729 Broadway St	Baskin's Auto Supply	468 286 04
745 Broadway St	Broadway Furniture	468 286 03
746 Broadway St	Appears Vacant	468 283 10
748 Broadway St	Appears Vacant	468 283 11
758 Broadway St	AmVets Thrift Store	468 283 12
618 Fulton St	Jim's Service Tire Shop #2	468 264 09/10
650 Fulton St	Advantage Tire Service	468 264 12
665 Fulton St	Densmore Engine Re-Nu	468 291 13
701-723 Fulton St	Appears Vacant	468 283 04
712 Fulton St	Noah's Engines	468 256 05

Site Address	Current Business Name(s)	APN
727 Fulton St	Appears Vacant	468 283 83
732 Fulton St	Mecca Billiards	468 256 07
736-742 Fulton St	Specialize Floor Covering	468 256 08
748-752 Fulton St	Appears Vacant	468 256 09
760 Fulton St	Downtown Auto Care	468 256 10
630 “H” St	AAL Office Furniture	468 294 06
704-729 “H” St	AJ Auto Body, Colima Auto Body	468 286 08
740 “H” St	Appears Vacant	468 286 09
752 “H” St	Appears Vacant	468 286 10
1830 Inyo St	Appears Vacant	468 286 11
633 Van Ness Ave	Pablo’s Auto Detail Shop	468 264 04
701 Van Ness Ave	DAV Thrift Store	468 256 03
717 Van Ness Ave	Emerald Thrift Store	468 256 11
727 Van Ness Ave	American Vintage Thrift	468 256 12
755 Van Ness Ave	Thrift Mart, Vintage Voila	468 256 01

Updates to Existing Documentation

Six of the thirty-six properties addressed in this report had been previously surveyed by various undertakings and were documented on DPR 523 forms. This prior work was taken into consideration in the course of this project; however, additional work was done to verify and update the existing documentation.

**Table 6. Previously documented properties within the Phase 1 Area
and their current designation status**

Site Address	Previously Recorded By	Year	Designation
755 Van Ness Ave.	Karana Hattersley-Drayton; City of Fresno	2005	State/locally eligible
748 Broadway St.	Allan Y. Lew & William E. Patnaude, Inc.	1978	Locally listed
701-723 Fullton St.	Allan Y. Lew & William E. Patnaude, Inc.	1978	Locally listed
732-742 Fulton St.	Allan Y. Lew & William E. Patnaude, Inc.	1978	Locally listed
748-752 Fulton St.	John Edward Powell; Ratkovich Study	1994	Locally eligible
1830 Inyo St.	John Edward Powell; Ratkovich Study	1994	Locally eligible

It should be noted that the general format of DPR 523 forms and the documentation methodology prescribed by the OHP has evolved over the years, coming to require more thorough documentation and more stringent eligibility determinations. Early documentation, particularly that which was done prior to 1990, is known to be relatively inadequate in comparison to current standards. This can be clearly observed in the original DPR 523 forms completed by Allan Y. Lew & William E. Patnaude, Inc. in 1978. Though the listing of these properties on the City of Fresno's Local Register of Historic Resources is based on Lew & Patnaude's documentation, the physical descriptions are cursory and the building histories are sparse on information or even completely lacking a historical narrative. Though the current intensive-level survey has generally upheld the eligibility determinations made by the Lew & Patnaude documentation, new DPR 523 forms have been completed for those properties in order to more thoroughly document the subject resources on the current versions of the DPR 523 forms.

In a similar vein, new DPR 523 forms have also been completed for the properties documented by the Ratkovich Study in 1994. Though these forms were extremely thorough in their documentation, they used DPR forms with an obsolete formatting. In 1995, the DPR forms that are used currently were introduced, so information contained on the Ratkovich Study forms has been incorporated into new forms.

An additional reason for creating new DPR 523 forms for the aforementioned properties lies in the use of California Historical Resource Status Codes, which were revised by the OHP in 2003. Prior to this date, the codes were known as National Register Status Codes and relied on a system of ranking that referenced the guidelines of eligibility for the National Register of Historic Places. The restructuring of the code system in 2003 put more emphasis on state and local level recognition and has attempted to simplify and clarify the evaluation process. While a code conversion system was put in place to effectively translate the National Register Status Codes into the California Historical Resource Status Codes, many resources ranked under the old system were ranked as 7N under the new system, meaning that they require reevaluation. For that reason, further research and new analysis of the resources has been completed as part of this intensive-level survey and current California Historical Resource Status Codes have been assigned.

One exception to the update methodology described above is the documentation for 755 Van Ness Avenue, which was completed by the City of Fresno's Historic Preservation Project Manager in 2005. This relatively recent documentation is extremely thorough in its research and presentation of information, uses the current DPR 523 form format, and utilizes the current California Historical

Resources Status Code system. It is itself, an update of documentation done by Lew & Patnaude in 1978. Therefore, this survey undertaking, in accordance with the OHP's documentation methodology, created an update form for this resource, rather than an entirely new set of DPR 523 forms. The update form is intended as an appendix to the existing DPR 523 record and acts to verify the information contained in the original documentation. In the case of this particular resource, it was especially useful in documenting recent physical changes that have been made to the building during rehabilitation work undertaken since 2005.

Condition and Integrity Evaluation

Integrity is defined as a resource's ability to convey its significance, and can be defined by a variety of physical aspects. Most obviously, integrity is embodied by a resource's retention of original historic fabric. This can be relatively well assessed through simple visual observation, but can be substantiated by referring to building permit records that indicate changes made to a building over time. For the purposes of this report, basic integrity is duly noted on the Primary Record forms and is ranked excellent, good, fair, or poor based on the degree to which the building appears to have been altered since its initial construction. A building with excellent integrity will have undergone no changes, with all original fabric, forms and configurations intact. A building with good integrity may have undergone minor alterations, but typically ones that are in keeping with years of use and that generally uphold the original design. A building with fair integrity will have undergone fairly major alterations, marked by a lack of original materials and obscured forms and configurations. A building with poor integrity will have been drastically altered, possibly to the point of being unrecognizable from its original appearance and design.

A more detailed exploration of integrity is included in the Building, Structure, Object records and contributes to the evaluation of each resource's eligibility. Here, integrity is broken down into seven aspects as defined by the National Register Criteria for Evaluation (*National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*, 1997), which are also generally used by the California Register and Local Register. Retention of integrity in each of these aspects results in the ability of a resource to effectively convey its historic significance. Loss of these aspects can result in a resource being unable to convey connections to events, people, time period, or historic trends, which might make it significant. As *National Register Bulletin #15* states, "to retain historic integrity a property will always possess several, and usually most, of the aspects." It is not mandatory that a resource retain all seven aspects of integrity to be eligible for National Register listing, and Fresno's Local Register of Historic Resources is even less stringent on the matter of retention of integrity. Determining which of the aspects of integrity are most important to a particular property – and thus,

whether it retains sufficient integrity to eligible for listing – is dependent on why, where, and when the resource is significant.

As outlined earlier, the seven aspects of historic integrity are:

- **Location:** the place where the resource was originally constructed.
- **Design:** the combination of elements that create the form, plan, space, structure and style of a resource.
- **Setting:** the physical environment of the resource.
- **Materials:** the physical elements that were combined during a particular period or in a particular pattern to form the historic resource.
- **Workmanship:** the physical evidence of the crafts of a particular culture during any given period expressed in the resource.
- **Feeling:** the resource's expression of the aesthetic or historic sense of a particular time period.
- **Association:** the direct link between a historic event or person and the resource.

Eligibility Assessment

The eligibility determination completed for each property is based on the information gathered by property-specific research and an assessment of the building's integrity. According to the National Register Criteria for Evaluation, which are also followed by the California Register and Local Register, the building must have a proven association with an event or person important to local, state or national history, or be architecturally noteworthy by exhibiting the distinctive characteristics of a type, period or method of construction, or being the work of a master architect or builder. Should such an association exist, the building must also exhibit a level of integrity that allows it to convey that significance.

In all cases, this report verified that properties already listed on the Local Register of Historic Resources still possess the significance and integrity to be so designated. Similarly, buildings that have previously been deemed significant, but not formally listed, were typically found to retain levels of significance and integrity to be eligible for listing on the state or local registers. Properties that had not previously been documented fell into two categories: those deemed ineligible for listing, and those deemed ineligible, but possibly warranting special consideration in local planning. The former consisted of buildings that were found to have no historic significance, or which were unable to convey their significance due to drastic loss of integrity. The latter consisted of buildings that were

found to have good integrity and relate to contextual trends present in the South Stadium Survey Area, but which were not so outstanding within that context as to warrant local designation.

Survey Results

The evaluation of the properties surveyed and evaluated using the above methodology resulted in the following determinations (California Historical Resource Status Codes are shown in parentheses):

Locally Listed (5S1):	3
California Register Eligible (3CS):	1
Local Register Eligible (5S3):	2
Ineligible, with local planning considerations (6L):	9
Ineligible (6Z):	21

Table 7. Surveyed properties, their basic level of physical integrity, and the eligibility determination made by this report

Site Address	APN	Integrity	Eligibility
603 Broadway St	468 294 05	Good	Ineligible
616-624 Broadway St.	468 291 08	Good	Ineligible w/ local planning considerations
617 Broadway St	468 294 04	Fair	Ineligible
625 Broadway St	468 294 03	Good	Ineligible w/ local planning considerations
626 Broadway St	468 291 09	Poor	Ineligible
641-651 Broadway St.	468 294 01	Poor	Ineligible
645 Broadway St	468 294 02	Good	Ineligible w/ local planning considerations
648 Broadway St	468 291 11	Poor	Ineligible
715 Broadway St	468 286 06	Fair	Ineligible
716 Broadway St	468 283 07,13, 15	Fair	Ineligible
721 Broadway St	468 286 05	Poor	Ineligible
729 Broadway St	468 286 04	Poor	Ineligible
745 Broadway St	468 286 03	Poor	Ineligible
746 Broadway St	468 283 10	Poor	Ineligible
748 Broadway St	468 283 11	Good	Locally listed
758 Broadway St	468 283 12	Fair	Ineligible
618 Fulton St	468 264 09,10	Poor	Ineligible
665 Fulton St	468 291 13	Good	Ineligible

Site Address	APN	Integrity	Eligibility
650 Fulton St	468 264 12	Fair	Ineligible
701-723 Fulton St	468 283 04	Fair	Locally listed
712 Fulton St	468 256 05	Fair	Ineligible w/ local planning considerations
727 Fulton St	468 283 03	Good	Ineligible
732 Fulton St	468 256 07	Poor	Ineligible
736-742 Fulton St	468 256 08	Fair	Locally listed
748-752 Fulton St	468 256 09	Excellent	Locally eligible
760 Fulton St	468 256 10	Good	Ineligible
630 “H” Street	468 294 06	Good	Ineligible
704-729 “H” St	468 286 08	Fair	Ineligible w/ local planning considerations
740 “H” St	468 286 09	Poor	Ineligible w/ local planning considerations
752 “H” St	468 286 10	Poor	Ineligible w/ local planning considerations
1830 Inyo St	468 286 11	Good	Locally eligible
633 Van Ness Ave	468 264 04	Good	Ineligible
701 Van Ness Ave	468 256 03	Excellent	Ineligible w/ local planning considerations
717 Van Ness Ave	468 256 11	Good	Ineligible w/ local planning considerations
727 Van Ness Ave	468 256 12	Good	Ineligible w/ local planning considerations
755 Van Ness Ave	468 256 01	Fair	California/Local Register eligible

Historic Associations and Trends

The Historic Context section of this report contains a lengthy discussion of the general history of the South Stadium Survey Area, and discusses the events and trends that influenced the development of that area. However, property-specific research within the Phase 1 Area has verified a few specific trends that contribute to the significance of the surveyed resources. These historic associations included connections to the Armenian Town community, which was located in close proximity to the Central Business District. Typically, ownership by an Armenian business proprietor provides the link between a historic property and that ethnic community. A prominent event that affected this community was the large scale removal of residences (largely occupied by Armenian families) in the Central Business District between 1918 and 1920. These residences were replaced by commercial and industrial buildings, resulting in the uses prevalent in the district today. The fact that many of the buildings surveyed during this undertaking were constructed circa 1920 is evidence of the major shift in use that occurred at that time.

The presence of the Southern Pacific railroad tracks in close proximity to the southwest edge of the Phase 1 Area has also been identified as an influence in the development of resources along “H” Street. These properties tend to be industrial in nature and of an earlier construction date, indicating that the rail line, which was established in 1870, may have influenced the construction and function of those properties by providing transportation to markets outside of Fresno and bringing people and goods into the area that nearby businesses catered to.

Of particular note is the fact that a majority of the surveyed buildings in the Phase 1 Area have historic associations with the automotive industry. This is represented by numerous buildings that functioned as auto repair or service garages, others that were manufacturers or distributors of automotive parts and supplies, and a few that acted as automobile showrooms and dealerships. In fact, some resources in the area continue to have automotive uses. It is therefore evident that a strong automotive context exists in the area. The potential for an automotive historic district was explored in the course of documentation; however, this report concludes that due to issues of integrity, only eight of the twelve automotive-related properties would contribute to such a district. In addition to this, the contributing properties are not located in reasonable proximity to one another to form a cohesive and contiguous district. (See map #4 in **VI. INTENSIVE-LEVEL SURVEY MAPS**)

Additional information about specific properties associated with the themes described above can be found in the Building, Structure, Object Records for each resource.

VI. INTENSIVE-LEVEL SURVEY MAPS

The following maps illustrate the intensive-level survey findings in a graphic format. Each map encompasses the Phase 1 Area and includes the following information:

Map #1: Surveyed Properties in the Phase 1 Area

Map #2: Eligibility Evaluations

Map #3: Construction Dates

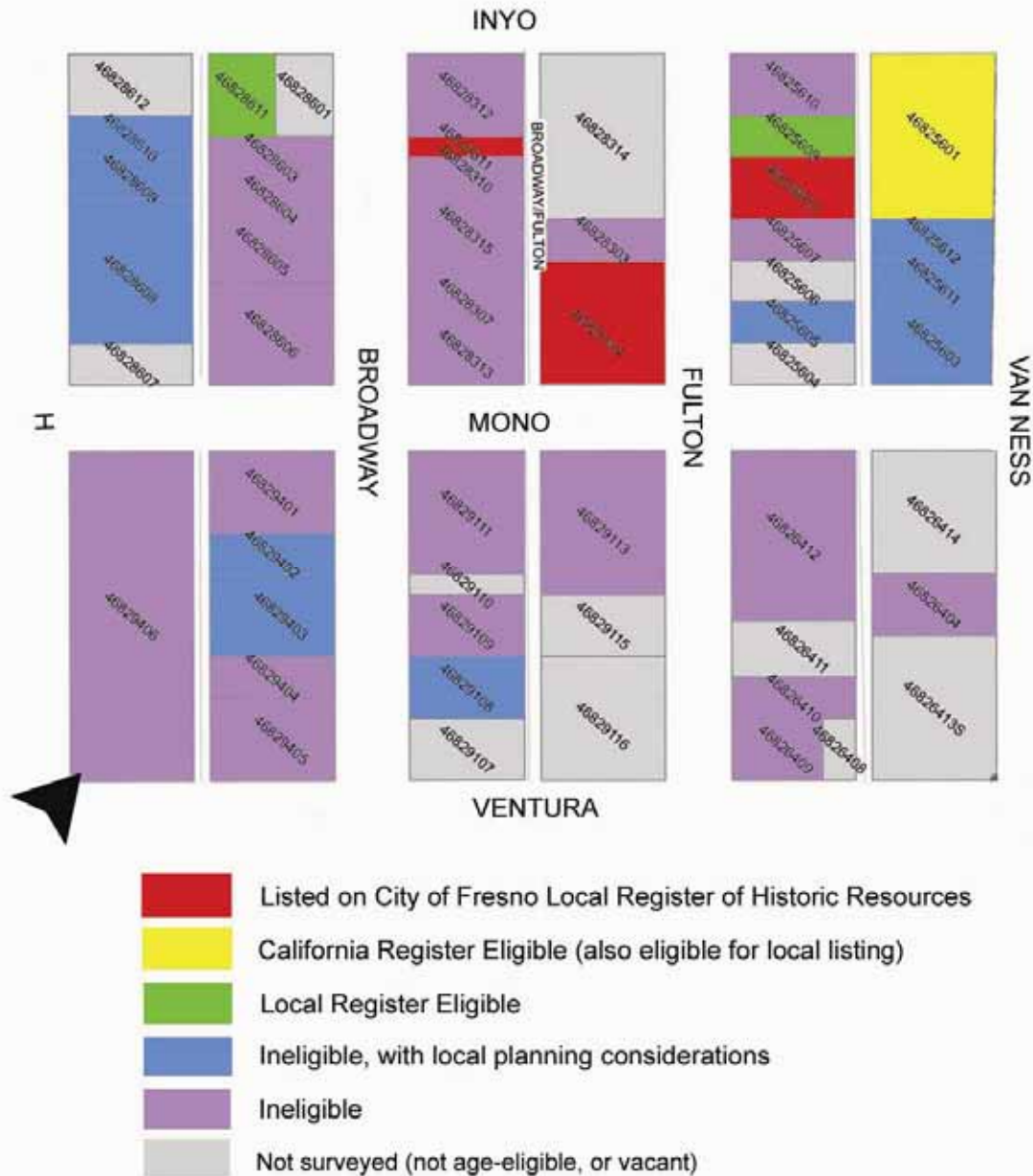
Map #4: Automotive Context Properties

The map displays a grid of parcels in the Broadway/Fulton area. The streets shown are Broadway, Ventura, Inyo, and Van Ness. A legend at the bottom indicates that red parcels are surveyed, while grey parcels are not surveyed (either not age-eligible or vacant). A black arrow points to a specific parcel on the west side of the map.

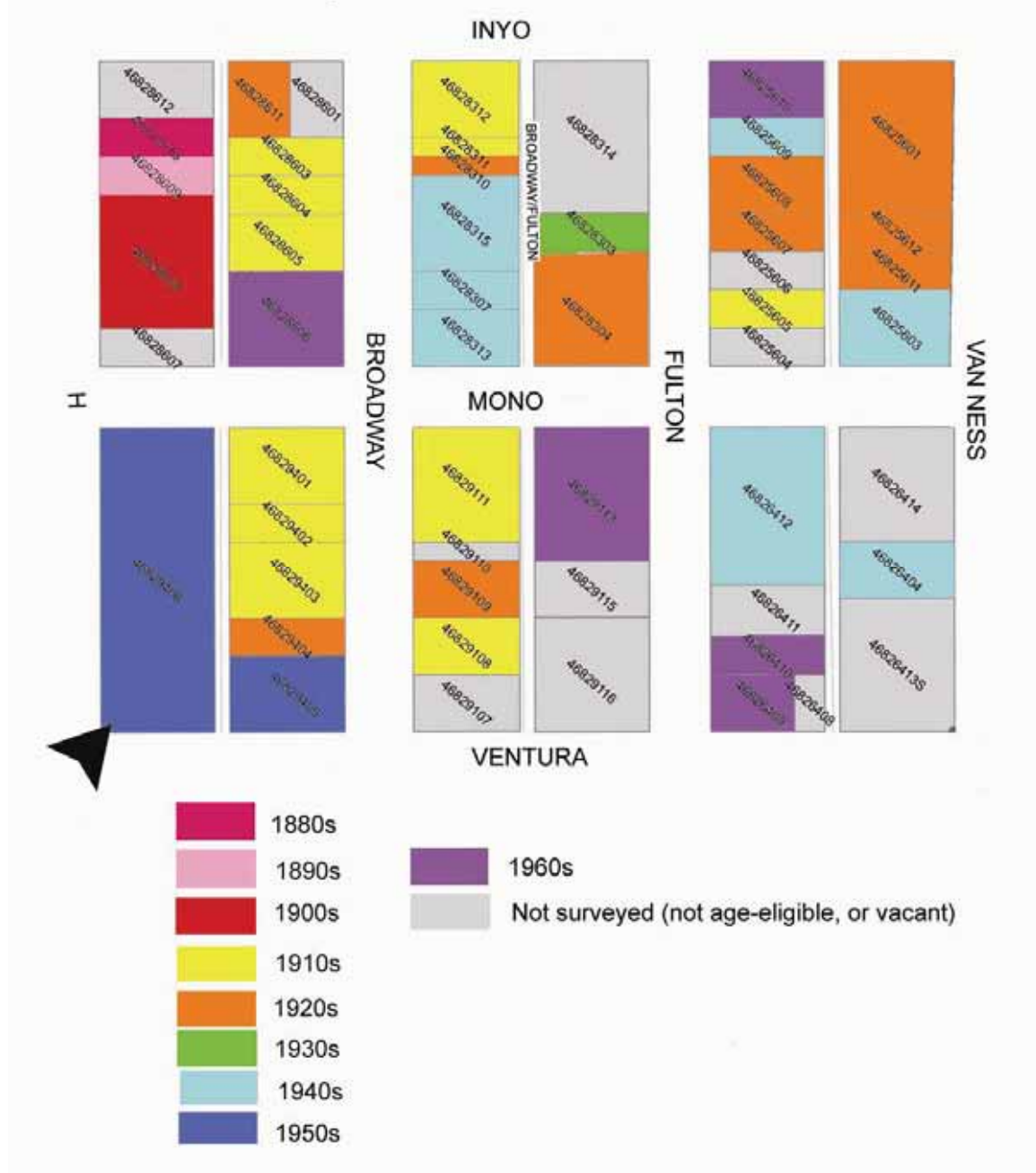
Legend:

- Red: Surveyed parcels
- Grey: Parcels not surveyed (not age-eligible or vacant)

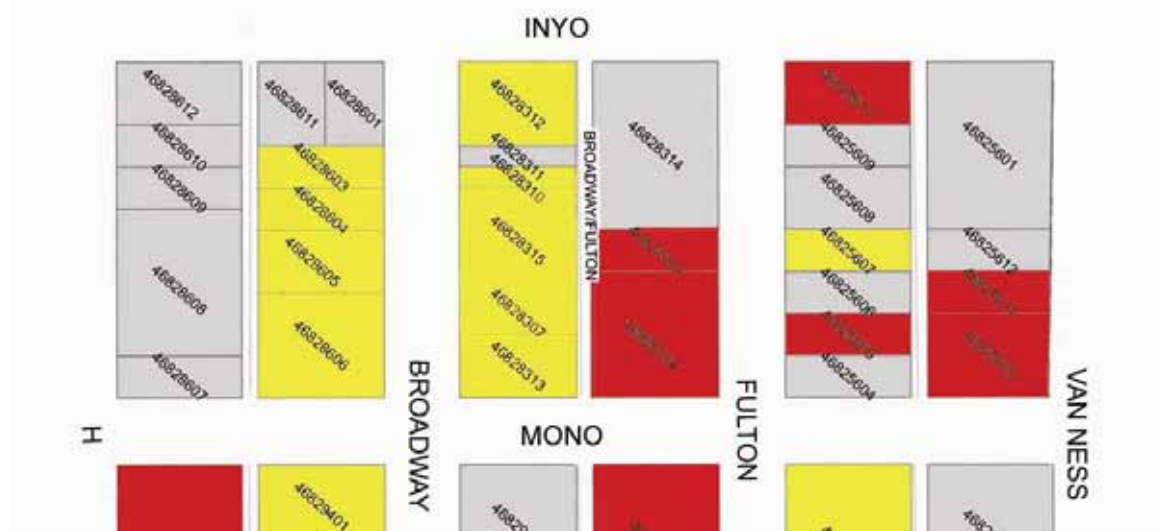
Map #2: Eligibility Evaluations



Map #3: Construction Dates



Map #4: Automotive Context Properties



VII. DPR 523 FORMS

DPR 523 forms are the official inventory forms used by the California Office of Historic Preservation to document historic resources. This form of documentation is also recognized by local jurisdictions throughout the state and is often the basis for local historic register listings, as is the case in Fresno. The minimum documentation needed for a resource to be filed with the OHP is a completed Primary Record (DPR 523 A form), which comprises a non-evaluative record of the physical aspects of the resource and representative photograph. Further documentation takes the form of a Building, Structure, Object Record (DPR 523 B form), which comprises a property history and a site map showing the resource's location. The most important aspect of the Building, Structure, Object Record is the inclusion of an evaluation of historic significance based on national, state, and local criteria for evaluation. Drawing on the resource-specific history, a discussion of context, and assessment of integrity, the resource's level of eligibility is determined and an appropriate California Historic Resource Status Code is assigned.

In fulfillment of the intensive-level survey, California Department of Parks and Recreation 523 Forms for the thirty-six age-eligible properties within the Phase 1 Area are included here. The complete documentation of each property includes a DPR 523 A form or Primary Record and a DPR 523 B form or Building, Structure, Object Record. California Resource Status Codes have been assigned to each resource, based on evaluations made during this survey undertaking. Additionally, six of the thirty-six properties addressed by the intensive-level survey were previously surveyed by various undertakings and documented on DPR 523 forms. This prior work was taken into consideration in the course of this project; however, additional work was done to verify and update the existing documentation.

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) 603 Broadway Street

P1. Other Identifier: George's Auto Care & Smog

*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: 603 Broadway 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): 468-294-05

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

603 Broadway Street is located on the west corner of the intersection of Broadway and Ventura streets. Built in 1952, 603 Broadway Street is a one-story, reinforced concrete, service station building designed in a modest Art Moderne style. The building has a rectangular plan and is capped by a flat roof that is clad with built-up roofing material and surrounded by a low parapet. The foundation is concrete. The primary entry is located at the northeast end of the southeast façade and consists of a fully-glazed, wood door with a glazed transom. Large plate-glass storefront windows wrap around the east corner of the building and are covered by security grilles and fabric awnings. A flat, shallow canopy wraps around the corner of the building and is located above the entry and windows. Two garage entrances are located on the southeast façade. The northeastern garage entry is surmounted by a flat, shallow canopy like that on the building's east corner. The southwestern garage entry is fitted with a metal roll-up garage door. Two flush metal doors are located on the northeast façade with two single-light, fixed, aluminum frame windows with hopper transoms located between these doors. The northwest façade abuts a neighboring building and is not visible. The southwest (rear) façade consists of an unadorned and unfenestrated wall surface. All facades terminate in a flat, unadorned roofline. The building appears to be in good condition, and has good physical integrity. (continued)

*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 east.

3/25/2008

*P6. Date Constructed/Age and

Sources: ☒ Historic

1952

Building permit

*P7. Owner and Address:

Kevork Guzelian

*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) 603 Broadway Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update

P3a. Description: (continued) Site features include two freestanding canopies that shelter gas pump islands located to the southeast and east of the service station building. These are flat roofed rectangular structures supported by steel posts. A small, gable roofed shed, clad in vertical groove plywood, is located at the southwest end of the service station building.



Primary (southeast) facade, looking northwest.



Detail of entry and northeast end of primary facade.

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary#

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*Resource Name or # (Assigned by recorder) 603 Broadway Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation

☐ Update



Northeast façade, looking southwest.



Southwest façade, looking northeast.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 4 of 5

*Resource Name or # (assigned by recorder) 603 Broadway Street

B1. Historic name: Sam's Flying A Service Station

B2. Common name: George's Auto Care & Smog

B3. Original Use: Commercial; service

B4. Present use: Commercial; service

*B5. Architectural Style: Art Moderne

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

Constructed in 1952. Canopies over gasoline pump islands constructed, 1967.

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

*B8. Related Features: Two gasoline pump islands and canopies surrounded by paving on southeast portion of lot.

B9a. Architect: Unknown

b. Builder: Valley Builders

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1952 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

603 Broadway Street was constructed in 1952 on a site previously occupied by an earlier service station. It was built by Valley Builders and functioned as a service station, which was owned by Associated Oil and known as Sam's Flying A Service Station. Flying A was a major gasoline brand in the U.S. from the 1930s through the mid-1960s. Between 1938 and 1966, Flying A was a product of Associated Oil. The station at 603 Broadway Street operated as an Associated Oil Flying A service station for a number of years under various names. In 1953, Sam's Flying A became the V&V Flying A station, followed by Vic's Flying A station in 1960, V.A. Donato's Flying A station in 1963, and Ed & Don's Flying A station in 1964. In 1966, Associated Oil was bought out by Phillips Petroleum Company and all western branding was converted from Flying A to Phillips 66. City directories indicate that the service station at 603 Broadway Street continued to be known as Ed & Don's Flying A, though building permits indicate that it was owned by Phillips Petroleum, through 1967. After this, the property is listed as vacant through 1972, when it became the Blackjack gas station. By 1974, the property operated as Excel Self-Service Station, which remained through the early 1980s. In 1986, it became George's Auto Care & Smog, which it remains today.

603 Broadway Street has retained integrity of location, setting, feeling and association; having never been relocated and continuing to operate as an automotive service station establishment throughout its history. (continued)

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

*B12. References:

City of Fresno building permits

Fresno Bee Republican.

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: 4/18/08

(This space reserved for official comments.)



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

Primary#

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*Resource Name or # (Assigned by recorder) 603 Broadway Street

*Recorded by: Page & Turnbull

*Date 4/18/08

☒ Continuation ☐ Update

B10. Significance: (continued)

Its integrity of design, materials and workmanship is also relatively intact, with no major alterations to the original design. The building readily conveys its age and original appearance.

603 Broadway Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. The building has been associated 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.

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) 616-624 Broadway Street

P1. Other Identifier: Master Radiator Works

*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: 616-624 Broadway 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): 468-291-08

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

616-624 Broadway Street is located on the northeast side of Broadway Street between Mono and Ventura streets. Built in 1917, it is a one-story, brick masonry commercial building designed in the 20th Century Commercial style. The building has a square plan and the front façade is clad in tan facing brick, most of which has been painted. The building has a flat roof with a flat parapet at the front of the building and is covered in composition roofing material. The foundation is not visible from the street. The primary façade faces southwest and is three bays wide. The northwest and center bay have centered entries consisting of glazed wood double doors. These entries are flanked by large plate glass storefront windows. The southeastern bay has a garage entrance in the northwest half and a plate glass storefront window in the southeast half. All three bays appear to have had clerestory windows, but these have been covered by signage. The upper wall is unadorned, except for decorative patterns in the brick work, and terminates in a flat parapet and concrete coping. A small blade sign projects from the southeast end of the upper wall and reads "Master Radiator Works", while a larger radiator-shaped blade sign, reading "M Radiator Repairing", is mounted above the parapet at the southeast end of the façade. The northwest façade abuts a neighboring building and is not visible. The southeast façade consists of structural brick that has been painted. It is unfenestrated and unadorned, aside from some painted signage, and terminates (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 north

5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic

1917

Building permits

*P7. Owner and Address:

Lewis Trust 1999

*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#

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*Resource Name or # (Assigned by recorder) 616-624 Broadway Street

*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update

P3a. Description: (cont)

in a parapet that steps progressively upward toward the rear of the building. The rear of the building is made of common red structural brick and features a series of jack arched service and garage entrances. Some of these openings have been infilled, while others have been partially infilled and now have smaller rectangular openings. At least one opening remains unaltered and features double doors made of diagonal wood boards. The upper wall of the rear façade features a simple belt course and terminates in a concrete coping. A Quonset hut has been attached to the rear of the building, as well as a corrugated metal canopy structure and carport. The building appears to be in fair condition with good physical integrity.



