

ATTACHMENTS

EXHIBIT A:

***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.

*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.

*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.

Map Ref. #076

Wilson Island Historic District

- P1. Resource Name(s):** The Robert Barton/Frank Curtin 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: 707 E. Floradora Avenue, Fresno
d. Assessor's Parcel Number: 451-115-11

***P3a. Description:** This one and half story Craftsman style home has a symmetrical façade with cross-gabled projections on each end. The eaves have a wide overhang with decorative triangular knee braces and exposed rafter tails. A shed roof dormer is located over the front side volume of the home. Within the dormer are three windows. The actual glazing of all windows is difficult to read due to external storm windows. The construction of the home is stucco over frame. The front entrance is a glass and wood door of 15 lights with sidelights of 10 panes each. Two double French doors flank the front door and all lead out to a wide verandah. The windows on the first floor of the projecting wings appear to be casement type. There is an internal chimney in the center of the building. A brick circular drive is in front of the home. A detached garage is on the rear of the parcel and faces west onto Linden Avenue.

- *P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District



P5b Photo date: 7.31.09

***P6. Date Constructed/Age and Sources:**
Circa 1912; Sanborn Fire Insurance Map of 1919, newspaper accounts

***P7. Owner and Address:**
Francisco T and Francisco M Unguez, 707 E. Floradora Fresno, CA 93728

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

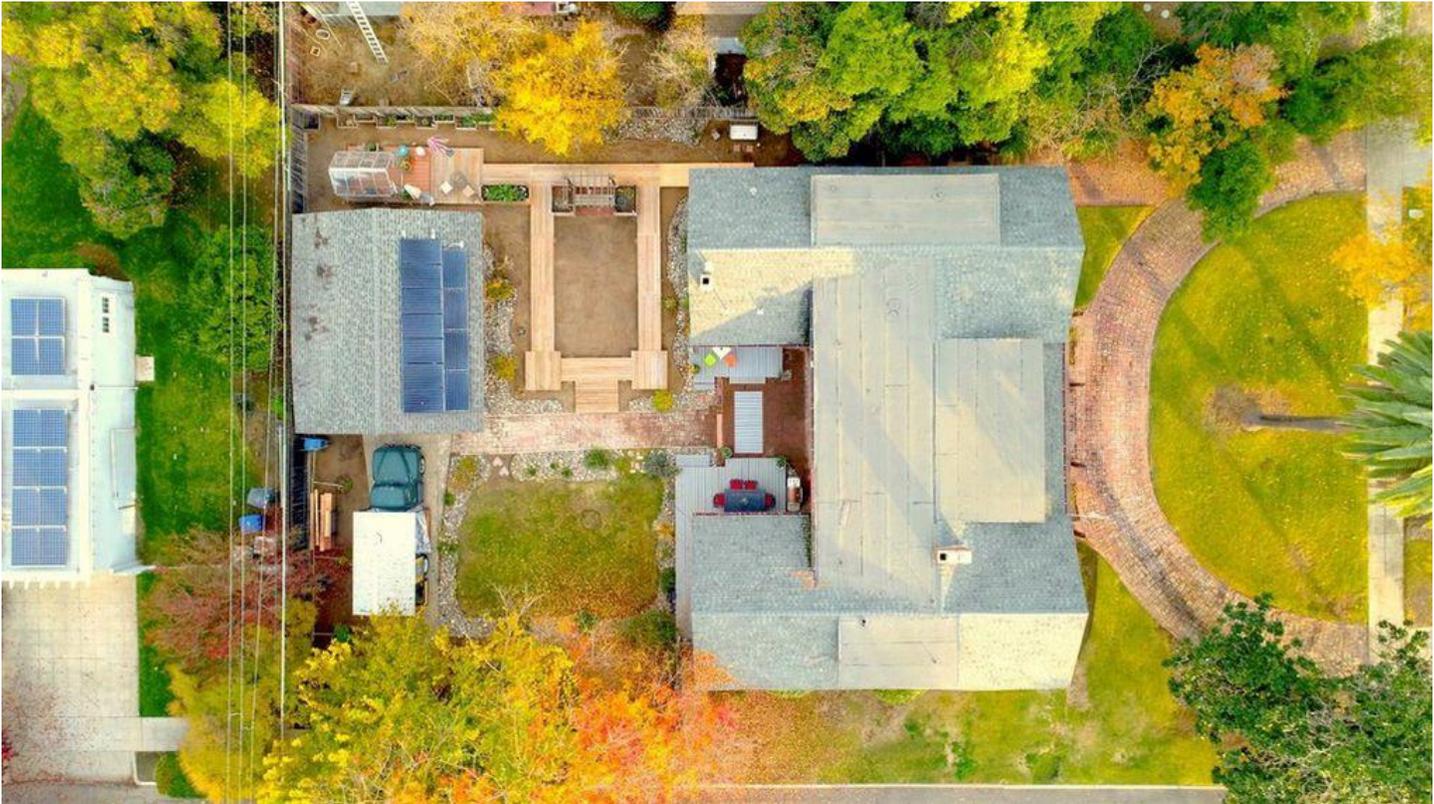
***P9. Date Recorded:**
7.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

