

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**P1. Resource Name:** The Edwin C. Smith/ Dr. K.J. Staniford Home and Lewis Insurance Agency Office

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

\*b. USGS 7.5' Quad: Fresno North T13S R20E

c. Address: 431 and 437 E. Olive Avenue

d. Assessor's Parcel Number: 451-253-12

**\*P3a. Description:** Three buildings are located on this .38 acre corner parcel: an Arts and Crafts style residence, an original carriage house/garage and a one story former insurance office built for one of the former owners.

**Residence:** The home is a combination one and two stories, is wood framed and clad in wood horizontal drop siding. It has an irregular plan with the front entrance off-set and facing the corner of E. Olive and Roosevelt Avenues. The multiple roof planes are cross gabled with the exception of a bow roof on the single story bay on the south façade. The single French front door has ten lights with wood muntins and is framed by matching sidelights. A simple end gabled porch hood is supported by decorative knee braces. To the southwest of the front entrance is the one story bay which has a double set of French doors which replicate the pattern of the front door. Two sets of casements windows are located to the south of these French doors. These windows, as with many others in the home, have a distinctive pattern (see photos, continuation sheet). A brick chimney with indented decorative pattern is located on the south end of this bay. (continued)

**\*P3b. Resource Attributes:** HP2 (Single family residence), HP4 (garage), HP6 (1 story commercial building)

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



**P5b Photo date:** 31 August 2009

**\*P6. Date Constructed/Age and Sources:** 1915, Metroscan; depicted on 1919 Sanborn Map.

**\*P7. Owner and Address:**  
Angelita Rivera  
437 E. Olive Avenue  
Fresno, CA 93728

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

**\*P9. Date Recorded:** 5 November 2015

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** "Evaluation of 437 E. Olive (and 431 E. Olive) for the Local Register of Historic Resources."

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

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

**P1. Resource Name:** Lewis Insurance Company Office

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

\*b. USGS 7.5' Quad: Fresno North T13S R20E

c. Address: 431 E. Olive

d. Assessor's Parcel Number: 451-253-12

**\*P3a. Description:** This one story commercial building has a rectangular plan and is constructed of pumice blocks clad with a stucco coating. It sits on a raised foundation. The former insurance company office is designed in a simple streamline moderne with rounded corners and a painted built up cement coping at the cornice. The double glass and wood doors are centrally placed. Matching plate glass windows frame the central entrance which is recessed. The west elevation wall is blank. The east wall has a series of double steel frame casement windows with multiple lights. The north (rear elevation) has a door (obscured by a heavy security screen), a bank of steel sash windows with 30 lights to the east of the back door, and a double set of windows with ten lights to the west of the door. A covered porch entry is also attached to the west wall of this building. This commercial building leads out to a shared patio with the home and garage.

**\*P3b. Resource Attributes:** HP6 (Single story commercial building)

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



**P5b Photo date:** 3 November 2015

**\*P6. Date Constructed/Age and Sources:** 1946 with addition to rear elevation in 1949 (Building permits 6261 and 90349) also 1948 Sanborn Fire Insurance Map.

**\*P7. Owner and Address:**  
Angelita Rivera  
437 E. Olive Avenue  
Fresno, CA 93728

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

**\*P9. Date Recorded:** 9  
November 2015

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** "Evaluation of 437 E. Olive (and 431 E. Olive) for the Local Register of Historic Resources."

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



A one story square bay is located at the southeast corner of the home. This roof on this room is flat with a wide overhang and boxed cornice. Windows include a fixed picture window flanked by narrow windows of the pattern found throughout the home. French doors are located on the second story which is located above (and set back) from this one story (probable) addition.

On the “west” side of the house is a circa 1960 one story 32 x 22 foot addition of wood and glass which serves as a party room for social events.

Located on the northwest corner of the parcel is a one story irregular plan “carriage house” with lapped horizontal wood siding. The building has a very low gable roof with exposed rafter tails with two vertical boarded “barn” doors on wrought iron hinges.

***Carriage house and west addition***



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code: 5S2

\*Resource Name: The Edwin C. Smith/The Dr. K.J. Staniford Home and Lewis Insurance Agency Office

**B3. Original Use:** Residential/Office

**B4. Present Use:** Residential/Tea Room and Vacant

\***B5. Architectural Style:** Home, Arts and Crafts; Office, late streamline moderne

\***B6. Construction History:** The residence was constructed in 1915. Three rooms were added and an open porch was enclosed in 1938. In 1960 a permit was issued for an enclosed patio, presumably the "party" room on the west side of the house. The one story office was constructed in 1946 and a 20x32 addition was permitted in 1949.