Front and southeast façades, from the south.

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary#

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*Resource Name or # (Assigned by recorder) 616-624 Broadway Street

*Recorded by: Page & Turnbull

*Date 8/31/2007

☒ Continuation ☐ Update



Southeast half of rear (northeast) façade, from the east.



Northwest half of rear (northeast) façade, from the northeast.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

Page 4 of 5

*Resource Name or # (assigned by recorder) 616-624 Broadway Street

B1. Historic name: Fresno Veterinary Hospital

B2. Common name: Master Radiator Works

B3. Original Use: Commercial; service

B4. Present use: Commercial; light industrial

*B5. Architectural Style: 20th Century Commercial

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

Constructed in 1917. Iron garage constructed in 1919, later demolished? Unspecified alterations and repairs made in 1925. Storefront of 620 Broadway enclosed in 1947. Quonset hut shed at rear added in 1948. Blade sign installed in 1963. Non-seismic rehabilitation work done in 1964.

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

*B8. Related Features: Quonset hut shed and canopy structures at rear of building.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1917 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

616-624 Broadway Street was constructed in 1917 for use as a commercial building housing multiple businesses. The Fresno Veterinary Hospital is known to have been the first occupant of the shop at 616 Broadway and was operated by Doctors John F. McKenna, Alexander D. Munro, H.B. Wintringham, and their assistant Burt F. Ellis. A vulcanizing shop was located at 620 Broadway and D.F. Block's second hand store and junk shop was located in the third shop space at 624 Broadway. The original owner of the building appears to have been Mary J. Culleton, who emigrated from Ireland in 1895. She was widowed by 1920 and her son John (Jack) P. Culleton was an auto mechanic who later owned, and may have worked in the subject building. By 1925, the veterinary hospital had been relocated and the building is listed as vacant for a few years. By 1931, it housed Nishran Terzian's radiator repair shop. From 1935 through 1944, this became Paul Kapigian's radiator shop. Accordingly, the 1948 Sanborn map shows the building as being occupied by a radiator repair shop (616), an auto body repair shop (620), and a motor rebuilding shop (624). By 1951, the current business located at 616 Broadway, Master Radiator Works, was present. Mary Culleton died in 1962, and Jack Culleton is shown as the owner on a building permit from 1964. Permits also suggest that the owner of the neighboring building at 626 Broadway, Art Schedler, may have occupied the space at 624 Broadway and used it as part of his motor rebuilding facility around this time (perhaps as early as 1948, as indicated by Sanborn maps). (continued)

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

*B12. References:

City of Fresno building permits

Fresno City Directories

Sanborn Maps 1906, 1918, 1948.

Fresno Bee Republican, March 23, 1940 and April 4, 1940.

(continued)

B13. Remarks:

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

*Date of Evaluation: 10/3/07

(This space reserved for official comments.)



State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) 616-624 Broadway Street

*Recorded by: Page & Turnbull

*Date 10/3/07

☒ Continuation

☐ Update

B10. Significance: (continued)

Prior to the construction of the current building, the lot contained two dwellings located between a Turkish bathhouse and a Chinese laundry. The remainder of the block was not heavily developed, but did feature a few houses and a large stable. 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 predominantly residential area to a commercial area. The 1918 Sanborn map illustrates that commercial buildings began to replace residences around the subject property at that time and by 1948 the area was entirely commercial. Within the commercial context, automotive-related light industrial uses were prevalent.

616-624 Broadway Street has retained integrity of location, setting, feeling and association; continuing to operate as a commercial and light industrial establishment that has been associated with the automotive industry from an early date. The building's integrity of design, materials and workmanship as an early 20th century commercial building is also relatively intact. Though small alterations have occurred, they are generally in keeping with the types of changes many commercial buildings experience throughout years of use and the building generally retains its original appearance, as well as its ability to convey its age and use.

616-624 Broadway Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. It has had some 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 embodies distinctive characteristics of a period, type, or method of construction, but is not architecturally distinctive or particularly unusual in its context. Despite being ineligible for historic designation, the property may warrant special consideration in local planning, because it has relatively good integrity and an association to the automotive industry context present in the survey area. The early 20th century light industrial/commercial building type is important to the Central Business District as it represents the early prosperity and economic growth of Fresno and the transition of the neighborhood from residential to commercial use circa 1920.

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)
U.S. Federal Census Records

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) 617 Broadway Street

P1. Other Identifier: Powerhouse Automotive Supply

*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: 617 Broadway 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): 468-294-04

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

617 Broadway Street is located on the southwest side of Broadway Street between Mono and Ventura streets. Built in 1926, 617 Broadway Street is a one-story, brick masonry, commercial building designed in the 20th-Century Commercial style. The building has a rectangular plan and is capped by a bow truss roof that is clad with built-up roofing material and surrounded by a low parapet. The foundation is concrete. The primary façade is clad in tan-colored facing brick. The main entry is located at the center of the façade and consists of a fully-glazed, aluminum double door. The entry is surrounded by a portion of glass block wall that infills a larger opening. The central entry is flanked by large, aluminum sash, plate glass storefront windows with textured glass clerestory panes. A flat, painted sign spans the upper wall of the primary façade, which is adorned with two brick stringcourses. The northwest façade and most of the southeast facade abut neighboring buildings and are not visible. The front portion of the southeast façade, which is visible, consists of a plain brick wall surface bearing painted signage. A concrete block addition is located on the rear (southwest) façade and features a sliding metal garage door at its center. The addition is capped by a flat roof. All facades terminate in a flat, unadorned roofline. The building appears to be in good condition, but has fair physical integrity.

*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 northeast.
3/25/2008

*P6. Date Constructed/Age and

Sources: ☒ Historic

1926
Fresno Bee, 5/10/1939

*P7. Owner and Address:

Armenian General Benevolent
Union

*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

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HRI #

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*Resource Name or # (Assigned by recorder) 617 Broadway Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update



Front portion of southeast facade, looking northwest.



Southwest (rear) façade with concrete block addition, looking northeast.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 3 of 4

*Resource Name or # (assigned by recorder) 617 Broadway Street

B1. Historic name: Open Air Auto Parts
B2. Common name: Powerhouse Automotive Supply
B3. Original Use: Commercial
B4. Present use: Commercial
*B5. Architectural Style: 20th Century Commercial

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

Constructed in 1926. Addition to double size of building, 1939. Fire damage, 1953. Major rehabilitation, including removal of parapet, glass block entry insert, new concrete block rear addition, etc., 1963.

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

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno
Period of Significance 1926 Property Type Commercial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

617 Broadway Street was constructed in 1926. It was originally owned by Carl Melikian, who is perhaps better known as the owner and proprietor of Carmel Saddlery at 748 Broadway Street. The building was originally occupied by the Open Air Auto Parts Company, operated by Hyman Globenfelt. The business dealt in wholesale and retail auto parts distribution throughout the San Joaquin Valley. In 1939, the company undertook an expansion program that included the erection of an addition that doubled the size of the building, as well as the growth of several lines of auto parts, accessories, and camping equipment merchandised by the company. By 1947, the business had come to be called Globe Auto Supply and was still operated by Hyman Globenfelt. This change in name seems to coincide with the company's shift to wholesale distribution in early 1948. In August 1953, a major fire destroyed the roof of the building and most of the inventory inside, amounting to \$125,000 in damages. The building was apparently repaired after the fire, with most of its original features retained or restored. The following year, however, occupancy changed and the store became T&D Automotive Supply. In 1961, the building also temporarily housed Pop's Auto Supply Company, which was displaced by a fire at its own location at 721 Broadway Street. In 1963, 617 Broadway Street underwent rehabilitation that altered the building drastically. The rehabilitation was designed by H. Wayne Taul and carried out by the Larsen-Batto Construction Company. (continued)

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

*B12. References:

City of Fresno building permits.
Fresno Bee Republican, 5/10/1939, 8/14/1953.
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: 4/18/08

(This space reserved for official comments.)



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

Primary# _____

HRI # _____

Trinomial _____

Page 4 of 4

*Resource Name or # (Assigned by recorder) 617 Broadway Street

*Recorded by: Page & Turnbull

*Date 4/18/08

☒ Continuation

☐ Update

B10. Significance: (continued)

Taul was a civil and structural engineer that was involved with many construction projects in Fresno's downtown area. Taul held an engineering degree from MIT, taught engineering at West Point, and in 1946 opened his own practice in Fresno. He served four years on the State Board of Registration of Civil and Professional Engineers and, in 1957, was known to be the only engineer in California to be licensed in every branch of engineering. The rehabilitation of 617 Broadway included façade changes like the removal of the original stepped parapet and the addition of a glass block entry insert, as well as the construction of a concrete block addition at the rear of the building. The building continued to house T&D Automotive Supply through the late 1980s and is currently occupied by Powerhouse Automotive Supply.

617 Broadway Street has retained integrity of location, setting, feeling and association; having never been relocated and continuously operating as an auto parts retail establishment throughout its history. Its integrity of design, materials and workmanship is diminished, due to major alterations that occurred in 1963, including the removal of character-defining stepped parapet and the addition of a glass block entry insert. The building does not readily convey its age or original appearance.

617 Broadway Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. Though Hyman Globenfelt appears to have been a prominent citizen, his true significance is debatable, and the property's association with Carl Melikian is through ownership only. If Melikian is significant, his saddlery at 748 Broadway is probably more representative of him. The building has been associated 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, particularly in light of its altered state. Though H. Wayne Taul was a prominent and accomplished engineer active in downtown Fresno, he has ties to many other nearby buildings and was only responsible for alterations to this building and not its original construction.

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



Globe Auto Supply building during 1953 fire.
(Fresno Bee Republican, 8/14/1953)

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) 625-635 Broadway Street

P1. Other Identifier: C&G Auto Service

*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: 625-635 Broadway 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): 468-294-03

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

625 Broadway Street is located on the southwest side of Broadway Street between Mono and Ventura streets. Built in 1920, it is a one-story, concrete commercial building designed in the 20th Century Commercial style. The building has a rectangular plan and the front façade is clad in tan facing brick, most of which has been painted. The building has a roof consisting of three parallel gables concealed by flat parapet at the front of the building and is covered in composition roofing material. The foundation is not visible from the street. The northeast-facing primary façade consists of five bays. Bay #1 (at the southeastern end of the façade) is relatively unaltered and features plate glass storefront windows in an aluminum sash with a band of wood sash clerestory windows above. A low wood skirting is located below the storefronts. A wood mullion and small sill divide the storefront windows from the clerestory windows. This same arrangement can be found in bay #2, though a sliding metal garage door has been installed in the northwest half of the bay. Similarly, a set of double doors has been installed in the southeast half of bay #3. In bays #4 and #5, the clerestory windows have been covered by signage and aluminum store-front assemblies, including a glazed, double door in bay #4. Above the storefronts, a simple belt course delineates the upper wall, which is unadorned. A small blade sign projects from the clerestory level of bay #3, while a painted plywood sign, reading "C & G Auto Service" is located (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 north
5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic
1920
Building permit

*P7. Owner and Address:

Lewis Trust 1999

*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) 625-635 Broadway Street

*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update

P3a. Description: (cont)

on the upper wall and a large radiator-shaped blade sign reading "T Radiator" projects above the parapet. The metal framework for a similar sign is located above the parapet over bays #4 and #5. The northwest and southeast façades abut neighboring buildings and are not visible. The rear façade has a smooth concrete surface and is unadorned. Two garage entrances are located on this façade, interspersed by three windows. Both garage and window openings take the form of segmental arches with the tympanums infilled with concrete. The northwestern garage door has a metal roll-up door, while the southeastern garage door has a sliding door made of sheet metal. The windows consist of steel industrial sashes that have been painted over. The building appears to be in fair condition with good physical integrity.



Rear (southwest) façade, from the south.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 6L

*Resource Name or # (assigned by recorder) 625-635 Broadway Street

B1. Historic name: Valley Battery Works

B2. Common name: C&G Auto Service

B3. Original Use: Commercial; light industrial

B4. Present use: Commercial; light industrial

*B5. Architectural Style: 20th Century Commercial

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

Constructed in 1920. Unspecified addition made in 1922. New gates added in 1941. Repaired fire damage in 1944. Existing plaster removed and replaced with stucco (631 Broadway), in 1953. Half of front façade remodeled in 1962. Rehabilitation work done, including demolition of overhanging brick (cornice?), in 1963. Some storefront assemblies replaced, date unknown.

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

*B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: L.S. Peletz

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1920 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

625-635 Broadway Street was constructed in 1920 for use as a light industrial building. At that time it was owned by Sadie and Sol Davidson and occupied by Eli S. Edwards' Valley Battery Works. This business appears to have been located in the shop space addressed 625 Broadway. Valley Battery Works remained at the property through 1935. In 1928, G.H. Ester Tires was also located in the building and by 1935, Lawrence E. Evans' auto repair business was also located there. After 1935, Evans was the only occupant listed and by 1944 the business had evolved from servicing cars to servicing electric motors and equipment. The 1948 Sanborn map indicates that the building housed an auto spring factory, auto body repair and spray painting business, radiator works and welding shop, and an electric motor repair shop that year. In 1951, C.H. Kragh's electric motor business was also located in the building. Evans died in 1955; however Evans Electric Service continued to operate in the building until 1967, when the business moved to a new location. In 1955, Arrow Electric Motor Service (which now occupies other nearby properties at 641-651 and 645 Broadway) and Valpas Garage and Body Works were located at the property. By 1960, the Tractor Supply Co., specializing in retail tractor parts, was listed at 635 Broadway. (continued)

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

*B12. References:

City of Fresno building permits

Fresno City Directories

Sanborn Maps 1906, 1918, 1948

Fresno Bee, Oct. 9, 1921 and June 16, 1987.

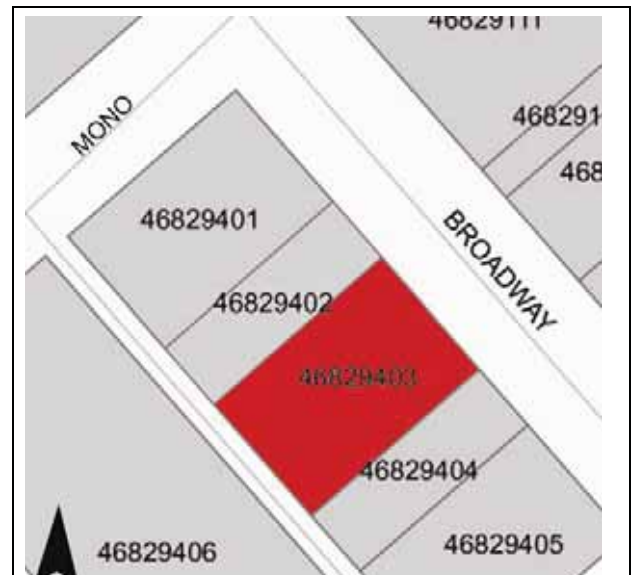
(continued)

B13. Remarks:

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

*Date of Evaluation: 10/8/07

(This space reserved for official comments.)



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

Primary#

HRI #

Trinomial

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*Resource Name or # (Assigned by recorder) 625-635 Broadway Street

*Recorded by: Page & Turnbull

*Date 10/8/07

☒ Continuation

☐ Update

B10. Significance: (continued)

In 1963, building permits indicate that the building housed a farm equipment retailer (probably Tractor Supply Co.), a radiator shop (Thomas Radiator Co.), and a motor parts retailer (probably Evans Electric Service). The signage for Thomas Radiator Co. is still located on the building, though the building now houses C&G Auto Service.

Prior to the construction of the current building, the lot contained two one-story dwellings with small outbuildings. According to a newspaper article, one of the houses was the birthplace of William Saroyan (1908-1981), a renowned author and member of Fresno's Armenian community. The article states that most of the buildings on Broadway were torn down between 1918 and 1920, which distinctly defines the demolition of the earlier residences and construction of the current building. (The 1918 Sanborn map shows the lot as vacant.) 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. Accordingly, the 1906 Sanborn map illustrates a predominance of residential buildings, while by 1948 the block was entirely commercial. Within the commercial context, automotive-related light industrial uses were prevalent.

625-625 Broadway Street has retained integrity of location, setting, feeling and association; continuing to operate as a light industrial establishment associated with the automotive industry, as it has been since an early date. The building's integrity of design, materials and workmanship as an early 20th century commercial building is also relatively intact. Though small alterations have occurred, they are generally in keeping with the types of changes many commercial buildings experience throughout years of use and the building generally retains its original appearance, as well as its ability to convey its age and use.

625-635 Broadway Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. It has had some 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 embodies distinctive characteristics of a period, type, or method of construction, but is not architecturally distinctive or particularly unusual in its context. Despite being ineligible for historic designation, however, the property may warrant special consideration in local planning, because it has relatively good integrity and an association to the automotive industry context present in the survey area. The early 20th century light industrial/commercial building type is important to the Central Business District as it represents the early prosperity and economic growth of Fresno and the transition of the neighborhood from residential to commercial use circa 1920.

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 — 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) 626 Broadway Street

P1. Other Identifier: Art Schedler Engine Rebuilding

*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: 626 Broadway 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): 468-291-09

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

626 Broadway Street is located on the northeast side of Broadway Street between Mono and Ventura streets. Constructed in 1920, 626 Broadway Street is a one-story, brick masonry, light industrial building designed in an altered 20th-Century Commercial style. The building has a rectangular plan and is capped by a gable-on-hip roof that is clad with built-up roofing material and surrounded by a parapet. Two reverse shed dormers are located on the southeast side of the roof. The foundation is not visible. The primary façade is divided into three structural bays and clad in stucco. The main entry is located at the center of the façade and consists of a fully-glazed, aluminum double door. A secondary entry of the same type is located at the center of the southeast structural bay. Aluminum and wood sash, plate glass storefront windows span the primary façade. The upper wall of the primary façade is adorned with a simple stringcourse and terminates in a flat, unadorned roofline. The gable end of the roof is visible above the parapet. The northwest façade consists of an unadorned, unfenestrated brick wall surface clad with concrete at the base of the wall. The southeast façade consists of an unadorned brick wall surface clad with concrete at its base, abuts a neighboring building and is only visible from the rear of the building. The southeast facade, features a vehicular entry with a sliding metal garage door. (continued)

*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 west.
5/22/2007

*P6. Date Constructed/Age and Sources: ☒ Historic

1920
Building permits

*P7. Owner and Address:

Violet C. Schedler

*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#

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Page 2 of 4

*Resource Name or # (Assigned by recorder) 626 Broadway Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update

P3a. Description: (continued) The rear (northeast) façade is similar in materials to the southeast façade and features two vehicular entries with sliding metal garage doors at each side of the façade. All secondary facades terminate in flat, unadorned rooflines. The building appears to be in fair condition, and has poor physical integrity.



Rear portion of southeast façade, looking northwest.



Rear (northeast) façade, looking south.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 3 of 4

*Resource Name or # (assigned by recorder) 626 Broadway Street

B1. Historic name: Abraham Werfel Auto Parts Co.
B2. Common name: Art Schedler Engine Rebuilding & Supply Co.
B3. Original Use: Commercial; light industrial, retail
B4. Present use: Commercial; light industrial, retail
*B5. Architectural Style: 20th Century Commercial/Altered

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

Constructed in 1920. Unknown alteration, 1929. Folding steel doors installed, 1935. Steel gates removed and replaced with doors, 1949. Storefront remodeled, 1955. Building extensively remodeled, 1959.

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1920 Property Type 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)

626 Broadway Street was constructed in 1920 and was first occupied by an auto wrecking business owned by Abraham Werfel. Later advertisements name the company as Werfel Auto Parts Company. This business is known to have occupied the property until around 1944. By 1947, the California Auto Wrecking Company was located at 626 Broadway Street, having moved there from nearby 612 Broadway Street. It remained at the property until 1959, when Abraham Werfel, who still owned the property, sold it to Art Schedler. The Art Schedler Engine Rebuilding & Supply Company already occupied the neighboring building at 624 Broadway Street, and acquired the subject property in order to triple its useable space. Extensive remodeling of 626 Broadway Street was undertaken at this time. The building is still occupied by Art Schedler Engine Rebuilding & Supply Company today.

626 Broadway Street has retained integrity of location, setting, feeling and association; having never been relocated and continuously operating as a light-industrial automotive establishment throughout its history. Its integrity of design, materials and workmanship is diminished, however; due to storefront alterations made in 1955 and major remodeling that is reported to have occurred in 1959. The building does not readily convey its age due to these changes.

626 Broadway 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, 11/29/1959.
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: 4/18/08

(This space reserved for official comments.)



State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Page 4 of 4

*Resource Name or # (Assigned by recorder) 626 Broadway 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. Though Abraham Werfel and Art Schedler both appear to have been successful Fresno businessmen, little biographical information was found during research to substantiate the significance of either. The building has been associated with the 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, particularly in light of its altered state.

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

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) 641-651 Broadway Street

P1. Other Identifier: Arrow Electric Motor Service

*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: 641-651 Broadway 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): 468-294-01

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

641-651 Broadway Street is located on the southern corner of the Mono and Broadway streets intersection. Built in 1917, it is a one-story, brick masonry commercial building originally designed in a severely altered 20th Century Commercial style. Its front façade now bears no discernable style. The building has a rectangular plan and has a complex roof that appears to be made of a conglomeration of gable elements, surrounded by a parapet. The foundation is not visible from the street. The northeast-facing primary façade is clad in stucco and was once dominated by storefront windows, most of which have since been infilled; only a few aluminum-sash, plate glass windows remain near the center of the façade. Three sets of entry doors also exist; glazed, aluminum, double doors at the southeast and northwest ends of the façade, and a glazed, aluminum, single door at the center of the façade; all of which have been painted over. A wood belt course runs above the storefronts, delineating the upper wall which has a flat unadorned surface and a flat roofline capped only by a small coping. The southeast elevation abuts a neighboring building and is not visible, while the northwest façade exhibits similar features as the front façade on its northeast half; including infilled storefront windows and a glazed, aluminum double door with a transom. The upper wall is delineated by a wood belt course and is adorned only by painted signage. The parapet is lower than that of the front façade and angles (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 north

8/27/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic

1917

Building permit

*P7. Owner and Address:

Warren L. Kragh

*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
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Primary# _____

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Trinomial _____

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*Resource Name or # (Assigned by recorder) 641-651 Broadway Street

*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update

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

upward at the northeast end to bridge the difference. The southwest half of the northwest façade shows some of the building's original architectural detailing. It is made of structural brick and has a number of openings, including two garage entrances with metal roll-up doors, a personnel door that has been boarded up but has sidelights and a transom, an infilled garage entrance with a transom, and four four-over-four, double-hung, wood windows. The upper wall of the southwest half of the north façade features a simple belt course and a brick cornice with corbelled triangular elements. The parapet forms a peak over the southwestern end of the façade. The rear of the building consists of common red structural brick. The lower wall is parged with concrete. A number of window openings have been infilled with brick, while two garage entrances are located toward the southeastern end of the façade. Both are covered by sliding doors on overhead tracks. The rear façade terminates in a flat parapet with a simple brick coping. The building appears to be in good condition, but it possesses poor physical integrity.



Northwest elevation, looking east.



Rear (southwest) façade, looking east.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 6Z

*Resource Name or # (assigned by recorder) 641-651 Broadway Street

B1. Historic name: Orphan Bros. Auto Repair
B2. Common name: Arrow Electric Motor Service
B3. Original Use: Commercial; Light Industrial
B4. Present use: Commercial; Light Industrial
*B5. Architectural Style: Altered; 20th Century Commercial

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

Constructed in 1917. Unspecified alterations and repairs made in 1921, 1928 and 1945. Minor alterations, roof reinforcement, and storefront alterations made in 1950. Signs installed in 1923 and 1957, later removed? High ceiling areas converted to office space in 1960. Rehabilitation work done in 1963, possibly including the stuccoing of the front facade.

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

*B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1917 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

641-651 Broadway Street was constructed in 1917 as a light industrial building and housed a number of businesses. The 1918 Sanborn map shows that these included an auto repair shop, retail shop, welding works, and machine shop and boiler works. The retail shop was likely a grocery store that was operated by Carl C. Kudesen. The original business located in the auto repair shop was Orphan Brothers Auto Repair. This garage was operated by Louis P. and Joseph Hall Orphan, who were of Armenian nationality. The latter, Joseph, was also part owner of a used car lot at 504 Fulton Street, which he co-owned with his cousin. The Orphan's garage operated at 641-651 Broadway until at least 1922. By 1931, A.E. Benham, a welder, operated Bill's Garage in the building and remained until at least 1935. In 1940, Jacob Misakian's auto repair business is listed at the address, but by 1944, it was the location of W.A. Thompson's liquor store. By 1945, Arsen M. Kuyudjian's Valley Radiator Works had moved into the building and remained until 1951. The 1948 Sanborn map shows that the building contained a radiator repair shop, retail shop, restaurant, machine and welding shop, and two storage spaces at that time. In the 1950s and 1960s, the building is known to have been owned by the Richter Brothers, who also owned the Richter Bottling & Soda Works, located across Mono Street from the subject property, and the building at 745 Broadway Street. (continued)

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

*B12. References:

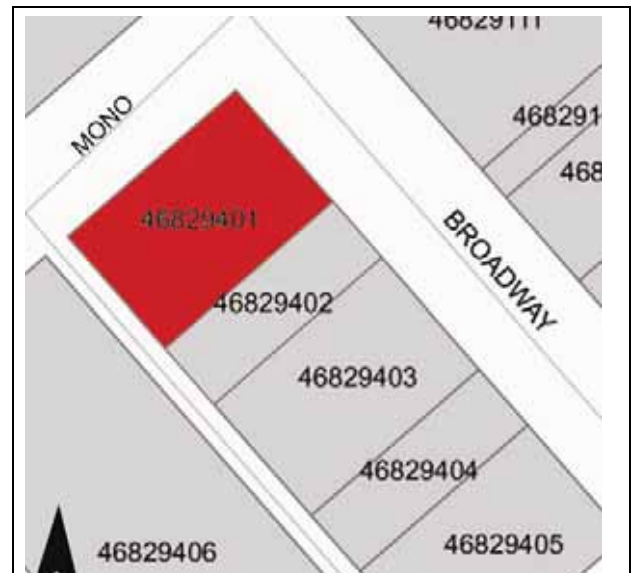
City of Fresno building permits
Fresno City Directories
Sanborn Maps 1906, 1918, 1948
Fresno Bee, April 6, 1949.
(continued)

B13. Remarks:

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

*Date of Evaluation: 10/3/07

(This space reserved for official comments.)



State of California & The Resources Agency
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*Resource Name or # (Assigned by recorder) 641-651 Broadway Street

*Recorded by: Page & Turnbull

*Date 10/3/07

☒ Continuation ☐ Update

B10. Significance: (continued)

Densmore Engine Re-Nu was located in the subject building from 1955 through 1960, and by 1965, T&D Automotive Supply, Inc. was the occupant. Today, the building houses Arrow Electric Motor Service, which also occupies the adjacent building at 645 Broadway.

Prior to the construction of the current building, the lot contained a two-story boarding house and J. Halford's Novelty Iron Works Foundry, as well as a few small sheds and outbuildings. The rest of the block was entirely residential. 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 entire northeast side of the subject block had been cleared, while the southwest side still had a few dwellings, but had been developed with extensive facilities belonging to the Valley Lumber Co. By 1948, the entire block had been developed with commercial buildings. Within the commercial context, automotive-related light industrial uses were prevalent.

641-651 Broadway Street has retained integrity of location, setting, feeling and association; continuing to operate as an automotive service facility as it did originally and throughout most of its history. The building's integrity of design, materials and workmanship has been greatly diminished. The alterations to the storefront have obscured indications of its original use and the stuccoing of the front façade has removed any architectural details that may have conveyed the building's age. Some architectural features remain on the secondary façade, but only act to emphasize the drastic alterations that have been made to the primary façade.

641-651 Broadway Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. It has some local significance as a building that has housed automotive industry uses throughout its history; however, mere association with historic events or trends is not enough to warrant eligibility. The building does not embody distinctive characteristics of a period, type, or method of construction and is not architecturally distinctive. Additionally, its physical integrity is so diminished that it can no longer convey this significance.

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 Republican, Aug. 30, 1924

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

U.S. Federal Census Records

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 645 Broadway Street

P1. Other Identifier: Arrow Electric Motor Service

*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: 645 Broadway 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): 468-294-02

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

645 Broadway Street is located on the southwest side of Broadway Street between Mono and Ventura streets. Built in 1920, it is a one-story, wood frame commercial building designed in the 20th Century Commercial style. The building has a rectangular plan and the front façade is clad in tan and red facing brick laid in decorative patterns. It has a shallow gable roof, covered in composition roofing material that is concealed by a flat parapet at the front of the building. The foundation is not visible from the street. The northeast-facing primary façade consists of three bays. The center bay has a garage entrance with a sliding corrugated metal door. The end bays are fitted with metal frame plate glass storefront windows. The upper wall of the front facade is flat and unadorned except for the decorative brickwork. A metal blade sign with neon lettering reading "Arrow Electric Motor Service" projects from the center of the upper wall, over the garage entrance. The northwest and southeast facades abut neighboring buildings and are not visible. The rear façade of the building is clad in red brick and terminates in a stepped parapet. Two simple rectangular window openings, which are boarded up, flank a central service entrance. This entrance consists of a wide personnel door, which is covered by a metal security gate mounted on an overhead track. A thick concrete bond beam is located above these openings. The building appears to be in good condition with good physical integrity.

