



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIA
HPC MEETING: 01/25/16

July 25, 2016

FROM: DANIEL ZACK, AICP, ASSISTANT DIRECTOR
Development and Resource Management Dept.

APPROVED BY

DEPARTMENT DIRECTOR

BY: KARANA HATTERSLEY-DRAYTON, M.A. *KWD*
Historic Preservation Project Manager
Secretary, Historic Preservation Commission

SUBJECT: CONSIDERATION OF APPROVAL OF REQUEST BY THE PROPERTY OWNER TO RECOMMEND TO THE CITY COUNCIL THE DESIGNATION OF THE A.C. WILKE HOME LOCATED AT 532 E. TERRACE AVENUE TO THE LOCAL REGISTER OF HISTORIC RESOURCES AND ADOPTION OF FINDINGS NECESSARY TO SUPPORT RECOMMENDATION PURSUANT TO FMC 12-1609

RECOMMENDATION

Staff recommends that the Commission find that the A.C. Wilke Home located at 532 E. Terrace is eligible for listing to the Local Register of Historic Resources under Criteria i and iii. Staff further recommends that the property be forwarded to the Fresno City Council for designation pursuant to FMC 12-1609. As required by the City's Historic Preservation Ordinance, the properties were publicly noticed in the *Fresno Bee* (published 15 July 2016).

EXECUTIVE SUMMARY

The owners of the A.C. Wilke Home have requested in writing that their building be considered for listing on Fresno's Local Register of Historic Resources. The full two-story Prairie style residence was constructed in the St. Francis Wood Tract in 1923 but stood vacant until 1927 when it was the residence of A.C. Wilke. The home is located on one of the most architecturally impressive blocks in the City within the proposed Terrace Gardens Historic District, as identified in the 1991 *Tower District Specific Plan*. A character defining feature of the home is the original wood windows that have articulated upper sashes. The home has very high integrity to its period of significance and appears individually eligible under Criterion i (as a contributor to the proposed historic district) and under Criterion iii as an excellent example of a property type, the Prairie Box, which was constructed in Fresno in the early 20th century.

BACKGROUND

Local Register Criteria and Protocols:

The City's Historic Preservation Ordinance is located at Chapter 12, Article 16. Section 1607 outlines the criteria for designation of a resource to the Local Register of Historic Resources. A "historic resource" is "any building, structure, object or site" which is

generally more than fifty years of age and “possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:

- (i) Is associated with events that have made a significant contribution to the broad patterns of our history; or
- (ii) Is associated with the lives of persons significant in our past; or
- (iii) Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values; or
- (iv) Has yielded or may be likely to yield, information in prehistory or history.”

The City’s criteria for assessing significance are patterned after the National Register of Historic Places (1966 as amended) which uses letters A-D for significance. Fresno’s Local Register is also similar, although not equivalent, to the California Register of Historical Resources which uses a numbering system of 1-4 for criteria. Although the concept of “integrity” is not specifically defined in the City’s Ordinance, it is implicitly understood to follow the National Register which defines “integrity” as “the ability of a property to convey its significance.” “To retain integrity a property will always possess several and usually most, of the aspects.” (“How to Apply the National Register Criteria for Evaluation” 1988:44).

The process for designating a historic resource is outlined in FMC 12-1609. In brief, a request to designate a resource to the Local Register may be made by the Council, the Commission, the Secretary to the Commission, the property owner, or an authorized representative of the owner (12-1609(a). Applications for listing use the state protocol for survey forms with both a DPR 523A (Primary) as well as a DPR 523B (Building, Structure, Object Form) (12-1609(a)(1-9). A notice must be published in a local newspaper at least 10 days prior to the hearing and sent to the property owner as well. Commissioners must also physically visit the property prior to the Commission hearing (12-1609(c)(1).

