

ATTACHMENTS

EXHIBIT 1:

2018 MILLS ACT PROGRAM - 1. The J. H. Waller Home (HP#302) Located at 306 N Park Avenue

REVISED WORK PLAN (2019-2028)

| | Contract Year | Site/Building Feature | Proposed Work/Task | Estimated Cost |
|---------------|---------------|-------------------------|---|--------------------|
| 1. | 2019 | Exterior Paint | Complete exterior painting for cladding and architectural trim, with particular attention to the south elevation. | \$5,000.00 |
| 2. | 2020 | Roof | Re-roof with composition shingles in kind. | \$7,000.00 |
| 3. | 2021 | Insulation | Install new insulation throughout walls and attic without damage to historic features. | \$3,000.00 |
| 4. | 2022 | Carriage House: Repair | Re-roof with composition shingles in kind and lift walls in order to pour new concrete foundation (presently wood). | \$5,000.00 |
| 5. | 2023 | Exterior Paint | Complete exterior painting for cladding and architectural trim, with particular attention to the south elevation. | \$4,000.00 |
| 6. | 2024 | Windows | Repair windows as needed for proper operation, seal, and finish; replace all dry rotted areas through house in kind if beyond repair. | \$1,000.00 |
| 7. | 2026 | Wood Elements/Structure | Install tent for termite fumigation and inspect for damage, making related repairs in kind as needed. | \$2,000.00 |
| 8. | 2027 | AC Unit | Replace existing AC unit without damage to historic features. | \$5,000.00 |
| 9. | 2028 | Exterior Paint | Complete exterior painting for cladding and architectural trim, with particular attention to the south elevation. | \$4,000.00 |
| TOTAL: | | | | \$36,000.00 |

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

P1. Resource Name: The J.H. Waller Home

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

***b. USGS 7.5' Quad:** Fresno South, R20E T14S

c. Address: 306 N. Park Avenue, Fresno 93701-1737

d. Assessor's Parcel Number: 459-144-16

***P3a. Description:** This single-family residence sits on a brick foundation and is located on the northeast corner of N. Park and McKenzie in the Lowell neighborhood. It is a vernacular expression of the Greek Revival (although late) with its low pitched end gable roof and two story plan. A two story room on the rear of the home has a lower roof plane and smaller footprint from the main house (see continuation sheet). The building is clad in horizontal wood lapped siding. Craftsman influences are also apparent with the exposed rafter tails and treatment of the full width one story porch with its hip roof, solid wood balustrade and segmental arched opening supported by two wood piers. The front entry is offset to the north and is a newly purchased wood Craftsman style door with multiple lights. A 1/1 sidelight is located to the north of the front door, one double hung sash window is located to the south. All visible windows appear to be 1/1 wood sash with the exception of a newer vinyl window on the rear elevation. A one story bay window with three 1/1 double hung sash windows is on the south elevation. A brick chimney is visible on the rear of the main house. A one car board and batten clad garage is located on the rear of the property and faces onto McKenzie. It has an end gable roof and simple barn doors.

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

***P4. Resources Present:** ●Building



P5b Photo date: 19 November 2015

***P6. Date Constructed/Age and Sources:** Building permit issued 3 April 1911. Garage is noted on the 1948 Sanborn.

***P7. Owner and Address:** Stephen R and Amanda Walter Trustees, 881 E. Country View Circle, Fresno CA 93730

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

***P9. Date Recorded:** 19 November 2015

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Evaluation of the J.H. Waller Home 306 N. Park Avenue 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: The J.H. Waller Home

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

***B5. Architectural Style:** Vernacular Greek Revival with Craftsman influences

***B6. Construction History:** A building permit was issued for a new dwelling on 3 April 1911; an addition was permitted in 1922. A one story garage was added on the rear parcel line facing McKenzie by the 1948 Sanborn map.

***B7. Moved?** ☒ No

***B8. Related Features:** The home is adjacent to the circa 1900 Cowdrey Home which is listed on the Local Register of Historic Resources (HP#033). It is located in the Lowell, a residential neighborhood of early 20th-late 20th century buildings. Lowell Elementary school is directly south across the street.

B9a. Architect: N/A

B9b. Builder: J.H. Walker

***B10. Significance: Theme:** Residential development

Area: Lowell neighborhood

Period of Significance: 1911

Property Type: single-family residence

Applicable Criteria: i, iii

This .22 acre parcel is located on lots 2-4 of block 7 of the Terry Tract, which was first subdivided in 1887 (engineer unknown). The 2-story home was built in 1911 and is a vernacular expression of the Greek Revival with Craftsman influences. It was apparently constructed by the first owner, J.H. Waller who was listed in the Polk Directories for the years 1911 and 1912 as a carpenter and stair maker. Of interest is that his address, and that on the building permit for this property, lists "330 N. Park" which is the Cowdrey Home adjacent to and immediately north (HP#033). As the Cowdrey Home is also a vernacular house type, the "I House," as found throughout the Midwest and Upland South, it would not be surprising to learn that Mr. Waller brought this traditional building type with him when he located to Fresno. Other than a new front door, the house appears to be unchanged since it was first built. It has excellent integrity to its period of significance (1911) and as an example of vernacular architecture constructed for the working class, is an important and unusual housing type for the Lowell neighborhood (Criteria i, iii).

B11. Additional Resource Attributes:

***B12. References:** City of Fresno Building permits; Sanborn Fire Insurance Maps for 1919 and 1948; McAlester, *A Field Guide to American Houses*; Carter and Goss, *Utah's Historic Architecture, 1847-1940*; Polk Directories for 1911-12.

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

***Date of Evaluation:** 20 November 2015

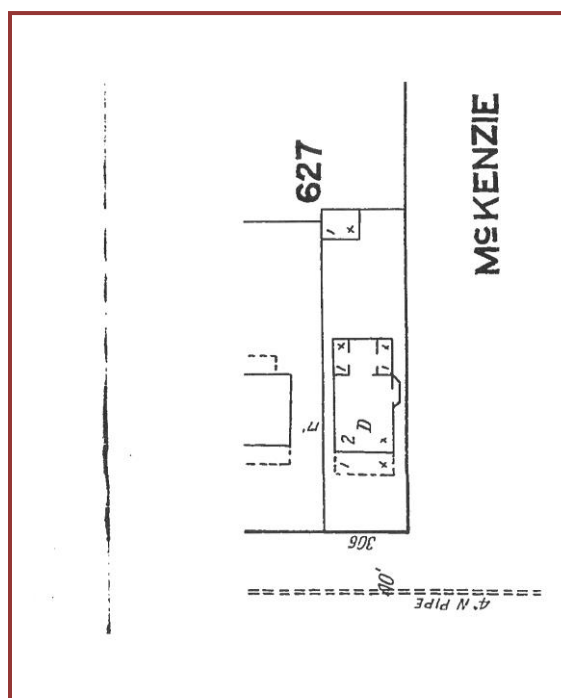
(This space reserved for official comments.)



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

*Date: 19 November 2015

■ Continuation



1919 Sanborn
Fire Insurance
Map:264

EXHIBIT 2:

2018 MILLS ACT PROGRAM - 2. The Cowdrey Home (HP #033) Located at 330 N Park Avenue

REVISED WORK PLAN (2019-2028)

| | Contract Year | Site/Building Feature | Proposed Work/Task | Estimated Cost |
|---------------|---------------|--|--|--------------------|
| 1. | 2020 | Landscape | Reconstruct English Arbor and reinstall hand pump on the south side the front yard, per historic photograph; construct extension of sidewalk toward backyard. | \$2,345.00 |
| 2. | 2023 | Chimney | Restore chimney by removing paint and repointing brickwork without damage to historic features. | \$1,700.00 |
| 3. | 2024 | Porch; Window Screens; Transom Window | Restore Clear Vertical Grain Douglas Fir tongue and groove porch deck and replace contemporary repairs to porch railings with replica of existing 1919 porch railing on the north end; Install window screens without damage to historic features; Make original transom window on west end of north elevation operable again without damage to historic features. | \$4,741.38 |
| 4. | 2025 | Exterior Paint | Complete exterior painting for cladding and architectural trim in accordance with period colors after scraping, sanding, and repairing in addition to cleaning 4 vents. | \$2,958.00 |
| 5. | 2028 | Hardscape | Replace concrete path leading to house, driveway, and driveway apron in kind. | \$3,500.00 |
| TOTAL: | | | | \$15,244.38 |

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.

HISTORIC RESOURCES INVENTORY

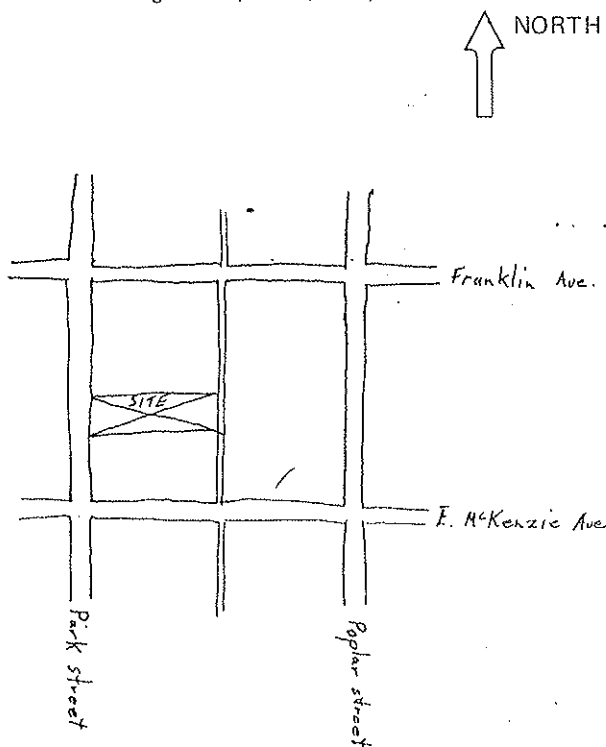
IDENTIFICATION

1. Common name: _____
2. Historic name, if known: Cowdrey Residence
3. Street or rural address: 330 N. Park Street
City: Fresno, California ZIP: 93701 County: Fresno
4. Present owner, if known: Mary Cox Address: 1256 Van Ness
City: Fresno, California ZIP: 93721 Ownership is: Public ☐ Private ☒
5. Present Use: Residence Original Use: Residence
- Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:
Two story wood frame hipped roof structure. Double pitched hip, originally shingled, has been capped with a composition cap sheet. Attached front portico with hipped roof supported by 4 columns and 2 pilasters. 2 x 2 posts on railing spaces 2 inches apart gives a delicate look in contrast to the simplicity and starkness of the rest of the house. Channel siding laid horizontal and straight 1 x 6 corner and window trim.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



(State use only) Ser 11750380770350 Site _____ Mo. _____ Yr. _____
UTM _____ Q _____ NR 4 SHL _____
Lat _____ Lon _____ Era _____ Sig _____
Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
HP 33 S.4 revised

8. Approximate property size:
Lot size (in feet) Frontage 75
Depth 121.8;
or approx. acreage 0.21.
9. Condition: (check one)
a. Excellent ☐ b. Good ☐ c. Fair ☒
d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? ☐ b. Unaltered? ☒
11. Surroundings: (Check more than one if necessary)
a. Open land ☐ b. Scattered buildings ☐
c. Densely built-up ☒ d. Residential ☒
e. Commercial ☐ f. Industrial ☐
g. Other ☐
12. Threats to site:
a. None known ☐ b. Private development ☐
c. Zoning ☐ d. Public Works project ☐
e. Vandalism ☐ f. Other ☒ neglect
13. Date(s) of enclosed photograph(s): May 1978

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☒
f. Other ☐
15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐
16. Year of initial construction 1903 This date is: a. Factual ☐ b. Estimated ☒
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn ☐ b. Carriage house ☒ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ i. None ☐

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

Example of turn of the century residence. Middle class type dwelling. A standard yet comfortable design. The residence of J. A. Cowdrey from 1904 to 1917. Mr. Cowdrey was a manager of a business in the downtown area. A very modified prairie style type building. Significant due to its age and typical form which could be found at one time throughout the area. Very few buildings of this age and style remain from this time.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Pope Directories
Assessor's Office

23. Date form prepared: 2/23/79 By (name): William E. Patnaude
Address: 1050 S Street City Fresno, California ZIP: 93721
Phone: (209) 486-8150 Organization: Allen Y. Lew & William E. Patnaude, Inc.