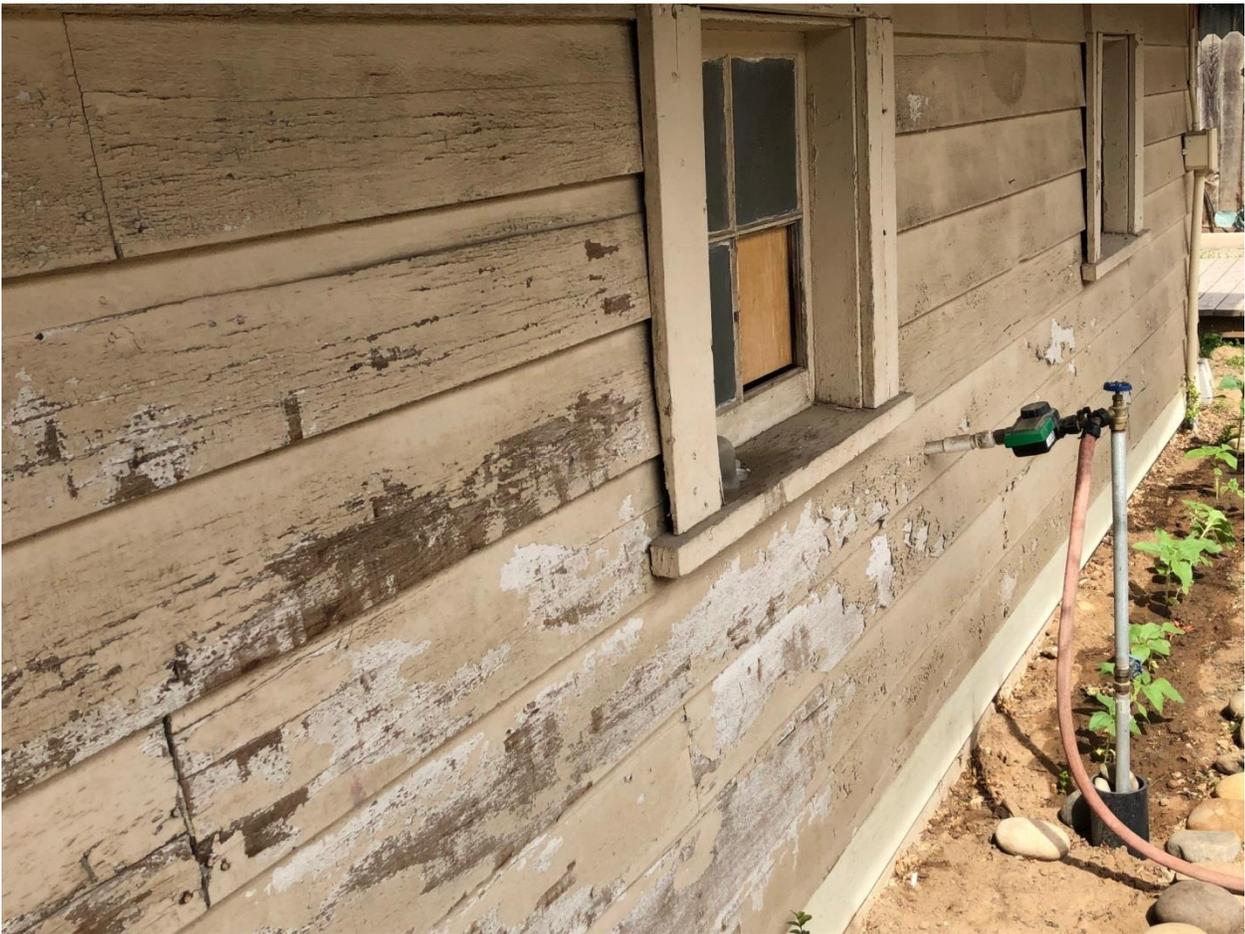
EXHIBIT B:













AERIAL VIEW

SCALE: N.T.S.

ABBREVIATIONS

ABBREVIATIONS WHEN USED IN THESE DOCUMENTS SHALL CONFORM TO THE FOLLOWING LIST UNLESS OTHERWISE NOTED, OTHER DISCIPLINES (SUCH AS CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL) MAY CONTAIN SPECIFIC REFERENCES AND LEGENDS WITH INTERPRETATIONS ONLY FOR THOSE DRAWINGS.

