

ATTACHMENTS

EXHIBIT 1:

2019 MILLS ACT PROGRAM - 1. The Ira Brooks Home (HP#204) Located at 226 N Fulton Street

REVISED WORK PLAN (2020-2029)

	Contract Year	Site/Building Feature	Proposed Work/Task	Estimated Cost
1.	2020	Fence	Replace backyard fencing in kind without detracting from the historic character of the property.	\$1,000.00
2.	2020	Wood Elements/Structure	Remove bees from the southeast corner of the residence with care; replace damaged cedar shingles on second-story exterior, on the rear (east) elevation and within the gables on the side (north and south) elevations.	\$2,360.00
3.	2020	Exterior Paint	Complete exterior painting for lap siding on the side (south) elevation.	\$500.00
4.	2020	Rear Balcony	Repair and restore second-story balcony on the southeast corner of the residence to original condition, including replacement of panel screens.	\$2,000.00
5.	2020	Landscape	Adapt to drip irrigation as needed without damage to historic features.	\$500.00
6.	2021	Windows	Replace window screens in kind as needed.	\$500.00
7.	2021	Landscape	Adapt landscape along front yard fencing while contributing to and protecting the historic character of the property.	\$2,000.00
8.	2021	Ductwork	Install new ductwork in the attic without damage to historic features.	\$15,000.00
9.	2022	Side Porch	Remove steps leading to side and rear entries near the northeast corner of the residence and construct wrap-around porch that will not detract from the historic character of the property.	\$5,000.00
10.	2022	Front Porch	Replace existing AC unit without damage to historic features.	\$1,000.00
11.	2025	Exterior Paint	Complete exterior painting for cladding and architectural trim.	\$15,000.00
TOTAL:				\$44,860.00

2019 MILLS ACT PROGRAM - 1. The Ira Brooks Home (HP#204) Located at 226 N Fulton Street

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name Ira Brooks Residence
- * 2. Common or current name Ira Brooks Residence
- * 3. Number & street 226 N. Fulton Cross-corridor Divisadero
City Fresno, California Vicinity only Zip 93701 County Fresno
4. UTM zone 11 A B C D
5. Quad map No. Parcel No. Other APN 459-223-15T, 459-223-16T

Ser. No. _____
National Register status _____
Local designation _____

DESCRIPTION

6. Property category _____ If district, number of documented resources _____
- * 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

The two-story wood-frame residence located at 350 N. Fulton is representative of the Craftsman bungalow with pronounced Colonial Revival details, ca.1903-05. Features include moderately pitched combination Dutch gambrel and front gable roof, very wide boxed eaves for the Dutch gambrel section, narrow boxed eaves for the cross front gable section, flush Dutch gambrel facades, second story sheathing in rectangular-cut dark-stained shingling, first story sheathing in triple bevel siding, centered entry with sidelights flanked by fenestration, 18/1 and 6/1 Craftsman windows with moderate-width simple surrounds, full-story pedimented west facade dormer (actually the front gable portion of the house extended through the gambrel cross section), full-facade porch supported by thickly proportioned Colonial Revival columns with simple capitals and bases, porch stick railing with klinker brick piers and wall base, two interior klinker brick chimneys, klinker brick exterior chimney on the north facade, rear shed-roof second story sleeping porch extending from the south facade of the front gable wing supported by single thickly proportioned Colonial Revival column set on klinker brick base, wood-frame stairs directly beneath the rear sleeping porch, narrow louvered rectangular gable peak vents, basement and brick foundation sill. Tree lawns with



8. Planning agency City of Fresno

9. Owner & address
Caltrans
District 6
1352 West Olive Ave.
Fresno, CA 93728

10. Type of ownership Public Agency

11. Present use Vacant

12. Zoning C-5/Gen. Comm.
Relocation/Restoration

13. Threats Unfinished

94296-0001

* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

HISTORICAL INFORMATION

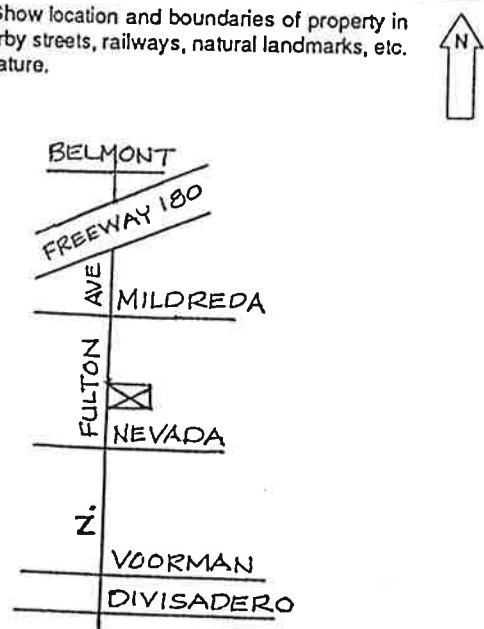
- *14. Construction date(s) Ca. 1908 Original location 350 N. Fulton Date moved May, 1992
15. Alterations & date Interior division apartments, added entrances
16. Architect Unknown Builder Unknown
17. Historic attributes (with number from list) _____

SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme Architecture, primarily residential, mixed office
 Period _____ Property type _____ Context formally developed? _____
- *19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.
- The dwelling located at 350 N. Fulton is strongly evocative of the early Craftsman bungalow with equally representative Colonial Revival elements, ca. 1903-05. Fresno City Directories list the address as occupied by Ira H. Brooks as of 1910; Sanborns map the structure on lot in 1906. Likely Brooks is the patron for the residence, with either delayed listing in the city directories, or, a lengthy completion time for the building itself. Possibly, however, Brooks is the second owner of the dwelling with an unknown patron of the 1903-05 years. (Fresno City Directories are not cross-indexed by address before 1913; thus, without a continuous owner it becomes difficult to trace back before 1913. Other avenues of search would be inordinately time-consuming.) Ira H. Brooks was president of the Brooks Furniture Co., founded in 1910-11. Previously Brooks was junior partner of Bowling & Brooks. Initial city directory listing for Brooks—both professionally and personally—is in 1904. 350 N. Fulton is one of the first houses to be erected in North Park; the structure is one of three shown on the 1906 Sanborns for the immediate vicinity. (The other two are the A.G. Wishon house at 340 N. Fulton and the Mathew H. McIndoo house at 345 N. Van Ness.) The dwellings at 350 and 340 N. Fulton may well have been the first erected in the prestigious north central Fresno subdivision. In 1902 architect B.G. McDougall and real-estate entrepreneur William G. Uridge subdivided the North Park land. Uridge had been involved in land development since at least the middle 1890s; an advertisement in the city directory of 1896 claimed: "Wm. G. Uridge & Co. Real Estate Agents. Citrus Lands in Thermal Belt a
20. Sources Fresno City Directories, 1906-1944;
Sanborn Maps;
Fresno County Records Office, Historic Plats;
Fresno Evening Democrat 1/17/03

21. Applicable National Register criteria A, B, C
22. Other recognition None
 State Landmark No. (if applicable) _____
Karen Weitze and
23. Evaluator L. Lilburn
 Date of evaluation 11/1-14/90
24. Survey type Environmental Assessment
25. Survey name Freeway 180 Gap Project
- *26. Year form prepared 1990
 By (name) Karen Weitze
 Organization Dames & Moore
 Address 9665 Chesapeake Dr. #360
 City & Zip San Diego, CA 92123
 Phone (619) 541-0833

* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



HISTORIC RESOURCES INVENTORY CONTINUATION SHEET

Common Name: Ira Brooks Home

Historic Name: Ira Brooks Home

Street or rural address: 350 N. Fulton Fresno, CA 93701

7 Continued

mature cedars and 1920s Beaux-Arts street lamps enhance the streetscape along Fulton. No outbuilding exists on the lot. The 1906 Sanborns did map a two-story wood-frame structure with south-facing one-story entry porch to the rear of the property at the alley. The building is illustrated as having hip roof; likely it was some type of carriage house. By 1944, Sanborns showed a one-story addition to the south facade of the original two-story outbuilding—replacing the porch (or porte cochere)—also of frame construction. By World War II also, the main dwelling at 350 N. Fulton had been subdivided into six apartments.

Integrity for the residence located at 350 N. Fulton is compromised by the added entries cut to accommodate the reallocation of interior space as apartments. However, exterior alterations are extremely minimal, and entries are unobtrusively present. Integrity is sufficiently intact for National Register consideration.

19 Continued

businessmen and their families. Street car lines extended out from Fresno along both Van Ness and Fulton. Dwellings appear to have often incorporated the Arts and Crafts indoor-outdoor philosophies with beautifully designed sleeping and sitting porches.

The greater North Park neighborhood expanded to include the North Park Extension (also of 1902), Boles North Park (of 1903) and the Forthcamp Addition #2 (of 1908). Streetscapes within pre-established late 19th century platted areas were also affected. Within the original Forthcamp Addition of 1886, the 100 blocks of both Fulton and Van Ness redeveloped to become a part of the greater North Park neighborhood. Along the east side of Van Ness between Mildreda and Belmont (particularly between Mildreda and Franklin), growth patterns reflected an association with North Park. This area had been surveyed as a part of the Muller and Northcraft Addition of 1888. It is doubtful that the northern portions of the addition had actually witnessed much residential siting by the time of the North Park stimulus. The peripheries of the greater North Park neighborhood saw both multi-family upper and upper middle class dwellings added to the area; at the further edges more modest houses were erected. Far corners even accommodated a mix of residential, commercial and light industrial growth into the 1920s, 30s and early 40s. The Sunset Tract of 1910, a narrow linear neighborhood along the west side of Broadway between Belmont and Voorman, additionally reflected North Park Arts and Crafts values; this area appears to have coherently developed with large upper middle and middle working class bungaloids—solidly a community neighborhood for emigrant and second-generation Germans, Swedes and Danes.

350 N. Fulton was likely one of the earliest true Craftsman bungaloids built in Fresno, with dark-stained upper story shingling and light-toned lower story siding reflective of the color/tone scheme prevalent for the Craftsman-Colonial Revival stylistic mix. Uniform multi-pane double-hung fenestration—with upper sash made tiny in 18/1 configuration to imitate true Colonial glass—is especially evocative of the early Craftsman design. Dutch gambrel roof is yet another element incorporating the appreciation of actual Colonial architecture by the initial followers (designers) within the Arts and Crafts movement. Colonial Revival columns are commonly found with both the Colonial Revival and the Craftsman—but this element most often signals a shift toward the separate

HISTORIC RESOURCES INVENTORY
CONTINUATION SHEET,Common Name: Ira Brooks HomeHistoric Name: Ira Brooks HomeStreet or rural address: 350 N. FultonCity Fresno Zip 93701 County Fresno19 Continued

Colonial Revival, rather than the medieval colonial-like design attributes absorbed within the Arts and Crafts. Use of the klinker (vitrified) brick is clearly a hallmark of the Craftsman bungalow. It is not known whether or not Brooks Furniture Co. sold Arts and Crafts style furniture: the early Stickley Mission furniture of the era or other lesser-acknowledged makers. Possibly, Brooks represented a quite full acceptance of the Arts and Crafts life agenda.

The dwelling located at 350 N. Fulton appears to be potentially eligible for the National Register of Historic Places under Criterion A through its association and contribution to the development and character of both North Park and the greater North Park neighborhood; under Criterion B through its association with prominent Fresno businessman Ira H. Brooks (and possibly through its further association with Brooks Furniture Co.); and, under Criterion C through its embodiment of the strong representative characteristics of the early Arts and Crafts as a primary example of Craftsman-Colonial Revival design.

EXHIBIT 2:

2019 MILLS ACT PROGRAM - 2. The Ivan C. & Maude McIndoo Home (contributor to Wilson Island Historic District) Located at 655 E Home Avenue

REVISED WORK PLAN (2020-2029)

	Contract Year	Site/Building Feature	Proposed Work/Task	Estimated Cost
1.	2020	Solar	Installed solar panels on rear portion of roof without damage to historic features; maintain and clean as needed.	\$53,000.00
2.	2020-2029, annually	Landscape	Tree-trimming and inspection of plantings at least once per year, or more often as needed, to avoid contact of branches or plantings with the house or exterior features.	\$31,000.00
3.	2021	Driveway	Repair cracked, uneven, and broken portions of concrete driveway in kind without damage to historic features.	\$3,000.00
4.	2021	Windows	Replace broken window pane on rear (north) elevation in kind without damage to historic features.	\$100.00
5.	2022	Doors	Replace louver-paneled rear entry door with a door that enhances the historic character of the property.	\$500.00
6.	2023	Exterior Paint: Trim	Complete exterior painting for architectural trim as needed.	\$3,000.00
7.	2024	Landscape: Trees	Trim camphor and oak trees in front yard, inspecting as needed to avoid contact of branches or plantings with the house or exterior features.	\$4,000.00
8.	2024-2025	Roof: Maintenance	Make necessary in kind repairs to roof, with particular attention to rafter tails and dry rot.	\$900.00
9.	2027	Exterior Paint: Trim	Complete exterior painting for architectural trim as needed.	\$3,000.00
TOTAL:				\$98,500.00

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.

***Resource Name: Wilson Island Historic District**

D1. Historic Name: Wilson's North Fresno Tract (portion) D2. Common Name: Wilson Island

***D3. Detailed Description:**

The "Wilson Island" is located within Fresno's Tower District and encompasses 80 properties which are within the larger Wilson's North Fresno Tract, a subdivision first developed in 1908 by Rosanna C. Wilson and her son A. Polette Wilson. Homes in this 6-block neighborhood date from 1910 to 1984 and represent some of the finest examples of Period Revival and Prairie architecture in the City. In addition, the Island was settled by many of Fresno's influential families with important ties to banking, education, architecture and commerce. The neighborhood has been "called out" as an area of architectural and historical note in both the Tower District Specific Plan of 1991 and Virginia and Lee McAlester's A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States (1998:47-48). Five homes are individually listed on the Local Register of Historic Resources. Of the 80 properties, all but two appear to be contributors to a Local Historic District. (*For the list of resources, see attached continuation sheets and individual primary records*).

***D4. Boundary Description:** The proposed district is bounded by North Echo Avenue on the west, East Carmen Avenue on the north, the northern side of East Floradora Avenue on the south and the back side of the commercial lots along North Wishon Avenue. (See map)

***D5. Boundary Justification:** The name "Wilson Island" is a local (emic) term which refers to the initial plan for the neighborhood. Although Wishon and Echo now connect to McKinley both streets once were designed to dead-end at Carmen Avenue, thus forming a backwards P shape, or "island." The District boundaries are concurrent with the residential buildings within this "P" and the neighborhood's long-term identity.

***D6. Significance: Theme:** Fresno's Expansion Northward **Area:** Wilson's North Fresno Tract (Tower District) **Period of Significance:** 1910-1954 **Applicable Criteria:** Local Register District i, ii, iii, iv. The Wilson Island is one of the most architecturally distinct neighborhoods in Fresno, with a mix representing the major styles prevalent during the period of 1910-1954. Several of the homes were designed by prominent local and regional architects (and/or building firms) including Charles E. Butner, William D. Coates, Richard F. Felchlin, Swartz and Ryland, Taylor-Wheeler Builders, Manoog Manoogian, etc. A few architects also lived in "The Island," although it is of interest that their homes are among the more modest. The intellectual elite of Fresno relocated to this neighborhood, and their access to Fresno's downtown business district was made easier by the extension of the street car line in 1908. Property owners included William Blasingame and Lena Shaver, the widow of Charles Shaver for whom Shaver Lake is named; Olin Everts, attorney and political leader; Frank Bradford, owner of the Valley's largest baking company; banker Barton Einstein; and Milo Rowell, manager of the largest produce firm in the San Joaquin Valley; William Eilert, owner of the Fresno Brewery; Dr. Frank Twining, founder of Twining ("We Test Anything") Laboratories; Louis Gundelfinger, banker, etc. Of interest are the numbers of individual women who purchased and developed homes in the Island, encouraged perhaps by the tract developer, Rosanna C. Cooper? A sense of community was strengthened by the number of families with multiple homes in the neighborhood. From an earlier era when people lived in more socially mixed neighborhoods, the Wilson Island represents a move to a new "suburbia," based to some extent on social standing and education. The District appears to be eligible for Fresno's Local Register of Historic Resources pursuant to FMC 12-1607(b) under Criteria i, ii, iii and iv. The District also appears to be eligible to the National Register of Historic Places although separate forms will be required for this nomination.

***D7. References:** See bibliography included in historic survey report.

***D8. Evaluator:** Karana Hattersley-Drayton

Date: August 6, 2009

Affiliation and Address: Historic Preservation Project Manager, Planning and Development Department, 2600 Fresno Street, Fresno, California

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT:

Map Reference #1: The Rosanna C. Wilson Home (1445 N. Echo Ave) is a gracious two-story Tudor Revival residence constructed in 1921-1922. This ½-acre parcel anchors the southwest corner of the "Wilson Island" and was built for the developers of the tract, Rosanna C. Wilson and her son, A. Polette Wilson.

#2 The Lena A. Shaver Home (1455 N. Echo Ave). This two-story Spanish Revival home was completed in 1921 for the widow of Charles Shaver, for whom Shaver Lake is named. The cost of the new construction was valued at \$25,000, \$5,000 more than what neighbor Rosanna Wilson stipulated as the minimum cost.

#3 The Henry and Gladys Korn Home (1465 N. Echo Ave) is another full two-story Spanish Revival style residence built in 1935. Of particular interest is the architectural treatment at the front entrance.

#4 The Calvin H. Antrim Hone (1471 N. Echo Ave) is a two-story Colonial Revival residence built in 1936.

#5 The Nancy H. Thompson Home (1475 North Echo Ave) was built in 1935 as a two-story Upright and Wing. A postcard of the residence refers to it as "La Paloma Home," for reasons unknown.

#6 The Samuel and Emma Hopper Home (1485 N. Echo Ave) is a spacious two-story building with Prairie and Craftsman detailing, constructed in 1920 by Shorb and Meade. The Hopper family remained in the home until 1938.

#7 The Eda and Olin L. Everts Home (1487 N. Echo Ave) was constructed in 1920, also by Shorb and Meade, in a Tudor Revival style. The two-story residence is similar in design and feel to the Rosanna C. Cooper home down the block and is referenced in the McAlester's *A Field Guide to America's Historic Neighborhoods and Museum Houses*, page 48.

#8 The Luther S. Brown Home (1497 N. Echo Ave) was built prior to 1919 as it is indicated on the Sanborn Fire Insurance Map for that year. A one story bungalow, it has been significantly altered over time. However, it retains its massing and setting and contributes to the District.

#09 The Con and Lilly Ambrose Home (1515 N. Echo Ave) was built in 1937 in a Spanish Revival style. The Ambrose family lived in this two-story residence for 47 years.

#10 The Burton and Leona Todd Home (1525 N. Echo Ave) is a Spanish Revival home with multiple levels, from one story to one and half to a full two stories. It was built in 1934 by the Taylor-Wheeler firm for the Todd family, relatives of the original tract developer Rosanna C. Cooper and is referenced in the McAlester's *A Field Guide to America's Historic Neighborhoods and Museum Houses*, page 48.

#11 The Thomas and Ada Mae Thompson Home (1545 N. Echo Ave) is also a Spanish Revival home, one of six in a row. It was built in 1936 by and for contractor W.H. Richmond who apparently sold it immediately to the Thompsons. T.R. Thompson was prominent in the Fresno legal community and served as a Superior Court Judge for District 1 from 1932-1950. The family owned the home for 48 years.

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT, CONTINUED:

Map Reference #12: The Sigmund Levy Home (1549 N. Echo Ave) is a two-story Spanish Revival style home which was built in 1934 by the design-contracting firm of Taylor-Wheeler for Sigmund Levy. Levy was the advertising manager for the *Fresno Morning Republican* and was the son of Herman Levy who emigrated from Germany to Fresno and signed the Fresno City Charter. His brothers Herbert and Leon also lived in the Island.

#13: The F.A. and Anna Yearout Home (1561 N. Echo Ave) is yet another Spanish Revival style home which is predominantly one story. It was built in 1934 by the firm of Taylor-Wheeler for F.A. and Anna Yearout. Mr. Yearout was a cotton farmer on the west side.

#14: The O.L. McDonnell Home (1581/1705 N. Echo Ave) was built in 1937 in a Spanish Eclectic style for businessman O.L. McDonnell. The home located on a corner lot is larger than it appears from the street.

#15: The Bingham-Lovejoy Home (605 E. Carmen Ave) is a one-story Craftsman bungalow built in 1919. C.W. Bingham operated the Bingham-Wenks Planing Mill in Fresno. George and Sue Lovejoy lived in the home from 1926-1944. Lovejoy served as Fresno District attorney from 1922 to 1927.

#16: The George Riddell Miller Home (617 E. Carmen Ave) is a distinctive one-story Craftsman cottage constructed in 1919. George Miller lived in the home from 1919 to 1953. James and Edith Herring were another long-term resident at 34 years.

#17: The Claude and Laura Rowe Home (631 E. Carmen Ave) draws its design inspiration from both the Italian Renaissance Revival as well as the Arts and Crafts aesthetic. This one-story home was built in 1934 for the Rowe family.

#18: The Frank and Felita Kauke Home (641 E. Carmen Ave) was completed in 1932 and designed by the regional architect Charles E. Butner. Butner studied under the Beaux-Arts architect Paul Cret at the University of Pennsylvania and established a firm in Fresno in 1914 with former classmate Edward Glass. Two local Butner projects, Twining Laboratories and the Physicians Building are on the National Register of Historic Places. Frank Kauke was a former Fresno City attorney and Fresno County District attorney who built this Italian Renaissance style home for his bride. The Kauke home is individually listed as a Heritage Property HR#011.

#19: The Elsie Grace Cornell Home (655 E. Carmen Ave) is a one-story Minimal Traditional style residence which was built in 1936 by contractor W. H. Richmond. The home is named for the first occupant, Elsie Grace Cornell.

#20: The Richard F. Felchlin Home (665 E. Carmen Ave) is a Minimal Traditional style home constructed in 1935 by and for Felchlin whose name is associated with the construction of most of the monumental buildings in Fresno's downtown from 1912 to 1930. Richard Ferdinand Felchlin studied civil engineering at the University of California, Berkeley and formed the R.F. Felchlin Company in Fresno in 1912 with Charles Franklin, engineer.

#21: The Mary S. Wallace Home (701 E. Carmen Ave) is an Airplane Bungalow which was built prior to 1919, as it is depicted on the Sanborn Fire Insurance maps for that year.

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT, CONTINUED:

Map Reference #22: The C.W. and Louise Carlton Home (717 E. Carmen Ave) is a Tudor Revival cottage designed and constructed in 1928 by Manoog Manoogian, a local builder born in Harput, Armenia. C.W. and Louise Carlton purchased the home in 1929 and lived here for 29 years. C.W. Carlton operated an automobile tire business, Iverson and Carlton Tires at 1435 Van Ness Avenue in a building designed by Swartz and Ryland.

#23: The Harrison B. and Natalie Traver Home (731 E. Carmen Ave) was built in 1919 by and for the architect Harrison Traver. He worked in the California State Architect's Office and in 1911 formed a partnership with W.D. Coates. Traver and Coates designed several local buildings and residences of note, including the Liberty Theatre and Fresno High School. The Travers lived in this one-story bungalow for nine years.

#24: The Lucie Camy Home (743 E. Carmen Ave) is the only home in the Island that was moved in from another location. According to neighbors, in 1947 the building was placed on the foundation backwards. Perhaps for this reason it is stylistically rather simple. All visible windows have been replaced although the glazing patterns have been retained.

#25: The Henry Biehl Duplex (742-44 E. Carmen Ave) is one of several multi-family units in the Island. The two-story building was constructed in 1954. Henry Biehl worked as a gardener for property owners in the area.

#26: The Helen M. Jones Home (735-736 E. Carmen Ave) serves as a duplex now but was permitted as a single family home when it was constructed in a Spanish Revival style 1923.

#27: The Virgil and Margaret Routt Home (730 E. Carmen Ave) has a post-War Minimal Traditional look to the façade, undoubtedly because it was remodeled in 1955 although constructed initially in 1923. Virgil Routt owned the Routt Lumber Company in Fresno.

#28: The Dudley and Elsie Bates Home (718 E. Carmen Ave) is one of many 2-story Prairie style homes in the Island. It was constructed in 1925 and purchased by the Bates family. In 1932 it was sold to Philip Conley, who served as both a Fresno Deputy District Attorney and Fresno County Superior Court Judge. The Conleys lived in the home for 27 years.

#29: The Alf and Yetta Knapp Home (708 E. Carmen Ave) was designed by the architectural firm of Swartz and Ryland although extensively altered since its construction in 1925. Alf Knapp was a magazine distributor and he and his wife lived in the home for 12 years before selling it in 1937 to Charles and Rebecca Fink.

#30: The George and Willa Porter Home (666 E. Carmen Ave) is a masonry two-story Spanish Revival Home that was built in 1936 and designed by architect Fred L. Swartz. George Porter was a chiropractor who pioneered the use of vitamins to cure illnesses and became an expert in the field.

#31: The Deacon-Eilert Home (660 E. Carmen Ave) was built in 1919 in a Tudor/Craftsman style. The home is associated with two important families: Roual and Mae D. Deacon and William and Mae Eilert. Roual Deacon owned Lemoore Lumber Company and lived in the home with his wife from 1920-1925. William J. Eilert ran the Fresno Brewing Company following his father's death in 1902. The Eilerts lived in the home from 1925-1945.

CONTRIBUTORS TO THE DISTRICT CONTINUED:

Map Reference #32: The William O. and Edna Blasingame Home (630 E. Carmen Ave) sits on a .5 acre lot and was constructed in 1920. The large two-story home has both Prairie and Neoclassical influences and was the home of the Blasingames from 1920-1934. William was in banking with his brother Lee who resided at 710 E. Pine Avenue in the Island. The MacAlpines were the second owners, from 1934-1947.

#33: The Claude M. Thompson Home (600 E. Carmen Ave) is a two-story Tudor Revival style home that is articulated with decorative strapwork. It was built in 1919 and purchased in 1923 by Claude M. Thompson, after the first owners defaulted on their loan. Thompson was a leader in the construction business.

#34: The George and Emma Osborn Home (605 E. Home Ave) is a two-story Colonial Revival that was built in 1921. It is located on Lot 7 of the tract, one of the earliest parcels in the Wilson Island to be sold. George Osborn and his brother Chase published the *Fresno Herald* before purchasing the *Fresno Morning Republican* from Chester Rowell in 1920.

#35: The Cearley-Twining Home (625 E. Home Ave) is on Fresno's Local Register of Historic Resources, HP#244. The two-story home was constructed in 1918 as one of the first grand Period Revival buildings in the Island. The first owner is "A.P. Wilson," one of the tract developers, but according to the Polk Directories the first resident was Charles T. Cearley, a former *San Jose Times* part owner and reporter who opened a small stationary store after his move to Fresno. Cearley was the President of the Fresno County Chamber of Commerce in 1922. In 1927 Cearley sold the home to Frederick E. Twining of Twining Laboratories.

#36: The Ivan C. and Maude McIndoo Home (655 E. Home Ave) is a two-story Prairie-Craftsman style residence that sits on a 1/3 acre lot. The exact build date is not know but it is depicted on the 1919 Sanborn Fire Insurance map.

#37: The Estelle Sadoyan Home (659 E. Home Ave) is one of two Ranch style residences in the Island. It was built in 1954 for Estelle Sadoyan who lived in the home for 41 years.

#38: The William and Bessie Parlier Home (667 E. Home Ave) is a rather stunning example of an Airplane Bungalow, with a Japanesque quality to the roof treatment. It was built prior to 1919 as it is depicted on the Sanborn Fire Insurance map of that year and is one of the Island homes referenced in the McAlester's *A Field Guide to America's Historic Neighborhoods and Museum Houses* (p. 48).

#39: The Rose Stout Home (715 E. Home Ave) was built circa 1922, according to oral sources. The two-story home has been significantly altered and has a Spanish/Moroccan inspired façade.

#40: The Harry and Anna Coffee Home (721 E. Home Ave) is an Upright and Wing type building with Colonial Revival styling. It was constructed in 1921 for Anna and Harry Coffee.

#41: The J.R. and Emman Fitch Home (735 E. Home Ave) is an Airplane bungalow constructed by 1919. Of architectural interest is the stone and brick chimney which includes the house address picked out in brick.

#42: The Melba Apartments (745 E. Home Ave) is the only apartment complex within the proposed historic district. The two-story building was constructed in 1922 by G.C. Smith and currently has 12 units.

CONTINUATION SHEET

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

■ Continuation

□ Update

CONTRIBUTORS TO THE DISTRICT:

Map Reference #43: The Manoog and Arpine Manoogian Home (742 E. Home Ave) is a picturesque one-story cross-gabled home in the Tudor Revival style. It was built in 1935 by Manoog Manoogian, an Armenian-born designer/contractor who is associated with at least three homes in the Island. He and his wife lived at this address for 21 years.

#44: The George W. and Mercedes Chester Home (730 E. Home Ave) was built in 1934 in an eclectic Tudor style by Manoog Manoogian, an Armenian-born designer, builder and artist. The Manoogians lived next door at 742 E. Home. The property is named for George and Mercedes Chester who bought the home in 1938 and resided there for close to 30 years.

#45: The Elizabeth Bernhard Home (722 E. Home Ave) was built in 1919 and is a traditional two-story American Foursquare. Elizabeth Bernhard lived in the home for 38 years.

#46: The Henry and Amalia Dermer Home (702 E. Home Ave) is a Tudor Revival cottage constructed in 1933. Henry Dermer was born in Kiev of Volga German descent and established a clothing business in Fresno. He and his wife Amalia were active in the Free Evangelical Lutheran Cross Church; Henry and his father helped to move the church building when it was in the new right-of-way for Highway 99.

#47: The Herbert Levy Home (666 E. Home Ave) is a two-story Spanish Eclectic style residence built in 1930 and designed by architect William Coates. Herbert Levy was the son of Herman Levy who immigrated to Fresno from Germany and was one of the signatories on the Fresno City Charter. Two of Herbert's brothers---Sigmund and Ben---also lived in the Island. The home is the only one in the Wilson Island that remains with the original family.

#48: The William and Anna Bean Home (654 E. Home Ave) was built in 1921 in an Italian Renaissance style with a Japanesque-inspired Craftsman portico. The two-story residence includes French doors at "coach" level that access the *porte cochere*; there is also a solarium at the rear of the first floor. William Bean was the Fresno County Coroner and he and his wife lived in the home for 29 years. From 1940 to 1983 Norman and Grace Rudy were the owners.

#49: The Frank Bradford Home (630 E. Home Ave) is a two-story neo-classical style residence constructed by Shorb and Meade in 1919. Frank Bradford owned the San Joaquin Banking Company, the largest in the Valley and lived with his family in the home for 30 years. According to oral sources the façade of the house was "demolished" and rebuilt circa 1968, but there are no building permits on record for this work.

#50: The Frank Quick Home (618 E. Home Ave) was constructed in 1921 as a two-story Italian Renaissance style residence. Frank Quick lived in the home for 25 years and then sold it to Judge Chester R. Andrews in 1946.

#51: The Ben and Susatte S. Kaufman Home (608 E. Home Ave) is also an Italian Renaissance revival home with a highly ornamented portico at the front entrance. The two-story residence was built in 1925 and designed by Swartz and Ryland for Ben and Susatte S. Kaufman, who lived on the property until 1936.

CONTRIBUTORS TO THE DISTRICT:

Map Reference #52: The Nis Johnson Home (601 E. Pine Ave) is the only Mission Revival style residence in the Island. The one-story home was constructed in 1921 for a Danish born farmer, Nis Johnson and his wife Katrina. Johnson's obituary in 1948 noted that he lived and farmed in Reedley for 61 years but apparently he also kept a home in Fresno as well. The property is individually listed on the Local Register of Historic Resources as HP#245.

#53: The Gustav and Edith Manheim Home (617 E. Pine Ave) is a two-story Prairie home with neoclassical proportions and massing. It was built in 1919 for Gustav and Edith Maheim. Gustav Manheim was Manager of two local department stores and Edith Manheim was an accomplished pianist. The home is HP#258.

#54: The Gerald and Margherita Thomas Home (627 E. Pine Ave) was originally constructed in 1919 by J.D. Shorb as a two-story Prairie style residence. Several alterations have affected the period look of the façade. The Thomas family lived in the home until 1928.

#55: The Benjamin Levy Home (641 E. Pine Ave) is a neo-classical inspired 1-story cottage that was built in 1922 for one of three Levy brothers who lived in the neighborhood. From 1957 to 1963 architect Fred Swartz owned the home.

#56: The Ed and Chrissie Riggins Home (655 E. Pine Ave) was built in 1929 in a Tudor Revival style. Of interest is the home, as with several others in the Island, has a cantilevered second story and decorative wood strapwork.

#57: The Albert and Susie Clark Home (667 E. Pine Ave) is a two-story Spanish Eclectic style residence. It was built in 1924 for Albert and Susie Clark. Mr. Clark was the Director of the Union National Bank and then President of the Fresno Savings Bank, which were the first incorporated banks in Fresno under local leadership. The Clarks lived in the home from 1922-1944. In 1944 the property ownership was transferred to a daughter, Eva C. Walker who was married to Ben Walker, a well-known figure in Fresno for his extensive newspaper files which he later bequeathed to the Fresno Historical Society.

#58: The Berton and Edna R. Einstein Home (701 E. Pine Ave) was built prior to 1919 as it is depicted on the Sanborn Fire Insurance map for that year. The Italian Renaissance revival style home was constructed for Berton and Edna R. Einstein. Mr. Einstein was referred to as a "rising magnate" in literature of the time but he died in 1920 during the flu epidemic. His widow continued to live in the home for another six years after his death.

#59: The Minnie Sachs Home (711 E. Pine Ave) was built prior to 1919 and is a two-story Italian Renaissance inspired building with Prairie and Craftsman influences. The home was built for Minnie Sachs who was a widow when she bought the lot.

#60: The Mary Cohen Residence (727 E. Pine Ave) is a highly altered Craftsman bungalow that was substantially enlarged in 1952 to provide housing for a convent by then owned by St. Theresa Parish. The original home is named for Mary Cohen who is listed on the 1919 building record when a new garage and sleeping porch were added. The house is depicted on the 1919 Sanborn Fire Insurance map.

#61: The J. B. Goodman Home (742 E. Pine Ave) is a traditional American Foursquare built in 1921-22. Goodman was the owner of Goodman's Department Store. John and Marion Baldwin later owned the home for twenty years.

