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RESOLUTION NO. 2010-242

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, DESIGNATING THE UNITED GROCERS, INC. WAREHOUSE AND DISTRIBUTION CENTER (AKA WESTERN BUILDING MATERIALS COMPANY) LOCATED AT 801 R STREET, AS A HISTORIC RESOURCE TO THE LOCAL REGISTER OF HISTORIC RESOURCES

WHEREAS, the United Grocers Warehouse was constructed in 1931 as one of several buildings along the east side of the Santa Fe Railroad corridor; and

WHEREAS, the building was designed by Swartz and Ryland, a prominent local architectural firm best known for their design of the Fresno State (now Fresno City) College library; and

WHEREAS, the 200 foot long masonry building is an important example of vernacular commercial buildings of the era and contributes to a potential warehouse district; and

WHEREAS, the former warehouse is currently being renovated for use by a federal client; and

WHEREAS, although this tenant improvement has led to some loss of integrity due to federal safety requirements, the building still retains its character defining features of the stepped parapets on the north and south elevation, the overall massing, the masonry construction and the clerestory and bowstring truss roof; and

WHEREAS, the United Grocers Warehouse retains integrity of location, setting, workmanship, feeling and association to its period of significance of 1931; and

WHEREAS, the building was previously evaluated and found eligible to the Local Register of Historic Resources in the 1994 Ratkovich Plan survey; and

Adopted 10-28-10
Approved 11-8-10
Effective 11-8-10

2010-242



WHEREAS, the owners of the property, Baltara Enterprises LP, support the designation of the building to Fresno's Local Official Register of Historic Resources; and

WHEREAS, the City of Fresno Historic Preservation Commission, at a duly noticed public hearing held on October 4, 2010, heard testimony on the subject property; and

WHEREAS, based on that testimony, and the presentation of facts relating to the criteria for official designation, as set forth in the Fresno Municipal Code, Chapter 12, Article 16, made the following findings;

That the United Grocers Inc. Warehouse and Distribution Center (aka Western Building Materials Company) meets the criteria set out in Article 16, Chapter 12, Section 12-1607 (a) of the Fresno Municipal Code; and is eligible for listing on Fresno's Local Register of Historic Resources; and be recommended to the Fresno City Council for adoption as a Local Resource; and whereas in accordance with Fresno Municipal Code, Article 16 Section 12-1601 et seq. this hearing has been duly noticed for Council action upon the designation recommended by the Commission; and

WHEREAS, on October 28, 2010, Council held a hearing where it considered the recommendation of the Historic Preservation Commission, and considered substantial evidence, including but not limited to, staff presentation, a report prepared by staff addressing the property's eligibility to the Local Register, a Primary Record ("PR") and a Building, Structure and Object Record ("BSOR") prepared by the City's Historic Preservation Specialist (as defined in FMC § 12-1604(b)) finding that the property met the Historic Resource eligibility requirements for criteria i and iii to subdivision 12-1607(a)(1).

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno:

1. Council finds that the above recitals are true and correct.
2. Council finds that the United Grocers, Inc. Warehouse and Distribution Center is eligible for listing under criteria i and iii of Fresno Municipal Code, subdivision 12-1607(a)(1) based upon the evidence presented to Council in the staff presentation, staff report, the PR and the BSOR.
3. Council designates the United Grocers, Inc. Warehouse and Distribution Center as a Historic Resource to the Local Register of Historic Resources.



CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, REBECCA E. KLISCH, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the day of October 28, 2010.

AYES : Borgeas, Brand, Dages, Perea, Sterling, Xiong, Westerlund
NOES : None
ABSENT : None
ABSTAIN : None

Mayor Approval : November 8, 2010
Mayor Approval/No Return: N/A, 2010
Mayor Veto: N/A, 2010
Council Override Vote: N/A, 2010

APPROVED AS TO FORM:

REBECCA E. KLISCH

JAMES C. SANCHEZ
CITY ATTORNEY'S OFFICE

City Clerk

BY: John W. Fox
Senior Deputy

BY: Rebecca E. Klisch
Deputy

DATE: 10/18/2010

PRIMARY RECORD

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



Other Listings _____
Review Code _____ Reviewer _____ Date _____

P1. Resource Name: United Grocers Warehouse (Western Building Materials Company) (Survey Update)