| | | | | |
|-----------------|------------------------------|------------------|--|------------------------|
| ABBREV. | ABBREVIATIONS | GALV. GALVANIZED | SFM. | SATE FIRE MARSHAL |
| & | AND | G.B. | GRAB BAR | SH. |
| < | ANGLE | G.I. | GALV. IRON | SHR. |
| @ | AT | GND. | GROUND | SHT. |
| CL | CENTER LINE | GR. | GRADE | SHTG. |
| ∅ | DIAMETER OR ROUND | GYP. | GYP. BOARD | SIM. |
| ± | PLUS OR MINUS | GYP. BD. | GYP. BOARD | SPEC |
| # | POUND(S) OR NUMBER | H. | HIGH | SQ. |
| (E) | EXISTING | H.B. | HOSE BIBB | S.S. |
| (N) | NEW | H.C. | HOLLOW CORE | STD. |
| ABV | ABOVE | HDR. | HEADER | STL. |
| A.D. | AREA DRAIN | HDWR. | HARD WOOD | STOR. STORAGE |
| AGGR. | AGGREGATE | HDWR. | HARDWARE | STRUCT. |
| APPROX. | APPROXIMATELY | HGT. | HEIGHT | SUSP. |
| ASPH | ASPHALT | H.M. | HOLLOW METAL | SW. |
| A/C | ASPHALT / CONCRETE | HORIZ. | HORIZONTAL | SYM. |
| | | HVAC | HEATING, VENTILATION & AIR CONDITIONING. | SYS. |
| | | | | S.V. |
| BD | BOARD | | | T.B. |
| BLDG | BUILDING | I.D. | INSIDE DIAMETER | T.O. |
| BLK. | BLOCK | INSUL | INSULATION | T.O.C. |
| BLKG. BLOCKING | | INT. | INTERIOR | TEL. |
| BM | BEAM | J. | JOINT | TER. |
| B.O.F. | BOTTOM OF FRAMING | K. | THOUSAND | T&G |
| B.O.T. | BOTTOM | LAV. | LAVATORY | THK. |
| CAB. | CABINET | LT | LIGHT | THRU. |
| CEM. | CEMENT | | | T.F. |
| CEM. PLAS. | CEMENT PLANTER | | | T.P. |
| C.C. | CORNER GUARD | | | T.P.A. |
| CLG. | CEILING | MAX. | MAXIMUM | TRD. |
| CLOS. CLOSET | | MECH. | MECHANICAL | T.S. |
| CONTR. | COUNTER | MFR. | MANUFACTURER | T.V. |
| COL. | COLUMN | MIN. | MINIMUM | TYP. |
| CONC. CONCRETE | | MIR. | MIRROR | U.N.O. |
| CONT. | CONTINUOUS | MISC. | MISCELLANEOUS | UNLESS NOTED OTHERWISE |
| C.S. | CONTROL SCREED | MUL | MULLION | V.S. |
| C.T. | CERAMIC TILE | | | VCT |
| CTR. | CENTER | N. | NORTH | VERT. |
| | | NE. | NORTHEAST | W. |
| DET. | DETAIL | N.I.C. | NOT IN CONTRACT | WEST |
| DIA | DIAMETER | NO. | NUMBER | W/ |
| DN. | DOWN | NOM. | NOT TO SALE | WITH |
| D.O. | DOOR OPENING | MW | NORTHWEST | W.C. |
| DR. | DOOR | | | WOOD CLOSET |
| D.S. | DOWN SPOUT | O.A. | OVERALL | WD. |
| D.S.P. | DRY STANDPIPE | OBS. | OBSURE | WOOD |
| DWR. | DRAWING | O.C. | ON CENTER | WDW. |
| | | O.C.A. | OUTSIDE DIAMETER | W/O |
| E | EAST | O.H. | OVERHANG | WP. |
| E.A. | EACH | OPNG. | OPENING | WATERPROOF |
| EF. | EXHAUST FAN | OPP. | OPPOSITE | WR. |
| ELEV. | ELEVATION | P. | PLANTER | WATER RESISTANT |
| ELEC. | ELECTRICAL | PL | PLATE | W.S. |
| EMER. EMERGENCY | | PLAM. | PLASTIC LAMINATE | WOOS SCREW |
| ENCL. | ENCLOSURE | PLMG. | PLUMBING | WSCT. WAINSCOT |
| ENGR. ENGINEER | | PLYWD. | PLYWOOD | WT. |
| E.P. | ELECTRICAL PANEL | PR. | PAIR | WT. |
| EQ. | EQUAL | P.T. | POINT | XFMR. TRANSFORMER |
| EQPT. | EQUIPMENT | P.T. | PRESSURE TREATED | XS. |
| E.S. | EXPANSION SCREED | R.A. | RETURN AIR | CROSS SECTION |
| EXPO. EXPOSED | | RAD. | RADIUS | XSITION |
| EXP. | EXPANSION | RPC | REFLECTED CEILING PLAN | |
| EXIST. EXISTING | | R.D. | ROOF DRAIN | |
| EXT. | EXTERIOR | REFR. | REFRIGERATOR | |
| F.A. | FIRE ALARM | RENF. | REINFORCED | |
| F.B. | FIRE BARRIER | REQD. | REQUIRED | |
| FDN | FOUNDATION | RGR. | REGISTER | |
| F.E. | FIRE EXTINGUISHER | RM. | ROOM | |
| F.E.C. | FIRE EXTINGUISHER IN CABINET | R.O. | ROUGH OPENING | |
| F.D. | FLOOR DRAIN | REDWD. | REDWOOD | |
| F.F. | FINISH FLOOR | R.W.L. | RAIN WATER LEADER. | |
| F.G. | FINISH GRADE | | | |
| FIN | FINISH | S. | SOUTH | |
| FL. | FLOOR | S.A. | SUPPLY AIR | |
| FLASH | FLASHING | SC. | SOLID CORE | |
| FLUOR | FLUORESCENT | SCHED. | SCHEDULE | |
| F.O. | FACE OF | S.D. | SOAP DISPENSER | |
| F.R.A. | FIRE RATED ASSEMBLY | SE. | SOUTH EAST | |
| F.T. | FOOT OR FEET | SECT. | SECTION | |
| FTG. | FOOTING | SQFT. | SQUARE FEET | |
| GA. | GAGE | | | |