*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 north
5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic
1920
Building permit

*P7. Owner and Address:

Lewis Trust 1999

*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

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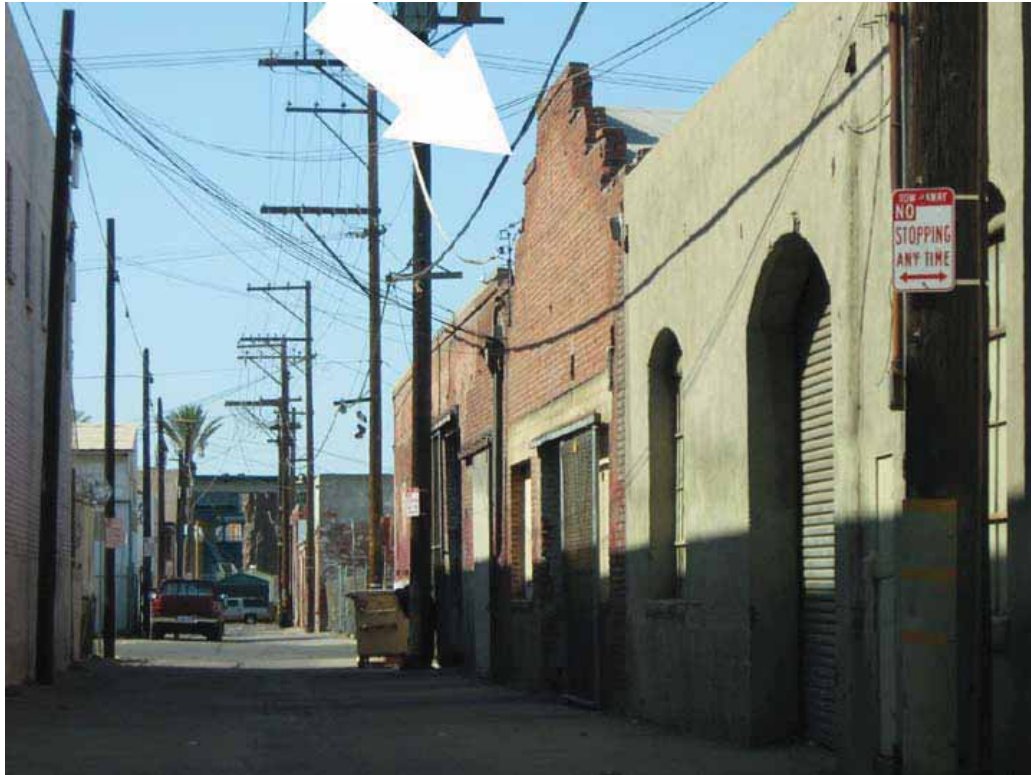
Page 2 of 4

*Resource Name or # (Assigned by recorder) 645 Broadway Street

*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update



Rear (southwest) façade, from the south. Arrow indicates subject building.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

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*Resource Name or # (assigned by recorder) 645 Broadway Street

B1. Historic name: United Motor Exchange
B2. Common name: Arrow Electric Motor Service
B3. Original Use: Commercial, light industrial
B4. Present use: Commercial, light industrial
*B5. Architectural Style: 20th Century Commercial

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

Constructed in 1920. Unspecified alterations occurred in 1921, 1923, 1928 and 1929; may have included replacement of the storefront windows and garage door. Remodeled, and neon blade sign installed in 1953.

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

*B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Unknown

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

645 Broadway Street was constructed in 1920 as a light industrial building to house an automotive service business. United Motor Exchange was the first known occupant of the building, from 1920 to 1922. Glaser Bros. Tobacco Co. then occupied the building from 1925 to 1933. The Glaser Bros. Tobacco Co. was owned by Arnold and Michaelis Glaser, who emigrated from Germany to San Francisco in the early 1880s. They established Glaser Bros. Tobacco Co. in 1890 to sell tobacco and related products. They opened their first branch store in Fresno in 1918 and expanded their distribution from Seattle to San Diego. From the late 1920s through 1940, they were also known for selling liquor, barley malt syrup and other items. In 1933, an advertisement notes that Glaser Bros. had changed locations to a new store on Mariposa Street. Another advertisement in 1935 indicates that Glaser Bros. had a cigar and newsstand for sale. Though the ad is unclear as to which property was for sale, it may account for the fact that 645 Broadway is recorded as vacant in city directories of that year. By 1940, San Joaquin Auto Parts and Wrecking Co. occupied the building and remained until at least 1951. In 1953, Arrow Electric Motor Service, owned by C.H. Kragle, was located in the shop and continues to operate there today.

Prior to the construction of this building, the parcel contained two, one-story dwellings. (continued)

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

*B12. References:

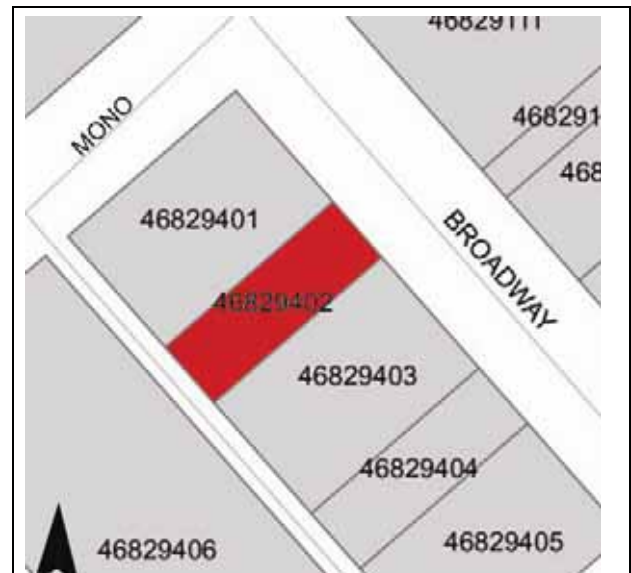
City of Fresno building permits
Fresno City Directories
Sanborn Maps 1906, 1918, 1948
Fresno Bee, Dec. 31, 1931, Dec. 28, 1933, Dec. 24, 1946
(continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page and Turnbull, Inc.

*Date of Evaluation: 09/28/2007

(This space reserved for official comments.)



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

Primary#

HRI #

Trinomial

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*Resource Name or # (Assigned by recorder) 645 Broadway Street

*Recorded by: Page & Turnbull

*Date 09/28/2007

☒ Continuation ☐ Update

***B10. Significance (continued)**

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 1906 Sanborn Map shows the area around 645 Broadway as mostly residential. The 1918 Sanborn map shows a significant shift from residential to commercial uses and by 1948, the area was almost entirely commercial. Within the commercial context, automotive-related light industrial uses were prevalent.

645 Broadway Street has retained integrity of location, setting, association, and feeling as an early 20th century commercial building. The building has diminished integrity of materials, design, and workmanship, however; due to the replacement of the storefront windows and original garage door. Though these small alterations have occurred, they are generally in keeping with the types of changes many commercial buildings experience throughout years of use and the building generally retains its original appearance, as well as its ability to convey its age and use.

645 Broadway Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. It has had some 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 embodies distinctive characteristics of a period, type, or method of construction, but is not architecturally distinctive or particularly unusual in its context. Despite being ineligible for historic designation, however; the property may warrant special consideration in local planning, because it has relatively good integrity and an association to the automotive industry context present in the survey area. The early 20th century light industrial/commercial building type is important to the Central Business District as it represents the early prosperity and economic growth of Fresno and the transition of the neighborhood from residential to commercial use circa 1920.

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)
U.S. Federal Census Records

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) 648 Broadway Street

P1. Other Identifier: Trans-State Auto Supply

*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: 648 Broadway 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): 468-291-11

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

648 Broadway Street is located on the northeast side of Broadway Street between Mono and Ventura streets. Constructed circa 1917, 648 Broadway Street is a one-story, brick masonry, Art Moderne-style commercial building. The building has a rectangular plan and is capped by a bow truss roof that is clad with built-up roofing material and surrounded by a parapet. The foundation is not visible. The primary façade is clad in stucco. The main entry is located at the center of the façade and consists of a fully-glazed, aluminum door in an entry assembly that includes a glazed transom and a sidelight. The inset, angled entryway is flanked by aluminum sash, plate glass, storefront windows that span the primary façade and are overhung by a shallow, flat canopy. The upper wall of the primary façade is scored with horizontal grooves and terminates in a flat, unadorned roofline. The southeast and northwest façades consist of unadorned and unfenestrated brick wall surfaces, which are bordered by a vacant lot and a paved parking area, respectively. The northwest façade features a vehicular entry with a sliding corrugated metal garage door at the southwest end, and a pedestrian entrance near its center. The rear (northeast) façade also consists of an unadorned, brick wall surface. A vehicular entry with a roll-up metal door is located at the center, within a larger opening that has been infilled with brick. A brick jack arch defines the top of the original opening. The building appears to be in good condition, but has poor physical integrity.

*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 west

5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic

1917

Sanborn map estimate

*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
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*Resource Name or # (Assigned by recorder) 648 Broadway Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update



Primary (southwest) and northwest facades, looking southeast.



Southeast façade, looking north.

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) 648 Broadway Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update



Rear (northeast) facade, looking northwest.



Garage entry on rear facade, showing infill of original opening.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 4 of 5

*Resource Name or # (assigned by recorder) 648 Broadway Street

B1. Historic name: Levi's Junk Company
B2. Common name: Trans-State Auto Supply
B3. Original Use: Commercial; retail
B4. Present use: Commercial; retail
*B5. Architectural Style: Art Moderne

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

Constructed circa 1917. Interior reconfigured, 1929 (according to mention in newspaper article). Façade remodeled, 1942 (estimate based on inaccurate construction date given by Assessor's records.)

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

*B8. Related Features: Vacant lots to southeast and northwest – originally used as storage yards for pipe and fittings.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno
Period of Significance c. 1917 Property Type Commercial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

648 Broadway Street was likely constructed around 1917. A building with the same footprint as the current structure is shown on the 1918 Sanborn map and is labeled "junk". It can therefore be linked with Levi's Junk Company, which is known to have been founded in 1917 by brothers David and Morris Levi, and can be connected with the property via city directory listings as early as 1924. The Levi's company appears to have had a number of names and multiple locations over the years. It was known as Levi's Junk Company, or simply Levi's during its early years, with the motto "For 'Most Everything.'" Around the mid-1920s, it was also known as Levi's Furniture Company. In 1929, the company expanded to a new location at 2650 California Street, which continued the junk yard functions of the company, while the subject property was "completely re-arranged" so that space could be devoted entirely to the company's retail business dealing in furniture, hardware and plumbing. In the 1940s, advertisements state that the company bought up a large stock of pipe and plumbing fixtures and it appears that the property at 648 Broadway Street became known as Levi's Pipe & Supply Company around that time. The building may have also undergone remodeling at this time, as the current façade exhibiting Art Moderne styling is of that era and may coincide with the inaccurate 1942 construction date given by Assessor's records. In the 1940s, Levi's was also known to have had an additional establishment, known as Levi's Iron & Metal Company, located on South Van Ness Avenue. (continued)

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

*B12. References:

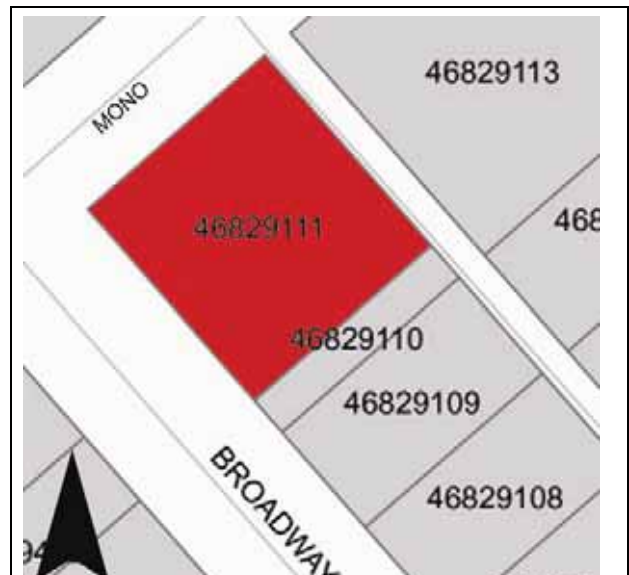
City of Fresno building permits.
Fresno Bee Republican, 8/18/1929, 9/20/1929, 2/19/1956.
Fresno City Directories.
Sanborn Maps 1906, 1918, 1948.
U.S. Federal Census Records.

B13. Remarks:

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

*Date of Evaluation: 4/18/08

(This space reserved for official comments.)



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*Resource Name or # (Assigned by recorder) 648 Broadway Street

*Recorded by: Page & Turnbull

*Date 4/18/08

☒ Continuation ☐ Update

B10. Significance: (continued)

Of note, Levi's was managed by Henry Globenfelt, son of Hyman Globenfelt, the owner of Globe Auto Supply at 617 Broadway Street, from 1941 to 1946, and again from 1956 onward. In 1956, the company was owned by Sol Kaufman, Ted Weiner, and Walker Miller. Levi's Pipe & Supply Company occupied the building at 684 Broadway Street until 1955. By 1958, the property was occupied by Pacific Surplus, which dealt in camping equipment, construction materials, hardware, and other surplus goods. In 1968, Evan's Electric Service, specializing in electric motor repair, was located at 648 Broadway Street. Evans' Electric Service had previously operated across the street at 625-635 Broadway Street from 1935 to 1967. In 1978, P&J Fresno Auto Parts was located at the subject address and remained through the late 1980s. The building is currently occupied by Trans-State Auto Supply, which began business at nearby 630 H Street in 1958.

648 Broadway Street has retained integrity of location, setting, feeling and association; having never been relocated and continuously operating as a retail establishment throughout its history. Its integrity of design, materials and workmanship is diminished, however; due to major alterations that appear to have occurred around 1940 and give the building its current Art Moderne architectural styling. The building does not readily convey its age due to these changes.

648 Broadway Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. Though the Levi brothers appear to have been successful businessmen with a number of stores in the city, their significance is not substantiated by any biographical information that could be found. Additionally, Henry Globenfelt, Sol Kaufman, Ted Weiner, and Walker Miller were not found to be significant persons. The building has been associated with the junk and surplus retail industry throughout much of its history; however, this does not relate to any major themes in local history. 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, particularly in light of its altered state.

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

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NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource name(s) or number (assigned by recorder) 715 Broadway Street

P1. Other Identifier: 701 Broadway Street

*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: 715 Broadway 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): 468-286-06

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

715 Broadway Street (addressed 701 in Assessor's records) is located at the west corner of the intersection of Broadway and Mono streets. Built in 1961, 715 Broadway Street is a one-story, concrete block, utilitarian-style commercial building. The building has a roughly rectangular plan with an angled eastern corner and is capped by a flat roof that is clad with built-up roofing material and surrounded by a low parapet. The foundation is not visible. The building is surrounded on the southeast and southwest sides by a paved parking area. The primary entry is located at the northeast end of the southeast façade, near the building's angled corner, and consists of a fully-glazed, aluminum frame door with a glazed transom. A large divided, aluminum sash window is located on the angled corner and is covered by security grilles, and a boarded-up window is located on the northeast façade. Four modified garage entrances are located along the southeast façade. Only one retains an original partially-glazed, wood panel, roll-up garage door, while the others have either been boarded-up or infilled with glazed, aluminum, pedestrian door assemblies. All openings are surmounted by metal awning frames. The northwest façade abuts a neighboring building and is not visible. The southwest façade consists of an unadorned wall surface with a wood frame, corrugated metal canopy projecting from the northwest side. All facades terminate in a flat, unadorned roofline. The building appears to be in good condition, but has fair physical integrity.

*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 east
5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic
1961
Fresno Bee, 3/12/61

*P7. Owner and Address:

Glen Lundeen

*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)

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*Resource Name or # (Assigned by recorder) 715 Broadway Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update



Southeast facade, looking northwest.



Rear (southwest) and southeast façades, looking northeast.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

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*Resource Name or # (assigned by recorder) 715 Broadway Street

B1. Historic name: Broadway Tire & Battery Co.
B2. Common name: None
B3. Original Use: Commercial; service, retail, restaurant
B4. Present use: Vacant
*B5. Architectural Style: Utilitarian

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

Constructed in 1961. Original gas pump islands and canopy removed, circa 1972 (estimate based on change of use at that time.)
Some openings boarded up, date unknown.

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

*B8. Related Features: Large paved area to southeast.

B9a. Architect: Unknown

b. Builder: LMT Construction Co.

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno
Period of Significance 1961 Property Type Commercial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

715 Broadway Street was constructed in 1961. The property was occupied previously by the Richter Bottling & Soda Works from 1898 until 1915, and then by a Pepsi Cola Bottling plant from 1915 to 1960. In 1960, Elmer and Roy Richter filed a permit to demolish the Pepsi Cola plant and the current building was constructed a year later. It is likely that the Richter brothers continued to own the property, as they did the lot next door at 721 Broadway Street. The subject building was constructed by LMT Construction Company, which was responsible for building many commercial buildings in Fresno during the 1950s and 1960s. The property originally housed the Broadway Tire & Battery Co., which, like the neighboring business – Pop's Auto Supply Co. - was operated by Popken Kaprielian and John Claire. The development of the property cost \$80,000 and featured an 8-pump service station, 20-seat restaurant, and battery and tire shop, as well as a basement tire storage area. The building's construction in June 1961 happened shortly before a major fire damaged the building at 721 Broadway Street. 715 Broadway Street was apparently not damaged, and the neighboring building was repaired and continued to operate as Pop's Auto Supply Shop until 1963. Both businesses closed at the same time and 715 Broadway Street was then occupied by Hedy's Broadway Service station, operated by Hedy and Mitts. This service station operated until at least 1969. By 1972, the building was used as El Taquito restaurant. It is likely that the original gasoline pump islands and canopy were removed at this time. (continued)

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

*B12. References:

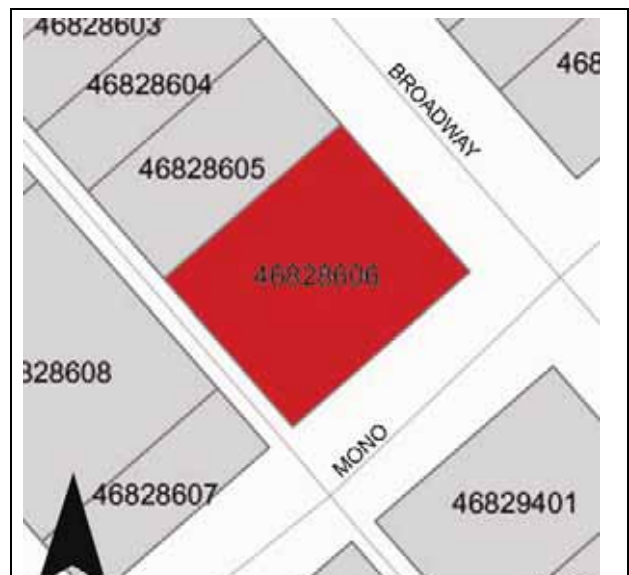
City of Fresno building permits.
Fresno Bee Republican, 3/12/1961, 7/30/1961, 5/31/1964, 8/19/1972.
Fresno City Directories.
Sanborn Maps 1906, 1918, 1948.
U.S. Federal Census Records.

B13. Remarks:

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

*Date of Evaluation: 4/18/08

(This space reserved for official comments.)



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*Resource Name or # (Assigned by recorder) 715 Broadway Street

*Recorded by: Page & Turnbull

*Date 4/18/08

☒ Continuation

☐ Update

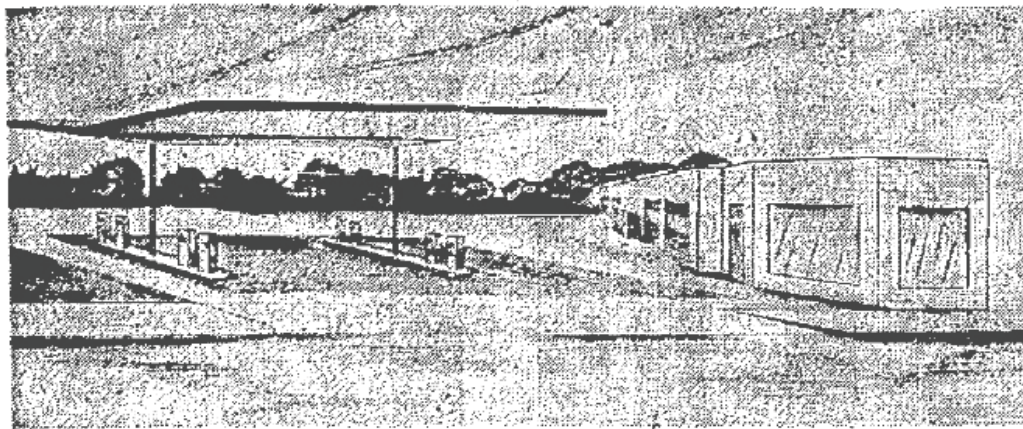
B10. Significance: (continued)

By 1977, the building had reverted to an automotive-related use and was occupied by Pisano & Sons Tire Center, operated by Maggie Pisano. The building is currently vacant. The entry door bears a sign for Cut Rate Electronics, which was probably the last occupant.

715 Broadway Street retains integrity of location, setting, and feeling; having not been relocated and continuing to visually reflect its original light-industrial use. The building's integrity of association is diminished, because it is no longer used as a service station or automotive business as it was throughout much of its history. Its integrity of design, materials and workmanship is also somewhat diminished, due to the infill of openings on the building and the removal of the gas pump islands and canopy from the paved area to the southeast, which were probably most indicative of the property's original use.

715 Broadway Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. Though the Richter brothers owned the property, the bottling facility for which they were best known was replaced by the current building. Neither Popken Kaprielian nor John Claire appear to have been significant figures in Fresno's history either, and no biographical information could be found for any of the subsequent business proprietors. The building has been associated with the local automotive industry throughout much of its history; however, mere association with historic events or trends is not enough to warrant eligibility and the building no longer retains those associations. 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.



New Broadway tire and battery shop project.

715 Broadway Street, as planned in 1961.
(Fresno Bee, 3/12/1961, p.1)

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*Resource Name or # (Assigned by recorder) 715 Broadway Street

*Recorded by: Page & Turnbull

*Date 4/18/08

☒ Continuation

☐ Update



Broadway Tire & Battery Co., Central Valley Distributor of Dunlop Tires, Moves Into New Home at Famous Broadway & Mono Corner

John Caire and Pop Kaprielian, partners in the new Broadway Tire and Battery Company, are now open for Business in their new \$60,000 BLOCKLITE building. All of us in LMT are particularly proud that we were selected to change the face of this famous corner which in 1898 was the site of the Beer Bottling & Soda Water Works. The building was replaced in 1915 by a new structure housing the Pepsi Cola bottling plant of Fresno which has since been demolished. Wherever you see signs of building progress in the Valley, there's a good chance that LMT has an important part in it.

We're proud to be a part of the LMT building team that made this fine structure possible.

LMT Building Company Advertisement promoting new building at 715 Broadway.
(Fresno Bee, 7/30/1961)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary # _____
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Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource name(s) or number (assigned by recorder) 716 Broadway Street

P1. Other Identifier: Pep Boys Auto Stores

*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: 716 Broadway 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): 468-283-07, 13, 15

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

716 Broadway Street is located on the northeast side of Broadway Street between Inyo and Mono streets. The building was first constructed in 1948, with two major additions on either side of the original building. Thus, the building is essentially made up of three similarly sized portions: the original block at the center, a 1965 addition on the northwest side, and a 1972 addition on the southeast side. 716 Broadway Street is a one-story, brick masonry and concrete, utilitarian-style commercial building. The building has a square plan with an angled western corner and is capped by bow truss and flat roofs that are clad with built-up roofing material and surrounded by a parapet. The foundation is not visible. The building is bordered on the southeast and northwest sides by paved parking areas. The primary entry is located near the center of the primary façade and consists of a fully-glazed, aluminum frame, double door with a glazed transom. Aluminum-sash plate glass storefront windows, overhung by a flat, shallow canopy, span the primary façade and wrap around the angled western corner. The upper walls are stuccoed and adorned with large letter signage that reads "Pep Boys" and "Manny, Moe, & Jack", as well as three caricature faces on the angled corner. A Google-style blade sign with similar lettering projects above the roof at the center of the façade. (continued)

*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 west
5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic
1948 - 1972
Assessor's Records

*P7. Owner and Address:

Pep Properties Inc.

*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)

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*Resource Name or # (Assigned by recorder) 716 Broadway Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update

P3a. Description: (continued) The southeast end of the primary façade (consisting of the later of the two additions to the building) is differentiated from the rest of the facade by small articulated concrete panel cladding. A fully-glazed, aluminum door is located near the juncture of the southeast addition and the main building and letter signage is located at the center of the wall. The northwest façade is unadorned, clad in wood lap siding, and features a single, flush, metal door near the center. The southeast façade is dominated by service bay entrances, separated by square, metal posts, which project above the roofline and support a metal cross beam. The upper walls over the service bays are clad with corrugated metal panels. The rear (northeast) façade is unadorned and clad in wood lap siding, like the northwest façade. It appears that four garage entrances have been infilled on the northeast facade. Now, a single smaller garage entrance with a roll-up metal door and a flush, metal pedestrian door are located at the northwest side of the façade. All facades terminate in flat, unadorned rooflines. The building appears to be in good condition, and has fair physical integrity.



Primary (southwest) and southeast facades, looking north.



Service bays on southwest façade, looking northwest.

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*Resource Name or # (Assigned by recorder) 716 Broadway Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update



Northwest facade, looking south.



Rear (northeast) facade, looking southwest.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

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*Resource Name or # (assigned by recorder) 716 Broadway Street

B1. Historic name: Pep Boys Auto Supply

B2. Common name: Pep Boys Auto Supply

B3. Original Use: Commercial; retail

B4. Present use: Commercial; retail

*B5. Architectural Style: Utilitarian w/ Goochie ornamentation

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

Central portion constructed, 1948. Goochie sign installed, 1952. Rehabilitation, 1963. Northwest addition, 1965. Southeast addition, 1972.

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

*B8. Related Features: Paved parking areas to southeast and northwest.

B9a. Architect: Unknown

b. Builder: LMT Construction Co.

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1948 - 1972 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

716 Broadway Street was initially constructed in 1948. The original portion of the building consisted of the middle third of the structure. The address first appears in a 1949 city directory as Pep Boys Auto Supply, substantiating both the construction date and the original occupant. The Pep Boys company was first established in Philadelphia in 1921 by Emanuel Rosenfeld, Maurice Strauss, and W. Graham Jackson – the Manny, Moe, & Jack that are now icons of the business and whose caricatures are depicted on the parapet of the building at 716 Broadway Street. In 1933, the auto supply chain expanded to the west coast with the help of Manny's brother, Murray Rosenfeld, who opened a store in Los Angeles. The chain soon expanded throughout the West. The building at 716 Broadway was expanded with an addition on the northwest side in 1965, and with a service bay addition on the southeast side in 1972. It continues to operate as a Pep Boys Auto Supply store today.

716 Broadway Street has retained integrity of location, setting, feeling and association; having not been relocated and continuing to be used as an automotive retail establishment under its original ownership. Its integrity of design, materials and workmanship is somewhat diminished, due to the large additions made on both sides of the original structure and various façade alterations that have probably occurred over the years. (continued)

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

*B12. References:

City of Fresno building permits.

Fresno City Directories.

Sanborn Maps 1906, 1918, 1948.

U.S. Federal Census Records.

http://en.wikipedia.org/wiki/Pep_Boys.

B13. Remarks:

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

*Date of Evaluation: 4/18/08

(This space reserved for official comments.)



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DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) 716 Broadway Street

*Recorded by: Page & Turnbull

*Date 4/18/08

☒ Continuation ☐ Update

B10. Significance: (continued)

716 Broadway Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. It cannot be directly linked to the founders of the Pep Boys company. The building has been associated with the local automotive industry throughout much of its history; however, mere association with historic events or trends is not enough to warrant eligibility and the building no longer retains those associations. Though the Pep Boys company is well known nationwide, this particular store does not represent any precedents in the company's history. 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. It has been altered and expanded throughout its history, resulting in only fair physical integrity.

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)

http://www.pepboys.com/about_pep_boys/inside_pep_boys/company_timeline/

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Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 721 Broadway Street

P1. Other Identifier: Pool Tables R Us

*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: 721 Broadway 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): 468-286-05

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

721 Broadway Street is located on the southwest side of Broadway Street between Inyo and Mono streets. Built in 1911, 721 Broadway Street is a one-story, brick masonry, commercial building that has no discernable architectural style due to major alterations. The building has a roughly rectangular plan and is capped by a flat roof that is clad with built-up roofing material and surrounded by a low concrete parapet. The foundation is not visible. The primary façade faces northeast and is clad with stucco. The recessed primary entry is located at the center of the façade and consists of a fully-glazed, aluminum frame, double door with a glazed transom. The entrance is flanked by fixed, aluminum-sash, plate glass windows within the angled entry vestibule. Large aluminum-sash, plate glass, storefront windows are located along the façade on either side of the entryway. Painted signage is located on the upper wall of the primary façade, which terminates in a flat, unadorned roofline. The northwest and southeast facades abut neighboring buildings and are not visible, except toward the rear of the building. At the rear, the southwest facade consists of a plain, unfenestrated brick wall surface, and the northeast wall is pierced by flush, metal double doors and four-pane, fixed, steel-sash windows. The rear of the building fronts on an alley and includes a narrow yard on the northwest side of the rear portion of the building. The rear façade consists of an unadorned brick wall surface with a metal, roll-up garage door at the center. (continued)

*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 northeast.

5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic

1911

Fresno Bee Republican, 9/6/61

*P7. Owner and Address:

Getz Properties No. 1

*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)

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*Resource Name or # (Assigned by recorder) 721 Broadway Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update

*P3a. Description: (continued) The building appears to be in good condition, but has poor physical integrity.



Southeast and rear (southwest) facades, looking north.



Northwest façade and side yard, looking east.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 6Z

*Resource Name or # (assigned by recorder) 721 Broadway Street

B1. Historic name: Zibbell's Auto Exchange

B2. Common name: Pool Tables R Us

B3. Original Use: Commercial; retail

B4. Present use: Commercial; retail

*B5. Architectural Style: Utilitarian/Altered

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

Constructed in 1911. Storefront remodeled, 1956. Portion of existing cars(?) structure removed, 1960. Structural repairs made, 1961. Fire damage repaired, 1962. Glass replaced, plaster ceiling patched and painted, light fixtures added, and plumbing repaired, 1963.

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

*B8. Related Features: Small side yard at rear of lot.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1911 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

721 Broadway Street was constructed in 1911. The building first appears on a 1918 Sanborn map where it is labeled as Zibbell's Auto Exchange and featured a rooming house on the second floor. Owner James W. Zibbell was a resident of Fresno from 1902 until his death in 1936. He was best known as a pioneer race horse owner and trainer around the turn of the century and was active nationwide in the harness racing circuit. He later entered the automobile business for a short time. It is noted that he retired from the auto business several years before his death in 1936. By 1948, the building was being used as a retail outlet for wholesale beer and was associated with the Richter Bottling Company that owned the Pepsi Cola bottling plant located next door at 701-715 Broadway Street. The Richter Bottling Company had existed on the neighboring property from 1898 to 1915, and was then converted to a Pepsi Cola bottling plant, though still owned and operated by the Richter brothers. The company probably expanded to the shop at 721 Broadway Street after Zibbell's Auto Exchange closed. In 1953, the TV Retail Warehouse was located at the subject address and then Pop's Auto Supply Co. in the following year. Pop's was co-owned by Popken Kaprielian and John Claire, though the building itself continued to be owned by Elmer and Roy Richter for some time. (continued)

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

*B12. References:

City of Fresno building permits
Fresno Bee Republican, 10/23/1936, 9/6/1961.
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: 4/18/08

(This space reserved for official comments.)