CONTRIBUTORS TO THE DISTRICT:

Map Reference #62: The Harry and Lucille Mitchell Home (730 E. Pine Ave) is a severely altered home of indiscriminate style. It was initially built in 1919 with permits for additions or alterations taken out in 1935, 1936, 1937, and 1941. As the alterations appear to have been made early on and the home contributes to the general context of the District, the property is considered a contributor rather than a non-contributor. The Mitchell family owned it for 50 years; Mr. Mitchell was a local dentist.

#63: The Lee and Minita Blasingame Home (710 E. Pine Ave) was built in 1919-1920 in a Colonial Revival style by Shorb and Meade. Lee Blasingame was the cashier of the First National Bank of Fresno. From 1923 to 1927 the two-story residence was owned by Milo and Lillian Rowell. Mr. Rowell was the Manager of the largest produce firm in the San Joaquin Valley.

#64: The Mosgrove Home (660 E. Pine Ave) was the first home built in the Wilson Island. This Craftsman bungalow was designed for William and Nellie Mosgrove on a half-acre lot by Frank Faulkner, a Missouri architect and Mrs. Mosgrove's brother. When constructed in 1910 the home was on open land and the family enjoyed an unobstructed view of the Sierras. The property is listed on Fresno's Local Register of Historic Resources as HP#106.

#65: The Gates-Twining Home (640 E. Pine Ave) was built in 1932 by Taylor-Wheeler Inc. It is the only French Norman Revival home in the Island. The first owner was real estate broker Dudley C. Gates. From 1937 to 1948 the residence is associated with Frederick W. Twining, the son of Frederick E. Twining of Twining Laboratories. Father and son built the business together following the motto, "We Test Anything." The Gates-Twining Home is a designated historic property #239.

#66: The C.P. Hill Home (624 E. Pine Ave) is the only Monterey Revival style home in the neighborhood. The two-story home with cantilevered balcony was built in 1935 by Taylor-Wheeler Builders. C.P. Hill and family lived in the home for 14 years.

#67: The Clayton and Edna Chandler Home (610 E. Pine Ave) was designed by Charles E. Butner and is a two-story residence built in the rather rare Jacobethan sub-type of the Tudor Revival. The rambling 1935 building was owned by Clayton and Edna Chandler, relatives of Senator and Mrs. Wilber F. Chandler for whom Chandler Field is named.

#68: The Lousander Markarian Home (1426 N. Echo Ave) is a Ranch style home that was constructed by the owner in 1952.

[#69 and #70 are non-contributors to the District as they were constructed post 1970]

#71: 635 E. Floradora Ave is a single-story side-gabled cottage built in 1940 by the Harris Construction Company.

#72: The W. Wacasar Home (639 E. Floradora Ave) was built in 1929 and is a Tudor Revival cottage. A "W. Wacasar" owned the home for over fifty years.

#73: The C. W. Wacaser Home (653 E. Floradora Ave) [spelling taken from Building record] is also a cross-gabled Tudor Revival cottage and was constructed in 1927.

CONTINUATION SHEET

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT:

Map Reference #74: The Dennis B. Wheeler Home (661 E. Floradora Ave) is a Tudor Revival cottage that was built by Dennis Wheeler in 1927, the same year he founded Taylor-Wheeler Builders with Orville Taylor. Wheeler attended both Stanford and Cal and graduated with a degree in Commerce. He managed the company's business and supervised construction.

#75: The Nellie Dorsey Home (1415 N. Linden Ave) is a one-story Minimal Traditional style home that is the only property to have a N. Linden address. It was built in 1941 by the Harris Construction Company. Nellie Dorsey lived in the home from 1941 to 1964.

#76: The Robert Barton/Frank Curtin Home (707 E. Floradora Ave) was one of 12 buildings noted on the 1919 Sanborn Fire Insurance map. The one and a half Craftsman style home was sold by the Bartons to the Curtins circa 1914-1915.

#77: The L. Samuels Home (717 E. Floradora Ave) is another early Wilson Island building as depicted on the 1919 Sanborn Fire Insurance Map. The residence is a variation of the Prairie Box with Craftsman and Colonial Revival details. A building permit for alterations to the two-story home made in 1923 lists a L. Samuels/Equitable Life Association Society as the owner.

#78: 727 E. Floradora Ave is a transitional property with influences from the Minimal Traditional and International styles. The one-story residence was constructed in 1939. Unfortunately the building record is too faded to read the owner's name.

#79: The Henry Gundlefinger Home (743 E. Floradora Ave) is associated with the banker, Henry Gundlefinger, who developed the Bank of Central California with his brothers Louis and Leopold. Mr. Gundlefinger was the owner by the time a garage was built on this property in 1934. This variation of a Prairie Box was constructed prior to 1919 and is depicted on the Sanborn Fire Insurance map of that year.

#80: The Wishon-Pine Apartments (748-54 E Pine Ave) was added to the project footprint after the boundaries were initially drawn. This former two-story Prairie style single-family residence was reconfigured and subdivided to become apartments. In 1946 architect David H. Horn is indicated as the contractor for a major alteration. The building permit record notes that "this house moved from front to rear [lots ?]" The 1919 Sanborn indicates a two-story residence facing Wishon. It is assumed that the house was moved to allow for the construction of the commercial building at 1445 N. Wishon.

NON-CONTRIBUTORS TO THE DISTRICT:

Map Reference #69 (607 E. Floradora Avenue) is a Ranch style home that was built in 1970. As it is less than 50 years of age it is considered a non-contributor to the proposed District.

#70 (621 E. Floradora Avenue) is a two-story building with Colonial Revival details. According to the Assessor's office it was built in 1974 and is thus less than 50 years of age.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Map Ref. # 036

Wilson Island Historic District

P1. Resource Name(s): The Ivan C. and Maude McIndoo Home

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

***b. USGS 7.5' Quad:** Parcel located in the n/w ¼ of Section 33 T13S R20E

c. Address: 655 E. Home Avenue

d. Assessor's Parcel Number: 451-044-07

***P3a. Description:** This two-story Prairie/Craftsman style home faces south onto E. Home Avenue and sits on a 1/3 acre lot. The façade is rational and balanced. Focal windows on the first floor include one large divided fixed pane with casement style side lights of 14 lights each. Paired double hung sash windows of 9 lights each over one are on the second story; each of these windows has a slim decorative balconet beneath it which is supported by turned wood brackets. Also on the second floor of the principle elevation is an inset balcony which is accessed through to separate French doors. A decorative wood balconet with brackets similar to those of the side windows is affixed to the front of this balcony. The front door is centrally placed and is glass with sidelights of 20 panes each. A one story porch hood is supported by two decorative wood posts and large scrolled brackets. The home is on a raised concrete foundation with a front terrace that includes decorative urns. The roof of the home is hip with exposed rafter tails and a gable peak on the center of the façade. A two-story wing is located on the west elevation of the home; a porte cochere is on the east end.

***P3b. Resource Attributes:** HP2 (Single-family home)

***P4. Resources Present:** ● Building ● Element of District



P5b Photo date: 6.29.05

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

c1919, Sanborn Fire Insurance Map for 1919

***P7. Owner and Address:**

Joan H. Hiles
655 E. Home
Fresno, CA 93728

***P8. Recorded by:**

Karana Hattersley-Drayton
Historic Preservation Project Manager, City of Fresno

***P9. Date Recorded:**

3.10.07; 8.31.09

***P10. Survey Type:**

Intensive

***P11. Report Citation:** "Local Register Nomination for the Wilson Island Historic District, Fresno California"

***Attachments:** ● District Record

EXHIBIT 3:

2019 MILLS ACT PROGRAM - 3. The Harris Home (contributor to Porter Tract Historic District) Located at 1022 E Cambridge Avenue

REVISED WORK PLAN (2020-2029)

	Contract Year	Site/Building Feature	Proposed Work/Task	Estimated Cost
1.	2020	Front Door	Refinish front door and install new lock without damage to historic features.	\$500.00
2.	2020	Side Wall	Construct 6-foot high wall of concrete block and clad in stucco along the side (west) property line, to match existing wall fencing that surrounds the rear portion of the property.	\$2,300.00
3.	2021	Landscape	Remove existing non-original gazebo within the southwest corner of the property and adapt landscape as needed to contribute to and protect the historic character of the property.	\$10,000.00
4.	2021	Exterior Lighting	Install two new reproduction, era-specific post lamps – one on top of each pedestal framing the front veranda which provides access to the main entry.	\$1,800.00
5.	2022	Exterior Paint	Complete exterior painting for cladding and architectural trim, making related repairs or replacements in kind as needed.	\$10,000.00
6.	2023	Soffits	Make necessary repairs or replacements in kind to second-story beadboard soffits.	\$7,200.00
TOTAL:				\$31,800.00

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.



THE PORTER TRACT

AN HISTORICAL & ARCHITECTURAL SURVEY



COMPILED BY THE CARA GROUP
THE COLLEGE ADDITION RESEARCH ASSOCIATES



FRESNO CITY COLLEGE
SPRING 1990



THE PORTER TRACT
AN HISTORICAL & ARCHITECTURAL SURVEY

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FRESNO CITY COLLEGE

SPRING 1990

ARCHITECTURAL PRESERVATION FIELD STUDIES
SPECIAL STUDIES 77
TECHNICAL & INDUSTRIAL DIVISION
INSTRUCTOR: JOHN EDWARD POWELL

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MISCELLANEOUS CLIPPINGS, PHOTOGRAPHS AND PLANS

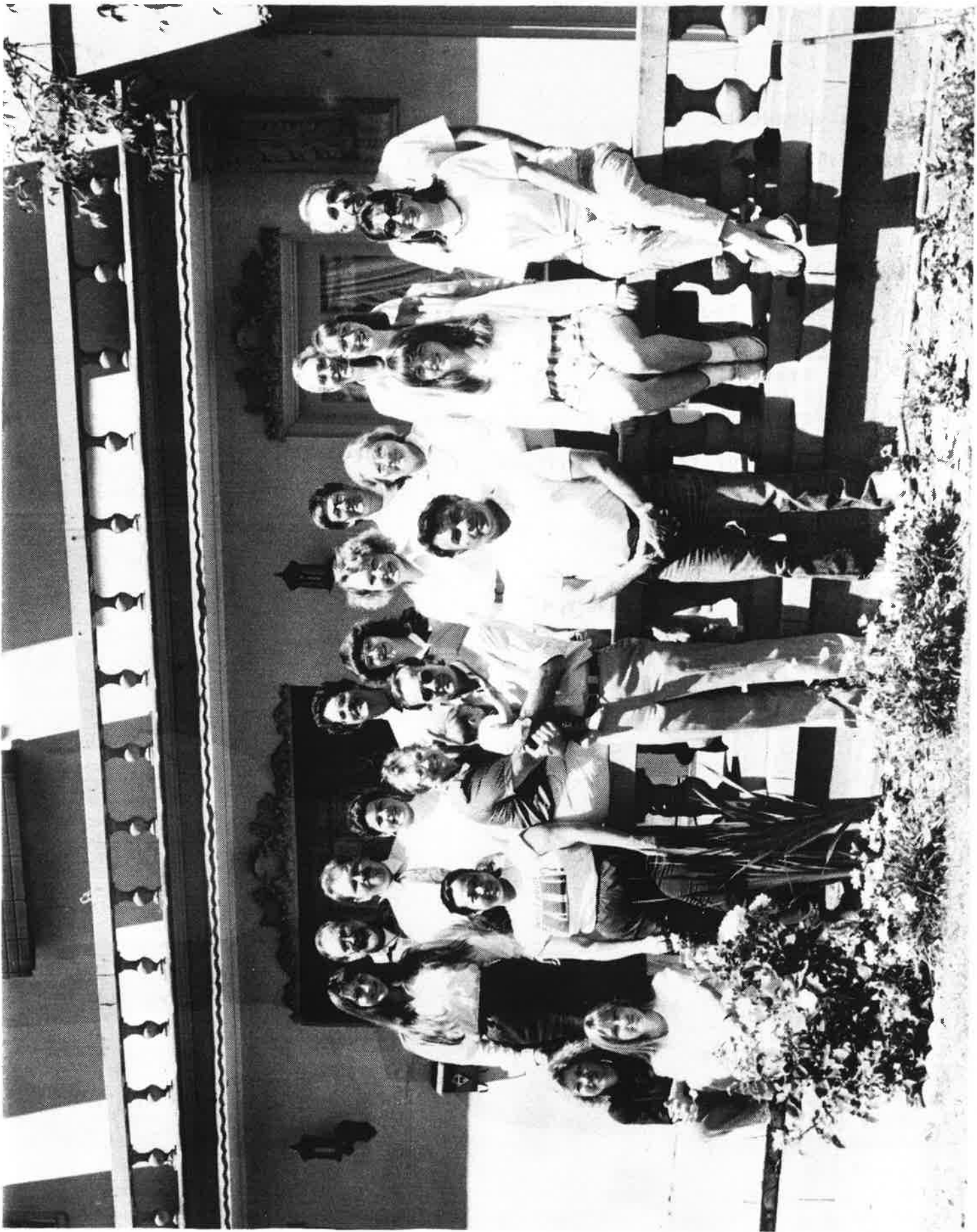
Acknowledgements

The College Addition Research Associates wish to thank the following persons and organizations for the assistance they've given this project:

Department of Special Collections, CSUF
Fresno Bee Editorial Library
Fresno City & County Historical Society
Fresno County Hall of Records
Fresno County Library
Mr. Guy Keeler
Postal Instant Press
Public Works Department, City of Fresno
Sigma Nu Fraternity, CSUF
The Residents of the Porter Tract
The Tower Theatre

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Prudence Zalewski

John Edward Powell
John Edward Powell
Instructor

ARCHITECTURAL PRESERVATION FIELD STUDIES
Special Studies 77, Course 2983
Spring 1990

RESEARCH CHECKLIST

ADDRESS

ARCHITECT

ORIGINAL OWNER/OCCUPANT

BUILDER

____ City Directories, Fresno County Library and CSUF

____ Sanborn Insurance Maps, CSUF Map Room

____ City Water Plats

____ APN Ownership Search, Hall of Records

____ Vital Statistics, Hall of Records
(Death Certificates, also Birth & Marriage Records)

____ Biographical Indexes

____ Sam Suhler Biographical Index, Fresno County Library

____ CSUF Biographical Index (Jean Coffey), Fresno County Library

____ California Death Index, 1940-1985 (Microfiche) FCL

____ California Death Index, 1903-1939 (Bound) Hall of Records

____ California State Library California File (Microfiche) FCL

____ Ben Walker Clipping File, Fresno City & County
Historical Society

____ FRESNO BEE Editorial Library Biographical Files

____ Newspaper Microfilms (Obituary Biographical Background)

____ Who's Who

____ Building Permits, City of Fresno

____ Avery Architectural Obituaries (Columbia University)

____ Harvard GSD Card Catalogue

RESEARCH CHECKLIST

Page 2

_____ Index to The Architect & Engineer of California, CSUF
Department of Special Collections and U.C. Berkeley,
Environmental Design Library

_____ A Guide to Architecture in Los Angeles & Southern
California, David Gebhard

_____ A Guide to Architecture in San Francisco & Northern
California, David Gebhard

OTHER SOURCES

_____ California State Department of Consumer Affairs,
Architectural Licensing Division

_____ American Institute of Architects, Washington, D.C.

_____ Local Register of Historic Resources Inventory Sheets
Fresno City Hall
Fresno County Library

REQUIRED INTERVIEW

_____ Current Owner/Occupant

OPTIONAL INTERVIEWS

_____ Architect or Architect's Family

_____ Builder or Builder's Family

_____ Original Owner/Occupants' Families

DOCUMENTARY PHOTOGRAPH

_____ Front Elevation

INTRODUCTION TO THE PROJECT

This is a study of residential architecture found in the Porter Tract, a section of the College Addition located between Weldon and Yale to the south and north, and Maroa and College to the west and east in Fresno, California. It was undertaken by students enrolled in Architectural Preservation Field Studies (Special Studies 77), a course offered at Fresno City College through the Technical & Industrial Division. The study was completed during the Spring Semester of 1990.

The original development of the Porter Tract began circa 1914-1915 within a portion of the College Addition. The College Addition had been carved out of the Poppy Colony and platted in November of 1912. The development and ultimate construction of the Fresno Normal School campus (1915) to the south, and later the Fresno High School campus (1920-1922) to the west, contributed greatly to the residential growth of the Porter Tract.

This particular neighborhood was selected for study because it contained a diverse collection of architectural styles within the context of strong visual consistencies in building scale and property setbacks. These simple "architectural controls" gave the neighborhood an homogeneous look that added to its architectural interest without resulting in the kind of "sameness" that characterizes so many latter-day housing developments. A house-by-house study of the neighborhood held promise of answering how the area came to look the way it does and who had been responsible for it.

Even though the neighborhood exhibits a general architectural cohesiveness, the students observed early on that several design traditions were represented in the area: Prairie and variations on the Prairie Box, Spanish Revival, Neo Classical, Colonial Revival, Tudor, Italian Revival/Beaux Arts, and Craftsman styles. Just what proportion of these homes could be attributed to the original developer of the area, John G. Porter, and how many homes were constructed later as compatible infill, were statistics the study was designed to generate.

Structured on the seminar format, the course reached an enrollment of twenty students. Twenty-three students had pre-enrolled for the course. Out of the forty-five residential sites initially targeted for study, forty-one were surveyed because of the student attrition rate. The remaining students were organized collectively as the "CARA Group," or College Addition Research Associates. Student backgrounds were diverse, and ranged from full-time community college students in their teens to retired members of the community. For the most part those taking the class had no prior experience doing research in local history.

In order to maintain a spirit of fun in the project, only two hard objectives were defined: First, and foremost, the study had to provide enough basic information to allow a simple statistical analysis to be made at the end of the project. The statistical categories were based on information each student was required to enter onto Historic Resources Inventory forms supplied by the State Office of Historic Preservation. The data recorded on these forms is the basis for determining whether or not the neighborhood might meet the Federal guidelines for age, architectural merit, social significance and building density that would allow it to qualify as a Certified Historic District. Secondly, the students would learn how to gather information in a systematic manner, organize that information, and present it. In the process the students would gain an appreciation of historic buildings.

Many of the students were design or real estate professionals, teachers, students in architecture or concerned citizens wanting to learn preservation skills. It was hoped that this introduction to architectural research would help them become vocal advocates for the architectural preservation of historic buildings in the community.

The methodology of the survey was structured on a research check list, a copy of which is reproduced at the close of this introduction to the project. Each week, much like participants in a scavenger hunt, the students were directed to complete one step of the information gathering process. Like building blocks, each successive step had the potential of yielding fragments of history which, when assembled in full, would provide a social and an architectural portrait of each residential site, and ultimately of the entire neighborhood.

One must expect that the historic record, both public and private, is often incomplete or sometimes lost altogether. Since each student had to research two sites, the odds favored some success and some failure. One of the hard lessons of doing research in local history is learning just how much data has been destroyed (e.g. City building records), then learning how to work around what is missing to reconstruct a building's history. The real challenge of the course is to understand that tenacity and patience are vital traits of the successful researcher.

By midterm the students had completed preliminary research on most of the structures. In addition to investigating a broad spectrum of public documents and searching for pertinent periodical references as sources, each student was required to conduct an oral interview. A letter of introduction signed by the instructor and the students was sent to each homeowner in the study area. A copy of that correspondence is included as an exhibit in this report. The students were also taught to take simple documentary architectural photographs. These are affixed

to the individual data sheets.

In summary, the student survey has revealed that the Porter Tract is 100% in compliance with the basic Federal guidelines for historic districts, since every home is at least fifty years old. Fully 59% of the homes in the tract are seventy years old or older. Other Federal criteria found to have been met by the neighborhood are as follows: A strong pattern of verifiable architectural significance can be demonstrated in the tract; an important social history is evident; and the district falls within clear boundaries. The homes studied are generally in very good physical condition, 86.5% having been rated by the students with an integrity of good to excellent. The Porter Tract substantially meets the degrees of integrity required to qualify for designation as a Certified Historic District.

The bulk of the housing in the Porter Tract was developed by contractor John G. Porter (1876-1970). Porter set up strict architectural controls that required that all homes in the tract be two story. He also appears to have exercised considerable control over the architectural design of the homes he built in the tract. Several oral histories suggest that Porter may have designed many of the homes himself, but no information was found to indicate if Porter had formal architectural training or not. It is known that he worked as a carpenter for a number of years before developing this neighborhood. Other oral histories suggest that Porter may have used the services of one or more architects to design the earlier homes in the tract.

Architects whose names are loosely associated with the development of the tract were Bowen & Davis of Fresno and Smith and Anderson of Ironwood, Michigan. 35% of the homes show a strong Prairie style influence in their design. Charles and/or Abraham Anderson actually practiced in the midwest, and Hugh Y. Davis settled in the San Joaquin Valley after training in architecture in Illinois where the Prairie style traces its origins. Houses constructed later as infill on empty lots in the neighborhood were remarkably well done. Such names as Taylor-Wheeler Builders and architect H. Rafael Lake surfaced in the class research as authors of some of the non-Porter homes. Other styles represented in the neighborhood include Craftsman (15%), Tudor Revival (15%), Italian Renaissance/Beaux Arts (15%), Colonial Revival (12.5%), Neo Classical (5%) and Spanish Revival (2.5%).

The following preliminary statistics have been prepared to provide a cursory profile of the forty-one homes surveyed in the Porter Tract. This overview is offered with the understanding that a 10% margin of error, plus or minus, may be present in the figures.

DATES OF CONSTRUCTION

1915	5.0%
1916	3.0%
1917	10.0%
1918	18.0%
1919	23.0%
1920	10.0%
1921	3.0%
1922	7.5%
1923	2.5%
1932	3.0%
1934	5.0%
1937	2.5%
1939	7.5%

WOMEN OCCUPANTS ACTIVE IN CLUBS AND ORGANIZATIONS

Arts	17.5%
Historical	11.8%
Sorority	11.8%
YWCA	11.8%
Civic	11.8%
Masonic	11.8%
Other	23.5%

MALE OCCUPANTS ACTIVE IN LODGE AFFILIATIONS

Masonic	26.0%
Elks	15.5%
Business	12.0%
Civic	8.6%
Shrine	8.6%
Eagles	3.5%
Fraternal	3.5%
I O O F	3.5%
Native Sons	3.5%
Rotary	3.5%
Kiwanis	1.8%
Other	10.0%

OCCUPATIONS

Professional	43.0%
Business Owners/Merchants	21.0%
Public Officials	15.5%
Agriculture	12.0%
Builders/Architects	5.0%
Ministers	3.5%

INTEGRITY OF THE HOUSES

Excellent	55.0%
Good	31.5%
Fair	10.5%
Deteriorated	3.0%

PERCENTAGE OF HOUSES BUILT BY JOHN G. PORTER

55%

PERCENTAGE OF HOUSES WITH ARCHITECTURAL SIGNIFICANCE

40%

PERCENTAGE OF HOUSES WITH SOCIAL SIGNIFICANCE

55%

PERCENTAGE OF HOUSES USED FOR SORORITY/FRATERNITY/STUDENT HOUSING

15%

It is hoped that the individual data sheets in this report will provide enough core research to encourage the homeowners in the Porter Tract to consider applying for historic district status. Additional work would have to be completed on four residences, but once completed virtually all the data required for establishing a local historic district would be assembled under the cover of this report.

The members of the CARA Group recognize that a great deal of information could yet be collected through additional oral interviews from senior members of the community who are familiar with the history of the Porter Tract, but whom we could not locate. Our hope is that forthcoming publicity about this project in the Fresno Bee will prompt those with recollections of this historic neighborhood to contact us so we might document this important historical information.



FRESNO CITY COLLEGE

1101 East University Avenue • Fresno, California 93741
Telephone (209) 442-4600

February 1, 1990

Dear Neighborhood Resident:


This Spring Semester, students taking the Architectural Preservation Field Studies course at Fresno City College will be conducting an architectural building survey of your neighborhood. This group project has been organized to coincide with this year's Tower District Specific Plan Study being completed with funding from the City of Fresno.

Out of nearly 78 homes located in the historic College Addition (between Weldon and Clinton to the south and north, and Maroa and College to the west and east), your property has been specifically chosen to be researched. Based on a preliminary analysis, your address appears to contribute special architectural and social significance to our community.

As the instructor teaching this course, I invite you to participate in this study of your neighborhood's rich and varied architectural background. The student signing this letter with me will be contacting you regarding your recollections of the original architects, builders and owners of your property. During the interview, the student will request your permission to photograph the front exterior view of your address for inclusion in our report. The information will be compiled into a book that will be available at the Fresno County Library, Fresno City College Library, and Fresno City Hall. There the information will be permanently catalogued for you and your neighbors to use to help preserve the unique characteristics of your architecture, streets, and public landscaping.

Because of the strong civic unity that your neighborhood has shown over the years, we hope that you will, along with us, enjoy learning more about the architectural lineage of your homes.

Yours very truly,


John Edward Powell
Instructor in American Architectural History
442-4600, Extension 8784 8-12 Daily

Student Researcher

MAP OF COLLEGE ADDITION

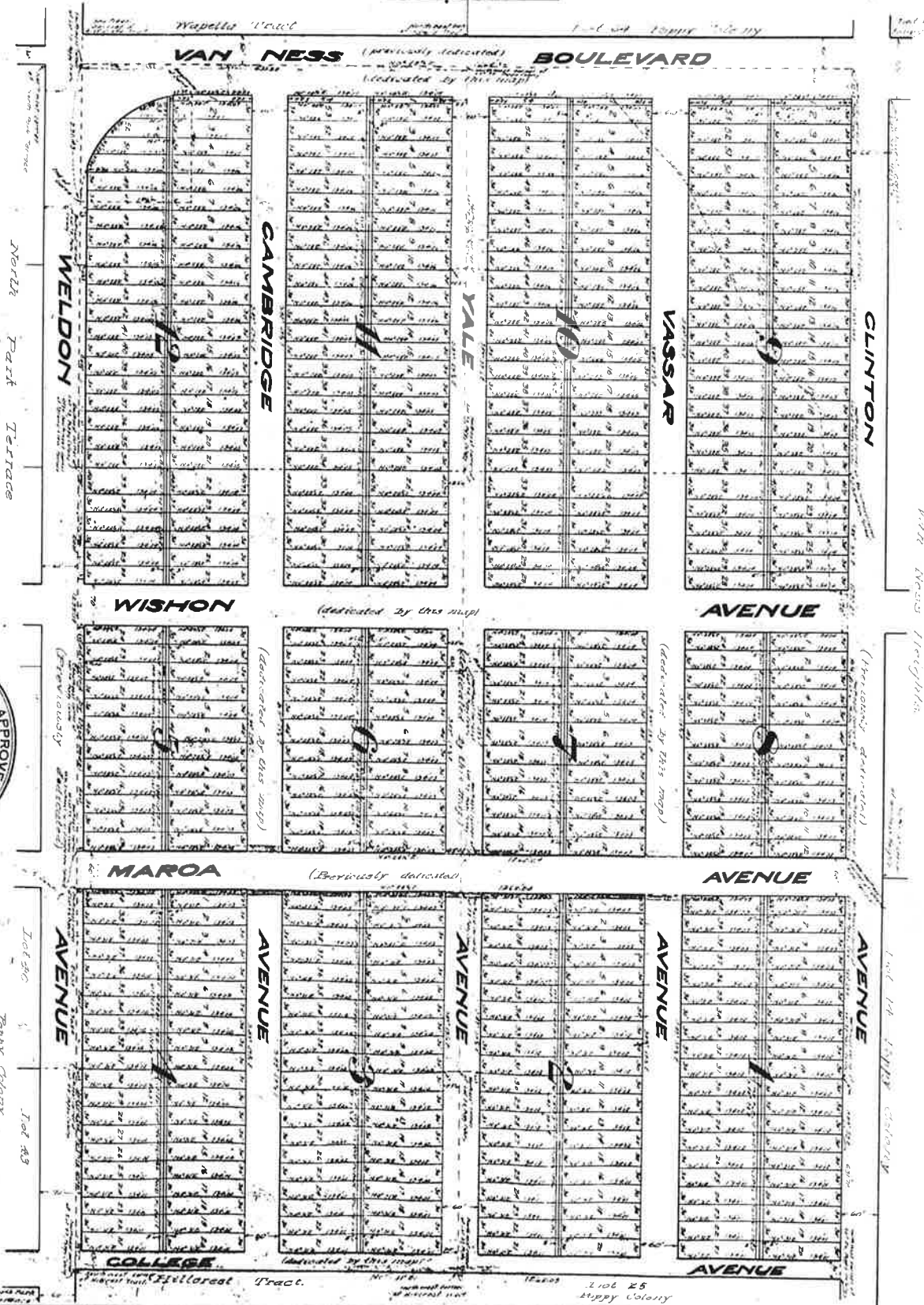
TO THE CITY OF FRESNO.

BEING THE SUBDIVISION OF LOTS 26, 27, 28, 29, 62, 63, 72, & 73 OF POPPY COLONY; ALSO LOTS 60, 61, 74 & 75 OF POPPY COLONY, NOW "GRAND VIEW TERRACE"

Surveyed and platted, November, 1912, by Chris. P. Jensen, C.E.

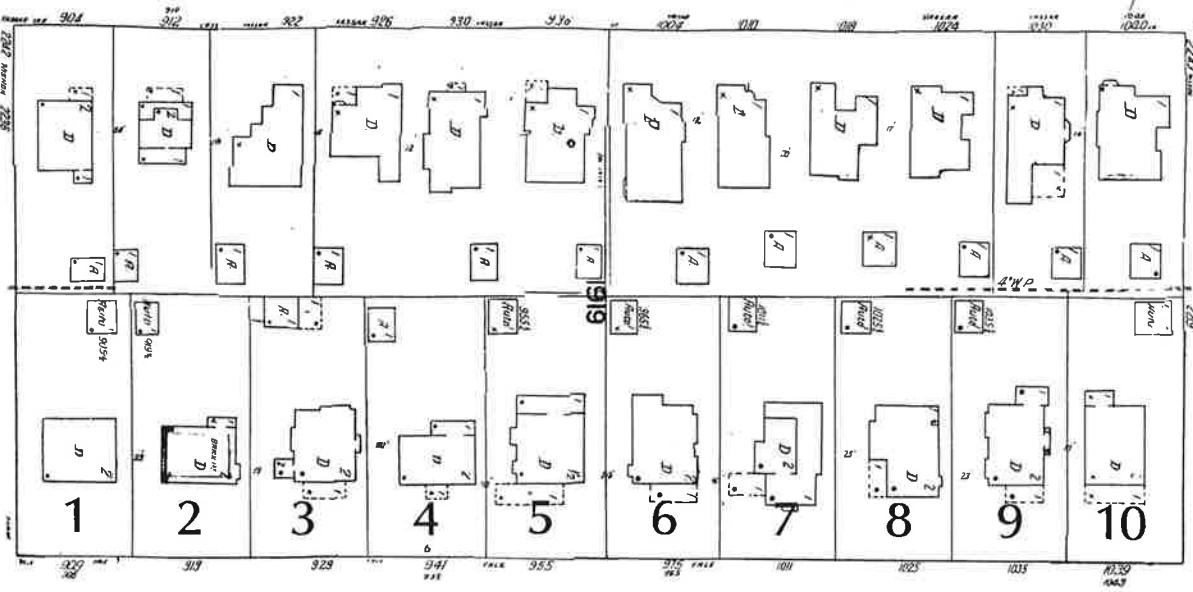
Scale of Map: 100 Feet to the Inch.

SHEET N°1



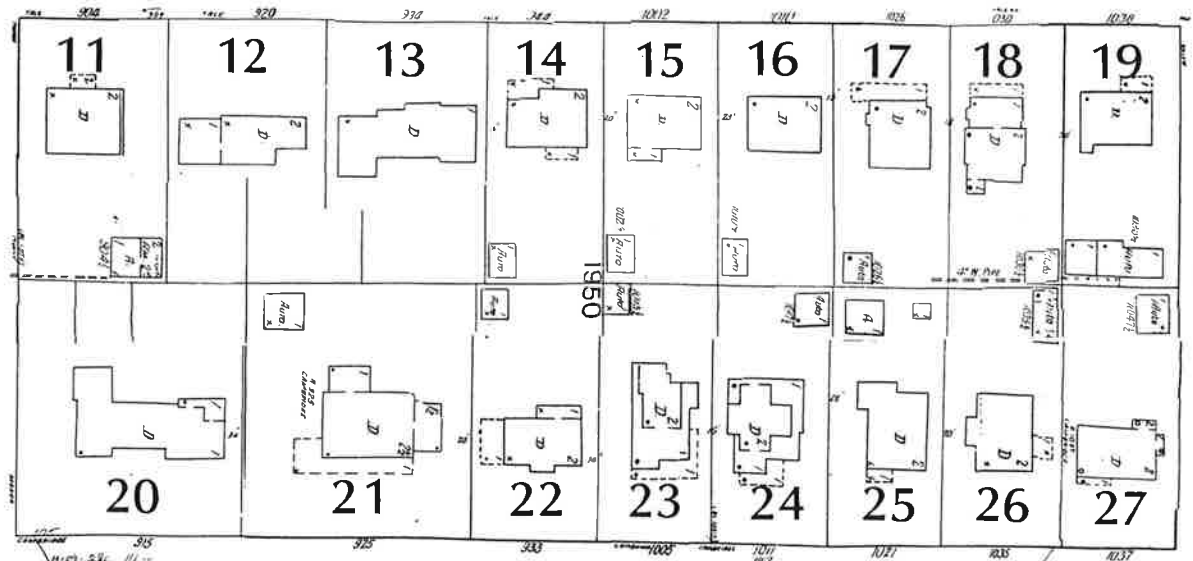
VASSAR 201 AV.

60'



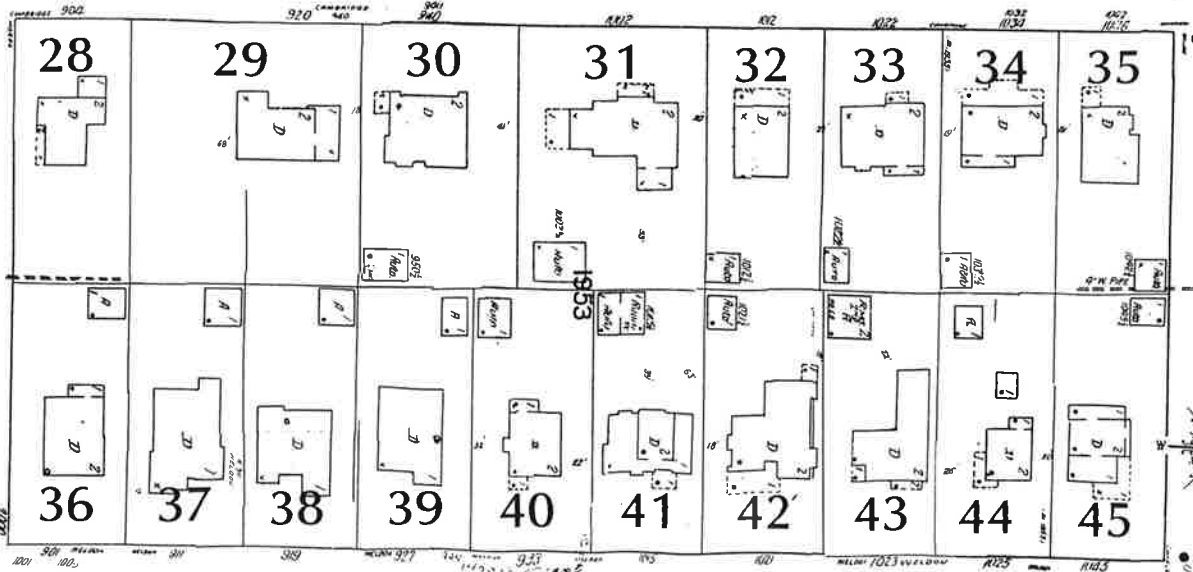
YALE AV.

