



**REPORT TO THE HISTORIC
PRESERVATION COMMISSION**

AGENDA ITEM NO. VIA
HPC MEETING: 11/16/2015

November 16, 2015

FROM: DAN ZACK, AICP, ASSISTANT DIRECTOR
Development and Resource Management

APPROVED BY

DEPARTMENT DIRECTOR

BY: KARANA HATTERSLEY-DRAYTON, M.A.
Historic Preservation Project Manager
Secretary, Historic Preservation Commission

SUBJECT: CONSIDERATION OF APPROVAL OF REQUEST BY THE PROPERTY OWNER
TO DESIGNATE THE DR. K.J. STANIFORD HOME LOCATED AT 437 E. OLIVE
AVENUE AS A HERITAGE PROPERTY PURSUANT TO FMC 12-1612.

RECOMMENDATION

Staff recommends that the Commission designate the Dr. K.J. Staniford Home and its contributing carriage house and 1946 commercial building as a Heritage Property pursuant to FMC 12-1612.

EXECUTIVE SUMMARY

The property owner, Angelita Rivera, has requested in writing that her 1-2 story 1915 Arts and Crafts style home located at 437 E. Olive Avenue be considered for designation to Fresno's Local Register of Historic Resources. Two contributing buildings are also located on this .38 acre parcel, a 1946 commercial building (431 E. Olive Avenue) and a one story garage/carriage house. Both of these buildings also appear to be eligible for designation. As an interim step, the three buildings are placed before the Commission tonight for consideration as heritage properties. As required by the City's Historic Preservation Ordinance, a public notice will be published prior to their future consideration for the Local Register of Historic Resources.

BACKGROUND

The 1-2 story Arts and Crafts style home located at the northwest corner of Roosevelt and Olive Avenues was constructed in 1915, prior to the commercial development of the "Tower District" (named for the 1939 Tower Theater). The home has a distinct plan, with its orientation towards the corner; one-two story design, multiple roof planes (including a bow roof on the south bay) and multi-pane wood casement windows. Also on site are a one story carriage house (garage) and a 1946 pumice block commercial building.

The parcel is associated with Dr. K. J. Staniford who owned the property from at least 1925 to 1941. Dr. Staniford was the son of an early pioneer family and both he and his wife were Fresno natives. Dr. Staniford graduated from Cooper Medical College (now Stanford Medical School) in 1911 and in 1913 was elected a member of the Fresno County Health Board. After 1941 the Stanifords sold the home to Nellie Lewis who purchased the property for her son and daughter-in-law, Besley Arnet Lewis and June Stockton Lewis. Besley Lewis had a real estate and insurance business and constructed the modest Streamline Moderne commercial building on the parcel for the business in 1946.

Fresno's Historic Preservation Ordinance identifies several possible strategies and categories for landmarking a property: individually as a historic resource on the Local Register, designation of multiple properties as a local historic district, and individual listing as a "heritage property." "Heritage Property" is defined in the Historic Preservation Ordinance as a "resource which is worthy of preservation because of its historical, architectural or aesthetic merit but which is not proposed for and is not designated as a Historic Resource..." (FMC 12-1603(n)).

The Heritage Property category was established for resources that have historic merit but which may have problems with integrity (such as the Josiah Royce Hall) or which may be a contributor to a proposed historic district but which lack significance as an individual resource. Listing through this program of the Ordinance allows use of the California Historical Building Code and a measure of protection. Unlike the historic resource protocol, heritage properties may only be nominated by the owner or an authorized agent of the owner. A listing of a heritage property may also be rescinded more easily by the owner (FMC 12-1612(d)). There is no requirement to publish a public notice in a local newspaper and the nomination is not automatically forwarded to the City Council for consideration. Additionally, there is no age, significance or integrity requirements for this designation.

CONCLUSION

Staff recommends that the Commission make a finding tonight designating the 100 year old Dr. K.J. Staniford Home and the 1946 Lewis Insurance Agency Office as a Heritage Property. The property will also be presented for consideration for listing on the Local Register of Historic Resources at a future Commission meeting.

Attachments: Exhibit A - State of California Primary and BSO Forms for the Dr. K.J. Staniford Home and Lewis Insurance Agency Office
Prepared by Karana Hattersley-Drayton 21 September 2015

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 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 is flat with a wide overhang and boxed cornice. Windows on this room 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 1966 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 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.

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-two story Arts and Crafts style home located at the northwest corner of Roosevelt and Olive Avenues pre-dates the commercial development in the "Tower" District (so named for the 1939 Tower Theater). The home is architecturally distinct, in part due to its complex plan and orientation and the bow roof on the south bay. The home is associated with Kenneth J. Staniford (1889-1959) who is indicated as the owner on the 1923 building permit for alterations. Dr. Staniford and his wife Mary Elizabeth Hixson were both Fresno natives and appear to have lived in the home through at least 1941. He graduated from Cooper Medical College (now the medical department of Stanford) in 1911. In 1913 Dr. Staniford 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 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. (More research on both families is in progress as of 11.10.15). 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.

***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.

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

***Date of Evaluation:** 10 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.