SYMBOLS LEGEND

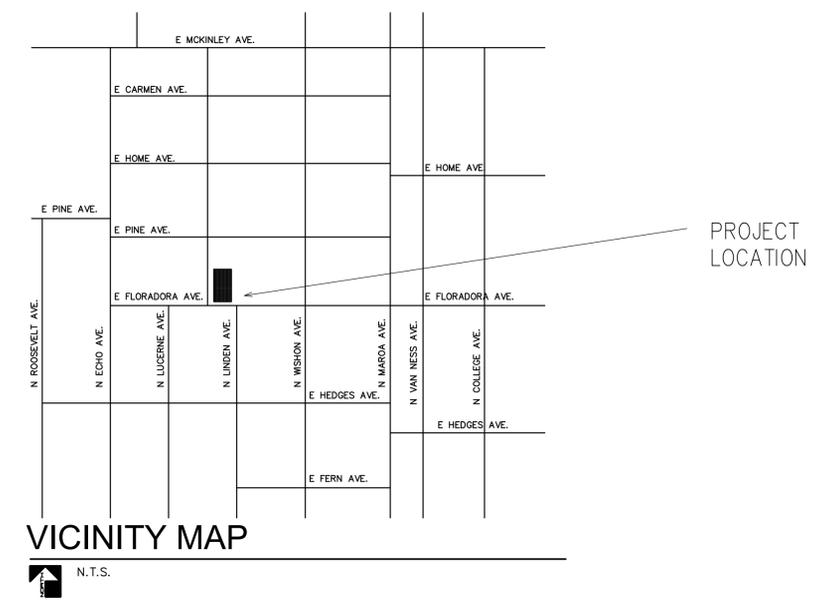
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|----------------------------------|------------------------------|
| ROOM ID | ENLARGED PLAN CALLOUT |
| Room Name ----- ROOM | Drawing Number ----- |
| Room Number ----- XX | Sheet Number ----- A-XXX |
| DOOR TAG | ELEVATION |
| Door Number ----- XX | Drawing Number ----- |
| WINDOW TAG | Sheet Number ----- A-XXX |
| Window Group ----- | PARTIAL SECTION |
| Window Number ----- | Drawing Number ----- |
| KEYNOTE TAG | Sheet Number ----- A-XXX |
| Keystone Number ----- X | BUILDING SECTION |
| FINISH TAG | Drawing Number ----- |
| Finish Number ----- X | Sheet Number ----- A-XXX |
| WALL TAG | NORTH |
| Stud Size and Spacing ----- 6 16 | Plan North ----- |
| Wall Number ----- | SHEET ID |
| DETAIL CUT CALLOUT | Sheet Number ----- |
| Drawing Number ----- | Building Designation ----- |
| Sheet Number ----- A-XXX | Discipline ----- |

A-A001

GARAGE AND STUDIO ADDITION

CRANDALL RESIDENCE

707 E FLORADORA AVE, FRESNO, CA 93728



PROJECT TEAM

OWNER:
ERIN CRANDALL
707 E FLORADORA AVE.
FRESNO, CA 93728
T. 847.738.9269

ARCHITECT:
MAYUKO RUSSELL ARCHITECT
C35904
3510 N WISHON AVE., FRESNO, CA 93704
(559) 515-1510

PROJECT DATA

| | |
|--------------------------------|---|
| PROJECT ADDRESS: | 707 E FLORADORA AVE., FRESNO, CA 93728 |
| APN: | 451-115-11 |
| ZONING: | RS-5 |
| SPECIFIC PLAN: | TOWER |
| HISTORICAL REGISTRY: | WILSON ISLAND HISTORIC DISTRICT CURTIN HOME |
| SITE AREA: | 12,750 SF |
| EXISTING RESIDENCE AREA: | 2,974 SF (2 STORIES) |
| NEW DETACHED BUILDING AREA: | |
| PROPOSED STUDIO: | 480 SF |
| PROPOSED GARAGE: | 400 SF |
| OVERHANG: | 420 SF |
| PROPOSED ADDITION w/ OVERHANG: | 1,300 SF |
| OCCUPANCY GROUP: | R-3/S-2 |
| TYPE OF CONSTRUCTION: | V-B (SPRINKLERED) |
| PARKING COUNT: | 1 TOTAL |

SHEET INDEX

| | |
|------|-----------------------------------|
| A-01 | COVER / GENERAL NOTES |
| A-02 | DEMOLITION AND PROPOSED SITE PLAN |
| A-03 | PROPOSED FLOOR PLAN |
| A-04 | EXTERIOR ELEVATIONS |

PROJECT DESCRIPTION

DEMOLISH EXISTING DETACHED GARAGE. CONSTRUCT NEW DETACHED ONE-STORY BUILDING CONSISTING OF GARAGE AND STUDIO AT THE LOCATION OF FORMER GARAGE.