MOROA AV.



CAMBRIDGE AV.

60'



WELDON AV.

204



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

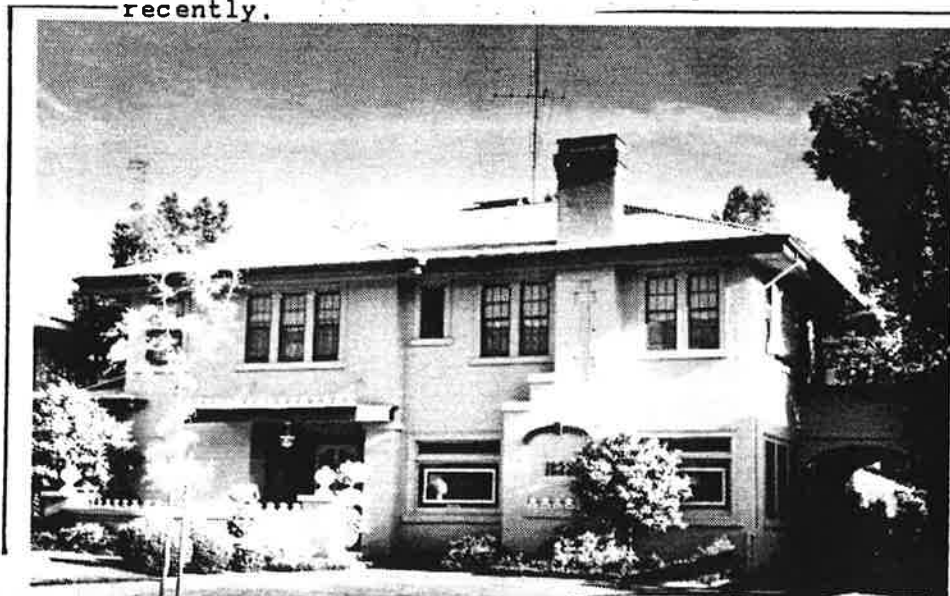
IDENTIFICATION

1. Common name: SWARTZ HOUSE
2. Historic name: ADAMS-SWARTZ HOUSE
3. Street or rural address: 1022 East Cambridge
City Fresno Zip 93704 County Fresno
4. Parcel number: 444-162-06
5. Present Owner: Alvin E. Prekins Address: 1022 East Cambridge
City Fresno Zip 93704 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Classic Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The two-story Classic Revival Dwelling is wood framed with stucco and Class A composition low-hipped roof. Asymmetrical in design the chimney has a unique decorative quality, stair-stepped on the left with incised double-cross, and arched indentation at the base capped with a modified garland. The entry has a Gothic carved door with leaded glass side lights. Two of the triple 12/12 light windows have been replaced with plate glass with leaded glass transom in the center of the first floor. The paired windows on the second floor are original with eared entablature. Projecting above the entry is a rectangular roof supported by large chains, bolted to the wall surface and partially resting on square pillars by the entry. Fred L. Swartz extended the east front wall of the house and east front side wall of the dining room, eliminating the east front window. A small wrap-a-round roof covers this extension. He designed a full wall china cabinet and buffet in the space created. Additions include a car-port and sun room projecting to the south. The present owners removed the garage and built a storage building in it's place. A large gazibo and hot tub were added recently.



8. Construction date:
Estimated _____ Factual 1918
9. Architect Unknown
10. Builder C.P. Cain
Carpenter-J.G. Porter
11. Approx. property size (in feet)
Frontage 90' Depth 134'
or approx. acreage .276 Acre
12. Date(s) of enclosed photograph(s)
1990

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐
14. Alterations: Various Interior Remolding; Dining Room Expansion.
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☐
Residential ☒ Industrial ☐ Commercial ☐ Other: ☐
16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
#B 902-1042
18. Related features: Residential Housing 1914- 1935

SIGNIFICANCE

19. The two-story Classic Revival Dwelling is wood framed with stucco and Class A composition low-hipped roof. Asymmetrical in design the chimney has a unique decorative quality, stair-stepped on the left with incised double-cross, and arched indentation at the base capped with a modified garland. The entry has a Gothic carved door with leaded glass side lights. Two of the triple 12/12 light windows have been replaced with plate glass with leaded glass transom in the center of the first floor. The paired windows on the second floor are original with eared entablature. Projecting above the entry is a rectangular roof supported by large chains, bolted to the wall surface and partially resting on square pillars by the entry. Fred L. Swartz extended the east front wall of the house and east front side wall of the dining room, eliminating the east front window. A small wrap-a-round roof covers this extension. He designed a full wall china cabinet and buffet in the space created. Additions include a car-port and sun room projecting to the south. The present owners removed the garage and built a storage building in it's place. A large gazibo and hot tub were added recently.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education ☐

21. Sources (List books, documents, surveys, personal interviews and their dates).
Sanborn Ins. Maps City Water Plats
City Directories, CSUF Library,
FC Library, Fresno County Recorders
Hall of Records, The Fresno Bee,
Don Walker Clipping File His, Soc.

22. Date form prepared May 9, 1990
 By (name) Carmen J. Marion
 Organization EGC Special Studies 77
 Address: 1101 University
 City Fresno, CA Zip 93741
 Phone: 442-4600 (209)

Additional sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

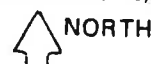


EXHIBIT 4:

**2019 MILLS ACT PROGRAM - 4. The Anderson Home (contributor to Porter Tract Historic District) Located at
1035 E Cambridge Avenue**

REVISED WORK PLAN (2020-2029)

	Contract Year	Site/Building Feature	Proposed Work/Task	Estimated Cost
1.	2021	Roof; Exterior Paint: Balustrade	Re-roof main residence with composition shingles in kind; Make necessary in kind repairs or replacements to roof for granny flat (garage-apartment conversion) in the rear portion of the property, including gutters; Complete exterior painting for balustrade surrounding front porch, making related repairs in kind as needed.	\$19,500.00
2.	2023	Exterior Paint	Complete exterior painting for cladding, architectural trim, and concrete front porch.	\$12,000.00
3.	2025	Windows	Replace existing metal screens with custom wood screens.	\$4,000.00
4.	2020-2029, annually	Landscape	Tree-trimming and inspection of planting at least once per year, or more often as needed, to avoid contact of branches or plantings with the house or exterior features.	\$2,000.00
TOTAL:				\$37,500.00

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.



THE PORTER TRACT

AN HISTORICAL & ARCHITECTURAL SURVEY



COMPILED BY THE CARA GROUP
THE COLLEGE ADDITION RESEARCH ASSOCIATES



FRESNO CITY COLLEGE
SPRING 1990



THE PORTER TRACT
AN HISTORICAL & ARCHITECTURAL SURVEY

COMPILED BY THE CARA GROUP
THE COLLEGE ADDITION RESEARCH ASSOCIATES
FRESNO CITY COLLEGE

SPRING 1990

ARCHITECTURAL PRESERVATION FIELD STUDIES
SPECIAL STUDIES 77
TECHNICAL & INDUSTRIAL DIVISION
INSTRUCTOR: JOHN EDWARD POWELL

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ACKNOWLEDGEMENTS

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COLLEGE ADDITION MAP

PORTER TRACT MAP

HISTORIC RESOURCES INVENTORY FORMS

MISCELLANEOUS CLIPPINGS, PHOTOGRAPHS AND PLANS

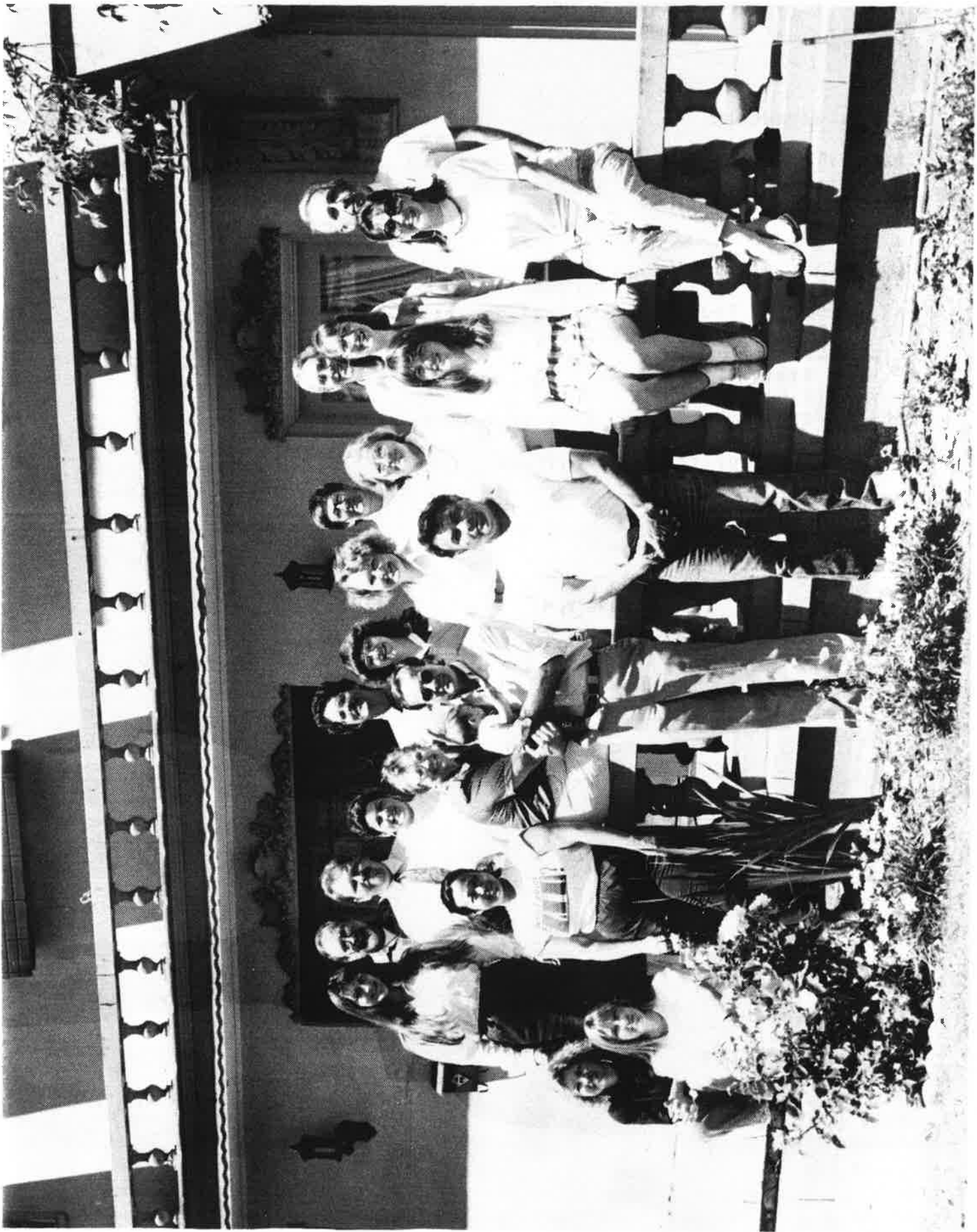
Acknowledgements

The College Addition Research Associates wish to thank the following persons and organizations for the assistance they've given this project:

Department of Special Collections, CSUF
Fresno Bee Editorial Library
Fresno City & County Historical Society
Fresno County Hall of Records
Fresno County Library
Mr. Guy Keeler
Postal Instant Press
Public Works Department, City of Fresno
Sigma Nu Fraternity, CSUF
The Residents of the Porter Tract
The Tower Theatre

Cover Co-designers

Nancy Glassberg
James Michael
Judith O'Donnell
Charles Pansarosa
John Edward Powell
Cindy Stava-Elfers
Prudence Zalewski



CARA GROUP

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Ellen Bennett

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Russell C. Fey

Nancy Glassberg
Nancy Glassberg

Laura Horsford
Laura Horsford

Vicki Koda
Vicki Koda

Fernando Lugo
Fernando Lugo

Carmen Marion
Carmen Marion

Michael McGuire
Michael McGuire

James Michael
James Michael

Judith O'Donnell
Judith O'Donnell

Charles Pansarosa
Charles Pansarosa

Susan Pansarosa
Susan Pansarosa

Katie Rehart
Katie Rehart

Robert Richter, Jr.
Robert Richter, Jr.

Cindy Stava-Elfers
Cindy Stava-Elfers

Roger Taylor
Roger Taylor

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Cheryl Thompson

Elizabeth Tolle
Elizabeth Tolle

Prudence Zalewski
Prudence Zalewski

John Edward Powell
John Edward Powell
Instructor

ARCHITECTURAL PRESERVATION FIELD STUDIES
Special Studies 77, Course 2983
Spring 1990

RESEARCH CHECKLIST

ADDRESS

ARCHITECT

ORIGINAL OWNER/OCCUPANT

BUILDER

____ City Directories, Fresno County Library and CSUF

____ Sanborn Insurance Maps, CSUF Map Room

____ City Water Plats

____ APN Ownership Search, Hall of Records

____ Vital Statistics, Hall of Records
(Death Certificates, also Birth & Marriage Records)

____ Biographical Indexes

____ Sam Suhler Biographical Index, Fresno County Library

____ CSUF Biographical Index (Jean Coffey), Fresno County Library

____ California Death Index, 1940-1985 (Microfiche) FCL

____ California Death Index, 1903-1939 (Bound) Hall of Records

____ California State Library California File (Microfiche) FCL

____ Ben Walker Clipping File, Fresno City & County
Historical Society

____ FRESNO BEE Editorial Library Biographical Files

____ Newspaper Microfilms (Obituary Biographical Background)

____ Who's Who

____ Building Permits, City of Fresno

____ Avery Architectural Obituaries (Columbia University)

____ Harvard GSD Card Catalogue

RESEARCH CHECKLIST

Page 2

- _____ Index to The Architect & Engineer of California, CSUF
Department of Special Collections and U.C. Berkeley,
Environmental Design Library
- _____ A Guide to Architecture in Los Angeles & Southern
California, David Gebhard
- _____ A Guide to Architecture in San Francisco & Northern
California, David Gebhard

OTHER SOURCES

- _____ California State Department of Consumer Affairs,
Architectural Licensing Division
- _____ American Institute of Architects, Washington, D.C.
- _____ Local Register of Historic Resources Inventory Sheets
Fresno City Hall
Fresno County Library

REQUIRED INTERVIEW

- _____ Current Owner/Occupant

OPTIONAL INTERVIEWS

- _____ Architect or Architect's Family
- _____ Builder or Builder's Family
- _____ Original Owner/Occupants' Families

DOCUMENTARY PHOTOGRAPH

- _____ Front Elevation

INTRODUCTION TO THE PROJECT

This is a study of residential architecture found in the Porter Tract, a section of the College Addition located between Weldon and Yale to the south and north, and Maroa and College to the west and east in Fresno, California. It was undertaken by students enrolled in Architectural Preservation Field Studies (Special Studies 77), a course offered at Fresno City College through the Technical & Industrial Division. The study was completed during the Spring Semester of 1990.

The original development of the Porter Tract began circa 1914-1915 within a portion of the College Addition. The College Addition had been carved out of the Poppy Colony and platted in November of 1912. The development and ultimate construction of the Fresno Normal School campus (1915) to the south, and later the Fresno High School campus (1920-1922) to the west, contributed greatly to the residential growth of the Porter Tract.

This particular neighborhood was selected for study because it contained a diverse collection of architectural styles within the context of strong visual consistencies in building scale and property setbacks. These simple "architectural controls" gave the neighborhood an homogeneous look that added to its architectural interest without resulting in the kind of "sameness" that characterizes so many latter-day housing developments. A house-by-house study of the neighborhood held promise of answering how the area came to look the way it does and who had been responsible for it.

Even though the neighborhood exhibits a general architectural cohesiveness, the students observed early on that several design traditions were represented in the area: Prairie and variations on the Prairie Box, Spanish Revival, Neo Classical, Colonial Revival, Tudor, Italian Revival/Beaux Arts, and Craftsman styles. Just what proportion of these homes could be attributed to the original developer of the area, John G. Porter, and how many homes were constructed later as compatible infill, were statistics the study was designed to generate.

Structured on the seminar format, the course reached an enrollment of twenty students. Twenty-three students had pre-enrolled for the course. Out of the forty-five residential sites initially targeted for study, forty-one were surveyed because of the student attrition rate. The remaining students were organized collectively as the "CARA Group," or College Addition Research Associates. Student backgrounds were diverse, and ranged from full-time community college students in their teens to retired members of the community. For the most part those taking the class had no prior experience doing research in local history.

In order to maintain a spirit of fun in the project, only two hard objectives were defined: First, and foremost, the study had to provide enough basic information to allow a simple statistical analysis to be made at the end of the project. The statistical categories were based on information each student was required to enter onto Historic Resources Inventory forms supplied by the State Office of Historic Preservation. The data recorded on these forms is the basis for determining whether or not the neighborhood might meet the Federal guidelines for age, architectural merit, social significance and building density that would allow it to qualify as a Certified Historic District. Secondly, the students would learn how to gather information in a systematic manner, organize that information, and present it. In the process the students would gain an appreciation of historic buildings.

Many of the students were design or real estate professionals, teachers, students in architecture or concerned citizens wanting to learn preservation skills. It was hoped that this introduction to architectural research would help them become vocal advocates for the architectural preservation of historic buildings in the community.

The methodology of the survey was structured on a research check list, a copy of which is reproduced at the close of this introduction to the project. Each week, much like participants in a scavenger hunt, the students were directed to complete one step of the information gathering process. Like building blocks, each successive step had the potential of yielding fragments of history which, when assembled in full, would provide a social and an architectural portrait of each residential site, and ultimately of the entire neighborhood.

One must expect that the historic record, both public and private, is often incomplete or sometimes lost altogether. Since each student had to research two sites, the odds favored some success and some failure. One of the hard lessons of doing research in local history is learning just how much data has been destroyed (e.g. City building records), then learning how to work around what is missing to reconstruct a building's history. The real challenge of the course is to understand that tenacity and patience are vital traits of the successful researcher.

By midterm the students had completed preliminary research on most of the structures. In addition to investigating a broad spectrum of public documents and searching for pertinent periodical references as sources, each student was required to conduct an oral interview. A letter of introduction signed by the instructor and the students was sent to each homeowner in the study area. A copy of that correspondence is included as an exhibit in this report. The students were also taught to take simple documentary architectural photographs. These are affixed

to the individual data sheets.

In summary, the student survey has revealed that the Porter Tract is 100% in compliance with the basic Federal guidelines for historic districts, since every home is at least fifty years old. Fully 59% of the homes in the tract are seventy years old or older. Other Federal criteria found to have been met by the neighborhood are as follows: A strong pattern of verifiable architectural significance can be demonstrated in the tract; an important social history is evident; and the district falls within clear boundaries. The homes studied are generally in very good physical condition, 86.5% having been rated by the students with an integrity of good to excellent. The Porter Tract substantially meets the degrees of integrity required to qualify for designation as a Certified Historic District.

The bulk of the housing in the Porter Tract was developed by contractor John G. Porter (1876-1970). Porter set up strict architectural controls that required that all homes in the tract be two story. He also appears to have exercised considerable control over the architectural design of the homes he built in the tract. Several oral histories suggest that Porter may have designed many of the homes himself, but no information was found to indicate if Porter had formal architectural training or not. It is known that he worked as a carpenter for a number of years before developing this neighborhood. Other oral histories suggest that Porter may have used the services of one or more architects to design the earlier homes in the tract.

Architects whose names are loosely associated with the development of the tract were Bowen & Davis of Fresno and Smith and Anderson of Ironwood, Michigan. 35% of the homes show a strong Prairie style influence in their design. Charles and/or Abraham Anderson actually practiced in the midwest, and Hugh Y. Davis settled in the San Joaquin Valley after training in architecture in Illinois where the Prairie style traces its origins. Houses constructed later as infill on empty lots in the neighborhood were remarkably well done. Such names as Taylor-Wheeler Builders and architect H. Rafael Lake surfaced in the class research as authors of some of the non-Porter homes. Other styles represented in the neighborhood include Craftsman (15%), Tudor Revival (15%), Italian Renaissance/Beaux Arts (15%), Colonial Revival (12.5%), Neo Classical (5%) and Spanish Revival (2.5%).

The following preliminary statistics have been prepared to provide a cursory profile of the forty-one homes surveyed in the Porter Tract. This overview is offered with the understanding that a 10% margin of error, plus or minus, may be present in the figures.

DATES OF CONSTRUCTION

1915	5.0%
1916	3.0%
1917	10.0%
1918	18.0%
1919	23.0%
1920	10.0%
1921	3.0%
1922	7.5%
1923	2.5%
1932	3.0%
1934	5.0%
1937	2.5%
1939	7.5%

WOMEN OCCUPANTS ACTIVE IN CLUBS AND ORGANIZATIONS

Arts	17.5%
Historical	11.8%
Sorority	11.8%
YWCA	11.8%
Civic	11.8%
Masonic	11.8%
Other	23.5%

MALE OCCUPANTS ACTIVE IN LODGE AFFILIATIONS

Masonic	26.0%
Elks	15.5%
Business	12.0%
Civic	8.6%
Shrine	8.6%
Eagles	3.5%
Fraternal	3.5%
I O O F	3.5%
Native Sons	3.5%
Rotary	3.5%
Kiwanis	1.8%
Other	10.0%

OCCUPATIONS

Professional	43.0%
Business Owners/Merchants	21.0%
Public Officials	15.5%
Agriculture	12.0%
Builders/Architects	5.0%
Ministers	3.5%

INTEGRITY OF THE HOUSES

Excellent	55.0%
Good	31.5%
Fair	10.5%
Deteriorated	3.0%

PERCENTAGE OF HOUSES BUILT BY JOHN G. PORTER

55%

PERCENTAGE OF HOUSES WITH ARCHITECTURAL SIGNIFICANCE

40%

PERCENTAGE OF HOUSES WITH SOCIAL SIGNIFICANCE

55%

PERCENTAGE OF HOUSES USED FOR SORORITY/FRATERNITY/STUDENT HOUSING

15%

It is hoped that the individual data sheets in this report will provide enough core research to encourage the homeowners in the Porter Tract to consider applying for historic district status. Additional work would have to be completed on four residences, but once completed virtually all the data required for establishing a local historic district would be assembled under the cover of this report.

The members of the CARA Group recognize that a great deal of information could yet be collected through additional oral interviews from senior members of the community who are familiar with the history of the Porter Tract, but whom we could not locate. Our hope is that forthcoming publicity about this project in the Fresno Bee will prompt those with recollections of this historic neighborhood to contact us so we might document this important historical information.



FRESNO CITY COLLEGE

1101 East University Avenue • Fresno, California 93741

Telephone (209) 442-4600

February 1, 1990

Dear Neighborhood Resident:

This Spring Semester, students taking the Architectural Preservation Field Studies course at Fresno City College will be conducting an architectural building survey of your neighborhood. This group project has been organized to coincide with this year's Tower District Specific Plan Study being completed with funding from the City of Fresno.

Out of nearly 78 homes located in the historic College Addition (between Weldon and Clinton to the south and north, and Maroa and College to the west and east), your property has been specifically chosen to be researched. Based on a preliminary analysis, your address appears to contribute special architectural and social significance to our community.

As the instructor teaching this course, I invite you to participate in this study of your neighborhood's rich and varied architectural background. The student signing this letter with me will be contacting you regarding your recollections of the original architects, builders and owners of your property. During the interview, the student will request your permission to photograph the front exterior view of your address for inclusion in our report. The information will be compiled into a book that will be available at the Fresno County Library, Fresno City College Library, and Fresno City Hall. There the information will be permanently catalogued for you and your neighbors to use to help preserve the unique characteristics of your architecture, streets, and public landscaping.

Because of the strong civic unity that your neighborhood has shown over the years, we hope that you will, along with us, enjoy learning more about the architectural lineage of your homes.

Yours very truly,



John Edward Powell

Instructor in American Architectural History
442-4600, Extension 8784 8-12 Daily

Student Researcher

a campus of the

STATE CENTER COMMUNITY COLLEGE DISTRICT

This institution does not discriminate on the basis of race, sex, handicap, religion, or age.

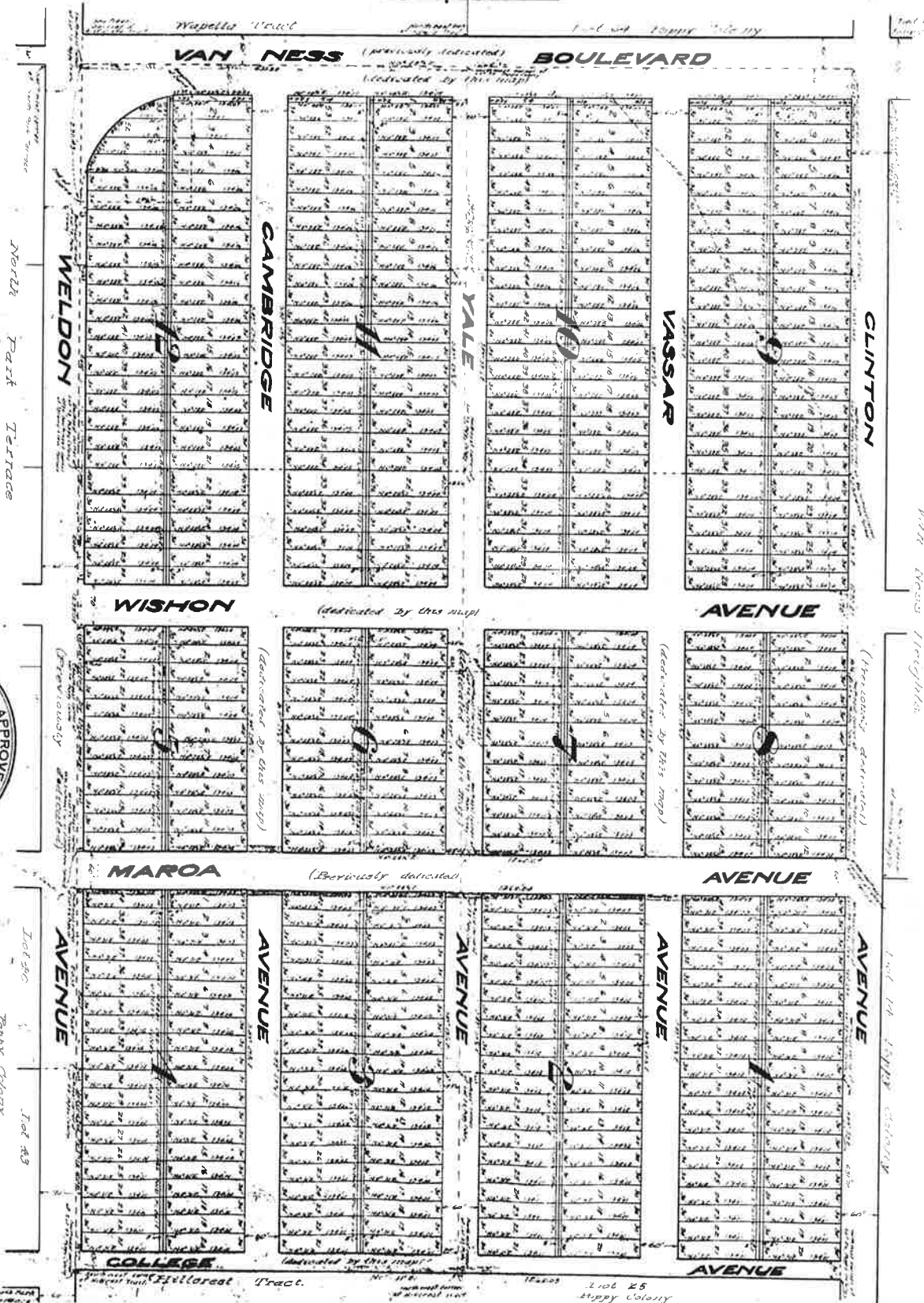
TO THE CITY OF FRESNO.

BEING THE SUBDIVISION OF LOTS 26, 27, 28, 29, 62, 63, 72, & 73 OF POPPY COLONY, ALSO LOTS 60, 61, 74 & 75 OF POPPY COLONY, NOW "GRAND VIEW TERRACE."

Surveyed and plotted, November, 1912, by Chris. P. Jensen, C.E.

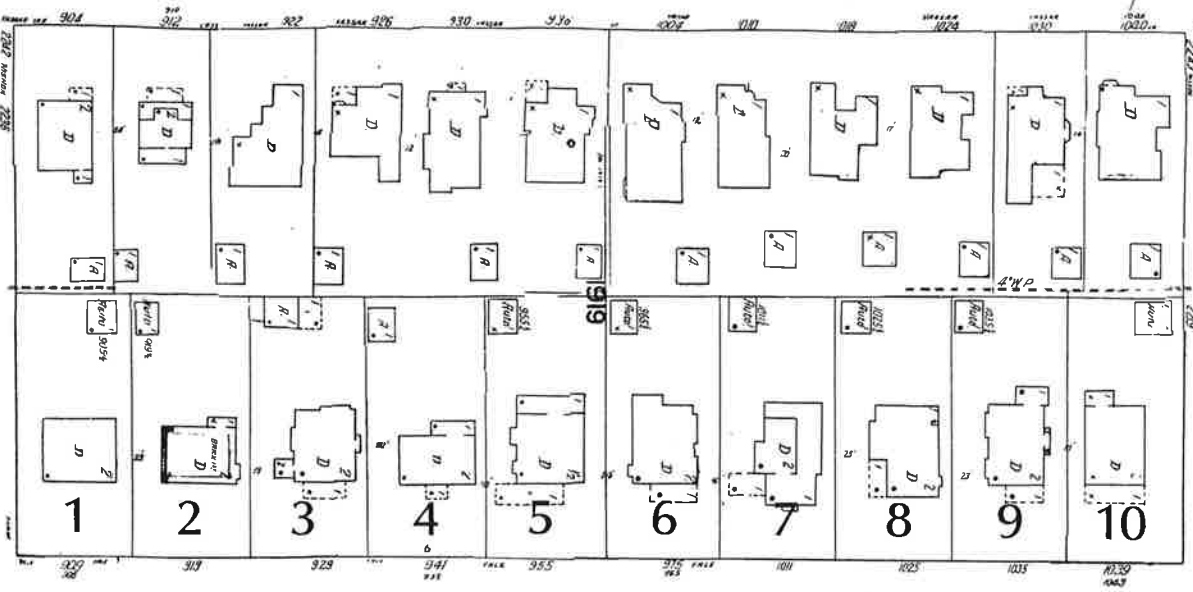
Scale of Map, 100 Feet to the Inch.

SHEET N°1



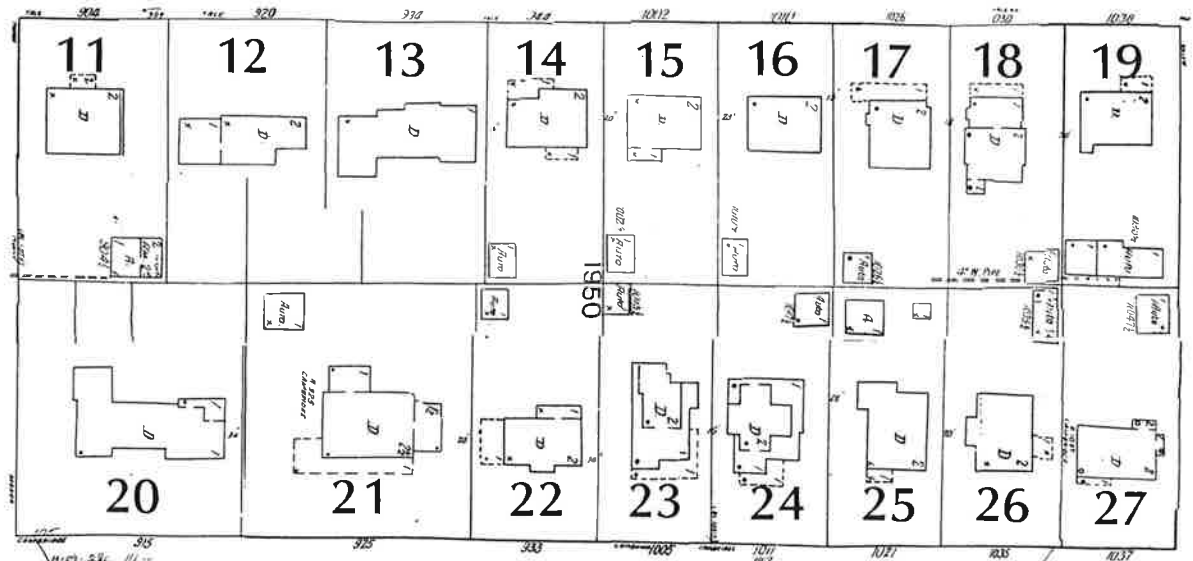
VASSAR 201 AV.