State of California & The Resources Agency
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*Resource Name or # (Assigned by recorder) 721 Broadway Street

*Recorded by: Page & Turnbull

*Date 4/18/08

☒ Continuation

☐ Update

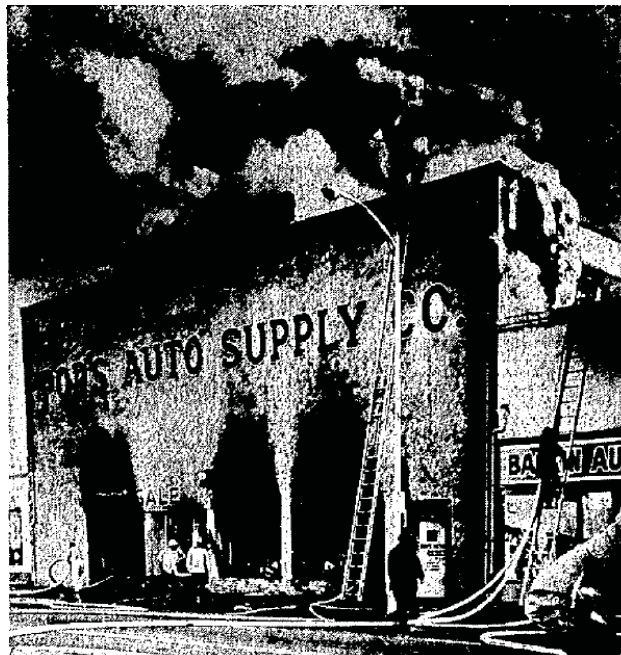
B10. Significance: (continued)

In June 1961, the Pepsi Cola bottling plant was closed and demolished and the neighboring building at 715 Broadway Street was constructed for Kaprielian and Claire. It housed an expansion of their existing business, known as the Broadway Tire & Battery Company. In September of the same year, a major fire damaged the building at 721 Broadway Street and was recorded as one of the costliest single building fires in Fresno's history, causing \$125,000 in damage. Pop's Auto Supply moved to the T&D Automotive Supply Store at 617 Broadway Street for a time, but returned to 721 Broadway Street once fire repairs were completed. It appears that the second story of the building may have been removed at this time, though the majority of the structure was retained and repaired. Pop's Auto Supply Co. is listed at the subject address through 1963, after which the building was occupied by a number of other auto supply retailers, including Lucky Auto Supply Co. (1964-1972), Cal Auto Stores (1974-1981), and Indy Auto Stores (mid-1980s). The building is currently occupied by Pool Tables R Us.

721 Broadway Street has retained integrity of location, setting, and feeling; continuously operating as a commercial/retail establishment throughout its history. The building's integrity of association is diminished, however, because it is no longer used for auto parts retail as it was throughout most of its history. Its integrity of design, materials and workmanship as is also diminished, due to major façade alterations that occurred in 1956, and repairs and changes made subsequent to the 1961 fire, including the apparent removal of the second story. The building has lost all ability to convey its age and original appearance.

721 Broadway Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. Though James Zibbell appears to have been a prominent Fresno citizen, his association with the automobile industry was only a minor aspect of his career, which was more notably defined by his involvement in horse racing. Additionally, neither Popken Kaprielian nor John Claire appear to have been significant figures in Fresno's history. The building has been associated with the local automotive industry throughout its history; however, mere association with historic events or trends is not enough to warrant eligibility and the building no longer retains those associations. 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, particularly in light of its heavily altered state.

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



Pop's Auto Supply during 1961 fire.
(Fresno Bee Republican, 9/6/1961, p.1)

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NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource name(s) or number (assigned by recorder) 729 Broadway Street

P1. Other Identifier: Baskin's Auto Supply

*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: 729 Broadway 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): 468-286-04

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

729 Broadway Street is located on the southwest side of Broadway Street, between Inyo and Mono streets. Built in 1912, 729 Broadway Street is a one-story, brick masonry commercial building, probably designed in the 20th Century Commercial style though it has undergone severe alterations over the years. The front façade of the rectangular-plan building is clad in smooth stucco. The building has a truss roof and the foundation is not visible from the street. The northeast-facing primary façade is two bays wide. The southeastern bay is dominated by storefronts consisting of aluminum sash plate glass windows and a glazed, aluminum double door. The storefronts are set on an angle, resulting in the entry door at the center being slightly inset. The northwest bay also has an aluminum frame storefront window, alongside a garage opening that is fitted with a metal roll-up door. The upper wall above the storefronts and garage is a flat, unadorned wall surface. A large blade sign, advertising "Baskin's Auto Supply", projects from the center of the façade and extends above the roofline. The secondary facades of the building abut neighboring buildings and are not visible. An addition appears to be located at the rear of the building and is one-story in height (lower than the main block of the building, however). It is made of common red brick and features a flat roofline is capped by an exposed concrete bond beam. (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 northeast

5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic

1912

building permit

*P7. Owner and Address:

Richard Allen Baskin

*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)

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*Resource Name or # (Assigned by recorder) 729 Broadway Street

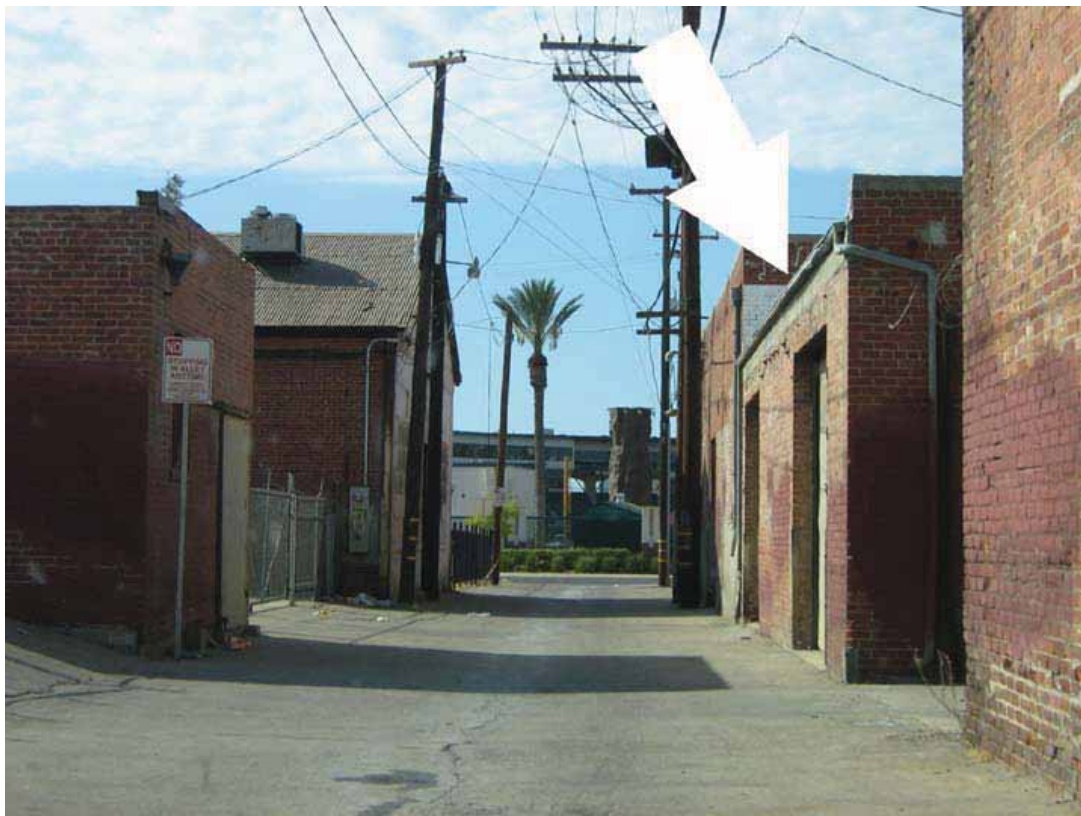
*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update

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

The side facades of the addition have low parapets that project upward on either side of the roofline. There are two garage openings in the rear façade that are fitted with metal overhead doors. The building appears to be in good condition, but its physical integrity is poor.



Looking north on Broadway/H alley, between Inyo and Mono streets.
Arrow indicates rear facade of 729 Broadway Street.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 3 of 5

*Resource Name or # (assigned by recorder) 729 Broadway Street

B1. Historic name: Auto Salvage and Supply Co.
B2. Common name: Baskin's Auto Supply
B3. Original Use: Commercial; light Industrial
B4. Present use: Commercial, light Industrial
*B5. Architectural Style: Altered

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

Constructed in 1912. Floor replaced in 1917. Lean-to addition constructed at rear of building in 1943. Blade sign installed in 1953. Building remodeled in 1963; probably included changes to storefront windows and clerestory windows and addition of stucco cladding to front facade. Unspecified alterations made in 1916 and 1923.

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

*B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1912 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

729 Broadway Street was constructed in 1912 as a light industrial building. The original owner was Mary H. Maupin, the wife of a local physician. The name G.V. Melchonian Bros. is also associated with the property on early building permits. The first business known to have occupied the property was the Auto Salvage & Supply Co., which first appears in Fresno newspaper advertisements in 1916 and appears to also have had a branch in San Francisco. Auto Salvage & Supply Co. was located at 729 Broadway until at least 1928. By 1930, the Preston Auto Wrecking Co., owned and operated by G.Z. Preston and co-owned by his sister Bessie M. Preston, was located at the property. Preston Auto Wrecking occupied the building until Preston's death in 1940, after which it stood vacant for some time. By 1951, Baskin Auto Parts had moved into the building. Baskin Auto Parts had been established by Russian emigrant Hyman Baskin and grew to include three tire stores in Fresno and one in Tulare by 1936. The stores were later consolidated into the one store at 729 Broadway. As Hyman Baskin died in 1947, it is assumed that his sons, Max and Samuel, continued the business and opened the subject store. Today, the building still houses Baskin's Auto Supply, and is owned by Richard Baskin. (continued)

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

***B12. References:**

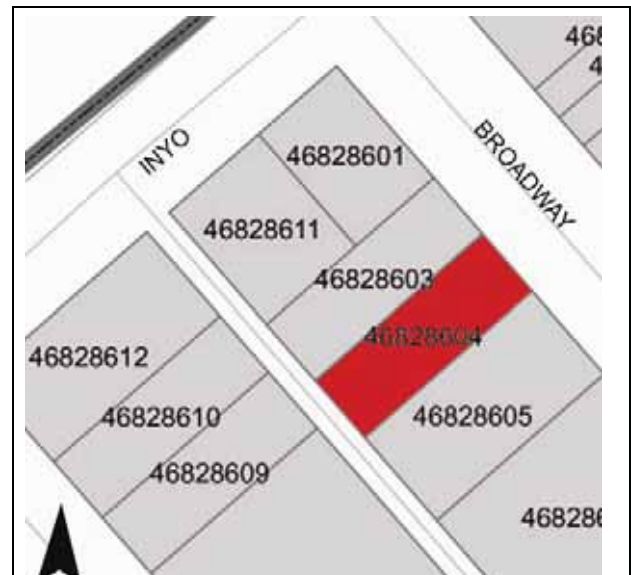
City of Fresno building permits
Fresno City Directories
Sanborn Maps 1906, 1918, 1948
Fresno Bee, April 15, 1947 and Aug. 1, 1940
(continued)

B13. Remarks:

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

*Date of Evaluation: 10/1/07

(This space reserved for official comments.)



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*Resource Name or # (Assigned by recorder)

729 Broadway Street

*Recorded by: Page & Turnbull

*Date 10/1/07

☒ Continuation

☐ Update

B10. Significance (continued)

Prior to the construction of the current building, the lot contained a one-story dwelling surrounded by a relatively generous amount of vacant land. 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 1906 Sanborn Map shows the area around 729 Broadway Street as being a mix of residential and commercial properties, with a fair amount of undeveloped land on the block. The 1918 Sanborn map illustrates the removal of all residences and a drastic increase in commercial density at the southeast end of the block. And by 1948 the area was almost entirely commercial. Within the commercial context, automotive-related light industrial uses were prevalent.

729 Broadway Street has retained integrity of location, setting, feeling and association; continuing to operate as a commercial and light industrial building associated with the automotive industry as it has since its construction. However, its integrity of design, materials and workmanship are diminished due to the replacement of the storefront windows and the stuccoing of the front façade, which obscure its identity as an early 20th century building.

729 Broadway Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. It has some local significance as a building that has housed automotive industry uses throughout its history; however, mere association with historic events or trends is not enough to warrant eligibility. The building does not embody distinctive characteristics of a period, type, or method of construction and is not architecturally distinctive. Additionally, its physical integrity is so diminished that it can no longer convey this significance. Despite the building's ineligibility, the distinctive blade sign on the front façade dates to 1953, and appears to be individually eligible for Fresno's Local Register of Historic Resources as a Heritage Sign.

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, Bill Walker Collection (newspaper archives)

U.S. Federal Census Records



Baskin's Auto Supply blade sign, installed in 1953.

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*Resource Name or # (Assigned by recorder) 729 Broadway Street

*Recorded by: Page & Turnbull

*Date 10/1/07

☒ Continuation ☐ Update



729 Broadway, c. 1960

(source: Fresno City Fire Department Collection, Fresno Historical Society)



Rear of 729 Broadway Street, c. 1960

(source: Fresno City Fire Department Collection, Fresno Historical Society)

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Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource name(s) or number (assigned by recorder) 745 Broadway Street

P1. Other Identifier: Broadway Furniture

*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: 745 Broadway 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): 468-286-03

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

745 Broadway Street is located on the southwest side of Broadway Street, between Inyo and Mono streets. Built in 1920, 745 Broadway Street is a one-story, brick masonry commercial building, designed in a heavily altered 20th Century Commercial style. The rectangular-plan building is clad in smooth stucco on the front façade. It has a shallow gable roof with a shaped parapet at the front. The foundation is not visible from the street. The northeast-facing primary façade consists of three storefront bays. In each of the end bays are two large panes of plate glass in aluminum frames, while the center bay features an aluminum frame assembly consisting of glazed double doors with a thin transom, flanked by wide sidelights. Simple pilasters are located at the each end of the façade. The upper wall and parapet are unadorned, but bear painted signage. The southeast façade abuts a neighboring building and is not visible, but the northwest façade only partially abuts another building and the northeast half is visible. It is unfenestrated, with a painted and partially stuccoed brick surface. The rear of the building is made of red brick with a concrete bond beam spanning the top of the wall and concrete plaster covering portions of the lower wall. It has simple rectangular window openings flanking a garage entrance. The building appears to be in good condition, but its physical integrity is poor.

*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 northeast

5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic

1920

Building permit

*P7. Owner and Address:

Alex & Julie F Egetian

*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)

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*Resource Name or # (Assigned by recorder) 745 Broadway Street

*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update



"H"/Broadway Alley, looking northwest. Arrow indicates rear (southwest) façade of 745 Broadway.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

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*Resource Name or # (assigned by recorder) 745 Broadway Street

B1. Historic name: Payne and Clanton Auto Repair

B2. Common name: Broadway Furniture Co.

B3. Original Use: Commercial; Light Industrial

B4. Present use: Commercial, Retail

*B5. Architectural Style: 20th Century Commercial

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

Constructed in 1920. Entrance remodeled in 1955. Rehabilitation undertaken in 1963-1964; including alterations to parapet and front façade, possibly referring to replacement of storefront windows and doors, removal of clerestory windows, stuccoing of front façade, and truncation of front parapet.

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

*B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1920 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

745 Broadway Street was constructed in 1920 as a light industrial building to house an auto repair shop. The first listed occupant was Payne & Clanton Auto Repair in 1922. D.E. Watrous' auto repair business was also listed at the property that year. In fact, a number of related businesses may have operated from the building, as a newspaper article states that Broadway Auto Wrecking Co., owned by William Jaffe, had been located at 745 Broadway for fifteen years prior to 1933. William Jaffe is indeed listed in city directories from 1926 to 1931, and was said to deal in tires and auto wrecking. By 1935, the City Vulcanizing Company, which had previously been located across the street at 746 Broadway, was located at the property and remained until 1955. During this time, the building was owned by the Richter Brothers who are listed on building permits through 1963. The Richters are also known to have owned a bottling and soda works facility at the southern end of the block as well as the building at 641-651 Broadway Street. The remodeling of the entrance that occurred in 1955 coincides with a change in use from light industrial to commercial retail and probably consisted of changing vehicular entrances to retail-oriented display windows and personnel doors. At that time the Household Trading Co. came to occupy the building, which was then followed by Budget Furniture in 1960. From 1963 through 1964 the building underwent rehabilitation and stood vacant, perhaps in conjunction with another change of occupant. Acme Furniture, owned by Morris Levy, was then located at the address from 1965 through 1975. (continued)

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

*B12. References:

City of Fresno building permits

Fresno City Directories

Sanborn Maps 1906, 1918, 1948

Fresno Bee, Oct. 2, 1932, Dec. 21, 1955, and Oct. 23, 1960.

(continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page and Turnbull

*Date of Evaluation: 09/28/2007

(This space reserved for official comments.)



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

Primary#

HRI #

Trinomial

Page 4 of 5

*Resource Name or # (Assigned by recorder) 745 Broadway Street

*Recorded by: Page & Turnbull

*Date 09/28/2007

☒ Continuation

☐ Update

***B10. Significance (continued)**

The building is currently occupied by Broadway Furniture, continuing its use as a furniture and household goods retail establishment.

Prior to the construction of this building, the parcel contained a one-story dwelling. 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. As early as 1918, Broadway Street (then known as "I" Street), between Inyo and Ventura Avenue, had entirely transformed from residential to commercial use. Large parcels appear vacant on the 1918 Sanborn map indicating that the residential housing stock had already been demolished, and neighboring parcels contain the commercial buildings present today. Within the commercial context, automotive-related light industrial uses were prevalent.

745 Broadway Street retains integrity of location and setting. The building has diminished integrity of association and feeling due to the change in use from light industrial to retail, though it has retained its use as a furniture and household goods retailer since 1955. Alterations to the primary façade, especially the truncation of the parapet, stucco cladding, and alterations to the storefront and entrance have diminished the building's integrity of design, materials, and workmanship.

745 Broadway Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. It has some local significance as a building that has housed automotive industry uses throughout its history; however, mere association with historic events or trends is not enough to warrant eligibility. The building does not embody distinctive characteristics of a period, type, or method of construction and is not architecturally distinctive. Additionally, its physical integrity is so diminished that it can no longer convey this significance.

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)
U.S. Federal Census Records

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

Primary# _____

HRI # _____

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*Resource Name or # (Assigned by recorder) 745 Broadway Street

*Recorded by: Page & Turnbull

*Date 09/28/2007

☒ Continuation ☐ Update



745 Broadway St, c. 1960

(source: Fresno City Fire Department Collection, Fresno Historical Society)



Rear of 745 Broadway St., c. 1960

(source: Fresno City Fire Department Collection, Fresno Historical Society)

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) 746 Broadway Street

P1. Other Identifier: _____

*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: 746 Broadway 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): 468-283-10

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

746 Broadway Street is located on the northeast side of Broadway Street, between Inyo and Mono streets. Built circa 1920, 746 Broadway Street is a one-story, brick masonry commercial building, designed in the 20th Century Commercial style. The rectangular-plan building has a shallow gable roof and the foundation is not visible from the street. The southwest-facing, primary façade is dominated by a storefront and is clad in large-dimension tan face brick around the storefront and stucco on the upper wall and parapet. This storefront consists of metal frame plate glass display windows and a deeply inset central entry. The entry consists of a wide glazed, wood door. The upper wall above the storefront is unadorned. An area of older stucco fitted with a few furring strips is located directly above the storefront and probably once bore a sign. The area of wall above this appears to have a more recent coating of stucco. Two non-historic exterior light fixtures are affixed to the upper wall and the metal framework for a blade sign is affixed to the center of the parapet. The northwest façade of the building abuts a neighboring building and is not visible. The southeast façade borders a parking lot and is made of common red brick. This façade is unfenestrated. The rear façade of the building also consists of common red brick, though a smooth stucco-like surfacing has been applied to the lower half of the wall. A garage entrance is located at the center of the façade and is fitted with hinged (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

c.1920

Sanborn maps, city directories

*P7. Owner and Address:

Josephine Eddie Life Estate

*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
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Primary#

HRI #

Trinomial

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*Resource Name or # (Assigned by recorder) 746 Broadway Street

*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update

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

metal double doors. The vestige of historic painted signage is present on the upper wall, but is illegible. The building appears to be in fair condition and its physical integrity is poor.



Southeast façade, from the east.



Rear (northeast) façade, from the southwest.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code 6Z

*Resource Name or # (assigned by recorder) 746 Broadway Street

B1. Historic name: City Vulcanizing Co.
B2. Common name: None
B3. Original Use: Commercial; light industrial/retail.
B4. Present use: Vacant
*B5. Architectural Style: 20th Century Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations
(Building permits not found) Constructed circa 1920. Storefront windows replaced. Brick veneer and stucco added to front façade, c. 1965? Corrugated metal addition constructed on southeast side, demolished some time after 1960.

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

*B8. Related Features: None.

B9a. Architect: Unknown b. Builder: Unknown

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

746 Broadway Street was constructed around 1920. The first identified occupant, from at least 1925 to 1931, was the City Vulcanizing Company, which used the building for industrial purposes such as rebuilding tires, and as a retail establishment for selling tires, automobile supplies, and even bicycles. By 1936, City Vulcanizing Co. had relocated to the building across the street to 745 Broadway and the subject building was occupied by Steph Jermagian's second hand furniture shop, which remained at the property through 1940. Jermagian was probably a member of one of Fresno's oldest Armenian families. In 1947, the Josephine Furniture Co. had moved into the building and the 1948 Sanborn map confirms that the building was being used as a furniture warehouse at that time. Josephine Furniture Co. remained at the property through 1965. Today the building appears to be vacant.

Prior to the construction of this building, the parcel contained a one-story dwelling. 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. In 1918, the block on which the subject property is located was almost entirely residential, with some parcels already cleared of earlier dwellings, and by 1948 had shifted completely to commercial uses. Within the commercial context, automotive-related light industrial uses were prevalent. (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 & Turnbull, Inc.

*Date of Evaluation: 10/5/07

(This space reserved for official comments.)



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

Primary#

HRI #

Trinomial

Page 4 of 4

*Resource Name or # (Assigned by recorder) 746 Broadway Street

*Recorded by: Page & Turnbull

*Date 10/5/07

☒ Continuation ☐ Update

B10. Significance: (continued)

746 Broadway Street retains integrity of location and setting. The building has diminished integrity of association and feeling due to the changes in use from light industrial to commercial. Alterations to the primary façade, especially the re-cladding and alterations to the storefront have diminished the building's integrity of design, materials, and workmanship.

746 Broadway Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. It has some local significance as a building that has housed automotive industry uses throughout its history; however, mere association with historic events or trends is not enough to warrant eligibility. The building does not embody distinctive characteristics of a period, type, or method of construction and is not architecturally distinctive. Additionally, its physical integrity is so diminished that it can no longer convey this significance.

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)



746 Broadway St, c. 1960. Existing building located at left of photo. Portion of building to right no longer extant.
(source: Fresno City Fire Department Collection, Fresno Historical Society)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7N

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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

P1. Other Identifier: Carmel Saddlery, C.B Melikian Harness & Saddlery

*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 Broadway 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): 468-283-11

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

748 Broadway Street is located on the northeast side of Broadway Street, between Inyo and Mono streets. Built in 1916, 748 Broadway Street is a one-story, brick masonry commercial building, designed in the 20th Century Commercial style. The rectangular-plan building has a gable roof with a stepped parapet. The foundation is not visible from the street. The southwest-facing, primary façade is clad in tan colored face brick and is dominated by a deeply inset storefront. This storefront consists of aluminum frame plate-glass display windows that step back in segments from the sidewalk to the central entry. Roman brick skirting is located under the windows. The primary entry consists of glazed, wood double doors. A clerestory covered with corrugated metal is located above the storefront and divided from it by a horizontal band of chrome trim. A simple belt course runs above the clerestory. The upper wall and parapet are unadorned except for two small rectangular tiles set into the brickwork at each end of the parapet and the place where a diamond tile appears to have once been located at the center of the parapet. The parapet is capped by a simple concrete coping. The secondary facades abut neighboring buildings and are not visible. The rear façade of the building is made of common red brick that has been painted in some areas; including painted signage that reads "Carmel Saddlery, Carl Melikian, 748 Broadway" on the upper wall, and "Carmel Harness (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

1916

Building permit

*P7. Owner and Address:

Arnold Frank & Jane Whitehurst

*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#

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*Resource Name or # (Assigned by recorder) 748 Broadway Street

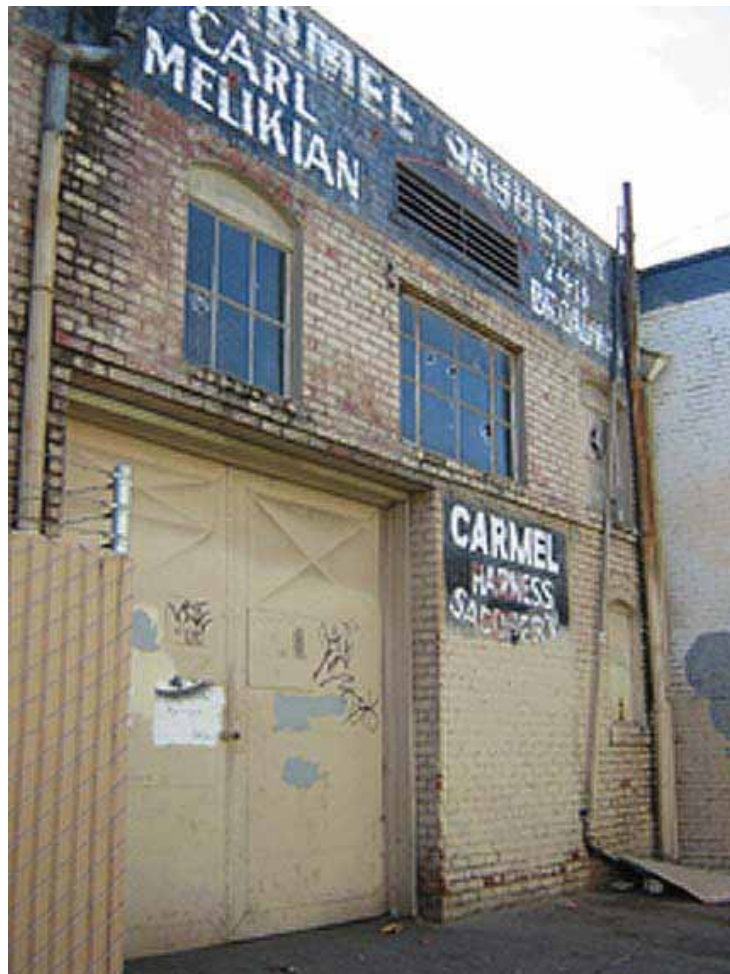
*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update

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

Saddlery" beside the service entrance. This service entrance dominates the southeast half of the first story of the rear façade and consists of hinged metal double doors in a large opening. A small jack arched window that has been infilled is located on the northwest side of the first story level. A simple belt course divides the first story level from the second story level, where there are three windows. The central window is a twelve-pane, fixed, steel sash window. This window is located in a horizontally oriented rectangular opening and its muntins have a slightly asymmetrical pattern. On either side of this center window are smaller six-pane, steel sash, fixed windows in jack arched openings. These windows are slightly smaller than the opening and the tympanum has been infilled with concrete. The window on the northwest side has been painted over. Another jack arched opening exists at the center of the upper wall, corresponding with the peak of the gable roof. It has a horizontal configuration and is filled with a narrow louvered vent, while the tympanum is filled with concrete. The building appears to be in good condition and its physical integrity is also good.



Rear (northeast) façade, from the south.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S1

Page 3 of 4

*Resource Name or # (assigned by recorder) 748 Broadway Street

B1. Historic name: Carmel Saddlery, C.B. Melikian Harness & Saddlery

B2. Common name: None

B3. Original Use: Commercial; light industrial

B4. Present use: Vacant

*B5. Architectural Style: 20th Century Commercial

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

Constructed in 1916. Possible alterations to the rear garage entrance in 1919. Remodeled storefront in 1949, including replacement of original windows with aluminum frame plate-glass windows, installation of Roman brick skirting below windows, and covering of clerestory windows with corrugated metal.

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

*B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Carl Melikian

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1916 Property Type Commercial Applicable Criteria iii

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

748 Broadway Street was constructed in 1916 by Bedros Melikian to house his harness and saddlery shop. Bedros Melikian emigrated from Armenia in 1901 with his son, Carl, and wife, Akahi. The Melikian family was part of a large Armenian community that lived and worked in the area, which was known as Armenia Town. The original boundaries of Armenia Town enveloped the South of Stadium Survey Area. Bedros Melikian died in 1934 and his son Carl B. Melikian continued the family business until his own death in 1979. C.B. Melikian's harness & saddlery business, known as Carmel Saddlery after the 1950s, continued to operate at 748 Broadway until at least 1978. The building currently appears to be vacant.

Prior to construction of this building, the parcel contained a small, one-story dwelling. 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 1906 Sanborn Map shows the area around 748 Broadway as being mostly residential. The 1918 Sanborn map shows a significant shift from a residential to a commercial area, and by 1948 the area was almost entirely commercial. (continued)

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

*B12. References:

City of Fresno building permits

Fresno City Directories

Sanborn Maps 1906, 1918, 1948

Fresno Bee, October 11, 1934 and March 20, 1979.

(continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page and Turnbull

*Date of Evaluation: 09/28/2007

(This space reserved for official comments.)



State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) 748 Broadway Street

*Recorded by: Page & Turnbull

*Date 09/28/2007

☒ Continuation ☐ Update

B10. Significance (continued)

748 Broadway Street maintains integrity of location, setting, and feeling as an early 20th century commercial building. The building has diminished integrity of association, as it is no longer used in its original capacity as a harness shop. Its integrity of materials and workmanship are slightly diminished due to the covering of the clerestory windows and replacement of the storefront windows, though the general integrity of design is good. Overall, the building continues to convey its architectural significance through the retention of the original form and plan and by maintaining its storefront configuration.

748 Broadway Street is listed in the Local Register of Historic Resources for the City of Fresno as landmark #162. The building is listed as being architecturally significant and continues to convey this significance. 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 local designation is still valid.

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

B12. References (continued)

Fresno City and County Historical Society, Ben R. Walker Collection (newspaper archives)
State of California DPR 523 form, "Carmel Saddlery, 748 Broadway Street," May 1978
U.S. Federal Census Records

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) 758 Broadway Street

P1. Other Identifier: AMVETS Thrift Store

*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: 758 Broadway 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): 468-283-12

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

758 Broadway Street is located on the northeast side of Broadway Street, between Inyo and Mono streets. Built in 1914, 758 Broadway Street is a one-story, brick masonry commercial building, designed in the 20th Century Commercial style. The rectangular-plan building has a flat roof with a shaped parapet. The foundation is not visible from the street. The exterior wall surfaces consist of structural brick, which is laid in decorative patterns in the upper wall. The southwest-facing, primary façade is five bays wide; however, all of these bays have been infilled with stuccoed concrete, leaving only a band of aluminum frame, fixed clerestory windows. The primary entry is located in the center bay and consists of a set of glazed, aluminum frame double doors surmounted by a jalousie sash transom. Applied signage reading "AMVETS Thrift Store" is located on the upper wall. The façade is otherwise unadorned aside from the decorative patterns in the brickwork. The parapet terminates in a simple brick cornice. The southeast facade of the building abuts a neighboring building and is not visible. The northwest facade has six bays, all of which have been infilled with stuccoed concrete, including the clerestory windows. A service entrance is located in one of the center bays. The northwest façade also terminates in a stepped parapet with a simple brick cornice. The rear facade consists of a flat wall surface that is marked by the shadows of infilled jack arched window openings. (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 south

5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic

1914

Building permit

*P7. Owner and Address:

AMVETS Dept. of CA Service

Foundation

*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)

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DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) 758 Broadway Street

*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update

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

At the center of the façade is an infilled garage entrance. This creates a slightly inset panel in the wall that is now pierced by a personnel door. The rear façade terminates in a peaked parapet with a simple brick coping at the top. The building appears to be in good condition, but its physical integrity is only fair.