Attachment: Exhibit A - State of California Survey Forms for the A. C. Wilke Home Prepared by Karana Hattersley-Drayton, M.A. (Historic Preservation Project Manager) for the City of Fresno, 13 July 2016.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

P1. Resource Name: A.C. Wilke Home

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

b. USGS 7.5' Quad: Fresno North, parcel located in Section 29, R20E/T13S

c. Address: 532 E. Terrace Avenue, Fresno

d. Assessor's Parcel Number: 443-314-04

***P3a. Description:** This residence reflects the earliest development of the Prairie style, the Prairie Box. Thus it is a full two stories, stucco clad with a low pitched hipped roof, symmetrical façade with a one story wing on the east elevation. The home faces north onto E. Terrace and is raised on a plinth that serves as a verandah. The roof has overhanging eaves which are not boxed and have exposed rafter tails. The solid wood front door is centrally located and is protected from the elements by both a canvas awning as well as a cement planter box which cantilevers out from the second floor. The ribbon windows on each side of the door are matching and are tripartite in scheme. Each has a fixed central pane with a transom above and side windows of 1/1 lights. A character defining feature of this property is the treatment of the windows, all original wood and with articulated multiple lights on the upper sash. The one story addition on the east elevation has a flat roof and is set back from the façade plane. A one story *porte cochere* on the west elevation is supported by stout piers and has a deck with solid balustrade on the flat roof. A secondary entrance at this location is a double French glass and wood door which is flanked by casement windows that replicate the same pattern found on the double hung sash windows throughout the home. A two car garage is located on the southwest corner of the parcel. An exterior chimney is located on the west elevation.

***P3b. Resource Attributes:** HP2 (Single-family residence), HP4 (Ancillary Building/Garage)

***P4. Resources Present:** ●Building

●Element of (Proposed Terrace Gardens) District

P5b Photo date: 13 July 2016



***P6. Date Constructed/Age and Sources:** 1923, Building permit #4332

***P7. Owner and Address:**
Scott and Danielle Bergstrom
532 E. Terrace Avenue
Fresno, CA 93704-5451

***P8. Recorded by:**
Karana Hattersley-Drayton, M.A.
Historic Preservation Project
Manager, City of Fresno

***P9. Date Recorded:** 13 July 2016

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Evaluation of the A.C. Wilke Home 532 E. Terrace Avenue, Fresno for the Local Register of Historic Resources."

***Attachments:** ● Building, Structure and Object Report; ● Continuation Sheet

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5S2

*Resource Name: A.C. Wilke Home

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

***B5. Architectural Style:** Prairie Box

***B6. Construction History:** A building permit was issued in 1923. An addition was permitted in the 1930s (building permit is quite faint).

***B7. Moved?** No

***B8. Related Features:** The home is one of many substantial homes within the proposed Terrace Gardens Historic District (Tower District Specific Plan, 1991).

B9a. Architect: Unknown

B9b. Builder: Unknown

***B10. Significance: Theme:** Fresno's Expansion North

Area: St. Francis Wood Tract

Period of Significance: 1923

Property Type: Prairie Box, Residential

Applicable Criteria: iii

This Prairie Home is located on a .23 acre parcel on one of the most architecturally impressive blocks in the St. Francis Wood tract, a subdivision filed in the County 15 January 1916 and annexed to the City in 1918. A permit for the home was issued in 1923 but the house was vacant until 1927 when it was the residence of A.C. Wilke. No information (to date) has been found on the original owner. An addition was permitted in the mid-1930s, perhaps for the one story room on the east elevation. The property has high integrity to its period of significance with all original, beautifully articulated wood windows and French doors. It is a contributor to the Terrace Gardens Historic District as proposed in the Tower District Specific Plan of 1991. The home appears to be individually eligible to the Local Register of Historic Resources as an excellent example of a property type, the Prairie Box, which was constructed in Fresno in the early 20th century (Criterion iii) as well as a contributor to the proposed Terrace Gardens Historic District (Criterion i).

***B12. References:** Building permits on file with the City of Fresno; 1948 and 1963 Sanborn Fire Insurance Map; Polk Directories for 1925-1927; Tract map for St. Francis Wood (filed 15 January 1916); Tower District Specific Plan 1991; McAlester, Virginia and Lee, A Field Guide to American Houses 2002.

***B14. Evaluator:** Karana Hattersley-Drayton, M.A.
Historic Preservation Project Manager
Fresno, CA

***Date of Evaluation:** 15 July 2016

(This space reserved for official comments.)