60'



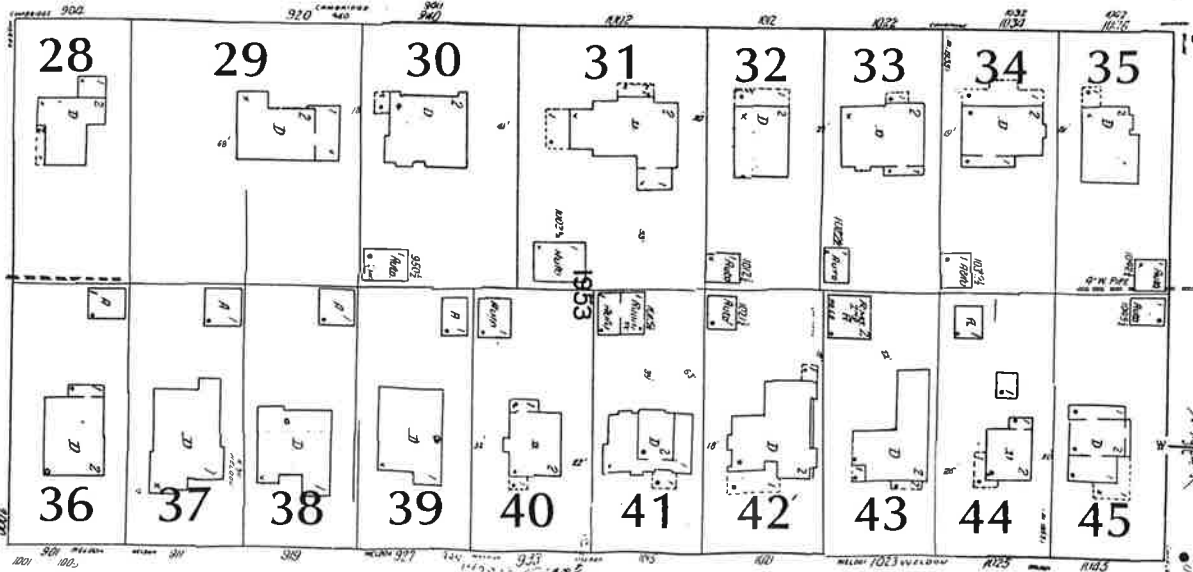
YALE AV.

MOROA AV.



CAMBRIDGE AV.

60'



WELDON AV.

204



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: The Pimentel Home
2. Historic name: The Anderson Home
3. Street or rural address: 1035 E. Cambridge
City Fresno Zip 93704 County Fresno
4. Parcel number: 444-161-11
5. Present Owner: Wilfred and Marie Pimentel Address: 1035 E. Cambridge
City Fresno Zip 93704 Ownership is: Public _____ Private X
6. Present Use: private residence Original use: same

DESCRIPTION

- 7a. Architectural style: Stripped Beaux-Arts Box style.
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The 1917 Anderson Home is located on the north side of Cambridge st., the second street north of Fresno City College, and east of College Ave. This is a symmetrical, two story, stripped Beaux-Arts, box style home, with a hip roof, a projecting wing on the west side, and a porte cochere on the east side. The front porch is adorned with a balustraded rail which extends in part to the west side. The home has four bedrooms and two baths upstairs, a kitchen, living room, family room, office, bedroom with a bath, and a laundry downstairs, and partial basement below. The kitchen was remodeled during the early 60's and the master bedroom/bathroom and another bedroom have been enlarged by enclosing the upstairs sleeping porches that face the back of the house. The home has approximately 2900 sq. ft. The home has some nice original features like the coved molding at the ceiling and the ballustrade along the inside stairway and a nicely placed pocket door at the top of the stairs that separates the living area from the bedrooms. The home is well maintained inside and out and has kept a high state of integrity despite the remodeling.



8. Construction date:
Estimated 1917 Factual _____
9. Architect unknown
10. Builder John Porter
11. Approx. property size (in feet)
Frontage 60 Depth 134
or approx. acreage .185 acre
12. Date(s) of enclosed photograph(s)
May 1, 1990

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Kitchen remodeled, upstairs porches enclosed to enlarge bedrooms and add a bath.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? yes Moved? _____ Unknown? _____
18. Related features: One of several Beaux-Arts Box style homes in the Porter Tract.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Axcel Anderson Home was first occupied by Axcel E. Anderson in circa 1918. Dr. Axcel E. Anderson was a physician on Fulton in downtown Fresno. Dr. Anderson was Fresno's first gynecologist and obstetrician. He and his wife Bessie Anderson lived in the home 52 years until 1960, when Dr. Wilfred Pimentel, and his wife Marie Pimentel moved into the home. Dr. Wilfred Pimentel, a veterinarian of Elm Veterinary Hospital, now retired, was a past president of the Veterinarians association group. Marie Pimentel was a book keeper for Elm Veterinary Hospital, and served as the president for the State Board of Publicity for the Veterinarians association group. The Pimentels are members of the Fresno Art Museum and Wilfred is an active member in the Rotary Club. The home has had only two different occupants over the past 72 years.

It is possible that Smith and Anderson Architecture of Iron River Michigan are the Architects of this home according to a well preserved drawing, which was done for the Andersons. It's construction is attributed to John Porter, a well known builder of Fresno, most associated with the College Addition Tract. The property is important architecturally because it represents a good example of the stripped Beaux-Arts Box style in the Porter Tract that contributes to the context of other houses in the neighborhood.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview: Marie and Wilfred Pimentel 3-2-90
The Fresno Bee

Fresno City Directory 1918-1980

Fresno City Building Permits

22. Date form prepared April 25, 1990
By (name) Laura Horsford
Organization _____
Address: 933 E. Weldon
City Fresno Zip 93704
Phone: 209-222-3341

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

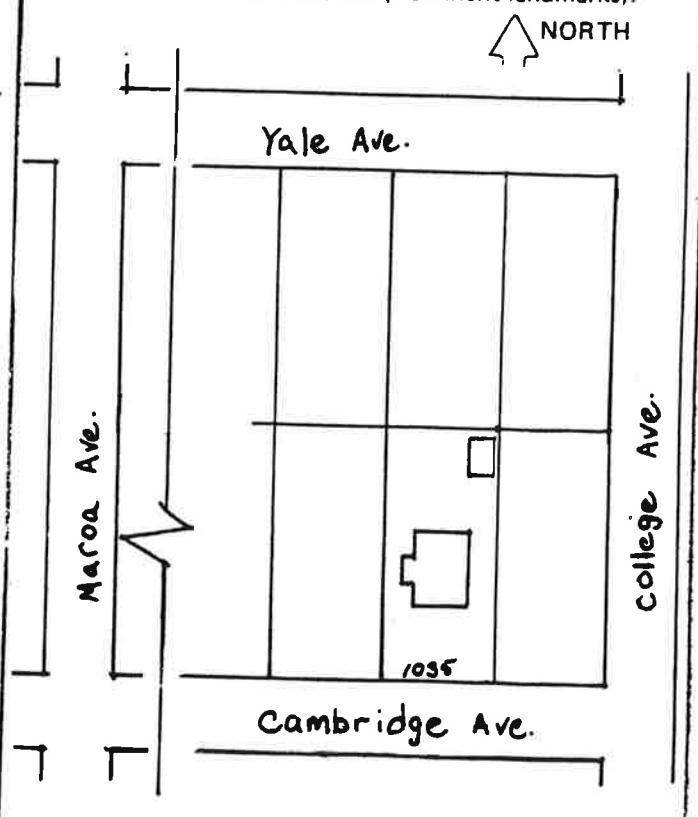


EXHIBIT 5:

2019 MILLS ACT PROGRAM - 5. The Bonner Home (contributor to Porter Tract Historic District) Located at 1037 E Cambridge Avenue

REVISED WORK PLAN (2020-2029)

	Contract Year	Site/Building Feature	Proposed Work/Task	Estimated Cost
1.	2020, 2028-2029	Exterior Paint	Complete exterior painting for cladding and architectural trim on main residence and garage, repairing dry rot and features such as loose corbels and decorative soffit vents as needed.	\$20,000.00
2.	2021-2022	Front Entry	Restore front entry to original condition by removing double doors and installing a single door with sidelights per historic photographs.	\$20,000.00
3.	2020-2029, annually	Exterior and Plumbing/Electrical: Maintenance	Maintain building exterior as needed without damage to historic features, with particular attention to stucco, trim, windows, and the roof; Maintain plumbing and electrical systems as needed without damage to historic features.	\$7,500.00
4.	2021-2022	Window Screens	Replace existing aluminum window screens with wood and brass screens in order to enhance the historic character of the property.	\$7,000 (\$100/window)
TOTAL:				\$54,500.00

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.



THE PORTER TRACT

AN HISTORICAL & ARCHITECTURAL SURVEY



COMPILED BY THE CARA GROUP
THE COLLEGE ADDITION RESEARCH ASSOCIATES



FRESNO CITY COLLEGE
SPRING 1990



THE PORTER TRACT
AN HISTORICAL & ARCHITECTURAL SURVEY

COMPILED BY THE CARA GROUP
THE COLLEGE ADDITION RESEARCH ASSOCIATES
FRESNO CITY COLLEGE

SPRING 1990

ARCHITECTURAL PRESERVATION FIELD STUDIES
SPECIAL STUDIES 77
TECHNICAL & INDUSTRIAL DIVISION
INSTRUCTOR: JOHN EDWARD POWELL

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COLLEGE ADDITION MAP

PORTER TRACT MAP

HISTORIC RESOURCES INVENTORY FORMS

MISCELLANEOUS CLIPPINGS, PHOTOGRAPHS AND PLANS

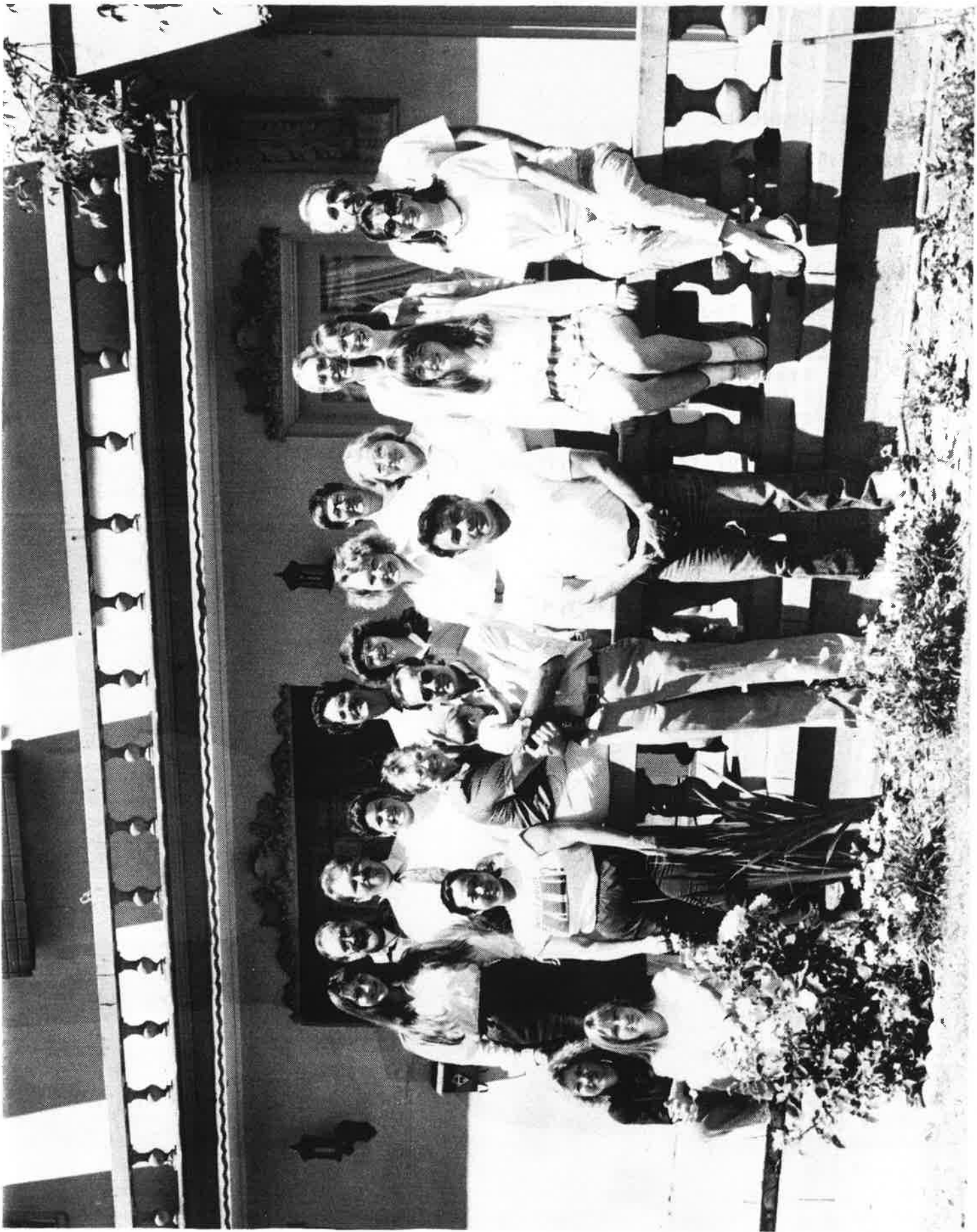
Acknowledgements

The College Addition Research Associates wish to thank the following persons and organizations for the assistance they've given this project:

Department of Special Collections, CSUF
Fresno Bee Editorial Library
Fresno City & County Historical Society
Fresno County Hall of Records
Fresno County Library
Mr. Guy Keeler
Postal Instant Press
Public Works Department, City of Fresno
Sigma Nu Fraternity, CSUF
The Residents of the Porter Tract
The Tower Theatre

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Cindy Stava-Elfers
Prudence Zalewski



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Fernando Lugo

Carmen Marion
Carmen Marion

Michael McGuire
Michael McGuire

James Michael
James Michael

Judith O'Donnell
Judith O'Donnell

Charles Pansarosa
Charles Pansarosa

Susan Pansarosa
Susan Pansarosa

Katie Rehart
Katie Rehart

Robert Richter, Jr.
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Cindy Stava-Elfers
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Elizabeth Tolle

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Prudence Zalewski

John Edward Powell
John Edward Powell
Instructor

ARCHITECTURAL PRESERVATION FIELD STUDIES
Special Studies 77, Course 2983
Spring 1990

RESEARCH CHECKLIST

ADDRESS

ARCHITECT

ORIGINAL OWNER/OCCUPANT

BUILDER

____ City Directories, Fresno County Library and CSUF

____ Sanborn Insurance Maps, CSUF Map Room

____ City Water Plats

____ APN Ownership Search, Hall of Records

____ Vital Statistics, Hall of Records
(Death Certificates, also Birth & Marriage Records)

____ Biographical Indexes

____ Sam Suhler Biographical Index, Fresno County Library

____ CSUF Biographical Index (Jean Coffey), Fresno County Library

____ California Death Index, 1940-1985 (Microfiche) FCL

____ California Death Index, 1903-1939 (Bound) Hall of Records

____ California State Library California File (Microfiche) FCL

____ Ben Walker Clipping File, Fresno City & County
Historical Society

____ FRESNO BEE Editorial Library Biographical Files

____ Newspaper Microfilms (Obituary Biographical Background)

____ Who's Who

____ Building Permits, City of Fresno

____ Avery Architectural Obituaries (Columbia University)

____ Harvard GSD Card Catalogue

RESEARCH CHECKLIST

Page 2

_____ Index to The Architect & Engineer of California, CSUF
Department of Special Collections and U.C. Berkeley,
Environmental Design Library

_____ A Guide to Architecture in Los Angeles & Southern
California, David Gebhard

_____ A Guide to Architecture in San Francisco & Northern
California, David Gebhard

OTHER SOURCES

_____ California State Department of Consumer Affairs,
Architectural Licensing Division

_____ American Institute of Architects, Washington, D.C.

_____ Local Register of Historic Resources Inventory Sheets
Fresno City Hall
Fresno County Library

REQUIRED INTERVIEW

_____ Current Owner/Occupant

OPTIONAL INTERVIEWS

_____ Architect or Architect's Family

_____ Builder or Builder's Family

_____ Original Owner/Occupants' Families

DOCUMENTARY PHOTOGRAPH

_____ Front Elevation

INTRODUCTION TO THE PROJECT

This is a study of residential architecture found in the Porter Tract, a section of the College Addition located between Weldon and Yale to the south and north, and Maroa and College to the west and east in Fresno, California. It was undertaken by students enrolled in Architectural Preservation Field Studies (Special Studies 77), a course offered at Fresno City College through the Technical & Industrial Division. The study was completed during the Spring Semester of 1990.

The original development of the Porter Tract began circa 1914-1915 within a portion of the College Addition. The College Addition had been carved out of the Poppy Colony and platted in November of 1912. The development and ultimate construction of the Fresno Normal School campus (1915) to the south, and later the Fresno High School campus (1920-1922) to the west, contributed greatly to the residential growth of the Porter Tract.

This particular neighborhood was selected for study because it contained a diverse collection of architectural styles within the context of strong visual consistencies in building scale and property setbacks. These simple "architectural controls" gave the neighborhood an homogeneous look that added to its architectural interest without resulting in the kind of "sameness" that characterizes so many latter-day housing developments. A house-by-house study of the neighborhood held promise of answering how the area came to look the way it does and who had been responsible for it.

Even though the neighborhood exhibits a general architectural cohesiveness, the students observed early on that several design traditions were represented in the area: Prairie and variations on the Prairie Box, Spanish Revival, Neo Classical, Colonial Revival, Tudor, Italian Revival/Beaux Arts, and Craftsman styles. Just what proportion of these homes could be attributed to the original developer of the area, John G. Porter, and how many homes were constructed later as compatible infill, were statistics the study was designed to generate.

Structured on the seminar format, the course reached an enrollment of twenty students. Twenty-three students had pre-enrolled for the course. Out of the forty-five residential sites initially targeted for study, forty-one were surveyed because of the student attrition rate. The remaining students were organized collectively as the "CARA Group," or College Addition Research Associates. Student backgrounds were diverse, and ranged from full-time community college students in their teens to retired members of the community. For the most part those taking the class had no prior experience doing research in local history.

In order to maintain a spirit of fun in the project, only two hard objectives were defined: First, and foremost, the study had to provide enough basic information to allow a simple statistical analysis to be made at the end of the project. The statistical categories were based on information each student was required to enter onto Historic Resources Inventory forms supplied by the State Office of Historic Preservation. The data recorded on these forms is the basis for determining whether or not the neighborhood might meet the Federal guidelines for age, architectural merit, social significance and building density that would allow it to qualify as a Certified Historic District. Secondly, the students would learn how to gather information in a systematic manner, organize that information, and present it. In the process the students would gain an appreciation of historic buildings.

Many of the students were design or real estate professionals, teachers, students in architecture or concerned citizens wanting to learn preservation skills. It was hoped that this introduction to architectural research would help them become vocal advocates for the architectural preservation of historic buildings in the community.

The methodology of the survey was structured on a research check list, a copy of which is reproduced at the close of this introduction to the project. Each week, much like participants in a scavenger hunt, the students were directed to complete one step of the information gathering process. Like building blocks, each successive step had the potential of yielding fragments of history which, when assembled in full, would provide a social and an architectural portrait of each residential site, and ultimately of the entire neighborhood.

One must expect that the historic record, both public and private, is often incomplete or sometimes lost altogether. Since each student had to research two sites, the odds favored some success and some failure. One of the hard lessons of doing research in local history is learning just how much data has been destroyed (e.g. City building records), then learning how to work around what is missing to reconstruct a building's history. The real challenge of the course is to understand that tenacity and patience are vital traits of the successful researcher.

By midterm the students had completed preliminary research on most of the structures. In addition to investigating a broad spectrum of public documents and searching for pertinent periodical references as sources, each student was required to conduct an oral interview. A letter of introduction signed by the instructor and the students was sent to each homeowner in the study area. A copy of that correspondence is included as an exhibit in this report. The students were also taught to take simple documentary architectural photographs. These are affixed

to the individual data sheets.

In summary, the student survey has revealed that the Porter Tract is 100% in compliance with the basic Federal guidelines for historic districts, since every home is at least fifty years old. Fully 59% of the homes in the tract are seventy years old or older. Other Federal criteria found to have been met by the neighborhood are as follows: A strong pattern of verifiable architectural significance can be demonstrated in the tract; an important social history is evident; and the district falls within clear boundaries. The homes studied are generally in very good physical condition, 86.5% having been rated by the students with an integrity of good to excellent. The Porter Tract substantially meets the degrees of integrity required to qualify for designation as a Certified Historic District.

The bulk of the housing in the Porter Tract was developed by contractor John G. Porter (1876-1970). Porter set up strict architectural controls that required that all homes in the tract be two story. He also appears to have exercised considerable control over the architectural design of the homes he built in the tract. Several oral histories suggest that Porter may have designed many of the homes himself, but no information was found to indicate if Porter had formal architectural training or not. It is known that he worked as a carpenter for a number of years before developing this neighborhood. Other oral histories suggest that Porter may have used the services of one or more architects to design the earlier homes in the tract.

Architects whose names are loosely associated with the development of the tract were Bowen & Davis of Fresno and Smith and Anderson of Ironwood, Michigan. 35% of the homes show a strong Prairie style influence in their design. Charles and/or Abraham Anderson actually practiced in the midwest, and Hugh Y. Davis settled in the San Joaquin Valley after training in architecture in Illinois where the Prairie style traces its origins. Houses constructed later as infill on empty lots in the neighborhood were remarkably well done. Such names as Taylor-Wheeler Builders and architect H. Rafael Lake surfaced in the class research as authors of some of the non-Porter homes. Other styles represented in the neighborhood include Craftsman (15%), Tudor Revival (15%), Italian Renaissance/Beaux Arts (15%), Colonial Revival (12.5%), Neo Classical (5%) and Spanish Revival (2.5%).

The following preliminary statistics have been prepared to provide a cursory profile of the forty-one homes surveyed in the Porter Tract. This overview is offered with the understanding that a 10% margin of error, plus or minus, may be present in the figures.

DATES OF CONSTRUCTION

1915	5.0%
1916	3.0%
1917	10.0%
1918	18.0%
1919	23.0%
1920	10.0%
1921	3.0%
1922	7.5%
1923	2.5%
1932	3.0%
1934	5.0%
1937	2.5%
1939	7.5%

WOMEN OCCUPANTS ACTIVE IN CLUBS AND ORGANIZATIONS

Arts	17.5%
Historical	11.8%
Sorority	11.8%
YWCA	11.8%
Civic	11.8%
Masonic	11.8%
Other	23.5%

MALE OCCUPANTS ACTIVE IN LODGE AFFILIATIONS

Masonic	26.0%
Elks	15.5%
Business	12.0%
Civic	8.6%
Shrine	8.6%
Eagles	3.5%
Fraternal	3.5%
I O O F	3.5%
Native Sons	3.5%
Rotary	3.5%
Kiwanis	1.8%
Other	10.0%

OCCUPATIONS

Professional	43.0%
Business Owners/Merchants	21.0%
Public Officials	15.5%
Agriculture	12.0%
Builders/Architects	5.0%
Ministers	3.5%

INTEGRITY OF THE HOUSES

Excellent	55.0%
Good	31.5%
Fair	10.5%
Deteriorated	3.0%

PERCENTAGE OF HOUSES BUILT BY JOHN G. PORTER

55%

PERCENTAGE OF HOUSES WITH ARCHITECTURAL SIGNIFICANCE

40%

PERCENTAGE OF HOUSES WITH SOCIAL SIGNIFICANCE

55%

PERCENTAGE OF HOUSES USED FOR SORORITY/FRATERNITY/STUDENT HOUSING

15%

It is hoped that the individual data sheets in this report will provide enough core research to encourage the homeowners in the Porter Tract to consider applying for historic district status. Additional work would have to be completed on four residences, but once completed virtually all the data required for establishing a local historic district would be assembled under the cover of this report.

The members of the CARA Group recognize that a great deal of information could yet be collected through additional oral interviews from senior members of the community who are familiar with the history of the Porter Tract, but whom we could not locate. Our hope is that forthcoming publicity about this project in the Fresno Bee will prompt those with recollections of this historic neighborhood to contact us so we might document this important historical information.



FRESNO CITY COLLEGE

1101 East University Avenue • Fresno, California 93741

Telephone (209) 442-4600

February 1, 1990

Dear Neighborhood Resident:

This Spring Semester, students taking the Architectural Preservation Field Studies course at Fresno City College will be conducting an architectural building survey of your neighborhood. This group project has been organized to coincide with this year's Tower District Specific Plan Study being completed with funding from the City of Fresno.

Out of nearly 78 homes located in the historic College Addition (between Weldon and Clinton to the south and north, and Maroa and College to the west and east), your property has been specifically chosen to be researched. Based on a preliminary analysis, your address appears to contribute special architectural and social significance to our community.

As the instructor teaching this course, I invite you to participate in this study of your neighborhood's rich and varied architectural background. The student signing this letter with me will be contacting you regarding your recollections of the original architects, builders and owners of your property. During the interview, the student will request your permission to photograph the front exterior view of your address for inclusion in our report. The information will be compiled into a book that will be available at the Fresno County Library, Fresno City College Library, and Fresno City Hall. There the information will be permanently catalogued for you and your neighbors to use to help preserve the unique characteristics of your architecture, streets, and public landscaping.

Because of the strong civic unity that your neighborhood has shown over the years, we hope that you will, along with us, enjoy learning more about the architectural lineage of your homes.

Yours very truly,



John Edward Powell

Instructor in American Architectural History
442-4600, Extension 8784 8-12 Daily

Student Researcher

a campus of the

STATE CENTER COMMUNITY COLLEGE DISTRICT

This institution does not discriminate on the basis of race, sex, handicap, religion, or age.

MAP OF COLLEGE ADDITION

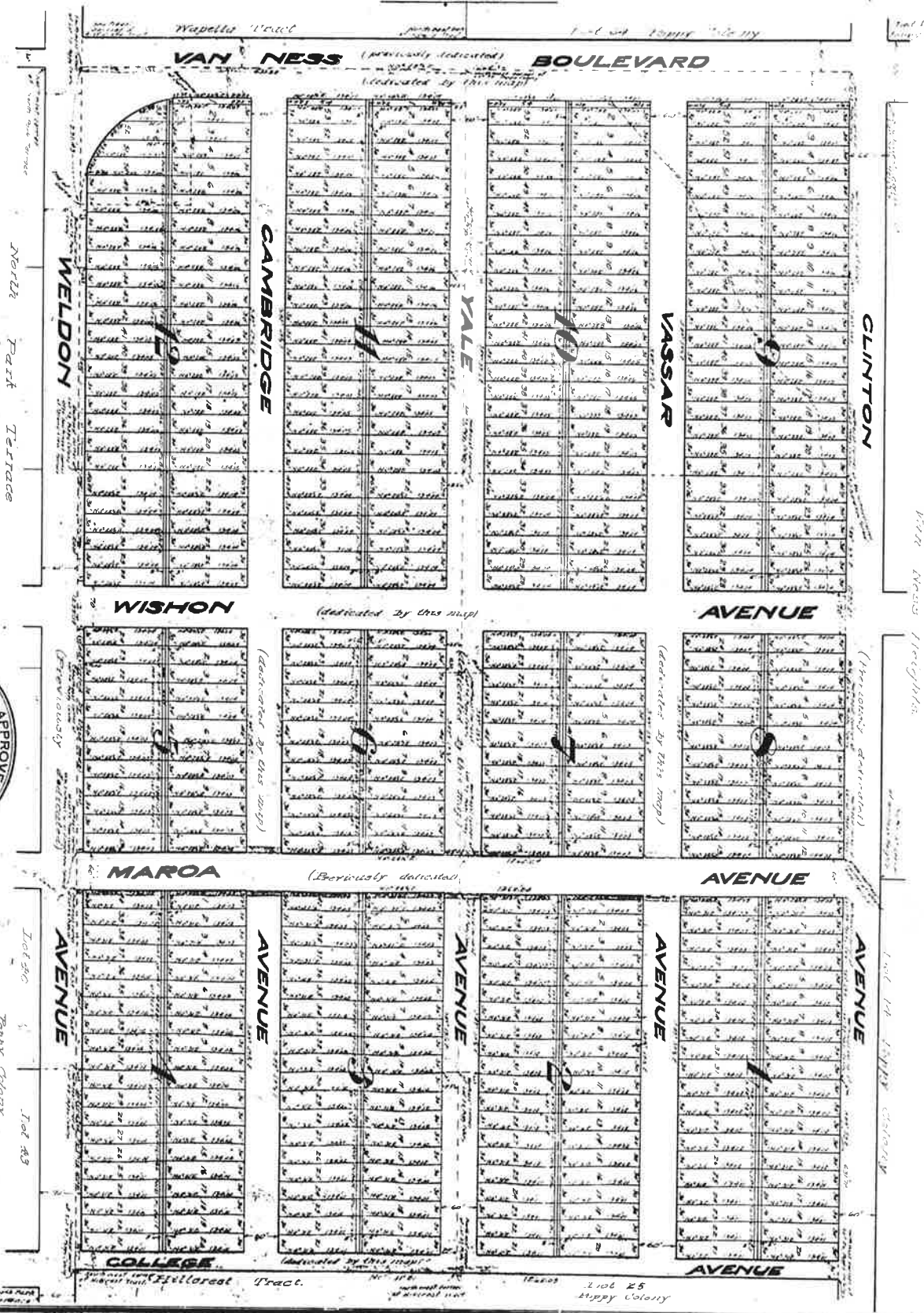
TO THE CITY OF FRESNO.

BEING THE SUBDIVISION OF LOTS 26, 27, 28, 29, 62, 63, 72, & 73 OF
POPPY COLONY; ALSO LOTS 60, 61, 74 & 75 OF POPPY COLONY,
NOW "GRAND VIEW TERRACE"

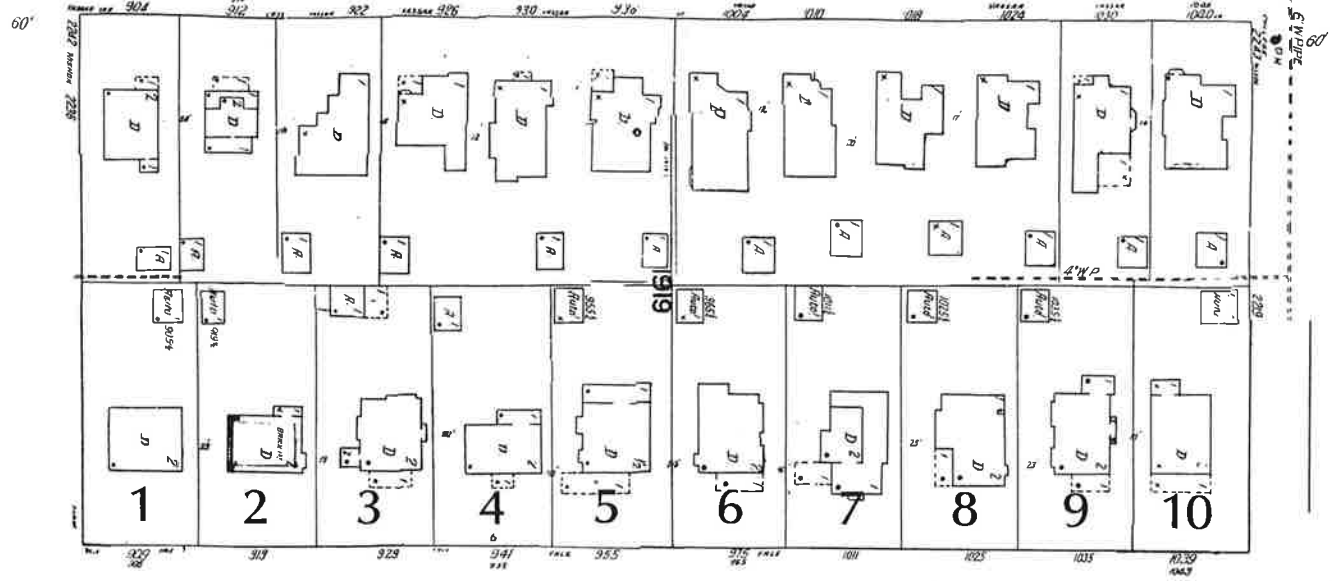
Surveyed and platted, November, 1912, by Chris. P. Jensen, C.E.

Scale of Map: 100 Feet to the Inch.

SHEET N^o 1

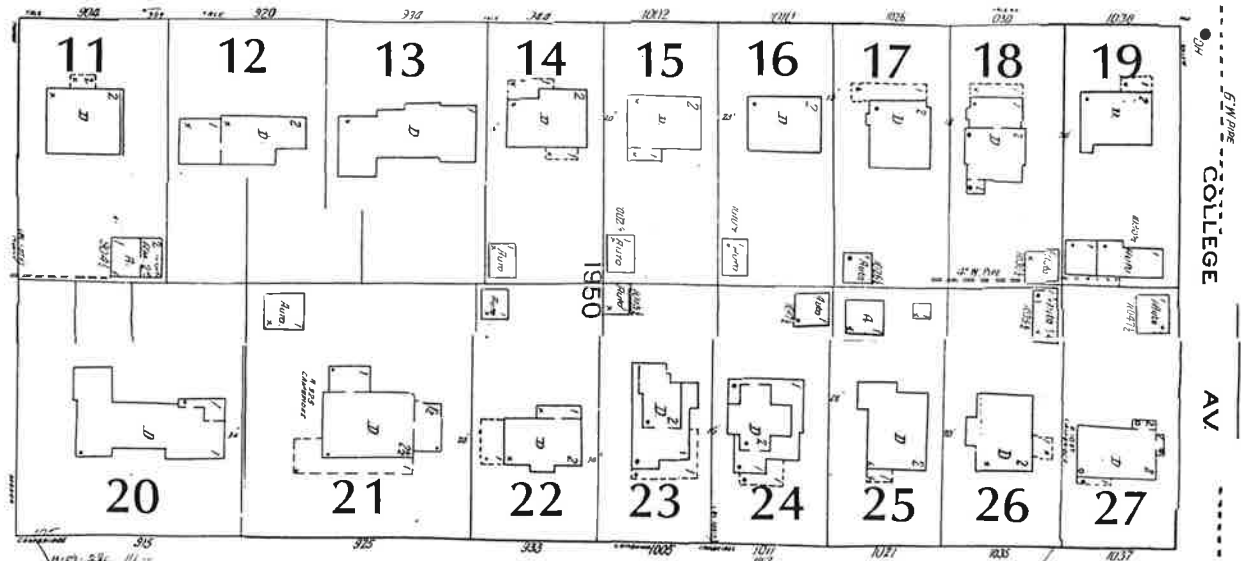


VASSAR 201 AV.

