

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

P1. Resource Name: The Senator Ray W. and Marie Hays Home

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

*b. USGS 7.5' Quad: Malaga, CA

c. Address: 1608/1616 S. Minnewawa Avenue, Fresno 93727

d. Assessor's Parcel Number: 473-104-07

***P3a. Description:** This 3965 sf 5 bedroom home faces east onto S. Minnewawa Avenue in the Sunnyside neighborhood. It has a complex plan, multiple roof planes and a series of step backs along the principle elevation. Stylistically it draws from a diversity of architectural traditions: the Craftsman (with some exposed rafter tails), the Tudor Revival (with a front gabled facade bay and four cantilevered second story windows) and Colonial Revival with the interior main staircase, low pitched shingled roof and exterior white paint with green shutters. The main entrance is offset to the north and inset under a porch. The heavy wood door has a diagonal pattern and has fluted wood side panels inset within a wood casework surround. The roof of the one story porch is supported by distinctive brick piers, one at the corner and two engaged. Most windows in the home are 4/4 double hung sash with wood muntins and true divided lights. A fixed 12 pane window is on the first story of the east end of the front room and double French doors are located on the north side, leading out to a salt water swimming pool complex. An interior fireplace is located on the north elevation of the home. The wood framed home has both stucco and horizontal wood cladding. The south end terminates in a tack room with maid's quarters above. The tack room is differentiated from the residential building through the use of vertical board and batten siding. An attached two car garage with newer door is immediately south. A character defining feature of this home is a dramatic enclosed 2nd story sleeping porch across the rear elevation of the main home. Four 12-light casement and fixed windows are located on the first floor; a wood arbor extends out along the lower story. A small bay window with three 2/2 wood sash windows is located on the rear elevation on the first floor in the kitchen.

***P3b. Resource Attributes:** HP2 Single family property

***P4. Resources Present:** ●Building



P5b Photo date: 26 January 2018

***P6. Date Constructed/Age and Sources:** 1937 *The Fresno Bee* *The Republican* 2 January 1938

***P7. Owner and Address:**
Ryan Eddings Esq.
Brienne Marriott
1616 S. Minnewawa Avenue
Fresno, CA 93727

***P8. Recorded by:**
Karana Hattersley-Drayton,
M.A. Architectural Historian
4110 N. Maroa Avenue
Fresno 93704

***P9. Date Recorded:** 26 January 2018

***P10. Survey Type:** Intensive

***P11. Report Citation:**

"Architectural Survey of 1608 S. Minnewawa Avenue for the City of Fresno Local Register of Historic Resources"

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

DPR 523A (1/95)

***Required information**



Rear elevation with sleeping porch; south end of facade with tack room.

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

*Date: 26 January 2018

■ Continuation



Swimming pool complex and front entrance with brick piers

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 3S

*Resource Name: The Senator Ray W. and Marie Hays Home

B3. Original Use: single-family home/ranch complex

B4. Present Use: single-family home

***B5. Architectural Style:** Eclectic, ranch with Craftsman, Colonial Revival and Tudor Revival influences

***B6. Construction History:** The home and attached tack room and garage were completed in 1937 (as evident from a photo in the January 2, 1938 *Fresno Bee*). The pool and cabanas were completed circa 1998 by the second owner of the property. The back porch underneath the sleeping porch was also filled in the late 1990s.

***B7. Moved?** ☒ No

***B8. Related Features:** The home is bordered by Butler and Minnewawa Avenues, which are designated historic landscapes on the Fresno County Historical Landmarks list.

B9a. Architect: attributed to Charles E. Butner

B9b. Builder: Unknown

***B10. Significance:** **Theme:** Fresno's Suburban Development **Area:** Sunnyside Neighborhood

Period of Significance: 1937-1993 **Property Type:** Rural ranch

Applicable Criteria: Local Register

Criteria i, ii and iii.