(State Use Only)



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PARK AV.

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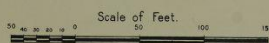
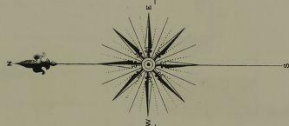
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Fire Insurance Map Collection
Geography and Map Division
Library of Congress

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Godfrer H. Cowdrey, Geo. Ferguson.
murder 1st. - Los Angeles -
also Robbery 1st. 4cta Cc. -
life and 5-life Cc. - Calif -
28 - Salesman - 5.10'8 - 147 -
dark cpl. - Gray eyes - hair
brown.

Rec'd 1/14/25. Par 7/15/35.
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STATE Illinois
COUNTY Peoria

DEPARTMENT OF COMMERCE AND LABOR BUREAU OF THE CENSUS THIRTEENTH CENSUS OF THE UNITED STATES: 1910-POPULATION

SUPERVISOR'S DISTRICT NO. 38
ENUMERATION DISTRICT NO. 38

TOWNSHIP OR OTHER DIVISION OF COUNTY Third Township

NAME OF INCORPORATED PLACE Peoria

WARD OF CITY 1st

ENUMERATED BY ME ON THE 26th DAY OF April, 1910. Clayton D. ... ENUMERATOR.

| LOCATION. | NAME | RELATION. | PERSONAL DESCRIPTION. | NATIVITY. | CITIZENSHIP. | OCCUPATION. | EDUCATION. | FAMILY & BIRTH. | REMARKS. |
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EXHIBIT 3:

2018 MILLS ACT PROGRAM - 3. The C. J. Ryland Home (HP #308) Located at 573 E Terrace Avenue

REVISED WORK PLAN (2019-2028)

| | Contract Year | Site/Building Feature | Proposed Work/Task | Estimated Cost |
|---------------|------------------|----------------------------|--|--------------------|
| 1. | 2019 | Landscape: Camphor Tree | Remove Camphor tree abutting the north elevation due to its impact on the foundation, without damage to historic features. | \$7,500.00 |
| 2. | 2020 | Garage: Walls & Electrical | Repoint brick walls on garage in kind and conduct electrical repairs as needed, without damage to historic features. | \$3,500.00 |
| 3. | 2021 | Front Entries | Repair, paint, and stain decorative main entry and service entry doors on the front elevation. | \$1,500.00 |
| 4. | 2022 | Garage: Doors | Replace overhead garage doors in kind without damage to historic features. | \$3,000.00 |
| 5. | 2023 | Landscape: Redwood Tree | Remove Redwood tree within the southeast corner of the property and replace with a more appropriate shade tree, without damage to historic features. | \$1,000.00 |
| 6. | 2024 | Exterior Paint | Repair dry rot as needed and complete exterior painting for house, garage, and greenhouse. | \$10,000.00 |
| 7. | 2025 | Back Patio: Pergola | Remove non-original attached latticed pergola supported by wood posts over back patio and replace with detached pergola that contributes to the historic character of the property and reveals the original concrete decorative moulding along this central portion of the west elevation. | \$3,000.00 |
| 8. | 2027 | Front Patio | Make necessary repairs to concrete balustrades and properly seal patio in kind without damage to historic features. | \$2,000.00 |
| 9. | 2028 | Driveway Gate; Hardscape | Replace automated driveway gate with one that contributes to the historic character of the property; Remove brick dividing wall along the southern portion of the west property line as it lacks structural integrity. | \$4,000.00 |
| 10. | 2019, 2023, 2028 | Landscape: Cedar Tree | Thin Cedar tree every 5 years, | \$2,000.00/year |
| TOTAL: | | | | \$41,500.00 |

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.

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



EXHIBIT 4:

**2018 MILLS ACT PROGRAM - 4. The Nis Johnson Home (HP #245; contributor to Wilson Island Historic District)
Located at 601 E Pine Avenue**

REVISED WORK PLAN (2019-2028)

| | Contract Year | Site/Building Feature | Proposed Work/Task | Estimated Cost |
|---------------|------------------------|-----------------------|---|--------------------|
| 1. | 2019 | Driveway | Repair cracked, uneven, and broken portions of driveway in kind without damage to historic features. | \$5,000.00 |
| 2. | 2019 | Windows | Repair as needed for proper operation, seal, and finish in kind without damage to historic features. | \$4,500.00 |
| 3. | 2020 | Exterior Paint | Complete exterior painting for cladding and architectural trim, including stucco walls and wood windows. | \$5,500.00 |
| 4. | 2020 | Garage | Repair dry rot and realign parapet that tops the garage. | \$8,000.00 |
| 5. | 2021 | Roof | Make necessary repairs to the roof on residence and garage in kind without damage to historic features. | \$9,000.00 |
| 6. | 2022-2028, annually | Exterior | Conduct annual inspections of the exterior of the property, making necessary repairs in kind without damage to historic features. | TBD |
| TOTAL: | | | | \$32,000.00 |

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

P1. Resource Name: The Nis Johnson Home

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

b. USGS 7.5' Quad: North Fresno, parcel located in the nw ¼ of Section 33

c. Address: 601 E. Pine Avenue, Fresno

d. Assessor's Parcel Number: 451-111-11

***P3a. Description:** This stucco over frame single story residence sits on the northeast corner of E. Pine Avenue and Echo, in the Wilson Island section of the Tower District. The footprint of the home is essentially a large square, but the massing of the 2312 sq foot plan is softened by small projections and cutaways on all of the elevations. Character defining features which place this home squarely within the Mission Revival style are the curvilinear gable (roof parapet) on the façade, the flat roof, cement coping along the stepped cornice line, the tiled shed front porch roof with exposed rafter tails which is supported by massive square piers, and the arched Moorish influenced openings each side of the front porch. Additionally, the porch entrance is an accented arch that nicely parallels the roof parapet. Placed centrally on this parapet is a terra cotta ornament of fruit in a basket. This motif is again quoted in the arts and crafts inspired tile fireplace in the home's living room. The building's façade has a bilateral symmetry created through a centrally placed set of French doors that are flanked on each side by single wood doors with 15 lights each. All glass is beveled. Windows on each side of the façade are also matched and consist of a central large fixed plate glass window flanked by 6 pane casement windows. The three windows are connected through a long top window of 24 panes set with heavy wood muntins. Windows on the rear of the house are 8/1 double hung sash. Of particular interest is that the stepped parapet treatment is continued on the back of the house as well, with the coping picked out (as on the façade) in a brick color. The back porch is stepped in and includes a set of French doors, with 16-pane windows on each side. A 2-car garage north of the house is original and is wood framed, with horizontal wood siding. The roof is flat and has a stepped parapet at the corners. The garage doors are new but an original wood panel and glass door is on the west end.

***P3b. Resource Attributes:** HP2 (Single-family residence) HP4 (detached garage)

***P4. Resources Present:** •Building

•Element of District



P5b Photo date: June 17, 2004

***P6. Date Constructed/Age and Sources:** Building permit for new dwelling and garage 04-19-21.

***P7. Owner and Address:** Joe and Allison Cristando
601 E. Pine Avenue
Fresno 93728

***P8. Recorded by:** Karana Hattersley-Drayton
Historic Preservation Project
Manager,
City of Fresno

***P9. Date Recorded:** June 17, 2004

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Evaluation of the Nis Johnson Home at 601 E. Pine Avenue for the Local Register of Historic Resources."

***Attachments:** • Building, Structure and Object Report • Continuation Sheet
DPR 523A (1/95)

***Required information**



**Fireplace with Arts and Crafts
Tile Work**



BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5S3; 3D

*Resource Name: Nis Johnson Home, 601 E. Pine Avenue, Fresno

B3. Original Use: Single family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Mission Revival

*B6. Construction History: House and garage constructed in 1921 for \$10,000.

*B7. Moved? ☒ No

*B8. Related Features: Also on the property is a wood framed 2-car garage, which mimics the house design through the flat roof and stepped parapet.

B9a. Architect: Unknown

B9b. Builder: Unknown

*B10. Significance: Theme: Early 20th Century Expansion
Wilson Tract (Tower District)

Area: Wilson Island in Fresno's North

Period of Significance: 1921 Property Type: Mission Revival style residence

Applicable Criteria: Local Register i and iii (This property also appears to be eligible as a contributor to both a Local Register Historic District as well as a National Register District.)

The Mission Revival residence at 601 E. Pine was constructed in 1921 for a Danish born farmer, Nis Johnson and his wife Katrina. The parcel is located in the "Wilson Island" area of the Wilson's North Fresno Tract, a subdivision first developed in 1908 by Rosanna C. Wilson and her son A. Polette Wilson. The opening of the Roeding street car line in 1912 and the Wishon Avenue line in 1914 connected this new subdivision with the business community in downtown Fresno. Even so, the Sanborn map of 1919 shows numerous empty lots in this section of the Tract, and it was only in the 1920s-1940s that the large Period Revival homes were built that still grace the area. Nis Johnson was born circa 1868 and came to the United States as an 18-year-old in 1881. His obituary in the Fresno Bee (9-11-48) notes that he lived and farmed in Reedley for 61 years. Apparently for 22 of those years at least he also kept a Fresno home, and he is the original owner on the Building Record for this property. The Polk Directories indicate that he resided at the home until 1947. One of his four daughters, Mamie H. Johnson is listed as the property owner in 1939 and is indicated as the resident with her father in 1947. That year the family sold the property to Louis B. Costello and the Costello family continued to own it through the early 1990s.