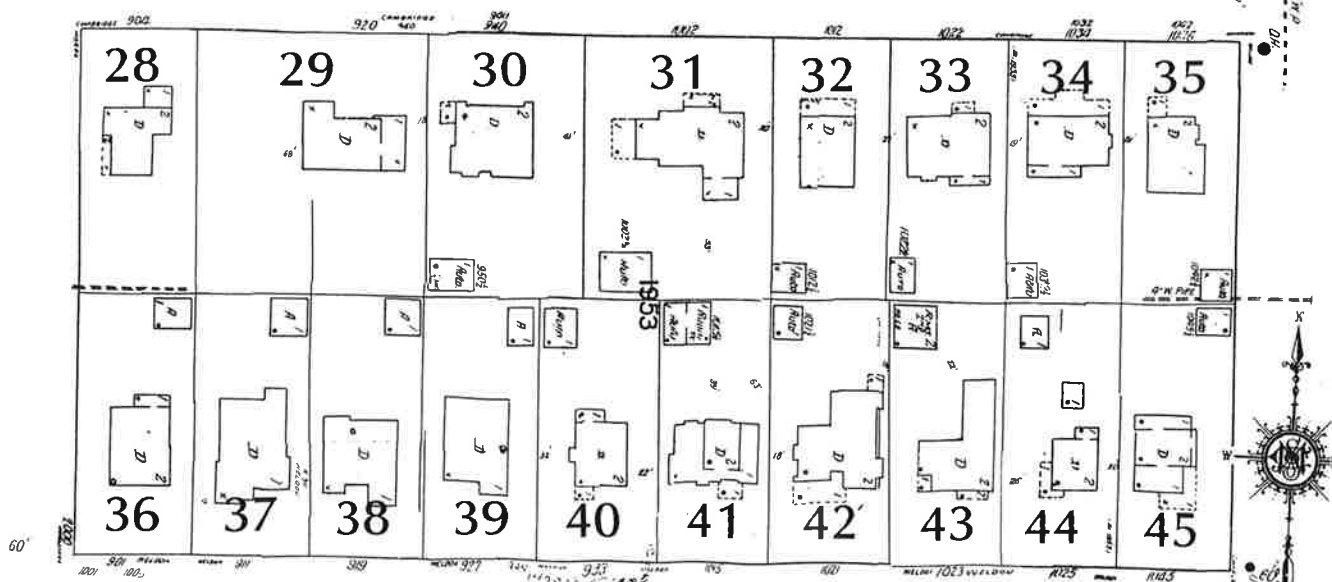


YALE AV.

MOROA AV.



CAMBRIDGE AV.



WELDON AV.

204

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
UTM: A _____ C _____
B _____ D _____

IDENTIFICATION

1. Common name: The Mc Dermott house
Bonner/Barker house
2. Historic name: _____
3. Street or rural address: 1037 E. Cambridge
City Fresno Zip 93704 County Fresno
4. Parcel number: _____
5. Present Owner: William J. McDermott Address: 1037 E. Cambridge
City Fresno Zip 93704 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style: Prairie
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The McDermott home is located 3.2 miles north of the Fresno County Courthouse on the north side of East Cambridge between College Avenue and Maroa. The two-story single-story dwelling has a square-shaped footprint measuring approximately 36' wide and 48' deep, with ten rooms, including four bedrooms, 2½ bathrooms, living room, dining room, family room, breakfast room, kitchen, laundry room, and basement. The house is wood frame with stucco finish in the Prairie Style, with a hip roof of composition shingle. The front facade is asymmetrical, with large double front door on left and large triple window on right. A scrolled design surmounts the windows. Slender pillars support a canopy over the front entrance. A design of acanthus leaves curls underneath the eaves. The home has survived 72 years with a moderate degree of integrity, alterations including the addition of a large enclosed family room to the rear of the house and double doors to replace an original single front door. The site includes a large garage and a swimming pool.



8. Construction date:
Estimated 1918 Factual 191
9. Architect Unknown
10. Builder J.B. Porter
11. Approx. property size (in feet)
Frontage 60' Depth 120'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1990

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Enclosed family room with glass wall and swimming pool added by Barkers. Front door replaced by McDermotts.
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____ Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____ Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Yes Moved? _____ Unknown? _____
18. Related features: Landscaped lawn and trees

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The McDermott house was built in 1918 and designed "probably by John Porter and my father," says C.W. Bonner, son of the original owner.

Charles G. Bonner was associated with Bonner Packing Company and was president of the Howden-Butler Co., raisin packers, when he and his wife moved in. After Bonner's death, his widow, Marie, who was vice-president of Bonner Packing Co., lived on for several years in the house, eventually renting it, during the years 1932-33, to Calvin and Cora Antrim, the former a member of the firm of Antrim and Andrews.

Marie Bonner and Charles W., her son, reoccupied the house in 1935. Charles W. married and moved out in 1938; Marie continued to live there until 1946; she spent the last three years of her life in Oakland. Her father had established the Wolters Colony in northeast Fresno.

Wayne Barker bought the house in 1946. He was employed by the Barker Furniture Company, a family firm, and by 1960 was president of his own furniture store, Wayne Barker, Inc.

William J. McDermott, attorney, and his wife Diana bought the house in 1962, raised four children in it, and live there today.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture ☒ Arts & Leisure _____
 Economic/Industrial _____ Exploration/Settlement _____
 Government _____ Military _____
 Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

Telephone interview with C.W. Bonner
 Personal interview with Mr. and Mrs. W.J. McDermott
The Fresno Bee: 14-10-23; 19-8-21

22. Date form prepared May 16, 1990
 By (name) Ellen E. Bennett
 Organization _____
 Address: _____
 City _____ Zip _____
 Phone: _____

surrounding streets, roads, and prominent landmarks):

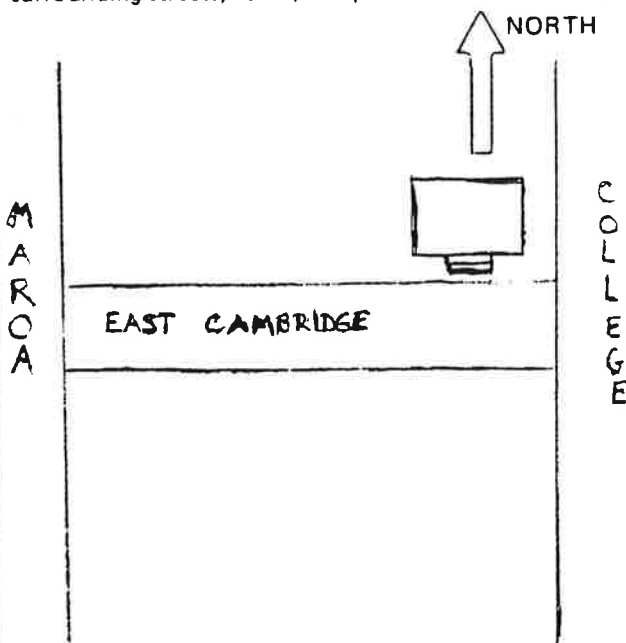


EXHIBIT 6:

**2019 MILLS ACT PROGRAM - 6. The Calvin H. Antrim Home (contributor to Wilson Island Historic District)
Located at 1471 N Echo Avenue**

REVISED WORK PLAN (2020-2029)

	Contract Year	Site/Building Feature	Proposed Work/Task	Estimated Cost
1.	2020	Windows; Landscape	Repair all upper story windows for proper operation, seal and finish; Repair and paint all second-story screens; Build, paint, and install exterior shutters on the side (south) elevation; adapt side yard on the south elevation to match front yard landscaping.	\$7,500.00
2.	2021	Landscape	Replace entire sprinkler system (front and back yards) without damage to historic features; Replace large bushes lost to drought in kind.	\$5,000.00
3.	2022	Windows	Repair first-story windows as needed for proper operation, seal and finish; Repair, replace as needed, and paint all first-story window screens; Repair and paint exterior shutters on the side (north) elevation.	\$5,000.00
4.	2023	Windows	Repair and paint exterior shutters on the primary (east) elevation.	\$2,000.00
5.	2024	Landscape; Driveway	Trim existing trees and add new plants and trees while contributing to and protecting the historic character of the property – inspecting as needed to avoid contact of branches or plantings with the house or exterior features; Address the driveway slope causing water flow issues and pooling in the garage by making necessary repairs in kind without damage to historic features.	\$8,000.00
6.	2025	Wood Elements/Structure; Windows	Repair dry rot in rear patio posts; Replace large aluminum-framed window on the rear (west) elevation to match original wood windows throughout the residence; Make necessary repairs to stucco on rear (west) elevation in kind without damage to historic features.	\$7,500.00
7.	2026	Exterior Paint: Trim	Complete exterior painting for architectural trim as needed.	\$5,000.00
8.	2027	Roof: Gutters, Leaders, Downspouts	Inspect gutters for damage or deterioration, repairing or replacing in kind as needed.	\$4,000.00
9.	2028	Solar	Install solar panels in locations with minimum or no visibility from the public right-of-way, such as a flat roof with a low angle or secondary roof slopes.	\$65,000.00

**2019 MILLS ACT PROGRAM - 6. The Calvin H. Antrim Home (contributor to Wilson Island Historic District)
Located at 1471 N Echo Avenue**

10.	2029	Pool	Repair pool tile and plaster without damage to historic features.	\$5,000.00
TOTAL:				\$114,000.00

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.

***Resource Name: Wilson Island Historic District**

D1. Historic Name: Wilson's North Fresno Tract (portion) D2. Common Name: Wilson Island

***D3. Detailed Description:**

The "Wilson Island" is located within Fresno's Tower District and encompasses 80 properties which are within the larger Wilson's North Fresno Tract, a subdivision first developed in 1908 by Rosanna C. Wilson and her son A. Polette Wilson. Homes in this 6-block neighborhood date from 1910 to 1984 and represent some of the finest examples of Period Revival and Prairie architecture in the City. In addition, the Island was settled by many of Fresno's influential families with important ties to banking, education, architecture and commerce. The neighborhood has been "called out" as an area of architectural and historical note in both the Tower District Specific Plan of 1991 and Virginia and Lee McAlester's A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States (1998:47-48). Five homes are individually listed on the Local Register of Historic Resources. Of the 80 properties, all but two appear to be contributors to a Local Historic District. *(For the list of resources, see attached continuation sheets and individual primary records).*

***D4. Boundary Description:** The proposed district is bounded by North Echo Avenue on the west, East Carmen Avenue on the north, the northern side of East Floradora Avenue on the south and the back side of the commercial lots along North Wishon Avenue. (See map)

***D5. Boundary Justification:** The name "Wilson Island" is a local (emic) term which refers to the initial plan for the neighborhood. Although Wishon and Echo now connect to McKinley both streets once were designed to dead-end at Carmen Avenue, thus forming a backwards P shape, or "island." The District boundaries are concurrent with the residential buildings within this "P" and the neighborhood's long-term identity.

***D6. Significance: Theme:** Fresno's Expansion Northward **Area:** Wilson's North Fresno Tract (Tower District) **Period of Significance:** 1910-1954 **Applicable Criteria:** Local Register District i, ii, iii, iv. The Wilson Island is one of the most architecturally distinct neighborhoods in Fresno, with a mix representing the major styles prevalent during the period of 1910-1954. Several of the homes were designed by prominent local and regional architects (and/or building firms) including Charles E. Butner, William D. Coates, Richard F. Felchlin, Swartz and Ryland, Taylor-Wheeler Builders, Manoog Manoogian, etc. A few architects also lived in "The Island," although it is of interest that their homes are among the more modest. The intellectual elite of Fresno relocated to this neighborhood, and their access to Fresno's downtown business district was made easier by the extension of the street car line in 1908. Property owners included William Blasingame and Lena Shaver, the widow of Charles Shaver for whom Shaver Lake is named; Olin Everts, attorney and political leader; Frank Bradford, owner of the Valley's largest baking company; banker Barton Einstein; and Milo Rowell, manager of the largest produce firm in the San Joaquin Valley; William Eilert, owner of the Fresno Brewery; Dr. Frank Twining, founder of Twining ("We Test Anything") Laboratories; Louis Gundelfinger, banker, etc. Of interest are the numbers of individual women who purchased and developed homes in the Island, encouraged perhaps by the tract developer, Rosanna C. Cooper? A sense of community was strengthened by the number of families with multiple homes in the neighborhood. From an earlier era when people lived in more socially mixed neighborhoods, the Wilson Island represents a move to a new "suburbia," based to some extent on social standing and education. The District appears to be eligible for Fresno's Local Register of Historic Resources pursuant to FMC 12-1607(b) under Criteria i, ii, iii and iv. The District also appears to be eligible to the National Register of Historic Places although separate forms will be required for this nomination.

***D7. References:** See bibliography included in historic survey report.

***D8. Evaluator:** Karana Hattersley-Drayton

Date: August 6, 2009

Affiliation and Address: Historic Preservation Project Manager, Planning and Development Department, 2600 Fresno Street, Fresno, California

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT:

Map Reference #1: The Rosanna C. Wilson Home (1445 N. Echo Ave) is a gracious two-story Tudor Revival residence constructed in 1921-1922. This ½-acre parcel anchors the southwest corner of the "Wilson Island" and was built for the developers of the tract, Rosanna C. Wilson and her son, A. Polette Wilson.

#2 The Lena A. Shaver Home (1455 N. Echo Ave). This two-story Spanish Revival home was completed in 1921 for the widow of Charles Shaver, for whom Shaver Lake is named. The cost of the new construction was valued at \$25,000, \$5,000 more than what neighbor Rosanna Wilson stipulated as the minimum cost.

#3 The Henry and Gladys Korn Home (1465 N. Echo Ave) is another full two-story Spanish Revival style residence built in 1935. Of particular interest is the architectural treatment at the front entrance.

#4 The Calvin H. Antrim Hone (1471 N. Echo Ave) is a two-story Colonial Revival residence built in 1936.

#5 The Nancy H. Thompson Home (1475 North Echo Ave) was built in 1935 as a two-story Upright and Wing. A postcard of the residence refers to it as "La Paloma Home," for reasons unknown.

#6 The Samuel and Emma Hopper Home (1485 N. Echo Ave) is a spacious two-story building with Prairie and Craftsman detailing, constructed in 1920 by Shorb and Meade. The Hopper family remained in the home until 1938.

#7 The Eda and Olin L. Everts Home (1487 N. Echo Ave) was constructed in 1920, also by Shorb and Meade, in a Tudor Revival style. The two-story residence is similar in design and feel to the Rosanna C. Cooper home down the block and is referenced in the McAlester's *A Field Guide to America's Historic Neighborhoods and Museum Houses*, page 48.

#8 The Luther S. Brown Home (1497 N. Echo Ave) was built prior to 1919 as it is indicated on the Sanborn Fire Insurance Map for that year. A one story bungalow, it has been significantly altered over time. However, it retains its massing and setting and contributes to the District.

#09 The Con and Lilly Ambrose Home (1515 N. Echo Ave) was built in 1937 in a Spanish Revival style. The Ambrose family lived in this two-story residence for 47 years.

#10 The Burton and Leona Todd Home (1525 N. Echo Ave) is a Spanish Revival home with multiple levels, from one story to one and half to a full two stories. It was built in 1934 by the Taylor-Wheeler firm for the Todd family, relatives of the original tract developer Rosanna C. Cooper and is referenced in the McAlester's *A Field Guide to America's Historic Neighborhoods and Museum Houses*, page 48.

#11 The Thomas and Ada Mae Thompson Home (1545 N. Echo Ave) is also a Spanish Revival home, one of six in a row. It was built in 1936 by and for contractor W.H. Richmond who apparently sold it immediately to the Thompsons. T.R. Thompson was prominent in the Fresno legal community and served as a Superior Court Judge for District 1 from 1932-1950. The family owned the home for 48 years.

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT, CONTINUED:

Map Reference #12: The Sigmund Levy Home (1549 N. Echo Ave) is a two-story Spanish Revival style home which was built in 1934 by the design-contracting firm of Taylor-Wheeler for Sigmund Levy. Levy was the advertising manager for the *Fresno Morning Republican* and was the son of Herman Levy who emigrated from Germany to Fresno and signed the Fresno City Charter. His brothers Herbert and Leon also lived in the Island.

#13: The F.A. and Anna Yearout Home (1561 N. Echo Ave) is yet another Spanish Revival style home which is predominantly one story. It was built in 1934 by the firm of Taylor-Wheeler for F.A. and Anna Yearout. Mr. Yearout was a cotton farmer on the west side.

#14: The O.L. McDonnell Home (1581/1705 N. Echo Ave) was built in 1937 in a Spanish Eclectic style for businessman O.L. McDonnell. The home located on a corner lot is larger than it appears from the street.

#15: The Bingham-Lovejoy Home (605 E. Carmen Ave) is a one-story Craftsman bungalow built in 1919. C.W. Bingham operated the Bingham-Wenks Planing Mill in Fresno. George and Sue Lovejoy lived in the home from 1926-1944. Lovejoy served as Fresno District attorney from 1922 to 1927.

#16: The George Riddell Miller Home (617 E. Carmen Ave) is a distinctive one-story Craftsman cottage constructed in 1919. George Miller lived in the home from 1919 to 1953. James and Edith Herring were another long-term resident at 34 years.

#17: The Claude and Laura Rowe Home (631 E. Carmen Ave) draws its design inspiration from both the Italian Renaissance Revival as well as the Arts and Crafts aesthetic. This one-story home was built in 1934 for the Rowe family.

#18: The Frank and Felita Kauke Home (641 E. Carmen Ave) was completed in 1932 and designed by the regional architect Charles E. Butner. Butner studied under the Beaux-Arts architect Paul Cret at the University of Pennsylvania and established a firm in Fresno in 1914 with former classmate Edward Glass. Two local Butner projects, Twining Laboratories and the Physicians Building are on the National Register of Historic Places. Frank Kauke was a former Fresno City attorney and Fresno County District attorney who built this Italian Renaissance style home for his bride. The Kauke home is individually listed as a Heritage Property HR#011.

#19: The Elsie Grace Cornell Home (655 E. Carmen Ave) is a one-story Minimal Traditional style residence which was built in 1936 by contractor W. H. Richmond. The home is named for the first occupant, Elsie Grace Cornell.

#20: The Richard F. Felchlin Home (665 E. Carmen Ave) is a Minimal Traditional style home constructed in 1935 by and for Felchlin whose name is associated with the construction of most of the monumental buildings in Fresno's downtown from 1912 to 1930. Richard Ferdinand Felchlin studied civil engineering at the University of California, Berkeley and formed the R.F. Felchlin Company in Fresno in 1912 with Charles Franklin, engineer.

#21: The Mary S. Wallace Home (701 E. Carmen Ave) is an Airplane Bungalow which was built prior to 1919, as it is depicted on the Sanborn Fire Insurance maps for that year.

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT, CONTINUED:

Map Reference #22: The C.W. and Louise Carlton Home (717 E. Carmen Ave) is a Tudor Revival cottage designed and constructed in 1928 by Manoog Manoogian, a local builder born in Harput, Armenia. C.W. and Louise Carlton purchased the home in 1929 and lived here for 29 years. C.W. Carlton operated an automobile tire business, Iverson and Carlton Tires at 1435 Van Ness Avenue in a building designed by Swartz and Ryland.

#23: The Harrison B. and Natalie Traver Home (731 E. Carmen Ave) was built in 1919 by and for the architect Harrison Traver. He worked in the California State Architect's Office and in 1911 formed a partnership with W.D. Coates. Traver and Coates designed several local buildings and residences of note, including the Liberty Theatre and Fresno High School. The Travers lived in this one-story bungalow for nine years.

#24: The Lucie Camy Home (743 E. Carmen Ave) is the only home in the Island that was moved in from another location. According to neighbors, in 1947 the building was placed on the foundation backwards. Perhaps for this reason it is stylistically rather simple. All visible windows have been replaced although the glazing patterns have been retained.

#25: The Henry Biehl Duplex (742-44 E. Carmen Ave) is one of several multi-family units in the Island. The two-story building was constructed in 1954. Henry Biehl worked as a gardener for property owners in the area.

#26: The Helen M. Jones Home (735-736 E. Carmen Ave) serves as a duplex now but was permitted as a single family home when it was constructed in a Spanish Revival style 1923.

#27: The Virgil and Margaret Routt Home (730 E. Carmen Ave) has a post-War Minimal Traditional look to the façade, undoubtedly because it was remodeled in 1955 although constructed initially in 1923. Virgil Routt owned the Routt Lumber Company in Fresno.

#28: The Dudley and Elsie Bates Home (718 E. Carmen Ave) is one of many 2-story Prairie style homes in the Island. It was constructed in 1925 and purchased by the Bates family. In 1932 it was sold to Philip Conley, who served as both a Fresno Deputy District Attorney and Fresno County Superior Court Judge. The Conleys lived in the home for 27 years.

#29: The Alf and Yetta Knapp Home (708 E. Carmen Ave) was designed by the architectural firm of Swartz and Ryland although extensively altered since its construction in 1925. Alf Knapp was a magazine distributor and he and his wife lived in the home for 12 years before selling it in 1937 to Charles and Rebecca Fink.

#30: The George and Willa Porter Home (666 E. Carmen Ave) is a masonry two-story Spanish Revival Home that was built in 1936 and designed by architect Fred L. Swartz. George Porter was a chiropractor who pioneered the use of vitamins to cure illnesses and became an expert in the field.

#31: The Deacon-Eilert Home (660 E. Carmen Ave) was built in 1919 in a Tudor/Craftsman style. The home is associated with two important families: Roual and Mae D. Deacon and William and Mae Eilert. Roual Deacon owned Lemoore Lumber Company and lived in the home with his wife from 1920-1925. William J. Eilert ran the Fresno Brewing Company following his father's death in 1902. The Eilerts lived in the home from 1925-1945.

CONTINUATION SHEET

CONTRIBUTORS TO THE DISTRICT CONTINUED:

Map Reference #32: The William O. and Edna Blasingame Home (630 E. Carmen Ave) sits on a .5 acre lot and was constructed in 1920. The large two-story home has both Prairie and Neoclassical influences and was the home of the Blasingames from 1920-1934. William was in banking with his brother Lee who resided at 710 E. Pine Avenue in the Island. The MacAlpines were the second owners, from 1934-1947.

#33: The Claude M. Thompson Home (600 E. Carmen Ave) is a two-story Tudor Revival style home that is articulated with decorative strapwork. It was built in 1919 and purchased in 1923 by Claude M. Thompson, after the first owners defaulted on their loan. Thompson was a leader in the construction business.

#34: The George and Emma Osborn Home (605 E. Home Ave) is a two-story Colonial Revival that was built in 1921. It is located on Lot 7 of the tract, one of the earliest parcels in the Wilson Island to be sold. George Osborn and his brother Chase published the *Fresno Herald* before purchasing the *Fresno Morning Republican* from Chester Rowell in 1920.

#35: The Cearley-Twining Home (625 E. Home Ave) is on Fresno's Local Register of Historic Resources, HP#244. The two-story home was constructed in 1918 as one of the first grand Period Revival buildings in the Island. The first owner is "A.P. Wilson," one of the tract developers, but according to the Polk Directories the first resident was Charles T. Cearley, a former *San Jose Times* part owner and reporter who opened a small stationary store after his move to Fresno. Cearley was the President of the Fresno County Chamber of Commerce in 1922. In 1927 Cearley sold the home to Frederick E. Twining of Twining Laboratories.

#36: The Ivan C. and Maude McIndoo Home (655 E. Home Ave) is a two-story Prairie-Craftsman style residence that sits on a 1/3 acre lot. The exact build date is not know but it is depicted on the 1919 Sanborn Fire Insurance map.

#37: The Estelle Sadoyan Home (659 E. Home Ave) is one of two Ranch style residences in the Island. It was built in 1954 for Estelle Sadoyan who lived in the home for 41 years.

#38: The William and Bessie Parlier Home (667 E. Home Ave) is a rather stunning example of an Airplane Bungalow, with a Japanesque quality to the roof treatment. It was built prior to 1919 as it is depicted on the Sanborn Fire Insurance map of that year and is one of the Island homes referenced in the McAlester's *A Field Guide to America's Historic Neighborhoods and Museum Houses* (p. 48).

#39: The Rose Stout Home (715 E. Home Ave) was built circa 1922, according to oral sources. The two-story home has been significantly altered and has a Spanish/Moroccan inspired façade.

#40: The Harry and Anna Coffee Home (721 E. Home Ave) is an Upright and Wing type building with Colonial Revival styling. It was constructed in 1921 for Anna and Harry Coffee.

#41: The J.R. and Emman Fitch Home (735 E. Home Ave) is an Airplane bungalow constructed by 1919. Of architectural interest is the stone and brick chimney which includes the house address picked out in brick.

#42: The Melba Apartments (745 E. Home Ave) is the only apartment complex within the proposed historic district. The two-story building was constructed in 1922 by G.C. Smith and currently has 12 units.

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

■ Continuation

□ Update

CONTRIBUTORS TO THE DISTRICT:

Map Reference #43: The Manoog and Arpine Manoogian Home (742 E. Home Ave) is a picturesque one-story cross-gabled home in the Tudor Revival style. It was built in 1935 by Manoog Manoogian, an Armenian-born designer/contractor who is associated with at least three homes in the Island. He and his wife lived at this address for 21 years.

#44: The George W. and Mercedes Chester Home (730 E. Home Ave) was built in 1934 in an eclectic Tudor style by Manoog Manoogian, an Armenian-born designer, builder and artist. The Manoogians lived next door at 742 E. Home. The property is named for George and Mercedes Chester who bought the home in 1938 and resided there for close to 30 years.

#45: The Elizabeth Bernhard Home (722 E. Home Ave) was built in 1919 and is a traditional two-story American Foursquare. Elizabeth Bernhard lived in the home for 38 years.

#46: The Henry and Amalia Dermer Home (702 E. Home Ave) is a Tudor Revival cottage constructed in 1933. Henry Dermer was born in Kiev of Volga German descent and established a clothing business in Fresno. He and his wife Amalia were active in the Free Evangelical Lutheran Cross Church; Henry and his father helped to move the church building when it was in the new right-of-way for Highway 99.

#47: The Herbert Levy Home (666 E. Home Ave) is a two-story Spanish Eclectic style residence built in 1930 and designed by architect William Coates. Herbert Levy was the son of Herman Levy who immigrated to Fresno from Germany and was one of the signatories on the Fresno City Charter. Two of Herbert's brothers---Sigmund and Ben---also lived in the Island. The home is the only one in the Wilson Island that remains with the original family.

#48: The William and Anna Bean Home (654 E. Home Ave) was built in 1921 in an Italian Renaissance style with a Japanesque-inspired Craftsman portico. The two-story residence includes French doors at "coach" level that access the *porte cochere*; there is also a solarium at the rear of the first floor. William Bean was the Fresno County Coroner and he and his wife lived in the home for 29 years. From 1940 to 1983 Norman and Grace Rudy were the owners.

#49: The Frank Bradford Home (630 E. Home Ave) is a two-story neo-classical style residence constructed by Shorb and Meade in 1919. Frank Bradford owned the San Joaquin Banking Company, the largest in the Valley and lived with his family in the home for 30 years. According to oral sources the façade of the house was "demolished" and rebuilt circa 1968, but there are no building permits on record for this work.

#50: The Frank Quick Home (618 E. Home Ave) was constructed in 1921 as a two-story Italian Renaissance style residence. Frank Quick lived in the home for 25 years and then sold it to Judge Chester R. Andrews in 1946.

#51: The Ben and Susatte S. Kaufman Home (608 E. Home Ave) is also an Italian Renaissance revival home with a highly ornamented portico at the front entrance. The two-story residence was built in 1925 and designed by Swartz and Ryland for Ben and Susatte S. Kaufman, who lived on the property until 1936.

CONTRIBUTORS TO THE DISTRICT:

Map Reference #52: The Nis Johnson Home (601 E. Pine Ave) is the only Mission Revival style residence in the Island. The one-story home was constructed in 1921 for a Danish born farmer, Nis Johnson and his wife Katrina. Johnson's obituary in 1948 noted that he lived and farmed in Reedley for 61 years but apparently he also kept a home in Fresno as well. The property is individually listed on the Local Register of Historic Resources as HP#245.

#53: The Gustav and Edith Manheim Home (617 E. Pine Ave) is a two-story Prairie home with neoclassical proportions and massing. It was built in 1919 for Gustav and Edith Maheim. Gustav Manheim was Manager of two local department stores and Edith Manheim was an accomplished pianist. The home is HP#258.

#54: The Gerald and Margherita Thomas Home (627 E. Pine Ave) was originally constructed in 1919 by J.D. Shorb as a two-story Prairie style residence. Several alterations have affected the period look of the façade. The Thomas family lived in the home until 1928.

#55: The Benjamin Levy Home (641 E. Pine Ave) is a neo-classical inspired 1-story cottage that was built in 1922 for one of three Levy brothers who lived in the neighborhood. From 1957 to 1963 architect Fred Swartz owned the home.

#56: The Ed and Chrissie Riggins Home (655 E. Pine Ave) was built in 1929 in a Tudor Revival style. Of interest is the home, as with several others in the Island, has a cantilevered second story and decorative wood strapwork.

#57: The Albert and Susie Clark Home (667 E. Pine Ave) is a two-story Spanish Eclectic style residence. It was built in 1924 for Albert and Susie Clark. Mr. Clark was the Director of the Union National Bank and then President of the Fresno Savings Bank, which were the first incorporated banks in Fresno under local leadership. The Clarks lived in the home from 1922-1944. In 1944 the property ownership was transferred to a daughter, Eva C. Walker who was married to Ben Walker, a well-known figure in Fresno for his extensive newspaper files which he later bequeathed to the Fresno Historical Society.

#58: The Berton and Edna R. Einstein Home (701 E. Pine Ave) was built prior to 1919 as it is depicted on the Sanborn Fire Insurance map for that year. The Italian Renaissance revival style home was constructed for Berton and Edna R. Einstein. Mr. Einstein was referred to as a "rising magnate" in literature of the time but he died in 1920 during the flu epidemic. His widow continued to live in the home for another six years after his death.

#59: The Minnie Sachs Home (711 E. Pine Ave) was built prior to 1919 and is a two-story Italian Renaissance inspired building with Prairie and Craftsman influences. The home was built for Minnie Sachs who was a widow when she bought the lot.

#60: The Mary Cohen Residence (727 E. Pine Ave) is a highly altered Craftsman bungalow that was substantially enlarged in 1952 to provide housing for a convent by then owned by St. Theresa Parish. The original home is named for Mary Cohen who is listed on the 1919 building record when a new garage and sleeping porch were added. The house is depicted on the 1919 Sanborn Fire Insurance map.

#61: The J. B. Goodman Home (742 E. Pine Ave) is a traditional American Foursquare built in 1921-22. Goodman was the owner of Goodman's Department Store. John and Marion Baldwin later owned the home for twenty years.

CONTRIBUTORS TO THE DISTRICT:

Map Reference #62: The Harry and Lucille Mitchell Home (730 E. Pine Ave) is a severely altered home of indiscriminate style. It was initially built in 1919 with permits for additions or alterations taken out in 1935, 1936, 1937, and 1941. As the alterations appear to have been made early on and the home contributes to the general context of the District, the property is considered a contributor rather than a non-contributor. The Mitchell family owned it for 50 years; Mr. Mitchell was a local dentist.

#63: The Lee and Minita Blasingame Home (710 E. Pine Ave) was built in 1919-1920 in a Colonial Revival style by Shorb and Meade. Lee Blasingame was the cashier of the First National Bank of Fresno. From 1923 to 1927 the two-story residence was owned by Milo and Lillian Rowell. Mr. Rowell was the Manager of the largest produce firm in the San Joaquin Valley.

#64: The Mosgrove Home (660 E. Pine Ave) was the first home built in the Wilson Island. This Craftsman bungalow was designed for William and Nellie Mosgrove on a half-acre lot by Frank Faulkner, a Missouri architect and Mrs. Mosgrove's brother. When constructed in 1910 the home was on open land and the family enjoyed an unobstructed view of the Sierras. The property is listed on Fresno's Local Register of Historic Resources as HP#106.

#65: The Gates-Twining Home (640 E. Pine Ave) was built in 1932 by Taylor-Wheeler Inc. It is the only French Norman Revival home in the Island. The first owner was real estate broker Dudley C. Gates. From 1937 to 1948 the residence is associated with Frederick W. Twining, the son of Frederick E. Twining of Twining Laboratories. Father and son built the business together following the motto, "We Test Anything." The Gates-Twining Home is a designated historic property #239.

#66: The C.P. Hill Home (624 E. Pine Ave) is the only Monterey Revival style home in the neighborhood. The two-story home with cantilevered balcony was built in 1935 by Taylor-Wheeler Builders. C.P. Hill and family lived in the home for 14 years.

#67: The Clayton and Edna Chandler Home (610 E. Pine Ave) was designed by Charles E. Butner and is a two-story residence built in the rather rare Jacobethan sub-type of the Tudor Revival. The rambling 1935 building was owned by Clayton and Edna Chandler, relatives of Senator and Mrs. Wilber F. Chandler for whom Chandler Field is named.

#68: The Lousander Markarian Home (1426 N. Echo Ave) is a Ranch style home that was constructed by the owner in 1952.

[#69 and #70 are non-contributors to the District as they were constructed post 1970]

#71: 635 E. Floradora Ave is a single-story side-gabled cottage built in 1940 by the Harris Construction Company.

#72: The W. Wacasar Home (639 E. Floradora Ave) was built in 1929 and is a Tudor Revival cottage. A "W. Wacasar" owned the home for over fifty years.

#73: The C. W. Wacaser Home (653 E. Floradora Ave) [spelling taken from Building record] is also a cross-gabled Tudor Revival cottage and was constructed in 1927.

CONTINUATION SHEET

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

■ Continuation

□ Update

CONTRIBUTORS TO THE DISTRICT:

Map Reference #74: The Dennis B. Wheeler Home (661 E. Floradora Ave) is a Tudor Revival cottage that was built by Dennis Wheeler in 1927, the same year he founded Taylor-Wheeler Builders with Orville Taylor. Wheeler attended both Stanford and Cal and graduated with a degree in Commerce. He managed the company's business and supervised construction.

#75: The Nellie Dorsey Home (1415 N. Linden Ave) is a one-story Minimal Traditional style home that is the only property to have a N. Linden address. It was built in 1941 by the Harris Construction Company. Nellie Dorsey lived in the home from 1941 to 1964.

#76: The Robert Barton/Frank Curtin Home (707 E. Floradora Ave) was one of 12 buildings noted on the 1919 Sanborn Fire Insurance map. The one and a half Craftsman style home was sold by the Bartons to the Curtins circa 1914-1915.

#77: The L. Samuels Home (717 E. Floradora Ave) is another early Wilson Island building as depicted on the 1919 Sanborn Fire Insurance Map. The residence is a variation of the Prairie Box with Craftsman and Colonial Revival details. A building permit for alterations to the two-story home made in 1923 lists a L. Samuels/Equitable Life Association Society as the owner.

#78: 727 E. Floradora Ave is a transitional property with influences from the Minimal Traditional and International styles. The one-story residence was constructed in 1939. Unfortunately the building record is too faded to read the owner's name.

#79: The Henry Gundlefinger Home (743 E. Floradora Ave) is associated with the banker, Henry Gundlefinger, who developed the Bank of Central California with his brothers Louis and Leopold. Mr. Gundlefinger was the owner by the time a garage was built on this property in 1934. This variation of a Prairie Box was constructed prior to 1919 and is depicted on the Sanborn Fire Insurance map of that year.

#80: The Wishon-Pine Apartments (748-54 E Pine Ave) was added to the project footprint after the boundaries were initially drawn. This former two-story Prairie style single-family residence was reconfigured and subdivided to become apartments. In 1946 architect David H. Horn is indicated as the contractor for a major alteration. The building permit record notes that "this house moved from front to rear [lots ?]" The 1919 Sanborn indicates a two-story residence facing Wishon. It is assumed that the house was moved to allow for the construction of the commercial building at 1445 N. Wishon.