CODE CITATION

TITLE 24 CCR, PART 2 - 2016 CALIFORNIA BUILDING CODE (CBC)
TITLE 24 CCR, PART 3 - 2016 CALIFORNIA ELECTRICAL CODE (CEC)
TITLE 24 CCR, PART 4 - 2016 CALIFORNIA MECHANICAL CODE (CMC)
TITLE 24 CCR, PART 5 - 2016 CALIFORNIA PLUMBING CODE (CPC)
TITLE 24 CCR, PART 6 - 2016 CALIFORNIA ENERGY CODE
TITLE 24 CCR, PART 9 - 2016 CALIFORNIA FIRE CODE (CFC)
TITLE 24 CCR, PART 11 - 2016 CALIFORNIA GREEN BUILDING STANDARDS

| REVISIONS | BY |
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Mayuko Russell Architect
C-35904

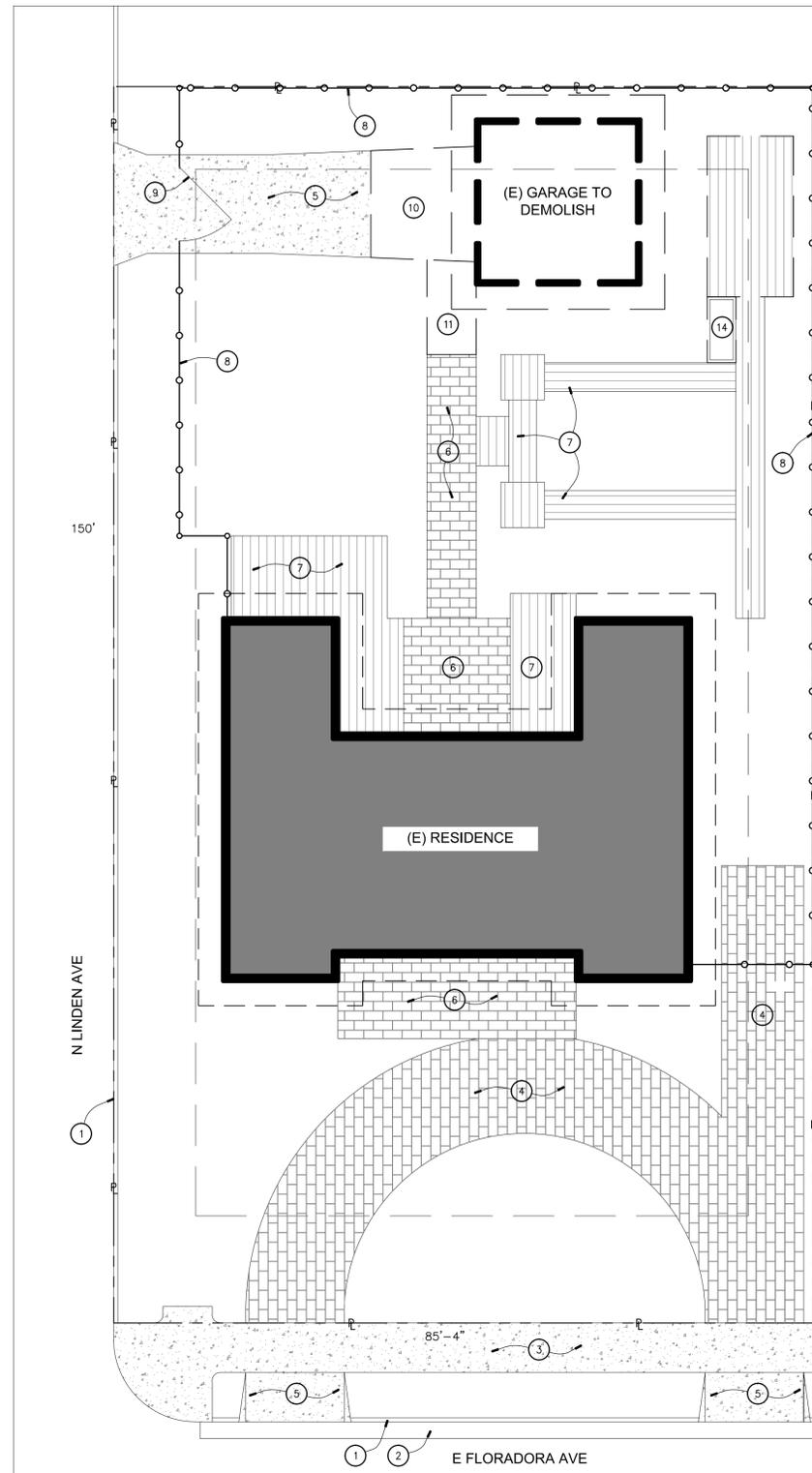
3510 N Wishon Ave.
Fresno, CA 93704
p. 559.515.1510
e. mayuko.imai@gmail.com