\***B7. Moved?**  No

\***B8. Related Features:** The property is located on the corner of E. Olive and Roosevelt Avenues in what is now a mixed residential and commercial neighborhood in the Tower District.

**B9a. Architect:** N/A

**B9b. Builder:** The office and addition; contractors Wm. Hopkins and Son

\***B10. Significance: Theme:** Residence Building and Commercial Development **Area:** Fresno's Tower District

**Period of Significance:** 1915/1946-1965 **Property Type:** Arts and Crafts residence; one-part commercial block  
**Applicable Criteria:** i, ii and iii

The one to two story Arts and Crafts style home is located on a .38 acre parcel at the northwest corner of Roosevelt and Olive Avenues. The residence is architecturally distinct, in part due to its complex plan and orientation and the bow roof on the south bay. The first owner was Edwin C. Smith. In 1921 the property was purchased by Kenneth J. Staniford (1889-1959) and his wife Mary Elizabeth Hixson. Both were Fresno natives and lived in the home through at least 1947 (Polk Directories). Staniford graduated from Cooper Medical College (now the medical department of Stanford) in 1911 and in 1913 was elected a member of the Fresno County Health Board. He was commissioned in the Army Medical Corps in 1917 and served as the chief of laboratory services at Camp Lewis until April 1919. The Stanifords sold the home to Nellie Lewis circa 1946 who purchased the home for her son, Besley Arnet Lewis and June Stockton Lewis. The commercial building on the parcel was constructed for the Lewis' insurance and real estate business in 1946. The home, associated outbuilding and commercial building have high integrity to their respective periods of significance and appear to be eligible for the Local Register of Historic Resources under Criteria i, ii and iii with two separate periods of significance, 1915-1946 and 1946-1965. The home is currently both a residence as well as a "tea room" which is used for various community social events.

\***B12. References:** Building permits, City of Fresno; Metroscan records; "Fresno County, California Biographical Sketches" 1933; Information interview with Joseph Contreras by Natalie Robertson 5 November 2015; Richard Longstreth, The Buildings of Main Street, 2000; Polk Directories 1921-.

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

\***Date of Evaluation:** 20 November 2015

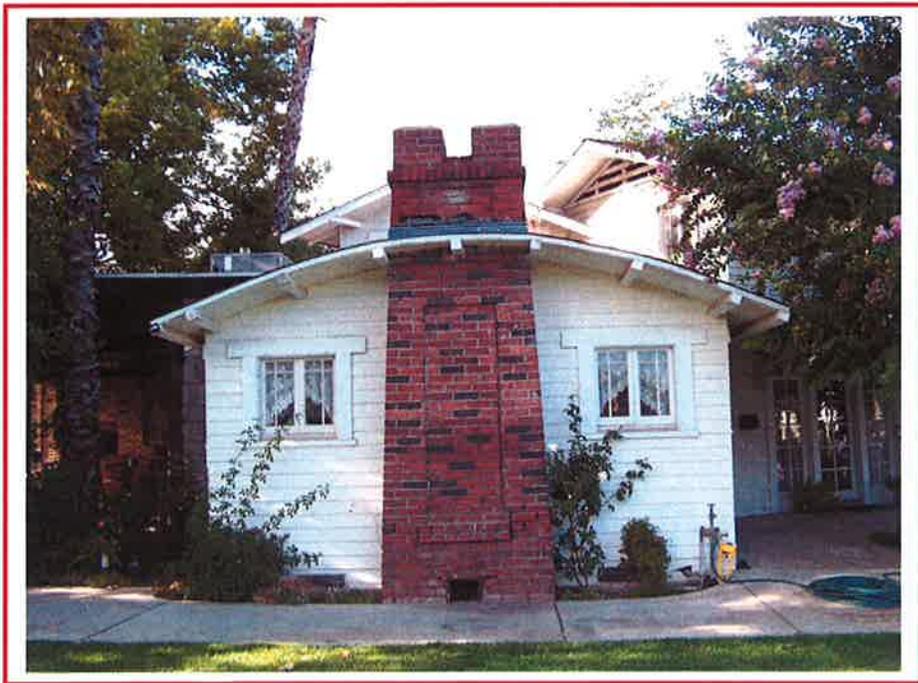
(This space reserved for official comments.)



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

\*Date: 5 November 2015

■ Continuation



*North elevation (rear) of former office; south elevation of residence with external tapered chimney.*