NON-CONTRIBUTORS TO THE DISTRICT:

Map Reference #69 (607 E. Floradora Avenue) is a Ranch style home that was built in 1970. As it is less than 50 years of age it is considered a non-contributor to the proposed District.

#70 (621 E. Floradora Avenue) is a two-story building with Colonial Revival details. According to the Assessor's office it was built in 1974 and is thus less than 50 years of age.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Map Ref. # 004

Wilson Island Historic District

P1. Resource Name(s): The Calvin H. Antrim Home

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

***b. USGS 7.5' Quad:** Parcel located in the n/w ¼ of Section 33 T13S R20E

c. Address: 1471 N. Echo Avenue

d. Assessor's Parcel Number: 451-108-02

***P3a. Description:** This Colonial Revival style home is a full two stories and sits on the southwest corner of N. Echo Avenue and East Pine. The footprint of the home is essentially rectangular with a one story L addition off the northwest corner. The main building has a side gabled roof with a medium pitch and is clad in shingles with exposed rafter tails. The façade of this home is very rational with two bay windows flanking the centrally placed front door. Each bay window includes three double hung sash windows of 4/4 lights. On the second floor a regular pattern of fenestration consists of 6/6 and 2/2 double hung sash windows with ornamental shutters. The centrally placed paneled wood door is inset and has narrow sidelights consisting of "bottle glass" above and wood below. There is also a large carved wood half sunburst over the door and the entrance is framed with decorative pilasters. A brick chimney is on the south elevation. A one story addition with shed roof is on the north side of the house. A 2-car garage on the northwest corner of the home is nicely integrated into the property.

***P3b. Resource Attributes:** HP2 (Single-family residence)

***P4. Resources Present:** ● Building ● Element of District



P5b Photo date: 6.29.05

***P6. Date Constructed/Age and Sources:** 1936,
Building permit #9958 issued
9.1.1936

***P7. Owner and Address:**
Louis and Alice Pardini,
Trustees
1471 N. Echo Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
7.29.05; 9.04.09

***P10. Survey Type:**
Intensive

***P11. Report Citation:** "Local Register Nomination for the Wilson Island Historic District,
Fresno California"

***Attachments:** ● Building, Structure and Object Report

EXHIBIT 7:

2019 MILLS ACT PROGRAM - 7. The Romain Home (NR; CR; HP #147) Located at 2055 San Joaquin Street

REVISED WORK PLAN (2020-2029)

	Contract Year	Site/Building Feature	Proposed Work/Task	Estimated Cost
1.	2020	Chimney	Make necessary repairs to top of brick chimney in kind.	\$2,000.00
2.	2020	Exterior Paint	Complete exterior painting for cladding and architectural trim, making related repairs or replacements in kind as needed.	\$18,000.00
3.	2020	Exterior Paint: Fence	Complete exterior painting for fencing in contribution to the historic character of the property.	\$2,000.00
4.	2020	Landscape: Trees	Trim trees planted the same year as the home's construction in 1905, inspecting as needed to avoid contact of branches or plantings with the house or exterior features.	\$10,000.00
5.	2020	Insulation	Replace insulation without damage to historic features, with particular attention to the attic.	\$15,000.00
6.	2021	Roof	Remove two existing layers of roofing and re-roof with composition shingles in kind, making repairs at flat roof junctures.	\$25,000.00
7.	2023	Carport; Solar Panels	Construct carport with solar panels in existing parking lot that enhances, and does not detract from, the historic character of the property.	\$55,000.00
8.	2023	Parking Lot	Repaint parking lot lines in manner that does not detract from the historic character of the property.	\$8,000.00
TOTAL:				\$135,000.00

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

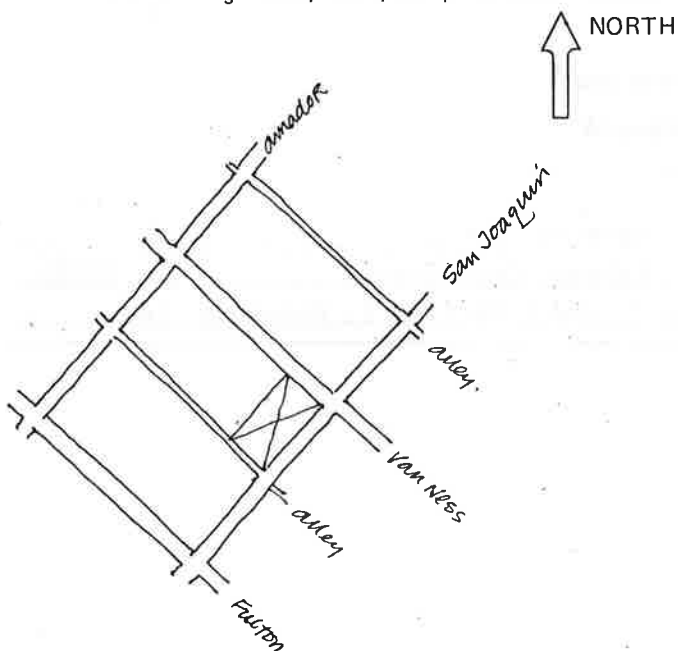
1. Common name: _____
2. Historic name, if known: The Romain Home
3. Street or rural address: 2055 San Joaquin Street
- City: Fresno ZIP: 93721 County: Fresno
4. Present owner, if known: William Whitehurst Address: 1525 E. Saginaw Way
- City: Fresno ZIP: 93704 Ownership is: Public ☐ Private ☒
5. Present Use: Vacant Original Use: Residence
- Other past uses: Mortuary

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

Wood frame structure, 2 stories; with long porch across San Joaquin Street frontage. Large 5 sided bay window on corner - first floor is a prominent feature. The exterior retains its basic original appearance but the interior has been modified extensively and, from the historian's viewpoint, to the detriment of the structure. Many of the rooms have been combined into one and much original detail is lost.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:

Lot size (in feet) Frontage 150
Depth 80
or approx. acreage 0.28

9. Condition: (check one)

a. Excellent ☐ b. Good ☒ c. Fair ☐
d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐
Interior

11. Surroundings: (Check more than one if necessary)

a. Open land ☐ b. Scattered buildings ☐
c. Densely built-up ☐ d. Residential ☐
e. Commercial ☒ f. Industrial ☐
g. Other ☐

12. Threats to site:

a. None known ☐ b. Private development ☒
c. Zoning ☒ d. Public Works project ☐
e. Vandalism ☐ f. Other ☐

13. Date(s) of enclosed photograph(s): 1978

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☒
f. Other ☐
15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐
16. Year of initial construction 1905 This date is: a. Factual ☒ b. Estimated ☐
17. Architect (if known): Unknown
18. Builder (if known): Unknown
19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ i. None ☒

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

Fine example of early architecture of area. Very pleasant residence and home of one of Fresno's pioneer entrepreneurs. Mr. Romain (namesake of Romain Playground) established a raisin packing plant in area and became general manager of the California Packing Company.

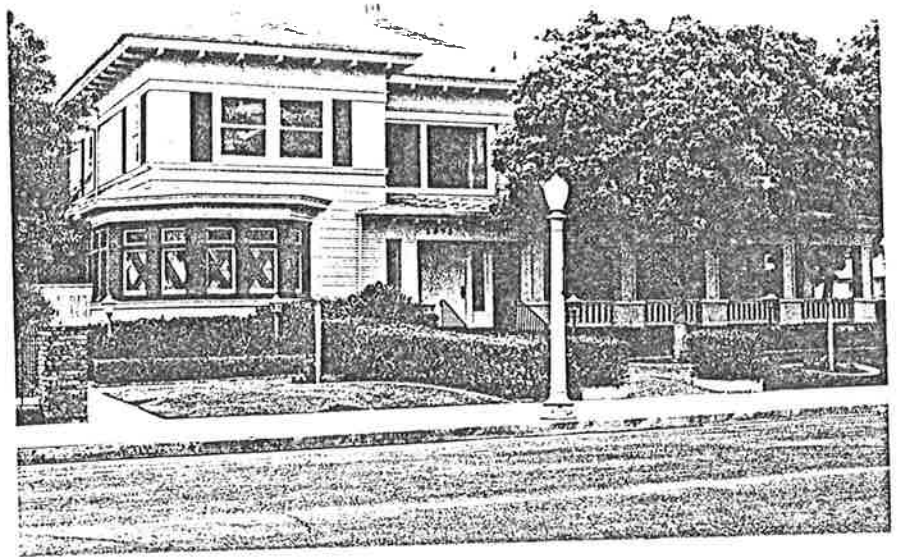
21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

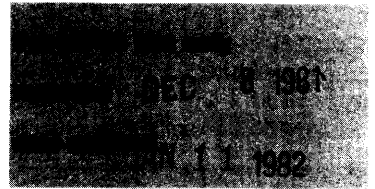
AAUW, 1975 "Heritage Fresno, Homes & People"

23. Date form prepared: 6/23/78 By (name): William E. Patnaude
Address: 1050 "S" Street City Fresno, California ZIP: 93721
Phone: (209) 486-8150 Organization: Allen Y. Lew & William E. Patnaude, Inc.

(State Use Only)



**United States Department of the Interior
Heritage Conservation and Recreation Service**



**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The Frank Romain Home ^{House} **RECEIVED**
and/or common The Romain Home **OCT 16 1980**

2. Location

street & number 2055 San Joaquin St. **OHP** not for publication
city, town Fresno vicinity of congressional district 15th
state California 93721 code G.S.A. 06 county Fresno code G.S.A. 019

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> other:

4. Owner of Property

name The Romain Home Partnership
street & number 2055 San Joaquin
city, town Fresno vicinity of state California 93721

5. Location of Legal Description

courthouse, registry of deeds, etc. Fresno County Hall of Records
street & number 2281 Tulare
city, town Fresno state California 93721

6. Representation in Existing Surveys

City of Fresno Official Register
title of Historic Resources; State Historic Resources Inventory has this property been determined eligible? yes no
date 1978 federal ☒ state county ☒ local
depository for survey records Planning and Inspection Department, City of Fresno
city, town Fresno state California

7. Description

Condition

☒ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

Form

Two story cross-hipped roof, wood frame residence with a partial basement. Rectilinear in form with long axis oriented parallel to San Joaquin Street. Approximately 4700 square feet enclosed area plus the partial basement. Attached hip roof porch on San Joaquin Street facade of single story height engages projecting dining room bay at westerly end of structure and turns corner--extending along Van Ness frontage approximately ten feet. Porch is supported by framed columns of approximately 16" square cross section. Projecting five-sided bay window structure on south west corner--single story in height with shingle roof. First floor set at \pm 32" above grade.

Siding

Building is sheathed with 1 x 4 redwood drop siding laid horizontal extending from water table trim piece to bottom of simple frieze band under flat roof soffit. Siding broken only by a simple milled-mold belt course at mid height. Brick foundation walls exposed approximately 20" below siding.

Trim

Very simple trim detail. Frieze band of \pm 30" depth is flat with one applied milled-shape moulding near bottom. Windows are trimmed with flat 1 x 6 and 1 x 4 boards. Belt course made up of 3 pieces--one milled shape and the remaining flat trim. Columns on porch are panelized with applied 1 x 3 corner boards. The frieze band on porch is similar to the one on the main structure. No corner trim on siding. Soffit of roof at second floor is simply detailed with applied 4 x 4 pieces representing, visually, the rafters above.

Windows

Original first and second floor sash exists throughout with some exceptions. Top floor windows are double hung wood. Bay windows are wood casement. Two windows removed from first floor--one on Van Ness side and one on San Joaquin side. Fixed sash above San Joaquin Street side of recent vintage.

Site

Building sits on corner lot and is surrounded by single or two story commercial structures dating from 1920's. Trees are not of same vintage as house although varieties are consistent with the period. Main trees on site are "camphor". Steel fencing surrounding building is of recent vintage.

Style

The structure is of a form that was once very common in the area. Little remains

(see continuation sheets)

**NATIONAL REGISTER OF HISTORIC PLACES
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CONTINUATION SHEET

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of a similar nature. Some stylistic features of the "prairie school" of architecture. Interior detailing in living room is Greek revival. An individualistic style basically not categorized in any style books.

Interior

The building has been modified to a considerable extent although the original plan is still intact and much of the original trim is in place. The main entry hall and stairwell is in original condition excepting some very minor modifications in finish. The stairwell is "U" shaped with a large landing at mid height. All newells, posts, etc., are rectangular in cross section. Applied finials at the corner newells are rounded with flutes. Material is pine. Living room detailing is Greek revival with dentils. Some trim has been removed in building due to air conditioning duct installation. Wood lathe with plaster walls and ceilings throughout. Pine floors on second floor and oak floors on first. Basement is unfinished. The kitchen has been removed but original toilet fixtures remain.

Original Appearance

The building remains basically unchanged from its original construction. Known changes include the following:

1. Removal of window on San Joaquin Street frontage. First floor. Covered with siding.
2. Removal of window on Van Ness Street frontage. First floor. Covered with siding.
3. Enclosure of inset porch area above San Joaquin Street entrance. Wall glazed with large fixed glass sash.
4. Enclosure of sleeping porch on north west corner - second floor.
5. Concrete floors installed in basement in 1930.
6. Attached service porch area added at rear of building in the 1940's. This involved infill work around rear entry and under sleeping porch.
7. Enclosure added to north wall of living room in 1933. Approximately 7' x 24'. It is unclear at this time if this involved infill work on a porch or whether it included an entire new structure.
8. Fireplace on first floor living room covered over.

(see continuation sheets)

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9. Numerous modifications of minor nature to interior during life of building. Most probably were done when building was changed into a funeral home. The kitchen equipment was removed and a number of infills were made in the service area. It is difficult to determine when this work was done as no permits were taken on the work.
10. A garage was constructed in 1915 but has since been demolished.

All modifications mentioned above are basically minor in scope. The character of the building is maintained and a number of the modifications such as the window removal, fireplace covering, etc., are easily replaced and restructured. Trim work where removed is easily duplicated by reference to existing adjacent.

Basic Information

Architect: E. Mathewson

Date Built: 1905

Contractor: Unknown

8. Significance

Period	Areas of Significance—Check and Justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1905 **Builder/Architect** E. Mathewson

Statement of Significance (In one paragraph)

The Romain Home has been closely associated for some seventy-five years with individuals who have made significant contributions to the City of Fresno, the San Joaquin Valley, and the State of California. This impressive residence, located on a corner lot at the intersection of Van Ness and San Joaquin, was constructed for Frank Romain in 1905. Frank Romain was one of the pioneering developers of agricultural history in the central San Joaquin Valley. In the late 1880's, Romain established the Griffin-Skelly packing plant in the Central California Colony just outside of Fresno. According to one later account, this was the first or one of the very first packing companies in the district. The erection of his fine residence in 1905 is an indication of the success of Romain's early efforts and of his position of responsibility in the development of the local economy. Moreover, when the Griffin-Skelly plant was merged with several others in 1916 to become the California Packing Corporation, Romain became the manager responsible for the corporation's operations in the central San Joaquin Valley. By 1923, this responsibility included supervision of sixteen packing houses and several thousand employees. Following Frank Romain's death in 1928, the new owners (Michael Sullivan, Hugh Burns, and Earl Blair) utilized the residence as a funeral home. Although one partner died and another withdrew, the residence nevertheless functioned as the Sullivan, Burns, and Blair funeral home from 1929 until 1959. Although all three partners were involved in community affairs, one, Hugh Burns, was also a prominent member of the California Legislature where he served from 1936–1970. When Burns retired in 1970, he was credited with having held the second longest record of continuous service in the State Legislature in the history of California. The Romain Home's association with prominent members of the community continued after William Whitehurst leased it in 1959 for use as a funeral home (he purchased it in 1970). In addition to his activities in the community, William Whitehurst served for seven years on the State Highway Commission. His son, Daniel Whitehurst, involved in the family business, was in 1976 the youngest person ever to be elected to the Fresno City Council. In the following year, he became the youngest person ever to be elected Mayor of Fresno and also the youngest elected mayor of a large American city. The Romain Home also possesses architectural significance through its representation in the current urban environment of a typical house form and style of architecture that was once very prominent but which has all but disappeared. Its honest, non-eclectic approach to housing of the upper middle class society is representative in form and materials of much of what early Fresno was all about. The building remains basically unchanged in form and appearance and, as it stands, it is an important local historical artifact.

Historically, the residence at 2055 San Joaquin is known as the Frank Romain Home. Born in Toronto, Canada in 1861, Frank M. Romain came to Riverside, California

(see the continuation sheets)

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

ITEM NOT VERIFIED
ACREAGE NOT VERIFIED

Acreage of nominated property .275

Quadrangle name Fresno South, Calif.

Quadrangle scale 7.5 (1:24000)

UMT References

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4	0	6	9	6	4	0
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Zone Easting Northing

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Zone Easting Northing

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Verbal boundary description and justification

Fresno City Lots 14, 15, 16 and S.E. 5 feet of Lot 13, Block 343. Assessor's Parcel Number 466 134 07.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
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11. Form Prepared By

name/title Dr. Ephraim Smith, Professor of History; William Patnaude, A.I.A.

organization California State University, Fresno

date October 8, 1980

street & number Shaw Avenue

telephone 209 487-2153

city or town Fresno

state California 93740

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national

☐ state

☒ local

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

State Historic Preservation Officer signature

K. M. Ellum

title State Historic Preservation Officer date 10-13-81

For HCRS use only

I hereby certify that this property is included in the National Register

Entered in the

National Register

date

1/4/82

Keeper of the National Register

Attest:

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR
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after graduating from a business school and after an initial period of employment with the Canadian Pacific Railroad. In Riverside, Romain acquired a modest position with the Griffin-Skelly Company. Within one year, he was in charge of the entire plant. In the late 1880's, Romain arrived in Fresno with orders to establish a packing plant for his company. The site for this new endeavor was on T.C. White's "Raisina Vineyard" in the Central California Colony south of Fresno. A few years later, the Griffin and Skelly operation moved into a new packing facility at Ventura and G Streets. According to one later account, the Griffin-Skelly Company in Fresno "was probably the first company to operate in this district and were [sic] among the pioneers in the raisin business as they started packing raisins in a small way in 1886." (Bibliographical Reference, #21)

Although Romain initially divided his time between Fresno and Riverside, he ultimately made Fresno his home. The construction of his impressive residence in 1905 is evidence not only of the prosperity of the packing and canning industry but of Romain's own influential role in that activity. By 1905, Romain, as manager of the local plant, was supervising an operation which employed 500 people during the height of the packing and canning season.

Romain's responsibilities increased in 1916 when the Griffin and Skelly Company was merged with the J. K. Armsby Company, the Central California Canneries, the California Fruit Cannery Association, and the Alaska Packers' Association to create the California Packing Corporation. With assets of over \$16 million, this new corporation operated around one hundred canneries and packing plants in California, Idaho, Oregon, and Washington. Assuming an important role in the new organization, Frank Romain was the manager of sixteen plants in the San Joaquin Valley employing several thousand workers.

Frank Romain was widely respected for his role in the development of the packing industry. As early as 1919, one local historian wrote that Romain's biography was an indication of "how much of the prosperity of a great business concern depends on the make-up of its leaders, and especially on the personality, as well as the varied capacity of those actually managing the details" Romain, this local historian noted, was "among the most enterprising developers of California and her countless interests." (B.R. #23) Upon Frank Romain's death in 1928, all of the valley plants of the California Packing Corporation closed down at noon on the following day as a mark of respect. The Roeding Fig and Olive Company and the Merchants Warehouse also suspended their operations for an afternoon.

It seems obvious that Frank Romain played an important role in the pioneering development and operation of the packing industry in the San Joaquin Valley. This industry was intimately associated with the economic growth of Fresno, the San Joaquin Valley, and the entire state. By the mid 1930's, California produced most of the national tonnage of dried and deciduous fruits - with the San Joaquin Valley

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being the top producer of the state's districts. Thanks to this industry, Fresno had become a major shipping center. Indeed, it was said in 1936 that "the packing, processing, canning and shipment of fruits is Fresno's major industrial activity" with the various plants employing 7,500 individuals at the peak of the season. (B.R. #19) Frank Romain was involved with the early development of this industry and had over four decades of experience at the managerial level. Clearly, Frank Romain was thus among those individuals who, to a greater or lesser degree, helped to lay the foundation which made agriculture California's greatest industry and which ultimately made Fresno County the nation's leading agricultural county.

Although the significance of Frank Romain and his residence lies basically in the field of agricultural industry, it should be noted that he was also active in the community. In addition to being "high in the councils of the Republican party," Romain was a member of the Old Fellows, the Elks, the Sequoia Club and the Commercial Club. He was also one of the four original promoters of the Sunnyside Club and later served as President of that organization. (B.R. #25) Lastly, his estate bequeathed \$5,000 to the Parks Department of the City of Fresno. In recognition of this contribution and the part that Romain had played in the development of Fresno, the city subsequently named a playground on First Street north of Belmont in his honor.

After the death of Frank Romain in 1928, Michael Sullivan, Hugh Burns, and Earl Blair acquired his residence and converted it into the Sullivan, Burns, and Blair Funeral Home. During the next half century, it was one of the more prominent funeral homes in the community. Of course, ownership changed several times over the years. Michael Sullivan died in 1939, and in 1947 Hugh Burns sold his share of the partnership to Earl Blair. In 1959, Blair sold the Romain Home to William Whitehurst who continued its operation as a funeral home. Whitehurst sold the property to its present owners in 1980. It is being converted into professional offices.

Under its new owners after 1928, the Romain Home continued its association with the lives of individuals prominent in the community. Michael Sullivan, for example, first came to Fresno in 1894. During the 1890's, he was a member of Company H of the California National Guard and also served as a member of the Fresno volunteer fire department. From 1906 to 1918, he served as a deputy sheriff. In 1918, he ran for county recorder and in 1932 was appointed to the Fresno City Civil Service Board. Prior to his death in 1939, Sullivan had served as a past Grand Knight of the Knights of Columbus, a past President of the Fresno Aerie of the Eagles, and as a member of the Foresters, the Red Men, the Yeomen, the Fraternal Brotherhood, and St. Therese's Catholic Church.

Another partner in the firm, Hugh Burns, was not only prominent in the community but in the state. Having been brought to Fresno in 1907 at the age of five, Hugh Burns was described in 1941 as "One of the most prominent and best known young men of Fresno County" (B.R. #25) At that time, Burns was President of the San

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Joaquin Valley Funeral Directors' Association, a former President of the Junior Chamber of Commerce, a former President of the 20-30 Club, and a past Grand Knight of the Knights of Columbus. Active in politics, he had been the first President of the Young Mens' Democratic Club of Fresno. He was also a member of the Eagles, Moose, Valley Rod and Gun Club, Edison Club, the Fresno County Peace Officer's Association, the Fresno County Sportsmen's Club, and the Portuguese organizations - I.D.E.S. and the U.P.E.C.

Hugh Burns also spent some four decades in public service at the state level. First elected to the California Assembly in 1936, Burns served three more terms in that body until he was elected to the State Senate in 1942. Burns served in the State Senate from 1942 to 1970. In 1950, Burns, who had just won reelection unopposed, was appointed to the powerful Rules Committee of the Senate. Commenting on the new member of the Rules Committee (who had won appointment over other Senators with more seniority), Senate President Harold Powers stated that "Senator Burns is an outstanding member of the legislature and a distinguished senator." (B.R. #5) When Burns retired from the Senate in 1970, he was credited with having "had the longest record of continuous service in the legislature--34 years--in California history." (B.R. #4) Burns then served six years on the Alcoholic Beverage Control Appeals Board until he retired from public service in 1976. Altogether, he had remained in state service for four decades.

The Romain Home's association with prominent community leaders continued after William Whitehurst leased the property in 1959 (he purchased it in 1970) for operation as a funeral home. As one local publication noted in 1975, "Politics seems to run in the Whitehurst family. . . ." (B.R. #28) Prior to coming to Fresno in 1959, William Whitehurst served on the city councils of Los Banos and Dos Palos. In Fresno County, he served as Co-Chairman for the John Kennedy, Edmund G. Brown, and Lyndon Johnson campaigns. In 1963, he was appointed by Governor Edmund G. Brown to the State Highway Commission. At the local level, Whitehurst was President of the Fresno County chapter of the American Cancer Society, a member of the Board of Directors of Saint Agnes Hospital, a member of the Board of Directors of the International Institute, and the founder of Safe-D--a program involving teenage driving.

William Whitehurst's son, Daniel, was an attorney associated with the family business. Dan Whitehurst continued the family tradition in community involvement and politics. In 1976, Dan Whitehurst became the youngest individual ever to be elected to the Fresno City Council. In 1977, Councilman Whitehurst was elected Mayor of Fresno at the age of 28. By virtue of that successful campaign, Whitehurst became at that time the youngest elected mayor of a large American city (over 100,000 in population). Prominently involved with the United States Conference of Mayors, Dan Whitehurst has been the subject of a recent two page analysis in David Broder's Changing of the Guard - an examination of the changing patterns of American political leadership.

(11/78)

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The Romain Home is architecturally significant to the community for two very important reasons. It is one of the very few remaining examples of a style of architecture that was once prominent in the Fresno County area. It is also one of the oldest residential structures still standing in the city.

Standing in relatively unchanged form from its original construction, the building is a fine artifact of the quality of housing that the upper middle class enjoyed in the community. Built in a style that was responsive to this area's climatic extremes and not alluding to any eclectic styles from the past, except for one interior formal room, the structure is representative of the "down to earth", solid society of which it was a part. Constructed of local redwood, fir and pine and supported by brick from the local brick works, the building in its materials and form is an example of early Fresno that is not replaceable.

It is very logical and fitting that this building should be identified with so many of the prominent men of this area. It stands, in its solidity and honest, unpretentious form, as a symbol of much of what these men have based their careers upon.

9

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1. David S. Broder. Changing Of The Guard. New York: Simon and Schuster, 1980.
2. "Armsby Co. Makes Settlement Offer," Fresno Morning Republican, October 30, 1916.
3. "Big Fruit Merger Is Practically Completed," Fresno Morning Republican, August 24, 1916.
4. "Burns Ends 40 Years in Public Life," Fresno Bee, June 2, 1976.
5. "Burns Is Named Head Of Senate Probe Committee," Fresno Bee, August 2, 1949.
6. "Burns Is Named To Assembly Rules Body," Fresno Bee, January 17, 1939.
7. "Burns Is Named To Rules Group In State Senate," Fresno Bee, September 20, 1950.
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12. "Confirm Merger Of Fruit Cannerys And Packers," Fresno Morning Republican, August 25, 1916.
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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY

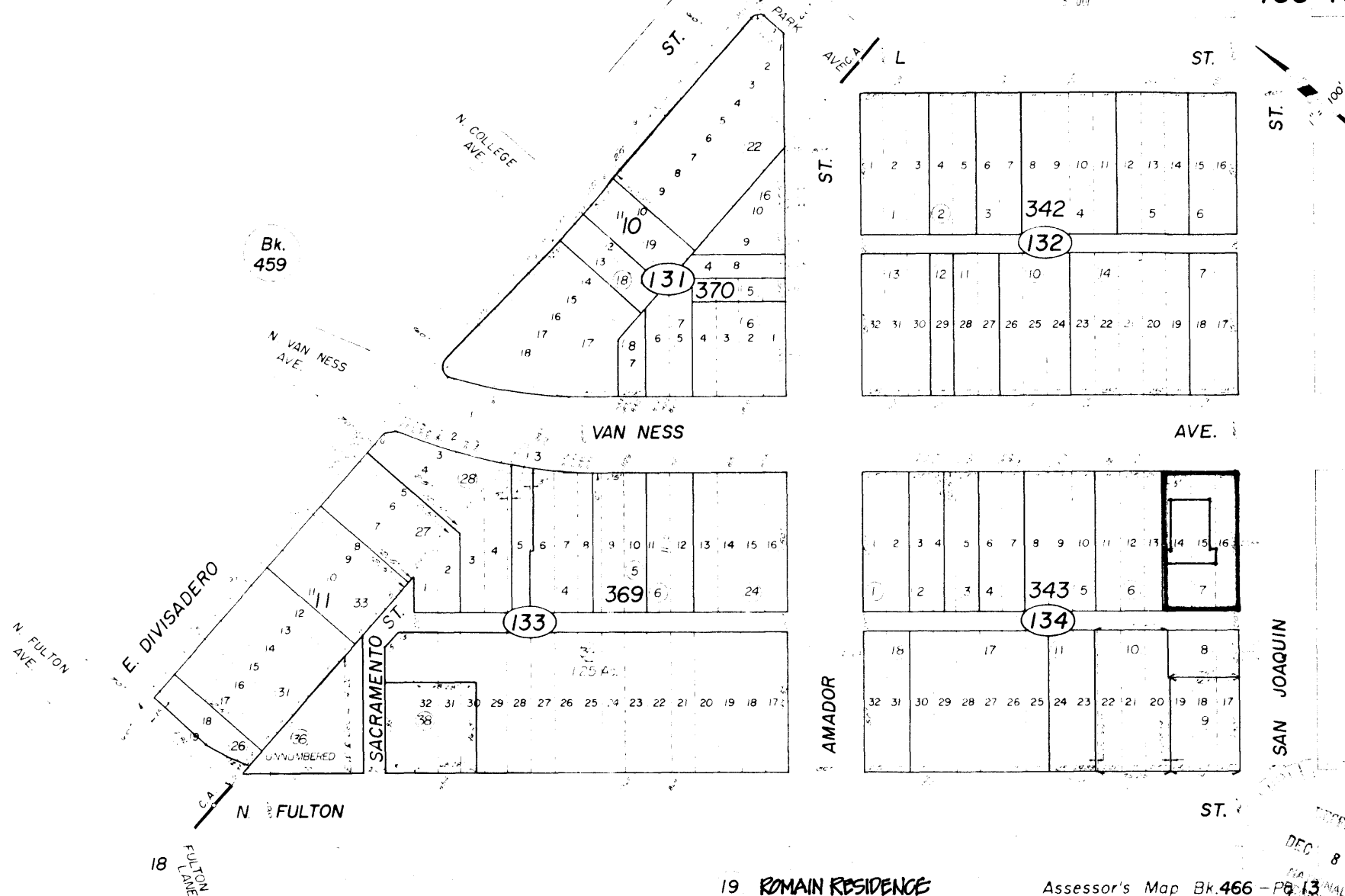
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DATE ENTERED JAN 11 1982

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

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21. "The California Packing Corporation," in "Year Book of the San Joaquin," Fresno Evening Herald, 1923.
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23. Vandor, Paul E. History of Fresno County, California. 2 vols. Los Angeles: Historic Record Company, 1919.
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Central Addition - Plat Bk. 1, Pg. 30

19 **ROMAIN RESIDENCE**
 2055 SAN JOAQUIN ST.

Assessor's Map Bk. 466 - Pg. 13

County of Fresno, Calif.

JAN 11 1942

NOTES: Assessors Block Numbers Shown in Ellipses
 Owners Block Numbers Shown in Boxes



Frank Romain Home

2055 San Joaquin, Fresno, Calif.

Photo: Ephraim Smith 9/29/80

212 E. Brown, Fresno, Calif.

Looking S.W. toward intersection
of Van Ness and San Joaquin

#1 of 4 ~~DECE~~ 8 01981 JAN 11 1982



Frank Romain Home

2055 San Joaquin, Fresno, Calif.

Photo: Ephraim Smith 9/29/80

212 E. Brown, Fresno, Calif.

Main entrance, looking W.

2 of 4

JAN 11 1982

DEC

8 1981



Frank Romain Home

2055 San Joaquin, Fresno, Calif.

Photo: Ephraim Smith 9/29/80

212 E. Brown, Fresno, Calif.

Rear elevation, looking N.W.

#3 of 4

JAN 11 1982 DEC 8 1981



Frank Romain Home

2055 San Joaquin, Fresno, Calif.

Photo: Ephraim Smith 9/29/80

212 E. Brown, Fresno, Calif.

View of porch, looking S.

#4 of 4

JAN 11 1982

DEC

8 1981

EXHIBIT 8:

2019 MILLS ACT PROGRAM - 8. The C.M. & Gertrude Prescott Home (HP #285; contributor to Huntington Boulevard Historic District) Located at 3707 E Huntington Boulevard

REVISED WORK PLAN (2020-2029)

	Contract Year	Site/Building Feature	Proposed Work/Task	Estimated Cost
1.	2020	Potting Shed	Remove shed on the east side of the back yard and construct a new potting shed to match the architectural style of the residence.	\$15,000.00
2.	2020	Doors	Repair two wood screen doors and hardware on the side (west) elevation.	\$1,244.00
3.	2021	Rear Patio	Remove rear patio roof and post supports, a later addition, and construct a new 20-foot by 38-foot covered patio that enhances, and does not detract from, the historic character of the property.	\$36,000.00
4.	2021	Windows; Doors	Replace 40 window screens and 12 door screens in kind as needed.	\$1879.20 (\$1,004.20 + \$875.00)
5.	2022	Exterior Paint: Trim	Complete exterior painting for architectural trim, making related repairs, such as sanding and patching, or replacements in kind as needed.	\$23,000.00
6.	2023	Hardscape: Front Path; Landscape: Front Porch	Frame the concrete path leading to the home and cover with brick pavers in order to enhance the historic character of the property; Remove rotten wood planters along front porch in order to repair old drain lines beneath and construct a new brick planter with a waterproof interior without damage to historic features.	\$40,000.00
7.	2023	Ornament	Replace decorative tiles to match original tiles.	\$964.74
8.	2024	Hardscape: Brick Wall	Reconstruct brick wall with columns in kind along the north property line on the northeast corner of the property in order to enclose the existing alcove off the alley way.	\$13,000.00
9.	2025	Foundation	Make repairs to brick foundation, including removal of mortar and repointing as needed.	\$43,000.00
10.	2026	Roof	Re-roof with composition shingles in kind.	\$46,000.00
11.	2027	Garage; Rear Gate	Construct addition to garage that enhances, and does not detract from, the historic character of the property; Remove rear sliding gate with chain link fencing on the northwest corner of the property.	\$64,000.00

2019 MILLS ACT PROGRAM - 8. The C.M. & Gertrude Prescott Home (HP #285; contributor to Huntington Boulevard Historic District) Located at 3707 E Huntington Boulevard

12.	2028	Roof: Gutters, Leaders, Downspouts	Remove and replace non-original gutters and downspouts to match original gutters and downspouts in order to enhance the historic character of the property.	\$12,000.00
13.	2029	Exterior Paint: Trim	Complete exterior painting for architectural trim, making related repairs, such as sanding and patching, or replacements in kind as needed.	\$29,000.00
TOTAL:				\$325,087.74

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

P1. Resource Name: C.M. and Gertrude Prescott Home

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

*b. USGS 7.5' Quad: Fresno South, California (Photorevised 1981); Section 2,T14S R20E

c. Address: 3707 E. Huntington Blvd.

d. Assessor's Parcel Number: 461-191-01

***P3a. Description:** This full 2-story Tudor style home faces south onto the boulevard and is located on a corner half-acre parcel. The medium pitch roof is side gabled with two cross gabled cantilevered windows on the second story of the façade. Thus contrary to most Tudor style homes the building does not have a true cross-gabled plan. The façade has an irregular plane with the southeast bay of the home stepped forward. The construction is frame with stucco cladding. Character defining features include the decorative strapwork (non structural half-timbering) on both cantilevered windows as well as at the cornice of the one story former library, on the west end of the home. The glass and wood main door is centrally located and is protected by a one story porch, apparently added in 1940. Double multi-paned French windows lead out into a small balcony on the top of the porch. Ribbon windows on the second floor of the façade are 4/1 double hung sash on the west most bay and 4/1, 6/1 and 4/1 on the east bay with true divided lights and wood muntins. The first floor façade has matching windows on each side of the entrance consisting of a fixed central pane flanked by 4/1 light windows. Immediately west of the front door are four leaded glass casement windows of 21 lights each. A one story sun room/sleeping porch on the west elevation is five sided with both single and double French doors. A bay window on the east elevation lights the dining room with a series of narrow multi-pane windows. An external brick chimney with simple cap is located on the west end of the two-story portion of the home. A detached 2-car garage also formerly served as maid's quarters and is a contributor to the property.

