

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

- P1. Resource Name(s):** The Dudley and Elsie Bates Home
***P2. Location:** *a. County: Fresno
*b. USGS 7.5' Quad: Fresno North; Parcel located in the n/w ¼ of Section 33 T13S R20E
c. Address: 718 E. Carmen Avenue, Fresno
d. Assessor's Parcel Number: 451-045-02

***P3a. Description:** This full two-story Prairie style home (with Tudor Revival influences) faces north onto E. Carmen Avenue. The residence has a complex plan with intersecting hip roofs and a projecting bay on the northeast corner. A tapered chimney is located on the façade of this bay, a standard feature of Tudor style homes. The construction is stucco over frame. The shallow hip roof has wide overhanging eaves with a simple fascia board trim. A sill course of cement or terra cotta extends across the façade and distinguishes the first from the second floor. The main entrance is on the side (east) elevation and is protected by a partial one-story porch which has columns with simple capitols. The French style front door is wood with 10 lights with true divides. Sidelights echo the ten light detail of the door. Classical dentil work articulates the porch roof. Windows on the principle elevations consist of 6/6 double hung wood sash with 8/8 windows on the first floor of the north elevation. Double French doors on the west elevation lead onto a piazza which is enclosed by a solid stucco clad balustrade. A detached two-car garage is located on the southeast corner of the parcel. The property is shaded by mature landscaping.

- *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:** 1925. building permit #5752 issued 8.18.1925

***P7. Owner and Address:**
Bruce and Deborah Owdom
718 E. Carmen Avenue
Fresno, CA 93728

***P8. Recorded by:**
Will Tackett, Planner II and
Karana Hattersley-Drayton
Historic Preservation Project
Manager, City of Fresno

***P9. Date Recorded:**
8.02.2005; 9.17.2015

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Local Register Nomination for the Dudley and Elsie Bates Home 718 E. Carmen Avenue, Fresno."

***Attachments:** ● Building, Structure and Object Form
DPR 523A (1/95)

***Required information**

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5D1, 5S2

*Resource Name: The Dudley and Elsie Bates Home

B3. Original Use: Single family residential

B4. Present Use: Single family residential

***B5. Architectural Style:** Prairie with Tudor influences

***B6. Construction History:** Building permit issued on 8.18.1925 for new dwelling valued at \$9,000.

***B7. Moved?** No

***B8. Related Features:** The home is located within and is a contributor to the Wilson Island Historic District.

B9a. Architect: N/A

B9b. Builder: S.L. Allen Contractor

***B10. Significance: Theme:** Fresno's Expansion Northward

Area: Wilson's North Fresno Tract

Period of Significance: 1925-1959

Property Type: Single-family/Prairie

Applicable Criteria: i, ii and iii

This Prairie style home is located on lot 10 of Block 10 of 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. The "Wilson Island" as it is known locally, is a designated historic district on Fresno's Local Register of Historic Resources. The home was constructed in 1925 for Dudley and Elsie Bates. Dudley Bates was a New York Life Insurance Company agent. In 1932 the property was purchased by Philip Conley who served as the Fresno Deputy District Attorney from 1921 to 1922 and thereafter was a judge for the Fresno County Superior Court and a Presiding Justice of the California Court of Appeal, fifth Appellate District in Fresno. He practiced law with his father, William M. Conley who was the first elected superior court judge in Madera County. In 1958 Philip Conley married Phoebe McClatchy, the widow of Carlos McClatchy who had served as editor of *The Fresno Bee*. Mrs. McClatchy was active in local arts and cultural institutions in Fresno serving on the Board of Trustees of the California State University and Colleges for ten years. The home, although named for the first owners, is historically significant for its association with Judge Philip Conley (and perhaps as well with its current owner, Bruce Owdom, who has served as a significant figure in Fresno's historic preservation community.) The residence is an excellent example of the Prairie style with Tudor influences, with excellent integrity to its period of significance. It appears eligible for individual listing on the Local Register of Historic Resources under Criteria i, ii and iii.

***B12. References:** City of Fresno building permits; research notes prepared by Jeannine Raymond Ph.D. for the Wilson Island Historic District; Survey forms for the Bekins-McClatchy Home (HP# 282); Wilson Island Historic District Survey, 2009.

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

***Date of Evaluation:** 17 September 2015

(This space reserved for official comments.)



