

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 _____

P1. Resource Name(s): Wilbur F. and Edna Marie Chandler Home

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

***b. USGS 7.5' Quad:** Fresno North Photorevised 1981, T13S, R20E

c. Address: 520 N. Yosemite Avenue, Fresno

d. Assessor's Parcel Number: 452-273-03

***P3a. Description:** This irregular plan full 2-story home is masonry brick construction in a Flemish bond. Stylistically it a Prairie Box or American Foursquare which developed into the Prairie under the guidance of several Chicago area architects, including Frank Lloyd Wright. Thus the principal volume of the home is square or rectangular with a symmetrical façade. The low hipped roof has wide overhanging eaves and a bracketed boxed cornice. A two story ell is located on the southeast corner and is visually connected to the main house through a one story porch which is supported by four stout brick piers. Of interest is that this portion of the home has a stepped parapet which is more common in commercial buildings. Typical to this Prairie subtype is a one story room on the north elevation which is subordinate to the main house. This volume has a low side gabled roof. The front door is solid wood and is flanked by sidelights with stained glass in a floral pattern. The house is on a raised foundation and the front entrance is reached by stairs leading up both sides of the front porch around a decorative brick balustrade. The one story porch has a wood concave hood with a sunburst theme and decorative wood corbels. Windows on the façade of the first floor are 1/1 double hung sash, whereas a regular pattern of five wood casement windows is located on the second floor. An external fireplace is on the south elevation. Windows on either side of the fireplace are leaded glass. A series of three stained glass windows are located in the dining room, on the south elevation of the home. The one room addition on the rear is also Flemish bond masonry brick and has 6/1 wood sash windows.

***P3b. Resource Attributes:** HP2 Single Family Property

***P4. Resources Present:** ●Building



P5b Photo date: 2 September 2016

***P6. Date Constructed/Age and Sources:** c1916 (Polk Directories)

***P7. Owner and Address:**
Jonathan and Joanne Ching
520 N. Yosemite Avenue
Fresno, CA 93728-3340

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

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

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Evaluation of the Wilbur F. and Edna Marie Chandler Home 520 N. Yosemite Avenue for the Local Register of Historic Resources"

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5S2, 3S, 3C3

*Resource Name: The Wilbur and Edna Marie Chandler Home

B3. Original Use: Residential

B4. Present Use: Residential

***B5. Architectural Style:** Prairie Box with Arts and Crafts influences

***B6. Construction History:** The building permit (faint) indicates a permit for a new dwelling and garage was issued in 1919 apparently to W. Chandler. An earlier permit in 1917 was for a garage. An alteration of some kind was permitted in 1918 and the porch was reroofed in 1930. An alteration to the dwelling also was permitted to Trehitt and Shields in 1927. At that time the home was owned by Chandler. The early permits do not coincide with the Polk Directories which indicate that the first owner, David H. Williams, lived in the home in 1916.

***B7. Moved?** ■No

***B8. Related Features:** The home is located on a quiet stretch of N. Yosemite Avenue in the Bloomington Park Tract. The Dry Creek Canal runs along the rear of the property. This entire street appears to be potentially eligible as a historic district.

B9a. Architect: Unknown

B9b. Builder: Unknown (perhaps Homer A. Allen)

***B10. Significance: Theme:** Fresno's Northward Expansion **Area:** Bloomington Park Tract

Period of Significance: 1916-1932 **Property Type:** Single-family **Applicable Criteria:** i, ii and iii