Northwest façade, looking southwest.



Rear (northeast) façade, looking northwest.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 3 of 4

*Resource Name or # (assigned by recorder) 758 Broadway Street

B1. Historic name: Eye Street Garage
B2. Common name: AmVets Thrift Store
B3. Original Use: Commercial; light industrial
B4. Present use: Commercial; retail
*B5. Architectural Style: 20th Century Commercial

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

Constructed in 1914. Unspecified alterations made in 1916, 1925, 1927, 1929, 1939. Electric sign installed in 1917, later removed. Between 1918 and 1948 interior partitions were removed and new ones installed to create an office and spray booth. General repairs and remodeling done in 1939. Rehabilitation work (possibly including storefront infill) and mezzanine added in 1963.

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

*B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1914 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

758 Broadway Street was constructed in 1914 for Jack Waterman for use as an auto repair shop known as the Eye Street Garage. In 1918, the garage operated under different ownership and was known as Harry Bonds & Son Garage. It could accommodate 34 cars and contained a retail shop space, vulcanizing shop, auto trimming shop, and repair shop. By 1922, the building was owned by the Mead & Grissel partnership, and was used as a dealership for Chalmers/Maxwell brand automobiles. At this time, Fred Pierini's batteries and recharging business was also located at the address. By 1931, O.W. Hunsaker's Ford dealership was located there. Hunsaker retired in 1935 and the building became Ralph Robinson's Robinson Motor Co., which sold Studebakers. By 1938, Fresno City Lines, Inc., a bus and coach company, was operating from the address and continued to do so through 1958. From 1965 through 1970, the building housed V&M's American Furniture Co. The current occupant, AmVets Thrift Store has been located in the building since at least 1983.

Prior to the construction of this building, the parcel was the site of the Crescent Livery Stable. With the steady growth experienced in the City of Fresno in the early 1900s, the South of Stadium Survey Area (Central Business District) gradually (continued)

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

***B12. References:**

City of Fresno building permits
City of Fresno Phone Directories
Fresno Bee, April 1, 1934, Oct. 24, 1947 and Nov. 20, 1936.
Fresno Republican, Oct. 7, 1927
(continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page and Turnbull

*Date of Evaluation: 10/5/2007

(This space reserved for official comments.)



State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary#

HRI #

Trinomial

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*Resource Name or # (Assigned by recorder) 758 Broadway Street

*Recorded by: Page & Turnbull

*Date 10/5/2007

☒ Continuation ☐ Update

B10. Significance (continued)

changed from a residential area to a commercial area. In 1906, the block on which the subject property is located was primarily residential with two small light industrial buildings in addition to the livery stable. In 1918, Broadway, between Inyo and Mono streets, had become almost entirely light industrial in use and by 1948 had shifted completely to light industrial and commercial uses. Within the commercial context, automotive-related uses were prevalent.

758 Broadway Street maintains integrity of location, setting, and feeling as an early 20th century commercial building. The building has diminished integrity of association, as it is no longer used in its original capacity as an auto repair garage. Its integrity of materials workmanship and design are diminished due to the infill of openings, which obscures both the original and subsequent functions of the building. Because of these changes, it is no longer evident that vehicular entrances and large display windows may have once served the building's function as a garage and auto dealership.

758 Broadway Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. It has some local significance as a building that has housed automotive industry uses throughout its history; however, mere association with historic events or trends is not enough to warrant eligibility. The building does not embody distinctive characteristics of a period, type, or method of construction and is not architecturally distinctive. Additionally, its physical integrity is so diminished that it can no longer convey this significance.

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)

Sanborn Maps 1906, 1918, 1948

U.S. Federal Census Records



FRESNO HISTORICAL SOCIETY ARCHIVES

758 Broadway St., c. 1960

(source: Fresno City Fire Department Collection, Fresno Historical Society)

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) 618 Fulton Street

P1. Other Identifier: Jim Service Tire Shop #2

*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: 618 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): 468-264-09, 10

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

618 Fulton Street is located on the north corner of the intersection of Fulton and Ventura streets. Constructed in 1960, 618 Fulton Street is a one-story, metal frame, commercial building with no discernable architectural style. The building has a roughly rectangular plan and is capped by a series of flat roofs that are clad with corrugated metal and built up roofing material. The foundation is not visible. The building is surrounded by pavement on all sides, including parking areas and a tire storage yard to the north. Two entries are located on the southeast side of the primary façade, which is clad with plywood, and feature partially-glazed, flush wood doors. These doors are flanked by six-light, steel sash windows, with operable awning sashes in the upper portion. The northwest side of the primary façade is clad in corrugated metal and appears to be a later addition with an open entryway at the northwest end of the façade. A concrete stoop surrounded by a metal railing is located in front of the southeast side of the primary façade and is covered by a canopy structure that spans the façade. This canopy is a freestanding wood structure with a flat, corrugated metal roof. The southeast façade is clad in plywood and fenestrated with two, six-light, steel sash windows that have operable awning sashes in the upper portion. The southeast façade is also covered by a freestanding canopy, like that sheltering the primary façade. (continued)

*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

3/25/2008

*P6. Date Constructed/Age and

Sources: ☒ Historic

1960

Building Permit

*P7. Owner and Address:

Lester L & Delphina Garcia

*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) 618 Fulton Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation

☐ Update

P3a. Description: (continued) The northeast and northwest facades consist of a conglomeration of small additions and are difficult to assess due to limited visibility. The additions are primarily clad with plywood and corrugated metal and appear to be unfenestrated and unadorned. A flat wood sign is located on the south corner of the roof. The building appears to be in fair condition, and has poor physical integrity.



Primary (southwest) façade, looking north.

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary#

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*Resource Name or # (Assigned by recorder) 618 Fulton Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update



Primary (southwest) and southeast façade, looking north.



Rear (northeast) and northwest facades, looking south.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 4 of 5

*Resource Name or # (assigned by recorder) 618 Fulton Street

B1. Historic name: Brittsan Motors
B2. Common name: Jim's Service Tire Shop #2
B3. Original Use: Commercial; retail
B4. Present use: Commercial; light-industrial
*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations
Constructed in 1961. Various alterations and additions made, date(s) unknown.

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

*B8. Related Features: Building surrounded by paved parking area, with tire storage yard at northeast corner of property.

B9a. Architect: Unknown

b. Builder: Lloyd B. Pipes

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno
Period of Significance 1961 Property Type Commercial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

618 Fulton Street was constructed in 1961 according to a building permit for a metal office with concrete floor that was filed in 1960 by Brittsan Motors. The building was constructed by contractor Lloyd B. Pipes using an Armco fabricated steel structure. Brittsan Motors sold used cars from the office and surrounding lot. Though city directories list the property as vacant most years, it is known that United Motors occupied the lot in 1964. The same year, a newspaper ad records that the "vacant car lot" was for lease. In 1968, Crocket Leasing Co. is listed at the address. The Crocket name was also associated with the Sandy Crocket Dodge dealership located across the street at 650 Fulton Street at about the same time. W.A. "Sandy" Crocket had begun business leasing equipment and vehicles before establishing Fresno's original Crocket De Soto-Plymouth dealership in 1938 and acquiring a Dodge car and truck dealership in 1963. In 1967, the Crocket's Dodge dealership was named one of three Dodge sales leaders in Northern California. Based on the name, it seems that the subject property was used to house the continuation of Crocket's original leasing business and does not seem to have been associated with the Dodge dealership. By 1970, Mid-Cal Leasing Inc., which also leased cars and trucks, was located at 618 Fulton Street. Finally, in 1986, Tire Technicians occupied the property. Today, another tire service business, Jim's Tire Service Shop #2 is located at the property.

(continued)

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

*B12. References:

City of Fresno building permits.
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: 4/18/08

(This space reserved for official comments.)



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

Primary#

HRI #

Trinomial

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*Resource Name or # (Assigned by recorder) 618 Fulton Street

*Recorded by: Page & Turnbull

*Date 4/18/08

☒ Continuation

☐ Update

B10. Significance: (continued)

618 Fulton Street has retained integrity of location, setting, feeling and association; having never been relocated and having operated as an automotive-related facility throughout its history. Though it no longer functions as a used car dealership, it does retain an automotive-related use. The integrity of design, materials and workmanship is poor. Though no permits for alterations could be found, a variety of makeshift additions and alterations appear to have been made to the original office building, detracting significantly from the building's aesthetics and its ability to convey its original appearance and age.

618 Fulton Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. Little biographical information could be found to substantiate any major significance of W.A. "Sandy" Crocket, who is probably better associated with other properties. No other names were found associated with the subject property. The building has been associated with the local automotive industry throughout its history; however, mere association with historic events or trends is not enough to warrant eligibility and the building no longer retains those associations. 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, particularly in light of the alterations it has sustained.

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

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) 650 Fulton Street

P1. Other Identifier: Advantage Tire Service

*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: 650 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): 468-264-12

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

650 Fulton Street is located on the east corner of the intersection of Fulton and Mono streets. Constructed in 1945, 650 Fulton Street is a one-story, brick masonry, utilitarian-style industrial building. The building has an L-shaped plan consisting of a double-height block, with a lower addition extending from the northwest corner. The building is capped by a bow truss roof, with two small gable roof monitors at the center, and is clad with built up roofing material and surrounded by a low parapet. The foundation is not visible. A vacant lot is located to the southeast of the building and a paved parking area is located at the north corner of the lot, within the interior angle of the L-shaped plan. The northeast facade fronts on an alley. The majority of the primary facade consists of a brick wall surface, with concrete block and stucco cladding the walls of the northwest addition. The primary entry is located at the center of the addition, but has been boarded up and is surmounted by a glazed transom. A secondary entry is located at the northwest side of the main block of the building and is also boarded up. A garage entrance with a metal, roll-up garage door is located at the southeast side of the facade. Some aluminum sash, plate glass, storefront windows are located on the primary facade, but most have been boarded up with vertical groove plywood. The primary entry and storefront windows on the northwest addition are surmounted by a flat, cantilevered canopy. The upper wall bears a box sign. (continued)

*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 west

3/24/2008

*P6. Date Constructed/Age and

Sources: ☒ Historic

1945

Building Permit

*P7. Owner and Address:

Castor Properties LLC

*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 #

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Page 2 of 5

*Resource Name or # (Assigned by recorder) 650 Fulton Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update

P3a. Description: (continued) A porte cochere extends from the northwest side of the addition and has a flat roof with a wood fascia and is supported by concrete block piers. Within the interior corner of the L-shaped plan, five garage entrances are located on the northwest façade of the main block and are primarily fitted with wood panel, roll-up garage doors, though the center entrance has a metal roll-up garage door. A garage entrance with a metal roll-up garage door is also located on the northeast facade of the addition. Partially boarded up, aluminum sash, plate glass windows are located to the northwest of this garage entrance. A small projection is located in the interior corner of the L-shaped plan and is pierced by three windows, all of which are boarded up. The northeast facade features three garage entrances at the southeast side; two with wood panel, roll-up garage doors and one enclosed by chain link gates. A series of windows pierce the northwest side of the façade. The southeast façade of the building is unadorned and unfenestrated, with the exception of a box sign located on the upper wall on the southwest side and a small corrugated metal lean-to projecting from the northeast side. All facades terminate in flat, unadorned rooflines. The building appears to be in good condition, and has fair physical integrity.



Southeast facade, looking northwest.

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

Primary#

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Page 3 of 5

*Resource Name or # (Assigned by recorder) 650 Fulton Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update



Northeast façade, looking west.



Northwest façade, looking southeast.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 4 of 5

*Resource Name or # (assigned by recorder) 650 Fulton Street

B1. Historic name: Frank E. Beckett Co. truck department

B2. Common name: Advantage Tire Service

B3. Original Use: Commercial; retail

B4. Present use: Industrial; warehouse

*B5. Architectural Style: Utilitarian

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

Constructed in 1945. Repair fire damage, 1951. Showroom addition, 1961. Addition, 1964.

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

*B8. Related Features: Paved parking area located at northeast corner of property.

B9a. Architect: R.H. Cooley (structural engineer)

b. Builder: J.T. Cowan

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1945

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)

650 Fulton Street was constructed in 1945 to house the truck department of the Frank E. Beckett Company. Frank E. Beckett (1894-1963) was a prominent business owner in Fresno, the San Joaquin Valley, and the surrounding Central Valley counties, in which he operated Dodge and Plymouth dealerships. He was a member of the Fresno County Planning Commission and owned interest in the California Inland Broadcasting Company. Beckett's automotive businesses dominated the intersection of Van Ness and Mono streets. As early as 1932, he owned a Dodge dealership at 700 Van Ness Avenue and later expanded to a second dealership at 701 Van Ness Avenue that operated until 1960. Beckett's truck department appears to have remained at 650 Fulton Street until 1962. By 1964, the property was occupied by the Crockett Equipment Company, which leased and sold equipment and vehicles. In 1970, the company came to be known as Sandy Crocket Dodge auto dealer. W.A. "Sandy" Crocket had purchased Fresno's original Crocket De Soto-Plymouth dealership in 1938 and acquired the Dodge car and truck dealership (probably from Frank E. Beckett) in 1963. In 1967, the Crocket's Dodge dealership was named one of three Dodge sales leaders in Northern California. In 1970, the Sandy Crocket Dodge dealership was purchased by Norman K. Harris and renamed Fresno Dodge Inc. By 1974, 650 Fulton Street was listed as vacant in city directories and was then occupied by Tire Systems Inc. in 1978. Tire Systems Inc. remained at the address through the late 1980s. The property is currently occupied by the Advantage Tire Service Warehouse. (continued)

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

*B12. References:

City of Fresno building permits.

Fresno City Directories.

Sanborn Maps 1906, 1918, 1948.

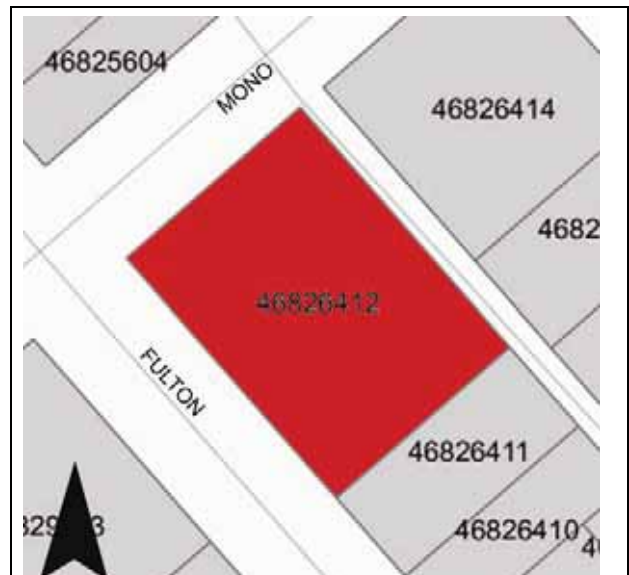
U.S. Federal Census Records.

B13. Remarks:

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

*Date of Evaluation: 4/14/08

(This space reserved for official comments.)



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

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Page 5 of 5

*Resource Name or # (Assigned by recorder) 650 Fulton Street

*Recorded by: Page & Turnbull

*Date 4/14/08

☒ Continuation ☐ Update

B10. Significance: (continued)

650 Fulton Street has retained integrity of location, setting, and feeling; having never been relocated and having operated as an automotive-related facility throughout its history. It has lost some integrity of association, however; as it is no longer used as an automobile dealership. The integrity of design, materials and workmanship is good, as it does not appear to have undergone any major alterations. The two additions do not detract significantly from the building's ability to convey its original appearance and age.

650 Fulton Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. The property is associated with Frank E. Beckett who may be locally significant for his contributions to mid-century automotive commerce in the City of Fresno, as well as his contributions to the community as a civic leader and businessman; however 650 Fulton Street was a later, auxiliary addition to Beckett's Dodge franchise and his significance is probably better embodied by his primary dealership facility at 701 Van Ness. Additionally, little biographical information could be found to substantiate any major significance of W.A. "Sandy" Crocket. The building has been associated with the local automotive industry throughout its history; however, mere association with historic events or trends is not enough to warrant eligibility and the building no longer retains those associations. 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.

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) 665 Fulton Street

P1. Other Identifier: Densmore Engine Re-Nu

*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: 665 Fulton Street City: Fresno Zip: 93721

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

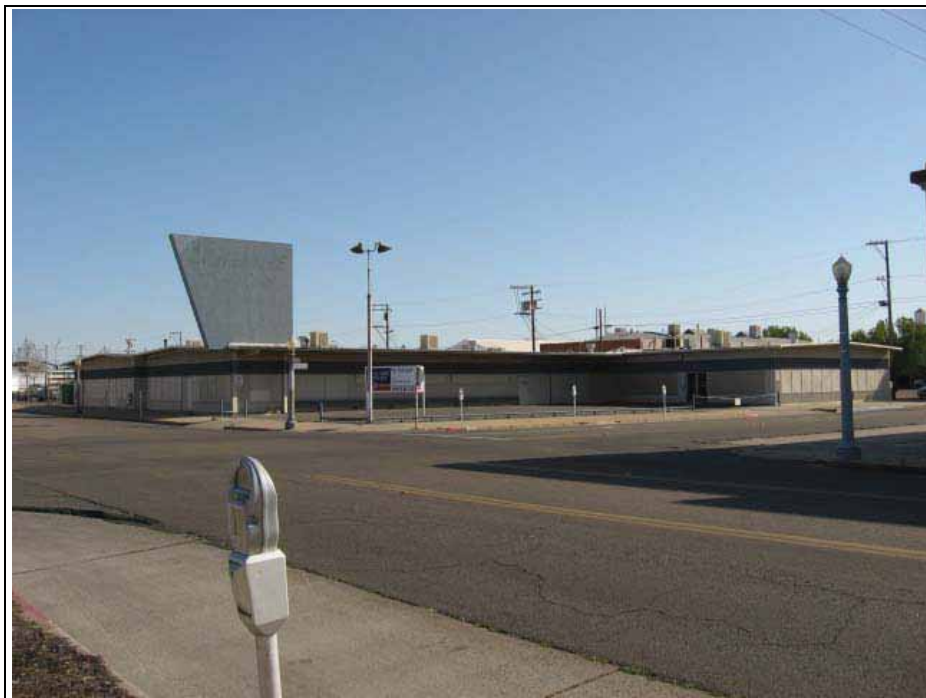
e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 468-291-13

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

665 Fulton Street is located on the south corner of the intersection of Fulton and Mono streets. Constructed in 1963, 665 Fulton Street is a one-story, concrete block and steel frame, utilitarian-style industrial building. The building has an L-shaped plan and is capped by a combination of shallowly pitched gable roofs that are clad with corrugated metal. The foundation is concrete. A paved parking area is located at the north corner of the property within the interior corner of the L-shaped plan, and the southwest facade fronts on an alley. The majority of the exterior walls are clad with corrugated metal, though the southwest facade and a portion of the southeast facade consist of concrete block. The primary entry is located on the southwest wall of the interior angle of the L-shaped plan, and consists of a fully-glazed, aluminum frame, double-door. A flush, metal door, and a sliding, corrugated metal garage door are located on the southeast wall of the interior angle. Two secondary entries are also located on the northeast façade, and appear to have been double doors that are now boarded up. A loading dock area spans the northeast half of the southeast façade, while the southwest half is dominated by a small projecting addition. Sliding metal garage doors are located within the loading dock and on the northeast end of the addition. Two large sliding metal garage doors are also located on the southwest façade, providing access off the alley. All window openings on the building have been boarded up. (continued)

*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

1963

Building permit

*P7. Owner and Address:

Tavie Diversified Inc.

*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

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*Resource Name or # (Assigned by recorder) 665 Fulton Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update

P3a. Description: (continued) A large Googie-style blade sign projects from the northeast corner of the roof. The building appears to be in good condition, and has good physical integrity.



Northeast façade, looking south.



Southeast façade, looking northwest.

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

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*Resource Name or # (Assigned by recorder) 665 Fulton Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update



Southwest façade, looking east.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 4 of 5

*Resource Name or # (assigned by recorder) 665 Fulton Street

B1. Historic name: Densmore Engine Re-Nu & Supply Co.

B2. Common name: Densmore Engine Re-Nu & Supply Co.

B3. Original Use: Commercial; light industrial

B4. Present use: Vacant

*B5. Architectural Style: Utilitarian

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

Constructed in 1963. Concrete and steel addition constructed, 1963. Metal addition on southeast façade constructed, 1965.

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

*B8. Related Features: Paved parking area located at northeast corner of property.

B9a. Architect: A.G. Schofield

b. Builder: Lloyd Pipes Construction Co.

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1963

Property Type Commercial

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

665 Fulton Street was constructed in 1963 as an automotive engine machine shop for Densmore Engine Re-Nu, which had previously operated at 641-651 Broadway Street from 1955 through 1960. The building and business were owned by Otis W. Densmore. The architect was A.G. Schofield, a partner in the local architecture firm of Marks, Schofield & Gobel, Inc. Since the construction of the current building, the property does not appear to have changed ownership until recently; however, little information could be found about the Densmore company. The blade sign on the building bears vestiges of a Densmore Engine Re-Nu logo that has been removed and a "for sale/lease" sign is currently posted on the lot.

665 Fulton Street has retained integrity of location, setting, feeling and association; having never been relocated and having operated as the Densmore Engine Re-Nu facility throughout its history. The integrity of design, materials and workmanship is good, as it does not appear to have undergone any major alterations. The two additions were added shortly after the building's construction and do not detract from the building's ability to convey its original appearance and age.

665 Fulton Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. (continued)

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

*B12. References:

City of Fresno building permits.

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: 4/18/08

(This space reserved for official comments.)



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

Primary# _____

HRI # _____

Trinomial _____

Page 5 of 5

*Resource Name or # (Assigned by recorder) 665 Fulton Street

*Recorded by: Page & Turnbull

*Date 4/18/08

☒ Continuation ☐ Update

B10. Significance: (continued)

No biographical information could be found on Otis W. Densmore. The building has had one occupant and owner since its construction and been associated with the local automotive industry throughout its history; however, mere association with historic events or trends is not enough to warrant eligibility and the building no longer retains those associations. 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. Little information was found to suggest that A.G. Schofield was a master architect.

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

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7N

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource name(s) or number (assigned by recorder) 701-723 Fulton Street

P1. Other Identifier: Rustigian Building

*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: 701-723 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): 468-283-04

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

701-723 Fulton Street is located on the west corner of the Fulton and Mono streets intersection. Built in 1919, 701-723 Fulton Street is a one-story-with-mezzanine, masonry commercial building, designed in the Renaissance Revival style. The rectangular-plan building is clad in smooth stucco that is scored to resemble masonry. It has a truss roof with multiple raised skylights and a stepped parapet. The foundation is made of concrete and is articulated with a prominent molded water table. The northeast-facing, primary façade has a formal, symmetrical organization. Most of the openings have been infilled with vertical groove plywood. An arcade of three round arches (now infilled) is located at the center of the façade, and incorporates Corinthian pilasters, keystones and decorative spandrel panels. The arcade is surmounted by a denticulated entablature and a clay tile pent roof. Above the pent roof is a molded plaque on the parapet that reads "J.M. Rustigian Building". The central arcade is flanked by wide piers that feature an infilled entry with a molded surround, a molded rectangular panel on the upper wall, and a molded entablature. At either end of the façade is a less ornate bay featuring a wide opening surmounted by three infilled clerestory windows and terminating in a simple molded cornice. (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

1919

Building permit

*P7. Owner and Address:

John M & Nora G Monaco

*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 5

*Resource Name or # (Assigned by recorder) 701-723 Fulton Street

*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update

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

The opening of northwestern bay has been infilled, and a glazed aluminum double door with a transom has been inserted. The opening of the southeastern bay incorporates a corner entry set on the diagonal and open to the southwest. The corner entry features a flush wood personnel door flanked by two large storefront windows. The entry is overhung by the mezzanine level of the building, which is supported at the corner by a thick square pier.

At the northwest side of the building is a small flat-roof addition constructed of brick and featuring a stepped parapet. The front façade of the addition is clad in scored stucco and is three bays wide, with a storefront in each bay. The storefront assemblies consist of a central personnel entry with a transom, a large window on either side of the door and a two-pane clerestory above. Most of the openings have been boarded up with plywood, and only the doors on the two end bays remain operable. These consist of non-historic, flush wood doors. Brickwork at the corners of the addition's front façade create paneled pilasters and the wall surface above the storefronts is paneled with decorative square and diamond tiles at the center of each panel. The top of the parapet is finished with a simple molded coping. The northwest façade of the elevation is unfenestrated and consists of an unadorned brick surface.

The southeast façade of the main building faces Mono Street and is clad in scored stucco. The northeast half of the façade exhibits detailing similar to that of the front façade. The corner entry (described earlier) is at the northeast end of the façade with two personnel entries and four windows arranged to the southwest. Multiple clerestory windows are located at the mezzanine level. All of the windows have molded sills and the openings have all been infilled. The northeast half of the façade terminates in a simple molded cornice. The southwest half of the southeast façade is slightly lower in height, having no mezzanine, and features a garage entrance.

The rear façade consists of an unfinished concrete wall surface that is unadorned and terminates in a stepped parapet. There are six windows, arranged in pairs along the façade. They consist of steel industrial sashes and have molded sills. A garage entrance with a metal roll-up door is located on the northwest side of the façade. The building appears to be in good condition, but its physical integrity is fair.



Northwest addition, looking southwest

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*Resource Name or # (Assigned by recorder) 701-723 Fulton Street

*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update



Rear (southwest) façade, looking east.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S1

Page 4 of 5

*Resource Name or # (assigned by recorder) 701-723 Fulton Street

B1. Historic name: Fresno Interurban Auto Stage Terminal

B2. Common name: J.M. Rustigian Building

B3. Original Use: Commercial

B4. Present use: Vacant

*B5. Architectural Style: Renaissance Revival

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

Constructed in 1920. Unspecified alterations made in 1921, 1922, and 1925. Remodeled in 1935. Primary entry relocated from center of front façade to corner in 1971, corner reconfigured to do so. Rehabilitation work done in 1963.

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

*B8. Related Features: None.

B9a. Architect: Swartz & Ryland

b. Builder: R.W. Brown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1920 Property Type Commercial Applicable Criteria iii

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

701-723 Fulton Street was constructed in 1920 as a stage depot and lunch counter known as the Fresno Interurban Auto Stage Terminal. It was designed by architects Swartz & Ryland who were partners from 1919 through the mid-1930s and maintained a large practice with projects throughout the San Joaquin Valley, the East Bay, and the Monterey Bay Area. By 1926, the building housed Robert Kasanjian's barber shop, as well as H.C. Williams' restaurant. In 1935, the building, which is noted to have stood vacant for several years, was sold to Sidney and Samuel Goodman of Goodman Bros. Inc., an automotive truck firm, who owned the property through 1963. In 1936, the Goodman Bros. are listed as occupants of the property and used it for their own trucking related commerce. This may have had something to do with auto parts sales, which is listed as the use in 1953 and indicated earlier on the 1948 Sanborn map. The map shows that the building was used as an auto parts retail and warehouse facility at that time. The small retail store located at the north corner of the building housed a printing shop, oil and grease storage, and paper storage. The retail auto parts use persisted through 1958. Around 1959, the building became a retail paint store for the Wilshire Paint Co. and remained such through the 1970s. Masselli & Associates Realty owned the building in the late 1960s and John D. Meschuk owned it in 1971. (continued)

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

*B12. References:

City of Fresno building permits

Fresno City Directories

Sanborn Maps 1906, 1918, 1948

Fresno Bee, April 1, 1935 and Dec. 5, 1940.

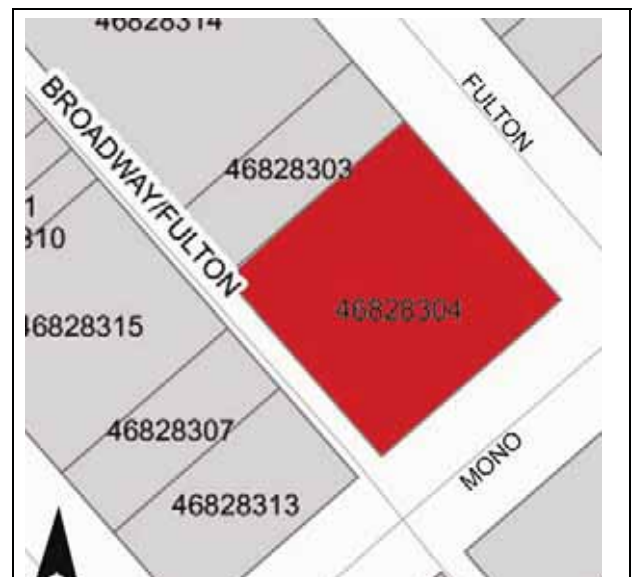
(continued)

B13. Remarks:

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

*Date of Evaluation: 10/8/07

(This space reserved for official comments.)



State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) 701-723 Fulton Street

*Recorded by: Page & Turnbull

*Date 10/8/07

☒ Continuation ☐ Update

B10. Significance: (continued)

Prior to the construction of the current building, the lot contained a large one-story dwelling, two smaller attached dwellings and multiple outbuildings located on two separate lots, which were later merged. With the steady growth experienced in the City of Fresno in the early 1900s, the South of Stadium Survey Area (Central Business District) gradually changed from a residential area to a commercial area. The 1918 Sanborn map illustrates a predominance of residential buildings on the block around the subject property, while by 1948 the area was almost entirely commercial.

701-723 Fulton Street has retained integrity of location, setting, and feeling; however, it has lost its integrity of association, as it now stands vacant and no longer functions in its original or historic uses. Though it had some association with the surrounding automotive context at some points in its history, it no longer has those connections. The building's integrity of design, materials and workmanship as an early 20th century commercial building is intact in the ornamental detailing that remains, but the relocation of the primary entry and infill of the building's openings diminishes that integrity to some extent. It is possible that original windows and doors remain within the infilled openings, however visual inspection was unable to verify these windows. The retention of these windows would return the building to a higher level of integrity if restored.

701-723 Fulton Street is listed in the Local Register of Historic Resources for the City of Fresno as Landmark #161. The building is listed as being architecturally significant; called "a classical building of unusual merit" for its unusual and intact Renaissance Revival ornamentation. It continues to convey this significance, despite somewhat diminished integrity. Though the building does not appear to be eligible for the National or California Register, its local designation is still valid.

