

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: C.J. Ryland Home

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

b. USGS 7.5' Quad: Fresno North, 1965, Revised 1981

c. Address: 573 E. Terrace Avenue, Fresno

d. Assessor's Parcel Number: 443-312-10

***P3a. Description:** This distinctive Period Revival architect-designed home is located on a .36 acre corner parcel on E. Terrace and North Van Ness Boulevard and incorporates elements of the French Eclectic style into its design. The house is stucco clad with a textured finish and has a rambling irregular plan that wraps the Van Ness corner. The main house is one-story with a two-story bay on the northeast corner. Character defining features include clipped gables at several junctures, an eyebrow arch over the entry porch, a diversity of windows including steel sash casement, decorative stained glass and pivot windows in the façade bay window and French doors with wood muntins. The main entrance is located on the southeast corner and faces onto E. Terrace. The front door is a unique round arched wood panel door that is accessed through an arched porch entryway which has a surround of decorative brick quoins. The bay window on the south elevation has a flat roof and a series of three steel sash windows, with a central double casement window of 8 lights flanked by single sash casement on both sides. All windows have a pivot "transom" window of four lights above. A raised terrace on the east elevation has a balustrade of turned wood spindles. Two brick fireplaces are located on the east, one facing onto the terrace and one on a room that projects on the northeast corner. A service entrance is located on the south elevation west of the front door. This service door is a simpler version of the round arched front door. Also located on the parcel are a two-car garage and workroom and attached greenhouse.

***P3b. Resource Attributes:** HP2 (Single-family dwelling)

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

● Element of Potential District



P5b Photo date: 27 October 2016

***P6. Date Constructed/Age and Sources:** c1924 (Polk-Husted Directory)

***P7. Owner and Address:**
Jeremy Clar and Laura Ward
573 E. Terrace Avenue
Fresno, CA 93704

***P8. Recorded by:** Karana Hattersley-Drayton, M.A.
City of Fresno

***P9. Date Recorded:**
2 November 2016

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Evaluation of the C.J. Ryland Home for the Local Register of Historic Resources."

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5S2

*Resource Name: C.J. Ryland Home

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

***B5. Architectural Style:** Period Revival with French Eclectic influences

***B6. Construction History:** Original building permit cannot be read; Storage room added to garage in 1935; bedroom and bath (possibly the service wing) added in 1936 along with the green house.

***B7. Moved?** ■No

***B8. Related Features:** . The home is one of many substantial homes within the proposed Terrace Gardens Historic District (Tower District Specific Plan, 1991) and is adjacent to Van Ness Boulevard.

B9a. Architect: C.J. Ryland

B9b. Builder: Unknown

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

Area: St. Francis Wood Tract

Period of Significance: 1924-1936 **Property Type:** Single-family eclectic

Applicable Criteria: i, ii and iii

This distinctive home is located on a .36 acre parcel on one of the most architecturally impressive blocks in the St. Francis Wood tract, a subdivision filed in the County 15 January 1916 and annexed to the City in 1918. The tract included covenants which restricted sale or occupation by any person or persons of "Negro, Mongolian or Asiatic origin, nor to any subject or former subject of the Turkish Empire." Any new house also had to have a value of at least \$5,000. The house was designed by and for architect C.J. Ryland who lived here from 1924 to circa 1935. Columbus J. Ryland was born in San Jose, California on December 6, 1892 and studied at the Western Normal California School of Arts and Crafts. He passed his architectural examinations in 1916, took a position with Pacific Portland Cement Company and in 1918 went into the military. He was stationed in France and following the War remained in France to study architecture at the University of Toulouse. He returned to the United States and joined the Fresno firm of Swartz and Swartz. After the death of A.C. Swartz in 1919, Ryland became Fred Swartz's partner in the firm. Among the firm's projects in the San Joaquin Valley were the Rustigian Building in Fresno (1920) and the Lemoore City Hall (1925). In 1928 the architects opened an office in Monterey and another in Salinas in 1931. They designed numerous homes in the Tower District but their premier commission in Fresno was the Fresno State College Library (now Fresno City College). Ryland established his own practice in the mid-1930s in Monterey. He died in 1980 in Walnut Creek. The home is eligible for listing as the work of a master C.J. Ryland (Criterion ii), as an architectural jewel which appears to reflect his tenure in France (Criterion iii) and as a contributor to the proposed Terrace Gardens Historic District (Criterion i).

***B12. References:** Building permits on file with the City of Fresno; 1948 and 1963 Sanborn Fire Insurance Map; Polk-Husted Directory 1924; Tract map for St. Francis Wood (filed 15 January 1916); Tower District Specific Plan 1991; McAlester, Virginia and Lee, *A Field Guide to American Houses* 2002; John Edward Powell, "C.J. Ryland" in *A Guide to Historic Architecture in Fresno, California, 2010*. Legal conveyance documents of parcel, 1921, 1923.

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

***Date of Evaluation:** 1 November 2016

(This space reserved for official comments.)



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

*Date: 27 October 2016

■ Continuation



Entryway; East terrace





Looking west along façade to the Bay window; built in cupboard in breakfast nook