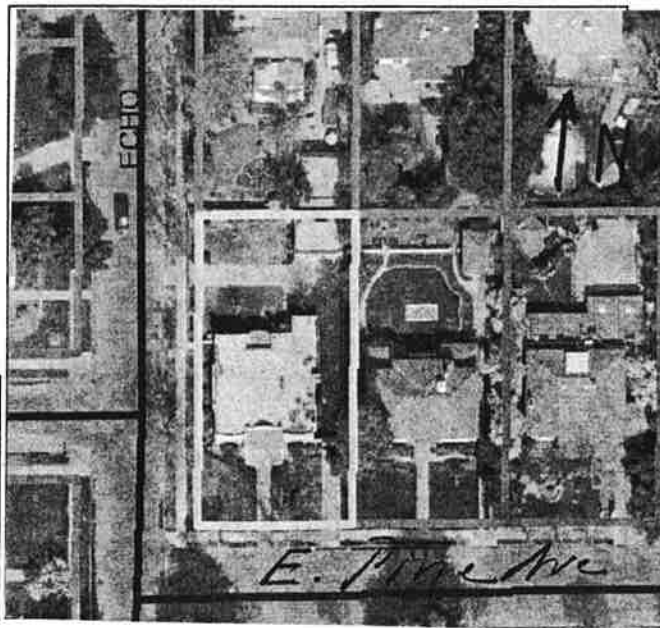
Unfortunately there is no builder of record for this superlative example of Mission Revival residential architecture. It is one of only four known homes in Fresno designed in the Mission Revival style, an architectural aesthetic developed in California and exported throughout the West by the Santa Fe

*B12. References: : "Tower District Specific Plan", 1991; Fresno County Assessor's Records; Building Permit on file with the Planning and Development Department; Polk Directories from 1921-1969; County Recorder records (thanks to Jeannine Raymond Ph.D.), Fresno Bee 9-11-48 Obituary for Nis Johnson; Virginia and Lee McAlester, A Field Guide to American Houses, 1984; Carter and Goss, Utah's Historic Architecture, 1988; Cyril M. Harris, editor, Dictionary of Architecture and Construction, 2000; Virginia and Lee McAlester, A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States, 1998; pp.47-48.

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

*Date of Evaluation: June 18, 2004

(This space reserved for official comments.)



*Recorded by: Karana Hattersley-Drayton

*Date: 6/17/04

■ Continuation

and Southern Pacific Railroad Companies. Mission Revival was commonly used for train depots, schools and commercial buildings, but more rarely for homes.

The Nis Johnson Home appears to be eligible to Fresno's Local Register of Historic Resources under Criteria i and iii. It is an early home in the prestigious Wilson Island Tract, a subdivision that drew business and community leaders northward as Fresno expanded. Most particularly the home is eligible under Criterion iii, as an exemplary and late example of the Mission Revival style applied to residential architecture. It is one of the few homes featured in Virginia and Lee McAlester's A Field Guide to America's Historic Neighborhoods and Museum Homes: The Western States (1998:48) Although Nis Johnson appears to be an early farmer in the area, he does not seem to qualify as unusually important in Fresno's history, thus the home is not also eligible under Criterion ii. The home remains virtually unchanged since it was constructed in 1921 and thus has excellent integrity to its period of significance. It was recently purchased and is being faithfully restored.



West Elevation, 601 E. Pine Avenue

DISTRICT RECORD

Page 1 of 9

*NRHP Status Code: 3S; 5S3

***Resource Name:** Wilson Island Historic District

D1. Historic Name: Wilson's North Fresno Tract (portion) D2. Common Name: Wilson Island

***D3. Detailed Description:**

The "Wilson Island" is located within Fresno's Tower District and encompasses 80 properties which are within the larger 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. In addition, the Island was settled by many of Fresno's influential families with important ties to banking, education, architecture and commerce. The neighborhood has been "called out" as an area of architectural and historical note in both the Tower District Specific Plan of 1991 and Virginia and Lee McAlester's A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States (1998:47-48). Five homes are individually listed on the Local Register of Historic Resources. Of the 80 properties, all but two appear to be contributors to a Local Historic District. *(For the list of resources, see attached continuation sheets and individual primary records).*

***D4. Boundary Description:** The proposed district is bounded by North Echo Avenue on the west, East Carmen Avenue on the north, the northern side of East Floradora Avenue on the south and the back side of the commercial lots along North Wishon Avenue. (See map)

***D5. Boundary Justification:** The name "Wilson Island" is a local (emic) term which refers to the initial plan for the neighborhood. Although Wishon and Echo now connect to McKinley both streets once were designed to dead-end at Carmen Avenue, thus forming a backwards P shape, or "island." The District boundaries are concurrent with the residential buildings within this "P" and the neighborhood's long-term identity.

***D6. Significance: Theme:** Fresno's Expansion Northward **Area:** Wilson's North Fresno Tract (Tower District) **Period of Significance:** 1910-1954 **Applicable Criteria:** Local Register District i, ii, iii, iv. The Wilson Island is one of the most architecturally distinct neighborhoods in Fresno, with a mix representing the major styles prevalent during the period of 1910-1954. Several of the homes were designed by prominent local and regional architects (and/or building firms) including Charles E. Butner, William D. Coates, Richard F. Felchlin, Swartz and Ryland, Taylor-Wheeler Builders, Manoog Manoogian, etc. A few architects also lived in "The Island," although it is of interest that their homes are among the more modest. The intellectual elite of Fresno relocated to this neighborhood, and their access to Fresno's downtown business district was made easier by the extension of the street car line in 1908. Property owners included William Blasingame and Lena Shaver, the widow of Charles Shaver for whom Shaver Lake is named; Olin Everts, attorney and political leader; Frank Bradford, owner of the Valley's largest baking company; banker Barton Einstein; and Milo Rowell, manager of the largest produce firm in the San Joaquin Valley; William Eilert, owner of the Fresno Brewery; Dr. Frank Twining, founder of Twining ("We Test Anything") Laboratories; Louis Gundelfinger, banker, etc. Of interest are the numbers of individual women who purchased and developed homes in the Island, encouraged perhaps by the tract developer, Rosanna C. Cooper? A sense of community was strengthened by the number of families with multiple homes in the neighborhood. From an earlier era when people lived in more socially mixed neighborhoods, the Wilson Island represents a move to a new "suburbia," based to some extent on social standing and education. The District appears to be eligible for Fresno's Local Register of Historic Resources pursuant to FMC 12-1607(b) under Criteria i, ii, iii and iv. The District also appears to be eligible to the National Register of Historic Places although separate forms will be required for this nomination.

***D7. References:** See bibliography included in historic survey report.

***D8. Evaluator:** Karana Hattersley-Drayton

Date: August 6, 2009

Affiliation and Address: Historic Preservation Project Manager, Planning and Development Department, 2600 Fresno Street, Fresno, California

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT:

Map Reference #1: The Rosanna C. Wilson Home (1445 N. Echo Ave) is a gracious two-story Tudor Revival residence constructed in 1921-1922. This ½-acre parcel anchors the southwest corner of the "Wilson Island" and was built for the developers of the tract, Rosanna C. Wilson and her son, A. Polette Wilson.

#2 The Lena A. Shaver Home (1455 N. Echo Ave). This two-story Spanish Revival home was completed in 1921 for the widow of Charles Shaver, for whom Shaver Lake is named. The cost of the new construction was valued at \$25,000, \$5,000 more than what neighbor Rosanna Wilson stipulated as the minimum cost.

#3 The Henry and Gladys Korn Home (1465 N. Echo Ave) is another full two-story Spanish Revival style residence built in 1935. Of particular interest is the architectural treatment at the front entrance.

#4 The Calvin H. Antrim Hone (1471 N. Echo Ave) is a two-story Colonial Revival residence built in 1936.

#5 The Nancy H. Thompson Home (1475 North Echo Ave) was built in 1935 as a two-story Upright and Wing. A postcard of the residence refers to it as "La Paloma Home," for reasons unknown.

#6 The Samuel and Emma Hopper Home (1485 N. Echo Ave) is a spacious two-story building with Prairie and Craftsman detailing, constructed in 1920 by Shorb and Meade. The Hopper family remained in the home until 1938.

#7 The Eda and Olin L. Everts Home (1487 N. Echo Ave) was constructed in 1920, also by Shorb and Meade, in a Tudor Revival style. The two-story residence is similar in design and feel to the Rosanna C. Cooper home down the block and is referenced in the McAlester's *A Field Guide to America's Historic Neighborhoods and Museum Houses*, page 48.

#8 The Luther S. Brown Home (1497 N. Echo Ave) was built prior to 1919 as it is indicated on the Sanborn Fire Insurance Map for that year. A one story bungalow, it has been significantly altered over time. However, it retains its massing and setting and contributes to the District.

#09 The Con and Lilly Ambrose Home (1515 N. Echo Ave) was built in 1937 in a Spanish Revival style. The Ambrose family lived in this two-story residence for 47 years.

#10 The Burton and Leona Todd Home (1525 N. Echo Ave) is a Spanish Revival home with multiple levels, from one story to one and half to a full two stories. It was built in 1934 by the Taylor-Wheeler firm for the Todd family, relatives of the original tract developer Rosanna C. Cooper and is referenced in the McAlester's *A Field Guide to America's Historic Neighborhoods and Museum Houses*, page 48.

#11 The Thomas and Ada Mae Thompson Home (1545 N. Echo Ave) is also a Spanish Revival home, one of six in a row. It was built in 1936 by and for contractor W.H. Richmond who apparently sold it immediately to the Thompsons. T.R. Thompson was prominent in the Fresno legal community and served as a Superior Court Judge for District 1 from 1932-1950. The family owned the home for 48 years.

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT, CONTINUED:

Map Reference #12: The Sigmund Levy Home (1549 N. Echo Ave) is a two-story Spanish Revival style home which was built in 1934 by the design-contracting firm of Taylor-Wheeler for Sigmund Levy. Levy was the advertising manager for the *Fresno Morning Republican* and was the son of Herman Levy who emigrated from Germany to Fresno and signed the Fresno City Charter. His brothers Herbert and Leon also lived in the Island.

#13: The F.A. and Anna Yearout Home (1561 N. Echo Ave) is yet another Spanish Revival style home which is predominantly one story. It was built in 1934 by the firm of Taylor-Wheeler for F.A. and Anna Yearout. Mr. Yearout was a cotton farmer on the west side.

#14: The O.L. McDonnell Home (1581/1705 N. Echo Ave) was built in 1937 in a Spanish Eclectic style for businessman O.L. McDonnell. The home located on a corner lot is larger than it appears from the street.

#15: The Bingham-Lovejoy Home (605 E. Carmen Ave) is a one-story Craftsman bungalow built in 1919. C.W. Bingham operated the Bingham-Wenks Planing Mill in Fresno. George and Sue Lovejoy lived in the home from 1926-1944. Lovejoy served as Fresno District attorney from 1922 to 1927.