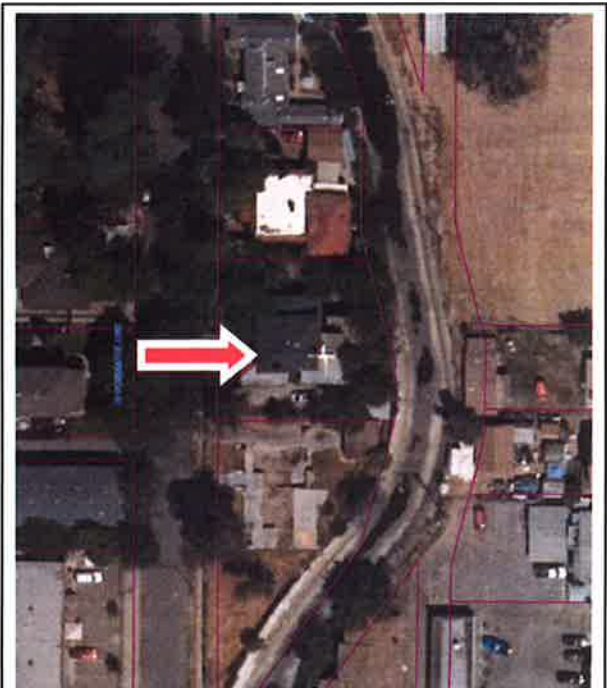
This architecturally distinct home is located on an .21 acre parcel in the Bloomington Park Tract. Beginning in 1902, the City of Fresno expanded both east and north with the construction of street car suburbs. The Bloomington Park Tract was surveyed prior to 1905 and was developed north of Belmont Avenue and west and adjacent to the Dry Creek Canal, parallel to the Forthcamp (now Fulton Street) Line (1902). Although the home is associated with Senator and Mrs. Wilbur Chandler who lived there from 1919-1932, the actual first resident was a furniture store owner, David H. Williams, who is indicated at this address from 1916-1918. Wilbur Chandler (also spelled "Wilber" Chandler) was born in DeWitt County, Illinois in 1855 where like his father he took up farming. In 1889 he came to California and purchased 320 acres 3 miles north of Selma and planted 250 acres in vines. In 1898 Mr. Chandler began to invest in the oil business and ultimately held interests in several companies, both local and those located in the Bay Area. In 1900 Chandler was elected to the State Assembly and served until 1914 when he ran successfully for the State Senate for a 4-year term. In the Assembly he took a special interest in California's first highway system. (Continued)

***B12. References:** City of Fresno Building permits, Sanborn Fire Insurance Maps for 1919, 1948, 1950, 1963 and 1970; Virginia and Lee McAlester, A Field Guide to American Houses, 2002; Polk City Directories, 1915-1935; Winchell, History of Fresno County, 1938:178-179; Chandler obituary, Fresno Bee 31 March 1932, A1; Guinn, J.M. Historical and Biographical Record of San Joaquin Valley, CA, 1925:1348; obituary, Edna Chandler, Fresno Bee 28 March 1932, A1. (Thanks to Melissa Scroggins, County Library, for research help).

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

***Date of Evaluation:** 15 September 2016

(This space reserved for official comments.)



*Recorded by: Karana Hattersley-Drayton, M.A. *Date: 13 September 2016 ■ Continuation

Chandler was associated for many years with fellow Progressive, Dr. Chester Rowell. In 1912 The Rowell-Chandler Company completed the first steel frame Classic Revival business building in downtown, the 6-story "Rowell Building" located on Tulare at Van Ness and now historic property #170..

Wilbur Chandler and his wife Edna Marie supported numerous local civic ventures including Fresno's early aeronautics community. In November 1929 they donated 100 acres of a property they owned adjacent to Kearney Boulevard for public use as an airfield. They later donated another ten acres and sold the 14 acres which included their West Fresno home to the City. The Chandlers are memorialized in Chandler Field which served as Fresno's municipal airport for many years. According to the City directories the Chandlers lived at 520 N. Yosemite from 1919 until they both died 5 days apart in March 1932.

The original architect and/or contractor for the home are unknown. What is curious is that both 520 and 548 N. Yosemite are masonry brick construction and both have Mission Revival and Arts and Crafts influences, internally and externally. Both homes are indicated on the same parcel through 1970 (Sanborn Map). The brickwork on the more modest but still noteworthy home at 548 N. Yosemite is probably the work of the original 1915 owner, Homer A. Allen who was described as a brick contractor in the 1915 City Directory. Did Allen also construct the more elaborate Chandler Home a year later when the house at 520 N. Yosemite is first occupied? A 1927 "alteration" to the Chandler Home was permitted to Trewhitt and Shields, a well-known design-build firm in early Fresno.

The Wilbur and Edna Marie Chandler Home is eligible for listing on Fresno's Local Register under Criterion i for its association with the early expansion of Fresno and the development of streetcar suburbs. It is eligible under Criterion ii for its association with an important early Fresno family, Senator and Edna Marie Chandler. The home is also architecturally distinct and a rare example of the use in Fresno of Flemish bond in residential construction. The Wilbur and Edna Marie Chandler Home appears to also be eligible for listing on the California Register of Historical Resources as well as the National Register of Historic Places.



*Recorded by: Karana Hattersley-Drayton, M.A.

*Date: 13 September 2016

■ Continuation



Historic Photo 1919; south elevation of Chandler Home (September 2016)



*Front porch September 2, 2016;
corbels supporting porch; leaded
glass window on south elevation*



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■ Continuation

Fireplace in front room and windows above buffet in dining room (13 September 2016)