GARAGE AND STUDIO ADDITION
CRANDALL RESIDENCE
707 E FLORADORA AVE., FRESNO, CA 93728

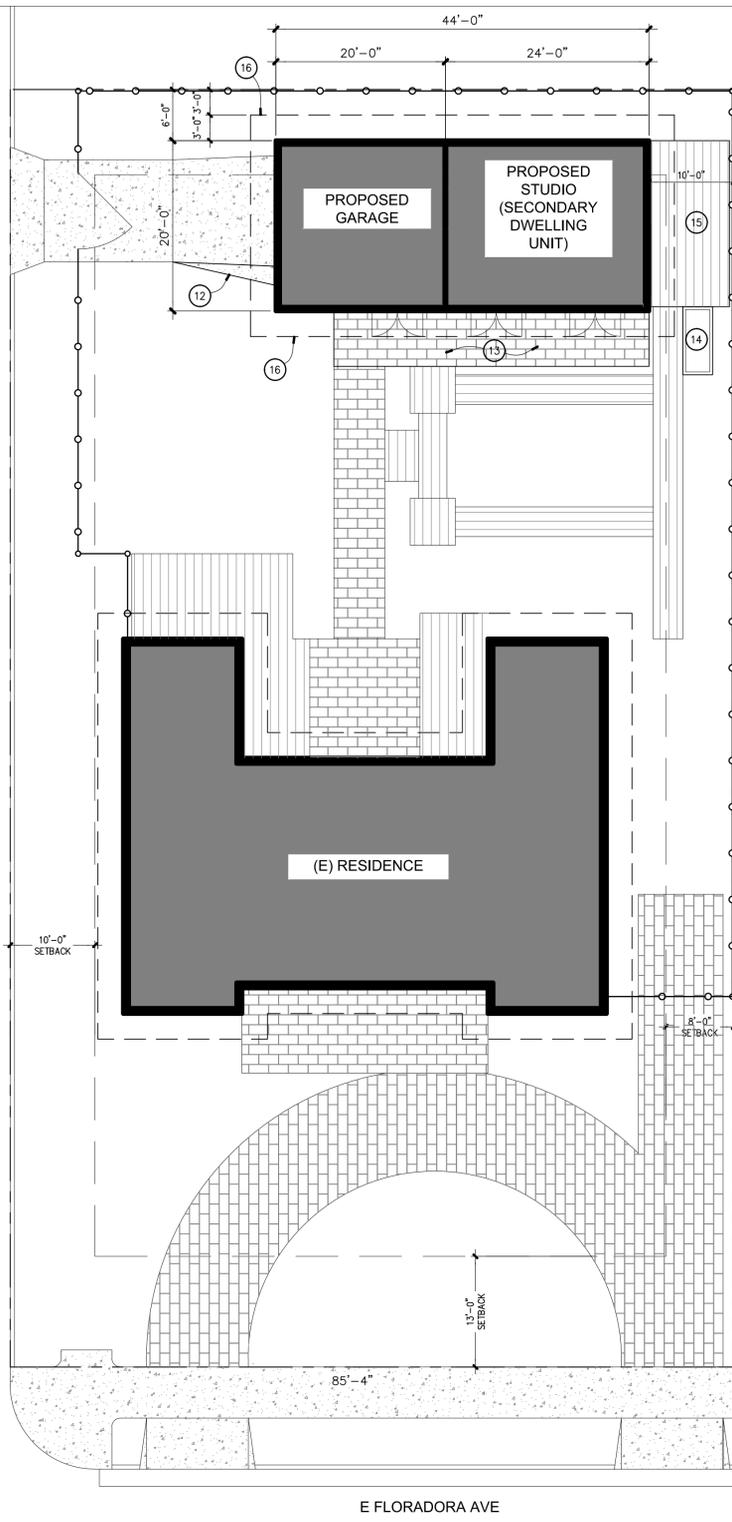
DEMOLITION / PROPOSED SITE PLAN

| | |
|--------------|--------------|
| Date: | 05/09/2019 |
| Scale: | AS INDICATED |
| Drawn: | MR |
| Job: | 1901 |
| Sheet Number | A-01 |



DEMOLITION PLAN

SCALE: 1" = 10'-0"



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

KEYNOTES

SYMBOL ON PLAN (X)

1. (E) CURB.
2. (E) GUTTER.
3. (E) PUBLIC SIDEWALK.
4. (E) BRICK DRIVE APPROACH.
5. (E) CONCRETE DRIVE APPROACH.
6. (E) BRICK WALK/ PORCH.
7. (E) WOOD DECK.
8. (E) WOOD FENCE.
9. (E) WROUGHT IRON GATE.
10. SAW CUT (E) CONCRETE DRIVE APPROACH AS REQUIRED FOR NEW STRUCTURE.
11. REMOVE (E) BRICK AS REQUIRED FOR NEW STRUCTURE. SALVAGE BRICK FOR REUSE.
12. REPAIR CRACKS AND DAMAGES AT (E) CONCRETE DRIVE APPROACH AND EXTEND TO MATCH GARAGE OPENING.
13. NEW BRICK PATIO. INSTALL SALVAGED BRICK WHERE POSSIBLE.
14. RELOCATE (E) WOOD PLANTER.
15. RELOCATE AND MODIFY EXISTING WOOD DECK AS REQUIRED FOR NEW STRUCTURE.
16. LINE OF ROOF O.H.

GENERAL NOTES

1. REAR SETBACK REDUCED PER FRESNO MUNICIPAL CODE 15-904.7
2. PARKING NOT PROVIDED FOR SECONDARY UNIT PER FRESNO MUNICIPAL CODE 15-2754.N.2.e EXCEPTIONS.

| REVISIONS | BY |
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Mayuko Russell Architect
C-35904