#16: The George Riddell Miller Home (617 E. Carmen Ave) is a distinctive one-story Craftsman cottage constructed in 1919. George Miller lived in the home from 1919 to 1953. James and Edith Herring were another long-term resident at 34 years.

#17: The Claude and Laura Rowe Home (631 E. Carmen Ave) draws its design inspiration from both the Italian Renaissance Revival as well as the Arts and Crafts aesthetic. This one-story home was built in 1934 for the Rowe family.

#18: The Frank and Felita Kauke Home (641 E. Carmen Ave) was completed in 1932 and designed by the regional architect Charles E. Butner. Butner studied under the Beaux-Arts architect Paul Cret at the University of Pennsylvania and established a firm in Fresno in 1914 with former classmate Edward Glass. Two local Butner projects, Twining Laboratories and the Physicians Building are on the National Register of Historic Places. Frank Kauke was a former Fresno City attorney and Fresno County District attorney who built this Italian Renaissance style home for his bride. The Kauke home is individually listed as a Heritage Property HR#011.

#19: The Elsie Grace Cornell Home (655 E. Carmen Ave) is a one-story Minimal Traditional style residence which was built in 1936 by contractor W. H. Richmond. The home is named for the first occupant, Elsie Grace Cornell.

#20: The Richard F. Felchlin Home (665 E. Carmen Ave) is a Minimal Traditional style home constructed in 1935 by and for Felchlin whose name is associated with the construction of most of the monumental buildings in Fresno's downtown from 1912 to 1930. Richard Ferdinand Felchlin studied civil engineering at the University of California, Berkeley and formed the R.F. Felchlin Company in Fresno in 1912 with Charles Franklin, engineer.

#21: The Mary S. Wallace Home (701 E. Carmen Ave) is an Airplane Bungalow which was built prior to 1919, as it is depicted on the Sanborn Fire Insurance maps for that year.

CONTINUATION SHEET

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT, CONTINUED:

Map Reference #22: The C.W. and Louise Carlton Home (717 E. Carmen Ave) is a Tudor Revival cottage designed and constructed in 1928 by Manoog Manoogian, a local builder born in Harput, Armenia. C.W. and Louise Carlton purchased the home in 1929 and lived here for 29 years. C.W. Carlton operated an automobile tire business, Iverson and Carlton Tires at 1435 Van Ness Avenue in a building designed by Swartz and Ryland.

#23: The Harrison B. and Natalie Traver Home (731 E. Carmen Ave) was built in 1919 by and for the architect Harrison Traver. He worked in the California State Architect's Office and in 1911 formed a partnership with W.D. Coates. Traver and Coates designed several local buildings and residences of note, including the Liberty Theatre and Fresno High School. The Travers lived in this one-story bungalow for nine years.

#24: The Lucie Camy Home (743 E. Carmen Ave) is the only home in the Island that was moved in from another location. According to neighbors, in 1947 the building was placed on the foundation backwards. Perhaps for this reason it is stylistically rather simple. All visible windows have been replaced although the glazing patterns have been retained.

#25: The Henry Biehl Duplex (742-44 E. Carmen Ave) is one of several multi-family units in the Island. The two-story building was constructed in 1954. Henry Biehl worked as a gardener for property owners in the area.

#26: The Helen M. Jones Home (735-736 E. Carmen Ave) serves as a duplex now but was permitted as a single family home when it was constructed in a Spanish Revival style 1923.

#27: The Virgil and Margaret Routt Home (730 E. Carmen Ave) has a post-War Minimal Traditional look to the façade, undoubtedly because it was remodeled in 1955 although constructed initially in 1923. Virgil Routt owned the Routt Lumber Company in Fresno.

#28: The Dudley and Elsie Bates Home (718 E. Carmen Ave) is one of many 2-story Prairie style homes in the Island. It was constructed in 1925 and purchased by the Bates family. In 1932 it was sold to Philip Conley, who served as both a Fresno Deputy District Attorney and Fresno County Superior Court Judge. The Conleys lived in the home for 27 years.

#29: The Alf and Yetta Knapp Home (708 E. Carmen Ave) was designed by the architectural firm of Swartz and Ryland although extensively altered since its construction in 1925. Alf Knapp was a magazine distributor and he and his wife lived in the home for 12 years before selling it in 1937 to Charles and Rebecca Fink.

#30: The George and Willa Porter Home (666 E. Carmen Ave) is a masonry two-story Spanish Revival Home that was built in 1936 and designed by architect Fred L. Swartz. George Porter was a chiropractor who pioneered the use of vitamins to cure illnesses and became an expert in the field.

#31: The Deacon-Eilert Home (660 E. Carmen Ave) was built in 1919 in a Tudor/Craftsman style. The home is associated with two important families: Roual and Mae D. Deacon and William and Mae Eilert. Roual Deacon owned Lemoore Lumber Company and lived in the home with his wife from 1920-1925. William J. Eilert ran the Fresno Brewing Company following his father's death in 1902. The Eilerts lived in the home from 1925-1945.

CONTINUATION SHEET

CONTRIBUTORS TO THE DISTRICT CONTINUED:

Map Reference #32: The William O. and Edna Blasingame Home (630 E. Carmen Ave) sits on a .5 acre lot and was constructed in 1920. The large two-story home has both Prairie and Neoclassical influences and was the home of the Blasingames from 1920-1934. William was in banking with his brother Lee who resided at 710 E. Pine Avenue in the Island. The MacAlpines were the second owners, from 1934-1947.

#33: The Claude M. Thompson Home (600 E. Carmen Ave) is a two-story Tudor Revival style home that is articulated with decorative strapwork. It was built in 1919 and purchased in 1923 by Claude M. Thompson, after the first owners defaulted on their loan. Thompson was a leader in the construction business.

#34: The George and Emma Osborn Home (605 E. Home Ave) is a two-story Colonial Revival that was built in 1921. It is located on Lot 7 of the tract, one of the earliest parcels in the Wilson Island to be sold. George Osborn and his brother Chase published the *Fresno Herald* before purchasing the *Fresno Morning Republican* from Chester Rowell in 1920.

#35: The Cearley-Twining Home (625 E. Home Ave) is on Fresno's Local Register of Historic Resources, HP#244. The two-story home was constructed in 1918 as one of the first grand Period Revival buildings in the Island. The first owner is "A.P. Wilson," one of the tract developers, but according to the Polk Directories the first resident was Charles T. Cearley, a former *San Jose Times* part owner and reporter who opened a small stationary store after his move to Fresno. Cearley was the President of the Fresno County Chamber of Commerce in 1922. In 1927 Cearley sold the home to Frederick E. Twining of Twining Laboratories.

#36: The Ivan C. and Maude McIndoo Home (655 E. Home Ave) is a two-story Prairie-Craftsman style residence that sits on a 1/3 acre lot. The exact build date is not know but it is depicted on the 1919 Sanborn Fire Insurance map.

#37: The Estelle Sadoyan Home (659 E. Home Ave) is one of two Ranch style residences in the Island. It was built in 1954 for Estelle Sadoyan who lived in the home for 41 years.

#38: The William and Bessie Parlier Home (667 E. Home Ave) is a rather stunning example of an Airplane Bungalow, with a Japanesque quality to the roof treatment. It was built prior to 1919 as it is depicted on the Sanborn Fire Insurance map of that year and is one of the Island homes referenced in the McAlester's *A Field Guide to America's Historic Neighborhoods and Museum Houses* (p. 48).

#39: The Rose Stout Home (715 E. Home Ave) was built circa 1922, according to oral sources. The two-story home has been significantly altered and has a Spanish/Moroccan inspired façade.

#40: The Harry and Anna Coffee Home (721 E. Home Ave) is an Upright and Wing type building with Colonial Revival styling. It was constructed in 1921 for Anna and Harry Coffee.

#41: The J.R. and Emman Fitch Home (735 E. Home Ave) is an Airplane bungalow constructed by 1919. Of architectural interest is the stone and brick chimney which includes the house address picked out in brick.

#42: The Melba Apartments (745 E. Home Ave) is the only apartment complex within the proposed historic district. The two-story building was constructed in 1922 by G.C. Smith and currently has 12 units.

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

■ Continuation

□ Update

CONTRIBUTORS TO THE DISTRICT:

Map Reference #43: The Manoog and Arpine Manoogian Home (742 E. Home Ave) is a picturesque one-story cross-gabled home in the Tudor Revival style. It was built in 1935 by Manoog Manoogian, an Armenian-born designer/contractor who is associated with at least three homes in the Island. He and his wife lived at this address for 21 years.

#44: The George W. and Mercedes Chester Home (730 E. Home Ave) was built in 1934 in an eclectic Tudor style by Manoog Manoogian, an Armenian-born designer, builder and artist. The Manoogians lived next door at 742 E. Home. The property is named for George and Mercedes Chester who bought the home in 1938 and resided there for close to 30 years.

#45: The Elizabeth Bernhard Home (722 E. Home Ave) was built in 1919 and is a traditional two-story American Foursquare. Elizabeth Bernhard lived in the home for 38 years.

#46: The Henry and Amalia Dermer Home (702 E. Home Ave) is a Tudor Revival cottage constructed in 1933. Henry Dermer was born in Kiev of Volga German descent and established a clothing business in Fresno. He and his wife Amalia were active in the Free Evangelical Lutheran Cross Church; Henry and his father helped to move the church building when it was in the new right-of-way for Highway 99.

#47: The Herbert Levy Home (666 E. Home Ave) is a two-story Spanish Eclectic style residence built in 1930 and designed by architect William Coates. Herbert Levy was the son of Herman Levy who immigrated to Fresno from Germany and was one of the signatories on the Fresno City Charter. Two of Herbert's brothers---Sigmund and Ben---also lived in the Island. The home is the only one in the Wilson Island that remains with the original family.

#48: The William and Anna Bean Home (654 E. Home Ave) was built in 1921 in an Italian Renaissance style with a Japanesque-inspired Craftsman portico. The two-story residence includes French doors at "coach" level that access the *porte cochere*; there is also a solarium at the rear of the first floor. William Bean was the Fresno County Coroner and he and his wife lived in the home for 29 years. From 1940 to 1983 Norman and Grace Rudy were the owners.

#49: The Frank Bradford Home (630 E. Home Ave) is a two-story neo-classical style residence constructed by Shorb and Meade in 1919. Frank Bradford owned the San Joaquin Banking Company, the largest in the Valley and lived with his family in the home for 30 years. According to oral sources the façade of the house was "demolished" and rebuilt circa 1968, but there are no building permits on record for this work.

#50: The Frank Quick Home (618 E. Home Ave) was constructed in 1921 as a two-story Italian Renaissance style residence. Frank Quick lived in the home for 25 years and then sold it to Judge Chester R. Andrews in 1946.

