

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

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 3CS / 5S3 / 5D3  
 Reviewer  
 Date

Other Listings  
 Review Code

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\*Resource Name or #: Judy Tobacco Building – Resource Number 192

P1. Other Identifier: Judy Wholesale Distributors

\*P2. Location: Unrestricted

- \*a. County; Fresno
- \*b. USGS 7.5': Fresno South, CA, 1981
- c. Address 155 Van Ness Avenue Fresno, CA 93721
- d. Other Locational Data: APN - 46827701

\*P3a. Description:

The property at 155 Van Ness Avenue contains one 50'x134' building, which occupies most of the lot. The building is a high one story, has a rectangular footprint, and is covered by a flat, steel-truss roof with a parapet. The building's walls are red brick with a concrete bond beam in the upper walls. The main façade (facing Van Ness) is symmetrical. Four, fluted, concrete pilasters divide the façade into three bays. At the center bay is the primary pedestrian entrance. The glazed, metal entrance door is flanked by side lights and is crowned by a metal transom window. The two side bays are filled with bands of tall, narrow, 1x6 metal windows. The façade bulkhead is concrete.

The building's character-defining features are: one-story form, rectangular footprint, flat roof with parapet, red brick walls, concrete bond beam, symmetrical façade with concrete pilasters, and façade window and door openings.



P5a.

\*P3b. Resource Attributes: HP6. 1-3  
 Story Commercial Building

\*P4. Resources Present: Building

P5b. Description of Photo:  
 Looking S: Jan 2015

\*P6. Date Constructed/Age and  
 Source: Historic – 1945 (building  
 records)

\*P7. Owner and Address:  
 Mark Baskin & Wingsau Li  
 8681 N. 4<sup>th</sup> St.  
 Fresno, CA 93720

\*P8. Recorded by:  
 architecture + history  
 B. Maley, J. Stock, S. Watson  
 1715 Green Street  
 San Francisco CA 94123

\*P9. Date Recorded: January 2015

\*P10. Survey Type: Intensive Phase I

\*P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\*Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California  The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # Judy Wholesale Distributors / 155 Van Ness Avenue, Fresno, Ca 93721 \*NRHP Status Code 3CS/5S3  
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B1. Historic Name: Judy Wholesale Distributors B2. Common Name: 155 Van Ness Avenue  
 B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Mid-Century Modern

\*B6. Construction History:

The building was constructed in 1945 and has undergone few modifications.

\*B7. Moved? No

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: L.E. Gibson

\*B10. Significance: Theme Commercial Architecture Area Fresno, California

Period of Significance 1945 Property Type Commercial/Warehouse Applicable Criteria 3/iii

**Block History**

Van Ness Avenue was called K Street through at least 1918. From 1906 through 1918, the Sanborn maps show the north side of the 100 block of Van Ness developed with a few dwellings. In 1906, the south side of the block was filled with the Eagle Packing House. In 1918, the south side of the block was filled with the T.J. Hammond Fig Packing and Storage Company. By 1928, the Sanborn map shows that block had changed from wholly residential to a mix of dwellings and few commercial uses. The buildings at the south side were occupied by the A. Levy & J. Zenter Company. By 1950, the Sanborn maps shows that the block had been totally changed. The north side was vacant (all buildings had been demolished). The south side was mostly vacant except for a single new building at the southwest corner. In 1970, the north side of the block was still vacant, while at the south almost every parcel had been developed with commercial and light-industrial buildings. (See continuation sheet.)

**\*B12. References:**

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

\*B14. Evaluator: architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\*Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Judy Wholesale Distributors / 155 Van Ness Avenue, Fresno, CA 93721  
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### B10. Significance (continued)

#### Building History

The building's first owner was Andrew R. Judy. Right after it was constructed, the building was leased to various businesses. One of the first known uses was by an income tax service. Judy Wholesale Distributors (candy and tobacco) was located in the building from 1948 through at least the 1980s. Other tenants over the years included a forklift rental company, a gum machine company, a glass company in the 1950s, and the Cal Trucking Association from the 1960s through at least the 1980s.

#### Significance Statement

The building appears to retain high integrity of location, setting, design, workmanship, materials, feeling, and association. The building is a good example of Art Deco architecture in the survey area. This property appears to be individually eligible for the Fresno Local Register of Historic Resources and the California Register of Historical Resources under Criterion iii/3, as a rare and intact example of Art Deco commercial architecture within the survey area.

Additionally, this building is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.