3510 N Wishon Ave.
Fresno, CA 93704
p. 559.515.1510
e. mayuko.imai@gmail.com



GARAGE AND STUDIO ADDITION
CRANDALL RESIDENCE
 707 E FLORADORA AVE., FRESNO, CA 93728

DEMOLITION / PROPOSED
 SITE PLAN

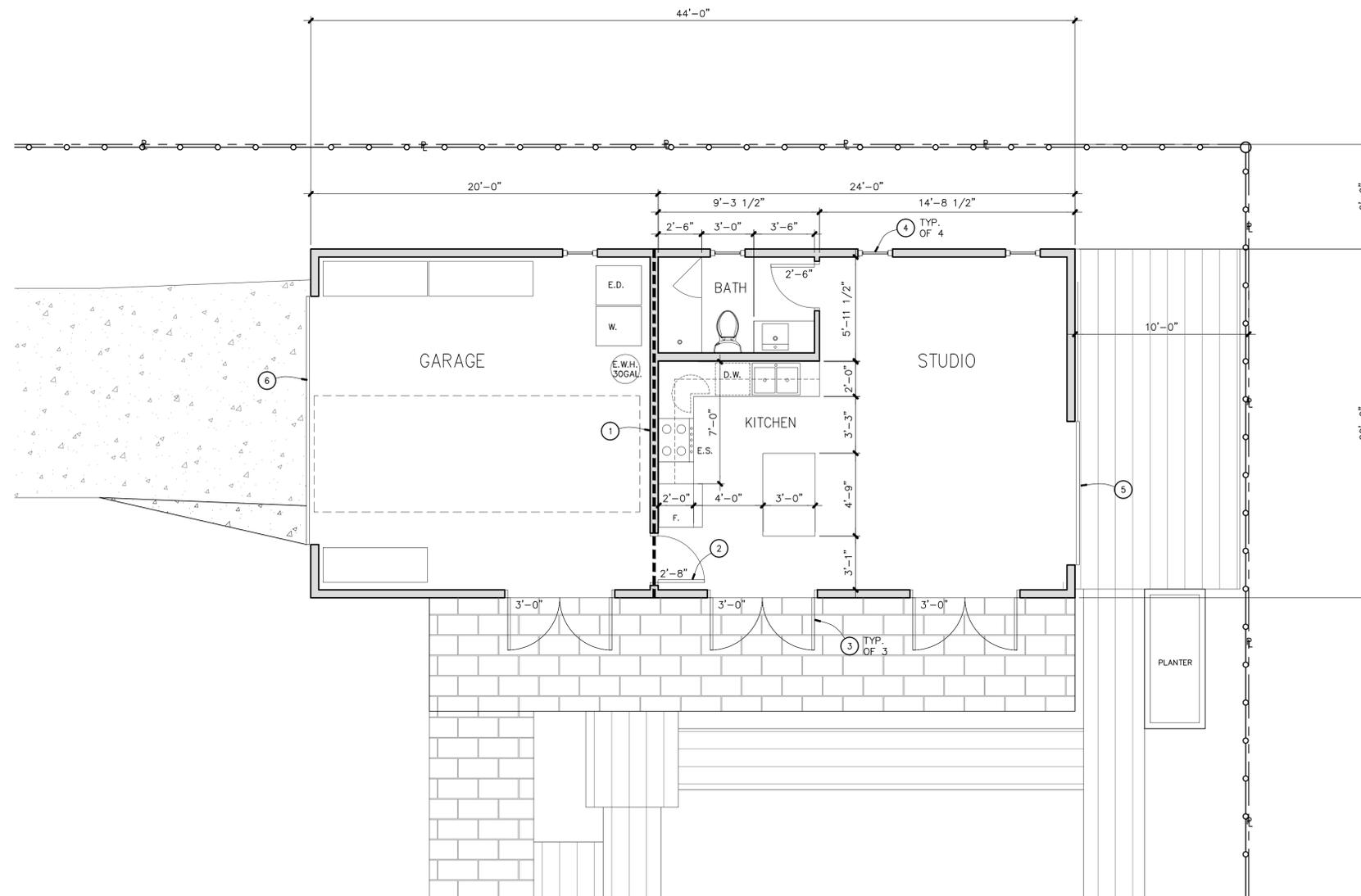
Date: 05/09/2019
Scale: AS INDICATED
Drawn: MR
Job: 1901

Sheet Number
A-02

KEYNOTES

SYMBOL ON PLAN (X)

1. DWELLING/GARAGE FIRE SEPARATION WALL. PROVIDE 1/2" GYP. BOARD ON THE GARAGE SIDE. DUCT PENETRATING THE WALL SHALL BE CONSTRUCTED OF A MINIMUM 27GA. SHEET STEEL AND HAVE NO OPENINGS INTO THE GARAGE.
2. DWELLING-GARAGE DOOR TO BE SELF-CLOSING AND SELF-LATCHING.
3. 6'Wx6'-8"H ANTIQUE DOUBLE FRENCH DOORS TO MATCH EXISTING RESIDENCE.
4. 2'Wx3'H SINGLE HUNG WINDOW.
5. 8'Wx8'H BARN DOOR. MATCH ADJACENT SIDING.
6. 14'Wx7'H GARAGE DOOR.



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

| REVISIONS | BY |
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Mayuko Russell Architect
C-35904
3510 N Wishon Ave.
Fresno, CA 93704
p. 559.515.1510
e. mayuko.rmai@gmail.com



GARAGE AND STUDIO ADDITION
CRANDALL RESIDENCE
707 E FLORADORA AVE., FRESNO, CA 93728

PROPOSED FLOOR PLAN

| | |
|--------------|--------------|
| Date: | 05/09/2019 |
| Scale: | AS INDICATED |
| Drawn: | MR |
| Job: | 1901 |
| Sheet Number | A-03 |

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Mayuko Russell Architect
 C-35904
 3510 N Wishon Ave.
 Fresno, CA 93704
 p. 559.515.1510
 e. mayuko.rmai@gmail.com