***P3b. Resource Attributes:** HP2 (Single Family Residence)

***P4. Resources Present:** ● Building ● Element of District



P5b Photo date: June 4, 2014

***P6. Date Constructed/Age and Sources:** 1921, building permit; addition to porch, 1940

***P7. Owner and Address:**
Allen and Nancy Stegall
3707 E. Huntington Blvd.
Fresno, CA 93702-2807

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

***P9. Date Recorded:** June 4, 2014

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Evaluation of 3707 E. Huntington Blvd for the Local Register of Historic Resources."

***Attachments:** ● BSO and Continuation Sheets

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 3D; 3CB; 5B

*Resource Name: C.M. and Gertrude Prescott Home

B3. Original Use: Single family residence

B4. Present Use: Single family residence

B5. Architectural Style: Tudor Revival

B6. Construction History: A building permit for a new dwelling, valued at \$13,000 was issued on 1 October 1921. Of interest is that a permit for a garage was issued two months earlier on 18 August 1921, perhaps so that the crews could store materials while the home was being constructed. Unspecified alterations occurred in 1928 and the porch was altered in 1940. According to the property owner the sun room on the west end of the home was an addition. Repairs to the servant's room in the garage were completed by Fisher and McNulty in 1944.

B7. Moved? ☒ No

B8. Related Features: The home faces onto the former right-of-way for the Sunnyside and Recreation Lines. The dual track for the street car was removed in 1939 and the area is now a grassy median.

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: Theme: Streetcar Suburb **Area:** Huntington Blvd., Alta Vista Tract

Period of Significance: 1921-1938 **Property Type:** Tudor Revival **Applicable Criteria:** 1, i; 2, ii; 3, iii

This residence was built in 1921 for Ned Prescott and family on lot A and the west half of Lot B, Block 15 of the Alta Vista Tract (Building permit #311). The tract was platted in 1911 as a streetcar suburb on either side of the Sunnyside and Recreation Line which had been extended circa 1907 by Albert Graves Wishon to carry Fresno residents out to Recreation Park (Garcia 2003). C.M. "Ned" and Gertrude Prescott came to Fresno from Iowa and were prominent in the lumber and logging business. Prescott and his uncle C.S. Pierce established Prescott Lumber Co and thereafter Valley Lumber and were active in the early logging of the Hume district. Mr. Prescott ran unsuccessfully for mayor and along with his wife was important in civic and community affairs (NR draft 1994). The home is a particularly grand example of a variation of the Tudor Revival, a style of residential building particularly popular in Fresno between the two World Wars from simple vernacular expressions to architect designed buildings (Criterion iii). The property is also associated with a family important in early Fresno, the Prescotts (Criterion ii). Additionally, it is a contributor to the proposed Local Register Huntington Boulevard Historic District and to the NR eligible Alta Vista Tract (Criterion i).

B12. References: 1918, 1948, 1963, 1968-70 Sanborn Fire Insurance Maps; Building permits on file with the City of Fresno Planning Division; Draft Nomination forms for Huntington Boulevard, National Register of Historic Places (1994); Virginia and Lee McAlester, *A Field Guide to American Houses*, 2002; Garcia, Uvaldo. "History of the Alta Vista Tract and Huntington Boulevard: A Work of Albert Graves Wishon." Unpublished Ms. Prepared for History 100, Fresno State University, 13 May 2003; personal communication Allen Stegall, 4 June 2014; Edward Hamm, Jr. *When Fresno Rode the Rails* (1979).

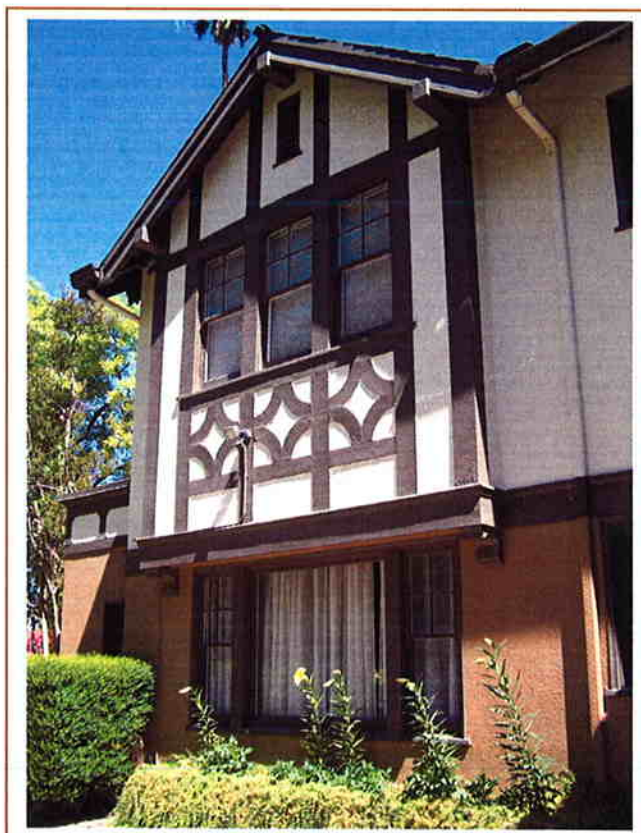
B14. Evaluator: Karana Hattersley-Drayton, M.A.
Historic Preservation Project Manager
Fresno, CA

Date of Evaluation: 3 July 2014

(This space reserved for official comments.)



Top:
Cantilevered
bay window
with decorative
strapwork;
Bottom:
decorative tile
on porch; bay
window, east
elevation
(dining room).



DISTRICT RECORD

Page 1 of 15

*NRHP Status Code: 3S, 3CS, 5S3

*Resource Name: Huntington Boulevard Historic District

***D3. Detailed Description:** The Huntington Boulevard Historic District includes 121 residential properties (116 contributors) located on both sides of the grassy median that once served as the streetcar corridor. This boulevard is located within the Alta Vista Tract which was officially platted in 1911 and annexed to the City on January 23, 1912. The tract extended from First Street on the west to Twelfth Street (now Cedar Avenue) on the east, the north side of Balch Avenue and the south side of Platt Avenue east of Fifth Street and both sides of Platt Avenue to Twelfth Street. Residential parcels on the south side of Verrue Avenue were also included from Sixth to Twelfth (Alta Vista Tract Map Amended). Homes on the boulevard date from 1914 to 1974 and represent some of the finest examples of Craftsman and Period Revival architecture in the City. In addition, many of Fresno's influential families with important ties to banking, education, architecture and commerce have lived on the street. The neighborhood has been "called out" as an area of architectural interest in Virginia and Lee McAlester's A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States (1998:45-47). Eleven homes are individually listed on the Local Register of Historic Resources with one additional home a Heritage Property (*For the list of resources, see attached continuation sheets and individual primary records*).

***D4. Boundary Description:** The proposed boundary includes all residences, public spaces (including the median) and landscape features that front onto Huntington Boulevard, beginning at First Street on the west and ending at Cedar Avenue on the east (see map as attached).

***D5. Boundary Justification:** The District boundaries are concurrent with the residential buildings and landscape features on both sides of the former streetcar corridor and main street of the Alta Vista Tract.

***D6. Significance: Theme:** Early 20th Century Residential Expansion, Street Car Suburbs

Area: Huntington Boulevard (Alta Vista Tract) **Period of Significance:** 1914-1974

Applicable Criteria: Local Register District i, ii, iii and iv.

Huntington Boulevard is one of the most architecturally distinct neighborhoods in Fresno with a diverse mix representing the major styles prevalent during the period (1914-1974). Several homes were designed by prominent local and regional architects (and/or design-build firms) including Butner and Glass, Coates and Traver, Felchlin, Franklin and Shaw, H. Rafael Lake, Fred Swartz and Taylor-Wheeler Builders. W.D. Coates (who served as the California State Architect from 1909-1911) designed the only French Eclectic style residence on the boulevard as his home. Henry Shields, a partner in the design-build firm of Trehwitt-Shields and Fisher, also had a home built for him on the boulevard. Shortly after its annexation in 1912 Huntington Boulevard became the preferred address for the intellectual and business elite of Fresno. Property owners included A.G. Wishon; Fred Billings, who with his business partner Rhine Meyering developed the Alta Vista Tract; *Fresno Bee* editor Carlos McClatchy; the President of Gottschalks Department Store (Abraham Blum); and numerous attorneys, teachers, physicians, ranchers and local business owners.

The District appears to be eligible for Fresno's Local Register of Historic Resources pursuant to FMC 12-1607(b) under Criteria i, ii, and iii. The District also appears to be eligible to the National Register of Historic Places although separate forms will be required for this nomination.

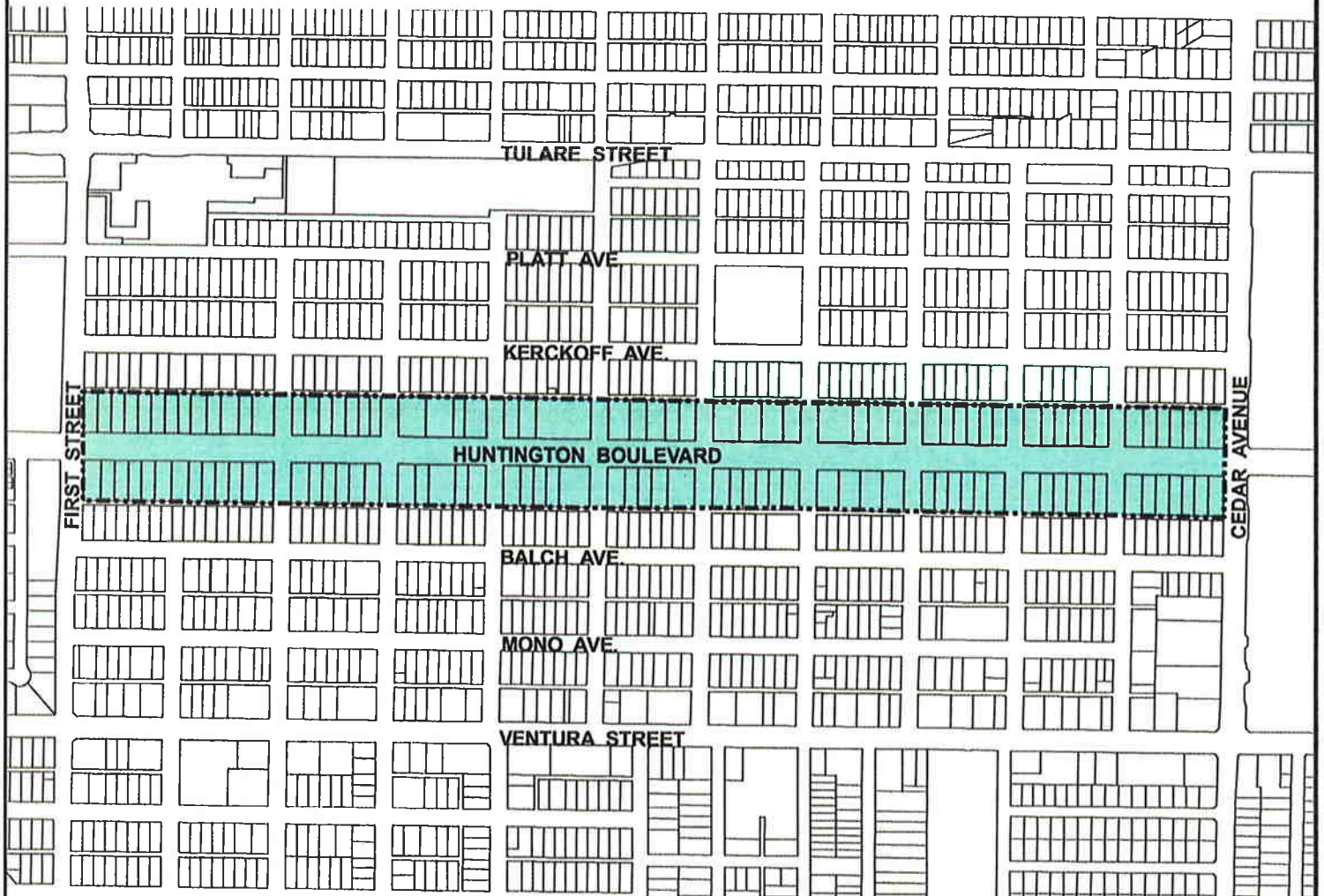
***D7. References:** See bibliography included in historic survey report.

***D8. Evaluator:** Karana Hattersley-Drayton, M.A.

Date: February 25, 2015

Affiliation and Address: Historic Preservation Project Manager, Development and Resource Management, 2600 Fresno Street, Fresno, California.

PROPOSED HUNTINGTON BOULEVARD HISTORIC DISTRICT



CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 2 of 15

Resource: Huntington Boulevard District Record

*Recorded by: Karana Hattersley-Drayton

*Date: December 8, 2014

■ Continuation

Block 1, Map Reference #001: The John and Bertha Garabedian Home, 3104 E. Huntington Boulevard: This single story Ranch style home was constructed in 1952 by contractor J.T. Cowan. John Garabedian was a rancher who owned acreage in Madera, Fresno and Riverside Counties. He patented several varieties of stone fruit and was a partner in Peters and Garabedian Fruit Packing Co. He was appointed by Governor Ronald Reagan to the State Board of Agriculture in the 1960s.

#002: The Elmer and Neva Lord Home, 3120 E. Huntington Boulevard. This Craftsman bungalow was built in 1919 by C.V. Smith. Elmer Lord was President/Manager of Fisher Glassford Hardware Company which was established in 1903. Mr. Lord was prominent in Fresno's civic affairs.

#003: The Joseph and Clara Lord Home, 3130 E. Huntington. The Lords were the parents of the next door neighbor, Elmer Lord, and had this Craftsman bungalow built in 1919.

#004: The Frank Giannini Home, 3136 E. Huntington Boulevard. (Non-contributor). A building permit was first issued for this home in 1917. Unfortunately it has been significantly altered over the years and is not a contributor to the historic district.

#005: The Oscar Roy and Maude West Home, 3146 E. Huntington Boulevard. This one story Minimal Traditional style home was constructed in 1936 by Trewitt-Shields and Fisher. O.R. West was a division engineer for the Santa Fe Railway here in Fresno.

#006: The Helen May Wienke Home, 3154 E. Huntington Boulevard. This Tudor Revival style home was constructed in 1938 by contractors Walker and Walker, who are also listed on the original building permit as the owners of the parcel. Helen May Wienke owned and resided in the home from 1938-1951 and also from 1960-1987. Ms. Wienke was the Principal at several local elementary schools and in 1959 became an assistant professor at the University of the Pacific.

#007: The Charles and Sarah Hood Home, 3166 E. Huntington Boulevard. The first property owners for this parcel were the Fresno Home Builders, who pulled the construction permit on May 22, 1930. According to research prepared by the Huntington Boulevard Homeowners Association, Charles and Sarah Hood were the first residents of this one-story Tudor home in 1938, although they quickly sold it in 1939. Charles Hood was a civil engineer and was appointed Postmaster by President Roosevelt in 1934.

#008: The H.C. and Lena Wienke Home, 3210 E. Huntington Boulevard. This 1922 home is among the few Prairie style residences on the block. The first owners, H.C. and Lena Wienke, were one of three Wienke families who lived on Huntington Boulevard. H.C. Wienke was a retired director of Vocational Education at Fresno Technical School.

#009: The George and Anne Reed Home, 3220 E Huntington Boulevard. No original building permit is on file for this Airplane Bungalow although a major alteration occurred in 1927. The County Assessor has assigned a construction date of 1924. Huntington Boulevard Homeowners Association notes that the first property owners, George and Anne Reed, lived in the residence from 1920-1927.

#010: The G.L. and Frances Moore Home, 3228 E. Huntington Boulevard. This two-story home reflects Craftsman aesthetics but is a bit of an anomaly. A building permit was issued to contractors Dan Blosser on October 24, 1919. The porch was enclosed in 1949. The Moores lived in the home for 25 years.

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 3 of 15

Resource: Huntington Boulevard District Record

*Recorded by: Karana Hattersley-Drayton

*Date: December 8, 2014

■ Continuation

Block 1 continued:

#011: The Fred and Virginia Billings Home, 3238 E. Huntington Boulevard. This full 2-story Arts and Crafts style home was one of several residences along Huntington owned by the developer Fred Billings. In 1914 Billings and his business partner Rhine Meyering acquired the Alta Vista Tract, completed the infrastructure and began to market the subdivision. A building permit for this property was issued to Alta Vista Homes Company on April 20, 1918. Billings partner in real estate from 1935 on was H.R. Fine. Fine and his wife Mildred also lived in the home in later years.

#012: The James and Anzanetta Erskine Home, 3248 E. Huntington Boulevard. James and Anzanetta Erskine were the original owners of this residence which was constructed in 1922. James Erskine was manager of the Central Ice Company and later had an interest in the Calwa Water Works. Mrs. Erskine (aka Jessie Miller) was a professional musician who performed in both the United States and abroad.

#013: The Lena Antitich Home, 3264 E. Huntington Boulevard. A building permit valued at \$7,650 was issued to contractor R. Pederson and Son on November 13, 1939 and a Certificate of Completion was issued on 6 April 1940.

Block 2, Map Reference #014: The Dr. Adam Konigmacher Home, 3300 E. Huntington Boulevard. This one story Tudor home was constructed in 1936 by the contractor J.D. Shorb. Dr. Adam Koinmacher was a well-known local physician who served on the City Health Board for 16 years.

#015: The Anna Kahn Home, 3318 E. Huntington Boulevard. This very distinct 1922 home has a varied pedigree with stylistic influences from both Neoclassical as well as Italian Renaissance. At least two other homes in the Tower District neighborhood share an affinity with this house and may have been designed by the same firm or architect. The home is one of several on Huntington Boulevard featured in the publication, *A Field Guide to America's Historic Neighborhoods* (p. 46). Mrs. Anna Kahn is listed as the owner on the original 1922 building permit.

#016: The Leland Frenzel Home, 3326 E. Huntington Boulevard. (Non-contributor). This one-story residence was constructed in 1939 by contractor T.W. Howard. It has been modernized to the point that it has lost its integrity to its period of significance and is therefore a non-contributor to the Huntington Boulevard Historic District.

#017: The A.M. King Home, 3338 E. Huntington Boulevard. This Craftsman bungalow was constructed in 1919 apparently for A.M. King whose name appears on the original building permit. A 1954 addition was constructed by Fisher and McNulty.

#018: The Jesse and Zella Rodman Home, 3348 E. Huntington Boulevard. This Spanish Revival style home was the residence of Jesse and Zella Rodman from 1929 (the year of construction) to 1940. Jesse Rodman was the owner of Rodman Chevrolet Distributorship. He also owned two radio stations, KFRE in Fresno and KERO in Bakersfield. The Rodmans subdivided their ranch property on the east side of Fresno and the area became known as Sunnyside.

#019: The A.J. and Mattie Rudy Home, 3358 E. Huntington Boulevard. Apparently this two-story home was initially a Colonial Revival style residence when it was constructed in 1920. It is unclear when the alterations to the façade entrance were made. All façade windows have been changed out.

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 4 of 15

Resource: Huntington Boulevard District Record

*Recorded by: Karana Hattersley-Drayton

*Date: December 2, 2014

■ Continuation

Block 3, Map Reference #020: The B. B. Turner Home and guest house, 3406 E. Huntington Boulevard. This stately Neoclassical home was built in 1938. The 2-story guest house, also with a portico entrance, was constructed at the rear of the parcel and attached to the garage in 1950 by Taylor-Wheeler Builders. This home is also featured in the publication, *A Field Guide to America's Historic Neighborhoods*. The residence was later the home of a J.E. O'Neill who apparently entertained widely, including President J.F. Kennedy.

#021: The Dudley Carlsen Home, 3420 E. Huntington Boulevard. Trewhitt-Shields and Fisher constructed this contemporary home in 1936. The original owner, Dudley Carlsen, was the manager and vice president of Borden Dairy Delivery Company. He was a founding member of the Bulldog Foundation.

#022: The Clarence and Bessie Bernhauer Home, 3428 E. Huntington Boulevard (HP#287). This Italian Renaissance style home was built in 1919 and sits on a .5 acre parcel, which previously included private tennis courts. Clarence Bernhauer was the Vice President of the Fresno Planing Mill. The home was designated individually to the Local Register of Historic Resources on September 25, 2014. Additional historical information can be found on the survey forms for this property.

#023: The Le Roy St. John Home, 3448 E. Huntington Boulevard. This one-story Craftsman bungalow was constructed in 1921 by contractor S.L. Allen. Alterations occurred in 1950---perhaps the rock veneer to façade and base of the porch piers. Le Roy St. John was a restaurant operator.

#024: The Florence Folsom Home, 3462 E. Huntington Boulevard. Walker and Walker were the contractors for the 1941 Spanish Revival style home. Florence Folsom was the first owner and resided in the residence from 1941-1952, after which other members of her family continued to own and live here. This home is included in the publication, *A Guide to America's Historic Neighborhoods*.

Block 4, Map Reference #25: The J.B. and Maria Cella Home, 3504 E. Huntington Boulevard. This Italian Renaissance home was completed in 1939 and commands the .34 acre parcel on the southeast corner of E. Huntington and Fifth Street. The design is attributed to San Francisco architect, Louis Franceschi, and the property owner, J.B. Cella, is listed as the contractor on the building permit(s). J.B. Cella emigrated from Piacenza, Italy in 1898 and was influential in the American wine industry. Cella owned the Roma Wine Company in Fresno (and other wineries as well) and was the director and vice president of Schenly Distillers Corporation.

#026: The Peter and Evelyn Loinaz Home, 3528 E. Huntington Boulevard. Peter and Evelyn Loinaz were the original owners of this 1919 Prairie/Italian Renaissance Revival home. Loinaz was a Fresno County rancher and wholesale liquor dealer. The contractor listed on the building permit is W.H. Ackerman.

#027: The Edward and Myrtle Granz Home, 3530 E. Huntington Boulevard. This 1931 Tudor Revival home easily disappears behind a facade of English ivy. The roof is slate. Original owners with Edward and Myrtle Granz; Edward Granz was a local rancher and insurance agent.

#028: The Dr. Dwight and Margaret Trowbridge Home, 3560 E. Huntington Boulevard. This impressive 2½ story Tudor Revival style home is attributed to the design-build firm of Felchlin, Shaw and Franklin (see context section on architects). It was constructed in 1925 for Dr. Dwight and Margaret Trowbridge. Dr. Trowbridge was a physician and surgeon and also owned ranch property. Margaret Trowbridge was a schoolteacher and active in community affairs.

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 5 of 15

Resource: Huntington Boulevard District Record

*Recorded by: Karana Hattersley-Drayton

*Date: December 4, 2014

■ Continuation

Block 5, Map Reference #029: The Aaron and Selma Maisler Home, 3606 E. Huntington Boulevard. The first residents of this 1939 Spanish Revival home were in the lumber business and lived on the property for 44 years. The home appears to have been built on speculation as the original owner is the contractor on the building permit(s), A.G. Lampases.

#030: The Erle and Bertha Gearhart Home, 3618 E. Huntington Boulevard. This 1½ story Tudor Revival cottage has a two story side gabled rear addition and was built in 1925. Erle and Bertha Gearhart were part owners of the firm, Gearhart and Scheuler Radio Manufacturers.

#031: The William and Bess Blayney Home, 3626 E. Huntington Boulevard. William Blayney was a display manager for Gottschalks Department Store, a professional musician as well and treasurer of the Fresno Musicians Union. This Italian Renaissance style home was constructed in 1923. A room and bath were added in 1941 by Fisher and McNulty.

#032: The F.B. and Virginia Billings Home, 3638 E. Huntington Boulevard. This very distinctive 1919 Arts and Crafts style home is one of five Huntington Boulevard properties owned by the Billings family. Fred Billings was a native of Marshalltown, Iowa and came to Fresno in September 1910. He went into real estate with Rhine Meyering (aka Billings and Meyering). In 1914 the partnership acquired the Alta Vista Tract, completed the infrastructure and began to market the subdivision in earnest. The Billings lived in this home from 1920-1939.

#033: The Fred and Virginia Billings Home, 3650 E. Huntington Boulevard (HP# 289). Apparently the Billings family moved one parcel east in 1939 following the completion of this Colonial Revival home in 1938. The building is attributed to architect Charles E. Butner (see historic context section on architects). The home was designated as an individual resource on the Local Register of Historic Resources by the Fresno City Council on September 25, 2014.

Block 6, Map Reference #034: The F. Rex and Vera Sporleder Home, 3702 E. Huntington Boulevard (HP#288). This home claims stylistic influences from both the Spanish Eclectic as well as the asymmetrical sub-type of the Italian Renaissance Revival. It was constructed in 1926 by the contracting firm of Fisher and McNulty. The home includes an extant second story sleeping porch on the rear elevation. F. Rex Sporleder was by 1950 the sole owner of the Hollenbeck-Bush Planing Mill in Fresno.

#035: The Oran and Rhoda Davis Home, 3720 E. Huntington Boulevard. This Craftsman bungalow was constructed in 1919, at a time when numerous other bungalows were built on Huntington Boulevard. Of interest is that a building permit for a sleeping porch was issued in 1934. The first residents were Oran and Rhoda Davis. Oran Davis was in real estate and insurance.

#036: The Edward and Rose Casner Home, 3728 E. Huntington Boulevard. No original building permit is on file in the City of Fresno but Huntington Homeowners' Association research on the property states that Alta Vista Homes constructed this Prairie style home in 1919-1920. Alta Vista Homes was the business entity of developers Fred Billings and Rhine Meyering. The Casners owned the Casner Drug Store chain and they lived in this home for 43 years.

#037: The Lester and Cecil Heitzig Home, 3738 E. Huntington Boulevard. This Minimal Traditional style home was constructed in 1938 by contractor J.T. Cowan. The Heitzig family lived here for 30 years.

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Block 6 continued:

#038: The Phillips Home, 3748 E. Huntington Boulevard. Contractor C.E. Buckmaster constructed this distinct Craftsman bungalow in 1922. Harris Construction built an addition in 1938.

#039: The Dr. A.F. and Nellie Howard Home, 3758 E. Huntington Boulevard. This altered bungalow was originally constructed in 1920.

Block 7, Map Reference #040: The Dr. Elmer and Minnie Smith Home, 3802 E. Huntington Boulevard. This Spanish Eclectic style home was built in 1931 in a rambling plan around a courtyard garden. Dr. Schmidt moved to Fresno in 1921 and was the first Board Certified Obstetrician-Gynecologist in Fresno County.

#041: The Ira Homer and Eleanor Rowell Home, 3828 E. Huntington Boulevard. Ira Rowell was the nephew of Dr. Chester Rowell, the editor and publisher of the *Fresno Morning Republican*. Ira Rowell served as the advertising manager of the newspaper and eventually moved to San Francisco to practice law. This Tudor Revival Home was constructed in 1919, although no original building permit exists, only a permit noting alterations in 1919.

#042: The Lesley and Ruth Einstein Home, 3850 E. Huntington Boulevard. This ranch style home was apparently designed by Walter Wagner and constructed by contractor/builder J.T. Cowan in 1950. Unfortunately it has been altered by the change-out of original windows for vinyl sliders. The first residents were descendants of early Fresno families: Lesley Einstein was the son of Louis Einstein, Fresno's first Postmaster and Wells Fargo agent. The land for Einstein Playground was donated by Lesley Einstein's mother. Mr. Einstein farmed in the Reedley area and was an original director of Fresno State College. He had numerous other civic duties and connections (see property file in City's historic preservation archives).

#043: The Abraham Blum Residence, 3870 E. Huntington Boulevard (HP#198). This rambling Spanish Eclectic style home includes an enclosed garden courtyard and fountain. It was constructed in 1927 for Abe and Mildred Blum who apparently patterned the design of the home after ones they had admired in Pasadena. Blum was the President of the Department store, Gottschalks.

Block 8, Map Reference #044: The Coates-Paul Home, 3904 E. Huntington Boulevard. This 1923 Tudor Revival home was designed by architect W.D. Coates. From 1909 to 1911 Coates served as the California State Architect. He then entered private practice with H.B. Traver. In 1914 the firm moved to Fresno where they continued to practice until 1925. He and his wife only lived in the home for two years while their home across the street at 3901 was being constructed. The second family, Albert and Julie Paul lived in this residence for 18 years. Albert Paul was the principle owner and manager of the California Products Company which he purchased in 1929.

#045: The Andrew and Pearl Graham Home, 3916 E. Huntington Boulevard. No original building permit exists for this property but the construction date assigned by the Assessor (and Huntington Boulevard researchers) is 1949. The home has Colonial Revival detailing and is attributed to Trewitt-Shields and Fisher. Andrew Graham worked for the design build firm as an estimator and was a contractor as well.

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Block 8, Map Reference #046: The Otto and Maude Baty Home, 3924 E. Huntington Boulevard.

A building permit was issued for this Craftsman bungalow in 1922. The odd "overhang" on the façade was added in 1935. The Baty family lived at this address for 13 years.

#047: The Henry and Doris Lathyr Home, 3940 E. Huntington Boulevard. This one-story Tudor Revival home was built in 1931. Henry K. Lathyr Jr. was a rancher.

#048: The Dan and Mary Chamberlain Home, 3946 E. Huntington Boulevard. Dan Chamberlain was an engineer who prior to coming to Fresno worked on dams on the Mississippi River. He was an avid photographer and often hosted parties to share travel photos in the basement of this home. Following his death, Mary Chamberlain married architect Fred Swartz who during the Depression was a member of the Allied Architects and worked on the design of the Fresno County Hall of Records and the Fresno Memorial Auditorium. This stucco-clad Tudor Revival home was constructed in 1931.

#049: The Peter and Aznive Hanoian Home, 3966 E. Huntington Boulevard. The Ranch style home was constructed apparently on speculation by contractor J.W. Bruce in 1945. Of interest is that the City's building department did NOT approve the "tile" used in the home. Whether this reference is to the tile roof or most likely to the walls, which on the permit were also noted as being tile, is unknown. However the walls are apparently constructed of pumitile, hollow masonry units made of cement and pumice pebbles from volcanic deposits along the San Joaquin River. The first residents were Peter and Aznive Hanoian. Peter Hanoian was the son of the founder of the Hanoian Market.

Block 9, Map Reference #050: The Louie and Stella Siskovich Home, 4010 E. Huntington Boulevard. This one story Spanish Eclectic style home was constructed in 1949 by contractors Yager and Yager.

#051: The Henry and Katherine Rosenthal Home, 4018 E. Huntington Boulevard. This 2-story Colonial Revival home was owned and constructed by Henry Rosenthal in 1937.

#052: The William and Ella Washburn Home, 4024 E. Huntington Boulevard. Harris Construction Company built this one-story Colonial style home in 1940 for William and Ella Washburn. J.B. and Madeline Perenchio purchased the home from the Washburns in 1944. Perenchio was a contractor and in 1952 was issued a permit for a 20x20 addition to the rear of the garage.

#053: The C.E. and Ruth Appling Home, 4038 E. Huntington Boulevard. C.E. Sisler is the contractor on the 1926 building permit for this Craftsman bungalow.

#054: The Electro and Margaret Maselli Home, 4042 E. Huntington Boulevard. This Minimal Traditional style home was built in 1941 by contractor Leo F. Jarvis. Electro Maselli was a co-owner with his father and brothers in the Maselli Winery.

#055: The Dr. Daniel and Merle Aller Home, 4056 E. Huntington Boulevard. This ranch/Minimal Traditional style home was constructed by Taylor-Wheeler Builders in 1941. Prior to World War II, Dr. Aller was the company doctor for the Yosemite Lumber Company at Merced Falls. His wife, Merle, was a registered nurse and anesthesiologist for the Company during Dr. Aller's service. When the Allers moved to Fresno Dr. Aller specialized in orthopedics.

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Block 10, Map Reference #056: The George and Esther Lips Home, 4104 E. Huntington Boulevard.

This charming Minimal Traditional style home wraps the southeast corner of Eleventh Street and E. Huntington Boulevard. It was constructed in 1937 for George and Esther Lips.

#057: The Howard and Ada Richards Home, 4114 E. Huntington Boulevard. This Minimal Traditional style home was completed in time for Christmas in 1940, with a certificate of occupancy dated 16 December 1940.

#058: The K.K. and Alma Fifer Home, 4122 E. Huntington Boulevard. Walker and Walker Contractors built this Ranch style home in 1949. Apparently the house has an enclosed courtyard.

#059: The Harry and Evelyn Thuessen Home, 4136 E. Huntington Boulevard. This Minimal Traditional style home was constructed in 1936 by C.V. Smith.

#060: The Louis Zlokevich Home, 4142 E. Huntington Boulevard. The first property owner of this distinctive Tudor is a tad unclear: the building permit issued in 1931 notes an R.P. Moore as owner; the Huntington Boulevard Association notes that it was the residence of Louis Zlokevich.

#061: The K.M. and Jane Mitchell Home, 4156 E. Huntington Boulevard. This Minimal Traditional style home was completed on 1 February 1937. G.C. Walker was the contractor on the record.

#062: The Jesse and Nancy Quinn Home, 4168 E. Huntington Boulevard. This Craftsman cottage was constructed on the southwest corner of E Huntington and Cedar in 1923. A 10x20 foot addition was built in 1930. Another 6x6' addition was permitted in 1947 as well as a 10x20 foot addition to the garage. A swimming pool was constructed on the parcel in 1956.