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

B12. References: (continued)

Fresno City and County Historical Society, Ben R. Walker Collection (newspaper archives)
<http://www.historicfresno.org/bio/swartz.htm>

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) 712 Fulton Street

P1. Other Identifier: _____

*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: 712 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): 468-256-05

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

712 Fulton Street is located on the northeast side of Fulton Street, between Inyo and Mono streets. Built in 1920, 712 Fulton Street is a one-story, brick masonry commercial building, designed in the Renaissance Revival style. The rectangular-plan building is clad entirely in stucco. It has a truss roof with a parapet across the front and a monitor with a shallow gable roof located toward the rear. The foundation is not visible from the street. The southwest-facing, primary façade is three bays wide, featuring a central entry bay and flanking storefront bays. All three bays have been infilled. The storefronts have been covered by vertical groove plywood. The entry bay has been infilled with brick and has a non-historic flush metal personnel door located in the northwest half of the bay. Bands of clerestory windows that once ran across the top of each of the three bays have been covered by corrugated metal. The building retains its decorative elements, including paneled pilasters with a diamond motif flanking the entry bay, an entablature and rounded pediment above the entry, and panels, moldings, medallions and other decorative features on the upper wall. The secondary facades are unfenestrated. Non-historic painted signage is located on the southeast facade. The rear of the building is unadorned, with only a garage entrance and a single window. The window has been infilled. (cont.)

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

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



P5b. Photo: (view and date)

View from southwest

5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic

1920

Building permits, Sanborn maps

*P7. Owner and Address:

John M & Nora G Monaco

*P8. Recorded by:

Page & Turnbull, Inc.

724 Pine Street

San Francisco, CA 94108

*P9. Date Recorded:

8/29/2007

*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)

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*Resource Name or # (Assigned by recorder) 712 Fulton Street

*Recorded by: Page & Turnbull

*Date 8/29/2007

☒ Continuation ☐ Update

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

The garage entrance has a metal roll-up door and a sliding metal chain-link gate on an overhead track covers the entrance on the exterior. The building appears to be in good condition, and its physical integrity is fair.



Northwest and primary facades, from the west.



Rear (northeast) façade, from the north.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

Page 3 of 4

*Resource Name or # (assigned by recorder) 712 Fulton Street

B1. Historic name: Ehrman Brothers Garage

B2. Common name: None

B3. Original Use: Commercial; light industrial

B4. Present use: Commercial

*B5. Architectural Style: Renaissance Revival

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

Constructed in 1920. Altered for conversion to retail use in 1925. Cold storage room added in 1934. Rehabilitation work done in 1963. North wall stuccoed and roof repaired in 1972, due to fire damage.

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

*B8. Related Features: None.

B9a. Architect: Schwartz & Ryland?

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1920 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

712 Fulton Street was constructed in 1920 and may have originally been used as an auto service garage. It is possible that architects Schwartz & Ryland are responsible for the building's design based on its similarity in style and age to the J.M. Rustigian Building located across the street at 701-721 Fulton Street. Swartz & Ryland were partners from 1919 through the mid-1930s and maintained a large practice with projects throughout the San Joaquin Valley, the East Bay, and the Monterey Bay Area. The building's construction permits indicate that the construction of a "new garage" in 1920 under the ownership of Alevis and Alfred Ehrman, also known as the Ehrman Brothers. Alterations occurred in 1925 that indicate that the building may have been converted to retail use at that time. By the following year, the Fresno Tobacco Co. was located at the address. In 1936, the business was called Fresno Distributing Co.; however, it dealt in wholesale cigars and appears to be a continuation of the same company. Similarly, in 1940, the business came to be called the Associated Tobacco & Candy Co. and then simply the Associated Tobacco Co., which remained at 712 Fulton Street through the 1970s. By 1983, the building was in use as a paint blending facility, which may again connect it to the Rustigian Building across the street. Today, the building appears to function as a commercial establishment associated with the automotive industry. (continued)

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

*B12. References:

City of Fresno building permits

Fresno City Directories

Sanborn Maps 1906, 1918, 1948

Fresno City and County Historical Society, Ben R. Walker

Collection (newspaper archives)

(continued)

B13. Remarks:

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

*Date of Evaluation: 10/2/07

(This space reserved for official comments.)



State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) 712 Fulton Street

*Recorded by: Page & Turnbull

*Date 10/2/07

☒ Continuation

☐ Update

B10. Significance: (continued)

Prior to the construction of the current building, the lot contained a one-story commercial building containing two shops. An iron works was located next door and the remainder of the block to the northwest consisted of a large residential property. This was somewhat unusual, as the surrounding blocks were almost entirely residential. 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. By 1948, the area was almost entirely commercial and the block on which 712 Fulton Street is located was dense with commercial buildings.

712 Fulton Street has retained integrity of location, setting, and feeling. Its integrity of association is diminished, as the building no longer functions as a garage or as a tobacco shop, which was its most notable use over the years. Its integrity of design, materials and workmanship are also diminished due to the infill of the storefront windows, which obscures any indication that the building may have once had vehicular entrances or display windows. The retention of the character-defining decorative elements strengthens the physical integrity.

712 Fulton Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. It has had some 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 embodies distinctive characteristics of a period, type, or method of construction, and is architecturally distinctive and fairly unusual in its context. Though its Renaissance Revival architectural style is still evident and notable, however; there are other better examples of the style in Fresno, particularly the Rustigian Building across the street at 701 Fulton Street, which is listed on the local register. Despite being ineligible for historic designation, however; the property may warrant special consideration in local planning, because it has relatively good integrity, an association to the automotive industry context present in the survey area, and aesthetic similarities to the aforementioned Rustigian Building. The early 20th century light industrial/commercial building type is important to the Central Business District as it represents the early prosperity and economic growth of Fresno and the transition of the neighborhood from residential to commercial use circa 1920.

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)

U.S. Federal Census Records

<http://www.historicfresno.org/bio/swartz.htm>

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 727 Fulton Street

P1. Other Identifier: _____

*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: 727 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): 468-283 -03

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

727 Fulton Street is located on the southwest side of Fulton Street between Inyo and Mono streets. Constructed in 1934, 727 Fulton Street is a one-story, concrete block, 20th-Century Commercial style industrial building. The building has a rectangular plan and is capped by a gable roof that is clad with built-up roofing material. A low parapet surrounds the roof and is stepped on the southwest and northeast sides, corresponding to the gable ends, and flat on the southwest and northeast sides. The foundation is not visible. The building is surrounded by a paved parking area on the northeast and northwest sides, and the southwest facade fronts on an alley. Two vehicular entries are located on the northwest façade and are fitted with roll-up, metal garage doors. A ten-light, fixed, steel-sash window covered by a metal security grille is located at the center of both the northeast and southwest facades. A continuous concrete bond beam runs above all of the openings. The southeast façade abuts a neighboring building and is not visible. 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

1934

Fresno Bee 3/5/1934

*P7. Owner and Address:

Florence Johnson

*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)

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*Resource Name or # (Assigned by recorder) 727 Fulton Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update



Northwest and southwest facades, looking east.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 3 of 4

*Resource Name or # (assigned by recorder) 727 Fulton Street

B1. Historic name: Edward T. Johnson used cars and auto repair

B2. Common name: Unknown

B3. Original Use: Commercial; retail, light industrial

B4. Present use: Vacant

*B5. Architectural Style: 20th Century Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1934.

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

*B8. Related Features: Surrounded by paved parking area on northwest and northeast.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1934 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

727 Fulton Street was constructed in 1934 as a repair shop. It was originally owned by Edward T. Johnson and is noted to have been associated with used car sales in city directories. This business may have been associated with the E.J. Johnson used car dealership that was located at nearby 633 Van Ness around the same time (assuming misprints in newspaper ads or city directories). By 1940, the building was occupied by Aram Missirlian's used car dealership. In 1951, the property was also occupied by Leon Missirlian's auto repair business. Aram and Leon Missirlian are assumed to be related, though their exact tie is unknown. In 1952, the Fulton Auto Exchange operated at the property and may have been the formal name of Aram Missirlian's used car business. This arrangement continued through 1962, and by 1964, Leon Missirlian's auto repair was the only business listed at the address. It came to be known as Leo's Garage by at least 1969 and remained such until 1975. Leon Missirlian died in 1977 at the age of 76. He was Turkish and had been a resident of Fresno for 31 years. His obituary notes that he operated his own used car business for 12 years in addition to Leo's Garage. In 1976, Chaluk's General Repair was located at 727 Fulton Street. During the 1980s, the property was known to have been used simply as a parking lot. Today, it does not appear to house a business of any kind. Current ownership suggests that property has remained in the Johnson family since the building's construction.
(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: 4/18/08

(This space reserved for official comments.)



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*Resource Name or # (Assigned by recorder) 727 Fulton Street

*Recorded by: Page & Turnbull

*Date 4/18/08

☒ Continuation

☐ Update

B10. Significance: (continued)

727 Fulton Street has retained integrity of location, setting, and feeling; having never been relocated and representing an automotive-related, light-industrial use throughout its history. The building's integrity of association is diminished, however, because it is no longer used for auto repair or sales. Its 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.

727 Fulton Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. Little biographical information could be found on Edward Johnson, or Aram Missirlian. The biographical information found for Leon Missirlian does not indicate any outstanding significance. The building has been associated with the local automotive industry throughout its history; however, mere association with historic events or trends is not enough to warrant eligibility and the building no longer retains those associations. 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.

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NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource name(s) or number (assigned by recorder) 732 Fulton Street

P1. Other Identifier: Mecca Billiards

*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: 732 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): 468-256-07

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

732 Fulton Street is located on the northeast side of Fulton Street, between Inyo and Mono streets. Constructed in 1925, 732 Fulton Street is a one-story, brick masonry or concrete block, commercial building that has no discernable style due to major alterations. The building has a rectangular plan and is capped by a gable roof, with a flat roofed monitor at the center that is clad with built up roofing material and surrounded by a parapet. The foundation is not visible. A vacant lot is located to the southeast of the building and the rear facade fronts on an alley. The primary façade is clad with stucco. The primary entry is located at the center of the façade and consists of a fully-glazed, aluminum frame door covered by a fabric awning. A secondary entry located on the northwest side of the primary façade consists of a flush, wood door. Both entries are covered by security gates. There are no windows on the primary façade. The wall surface is unadorned, except for a painted mural, and terminates in a flat roofline adorned with simple coping at the top of the parapet wall. The northwest façade abuts a neighboring building and is not visible. The southeast façade is clad with stucco, is unadorned and unfenestrated, and terminates in a flat, unadorned roofline. The rear (northeast) façade consists of a concrete block wall surface. A garage entrance is located at the center of this façade and is covered by a security gate. The rear façade is otherwise unadorned and unfenestrated and terminates in a stepped parapet. (continued)

*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

3/24/2008

*P6. Date Constructed/Age and

Sources: ☒ Historic

1925

Assessor's records

*P7. Owner and Address:

Richard F. & Nanette I. Stockle

*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
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*Resource Name or # (Assigned by recorder) 732 Fulton Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update

P3a. Description: (continued) The building appears to be in good condition, but has poor physical integrity.



Southeast facade, looking north.



Rear (northeast) façade, looking south.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (assigned by recorder) 732 Fulton Street

B1. Historic name: Orphan Bros. used cars & J.S. Shahbazian auto top manufacturing
B2. Common name: Mecca Billiards
B3. Original Use: Commercial; light industrial
B4. Present use: Commercial; retail
*B5. Architectural Style: None/Altered

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

Constructed in 1925. Alterations and repairs including removal of original entry marquee and stepped parapet, and stuccoing of front facade, 1963 (Litzie & Daley architects).

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

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1925 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

732 Fulton Street was constructed in 1925 according to Assessor's records, though no permits or other evidence can be found to verify this date. A historic photo from the *Fresno Bee* and drawings for later modifications seem to indicate that the current building is at least as old as 1934, and thus likely constructed in 1925. The first known occupant of the property was the Orphan Bros. used car dealership and J.S. Shahbazian's auto top manufacturing business in 1930. The Orphan Bros. were also associated with the building at 641-651 Broadway Street where they ran an auto repair garage from 1917 to 1922. Louis P. and Joseph Hall Orphan were of Armenian nationality. The latter, Joseph, was also part-owner of a used car lot at 504 Fulton Street, which he co-owned with a cousin. By 1934, the building at 732 Fulton Street was occupied by Graybar Electric Company, which used it as a wholesale distributing warehouse. It was the 74th branch store in the nationwide Graybar chain when it opened on June 6, 1934. Graybar remained in the building until 1942, after which it was occupied by the Agricultural Extension Service Farm Labor Office. In 1945, the building was purchased by Arsen M. Thomas from the H. Darbinian estate for \$18,000. The Farm Labor Office continued to use the front offices in the building temporarily and the Thomas Lithograph & Printing Company relocated to the building from a shop at 2509 Tulare Street as part of a post-war expansion. Arsen Thomas, the founder, had come to the U.S. with his two brothers as a refugee from Armenia after World War I. (continued)

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

*B12. References:

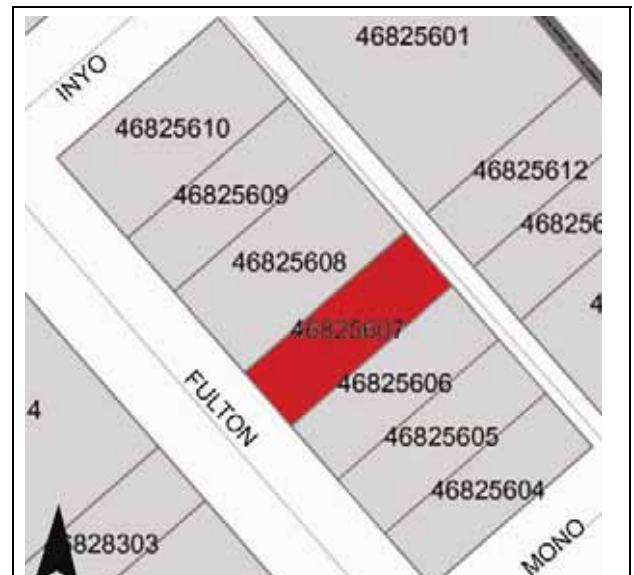
City of Fresno building permits.
Fresno Bee Republican, 2/16/1945, 7/29/1954.
Fresno City Directories.
Sanborn Maps 1906, 1918, 1948.
U.S. Federal Census Records.

B13. Remarks:

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

*Date of Evaluation: 4/18/08

(This space reserved for official comments.)



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

Primary#

HRI #

Trinomial

Page 4 of 4

*Resource Name or # (Assigned by recorder) 732 Fulton Street

*Recorded by: Page & Turnbull

*Date 4/18/08

☒ Continuation

☐ Update

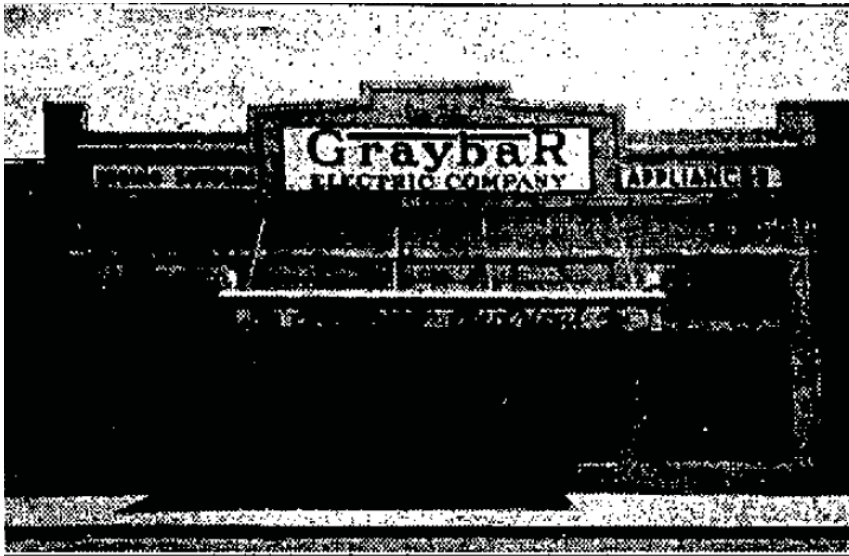
B10. Significance: (continued)

One of his brothers, Yervant, worked at nearby Fresno Photo Engraving (748 Fulton Street). Arsen Thomas sold the business some time prior to 1954 and moved to Los Angeles, but Thomas Lithograph remained in operation until the early 1980s. (By 1986, the building was listed as vacant in city directories. It is currently occupied by Mecca Billiards.

732 Fulton Street has retained integrity of location, setting, and feeling; having never been relocated and continuously functioning as a commercial establishment throughout its history. Integrity of association is diminished, however, as it is no longer associated with any of the historic businesses or industries that it once housed. The building's integrity of design, materials and workmanship is very poor, as it has undergone drastic alterations and no longer conveys its original appearance or age.

732 Fulton Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. Little biographical information can be found to substantiate the significance of the Orphan Brothers or Arsen Thomas. The building was associated with the local automotive industry early in 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, especially in light of its severely altered state.

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



732 Fulton Street at the opening of Graybar Electric Company.
(Fresno Bee, 6/5/1934)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 7N

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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

P1. Other Identifier: Sun Stereo Warehouse

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

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

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

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

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

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

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

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

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

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



P5b. Photo: (view and date)

View from southwest

5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic

1920

Building permit

*P7. Owner and Address:

Thll Family Trust

*P8. Recorded by:

Page & Turnbull, Inc.

724 Pine Street

San Francisco, CA 94108

*P9. Date Recorded:

9/28/2007

*P10. Survey Type:

Intensive

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

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) 736-742 Fulton Street

*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update

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

parapet above.

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



Rear (northeast) façade, looking southwest.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 5S1

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

B1. Historic name: Charles Foreman Sales

B2. Common name: Sun Stereo Warehouse

B3. Original Use: Commercial; Retail

B4. Present use: Commercial; Retail

*B5. Architectural Style: 20th Century Commercial

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

Constructed in 1920. Unspecified alteration made in 1929. Interior partitions altered, office space created, and chute built through floor in 1943. Opening in east wall closed in 1960.

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

*B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1920 Property Type Commercial Applicable Criteria iii

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

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

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

*B12. References:

City of Fresno building permits

Fresno City Directories

Sanborn Maps 1906, 1918, 1948

Fresno Bee, August 7, 1942 and June 5, 1943.

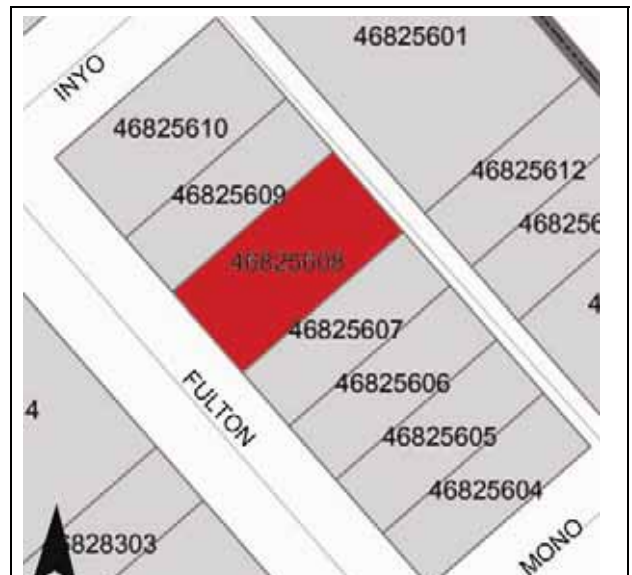
(continued)

B13. Remarks:

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

*Date of Evaluation: 10/8/07

(This space reserved for official comments.)



State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) 736-742 Fulton Street

*Recorded by: Page & Turnbull

*Date 10/8/07

☒ Continuation ☐ Update

B10. Significance: (continued)

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

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

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

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

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

B12. References: (continued)

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

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

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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
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*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 facades 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.)



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

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) façade 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 façade. 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 façade, 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)

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*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.

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DEPARTMENT OF PARKS AND RECREATION
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*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

*NRHP Status Code 6Z

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*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.)



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

Primary# _____

HRI # _____

Trinomial _____

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.

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) 630 H Street

P1. Other Identifier: AAL Office Furniture

*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: 630 H 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): 468-294-06

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

630 H Street is located on the northeast side of Broadway Street, between Mono and Ventura streets. Built in 1958, 630 H Street is a one-story, brick masonry, utilitarian-style industrial building. The building has a rectangular plan and is capped by a double bow-truss roof that is clad with built-up roofing material and has parapets on the northwest, southwest and northeast sides. The foundation is made of concrete. A large parking lot is located to the southeast of the building and a smaller parking area is located to the northwest. The primary façade faces southeast and is recessed slightly to accommodate a loading dock. The southwest and northeast walls project forward and enclose the sides of the loading dock, which is covered by the roof and a corrugated metal canopy. The loading dock is accessed by a ramp and is surrounded by metal railings. The primary entry is located at the center of the façade and consists of a metal, roll-up garage door. Fully-glazed, metal, pedestrian doors serve as secondary entrances. The southwest and northeast facades are identical and consist of unadorned wall surfaces pierced by small, multi-pane, fixed, steel-sash windows fitted with wire glass. A flush metal door at the northwest end of the southwest facade provides basement access. The northwest (rear) façade is also dominated by a loading dock that is covered by a corrugated metal canopy and features a roll-up metal garage door at the center of the facade. The building appears to be in good condition with good physical integrity.

*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 south

5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic

1958

Building permit

*P7. Owner and Address:

Monturah Co./ Calbourne Farms

*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)

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*Resource Name or # (Assigned by recorder) 630 H Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update



Rear (northwest) and southwest façades, looking east.



Northeast façade, looking northwest down adjacent alley.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 3 of 4

*Resource Name or # (assigned by recorder) 630 H Street

B1. Historic name: Trans-State Wholesale Distributors Warehouse
B2. Common name: AAL Furniture Warehouse
B3. Original Use: Commercial; light industrial
B4. Present use: Commercial; retail
*B5. Architectural Style: Utilitarian

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

Constructed in 1958. Addition made and loading dock with canopy added, 1960. Interior office created, 1964. Storage bins connected to mezzanine, 1965. Stairway added, 1966. Sign added, 1968.

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

*B8. Related Features: Paved parking areas to southeast and northwest of building.

B9a. Architect: H. Wayne Taul

b. Builder: J.T. Cowan

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno
Period of Significance 1958 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)

630 H Street was constructed in 1958 for use as a warehouse building for the Trans-State Wholesale Distributors. The original building permit states that plans were drawn by H. Wayne Taul, who was a civil and structural engineer that was involved with many construction projects in Fresno's downtown area. Taul held an engineering degree from MIT, taught engineering at West Point, and in 1946 opened his own practice in Fresno. He served four years on the State Board of Registration of Civil and Professional Engineers and, in 1957, was known to be the only engineer in California to be licensed in every branch of engineering. The warehouse at 630 H Street was constructed by J.T. Cowan, who was the contractor on most of the subsequent additions and alterations made to the building. The building was occupied by Trans-State Wholesale Distributors from 1958 through at least the late 1980s. The Trans-State company is known to have been the sister firm of Ace Service Inc., which was established in 1925 at Broadway and Los Angeles streets in Fresno. The firm began as a service station and eventually became a Firestone tire franchise. The firms were owned by Sahag Pashayan and then his son, Charles S. Pashayan. The Ace Service Inc. firm had three retail tire outlets in the city, as well as a wholesale distribution center (which is assumed to be the subject warehouse). (continued)

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

*B12. References:

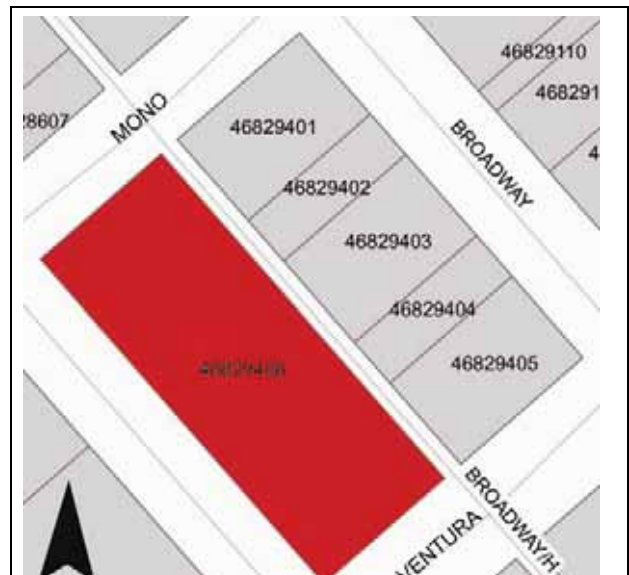
City of Fresno building permits.
Fresno Bee, "Pashayan's Ace Service Still Rolling", 6/20/1976. p. 19.
Fresno City Directories.
Sanborn Maps 1906, 1918, 1948.
U.S. Federal Census Records.

B13. Remarks:

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

*Date of Evaluation: 4/18/08

(This space reserved for official comments.)



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

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Page 4 of 4

*Resource Name or # (Assigned by recorder) 630 H Street

*Recorded by: Page & Turnbull

*Date 4/18/08

☒ Continuation

☐ Update

B10. Significance: (continued)

The Ace Service and Trans-State companies were established on the southwest corner of Broadway and Ventura streets as early as 1946 and soon expanded to a couple of warehouses across the alley, probably including 603 H Street. Trans-State Wholesale Distributors dealt in auto accessories, parts, and tires. The building is now occupied by the AAL Office Furniture warehouse, which is a used furniture retail business.

630 H Street has retained integrity of location, setting, feeling and association; continuously operating as a warehouse and wholesale retail establishment throughout its history. The building's integrity of design, materials and workmanship as a relatively modern warehouse building is also intact. Though small alterations have occurred, they are generally in keeping with the types of changes many utilitarian industrial buildings experience throughout years of use and the building generally retains its original appearance, as well as its ability to convey its age and use.

630 H Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. Little biographical information was found to substantiate the significance of Sahag or Charles Pashayan. The property has had some 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.

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) 704-729 "H" Street

P1. Other Identifier: AJ Auto Body, Colima Auto Body

*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: 704, 710, 728-729 "H" 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): 468-286-08

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

704-729 "H" Street is a building made up of an accretion of structures located on the northeast side of "H" Street, between Inyo and Mono streets. First constructed in 1905 and reaching its present state around 1948, the building is a one-story, brick masonry industrial building designed in the Industrial style. It has an irregular plan and the roof is a combination of both flat and parallel gable forms. The foundation is not visible from the street. The southwest-facing primary façade consists of structural brick and has a number of irregularly spaced openings. These openings include personnel entrances with flush wood or metal doors, garage/service entrances with roll-up metal doors, and a single steel industrial sash window. Other door and window openings on the front facade have been infilled with brick. The upper walls feature inset stuccoed panels that probably once bore signage. The flat parapet is capped with brick coping. The northwest facade abuts a neighboring building and is not visible, while the southeast facade consists of an unadorned brick wall surface, of which the southwest half has been stuccoed. The shadows of jack arched window openings that have been infilled with brick remain. The façade terminates in a flat parapet with concrete coping that steps progressively upward toward the rear of the building. A number of small additions are located at the rear of the building. (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 south

5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic

1905-1948

City directories, Sanborn maps

*P7. Owner and Address:

Bedros Mardirosian

*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# _____

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Trinomial _____

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*Resource Name or # (Assigned by recorder) 704-729 "H" Street

*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation

☐ Update

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

Most appear to be made of brick, some of which has been stuccoed. Various garage entrances with sliding doors on overhead tracks, are located on the rear façade, as well as six-pane, fixed, steel sash windows. The building appears to be in good condition, and its physical integrity is fair.



Northwest half of front façade, corresponding to address 728-729 H Street, looking east.



Southeast half of front façade, corresponding to addresses 704 and 710 H Street, looking east.

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) 704-729 "H" Street

*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update



Southeast façade, from the south.



Rear (northeast) façade, from the east.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

Page 4 of 5

*Resource Name or # (assigned by recorder) 704-729 H Street

B1. Historic name: Valley Foundry & Machine Works
B2. Common name: A&J Auto Body, Colima Auto Body
B3. Original Use: Industrial
B4. Present use: Commercial; Light Industrial
*B5. Architectural Style: Industrial

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

Constructed c.1905. Storage building constructed in 1910. Addition to foundry constructed in 1917. Addition to crane shed constructed in 1920. Unspecified alterations made in 1920, 1924, and 1932. Enclosed pattern shop, drafting room and brass foundry area added in 1925. Facility rebuilt after fire in 1932. Addition to machine shop constructed in 1942. Unspecified addition constructed in 1943. Addition made to northwest side of building, windows infilled, exterior doors replaced, in 1978.

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

*B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno
Period of Significance c. 1905, 1932 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)

704-729 H Street was initially constructed circa 1905 as an industrial building. The 1906 Sanborn map shows that it was occupied by the Valley Foundry and Machines Works, which was established in 1898 in a small shop on Broadway Street and was a manufacturing and "jobbing" business that produced all types of machinery, pumps, gears, pipes, bearings and belting. It also operated a repair facility for such equipment. The two shop spaces contained in the original building were used as a blacksmith shop, machine shop, and pattern making area, while the foundry was located in a separate building at the rear of the lot. Over the years the factory grew steadily to accommodate the company's needs. By 1918, multiple storage areas had been added to the northwest and southeast sides of the building (some located on what is now an adjacent but separate parcel) and the foundry at the rear of the lot had been enlarged and connected to the main building by two small shop spaces. In 1925, the foundry underwent a major enlargement and remodeling, including the addition of an enclosed pattern shop, drafting room, and brass foundry area. At that time, the plant is said to have occupied seven lots and was one of the best equipped plants in the state, having the only gear cutting equipment in the San Joaquin Valley. (continued)

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

***B12. References:**

City of Fresno building permits
Fresno City Directories
Sanborn Maps 1906, 1918, 1948
Fresno Bee Republican, July 26, 1932.
(continued)

B13. Remarks:

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

*Date of Evaluation: 10/4/07

(This space reserved for official comments.)



State of California & The Resources Agency
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Primary#

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*Resource Name or # (Assigned by recorder) 704-729 H Street

*Recorded by: Page & Turnbull

*Date 10/4/07

☒ Continuation

☐ Update

B10. Significance: (continued)

The staff was also restructured at that point to improve efficiency. All of these changes resulted in the plant's production capacity being increased to sixteen tons of iron per hour. A 1932 newspaper article reports that the Foundry was destroyed by fire in March of that year and was rebuilt by July. It states that the machine shop and office/supply department portions were entirely rebuilt, while a portion of the building that survived the fire was remodeled to house a new welding shop. The 1948 Sanborn map shows the addition of this welding shop and indicates that the other portions of the building were reconstructed with almost the exact floor plan they had had previously. However, the building was reconstructed in brick rather than wood frame. The article also notes that after the fire new equipment was added to the machine shop, which was one of the largest in the San Joaquin Valley. The business rebounded quickly from the fire, employing 30 to 40 workers in 1932. From around 1925 to at least 1932, S.P. Kelthly was president and general manager of the company. By 1948, the Foundry proprietor was Leon Peters, who oversaw the further growth of the company and expansion of the facility. By that time the lot to the southeast had become a separate parcel, but the facility continued to develop to the northwest and rear of the lot. In 1948, the foundry had moved into an addition at the rear of the welding shop. The former foundry building was used for pattern storage and remained attached to the enlarged main building by a pattern shop. An addition to the machine shop was made (possibly in 1942) at the rear of the main building, and a chipping room and other small additions were constructed. The Valley Foundry and Machine Works business finally outgrew the facility at 704-729 H Street in 1951 and subsequently moved to a new facility just south of Fresno. The H Street property was sold and probably came to house multiple businesses at that time due to its size and the compartmentalized nature of the structure. In 1953, the H Street Garage auto repair shop is listed at the address. In 1957, Allen's Body Repair was located in the building, and the following year the Bob Harootunian Showcase & Fixture Co., which did furniture refinishing, and Al William's Body & Paint was located at the property. Bob Harootunian's business remained in the building until at least 1981, and in the 1960s A&M Body Works was also located at the property. Today, the building continues to be used by a number of businesses, all with an automotive focus.