#51: The Ben and Susatte S. Kaufman Home (608 E. Home Ave) is also an Italian Renaissance revival home with a highly ornamented portico at the front entrance. The two-story residence was built in 1925 and designed by Swartz and Ryland for Ben and Susatte S. Kaufman, who lived on the property until 1936.

CONTRIBUTORS TO THE DISTRICT:

Map Reference #52: The Nis Johnson Home (601 E. Pine Ave) is the only Mission Revival style residence in the Island. The one-story home was constructed in 1921 for a Danish born farmer, Nis Johnson and his wife Katrina. Johnson's obituary in 1948 noted that he lived and farmed in Reedley for 61 years but apparently he also kept a home in Fresno as well. The property is individually listed on the Local Register of Historic Resources as HP#245.

#53: The Gustav and Edith Manheim Home (617 E. Pine Ave) is a two-story Prairie home with neoclassical proportions and massing. It was built in 1919 for Gustav and Edith Maheim. Gustav Manheim was Manager of two local department stores and Edith Manheim was an accomplished pianist. The home is HP#258.

#54: The Gerald and Margherita Thomas Home (627 E. Pine Ave) was originally constructed in 1919 by J.D. Shorb as a two-story Prairie style residence. Several alterations have affected the period look of the façade. The Thomas family lived in the home until 1928.

#55: The Benjamin Levy Home (641 E. Pine Ave) is a neo-classical inspired 1-story cottage that was built in 1922 for one of three Levy brothers who lived in the neighborhood. From 1957 to 1963 architect Fred Swartz owned the home.

#56: The Ed and Chrissie Riggins Home (655 E. Pine Ave) was built in 1929 in a Tudor Revival style. Of interest is the home, as with several others in the Island, has a cantilevered second story and decorative wood strapwork.

#57: The Albert and Susie Clark Home (667 E. Pine Ave) is a two-story Spanish Eclectic style residence. It was built in 1924 for Albert and Susie Clark. Mr. Clark was the Director of the Union National Bank and then President of the Fresno Savings Bank, which were the first incorporated banks in Fresno under local leadership. The Clarks lived in the home from 1922-1944. In 1944 the property ownership was transferred to a daughter, Eva C. Walker who was married to Ben Walker, a well-known figure in Fresno for his extensive newspaper files which he later bequeathed to the Fresno Historical Society.

#58: The Berton and Edna R. Einstein Home (701 E. Pine Ave) was built prior to 1919 as it is depicted on the Sanborn Fire Insurance map for that year. The Italian Renaissance revival style home was constructed for Berton and Edna R. Einstein. Mr. Einstein was referred to as a "rising magnate" in literature of the time but he died in 1920 during the flu epidemic. His widow continued to live in the home for another six years after his death.

#59: The Minnie Sachs Home (711 E. Pine Ave) was built prior to 1919 and is a two-story Italian Renaissance inspired building with Prairie and Craftsman influences. The home was built for Minnie Sachs who was a widow when she bought the lot.

#60: The Mary Cohen Residence (727 E. Pine Ave) is a highly altered Craftsman bungalow that was substantially enlarged in 1952 to provide housing for a convent by then owned by St. Theresa Parish. The original home is named for Mary Cohen who is listed on the 1919 building record when a new garage and sleeping porch were added. The house is depicted on the 1919 Sanborn Fire Insurance map.

#61: The J. B. Goodman Home (742 E. Pine Ave) is a traditional American Foursquare built in 1921-22. Goodman was the owner of Goodman's Department Store. John and Marion Baldwin later owned the home for twenty years.

CONTRIBUTORS TO THE DISTRICT:

Map Reference #62: The Harry and Lucille Mitchell Home (730 E. Pine Ave) is a severely altered home of indiscriminate style. It was initially built in 1919 with permits for additions or alterations taken out in 1935, 1936, 1937, and 1941. As the alterations appear to have been made early on and the home contributes to the general context of the District, the property is considered a contributor rather than a non-contributor. The Mitchell family owned it for 50 years; Mr. Mitchell was a local dentist.

#63: The Lee and Minita Blasingame Home (710 E. Pine Ave) was built in 1919-1920 in a Colonial Revival style by Shorb and Meade. Lee Blasingame was the cashier of the First National Bank of Fresno. From 1923 to 1927 the two-story residence was owned by Milo and Lillian Rowell. Mr. Rowell was the Manager of the largest produce firm in the San Joaquin Valley.

#64: The Mosgrove Home (660 E. Pine Ave) was the first home built in the Wilson Island. This Craftsman bungalow was designed for William and Nellie Mosgrove on a half-acre lot by Frank Faulkner, a Missouri architect and Mrs. Mosgrove's brother. When constructed in 1910 the home was on open land and the family enjoyed an unobstructed view of the Sierras. The property is listed on Fresno's Local Register of Historic Resources as HP#106.

#65: The Gates-Twining Home (640 E. Pine Ave) was built in 1932 by Taylor-Wheeler Inc. It is the only French Norman Revival home in the Island. The first owner was real estate broker Dudley C. Gates. From 1937 to 1948 the residence is associated with Frederick W. Twining, the son of Frederick E. Twining of Twining Laboratories. Father and son built the business together following the motto, "We Test Anything." The Gates-Twining Home is a designated historic property #239.

#66: The C.P. Hill Home (624 E. Pine Ave) is the only Monterey Revival style home in the neighborhood. The two-story home with cantilevered balcony was built in 1935 by Taylor-Wheeler Builders. C.P. Hill and family lived in the home for 14 years.

#67: The Clayton and Edna Chandler Home (610 E. Pine Ave) was designed by Charles E. Butner and is a two-story residence built in the rather rare Jacobethan sub-type of the Tudor Revival. The rambling 1935 building was owned by Clayton and Edna Chandler, relatives of Senator and Mrs. Wilber F. Chandler for whom Chandler Field is named.

#68: The Lousander Markarian Home (1426 N. Echo Ave) is a Ranch style home that was constructed by the owner in 1952.

[#69 and #70 are non-contributors to the District as they were constructed post 1970]

#71: 635 E. Floradora Ave is a single-story side-gabled cottage built in 1940 by the Harris Construction Company.

#72: The W. Wacasar Home (639 E. Floradora Ave) was built in 1929 and is a Tudor Revival cottage. A "W. Wacasar" owned the home for over fifty years.

#73: The C. W. Wacaser Home (653 E. Floradora Ave) [spelling taken from Building record] is also a cross-gabled Tudor Revival cottage and was constructed in 1927.

CONTINUATION SHEET

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT:

Map Reference #74: The Dennis B. Wheeler Home (661 E. Floradora Ave) is a Tudor Revival cottage that was built by Dennis Wheeler in 1927, the same year he founded Taylor-Wheeler Builders with Orville Taylor. Wheeler attended both Stanford and Cal and graduated with a degree in Commerce. He managed the company's business and supervised construction.

#75: The Nellie Dorsey Home (1415 N. Linden Ave) is a one-story Minimal Traditional style home that is the only property to have a N. Linden address. It was built in 1941 by the Harris Construction Company. Nellie Dorsey lived in the home from 1941 to 1964.

#76: The Robert Barton/Frank Curtin Home (707 E. Floradora Ave) was one of 12 buildings noted on the 1919 Sanborn Fire Insurance map. The one and a half Craftsman style home was sold by the Bartons to the Curtins circa 1914-1915.

#77: The L. Samuels Home (717 E. Floradora Ave) is another early Wilson Island building as depicted on the 1919 Sanborn Fire Insurance Map. The residence is a variation of the Prairie Box with Craftsman and Colonial Revival details. A building permit for alterations to the two-story home made in 1923 lists a L. Samuels/Equitable Life Association Society as the owner.

#78: 727 E. Floradora Ave is a transitional property with influences from the Minimal Traditional and International styles. The one-story residence was constructed in 1939. Unfortunately the building record is too faded to read the owner's name.

#79: The Henry Gundlefinger Home (743 E. Floradora Ave) is associated with the banker, Henry Gundlefinger, who developed the Bank of Central California with his brothers Louis and Leopold. Mr. Gundlefinger was the owner by the time a garage was built on this property in 1934. This variation of a Prairie Box was constructed prior to 1919 and is depicted on the Sanborn Fire Insurance map of that year.

#80: The Wishon-Pine Apartments (748-54 E Pine Ave) was added to the project footprint after the boundaries were initially drawn. This former two-story Prairie style single-family residence was reconfigured and subdivided to become apartments. In 1946 architect David H. Horn is indicated as the contractor for a major alteration. The building permit record notes that "this house moved from front to rear [lots ?]" The 1919 Sanborn indicates a two-story residence facing Wishon. It is assumed that the house was moved to allow for the construction of the commercial building at 1445 N. Wishon.

NON-CONTRIBUTORS TO THE DISTRICT:

Map Reference #69 (607 E. Floradora Avenue) is a Ranch style home that was built in 1970. As it is less than 50 years of age it is considered a non-contributor to the proposed District.

#70 (621 E. Floradora Avenue) is a two-story building with Colonial Revival details. According to the Assessor's office it was built in 1974 and is thus less than 50 years of age.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Map Ref. #052

HP# 245

P1. Resource Name: The Nis Johnson Home

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

***b. USGS 7.5' Quad:** North Fresno, parcel located in the nw ¼ of Section 33

c. Address: 601 E. Pine Avenue, Fresno

d. Assessor's Parcel Number: 451-111-11

***P3a. Description:** This stucco over frame single story residence sits on the northeast corner of E. Pine Avenue and Echo, in the Wilson Island section of the Tower District. The footprint of the home is essentially a large square, but the massing of the 2312 sq foot plan is softened by small projections and cutaways on all of the elevations. Character defining features which place this home squarely within the Mission Revival style are the curvilinear gable (roof parapet) on the façade, the flat roof, cement coping along the stepped cornice line, the tiled shed front porch roof with exposed rafter tails which is supported by massive square piers, and the arched Moorish influenced openings each side of the front porch. Additionally, the porch entrance is an accented arch that nicely parallels the roof parapet. Placed centrally on this parapet is a terra cotta ornament of fruit in a basket. This motif is again quoted in the arts and crafts inspired tile fireplace in the home's living room. The building's façade has a bilateral symmetry created through a centrally placed set of French doors that are flanked on each side by single wood doors with 15 lights each. All glass is beveled. Windows on each side of the façade are also matched and consist of a central large fixed plate glass window flanked by 6 pane casement windows. The three windows are connected through a long top window of 24 panes set with heavy wood muntins. Windows on the rear of the house are 8/1 double hung sash. Of particular interest is that the stepped parapet treatment is continued on the back of the house as well, with the coping picked out (as on the façade) in a brick color. The back porch is stepped in and includes a set of French doors, with 16-pane windows on each side. A **2-car garage** north of the house is original and is wood framed, with horizontal wood siding. The roof is flat and has a stepped parapet at the corners. The garage doors are new but an original wood panel and glass door is on the west end.