Block 11, Map Reference #063: The J.W. and Freda Bruce Home, 4161 E. Huntington Boulevard.

The principle character-defining feature of this single-story Mission Revival style home is the roof parapet over the south facing façade window. A certificate of completion was issued in 1936 to contractors Walker and Walker.

#064: The Robert and Mary Fisher Home, 4151 E. Huntington Boulevard. Robert Fisher of Trehitt-Shields and Fisher designed this Spanish Eclectic style home which was ready for occupancy in February 1939.

#065: The Walter and Marjorie Johnson Home, 4145 E. Huntington Boulevard. This Minimal Traditional style home has modest Spanish Revival detailing. It was probably built in 1937 as a speculator home by the contractor Frank Jackson (who is listed as the original owner). However, the first residents were the Johnsons. Mr. Johnson was the local Hudson Automobile dealer and was the commanding officer of the Civil Air Patrol at Chandler Field in 1948.

#066: The Roy and Margaret Hall Home, 4135 E. Huntington Boulevard. This Tudor Revival 2 ½ story home has some unusual features, including the very stout columns which support the steeply pitched porch roof. The house was constructed in 1920 by the Fresno Building Corporation who continued to own the parcel in 1922 when a permit was issued for a garage. Roy Hall was the manager for the Inland Iron Works.

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#067: The John and Virginia Carter Home, 4123 E. Huntington Boulevard. Taylor-Wheeler, Inc. owned the parcel and constructed this Minimal Traditional style home in 1936. John Carter owned Carter's Dairy in Selma.

#068: The H.R. and Mildred Fine Home, 4119 E. Huntington Boulevard. This one story Tudor cottage was built by H.R. Fine as his family residence. The contractor on the Certificate of Completion in 1936 was M. Manoogian. **Manoog Manoogian** was born in Harput, Armenia in 1885 and settled in Fresno in 1920. During his career as a home builder, he designed and constructed approximately 185 custom homes.

#069: Paul and Elinor Ashley Home, 4105 E. Huntington Boulevard. This distinct 1½ story Tudor Revival home is attributed to architect, Fred Swartz. The contractor on the home was A.E. Clifford and the Certificate of Completion was issued to the owner, Paul Ashley in 1936. Ashley was the general manager of the Central California Ice Company, Fresno Consumers Ice Company and Valley Ice Company, which were located on P Street near to the current Fresno City Hall. Elinor Ashley served in the U.S. Army Nursing Corps in France during World War I.

Block 12, Map reference #070: The Edward and Emma Kellas Home, 4057 E. Huntington Boulevard. This full 2-story (with attic) Arts and Crafts style home commands the northwest corner of E. Huntington Boulevard and Eleventh Street. The house and garage were constructed by the Fresno Building Corporation in 1920. Edward Kellas began his law practice in Fresno in 1919 and was appointed as a judge by Governor Earl Warren in 1949.

#071: The O.D. and Ida Rae Atkins Home, 4047 E. Huntington Boulevard. This Craftsman bungalow was constructed in 1922 by the owner, builder O.D. Atkins, who constructed several homes in the Alta Vista Tract including 4017 E. Huntington Boulevard.

#072: The W.E. and Ethel Simpson Home, 4035 E. Huntington Boulevard. This nice Craftsman bungalow was constructed during a "hey-day" for the style on the boulevard. Contractor S. L. Allen pulled the building permit in 1921. William Simpson was an attorney and Deputy District Attorney for the County of Los Angeles.

#073: The V.M. and Edith Gregory Home, 4025 E. Huntington Boulevard. This Craftsman bungalow was built in 1925.

#074: The Hans and Anna Beck Home, 4017 E. Huntington Boulevard. O.D. Atkins was the contractor for this 1921 bungalow.

#075: The G. G. and Margaret Dervishian Home, 4007 E. Huntington Boulevard. This contemporary Ranch style home was completed in 1953; the owner G.G. Dervishian served as the contractor.

Block 13, Map Reference #076: The Eugene and Elsie Brinker Home, 3965 E. Huntington Boulevard (HP#290). This charming Tudor Revival cottage was constructed in 1930. Character-defining features of the residence include the hexagonal bay window and decorative strapwork. William Eugene Brinker co-owned the French Furniture Company with his mother. He and his mother also constructed at least two bungalow courts in the Tower District. The property was designated to the Local Register in 2014.

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#077: The J.A. and Leila Reilley Home, 3943 E. Huntington Boulevard. This Minimal Traditional style home was built in 1941. J.A. Riley worked for the Santa Fe Railroad.

#078: The W.M. and Neva Dustan Home, 3937 E. Huntington Boulevard. The original owners of this Craftsman bungalow came to Fresno from Canada. William Dustan was president of the Rose Society. The home was built in 1921 by Yarnell and Garges and a permit was issued to the same firm a year earlier for a garage on the parcel.

#079: The D.A. Shope Home, 3927 E. Huntington Boulevard. This Craftsman bungalow was also built by the contracting firm of Yarnell and Garges in 1921 and is one of many bungalows along the north side of Huntington constructed during this time period.

#080: The Clayton and Emily Chandler Home, 3917 E. Huntington Boulevard. This 1919 Craftsman bungalow is similar to the two homes adjacent to it to the east. T.H. and Alvina Curry were the first owners but they sold the home immediately to the Chandlers who lived here for 16 years. Clayton was a farmer and the Director of Sun Maid Raisin Growers. His father was State Senator W.F. Chandler who donated the acreage on which Chandler Field Airport was constructed.

#081: The W.D. Coates Home, 3901 E. Huntington Boulevard. This home is known on the boulevard as the "Witches House." This French Eclectic style home is identified through its character-defining feature of the round tower with conical roof which serves as the principle entrance. The residence was completed in 1928 and was designed by the owner, architect W.D. Coates. The contractors were Shorb and Meads. From 1909 to 1911 Coates served as the California State Architect. He then entered private practice with H.B. Traver. In 1914 the firm moved to Fresno where they continued to practice until 1925.

Block 14, Map Reference #082: The Daniel and Esther Diel Home, 3869 E. Huntington Boulevard. This ranch home wraps around the northwest corner of Ninth Street and E. Huntington Boulevard on a .34 acre parcel. It was completed in 1953 by contractors Ericson and House. Daniel Diel owned a grocery store and was a beer distributor. His parents were Germans from Russia pioneers who immigrated to the Fresno area.

#083: The Harold and Jeanette Lewis Home, 3839 E. Huntington Boulevard. C.V. Smith built this Colonial Revival home in 1939. Jeanette (Maxfield) Lewis was a widely acclaimed painter whose art work has been shown throughout the United States. The home itself is featured in *A Field Guide to American's Historic Neighborhoods* (p. 47).

#084: The Harold and Elizabeth Manselian Home, 3821 E. Huntington Boulevard. This contemporary style residence was designed and constructed by the owners in 1971-2 of Hans Sumpf adobe bricks. Harold Manselian owned Farmer's Lumber and Supply Company. The home has high integrity to its period of significance and although less than 50 years of age is a contributor to the historic district.

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#085: The Ralph and Varina Merritt Home, 3815 E. Huntington. Architect H. Raphael Lake and builders, Trewhitt-Shields designed and constructed this unique Colonial Revival home. Lake moved to Fresno in 1923 and designed the Californian Hotel for the Sun Maid Hotel Corporation. The 1926 residence was built for the Merritt family. Ralph Merritt was president and managing director of Sun Maid Raisin Company.

Block 15, Map Reference #086: The Floyd and Molly Harkness Home, 3767 E. Huntington Boulevard. This 1939 home was designed by W.D. Coates and constructed by Roy Martin. From 1909 to 1911 Coates served as the California State Architect. He then entered private practice with H.B. Traver and in 1914 the firm moved to Fresno where they continued to practice until 1925. By 1939 Floyd Harkness was the manager and owner of the United Packing Company, one of the largest fruit packing companies in the San Joaquin Valley. He was the director of the California Tree Fruit and Grape Associations as well as the Muscat Cooperative Wine Association. Molly Harkness graduated in the first class from Fresno Normal School (1913) and thereafter taught in several county schools.

#087: The Don and Caroline Makey Home, 3747 E. Huntington Boulevard. This 1976 contemporary home was constructed on the portion of the parcel that included the pool and rose garden for the adjacent Bekins-McClatchy Home (3729 E. Huntington Boulevard). Although the residence is less than 50 years of age it has integrity to its period of significance and is considered a contributor to the District,

#088: The Bekins-McClatchy Home, 3729 E. Huntington Boulevard (HP#282). Two families of importance in Fresno history are associated with this striking 1926 Tudor Revival style home. The first property owner was Floyd Bekins of Bekins Van and Storage. In 1930 the home was sold to Carlos and Phebe McClatchy. Carlos McClatchy was the son of C.K. McClatchy who with his brother owned the *Sacramento Bee*. When the McClatchys looked to Fresno to expand their newspaper empire they sent Carlos, who had served as an Associate Editor in Sacramento. The first issue of the *Fresno Bee* was published on October 17, 1922 with Carlos McClatchy as Editor.

#089: The C.M. and Gertrude Prescott Home, 3707 E. Huntington Boulevard (HP#285). This stately Tudor Revival style home is located on a half-acre parcel. It was constructed in 1921 for C.M. "Ned" and Gertrude Prescott who were prominent in the lumber and logging business. A permit for the detached garage was issued two months earlier than the permit for the actual home. As the garage appears to include a maid's quarters it is possible that the family lived temporarily over the garage while the home was under construction. In 1944 Fisher and McNulty made repairs to the servant's room.

Block 16, Map Reference #090: The Ed and Lucy Peters Home, 3655 E. Huntington Boulevard. This Ranch style home was constructed in 1949 on the northwest corner of Seventh Street and E. Huntington Boulevard by contractor J.T. Cowan.

#091: The William Rennie Home, 3647 E. Huntington Boulevard. No original building permit is on file with the City of Fresno. The Assessor's assign the construction date as 1928; Huntington Boulevard Homeowners have printed a 1923 date in their 2009 and 2012 calendars. William Rennie is identified as the original owner: he was the manager of the Barton Vineyards and Winery for 20 years.

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Block 16 continued:

#092: The Ralph and Leslie Butler Home, 3635 E. Huntington Boulevard. A building permit was issued to contractors Berklow and Gould on May 17, 1918 for this Colonial Revival style residence. The design of the home is attributed to Coates-Traver architects. The columns on the porch are apparently former City light posts. According to the building permit, a second story was added in 1951 but the location of this addition is unknown.

#093: The David and Neva Newman Home, 3623 E. Huntington Boulevard. This 1920 Prairie style home has Italian Renaissance secondary details. An 8x11 foot addition was permitted in 1941. David Newman was the Manager of the Dry Goods Department of the Kutner Goldstein Department Store and Neva was the owner of Manderin Studios in Fresno and Sacramento.

#094: The David and Neva Newman Home, 3611 E. Huntington Boulevard. The 1914 building permit for this Italian Renaissance style home was apparently the first to be issued for a residence on the boulevard. However, The Dr. Oliver Howard home located at 3263 E. Huntington Boulevard was the first building completed. The Newman home is attributed to the architectural firm of Glass and Butner. The Newmans also owned the residence next door at 3623. The bay on the east end of the house was built as a chapel during the residency of the Roman Bishop of Fresno, A.J. Willinger, who lived here from 1947-1974.

Block 17, Map Reference #095: The A.G. Wishon Home, 3555 E. Huntington Boulevard. The Alta Vista Tract was platted in 1911 as a streetcar suburb on either side of the Sunnyside and Recreation Line which had been extended circa 1907 by Albert Graves Wishon to carry Fresno residents out to Recreation Park. Wishon purchased the first parcels in the new subdivision in 1912, a day after the official annexation, and he completed this beautiful Arts and Crafts inspired residence at the corner of Huntington Boulevard and Sixth Street in 1916. The home was designed by the architectural firm of Coates and Traver. The redwood tree in the front yard was Fresno's first outdoor lighted Christmas tree in 1917.

#096: The Ralph and Jenny Watson Home, 3537 E. Huntington Boulevard (HP#284). This Tudor Revival residence was built for the Watsons in 1922. Jenny Watson was the daughter of Albert Graves Wishon, who initially developed the Alta Vista Tract and who lived next door. A room was added to the Watson Home in 1937 by Farr and Son and a den addition was constructed by Frank Strohl in 1956.

#097: The Thomas and Eleanor MacMichael Home, 3509 E. Huntington Boulevard. This one story modern Ranch home was built in 1947 by contractor R.C. Fisher. Eleanor Watson MacMichael was the granddaughter of A.G. Wishon who subdivided the block first to accommodate a home for his daughter Jenny Wishon Watson and later for his granddaughter and her husband. A 16x27 addition was constructed for the MacMichael Home in 1951 and a 10x13' bedroom was built in 1954.

Block 18, Map Reference #098: The Milton and Elsie Terrill Home, 3465 E. Huntington Boulevard. This variant of the Monterey Revival is the only example of this style on the boulevard. The character defining feature is the second story cantilevered balcony with its wrought iron balcony railing, reminiscent of homes in the French quarter of New Orleans. The house was constructed by the design-build firm of Taylor-Wheeler Builders in 1934. The home was featured in *A Field Guide to America's Historic Neighborhoods* (p. 47). Unfortunately the original wood sash windows were recently replaced with vinyl.

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#099: The Elmer and Irma Noroian Home, 3451 E. Huntington Boulevard. This one story contemporary cottage was constructed in 1974 for Elmer and Irma Noroian who were relocated by the Redevelopment Agency from "S" and Kern Streets. The contractor was Simon Building Construction. Although the house is less than 50 years of age it retains integrity to its period of significance (1974, the year it was built) and thus is a contributor to the historic district.

#100: The Dr. Thomas Collins Home, 3429 E. Huntington Boulevard (non-contributor). This residence was constructed in 1949 by the design-build firm of Taylor-Wheeler Buildings. However it has been significantly altered and is therefore not a contributor to the historic district.

#101: The Julian and Tillie Oestreicher Home, 3401 E. Huntington Boulevard. Julian Oestreicher was the vice president of Gottschalk's Department Store. His brother-in-law was Emil Gottschalk, the founder of Gottschalk's in 1904. The house was completed in 1921 and borrows its plan, its rigorous symmetry and some detailing from the "Hipped Roof with Projecting Wings" of the Italian Renaissance style. Its design is attributed to the architectural firm of Glass and Butner.

Block 19, Map Reference #102: The Fred J. and Mary Dow Home, 3369 E. Huntington Boulevard (HP #286). This distinct one-story Tudor Revival cottage was completed in 1929 and includes several stunning stained glass windows (exterior and interior) with an Art Deco motif. The home was built by and for Fresno pioneer Fred J. Dow who moved to Fresno with his family in 1865. In 1912 Dow organized a contracting and building firm, Dow and Cannon. By 1929 when this house was completed Dow had extensive experience in both commercial and residential building.

#103: The Florrie Holland and William Wilson Home, 3355 E. Huntington Boulevard. No original building permit is on file with the City of Fresno for this Tudor cottage. The County Assessor dates the construction to 1932, Huntington Homeowners Association research assigns a 1928 date and also attributes the design and construction to Taylor-Wheeler Builders. The Taylor-Wheeler files in the City's Historic Preservation archives do not list a project at this address (however the firm is listed as the original owners for the property located next door at 3345 E. Huntington). William "Dick" Wilson was president and secretary of Pearson Realty. Additionally, he was the director of the Fresno County and City Chamber of Commerce and the director of the Fresno Redevelopment Agency.

#104: The Frank and Mary Ellen Griffin Home, 3345 E. Huntington Boulevard. The original owner on the 1928 building permit is the design-build firm of Taylor-Wheeler, which suggests that this Tudor cottage was initially built by the company on speculation. Frank Griffin was a dentist.

#105: The G.W. and Marie Goennheimer Home, 3335 E. Huntington Boulevard. A building permit for this one-story Tudor Revival home was issued on November 3, 1931. It is unlikely that construction was completed before 1932. A character defining feature of this home is the five sided bay window with conical shaped roof.

#106: The C.L. and Ethel Saylor Home, 3327 E. Huntington Boulevard. This Craftsman bungalow was constructed in 1923. The contractor on the building permit is identified as the owner, C.L. Saylor.

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#107: The H. H. and Mary Shields Home, 3309 E. Huntington Boulevard. Henry Shields was a partner in the design-build firm of Trewitt-Shields and Fisher. This 1936 home draws from an eclectic mix of stylistic sources including the Art Moderne and the Louisiana French townhouse. Henry Shields was involved in civic affairs including his service as director of the Fresno Y.M.C.A. for twenty years. In 1959 Harold (Bud) Fine and his wife purchased the home. Harold Fine was partner in the realty firm of Billings and Fine.

#108: The T.W. Haymond Home, 3307 E. Huntington Boulevard. A building permit for a new dwelling valued at \$8,500 was issued to contractor O.D. Atkins on October 13, 1922. This one-story Spanish Eclectic style residence was apparently owned at the time by a T.W. Haymond, although the research provided by the Huntington Boulevard Homeowners Association lists a different builder, O.D. King, and owners, W.L. Wilson followed in 1939 by Senator Hugh Burns and his wife Viola.

Block 20, Map reference #109: The Dr. Oliver Howard Home, 3263 E. Huntington Boulevard (HP# 193). This 1914 Craftsman bungalow was the first home completed on Huntington Boulevard, with a permit issued on June 10, 1914 to contractor Dan Blosser. Dr. Howard was a well-known local dentist.

#110: The Joseph and Teresa Dale Home, 3257 E. Huntington Boulevard. No original building permit is on file with the City but both the County Assessor and the Huntington Association information confirms a 1936 construction date for this Italian Renaissance Revival home. Joseph Dale and his brothers opened a wholesale coffee business in Fresno in 1918. Dale Bros. Coffee grew to be a major company in the San Joaquin Valley and both their former building, as well as the Dale Brothers Coffee Can sign on top of it, are designated historic resources (HP# 247 and 248).

#111: The Arnie and Nectar Avedian Home, 3245 E. Huntington Boulevard. This ranch style residence was constructed in 1951 apparently by the owner, Arnie Avedian, who owned a cabinet shop in town.

#112: The John Godwin Home, 3221 Huntington Boulevard. The building permit for this parcel does not include the construction of this stucco-clad Tudor Revival residence. A permit to alter the garage was issued to contractor O.D. Atkins in 1922 and so it is safe to assume that the 1920 construction date (from Huntington Boulevard Association research) is correct. In 1936 a 10x35' addition was permitted to "rear and in front" which possibly refers to a new porch entry as well as the room on the north west elevation.

#113: The Daniel and Marie Hoak Home, 3211 E. Huntington Boulevard. This one story Tudor Revival home was constructed in 1927 by contractor W.H. Richmond. A 9.5x10 foot addition was permitted in 1951. Daniel Hoak was a major figure in fruit packing and general agriculture in the Fresno area. He was the first chairman of the Raisin Advisory Board, introduced Hereford hogs to California and perfected the vacuum system for removing stems from raisins. He served on numerous fruit packing boards and voluntary associations.

#114: The Newton and Hazel Johnson Home, 3171 E. Huntington Boulevard. A building permit was issued for this Craftsman bungalow on July 20, 1918. Newton and Hazel Johnson were the first residents. Newton Johnson was an attorney who served as the President of the Fresno City Board of Education and the Fresno County Bar Association.

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#115: The J.W. and Genevieve Kennard Home, 3161 E. Huntington Boulevard. This Craftsman bungalow was constructed in 1922 by Yarnell and Garges.

#116: The O.D. and Ida Mae Atkins Home, 3153 E. Huntington Boulevard. Contractor O.D. Atkins built this Craftsman bungalow in 1918 and resided briefly on the boulevard with his wife. Atkins was the contractor for several other properties on the street.

#117: The R. Bernard and Nellabelle Dickey Home, 3141 E. Huntington Boulevard (HR#019). The one story Tudor Revival home was constructed in 1928 at a value of \$3,000 by the Fresno Home Builders. Apparently the home was a rental for several years but by 1940 was owned by R. Bernard and Nellabelle Dickey. Bernard was born circa 1905, the son of William J. Dickey, an early Fresno pioneer who had located to the city by 1880. Upon his death in 1912, W. J. Dickey bequeathed \$10,000 to the City of Fresno to be used in the purchase of apparatus for children's playgrounds. Dickey Playground, first established in 1910, was later named for W.J. Dickey.

#118: The J.E. Burnett Home, 3135 E. Huntington Boulevard. No original building permit is on file for this Craftsman bungalow although a new woodshed was constructed at the parcel in 1925 by the owner, J.E. Burnett. Huntington Boulevard Homeowners Association research indicates a 1921 construction date.

#119: The A.B. and Mary Kirk Home, 3125 E. Huntington Boulevard. This Craftsman bungalow was constructed in 1920 by contractor C.V. Smith. In 1930 Fred and Virginia Billings bought the home. Billings with business partner Rhine Meyering developed Huntington Boulevard as part of the Alta Vista Tract when they acquired the subdivision in 1914. The Billings apparently moved around on the street as they also owned the 2-story Colonial Revival Home located at 3650 E. Huntington.

#120: The W.G. and Blanche McGuire Home, 3115 E. Huntington Boulevard. This stucco-clad Craftsman bungalow was constructed in 1922 by Valley Construction Company. In 1952 the owner, at that time, Anthony Bianco, added a 6x20 foot room to the garage as a "rumpus room." The rumpus room was a playroom which was a popular addition to homes in the 1950s.

#121: The Andrew and Marjorie Drew Home, 3105 E. Huntington Boulevard. A one-story Spanish Revival style home anchors the northeast corner of First Street and E. Huntington. It was constructed in 1936 by contractor Albert Gatti for an estimated price of \$36,000. Arthur Drew was an attorney and his wife was a realtor. This is one of several homes featured in *A Field Guide to America's Historic Neighborhoods* (p. 47).

Huntington Boulevard Historic District HD#4 (Designated May 21, 2015)

Highlighted properties are those for whom the property owner requested by notarized letter to not be included within the District boundaries. However, unless otherwise noted they were at the time of the historic survey found eligible for listing.

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| HD#4-01 | The John and Bertha Garabedian Home
3104 E. Huntington Boulevard (1953) |
| HD#3-02 | The Elmer and Neva Lord Home
3120 E. Huntington Boulevard (1919) |
| HD#3-03 | The Joseph and Clara Lord Home
3130 E. Huntington Boulevard (1919) |
| HD#4-04 | The Frank Giannini House (non-contributor)
3136 E. Huntington Boulevard (1917) |
| HD#4-05 | The Oscar Roy and Maude West Home
3146 E. Huntington Boulevard (1936) |
| HD#4-06 | The Helen May Wienke Home
3154 E. Huntington Boulevard (1938) |
| HD#4-07 | The Charles and Sarah Hood Home
3166 E. Huntington Boulevard (1930) |
| HD#4-08 | The H.C. and Lena Wienke Home
3210 E. Huntington Boulevard (1922) |
| HD#4-09 | The George and Anne Reed Home
3220 E. Huntington Boulevard (c1924) |
| HD#4-10 | The G.L. and Frances Moore Home
3228 E. Huntington Boulevard (1920) |
| HD#4-11 | The Fred and Virginia Billings Home
3238 E. Huntington Boulevard (1918) |
| HD#4-12 | The James and Anzanetta Erskine Home
3248 E. Huntington Boulevard (1922) |

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- HD#4-13 The Lena Antitich Home
3264 E. Huntington Boulevard (1940)
- HD#4-14 The Dr. Adam Konigmacher Home
3300 E. Huntington Boulevard (1936)
- HD#4-15 The Anna Kahn Home
3318 E. Huntington Boulevard (1922)
- HD#4-16 The Leland Frenzel Home **(non-contributor)**
3326 E. Huntington Boulevard (1939)
- HD#4-17 The A.M. King Home
3338 E. Huntington Boulevard (1919)
- HD#4-18 The Jesse and Zella Rodman Home
3348 E. Huntington Boulevard (1929)
- HD#4-19 The A.J. and Mattie Rudy Home **(non-contributor)**
3358 E. Huntington Boulevard (1920)
- HD#4-20 The B.B. Turner Home
3406 E. Huntington Boulevard (1938)
- HD#4-21 The Dudley Carlsen Home
3420 E. Huntington Boulevard (1920)
- HD#4-22 The Clarence and Bessie Bernhauer Home (HP#287)
3428 E. Huntington Boulevard (1920)
- HD#4-23 The LeRoy St. John Home
3448 E. Huntington Boulevard (1921)
- HD#4-24 The Florence Folson Home
3462 E. Huntington Boulevard (1941)
- HD#4-25 The Maria and J.B. Cella Home
3504 E. Huntington Boulevard (1939)
(also vacant parcel at 461-182-02)
- HD#4-26 The Peter and Evelyn Loinaz Home
3528 E. Huntington Boulevard (1919)

- HD#4-27 The Evelyn and Mrytle Granz Home
3530 E. Huntington Boulevard (1931)
- HD#4-28 The Dr. Dwight and Margaret Trowbridge Home
3560 E. Huntington Boulevard (1925)
- HD#4-29 The Aaron and Selma Maisier Home
3606 E. Huntington Boulevard (1939)
- HD#4-30 The Erle and Bertha Gearhart Home
3618 E. Huntington Boulevard (1951)
- HD#4-31 The William and Bill Blayney Home
3626 E. Huntington Boulevard (1923)
- HD#4-32 The F.B. and Virginia Billings Home
3638 E. Huntington Boulevard (1919)
- HD#4-33 Fred and Virginia Billings Home (HP#289)
3650 E. Huntington Boulevard (1938)
- HD#4-34 F. Rex and Vera Sporleder Home
3702 E. Huntington Boulevard (1926)
- HD#4-35 The Oran and Rhoda Davis Home
3720 E. Huntington Boulevard (1919)
- HD#4-36 The Edward and Rose Casner Home
3728 E. Huntington Boulevard (1935)
- HD#4-37 The Lester and Cecil Heitzig Home
3738 E. Huntington Boulevard (1938)
- HD#4-38 The Phillips Home
3748 E. Huntington Boulevard (1922)
- HD#4-39 The Dr. A.F. and Nellie Howard Home
3758 E. Huntington Boulevard (1920)
- HD#4-40 The Dr. Elmer and Minnie Smith Home
3802 E. Huntington Boulevard (1931)

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| HD#4-41 | The Ira Homer and Eleanor Rowell Home
3828 E. Huntington Boulevard (1930) |
| HD#4-42 | The Lesley and Ruth Einstein Home (non-contributor)
3850 E. Huntington Boulevard (1950) |
| HD#4-43 | Abraham Blum Residence (HP#198)
3870 E. Huntington Boulevard (1927) |
| HD#4-44 | The Coates-Paul Home
3904 E. Huntington Boulevard (1923) |
| HD#4-45 | The Andrew and Pearl Graham Home
3916 E. Huntington Boulevard (1949) |
| HD#4-46 | The Otto and Maude Baty Home
3925 E. Huntington Boulevard (1922) |
| HD#4-47 | The Henry and Doris Lathy Home
3940 E. Huntington Boulevard (1931) |
| HD#4-48 | The Dan and Mary Chamberlain Home
3946 E. Huntington Boulevard (1931) |
| HD#4-49 | The Peter and Aznive Hanonian Home
3966 E. Huntington Boulevard (1945) |
| HD#4-50 | The Louie and Stella Siakovich Home
4010 E. Huntington Boulevard (1949) |
| HD#4-51 | The Henry and Katherine Rosenthal Home
4018 E. Huntington Boulevard (1937) |
| HD#4-52 | The William and Ella Washburn Home
4024 E. Huntington Boulevard (1940) |
| HD#4-53 | The C.E. and Ruth Appling Home
4038 E. Huntington Boulevard (1926) |
| HD#4-54 | The Electro and Margaret Maselli Home
4042 E. Huntington Boulevard (1941) |

- HD#4-55 The Dr. Daniel and Merle Aller Home
4056 E. Huntington Boulevard (1941)
- HD#4-56 The George and Esther Lips Home
4104 E. Huntington Boulevard (1937)
- HD#4-57 The Howard and Ada Richards Home
4114 E. Huntington Boulevard (1936)
- HD#4-58 The K.K. and Alma Fifer Home
4122 E. Huntington Boulevard (1949)
- HD#4-59 The Harry and Evelyn Thuessen Home
4136 E. Huntington Boulevard (1936)
- HD#4-60 The Louis Zlokevich Home
4142 E. Huntington Boulevard (1931)
- HD#4-61 The K.M. and Jane Mitchell Home
4156 E. Huntington Boulevard (1936)
- HD#4-62 The Jesse and Nancy Quinn Home
4168 E. Huntington Boulevard (1923)
- HD#4-63 The J.W. and Freda Bruce Home
4161 E. Huntington Boulevard (1936)
- HD#4-64 The Robert and Mary Fisher Home
4151 E. Huntington Boulevard (1938)
- HD#4-65 The Walter and Marjorie Johnson Home
4145 E. Huntington Boulevard (1937)
- HD#4-66 The Roy and Margaret Hall Home
4135 E. Huntington Boulevard (1920)
- HD#4-67 The John and Virginia Carter Home
4123 E. Huntington Boulevard (1936)
- HD#4-68 The H.R. and Mildred Fine Home
4119 E. Huntington Boulevard (1936)

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HD#4-69	The Paul and Elinor Ashley Home 4105 E. Huntington Boulevard (1936)
HD#4-70	The Edward and Emma Kellas Home 4057 E. Huntington Boulevard (1920)
HD#4-71	The O.D. and Ida Rae Atkins Home 4047 E. Huntington Boulevard (1922)
HD#4-72	The W.E. and Ethel Simpson Home 4035 E. Huntington Boulevard (1921)
HD#4-73	The V.M. and Edith Gregory Home 4025 E. Huntington Boulevard (1925)
HD#4-74	The Hans and Anna Beck Home 4017 E. Huntington Boulevard (1921)
HD#4-75	The G.G. and Margaret Dervishian Home 4007 E. Huntington Boulevard (1952)
HD#4-76	The Eugene and Elsie Brinker Home (HP#290) 3965 E. Huntington Boulevard (1930)
HD#4-77	The J.A. and Leila Reilley Home 3943 E. Huntington Boulevard (1941)
HD#4-78	The W.M. and Neva Dustan Home 3937 E. Huntington Boulevard (1921)
HD#4-79	The D.A. Shope Home 3927 E. Huntington Boulevard (1921)
HD#4-80	The Clayton and Emily Chandler Home 3917 E. Huntington Boulevard (1919)
HD#4-81	The W.D. Coates Home 3901 E. Huntington Boulevard (1927)
HD#4-82	The Daniel and Esther Diel Home 3869 E. Huntington Boulevard (1953)

- HD#4-83 The Harold and Jeanette Lewis Home
3839 E. Huntington Boulevard (1939)
- HD#4-84 The Harold and Elizabeth Manselian Home
3821 E. Huntington Boulevard (1972)
- HD#4-85 The Ralph and Varina Merritt Home
3815 E. Huntington Boulevard (1926)
- HD#4-86 The Floyd and Molly Harkness Home
3767 E. Huntington Boulevard (1939)
- HD#4-87 The Don and Caroline Makey Home
3747 E. Huntington Boulevard (1977)
- HD#4-88 Bekins-McClatchy Home (also HP#282)
3729 E. Huntington Boulevard (1926)
- HD#4-89 C.M. and Gertrude Prescott Home (also HP#285)
3707 E. Huntington Boulevard (1921)
- HD#4-90 The Ed and Lucy Peters Home
3655 E. Huntington Boulevard (1949)
- HD#4-91 The William Rennie Home
3647 E. Huntington Boulevard (c1923)
- HD#4-92 The Ralph and Leslie Butler Home
3635 E. Huntington Boulevard (1918)
- HD#4-93 The David and Neva Newman Home
3623 E. Huntington Boulevard (1920)
- HD#4-94 The David and Neva Newman Home
3611 E. Huntington Boulevard (1914)
- HD#4-95 A.G. and Henrietta Wishon Home (HP#291)
3555 E. Huntington Boulevard (1915)
- HD#4-96 The Ralph and Jenny Watson Home (HP#284)
3537 E. Huntington Boulevard (1922)

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HD#4-97	The Thomas and Eleanor MacMichael Home 3509 E. Huntington Boulevard (1947)
HD#4-98	Milton and Elsie Terrill Home 3465 E. Huntington Boulevard (1934)
HD#4-99	Elmer Norian Home 3451 E. Huntington Boulevard (1974)
HD#4-100	The Dr. Thomas Collins Home (non contributor) 3429 E. Huntington Boulevard (1948)
HD#4-101	The Julian and Tillie Oestreicher Home 3401 E. Huntington Boulevard (1921)
HD#4-102	Fred J. and Mary Dow Home (HP#286) 3369 E. Huntington Boulevard (1929)
HD#4-103	Florrie Holland and William Wilson Home 3355 E. Huntington Boulevard (1932)
HD#4-104	Frank and Mary Ellen Griffin Home 3345 E. Huntington Boulevard (1928)
HD#4-105	The G.W. and Marie Goennheimer Home 3335 E. Huntington Boulevard (1931)
HD#4-106	The C.L. and Ethel Saylor Home 3327 E. Huntington Boulevard (1923)
HD#4-107	H.H. and Mary Shields Home 3309 E. Huntington Boulevard (1936)
HD#4-108	The T.W. Hammond Home 3307 E. Huntington Boulevard (1922)
HD#4-109	Dr. Oliver Howard Home 3263 E. Huntington Boulevard (1914)
HD#4-110	The Joseph Dale Home 3257 E. Huntington Boulevard (1931)

- HD#4-111 The Arnie and Nectar Avedian Home
3245 E. Huntington Boulevard (1950)
- HD#4-112 The John Godwin Home
3221 E. Huntington Boulevard (c1920)
- HD#4-113 The D.R. and Marie Hoak Home
3211 E. Huntington Boulevard (1927)
- HD#4-114 The Newton and Hazel Johnson Home
3171 E. Huntington Boulevard (1918)
- HD#4-115 The J.W. and Genevieve Kennard Home
3161 E. Huntington Boulevard (1922)
- HD#4-116 The O.D. and Ida Mae Atkins Home
3153 E. Huntington Boulevard (1918)
- HD#4-117 R. Bernard and Nellabelle Dickey Home (HR#019)
3141 E. Huntington Boulevard (1928)
- HD#4-118 The J.E. Burnett Home
3155 E. Huntington Boulevard (1921 or 1931)
- HD#4-119 The A.B. and Mary Kirk Home
3125 E. Huntington Boulevard (1920)
- HD#4-120 The W.G. and Blanche McGuire Home
3115 E. Huntington Boulevard (1922)
- HD#4-121 The Andrew and Marjorie Daw Home
3105 E. Huntington Boulevard (1936)