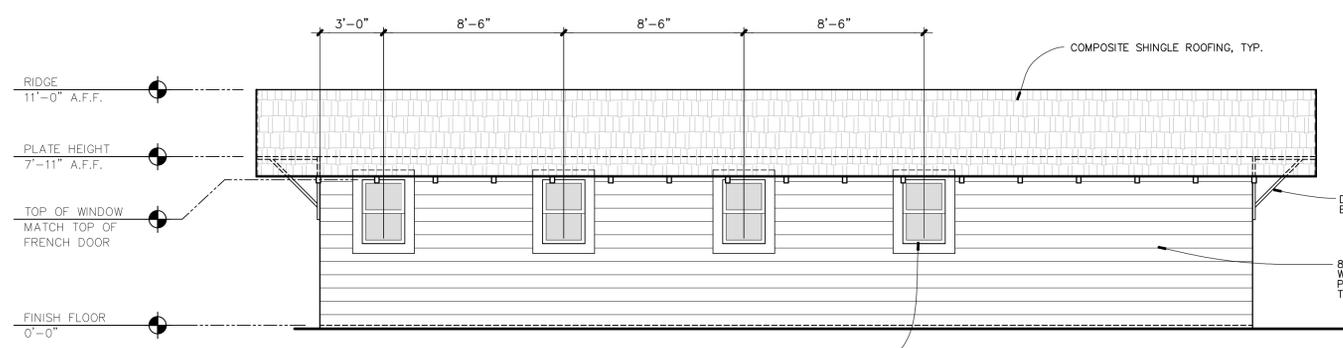


GARAGE AND STUDIO ADDITION
CRANDALL RESIDENCE
 707 E FLORADORA AVE., FRESNO, CA 93728

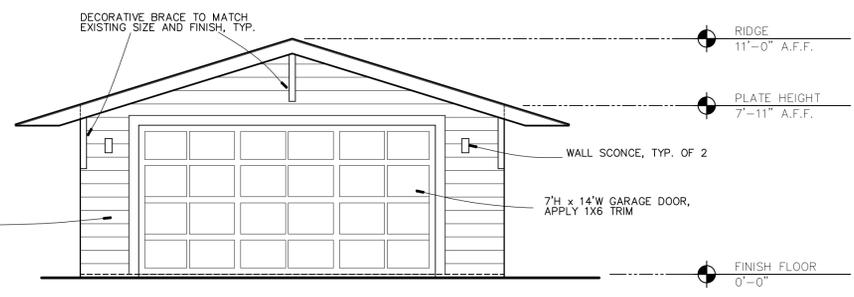
EXTERIOR ELEVATIONS

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 Job: 1901
 Sheet Number

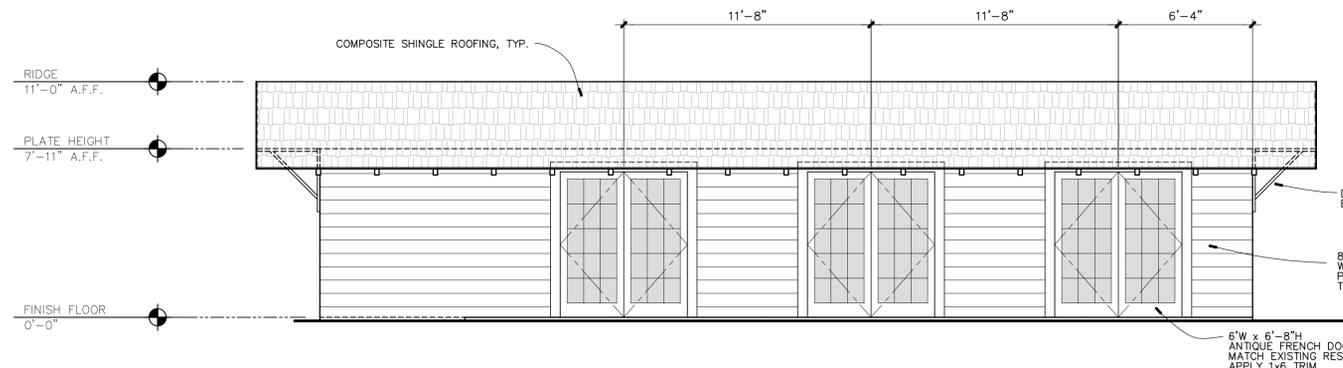
A-04



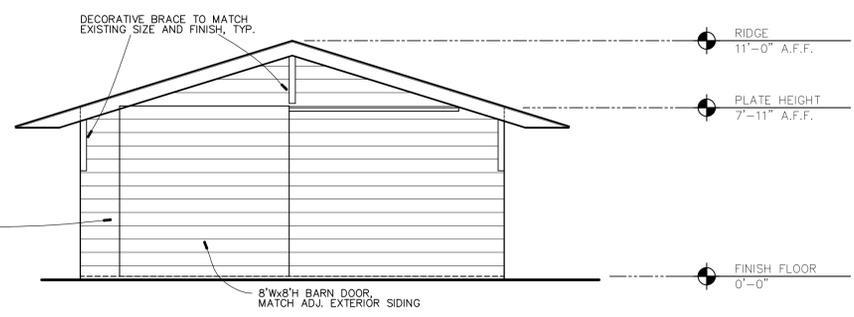
1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



COMPOSITE SHINGLE ROOFING



BEVEL OR DOLLY VARDEN WOOD SIDING



MITERED CORNER