***P3b. Resource Attributes:** HP2 (Single-family residence) HP4 (detached garage)

***P4. Resources Present:** ! Building ! Element of District



P5b Photo date: June 17, 2004

***P6. Date Constructed/Age and Sources:** Building permit for new dwelling and garage 04-19-21.

***P7. Owner and Address:** Joe and Allison Cristando
601 E. Pine Avenue
Fresno 93728

***P8. Recorded by:** Karana Hattersley-Drayton
Historic Preservation Project Manager,
City of Fresno

***P9. Date Recorded:** June 17, 2004

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Evaluation of the Nis Johnson Home at 601 E. Pine Avenue for the Local Register of Historic Resources."

***Attachments:** ● Building, Structure and Object Report ! Continuation Sheet
DPR 523A (1/95)

***Required information**

EXHIBIT 5:

**2018 MILLS ACT PROGRAM - 5. The Frank Bradford Home (contributor to Wilson Island Historic District)
Located at 630 E Home Avenue**

REVISED WORK PLAN (2019-2028)

| | Contract Year | Site/Building Feature | Proposed Work/Task | Estimated Cost |
|---------------|------------------------|---------------------------------------|---|---------------------|
| 1. | 2018-2028, annually | Landscape: Large Trees | Restructure large trees at least once per year, or more as needed, to avoid contact of branches or roots with the house or exterior features. | \$10,000.00 |
| 2. | 2018-2028, annually | Roof: Gutters, Leaders, Downspouts | Inspect for damage or deterioration and clean out debris, at least once per year, or more often as needed, and make necessary repairs in a timely manner. | \$5,000.00 |
| 3. | 2018-2028, annually | Landscape: Maintenance | Tree-trimming and inspection of plantings at least once per year, or more often as needed, to avoid contact of branches or plantings with the house or exterior features. | \$5,000.00 |
| 4. | 2020-2022 | Fence | Replace the southern portion of fencing toward the west property line with fencing that contributes to the historic character of the property. | \$6,000.00 |
| 5. | 2023 | Landscape: Arbor | Re-roof with wood paneling in kind. | \$2,500.00 |
| 6. | 2028 | Electrical | Install new electrical equipment to meet current standards without damage to historic features. | \$15,000.00 |
| 7. | 2028 | Rear Elevation: Windows | Replace metal crank windows on the rear elevation of a later addition to the residence to match wood windows on the remainder of the rear elevation. | \$12,000.00 |
| 8. | 2020-2021 | Hardscape: Brick Patio | Make necessary repairs to the brick patio in the backyard, and if needed replace in kind. | \$1,500.00 |
| 9. | 2020-2025 | Windows | Replace weights in windows in kind as needed without damage to historic features. | \$100.00/window |
| 10. | 2028 | Hardscape: Concrete Path | Repair concrete path connecting the main entry and sidewalk in kind. | \$3,000.00 |
| TOTAL: | | | | \$60,100.00+ |

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.

DISTRICT RECORD

Page 1 of 9

*NRHP Status Code: 3S; 5S3

*Resource Name: Wilson Island Historic District

D1. Historic Name: Wilson's North Fresno Tract (portion) D2. Common Name: Wilson Island

***D3. Detailed Description:**

The "Wilson Island" is located within Fresno's Tower District and encompasses 80 properties which are within the larger 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. In addition, the Island was settled by many of Fresno's influential families with important ties to banking, education, architecture and commerce. The neighborhood has been "called out" as an area of architectural and historical note in both the Tower District Specific Plan of 1991 and Virginia and Lee McAlester's A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States (1998:47-48). Five homes are individually listed on the Local Register of Historic Resources. Of the 80 properties, all but two appear to be contributors to a Local Historic District. *(For the list of resources, see attached continuation sheets and individual primary records).*

***D4. Boundary Description:** The proposed district is bounded by North Echo Avenue on the west, East Carmen Avenue on the north, the northern side of East Floradora Avenue on the south and the back side of the commercial lots along North Wishon Avenue. (See map)

***D5. Boundary Justification:** The name "Wilson Island" is a local (emic) term which refers to the initial plan for the neighborhood. Although Wishon and Echo now connect to McKinley both streets once were designed to dead-end at Carmen Avenue, thus forming a backwards P shape, or "island." The District boundaries are concurrent with the residential buildings within this "P" and the neighborhood's long-term identity.

***D6. Significance: Theme:** Fresno's Expansion Northward **Area:** Wilson's North Fresno Tract (Tower District) **Period of Significance:** 1910-1954 **Applicable Criteria:** Local Register District i, ii, iii, iv. The Wilson Island is one of the most architecturally distinct neighborhoods in Fresno, with a mix representing the major styles prevalent during the period of 1910-1954. Several of the homes were designed by prominent local and regional architects (and/or building firms) including Charles E. Butner, William D. Coates, Richard F. Felchlin, Swartz and Ryland, Taylor-Wheeler Builders, Manoog Manoogian, etc. A few architects also lived in "The Island," although it is of interest that their homes are among the more modest. The intellectual elite of Fresno relocated to this neighborhood, and their access to Fresno's downtown business district was made easier by the extension of the street car line in 1908. Property owners included William Blasingame and Lena Shaver, the widow of Charles Shaver for whom Shaver Lake is named; Olin Everts, attorney and political leader; Frank Bradford, owner of the Valley's largest baking company; banker Barton Einstein; and Milo Rowell, manager of the largest produce firm in the San Joaquin Valley; William Eilert, owner of the Fresno Brewery; Dr. Frank Twining, founder of Twining ("We Test Anything") Laboratories; Louis Gundelfinger, banker, etc. Of interest are the numbers of individual women who purchased and developed homes in the Island, encouraged perhaps by the tract developer, Rosanna C. Cooper? A sense of community was strengthened by the number of families with multiple homes in the neighborhood. From an earlier era when people lived in more socially mixed neighborhoods, the Wilson Island represents a move to a new "suburbia," based to some extent on social standing and education. The District appears to be eligible for Fresno's Local Register of Historic Resources pursuant to FMC 12-1607(b) under Criteria i, ii, iii and iv. The District also appears to be eligible to the National Register of Historic Places although separate forms will be required for this nomination.

***D7. References:** See bibliography included in historic survey report.

***D8. Evaluator:** Karana Hattersley-Drayton

Date: August 6, 2009

Affiliation and Address: Historic Preservation Project Manager, Planning and Development Department, 2600 Fresno Street, Fresno, California

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT:

Map Reference #1: The Rosanna C. Wilson Home (1445 N. Echo Ave) is a gracious two-story Tudor Revival residence constructed in 1921-1922. This ½-acre parcel anchors the southwest corner of the "Wilson Island" and was built for the developers of the tract, Rosanna C. Wilson and her son, A. Polette Wilson.

#2 The Lena A. Shaver Home (1455 N. Echo Ave). This two-story Spanish Revival home was completed in 1921 for the widow of Charles Shaver, for whom Shaver Lake is named. The cost of the new construction was valued at \$25,000, \$5,000 more than what neighbor Rosanna Wilson stipulated as the minimum cost.

#3 The Henry and Gladys Korn Home (1465 N. Echo Ave) is another full two-story Spanish Revival style residence built in 1935. Of particular interest is the architectural treatment at the front entrance.

#4 The Calvin H. Antrim Hone (1471 N. Echo Ave) is a two-story Colonial Revival residence built in 1936.

#5 The Nancy H. Thompson Home (1475 North Echo Ave) was built in 1935 as a two-story Upright and Wing. A postcard of the residence refers to it as "La Paloma Home," for reasons unknown.

#6 The Samuel and Emma Hopper Home (1485 N. Echo Ave) is a spacious two-story building with Prairie and Craftsman detailing, constructed in 1920 by Shorb and Meade. The Hopper family remained in the home until 1938.

#7 The Eda and Olin L. Everts Home (1487 N. Echo Ave) was constructed in 1920, also by Shorb and Meade, in a Tudor Revival style. The two-story residence is similar in design and feel to the Rosanna C. Cooper home down the block and is referenced in the McAlester's *A Field Guide to America's Historic Neighborhoods and Museum Houses*, page 48.

#8 The Luther S. Brown Home (1497 N. Echo Ave) was built prior to 1919 as it is indicated on the Sanborn Fire Insurance Map for that year. A one story bungalow, it has been significantly altered over time. However, it retains its massing and setting and contributes to the District.

#09 The Con and Lilly Ambrose Home (1515 N. Echo Ave) was built in 1937 in a Spanish Revival style. The Ambrose family lived in this two-story residence for 47 years.

#10 The Burton and Leona Todd Home (1525 N. Echo Ave) is a Spanish Revival home with multiple levels, from one story to one and half to a full two stories. It was built in 1934 by the Taylor-Wheeler firm for the Todd family, relatives of the original tract developer Rosanna C. Cooper and is referenced in the McAlester's *A Field Guide to America's Historic Neighborhoods and Museum Houses*, page 48.

#11 The Thomas and Ada Mae Thompson Home (1545 N. Echo Ave) is also a Spanish Revival home, one of six in a row. It was built in 1936 by and for contractor W.H. Richmond who apparently sold it immediately to the Thompsons. T.R. Thompson was prominent in the Fresno legal community and served as a Superior Court Judge for District 1 from 1932-1950. The family owned the home for 48 years.

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT, CONTINUED:

Map Reference #12: The Sigmund Levy Home (1549 N. Echo Ave) is a two-story Spanish Revival style home which was built in 1934 by the design-contracting firm of Taylor-Wheeler for Sigmund Levy. Levy was the advertising manager for the *Fresno Morning Republican* and was the son of Herman Levy who emigrated from Germany to Fresno and signed the Fresno City Charter. His brothers Herbert and Leon also lived in the Island.

#13: The F.A. and Anna Yearout Home (1561 N. Echo Ave) is yet another Spanish Revival style home which is predominantly one story. It was built in 1934 by the firm of Taylor-Wheeler for F.A. and Anna Yearout. Mr. Yearout was a cotton farmer on the west side.

#14: The O.L. McDonnell Home (1581/1705 N. Echo Ave) was built in 1937 in a Spanish Eclectic style for businessman O.L. McDonnell. The home located on a corner lot is larger than it appears from the street.

#15: The Bingham-Lovejoy Home (605 E. Carmen Ave) is a one-story Craftsman bungalow built in 1919. C.W. Bingham operated the Bingham-Wenks Planing Mill in Fresno. George and Sue Lovejoy lived in the home from 1926-1944. Lovejoy served as Fresno District attorney from 1922 to 1927.

#16: The George Riddell Miller Home (617 E. Carmen Ave) is a distinctive one-story Craftsman cottage constructed in 1919. George Miller lived in the home from 1919 to 1953. James and Edith Herring were another long-term resident at 34 years.

#17: The Claude and Laura Rowe Home (631 E. Carmen Ave) draws its design inspiration from both the Italian Renaissance Revival as well as the Arts and Crafts aesthetic. This one-story home was built in 1934 for the Rowe family.