The Valley Foundry and Machine Works building was the first to be constructed on the subject parcel, which was vacant prior to 1905. In 1906, the block was already almost entirely commercial and industrial, which reflected the steady growth experienced in the City of Fresno in the early 1900s. The 1918 Sanborn map illustrates a predominance of industrial buildings on the block, including four major facilities for laundry, auto repair, bottling and soda manufacturing, and the foundry. This trend continued in 1948. The early commercial and industrial development of this area along H Street can be attributed to the proximity of the Southern Pacific railroad tracks, which were laid in the 1870s. The association with manufacturing and the transportation of products separated this particular location from the development trends happening elsewhere in the Central Business District.

704-729 H Street retains integrity of location, setting, and feeling; continuing to operate as an industrial facility surrounded by other such properties in the vicinity of the railroad tracks. Its integrity of association is diminished due to the fact that the long-standing occupant, Valley Foundry, is no longer located in the building. The building's integrity of materials and workmanship as an early 20th century industrial plant is somewhat diminished due to the fact that the building underwent a major reconstruction after a fire in 1932. However, the current building is still considered to be age eligible and the reconstruction sensitive in maintaining the layout of the original building. The integrity of design is thus intact, as the 1935 reconstruction adhered closely to the original plan and still accommodated the building's use as an industrial plant. Since 1932, multiple additions and alterations, including the infill of openings, has obscured the building's original appearance and configuration. Ultimately, its ability to convey its age and historic significance is obscured by these changes.

704-729 H Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. The building embodies distinctive characteristics of a period, type, or method of construction, but is not architecturally distinctive or particularly unusual in its context. Despite being ineligible for historic designation, however, the property may warrant special consideration in local planning, because it is associated with the Valley Foundry and Machine Works, which was important in the early industry and commerce of Fresno and influential throughout the San Joaquin Valley and State of California. The early 20th century industrial/commercial building type is important to the Central Business District as it represents the early prosperity and economic growth of Fresno and the transition of the neighborhood from residential to commercial use circa 1920.

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 Bee, March 4, 1925 and Nov. 11, 1973.

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

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) 740 H Street

P1. Other Identifier: _____

*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: 740 "H" 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): 468-286-09

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

740 H Street is located on the northeast side of H Street, between Inyo and Mono streets. Built circa 1895, it is a two-story, brick masonry commercial building designed in the 20th Century Commercial style, but has been heavily altered over the years. The building has a rectangular plan and the front façade is clad in stucco. It has a shallow gable roof concealed behind a flat parapet. The foundation is not visible from the street. The southwest-facing primary façade consists of four bays at the first story level. These bays have been infilled with concrete. Window sills and a skirting of Roman brick remain at the base of the infilled bays, indicating that each bay probably once contained a storefront window. In the first bay (at the northwest side of the façade) there is a non-historic flush wood personnel door within a plywood and 2x4 assembly. Above the door is a three-pane transom that has been painted over, and above the transom is a single-pane clerestory window. In the second bay is metal roll-up garage door. In the third bay is another personnel door, and in the fourth bay is a large, aluminum frame, sliding window that spans the width of the bay just above the skirting. The second story is separated from the first by a thin beltcourse. At the second story level are four regularly spaced windows. These windows are relatively small and consist of six-pane, fixed, steel sashes. The stucco covering the second story is heavily textured, but the wall is otherwise unadorned. The parapet is capped by a (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 south

5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic

c.1895

Sanborn maps

*P7. Owner and Address:

Edward B Barry

*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# _____

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Trinomial _____

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*Resource Name or # (Assigned by recorder) 740 H Street

*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update

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

heavy coping. The secondary facades abut neighboring buildings and are not visible. A single-story addition appears to have been made to the rear of the building, which is set back from the alley. The building appears to be in good condition, but its physical integrity is poor.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

Page 3 of 4

*Resource Name or # (assigned by recorder) 740 H Street

B1. Historic name: W.J. O'Neill & Co., Fairmont Hotel
B2. Common name: Unknown
B3. Original Use: Commercial/residential; Industrial/Lodgings
B4. Present use: Commercial; Warehouse
*B5. Architectural Style: Altered; 19th Century Commercial

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

Constructed circa 1895. Interior alterations and repairs made in 1916. Unspecified alterations made in 1917, 1919, 1920, 1928, and 1946. Ice machine shop added in 1921. New garage constructed in 1926 and later removed. New front façade and floor installed in 1934. Front of building stuccoed in 1956. Rehabilitation work, including parapet reinforcement, in 1963.

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

*B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance c.1895 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

740 H Street was constructed around 1895 and was probably originally intended as an industrial property. The first known business to be located in the building was W. J. O'Neill & Co., which specialized in the production and sale of agricultural implements, carriages and wagons. The two shop spaces in the building were used to store carriage materials and for carriage painting. O'Neill's business also occupied the neighboring building at 752 H Street, where other implement and carriage-making activities were carried out. By 1906, the two buildings had separate uses and the subject building functioned as the Fresno Steam Laundry facility, with lodgings located on the second floor. The first floor came to be known by the address of 740 H Street, while the upper story was 742 H Street. By 1910, the second floor rooming house was operated by Frenchman, Jules Bourgogne, who lived at the property with his wife and three boarders. The laundry was probably still located on the first floor at this time, as one of the boarders is known to have worked in a laundry. By 1915, the lodging house was known formally as the Fairmont Hotel and advertised furnished rooms. Mrs. Lucy McKinny was the hotel proprietor in 1913. The 1918 Sanborn map labels the building as a macaroni factory, which was probably the business located on the first floor. The Fairmont Hotel continued to be located on the second floor until at least 1947. (continued)

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

*B12. References:

City of Fresno building permits

Fresno City Directories

Sanborn Maps 1888, 1898, 1906, 1918, 1948

Fresno Bee, May 13, 1959.

Fresno Republican, June 27, 1929. (continued)

B13. Remarks:

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

*Date of Evaluation: 10/4/07

(This space reserved for official comments.)



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

Primary#

HRI #

Trinomial

Page 4 of 4

*Resource Name or # (Assigned by recorder) 740 H Street

*Recorded by: Page & Turnbull

*Date 10/4/07

☒ Continuation

☐ Update

B10. Significance: (continued)

By 1921, the ground floor was occupied by a meat company, most likely the San Joaquin Valley Meat Co. This use continued through the 1960s, though the company names changed. In 1936, the Crocker Hoffman Co. occupied the building and dealt in the wholesale meat business. By 1947, the Zarcone Meat Co. operated from the building, and in 1952 Washington Market Wholesale and Jobbers Inc. Meats was the tenant. Central Valley Meat was located in the building in 1958 and Wholesale Meat Jobbers was listed again in 1964, with a note that livery quarters were located on the second floor. In 1965, the Crown Meat Co. was located at the property, while the second floor remained vacant. Throughout the years and the occupancy of many tenants, the building was owned by the Jermagian family. Vartan Jermagian is said to have been one of the first Armenians to settle in Fresno, arriving in 1896. He was known as a prominent merchant, property owner, and vineyardist. He owned the White Hotel at 832 Broadway Street and the Fairmont Hotel at 740 H Street. Building permits show that the property was later owned by his sons, Soren and Vartez Jermagian.

Prior to the construction of the current building, the lot contained a blacksmith shop and the Fresno Beer Hall in 1885. During this time period, the area was largely undeveloped and in 1888 the site was vacant. The current building was in place by 1898 and while the rest of the area was relatively sparsely developed with residential buildings, the block on which the subject building is located was primarily commercial, with industrial uses prevalent. By 1906, the block was almost entirely commercial and industrial, which reflected the steady growth experienced in the City of Fresno in the early 1900s. The 1918 Sanborn map illustrates a predominance of industrial buildings on the block, including four major facilities for laundry, auto repair, foundry and machine works, and bottling and soda manufacturing. This trend continued in 1948. The early commercial and industrial development of this area along H Street can be attributed to the proximity of the Southern Pacific railroad tracks, which were laid in the 1870s. In addition, the fact that this property also functioned as a hotel may have something to do with the proximity of the rail line and the need for lodging facilities to serve travelers' needs. The association with manufacturing and transportation separated this particular location from the development trends happening elsewhere in the Central Business District.

740 H Street has retained integrity of location, setting, feeling and association; continuing to operate as an industrial/warehouse facility surrounded by other such properties in the vicinity of the railroad tracks. Its integrity of association is slightly diminished by the fact that it no longer functions as a hotel or lodging house, which was part of its use throughout much of its history. The building's integrity of design, materials and workmanship as a later 19th century commercial building is diminished as well. Alterations such as the infill of first story bays (possibly storefronts), alterations to the façade and wholesale stuccoing of the façade, has obscured the building's true style and its ability to convey its age and significance.

740 H Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. The building no longer embodies distinctive characteristics of a period, type, or method of construction, and is not architecturally distinctive. Despite being ineligible for historic designation, the property may warrant special consideration in local planning due to its association with Vartan Jermagian, who was one of the first Armenians to settle in Fresno, becoming a cornerstone of the Armenia Town community and the Central Business District. Both the White Hotel and the Jermagian family home are now gone, but further research would be needed in order to determine the uniqueness of this building or if other properties associated with Jermagian still exist. The building may also have connections with railroad activities and commerce.

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)
U.S. Federal Census Records

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) 752 "H" Street

P1. Other Identifier: _____

*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: 752 "H" 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): 468-286-10

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

752 "H" Street is located on the northeast side of "H" Street, between Inyo and Mono streets. Built circa 1893, 752 "H" Street is a two-story brick masonry commercial building that appears to have been designed in the 19th Century Commercial style, though it has been severely altered over the years. The roof of the rectangular-plan building consists of two parallel gables. The parapet at the front of the roof follows the gable forms to create a saw-tooth shape. Overall, the roof is asymmetrical, with another peaked shape at the northwest side that joins with a parapet wall that runs along that side of the roof. The foundation of the building is not visible from the street. The southwest-facing primary façade is clad in stucco on the first floor level and consists of exposed structural brick on the second story. The building has been altered at the first floor and where there appear to have once been four bays, there is now an unbroken wall surface with only the shadows of the piers that once divided the bays indicating the original façade organization. Two flush, wood personnel doors are located on the northwest half of the façade and a metal roll-up garage door is located near the center of the façade. The second story is divided from the first by a section of unadorned wall surface and a simple beltcourse. At the second story level are four, regularly spaced windows with tall, narrow, jack arched openings and three-pane, fixed, wood sashes. (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

ca. 1893

Sanborn Maps

*P7. Owner and Address:

Bedros Mardirosian

*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
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Primary#

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Trinomial

Page 2 of 4

*Resource Name or # (Assigned by recorder) 752 "H" Street

*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update

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

The southeast side of the building abuts a neighboring building and is not visible, while the northwest facade once did the same, but is now exposed. It is unfenestrated and the wall surface is covered primarily with stucco, though some brick is visible. Wood beams and metal ties project from the wall and the shadows of adjoining structural elements are evident on the wall surface. A one story addition is located at the rear of the building, though Sanborn maps indicate that it was built before 1898. It is made of brick and has a gable roof covered with corrugated metal. Steel industrial sash windows dominate the northeast façade of the addition. A garage entrance, with a metal roll-up door is located at the center of the façade and is surmounted by an industrial sash transom. The addition's gable end exhibits painted signage reading "Fresno Freight Contractors". The ends of the wood roof purlins project from the gable end. The building appears to be in fair condition, and its physical integrity is poor.



Northwest and primary facades, from the west.



Rear (northeast) façade of rear addition, from the southeast.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

Page 3 of 4

*Resource Name or # (assigned by recorder) 752 H Street

B1. Historic name: Zapp's Transportation Co./ Fresno Transfer Co.

B2. Common name: Unknown

B3. Original Use: Commercial; light-industrial, warehouse

B4. Present use: Commercial; warehouse

*B5. Architectural Style: Altered; 19th Century Commercial

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

Constructed ca. 1893. Unspecified alterations made in 1914, 1922 and 1929. New storage garage constructed at rear of building in 1927. New floor installed in office in 1936. Rehabilitation work done in 1963; possibly including infill of storefront bays, stuccoing of front façade, and removal of cornice. Ceiling framing and framing work done and exterior of south wall fitted with lath in 1964.

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

*B8. Related Features: Early garage addition at rear.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance ca. 1893

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)

752 H Street was constructed circa 1893. It does not appear on the 1888 Sanborn map, but is present on the 1898 Sanborn map. The building was probably originally intended as a warehouse property, with the ground floor of the building housing horses and wagons, and the second story used as lodgings for employees. The Fresno Transfer Co., owned and operated by John Zapp, is thought to have been the first business to occupy the building. An 1889 newspaper advertisement describes the company's services as "moving and shipping of household goods, baggage, etc.", but lists only the address for the company office on I Street and therefore does not verify the existence of the subject building or the Fresno Transfer Co.'s presence at the property at that time. John Zapp is listed as a drayman or transferman by various sources from at least 1889 through 1910, though his term of occupancy at the subject property is uncertain as another company is listed there in 1898. Later advertisements for the Fresno Transfer Co. show W.C. Penn as the proprietor rather than Zapp and list an address at Merced and H streets. Zapp was also known as the manager of an amusement park known as Zapp's Park, located at Olive and Blackstone Avenues, from around 1900 through 1917. Zapp died in 1918. The next occupant of 752 H Street is believed to have been the W. J. O'Neill & Co., which is indicated on the 1898 Sanborn map. (continued)

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

*B12. References:

City of Fresno building permits

Fresno City Directories

Fresno Morning Republican, 2/15/1889, 11/11/1962.

Sanborn Maps 1888, 1898, 1906, 1918, 1948

B13. Remarks:

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

*Date of Evaluation: 10/3/07

(This space reserved for official comments.)



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

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*Resource Name or # (Assigned by recorder) 752 H Street

*Recorded by: Page & Turnbull

*Date 10/3/07

☒ Continuation

☐ Update

B10. Significance: (continued)

O'Neill specialized in the production and sale of agricultural implements, carriages and wagons, and the 1898 Sanborn map shows a dwelling at the front of the building's second floor. An addition at the rear of the building housed a blacksmith, woodworking, and "setting up" shop. O'Neill's business also occupied the neighboring building at 740 H Street, where other carriage and wagon-making activities were carried out. By 1906, the two buildings had separate uses and the subject building functioned as a general storage facility. It also housed a small office and the addition at the rear was used as a transfer facility. The same uses are shown on the 1918 Sanborn map. In 1920, the building was occupied by Weyl-Zuckerman & Co. Commission Merchants. By 1922, the Eagle Transfer Co. is listed as the occupant and it is noted that the facility included public scales. The property was owned by Wilson I. Compton as early as 1914. Compton is listed in city directories as the owner and manager of a transfer company. It is likely that Compton was the proprietor of the Eagle Transfer Co. during this time. In 1920, Compton's son, William I., junior, worked as a collector at the transfer company, and in 1930, Compton's niece, Rosamond Burr, worked as the company's stenographer. The property was owned by the Compton family through the 1960s and was occupied as the Eagle Transfer Co. for the same period. The current function of the building is unknown, but it appears to have a warehousing or industrial use.

Prior to the construction of the current building, the lot contained a small dwelling and a stable in 1885. During this time period, the area was largely undeveloped and in 1888 the site was vacant. The 1898 Sanborn map shows the current building in place. While the rest of the area was sparsely developed with residential buildings at that time, the block on which the subject building is located featured primarily commercial and industrial uses. By 1906, the block was almost entirely commercial and industrial, which reflected the steady growth experienced in the City of Fresno in the early 1900s. The 1918 Sanborn map illustrates a predominance of industrial buildings on the block, including four major facilities for laundry, auto repair, foundry and machine works, and bottling and soda manufacturing. This trend continued in 1948. The early commercial and industrial development of this area along H Street can be attributed to the proximity of the Southern Pacific railroad tracks, which were laid in the 1870s. This association with manufacturing and transport of goods separated this particular location from the development trends happening elsewhere in the Central Business District.

752 H Street has retained integrity of location, setting and association; continuing to operate as an industrial/warehouse facility surrounded by other such properties in the vicinity of the railroad tracks. The building's integrity of design, materials and workmanship as a late 19th century commercial building is diminished, however. Alterations such as the infill of first story bays (possibly storefronts or vehicular entrances), the stuccoing of the front façade, window replacement, and the possible removal of a cornice and other architectural details, has obscured the building's true style and its ability to convey its age and significance. Ultimately, the building's integrity of feeling is lost and it no longer conveys its history as an early light-industrial building.

752 H Street does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. It has some local significance as a building that was associated with nearby railroad activities and commerce; however, mere association with historic events or trends is not enough to warrant eligibility. The building embodies distinctive characteristics of a period, type, or method of construction and is architecturally distinctive in its context; however, its physical integrity is so diminished that it can no longer convey this significance. Despite being ineligible for historic designation, however, the property may warrant special consideration in local planning, because of its exceptional age. It is likely one of the oldest, if not the oldest building in the Survey Area and possibly in the City of Fresno. Therefore, it may present certain preservation concerns.

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)
U.S. Federal Census Records

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 2 *Resource name(s) or number (assigned by recorder) 1830 Inyo Street

P1. Other Identifier: Liberty Laundry

*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: 1830 Inyo 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): 468-286-11

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

1830 Inyo Street is located on the southeast side of Inyo Street, between "H" and Broadway streets. Built in 1928, 1830 Inyo Street is a one-story, brick masonry commercial building, designed in the 20th Century Commercial style. The rectangular-plan building is clad in brown facing brick on its front façade and has a truss roof with a gable-roofed monitor at the center. The roof is covered with built-up composition roofing material. The foundation is not visible from the street. The northwest-facing, primary façade consists of four bays. The storefront windows in each bay are located relatively high in the wall and have been boarded up with plywood. Entries are located in the end bays and have also been boarded up. A broad, flat metal canopy projects from the front façade and is supported by tie rods that attach to the upper wall. It has a paneled fascia, which bears faded signage, with decorative blocks at each corner. Above the canopy, a band of aluminum frame clerestory windows spans each bay. The upper wall and parapet are adorned with inset panels in the brickwork. The parapet is stepped and capped with a brick coping. The northeast facade has a single bay, articulated like those on the front façade, at the northwest end. The windows in this bay have been boarded up. A continuous panel of vertical groove plywood extends down the remaining length of the façade and may cover additional windows. (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 north

5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic

1928

Ratkovich Study

*P7. Owner and Address:

Alex & Julie F Egetian

*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# _____

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Trinomial _____

Page 2 of 2

*Resource Name or # (Assigned by recorder) 1830 Inyo Street

*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update

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

On the southwest elevation there is a small projection at the southeast end. Openings along the length of this facade and continuing around the projection appear to be boarded up with plywood. The rear facade abuts the building located behind 1830 Inyo Street and is not visible. The building appears to be in good condition, and its physical integrity is good.



Northwest and southwest facades, looking southeast.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 5S3

Page 3 of 4

*Resource Name or # (assigned by recorder) 1830 Inyo Street

B1. Historic name: Liberty Laundry
B2. Common name: None
B3. Original Use: Commercial, Light Industrial
B4. Present use: Warehouse
*B5. Architectural Style: 20th Century Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations)
(No building permits found). Constructed in 1928. Few obvious alterations, other than openings being boarded up.

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

*B8. Related Features: None.

B9a. Architect: None b. Builder: Yarnell & Garges

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno
Period of Significance 1928 Property Type Industrial Applicable Criteria i, iii
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

1830 Inyo Street was constructed in 1928 for use as a light industrial building. The building was designed by contractors Yarnell & Garges. Little is known about James Yarnell. Homer Garges was known to have been a residential builder in Fresno for many years. In 1926, he designed and constructed a home for Rollin A. Pickford, one of the original owners of the subject building. Perhaps better known for his artistic endeavors, Rollin Pickford was a highly regarded regional watercolorist, considered to be of the California Plein Aire school and known for his Central Valley and Monterey Peninsula subject matter. His introduction to the laundry business came from his family at a young age. Though he continued to be involved with the industry throughout his working life, his primary career was as an artist. The Liberty Laundry was the first business located in the subject building and was owned by Rollin Pickford and his brother, William O. Pickford. The Pickfords owned other laundries in the area, including the Kohler Steam Laundry, Union Laundry, and the Fresno Steam Laundry. The Pickford laundry enterprise was started around 1920 with the purchase of the Kohler Steam Laundry from the brothers' aunt, Lottie Kohler. The Union Laundry was purchased in 1926 and the Liberty Laundry in 1928. The purchase of the business was the impetus for the construction of the building at 1830 Inyo Street, which was adjacent to the site of the Kohler Laundry plant. The last addition to the Pickford's laundry conglomerate was the Fresno Steam Laundry in 1937. The Liberty Laundry plant functioned as a wholesale commercial cleaning business, specializing in towels, uniforms, and aprons for the hospitality and automotive industries. (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.)



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

Primary#

HRI #

Trinomial

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*Resource Name or # (Assigned by recorder) 1830 Inyo Street

*Recorded by: Page & Turnbull

*Date 10/9/2007

☒ Continuation ☐ Update

B10. Significance (continued)

The Liberty Laundry functioned in this capacity until it and the other Pickford holdings were purchased by the Los Angeles-based Crescent Towel and Linen Supply Company in 1944. Liberty Laundry continued to operate under this new ownership until 1964. The building then functioned as a furniture warehouse for many years and may continue to do so today.

Prior to the construction of the current building, the lot contained a small stable or garage building. 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. As early as 1918, Broadway Street had entirely transformed from residential to commercial use, while H Street continued to be dominated by industrial uses, including four major facilities for laundry, auto repair, foundry and machine works, and bottling and soda manufacturing. By 1948, the area was entirely commercial and industrial.

1830 Inyo Street maintains integrity of location, setting, and feeling; surrounded by other commercial and industrial properties on the margin between the commercial area along Broadway and the industrial area along H Street. The building has diminished integrity of association, however; as it is no longer used in its original capacity. Its integrity of materials, workmanship and design appear to be good, with no obvious alterations and the strong possibility that original windows and doors still remain within the boarded up openings. Any other changes that have been made are small 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.

1830 Inyo Street is 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 few remaining early 20th century commercial buildings in Fresno and is also associated with a prominent family important in local business history. Though the building does not appear to be eligible for the National or California Register, its eligibility for local designation is valid.

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

***B12. References** (continued)

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

Rehart, Catherine Morison. *The Valley's Legends & Legacies*, Vol. 3. Word Dancer Press, Fresno, CA. 1996.

State of California DPR 523 forms, "Liberty Laundry," August 1994.

U.S. Federal Census Records

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) 633 Van Ness Avenue

P1. Other Identifier: Pablo's Auto Detail Shop

*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: 633 Van Ness Avenue City: Fresno Zip: 93721

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 468-264-04

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

633 Van Ness Avenue is located on the southwest side of Van Ness Avenue, between Mono and Ventura streets. Constructed in 1946, 633 Van Ness Avenue is a one-story, brick masonry, utilitarian-style commercial building. The building has a rectangular plan and is capped by a side-facing gable roof that is clad with corrugated metal. The foundation is not visible. The building is surrounded by paved parking areas on three sides and the rear façade fronts on an alley. The primary entry is located on the northwest side of the primary (northeast) façade and consists of a flush wood or metal door that is covered by a security gate. A four-light, fixed, steel-sash window is located to the southeast of the entry and both the window and door are covered by a fabric awning. The remainder of the primary façade is dominated by an open service bay, which is also surmounted by a fabric awning. A flat wood sign projects above the roofline, spanning the primary facade. The southeast façade consists of an unfenestrated and unadorned brick wall surface. The southwest (rear) façade is similar, though it is fenestrated with three six-over-four, fixed, steel-sash windows. A wood frame carport with a corrugated metal roof extends from the northwest façade. The carport is enclosed at the rear by a metal gate and chain link fence, and on the northwest side by corrugated metal. The building appears to be in good condition and has good physical integrity.

*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)
Primary façade, looking SW.
3/25/2008

*P6. Date Constructed/Age and Sources: ☒ Historic
1946
Assessor's Records

*P7. Owner and Address:
Lester L & Delphina Garcia

*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

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*Resource Name or # (Assigned by recorder) 633 Van Ness Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update



Detail of primary façade, looking southwest.



Southeast and rear (southwest) facades, looking north.

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

Primary#

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*Resource Name or # (Assigned by recorder) 633 Van Ness Street

*Recorded by: Page & Turnbull

*Date 4/18/2008

☒ Continuation ☐ Update



Rear (southwest) and northwest facades of carport addition.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 4 of 5

*Resource Name or # (assigned by recorder) 633 Van Ness Avenue

B1. Historic name: Morris Auto Mart
B2. Common name: Pablo's Auto Detail Shop
B3. Original Use: Commercial; retail
B4. Present use: Commercial; service
*B5. Architectural Style: Utilitarian

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

Constructed in 1946. Sheds on northwest removed and carport added in their place, date unknown.

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

*B8. Related Features: Paved parking areas to northeast of building.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno
Period of Significance 1946 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

633 Van Ness Avenue was constructed in 1946 according to Assessor's records; however no other documentation was found to verify this date. Newspaper ads list the E.J. Johnson used car dealership at the address as early as 1937, but it is uncertain if that business operated out of the current building on the site. This business may have been associated with the Edward T. Johnson used car dealership that was located at nearby 727 Fulton Street around the same time (assuming misprints in newspaper ads or city directories). The Morris Auto Mart, also a used car dealership, occupied the property from around 1944 through 1953. In 1955, Fresno Motor Sales used car dealership is listed as the occupant in city directories; however in 1960, Morris Auto Mart is again shown at the address. In 1962, the Frank E. Beckett Co. truck sales department was located at the address, which links it to the property at 650 Fulton Street, where the Frank E. Beckett Co. also sold trucks. Frank E. Beckett (1894-1963) was a prominent business owner in Fresno, the San Joaquin Valley, and the surrounding Central Valley counties, in which he operated Dodge and Plymouth dealerships. He was a member of the Fresno County Planning Commission and owned interest in the California Inland Broadcasting Co. Beckett's automotive businesses dominated the intersection of Van Ness and Mono streets. As early as 1932, he owned a Dodge dealership at 700 Van Ness Avenue and later expanded to a second dealership at 701 Van Ness Avenue that operated until 1960. Beckett's business appears to have only occupied the property at 633 Van Ness for a year, and was then replaced by the Sandy Crocket Dodge dealership. The building was utilized as the used car depot for this company. (continued)

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

*B12. References:

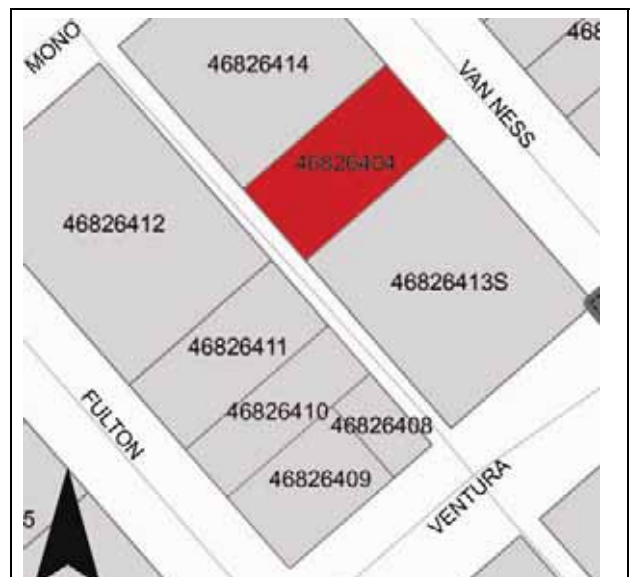
City of Fresno building permits.
Fresno Bee, 6/20/1976.
Fresno City Directories.
Sanborn Maps 1906, 1918, 1948.
U.S. Federal Census Records.

B13. Remarks:

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

*Date of Evaluation: 4/18/08

(This space reserved for official comments.)



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

Primary# _____

HRI # _____

Trinomial _____

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*Resource Name or # (Assigned by recorder) 633 Van Ness Avenue

*Recorded by: Page & Turnbull

*Date 4/18/08

☒ Continuation ☐ Update

B10. Significance: (continued)

The shift in ownership from Beckett to Crocket reflects the same transfer that occurred at 650 Fulton Street in 1963, showing that Crocket's take-over of Fresno's Dodge franchise involved more than a single property previously owned by Beckett. In 1974, the property was used by Dan Day Pontiac as a storage facility, and the following year came to be used by Woods Radiator Service, which remained at the property through 1981. In 1986, the property was again occupied by the Morris Auto Mart, this time known as Gil's Morris Auto Mart. Today, the property is occupied by Pablo's Auto Detail Shop.

633 Van Ness Avenue has retained integrity of location, setting, and feeling; having never been relocated and continuing to operate as an automotive-related establishment throughout its history. Integrity of association is slightly diminished, however; as it no longer functions as a used car dealership, but as an auto service center. The building's integrity of design, materials and workmanship is relatively intact. Though the original sheds on the northwest side of the building were replaced by a carport, the building generally retains its original function and appearance, as well as its ability to convey its age and use.

633 Van Ness Avenue does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. The property was associated with Frank E. Beckett for a short time, who may be locally significant for his contributions to mid-century automotive commerce in the City of Fresno, as well as his contributions to the community as a civic leader and businessman; however 633 Fulton Street was a later, brief, and entirely auxiliary addition to Beckett's Dodge franchise and his significance is probably better embodied by his primary dealership facility at 701 Van Ness. Additionally, little biographical information could be found to substantiate any major significance of W.A. "Sandy" Crocket. The property has 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.