***P2. Location:** *a. County: Fresno

b. USGS 7.5' Quad: Fresno South, property located in Section 3 T14S R20E

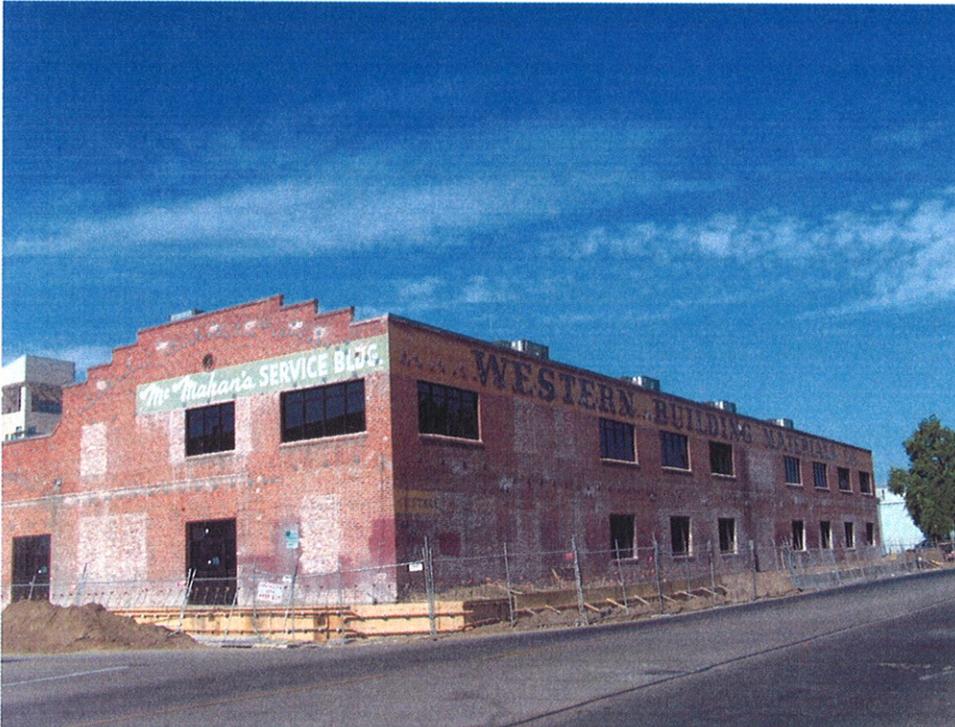
c. Address: 801 R Street, Fresno 93721

d. Assessor's Parcel Number: 468-162-05

***P3a. Description:** The United Grocers Warehouse and Distribution Center building was evaluated in 1994 by John Edward Powell and Michael McGuire for the Ratkovich Plan Survey (see attached Historic Resources Inventory forms). The 1931 warehouse was designed by architects Fred L. Swartz and C.J. Ryland and was constructed by Fisher and McNulty for the San Francisco-based cooperative for a cost of \$65,000. The 200' long masonry structure was purchased in 2009 by a local development company, Baltara Enterprises LP, and the building is currently being adapted as an office complex for a federal agency, General Services Agency. As part of this in-progress tenant improvement the interior has been gutted and is being upgraded for contemporary use using Fresno Green building standards. The steel sash industrial windows have been removed, in order to meet blast resistance standards under federal guidelines for Tier I. Some doors and windows have been removed and in-filled, although apparently many of these had been punched through since the building was constructed in 1931. The exterior will be painted in a brick color, to mask the many layers of former paint used to cover graffiti. A contrasting band of color will accentuate the building at the cornice line. The cement loading dock is being re-poured but will include handicap access and tree wells, as required by the City of Fresno for this right-of-way. A new one-story stucco over frame addition has been constructed on the north end of the building to accommodate the needs of the federal tenant. This addition does not attempt to "copy" the original but is in contrast to it and is purposely set back from the principle elevations in order to not detract from the 1931 warehouse. Character defining features of the stepped parapets on both the "north" and "south" elevations of the warehouse have been retained.