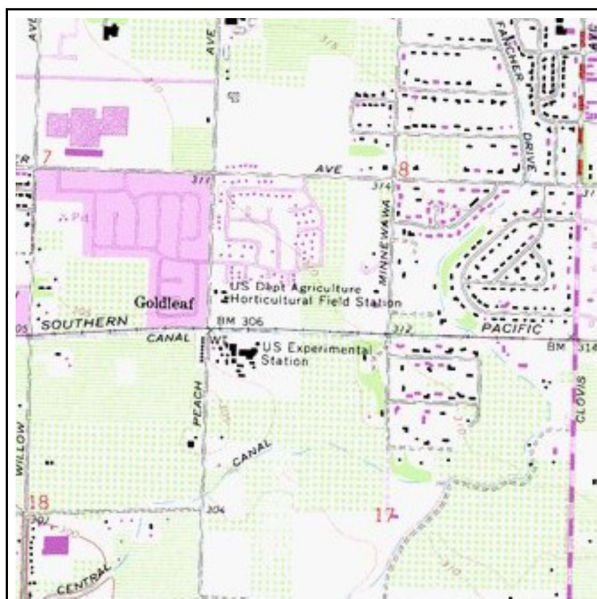
The home located at 1608/1618 S. Minnewawa is on a nearly 2-acre parcel. The property was initially 44 acres and was purchased by Senator Ray Hays and his wife Marie Christina Hays who moved to this ranch in 1937 from a home at 4th and Balch near Roosevelt High School (Hays 2018). Ray Hays was born in Mineral Point, Wisconsin on July 9, 1889 and moved with his family to California in 1890 where they settled on a farm near Clovis. Hays received his BA in 1911 and JD in 1913 from the University of California Berkeley and practiced law in San Francisco and Fresno before enlisting in the Army in 1916. He served in General Pershing's Mexican expedition and thereafter entered the Army's 91st Infantry Division in World War I. Hays was a member of the California State Senate from 1930 to 1942 and served as inheritance tax appraiser from 1946 to 1958. Ray and Marie raised four children on the ranch, two sons (both attorneys) and two daughters (Senate Resolution No. 25, 1973). Senator Ray Hays died in 1973 and his wife in 1993. (Continued)

***B12. References:** "Senate Concurrent Resolution No. 25—Relative to memorializing Ray W. Hays" 13 March, 1973; "Attractive Suburban Homes Completed," *The Fresno Bee* *The Republican* 2 January 1938, p.16; Telephone interview with Chris Hays (granddaughter) 31 January 2018; Fresno County Landmarks Application for Butler and Minnewawa, February 2000; Personal communications with Joan Eaten and Julia Durley 1 February 2018; Virginia and Lee McAlester, *A Field Guide to American Houses*, 2002; "Historic Property Survey Report ... for the Wilson Island" by Karana Hattersley-Drayton, M.A. and Jeannine Raymond, Ph.D, 2008; John Edward Powell, "Charles E. Butner" in *A Guide to Historic Architecture in Fresno, California*, 1996; "Charles E. Butner" in Vandor, *History of Fresno County*, p. 2380.

***B14. Evaluator:** Karana Hattersley-Drayton, M.A.
4110 N. Maroa Avenue Fresno, CA 93704

***Date of Evaluation:** 1 February 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 5 of 6

Resource: The Senator Ray W. Hays and Marie Hays Home

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

*Date: 26 January 2018

■ Continuation

B10 continued.

The parcel initially included 44 acres and stretched from Butler Avenue on the north to the Southern Pacific railroad spur on the south. Land use changed over time but Hays' descendants recalled peach orchards behind and around the home and an orange grove to the north (where the pool complex is located now). A large barn to stable the family's horses (including the Senator's Tennessee Walker) and to store hay grown on the property was located at the southwest corner of the house next to a well (there is no memory of a tankhouse). Other outbuildings, including a small two-story cottage for the ranch foreman, were also located near the barn. In later years the land was rented out and was used for feed corn and melons (Hays 2018).