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) 701 Van Ness Avenue

P1. Other Identifier: DAV Thrift Store

*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: 701 Van Ness Avenue City: Fresno Zip: 93721

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 468-256-03

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

701 Van Ness Avenue is located on the west corner of the Van Ness Avenue and Mono Street intersection. Built circa 1946, 701 Van Ness Avenue is a one-story, commercial building, designed in the Art Moderne style. The structure is made of brick masonry and is clad in smooth stucco on the front and southwest facades. The rectangular-plan building is capped by a truss roof with a high parapet. The foundation is not visible from the street. The northeast-facing, primary façade features storefront windows spanning the width of the façade. The storefront assemblies consist of aluminum frame plate glass windows. Tile skirting is located below the windows and a flat, shallow awning with a horizontally banded edge is located above them. The primary entrance is located near the east corner of the building and consists of a single, glazed, aluminum door with a transom. A large expanse of wall is located above the awning over the windows and is unadorned, except for a thin beltcourse and a simple coping at the top of the parapet. The upper wall bears painted bands and applied signage. The primary façade is anchored on the northwest end by a solid section of wall that rises above the main parapet. At the south east end of the façade, the eastern corner of the building acts as a similar anchor. The rounded corner integrates the same storefront windows, skirting and awning found on the primary façade; all smoothly wrapping the corner. (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 east
5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic
c.1946
Sanborn maps, city directories

*P7. Owner and Address:

DAV Charities

*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#

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*Resource Name or # (Assigned by recorder) 701 Van Ness Avenue

*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update

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

Above the awning is a tower-like massing consisting of alternating angled panels of wall that wrap the corner and create a saw-tooth-edged parapet that rises above the main parapet. The northwest façade abuts a neighboring building and is not visible. The southeast façade is similar to the primary façade, in that it is anchored on one end by the rounded corner element, and a solid section of wall that rises above the roofline on the opposite end of the façade. The storefront windows that wrap the corner of the building extend a short way down the southeast façade, but this side of the building is dominated for the most part by a solid wall that features only a garage entrance with a metal roll-up door, and four relatively small windows. Two of these windows have industrial steel sashes, while the other two have been infilled. The rear façade is made of common red brick, with a concrete bond beam spanning the façade just above the openings. These openings consist of two garage entrances fitted with metal roll-up doors and two windows that have been infilled. The building appears to be in good condition and its physical integrity is excellent.



Southeast façade, from the south.



South corner of building, showing rear (southwest) facade.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

Page 3 of 5

*Resource Name or # (assigned by recorder) 701 Van Ness Avenue

B1. Historic name: Frank E. Beckett Co.
B2. Common name: DAV Thrift Store
B3. Original Use: Commercial; retail, light industrial
B4. Present use: Commercial; retail
*B5. Architectural Style: Art Moderne

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

Constructed c. 1946 (original building permit not located). Similar building footprint appears on 1948 Sanborn Map. Interior partitions installed to create spray booth, 1965.

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

*B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance c.1946 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

701 Van Ness Avenue was constructed circa 1946. The original building permit was not located; however, the property is known to have been the location of a gas station until at least 1940, possibly 1944. The current building is shown on the 1948 Sanborn map. Frank E. Beckett Co. was the first occupant of the building. Frank E. Beckett (1894-1963) was a prominent business owner in Fresno, the San Joaquin Valley, and the surrounding Central Valley counties, in which he operated Dodge and Plymouth dealerships. He was a member of the Fresno County Planning Commission and owned interest in the California Inland Broadcasting Co. Beckett's automotive businesses dominated the intersection of Van Ness and Mono streets. As early as 1932, he owned a Dodge dealership at 700 Van Ness Avenue, directly across the street from the subject property. He also owned a truck sales and service facility nearby, at 640 Fulton Street. The gas station that had been located on the subject property since 1928, and was originally owned by P. J. Hicks, and later by Beckett after 1937. It is assumed that Beckett improved his interests by demolishing the gas station and constructing the current building in the mid-1940s. It was then used as an auto sales and service facility, with a large showroom across the front, until 1960. At that time, the building came to be occupied by Lacey's Furniture and then the Slater Furniture Co. and was used for furniture storage until at least 1965. The building remains in use as commercial property, currently occupied by the DAV Thrift Store. (continued)

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

*B12. References:

City of Fresno building records

Fresno City Directories

Fresno Bee, "Frank Beckett Purchases Dodge, Plymouth Agency," May 4, 1932

Sanborn Maps 1906, 1918, 1948 (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page and Turnbull

*Date of Evaluation: 09/28/2007

(This space reserved for official comments.)



State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) 701 Van Ness Avenue

*Recorded by: Page & Turnbull

*Date 09/28/2007

☒ Continuation ☐ Update

B10. Significance (continued)

In 1918, the boundaries of the current parcel contained two dwellings and a lodging house. 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. It is assumed that the residential structures were razed around that time and replaced by the gas station that is known to have existed from at least 1928 through 1940. The 1918 Sanborn map shows that the block was still primarily residential at that time, but was probably redeveloped soon thereafter and by 1948 a significant shift to commercial uses had taken place. Within that commercial context, automotive-related uses were prevalent.

701 Van Ness Avenue retains integrity of location, setting, and feeling, as a mid-20th century commercial building. Its integrity of association is diminished, since it is no longer used as an automotive showroom. The integrity of design, materials, and workmanship is very good. Though small alterations have occurred, they are generally in keeping with the types of changes many commercial buildings experience throughout years of use and the building generally retains its original appearance, as well as its ability to convey its age and use. The building's general appearance and configuration is still indicative of its original function as an automotive showroom.

701 Van Ness Avenue does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. It has had some 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 embodies distinctive characteristics of a period, type, or method of construction, but is not architecturally distinctive or particularly unusual in its context. Despite being ineligible for historic designation, however; the property may warrant special consideration in local planning, because it has relatively good integrity and is associated with Frank E. Beckett and his contributions to mid-century automotive commerce in the City of Fresno, as well as his contributions to the community as a civic leader and businessman.

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)

U.S. Federal Census Records

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

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*Resource Name or # (Assigned by recorder) 701 Van Ness Avenue

*Recorded by: Page & Turnbull

*Date 09/28/2007

☒ Continuation ☐ Update



701 Van Ness Ave., c. 1960
(source: Fresno City Fire Department Collection, Fresno Historical Society)



Rear of 701 Van Ness Ave., c. 1960
(source: Fresno City Fire Department Collection, Fresno Historical Society)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary # _____
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Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource name(s) or number (assigned by recorder) 717 Van Ness Avenue

P1. Other Identifier: Emerald Thrift Store

*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: 717 Van Ness Avenue City: Fresno Zip: 93721

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 468-256-11

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

717 Van Ness Avenue is located on the southwest side of Van Ness Avenue, between Inyo and Mono streets. Built in 1927, 717 Van Ness Avenue is a one-story, brick masonry commercial building, designed in the 20th Century Commercial style. The rectangular-plan building is capped by a flat roof that is surrounded by a low parapet and covered with composition roofing material. Eight skylights are located in the roof. The foundation of the building is not visible from the street. The northeast-facing, primary façade is clad in brown face brick and features four bays of storefront windows spanning the width of the façade. The storefront assemblies consist of aluminum sash plate glass windows. The bay at the southeastern end of the front facade contains the primary entrance, which features glazed, aluminum double door within an aluminum storefront assembly. A wood, multi-pane clerestory surmounts each storefront, though the glazing has been painted and now acts as signage. The first, third and fifth piers dividing the storefront bays feature decorative brickwork that forms inset panels. The second and fourth piers are thinner and undecorated. The architrave over the storefronts also features paneled brickwork and multiple belt courses. A large wood sign reading "Emerald Thrift Store" is located on the frieze. The northwest and southeast facades of the building abut neighboring buildings and are not visible. (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 northeast

5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic

1927

Building permit

*P7. Owner and Address:

John A & Mary Sahakian

*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
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*Resource Name or # (Assigned by recorder) 717 Van Ness Avenue

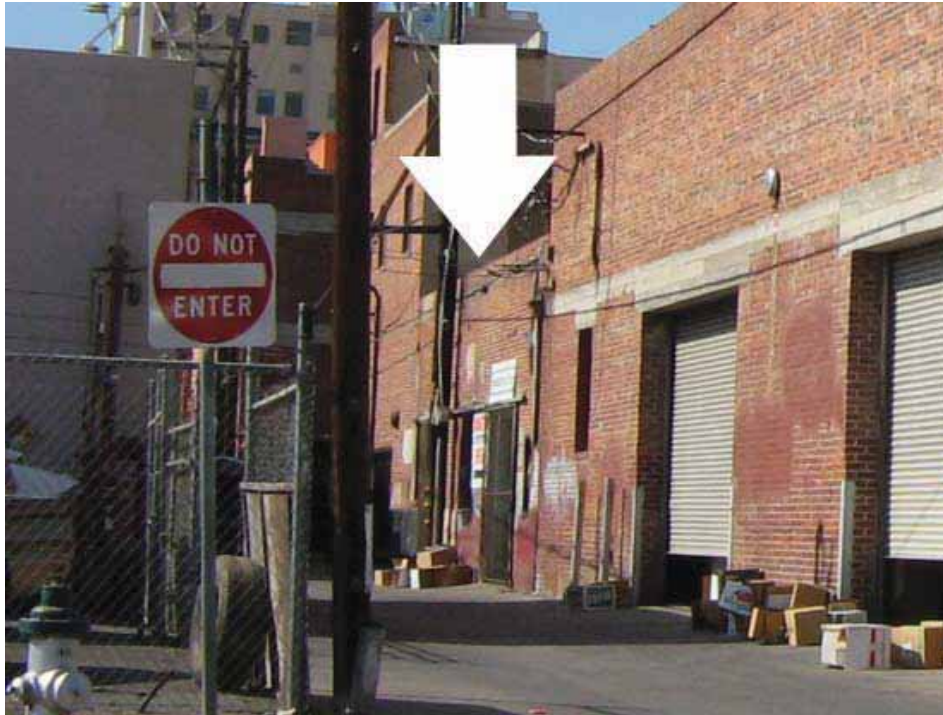
*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update

P3a. Description: (cont.)

The rear façade is made of red brick and has two service entrances and a window. The building appears to be in good condition and its physical integrity is good.



Rear (southwest) façade, from the south. Arrow indicates subject building.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

Page 3 of 5

*Resource Name or # (assigned by recorder) 717 Van Ness Avenue

B1. Historic name: Golden State Garage

B2. Common name: Emerald Thrift Store

B3. Original Use: Commercial; light industrial

B4. Present use: Commercial; retail

*B5. Architectural Style: 20th Century Commercial

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

Constructed in 1927. Interior partitions and other modifications made in 1939 and 1958. Unspecified alterations made in 1961 in conjunction with conversion to printing shop. Storefront assemblies replaced, including entrance, date unknown.

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

*B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1927 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

717 Van Ness Avenue was constructed in 1927 for use as an auto repair shop. At that time it was owned by the Central Building Co., which also owned the neighboring 727 Van Ness Avenue property that was developed around the same time. The first occupant of the building was the Golden State Garage auto repair shop, which opened in July 1928 and was owned by the partnership of William R. Hagan & George D. Ede. Newspaper articles note that the garage was a service station for Rusco Brake Linings. Though evidence is sparse, the Golden State Garage may have remained at 717 Van Ness Avenue until 1944, which is the year that George Ede died and the San Joaquin Paper and Janitorial Supply Co. moved into the building. Though San Joaquin Paper and Janitorial Supply appears to have remained in business through 1960, the 1948 Sanborn map labels the building as an auto repair shop again and in 1961, it was known to have been used as an automobile storage warehouse. At this time, the building underwent alterations in conjunction with its conversion to a printing shop, known as Calderwood's Printing Co. Claude Bernhauer owned the building at this time and also owned neighboring 727 Van Ness Avenue. In 1976, it appears that the construction of a new wood frame building was considered; however, the presence of the original building today indicates that the project was never undertaken. At that time, the AmVets Thrift store was located at the property. The AmVets Thrift store is now located at nearby 758 Broadway, while 717 Van Ness is now occupied by the Emerald Thrift Shop. (continued)

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

*B12. References:

City of Fresno building permits

Fresno City Directories

Sanborn Maps 1906, 1918, 1948

Fresno Bee, July 19, 1928 and May 28, 1960.

(continued)

B13. Remarks:

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

*Date of Evaluation: 10/1/07

(This space reserved for official comments.)



State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) 717 Van Ness Avenue

*Recorded by: Page & Turnbull

*Date 10/1/07

☒ Continuation

☐ Update

B10. Significance: (continued)

Prior to the construction of the current building, the lot contained a garage that was demolished in 1922, according to building permits. The 1918 Sanborn map shows a one-story dwelling on the site. At that time the block consisted primarily of residences. With the steady growth experienced in the City of Fresno in the early 1900s, the South of Stadium Survey Area (Central Business District) gradually changed from a residential area to a commercial area. The 1918 Sanborn map illustrates a predominance of residential buildings, while by 1948 the area was almost entirely commercial. Within the commercial context, automotive-related light industrial uses were prevalent.

717 Van Ness Avenue has retained integrity of location, setting and feeling. Its integrity of association is diminished, because the building no longer functions in its original capacity. The building's integrity of materials and workmanship as an early 20th century commercial building is relatively intact, though it has some diminished integrity of design due to the alterations to the storefront, which probably included a vehicular entrance(s) originally. This obscures the building's original association to the automotive industry; however, other alterations are generally in keeping with the types of changes many commercial buildings experience throughout years of use and the building generally retains its original appearance, as well as its ability to convey its age and use.

717 Van Ness Avenue does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. It has had some 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 embodies distinctive characteristics of a period, type, or method of construction, but is not architecturally distinctive or particularly unusual in its context. Despite being ineligible for historic designation, the property may warrant special consideration in local planning because it has relatively good integrity and an association to the automotive industry context present in the survey area. The early 20th century light industrial/commercial building type is important to the Central Business District as it represents the early prosperity and economic growth of Fresno and the transition of the neighborhood from residential to commercial use circa 1920.

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)
U.S. Federal Census Records

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DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) 717 Van Ness Avenue

*Recorded by: Page & Turnbull

*Date 10/1/07

☒ Continuation ☐ Update



717 Van Ness Ave., c. 1960

(source: Fresno City Fire Department Collection, Fresno Historical Society)



Rear of 717 Van Ness Ave., c. 1960

(source: Fresno City Fire Department Collection, Fresno Historical Society)

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) 727 Van Ness Avenue

P1. Other Identifier: American Vintage Thrift

*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: 727 Van Ness Avenue City: Fresno Zip: 93721

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 468-256-12

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

727 Van Ness Avenue is located on the southwest side of Van Ness Avenue, between Inyo and Mono streets. Built in 1929, 727 Van Ness Avenue is a two-story, brick masonry commercial building, designed in the Art Deco style. The rectangular-plan building is capped by a flat roof and the front façade is clad in gray facing brick. The foundation is not visible from the street. The northeast-facing, primary façade features a storefront spanning the first story level. This storefront consists of wood frame plate glass windows over a concrete skirting, flanking an inset central entrance. The entrance consists of glazed, wood double doors, surmounted by a multi-pane, wood transom. The storefront is covered by a non-historic fabric awning. At the second story are seven double-hung, wood windows with lambs tongues. These windows have a three-over-one configuration, with vertical muntins dividing the panes in the upper sash. At each side of the façade is a pair of these windows divided by a thin mullion, while the remaining three windows are arranged singly at the center of the façade. A continuous concrete beltcourse spans the façade and acts as a sill for the windows, while the brick work around the windows exhibits decorative Art Deco patterns; including vertical fluting flanking the end windows, inset diaperwork panels above the three center windows, and simple belt courses. Cast concrete panels are also located on the upper wall above the paired end windows. (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 northeast

5/22/2007

*P6. Date Constructed/Age and

Sources: ☒ Historic

1929

Building permit

*P7. Owner and Address:

James M. Riley

*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
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*Resource Name or # (Assigned by recorder) 727 Van Ness Avenue

*Recorded by: Page & Turnbull

*Date 9/28/2007

☒ Continuation ☐ Update

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

Historic photographs indicate that the parapet was once taller and that the diaperwork and concrete panels continued upward; however, it was removed sometime after the 1950s. The secondary facades of the building are made of common red brick and are unfenestrated. Only the second story of the southeast facade is visible due to the presence of an adjacent building. The northwest facade is bordered by a parking lot, however, and is entirely visible. It features a painted sign reading "Veterans Thrift Store" (which dates to the 1960s) at the second story level, and a decoratively wood framed bill board mounted at the first story level that appears to advertise restaurant equipment (date unknown). The rear facade is constructed of red brick. Two service entrances and a personnel entrance are located at the first story. At the second story are three large windows with steel industrial sashes at the northwest side of the facade, and two smaller steel sash windows at the southeast side of the facade. The roofline at the rear of the building is flat, except for an elevator penthouse that projects from the roof and is flush with the rear wall of the building. A steel sash window is located on the southwest side of the elevator penthouse. The building appears to be in good condition and its physical integrity is good.



Rear (southwest) facade, from the north.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6L

Page 3 of 5

*Resource Name or # (assigned by recorder) 727 Van Ness Avenue

B1. Historic name: Sears Roebuck & Co.

B2. Common name: American Vintage Thrift

B3. Original Use: Commercial; retail

B4. Present use: Commercial; retail

*B5. Architectural Style: Art Deco

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

Constructed in 1929. Interior and exterior altered for conversion to grocery store in 1940. Interior partitions added in 1958. Repairs made in 1963, possibly including seismic upgrades (a note on the permit states that "this building will collapse under a strong wind or minor earthquake..."). Interior alterations made in 1974. Parapet removed or shortened, date unknown.

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

*B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commercial Development Area: Central Business District, Downtown Fresno

Period of Significance 1929 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

727 Van Ness Avenue was constructed in 1929 for use as a retail establishment for Sears Roebuck & Co. At that time it was owned by the Central Building Co., which also owned the neighboring 717 Van Ness Avenue property that was developed around the same time. Sears Roebuck used the building as a retail store, which sold auto supplies among its other merchandise and operated a battery and tire installation center from the rear of the building (a painted sign for this service is still visible on the rear façade). Sears Roebuck occupied the building until 1940, when it came to house Black's Bad Boy. This was a grocery store that advertised its revolutionary method of merchandizing by selling food in large quantities and in case lots. Though it appears to have been associated with the Black family that owned Black's Market at 755 Van Ness Avenue, newspaper advertisements and articles disclaim that Black's Bad Boy was in "no way connected with Black's – A Co-partnership, which has operated several food stores in Fresno for many years." By 1944, the building was vacant and in 1951, the Frank E. Beckett Co. parts department was located in the building. Beckett was a well known auto dealer in Fresno and two of his showrooms were located nearby at the intersection of Van Ness Avenue and Mono Street. In 1953, Valley Motor Parts was located in the building and functioned as a distributor of Chrysler products. (continued)

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

*B12. References:

City of Fresno building permits

Fresno City Directories

Sanborn Maps 1906, 1918, 1948

Fresno Bee, Oct. 12, 1940 and Dec. 5, 1940.

(continued)

B13. Remarks:

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

*Date of Evaluation: 10/1/07

(This space reserved for official comments.)



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

Primary# _____

HRI # _____

Trinomial _____

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*Resource Name or # (Assigned by recorder) 727 Van Ness Avenue

*Recorded by: Page & Turnbull

*Date 10/1/07

☒ Continuation

☐ Update

B10. Significance: (continued)

Around 1958, the building was owned by Claude E. Bernhauer, who also owned neighboring 717 Van Ness Avenue, and was the location of the Disabled Veteran's Thrift Store. Today, the building continues to be used as a thrift store, though it operates under the name American Vintage Thrift.

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

727 Van Ness Avenue has retained integrity of location, setting, feeling and association; continuing to operate as a retail establishment. Though it had some association with the surrounding automotive context at some points in its history, it has been returned to a use akin to its original function as a retail establishment for household merchandise. The building's integrity of design, materials and workmanship as an early 20th century commercial building is also relatively intact. Though small alterations, like the truncation of the parapet, have occurred, the building generally retains its original appearance.

727 Van Ness Avenue does not appear to be eligible for the National or California Registers or for local listing. The building is not specifically associated with any significant person or events in the history of Fresno or the State of California. It has had some 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 embodies distinctive characteristics of a period, type, or method of construction, and is somewhat unusual in its context, but not of a caliber to warrant eligibility. Despite being ineligible for historic designation, however; the property may warrant special consideration in local planning, because it has relatively good integrity and an association with retail and automotive industry uses throughout its history, particularly a few that have associations with other notable businesses in the area. Its architecture is also noteworthy, as it exhibits the Art Deco style in an early 20th century commercial form. The early 20th century commercial building type is important to the Central Business District as it represents the early prosperity and economic growth of Fresno and the transition of the neighborhood from residential to commercial use circa 1920.

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 republican, June 2, 1954.

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

U.S. Federal Census Records

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

Primary#

HRI #

Trinomial

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*Resource Name or # (Assigned by recorder) 727 Van Ness Avenue

*Recorded by: Page & Turnbull

*Date 10/1/07

☒ Continuation ☐ Update



727 Van Ness Ave., c. 1960.

(source: Fresno City Fire Department Collection, Fresno Historical Society)



Rear of 727 Van Ness Ave., c. 1960.

(source: Fresno City Fire Department Collection, Fresno Historical Society)

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

Primary#

HRI #

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*Resource Name or # (Assigned by recorder) 755 Van Ness Avenue

*Recorded by: Page & Turnbull

*Date 9/28/2007

☐ Continuation

☒ Update

755 Van Ness Avenue (APN 468-256-01), also known as Black's Package Store, was documented in August 2005 by the City of Fresno and was determined eligible for the California Register of Historic Resources as an individual property (California Historical Resource Status Code: 3CS) and for listing in the City of Fresno's Local Register of Historic Resources as an individual property (California Historical Resource Status Code: 5S2).

Since 2005, the building has undergone rehabilitation. For the most part, the alterations undertaken have restored original elements of the building. The most prominent of these changes was the addition of finials along the top of the parapet, which correspond to the pilasters that divide the bays on the northwest and northeast facades. Historic photos show almost identical finials on the building originally. The rehabilitation has also undertaken the replacement of the storefront assemblies at the first story level, which were infilled previously. The building's original arrangement of storefronts along the northwest and northeast facades is now restored. Window alterations at the upper story levels have occurred. Where the building once had profuse fenestration at both the second and third story levels of the northwest and northeast facades, many of the windows at the second story level and all windows at the third story level were infilled. The recent rehabilitation has maintained the infilled windows and infilled a few additional windows at the second story level, further eliminating the original fenestration patterns. The building has been repainted and appears to be in excellent condition, but its physical integrity is only fair; mostly due to the window alterations.

Based on the information presented in the Building, Structure, and Object Record for 755 Van Ness Avenue completed in 2005, the property still appears to meet the criteria for listing in California Register and for local designation. The property was determined to be significant under local register criteria i and ii (which correspond to National Register Criteria A and B) for association with important historic events and a notable person; specifically, for the "role of the company and its founder, Fred P. Black, played in revolutionizing the grocery business in California and specifically in Fresno." The findings of the 2005 Building, Structure, Object Record have been corroborated by current research and this update record concurs that the Black's Package Store building is individually eligible for the California Register and for the City of Fresno's Local Register of Historic Resources.

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



Northeast and northwest facades, from the north. (5/22/07)

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

Primary#

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Page 2 of 3

*Resource Name or # (Assigned by recorder) 755 Van Ness Avenue

*Recorded by: Page & Turnbull

*Date 9/28/2007

☐ Continuation

☒ Update



Northeast façade, from the east. (8/27/07)



Rear (southwest) façade, from the west. (8/27/07)

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

Primary#

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*Resource Name or # (Assigned by recorder) 755 Van Ness Avenue

*Recorded by: Page & Turnbull

*Date 9/28/2007

☐ Continuation

☒ Update



755 Van Ness Ave., c. 1960

(source: Fresno City Fire Department Collection, Fresno Historical Society)



Rear of 755 Van Ness Ave., C. 1960

(source: Fresno City Fire Department Collection, Fresno Historical Society)

VIII. CONSULTANT QUALIFICATIONS

Resumes for Page & Turnbull Staff members who contributed to the Downtown Fresno – South Stadium Historic Properties Survey are included here.

H. RUTH TODD, AIA, AICP, LEED AP
Principal



Ruth Todd joined Page & Turnbull after eleven years in the Office of Campus Planning and Design at Stanford University. As Associate University Architect, she was involved in more than 120 projects including master planning, landscape improvements, new construction, and historic preservation.

Her previous experience includes cultural resource surveys, evaluations of National Register significance, and assessments of effect for Section 106 of the National Historic Preservation Act and the National Environmental Policy Act. Her preservation planning experience includes the municipal, neighborhood, and single resource preservation plans, as well as historic district studies.

In 1994 Ms. Todd was the recipient of the American Architecture Foundation's Richard Morris Hunt Fellowship which enabled her to study architectural practice in France. She also taught Architectural Design Process at Stanford.

EDUCATION

Richard Morris Hunt Fellowship, AAF
Clemson University, Master of Architecture
Center for Design and Urban Studies, Genoa Italy
Clemson University, Bachelor of Arts in Design

REGISTRATION

Registered Architect: CA 22714 and SC 3562
Certified Planner: AICP 017349
LEED AP

PROFESSIONAL EXPERIENCE

Downtown Folsom Historic Resource Survey
Japantown Better Neighborhood Plan, San Francisco
Mission and SoMa Historic Resource Surveys, San Francisco
Charleston Historic Preservation Plan, Charleston, SC
Wyman Avenue Housing, Presidio of San Francisco
Presidio Lodge, Presidio of San Francisco
Interfaith Center, Presidio of San Francisco
Webb School, Claremont, CA
St. Francis Hotel, San Francisco

EXPERIENCE PRIOR TO JOINING PAGE & TURNBULL

Associate University Architect, Stanford University, 1995-2006

Assisted in setting the direction and tone for the physical expression of development at Stanford University. This included establishing design guidelines, developing siting criteria, and conducting planning studies. Worked with many different departments to ensure appropriate aesthetic response to projects. Had direct involvement in more than 120 projects since 1995 including more than 85 historic preservation projects totaling more than \$250M in construction. During her tenure, Stanford was recognized with a National Preservation Honor Award, the Governor's Historic Preservation Award, and numerous other awards.

Office of H Ruth Todd, San Francisco, 1991-1995

Private architecture and urban design practice with a focus on urban infill, adaptive re-use, and historic rehabilitation projects. Clients included the State of California, municipalities, redevelopment agencies, and non-profit economic development organizations. Author of the *Downtown Berkeley Design Guidelines*, awarded a Planning Award from the No. CA Chapter of the American Planning Association (1995). Awarded a Downtown Berkeley Design Award for 2225 Shattuck Avenue (1993).

CAITLIN HARVEY
Architectural Historian



Caitlin Harvey joined Page & Turnbull in 2007 as an architectural historian with a background in practical preservation methods as well as historical research and writing. She has taken the lead in the creation of preservation plans and assessment documents in Alaska and Idaho and has been integrally involved with survey and inventory projects, Historic

Resources Evaluations, Section 106 assessments, and historic context statements throughout Oregon and California. She has successfully nominated two buildings in Eugene, OR to the National Register of Historic Places and was recently involved in surveying San Jose's Japantown for potential nomination as a National Register historic district and as a Traditional Cultural Property. Working with San Jose's Japanese-American community inspired great interest in this facet of California history. As a fourth generation Californian, Ms. Harvey feels a deep personal connection to the history of the state. Her subsequent interests include historic architecture in the West, early settlement periods, and adobe construction.

EDUCATION

University of Oregon, MS Historic Preservation, 2004.
Randolph-Macon Woman's College, Lynchburg, VA, BA Art History, 2002.
Randolph-Macon Woman's College at the University of Reading, Reading, England, 2000-2001

PROFESSIONAL EXPERIENCE

Historic Preservation Maintenance Plan

Sheldon Jackson College, Sitka, AK
Railroad Ranch, Harriman State Park, ID

National Register of Historic Places nominations

McCracken Brothers Warehouse, Eugene, OR
Marx-Schaefer's House, Eugene, Oregon
Colombo Building, San Francisco

Historic Resources Study

Market/Octavia Area Plan, Historic Resources Survey, San Francisco
South Stadium Area, Historic Resources Inventory, Fresno
San Jose Japantown Historic Context & Intensive Survey
Inventory of Unincorporated Alameda County, CA
9 Woodside Way Log Cabin, HRE, Ross, CA
Port of Redwood City; Warehouse No. 1 HRE, CA
17 Cornelia Ave, Historic Resource Evaluation, Mill Valley
255 7th Street HRE, San Francisco
Medeiros Properties, HRE, Sausalito
142 Lovell Avenue, HRE, Mill Valley
2005 19th Street, HRE, San Francisco
42 Miramar, HRE, San Francisco
225 Eldridge Ave., HRE, Mill Valley
1746 Post St., HRE & Peer Review, San Francisco
River Road Neighborhood Context Statement and Historic Survey, Eugene, OR
Woodsmen of the World Hall, Section 106 Assessment, Eugene, OR
Survey of Historic Barns and Agricultural Properties of Benton County, Oregon
US Forest Service Eugene Warehouse Compound, Eugene, OR
US Forest Service Lowell Ranger Station Eligibility Assessment, Lowell, Oregon
Oregon City [OR] Public Works Building
Inventory *Federal Historic Tax Credit certification:*
McCracken Brothers Warehouse, Eugene, OR

EIR/Historic Resources component

San Francisco Water System Program EIR
Alameda Siphons/Irvington Tunnel Project EIR, Sunol-Fremont, CA
San Joaquin Pipeline Project EIR, Oakdale – Tracy, CA

LECTURES & PRESENTATIONS

Preserving California's Japantowns Symposium, San Francisco
Preserving Communities—Japantown Case Studies, California Council for the Promotion of History Conference, San Jose, CA

KARIN SIDWELL Architectural Historian



Karin Sidwell joined Page & Turnbull in October 2006 following the completion of her Master of Arts in Historic Preservation from Goucher College, Baltimore, Maryland. She brings with her an understanding of zoning codes, CEQA, NEPA and NHPA; acquired through job experience and extensive coursework

in Preservation Planning, American Architecture and Urban History.

Ms. Sidwell comes from a background of working with a non-profit historic house museum, Cohen-Bray House, as a board member organizing fundraising and scope of work for the future preservation of the original brick foundation and roof.

She is currently working on the Market & Octavia Survey for the City of San Francisco and the South Stadium area of the Downtown Fresno Survey.

EDUCATION

Goucher College, Baltimore MD, Master of Arts,
Historic Preservation, 2006.
California State University of Hayward, Bachelor of
Arts, Art History, 2002.

PROFESSIONAL EXPERIENCE

- Market/Octavia Neighborhood Area Historic Resource Survey
- South Stadium Area, Downtown Fresno

EXPERIENCE PRIOR TO JOINING PAGE & TURNBULL

Cohen-Bray House, Oakland, CA, 2003-2006.

Staff and Board member

Organized fundraising and scope of work for preservation of foundation and roof.

Central Land, Inc., Alameda, CA, 2004-2006.

Project Assistant

Researched permit fees, land-use regulations, and zoning ordinances for conceptual development projects in the City of Los Angeles and City of Tucson, AR.

IX. BIBLIOGRAPHY

Books

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- “Cool Milestones,” *The Fresno Bee*, 16 June 1990.
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_____, Report to the Historic Preservation Commission re: designation of the W.D. Coates Home and the Black’s Package Company Building to the local register, 22 August 2005.

_____, Property History: Black’s Package Store.

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Patnaude, William E., California Department of Parks and Recreation Historic Resources Inventory form: T.W. Patterson Building, May 1978.

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