***P3b. Resource Attributes:** HP8 (Warehouse) Tenant Improvements to HP6 (Federal office)

***P4. Resources Present:** ● Building



P5b Photo date: September 28, 2010

***P6. Date Constructed/Age and Sources:** 1931, Chicago Title Deed

***P7. Owner and Address:**
Baltara Enterprises LP
2025 N. Gateway #101
Fresno, CA 93727

***P8. Recorded by:**
John Edward Powell
(see attached survey forms)
Update, Karana Hattersley-Drayton, Historic Preservation Project Manager, City of Fresno

***P9. Date Recorded:**
September 28, 2010

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Evaluation of the Western Building Materials Company for Fresno's Local Register of Historic Resources."

***Attachments:** ● Historic Resources Inventory Form from 1994

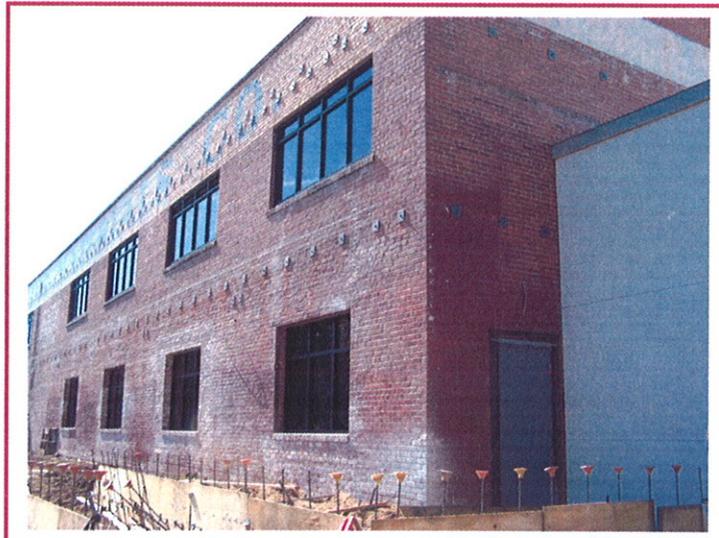


B10 Continued:

Tenant Improvements in Progress, May 2010



***"Northeast"
corner of
building
with new
addition,
September
28, 2010***



Aerial Photograph (2008)
801 R Street



October 29, 2010

Council Adoption: 10/28/10

Mayor Approval:

Mayor Veto:

Override Request:



TO: MAYOR ASHLEY SWEARENGIN

FROM: REBECCA E. KLISCH, CMC
City Clerk

PEK

SUBJECT: TRANSMITTAL OF COUNCIL ACTION FOR APPROVAL OR VETO

At the Council meeting of 10/28/10, Council adopted the attached Resolution No. 2010-242 entitled **Designating bldg @ 801 "R" Street to Local Register of Historic Resources**, Item No. **10:50 A.M. - b**, by the following vote:

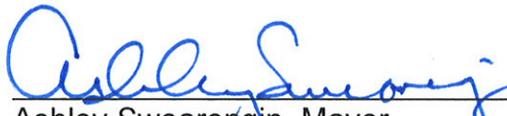
Ayes	:	Borgeas, Brand, Dages, Perea, Sterling, Xiong, Westerlund
Noes	:	None
Absent	:	None
Abstain	:	None

Please indicate either your formal approval or veto by completing the following sections and executing and dating your action. Please file the completed memo with the Clerk's office on or before November 8, 2010. In computing the ten day period required by Charter, the first day has been excluded and the tenth day has been included unless the 10th day is a Saturday, Sunday, or holiday, in which case it has also been excluded. Failure to file this memo with the Clerk's office within the required time limit shall constitute approval of the ordinance, resolution or action, and it shall take effect without the Mayor's signed approval.

Thank you.

APPROVED:

VETOED for the following reasons: (Written objections are required by Charter; attach additional sheets if necessary.)


Ashley Swearengin, Mayor

Date: 11.8.10

COUNCIL OVERRIDE ACTION:

Date: _____

Ayes	:	
Noes	:	
Absent	:	
Abstain	:	