The move to the "suburbs" in the 1930s was part of the development of what is now the Sunnyside Neighborhood which was formerly part of the Easterby Rancho, platted in 1868. The boundaries of the 2560 acre Rancho were the modern streets of Belmont, Chestnut, California and Clovis Avenues. In the 1870s the area was developed with vineyards and all of Fresno County was touted as the "France of the West." In June of 1880 Theodore Kearney and N.K. Masten purchased the Easterby Rancho and several large-scale vineyards were established within the rancho. The remainder of the property was subdivided into 20-acre parcels. Kearney kept 392 acres which he named "The Vineyard." He and his crews dug irrigation canals to water the orchards and vineyards and Kearney supervised the planting of olive and palm trees which 120 years later still line the neighborhood streets. The section of S. Minnewawa Avenue in front of the Hays home is a designated historic landscape on the Fresno County Landmark list (Fresno County Historical Landmark Nomination 2000).

According to descendants, Senator Hays and his wife worked with the architect on the design of this large complex which was built in one campaign. Family history attributes this home---as well as the large Monterey Revival located around the corner at 5424 E. Butler---to a "Butler," thus probably Charles E. Butner. Charles E. Butner (1888-1957) was born in Winston-Salem, North Carolina and graduated from the University of Pennsylvania in 1911, studying under the "legendary" Beaux-Arts architect and educator Paul Cret. Butner worked briefly for the City of Philadelphia and then went to New York to work at Russell Sage Foundation which was then designing Forest Hills Garden, a socially progressive suburban community. He relocated to Fresno in 1913 and in 1914 formed the firm of Glass and Butner with a former college classmate, Edward Glass. The firm designed numerous residential and commercial commissions including the Fresno Republican Printery Building (1919). The men dissolved their partnership in the early 1920s and Butner continued to work on his own in the Fresno area. He relocated in the early years of the Depression to Salinas (Vandor; Powell).

5424 E. Butner



CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 6 of 6

Resource: The Senator Ray W. and Marie Hays Home

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

*Date: 26 January 2018

■ Continuation

B10 continued

In attributing a building to an architect one looks for evidence, ideally signed contracts or plans. To date, this type of evidence has not been found. In addition to oral testimony one can look for signatures in the buildings themselves, unique features used by an architect and recognized as such. One trademark apparently of Butner was the use of a frieze band embellished with heraldic shields (Powell, Twining Labs National Register nomination), but one would not expect to find this on a residential property adapted for suburban ranching.

If the Hays home and the Monterey style residence at 5424 E. Butler are Butner homes these designs are far more free-form and indebted to the California aesthetic than the more rigorous and formal Period Revival projects he built in the 1930s in the Wilson Island or Huntington Boulevard. For example, the Kauke Home at 641 E. Carmen (1932) has a rational facade inspired by the Italian Renaissance Revival. The Chandler Home at 610 E. Pine (1935) is a Jacobethan subtype of a Tudor with a parapeted front facing gable. A home on Huntington Boulevard attributed to Butner is a rigorously symmetrical Colonial Revival and was completed in 1938 when the Hays Home was featured in the newspaper. Additionally the commercial buildings known to be designed by Butner including Twining Laboratories (1930) and the Physicians Building (1926) were also drawn from a more formal architectural language, Mediterranean Revival and Spanish Eclectic. And “by the early Depression years” Butner had relocated to Salinas where he became a prominent civic leader and built a thriving architectural practice in the Monterey area (Powell 1996).

Evidence in favor of a Butner design include the memories of the Hays family. Additionally Charles Butner was a member of the Sunnyside Country Club (Vandor) and had previously worked on progressive suburban tracts in New York before coming to Fresno. It is possible that he designed the two Sunnyside homes and returned from Monterey County to supervise their construction. One intriguing architectural feature on the Hays home are the porch piers which appear similar to the quoined pilasters on the facade of the Twining Building.

Regardless of whether Charles Butner was the architect of record for the Hays Home or not, the complex is eligible for listing on Fresno's Local Register of Historic Resources and probably on the National Register of Historic Places. The property is more than fifty years of age and possesses integrity of location, design, setting, materials, workmanship, feeling and association (FMC12-1607). Additionally It is significant under Local Register Criterion i as an early important suburban ranch property in the development of the Sunnyside neighborhood; it is associated with a family of importance to the community, specifically Ray Hays who served as a State Senator from 1930-1942; and it has architectural distinction as a rambling country estate and complex with multiple design influences prominent in Fresno, and the country, between the two World Wars (Criterion iii).

Aerial looking east