#18: The Frank and Felita Kauke Home (641 E. Carmen Ave) was completed in 1932 and designed by the regional architect Charles E. Butner. Butner studied under the Beaux-Arts architect Paul Cret at the University of Pennsylvania and established a firm in Fresno in 1914 with former classmate Edward Glass. Two local Butner projects, Twining Laboratories and the Physicians Building are on the National Register of Historic Places. Frank Kauke was a former Fresno City attorney and Fresno County District attorney who built this Italian Renaissance style home for his bride. The Kauke home is individually listed as a Heritage Property HR#011.

#19: The Elsie Grace Cornell Home (655 E. Carmen Ave) is a one-story Minimal Traditional style residence which was built in 1936 by contractor W. H. Richmond. The home is named for the first occupant, Elsie Grace Cornell.

#20: The Richard F. Felchlin Home (665 E. Carmen Ave) is a Minimal Traditional style home constructed in 1935 by and for Felchlin whose name is associated with the construction of most of the monumental buildings in Fresno's downtown from 1912 to 1930. Richard Ferdinand Felchlin studied civil engineering at the University of California, Berkeley and formed the R.F. Felchlin Company in Fresno in 1912 with Charles Franklin, engineer.

#21: The Mary S. Wallace Home (701 E. Carmen Ave) is an Airplane Bungalow which was built prior to 1919, as it is depicted on the Sanborn Fire Insurance maps for that year.

CONTINUATION SHEET

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT, CONTINUED:

Map Reference #22: The C.W. and Louise Carlton Home (717 E. Carmen Ave) is a Tudor Revival cottage designed and constructed in 1928 by Manoog Manoogian, a local builder born in Harput, Armenia. C.W. and Louise Carlton purchased the home in 1929 and lived here for 29 years. C.W. Carlton operated an automobile tire business, Iverson and Carlton Tires at 1435 Van Ness Avenue in a building designed by Swartz and Ryland.

#23: The Harrison B. and Natalie Traver Home (731 E. Carmen Ave) was built in 1919 by and for the architect Harrison Traver. He worked in the California State Architect's Office and in 1911 formed a partnership with W.D. Coates. Traver and Coates designed several local buildings and residences of note, including the Liberty Theatre and Fresno High School. The Travers lived in this one-story bungalow for nine years.

#24: The Lucie Camy Home (743 E. Carmen Ave) is the only home in the Island that was moved in from another location. According to neighbors, in 1947 the building was placed on the foundation backwards. Perhaps for this reason it is stylistically rather simple. All visible windows have been replaced although the glazing patterns have been retained.

#25: The Henry Biehl Duplex (742-44 E. Carmen Ave) is one of several multi-family units in the Island. The two-story building was constructed in 1954. Henry Biehl worked as a gardener for property owners in the area.

#26: The Helen M. Jones Home (735-736 E. Carmen Ave) serves as a duplex now but was permitted as a single family home when it was constructed in a Spanish Revival style 1923.

#27: The Virgil and Margaret Routt Home (730 E. Carmen Ave) has a post-War Minimal Traditional look to the façade, undoubtedly because it was remodeled in 1955 although constructed initially in 1923. Virgil Routt owned the Routt Lumber Company in Fresno.

#28: The Dudley and Elsie Bates Home (718 E. Carmen Ave) is one of many 2-story Prairie style homes in the Island. It was constructed in 1925 and purchased by the Bates family. In 1932 it was sold to Philip Conley, who served as both a Fresno Deputy District Attorney and Fresno County Superior Court Judge. The Conleys lived in the home for 27 years.

#29: The Alf and Yetta Knapp Home (708 E. Carmen Ave) was designed by the architectural firm of Swartz and Ryland although extensively altered since its construction in 1925. Alf Knapp was a magazine distributor and he and his wife lived in the home for 12 years before selling it in 1937 to Charles and Rebecca Fink.

#30: The George and Willa Porter Home (666 E. Carmen Ave) is a masonry two-story Spanish Revival Home that was built in 1936 and designed by architect Fred L. Swartz. George Porter was a chiropractor who pioneered the use of vitamins to cure illnesses and became an expert in the field.

#31: The Deacon-Eilert Home (660 E. Carmen Ave) was built in 1919 in a Tudor/Craftsman style. The home is associated with two important families: Roual and Mae D. Deacon and William and Mae Eilert. Roual Deacon owned Lemoore Lumber Company and lived in the home with his wife from 1920-1925. William J. Eilert ran the Fresno Brewing Company following his father's death in 1902. The Eilerts lived in the home from 1925-1945.

CONTINUATION SHEET

CONTRIBUTORS TO THE DISTRICT CONTINUED:

Map Reference #32: The William O. and Edna Blasingame Home (630 E. Carmen Ave) sits on a .5 acre lot and was constructed in 1920. The large two-story home has both Prairie and Neoclassical influences and was the home of the Blasingames from 1920-1934. William was in banking with his brother Lee who resided at 710 E. Pine Avenue in the Island. The MacAlpines were the second owners, from 1934-1947.

#33: The Claude M. Thompson Home (600 E. Carmen Ave) is a two-story Tudor Revival style home that is articulated with decorative strapwork. It was built in 1919 and purchased in 1923 by Claude M. Thompson, after the first owners defaulted on their loan. Thompson was a leader in the construction business.

#34: The George and Emma Osborn Home (605 E. Home Ave) is a two-story Colonial Revival that was built in 1921. It is located on Lot 7 of the tract, one of the earliest parcels in the Wilson Island to be sold. George Osborn and his brother Chase published the *Fresno Herald* before purchasing the *Fresno Morning Republican* from Chester Rowell in 1920.

#35: The Cearley-Twining Home (625 E. Home Ave) is on Fresno's Local Register of Historic Resources, HP#244. The two-story home was constructed in 1918 as one of the first grand Period Revival buildings in the Island. The first owner is "A.P. Wilson," one of the tract developers, but according to the Polk Directories the first resident was Charles T. Cearley, a former *San Jose Times* part owner and reporter who opened a small stationary store after his move to Fresno. Cearley was the President of the Fresno County Chamber of Commerce in 1922. In 1927 Cearley sold the home to Frederick E. Twining of Twining Laboratories.

#36: The Ivan C. and Maude McIndoo Home (655 E. Home Ave) is a two-story Prairie-Craftsman style residence that sits on a 1/3 acre lot. The exact build date is not know but it is depicted on the 1919 Sanborn Fire Insurance map.

#37: The Estelle Sadoyan Home (659 E. Home Ave) is one of two Ranch style residences in the Island. It was built in 1954 for Estelle Sadoyan who lived in the home for 41 years.

#38: The William and Bessie Parlier Home (667 E. Home Ave) is a rather stunning example of an Airplane Bungalow, with a Japanesque quality to the roof treatment. It was built prior to 1919 as it is depicted on the Sanborn Fire Insurance map of that year and is one of the Island homes referenced in the McAlester's *A Field Guide to America's Historic Neighborhoods and Museum Houses* (p. 48).

#39: The Rose Stout Home (715 E. Home Ave) was built circa 1922, according to oral sources. The two-story home has been significantly altered and has a Spanish/Moroccan inspired façade.

#40: The Harry and Anna Coffee Home (721 E. Home Ave) is an Upright and Wing type building with Colonial Revival styling. It was constructed in 1921 for Anna and Harry Coffee.

#41: The J.R. and Emman Fitch Home (735 E. Home Ave) is an Airplane bungalow constructed by 1919. Of architectural interest is the stone and brick chimney which includes the house address picked out in brick.

#42: The Melba Apartments (745 E. Home Ave) is the only apartment complex within the proposed historic district. The two-story building was constructed in 1922 by G.C. Smith and currently has 12 units.

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

■ Continuation

□ Update

CONTRIBUTORS TO THE DISTRICT:

Map Reference #43: The Manoog and Arpine Manoogian Home (742 E. Home Ave) is a picturesque one-story cross-gabled home in the Tudor Revival style. It was built in 1935 by Manoog Manoogian, an Armenian-born designer/contractor who is associated with at least three homes in the Island. He and his wife lived at this address for 21 years.

#44: The George W. and Mercedes Chester Home (730 E. Home Ave) was built in 1934 in an eclectic Tudor style by Manoog Manoogian, an Armenian-born designer, builder and artist. The Manoogians lived next door at 742 E. Home. The property is named for George and Mercedes Chester who bought the home in 1938 and resided there for close to 30 years.

#45: The Elizabeth Bernhard Home (722 E. Home Ave) was built in 1919 and is a traditional two-story American Foursquare. Elizabeth Bernhard lived in the home for 38 years.

#46: The Henry and Amalia Dermer Home (702 E. Home Ave) is a Tudor Revival cottage constructed in 1933. Henry Dermer was born in Kiev of Volga German descent and established a clothing business in Fresno. He and his wife Amalia were active in the Free Evangelical Lutheran Cross Church; Henry and his father helped to move the church building when it was in the new right-of-way for Highway 99.

#47: The Herbert Levy Home (666 E. Home Ave) is a two-story Spanish Eclectic style residence built in 1930 and designed by architect William Coates. Herbert Levy was the son of Herman Levy who immigrated to Fresno from Germany and was one of the signatories on the Fresno City Charter. Two of Herbert's brothers---Sigmund and Ben---also lived in the Island. The home is the only one in the Wilson Island that remains with the original family.

#48: The William and Anna Bean Home (654 E. Home Ave) was built in 1921 in an Italian Renaissance style with a Japanesque-inspired Craftsman portico. The two-story residence includes French doors at "coach" level that access the *porte cochere*; there is also a solarium at the rear of the first floor. William Bean was the Fresno County Coroner and he and his wife lived in the home for 29 years. From 1940 to 1983 Norman and Grace Rudy were the owners.

#49: The Frank Bradford Home (630 E. Home Ave) is a two-story neo-classical style residence constructed by Shorb and Meade in 1919. Frank Bradford owned the San Joaquin Banking Company, the largest in the Valley and lived with his family in the home for 30 years. According to oral sources the façade of the house was "demolished" and rebuilt circa 1968, but there are no building permits on record for this work.

#50: The Frank Quick Home (618 E. Home Ave) was constructed in 1921 as a two-story Italian Renaissance style residence. Frank Quick lived in the home for 25 years and then sold it to Judge Chester R. Andrews in 1946.

#51: The Ben and Susatte S. Kaufman Home (608 E. Home Ave) is also an Italian Renaissance revival home with a highly ornamented portico at the front entrance. The two-story residence was built in 1925 and designed by Swartz and Ryland for Ben and Susatte S. Kaufman, who lived on the property until 1936.

CONTRIBUTORS TO THE DISTRICT:

Map Reference #52: The Nis Johnson Home (601 E. Pine Ave) is the only Mission Revival style residence in the Island. The one-story home was constructed in 1921 for a Danish born farmer, Nis Johnson and his wife Katrina. Johnson's obituary in 1948 noted that he lived and farmed in Reedley for 61 years but apparently he also kept a home in Fresno as well. The property is individually listed on the Local Register of Historic Resources as HP#245.

#53: The Gustav and Edith Manheim Home (617 E. Pine Ave) is a two-story Prairie home with neoclassical proportions and massing. It was built in 1919 for Gustav and Edith Maheim. Gustav Manheim was Manager of two local department stores and Edith Manheim was an accomplished pianist. The home is HP#258.

#54: The Gerald and Margherita Thomas Home (627 E. Pine Ave) was originally constructed in 1919 by J.D. Shorb as a two-story Prairie style residence. Several alterations have affected the period look of the façade. The Thomas family lived in the home until 1928.

#55: The Benjamin Levy Home (641 E. Pine Ave) is a neo-classical inspired 1-story cottage that was built in 1922 for one of three Levy brothers who lived in the neighborhood. From 1957 to 1963 architect Fred Swartz owned the home.

#56: The Ed and Chrissie Riggins Home (655 E. Pine Ave) was built in 1929 in a Tudor Revival style. Of interest is the home, as with several others in the Island, has a cantilevered second story and decorative wood strapwork.

#57: The Albert and Susie Clark Home (667 E. Pine Ave) is a two-story Spanish Eclectic style residence. It was built in 1924 for Albert and Susie Clark. Mr. Clark was the Director of the Union National Bank and then President of the Fresno Savings Bank, which were the first incorporated banks in Fresno under local leadership. The Clarks lived in the home from 1922-1944. In 1944 the property ownership was transferred to a daughter, Eva C. Walker who was married to Ben Walker, a well-known figure in Fresno for his extensive newspaper files which he later bequeathed to the Fresno Historical Society.

#58: The Berton and Edna R. Einstein Home (701 E. Pine Ave) was built prior to 1919 as it is depicted on the Sanborn Fire Insurance map for that year. The Italian Renaissance revival style home was constructed for Berton and Edna R. Einstein. Mr. Einstein was referred to as a "rising magnate" in literature of the time but he died in 1920 during the flu epidemic. His widow continued to live in the home for another six years after his death.

#59: The Minnie Sachs Home (711 E. Pine Ave) was built prior to 1919 and is a two-story Italian Renaissance inspired building with Prairie and Craftsman influences. The home was built for Minnie Sachs who was a widow when she bought the lot.

#60: The Mary Cohen Residence (727 E. Pine Ave) is a highly altered Craftsman bungalow that was substantially enlarged in 1952 to provide housing for a convent by then owned by St. Theresa Parish. The original home is named for Mary Cohen who is listed on the 1919 building record when a new garage and sleeping porch were added. The house is depicted on the 1919 Sanborn Fire Insurance map.

#61: The J. B. Goodman Home (742 E. Pine Ave) is a traditional American Foursquare built in 1921-22. Goodman was the owner of Goodman's Department Store. John and Marion Baldwin later owned the home for twenty years.

CONTRIBUTORS TO THE DISTRICT:

Map Reference #62: The Harry and Lucille Mitchell Home (730 E. Pine Ave) is a severely altered home of indiscriminate style. It was initially built in 1919 with permits for additions or alterations taken out in 1935, 1936, 1937, and 1941. As the alterations appear to have been made early on and the home contributes to the general context of the District, the property is considered a contributor rather than a non-contributor. The Mitchell family owned it for 50 years; Mr. Mitchell was a local dentist.

#63: The Lee and Minita Blasingame Home (710 E. Pine Ave) was built in 1919-1920 in a Colonial Revival style by Shorb and Meade. Lee Blasingame was the cashier of the First National Bank of Fresno. From 1923 to 1927 the two-story residence was owned by Milo and Lillian Rowell. Mr. Rowell was the Manager of the largest produce firm in the San Joaquin Valley.

#64: The Mosgrove Home (660 E. Pine Ave) was the first home built in the Wilson Island. This Craftsman bungalow was designed for William and Nellie Mosgrove on a half-acre lot by Frank Faulkner, a Missouri architect and Mrs. Mosgrove's brother. When constructed in 1910 the home was on open land and the family enjoyed an unobstructed view of the Sierras. The property is listed on Fresno's Local Register of Historic Resources as HP#106.

#65: The Gates-Twining Home (640 E. Pine Ave) was built in 1932 by Taylor-Wheeler Inc. It is the only French Norman Revival home in the Island. The first owner was real estate broker Dudley C. Gates. From 1937 to 1948 the residence is associated with Frederick W. Twining, the son of Frederick E. Twining of Twining Laboratories. Father and son built the business together following the motto, "We Test Anything." The Gates-Twining Home is a designated historic property #239.

#66: The C.P. Hill Home (624 E. Pine Ave) is the only Monterey Revival style home in the neighborhood. The two-story home with cantilevered balcony was built in 1935 by Taylor-Wheeler Builders. C.P. Hill and family lived in the home for 14 years.

#67: The Clayton and Edna Chandler Home (610 E. Pine Ave) was designed by Charles E. Butner and is a two-story residence built in the rather rare Jacobethan sub-type of the Tudor Revival. The rambling 1935 building was owned by Clayton and Edna Chandler, relatives of Senator and Mrs. Wilber F. Chandler for whom Chandler Field is named.

#68: The Lousander Markarian Home (1426 N. Echo Ave) is a Ranch style home that was constructed by the owner in 1952.

[#69 and #70 are non-contributors to the District as they were constructed post 1970]

#71: 635 E. Floradora Ave is a single-story side-gabled cottage built in 1940 by the Harris Construction Company.

#72: The W. Wacasar Home (639 E. Floradora Ave) was built in 1929 and is a Tudor Revival cottage. A "W. Wacasar" owned the home for over fifty years.

#73: The C. W. Wacaser Home (653 E. Floradora Ave) [spelling taken from Building record] is also a cross-gabled Tudor Revival cottage and was constructed in 1927.

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT:

Map Reference #74: The Dennis B. Wheeler Home (661 E. Floradora Ave) is a Tudor Revival cottage that was built by Dennis Wheeler in 1927, the same year he founded Taylor-Wheeler Builders with Orville Taylor. Wheeler attended both Stanford and Cal and graduated with a degree in Commerce. He managed the company's business and supervised construction.

#75: The Nellie Dorsey Home (1415 N. Linden Ave) is a one-story Minimal Traditional style home that is the only property to have a N. Linden address. It was built in 1941 by the Harris Construction Company. Nellie Dorsey lived in the home from 1941 to 1964.

#76: The Robert Barton/Frank Curtin Home (707 E. Floradora Ave) was one of 12 buildings noted on the 1919 Sanborn Fire Insurance map. The one and a half Craftsman style home was sold by the Bartons to the Curtins circa 1914-1915.

#77: The L. Samuels Home (717 E. Floradora Ave) is another early Wilson Island building as depicted on the 1919 Sanborn Fire Insurance Map. The residence is a variation of the Prairie Box with Craftsman and Colonial Revival details. A building permit for alterations to the two-story home made in 1923 lists a L. Samuels/Equitable Life Association Society as the owner.

#78: 727 E. Floradora Ave is a transitional property with influences from the Minimal Traditional and International styles. The one-story residence was constructed in 1939. Unfortunately the building record is too faded to read the owner's name.

#79: The Henry Gundlefinger Home (743 E. Floradora Ave) is associated with the banker, Henry Gundlefinger, who developed the Bank of Central California with his brothers Louis and Leopold. Mr. Gundlefinger was the owner by the time a garage was built on this property in 1934. This variation of a Prairie Box was constructed prior to 1919 and is depicted on the Sanborn Fire Insurance map of that year.

#80: The Wishon-Pine Apartments (748-54 E Pine Ave) was added to the project footprint after the boundaries were initially drawn. This former two-story Prairie style single-family residence was reconfigured and subdivided to become apartments. In 1946 architect David H. Horn is indicated as the contractor for a major alteration. The building permit record notes that "this house moved from front to rear [lots ?]" The 1919 Sanborn indicates a two-story residence facing Wishon. It is assumed that the house was moved to allow for the construction of the commercial building at 1445 N. Wishon.

NON-CONTRIBUTORS TO THE DISTRICT:

Map Reference #69 (607 E. Floradora Avenue) is a Ranch style home that was built in 1970. As it is less than 50 years of age it is considered a non-contributor to the proposed District.

#70 (621 E. Floradora Avenue) is a two-story building with Colonial Revival details. According to the Assessor's office it was built in 1974 and is thus less than 50 years of age.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Map Ref. # 049

Wilson Island Historic District

P1. Resource Name(s): The Frank Bradford Home

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

***b. USGS 7.5' Quad:** Parcel located in the n/w ¼ of Section 33 T13S R20E

c. Address: 630 E. Home Avenue

d. Assessor's Parcel Number: 451-111-03

***P3a. Description:** This home is the only one designed in a neo-classical style in the Wilson Island. The two-story building has a full façade two-story porch that is supported by slender square fluted columns. The wood cornice work is articulated and reminiscent of Colonial Revival casework. The frame construction is clad in smooth stucco. The wood paneled front door is centered and framed with sidelights that consist of 8 lights with a wood lower base. A broken pediment is over the door. The first story façade windows may once have matched but now consist of a large fixed window with sidelights of 6/1 to the east of the front door, and 4 ribbon windows of 9/1 lights to the right. The windows on the second floor have multiple lights over a single pane, and all windows on the façade have decorative shutters. An external chimney is on the east elevation of the main house. A 1 story addition on the south has a separate chimney stack.

***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:** 1919; building permit issued 5.16.1919

***P7. Owner and Address:**

Linda N. Gleason
630 E. Home Avenue
Fresno, CA93728

***P8. Recorded by:**

Karana Hattersley-Drayton
Historic Preservation Project
Manager, City of Fresno

***P9. Date Recorded:**

8.04.05

***P10. Survey Type:**

Intensive

***P11. Report Citation:** "Local Register Nomination for the Wilson Island Historic District, Fresno California"

***Attachments:** ● District Record

EXHIBIT 6:

2018 MILLS ACT PROGRAM - 6. The Elia Home (HP #311) Located at 634-640 Van Ness Avenue

REVISED WORK PLAN (2019-2028)

| | Contract Year | Site/Building Feature | Proposed Work/Task | Estimated Cost |
|---------------|---------------|-----------------------|--|---------------------|
| 1. | 2019 | Building & Site | Restore existing building in kind by constructing a new foundation, installing new siding, replacing the roof, replacing porch railings, installing new plumbing and electrical equipment, and installing new fencing – all in contribution to the historic character of the property. | \$500,000.00 |
| 2. | 2020 | Landscape | Maintain and reconfigure as needed to contribute to and protect the historic character of the property. | \$10,000.00 |
| 3. | 2021 | Exterior Paint | Complete exterior painting for cladding and architectural trim, including stucco walls and wood windows. | \$10,000.00 |
| 4. | 2022 | Landscape | Adapt landscape as needed while contributing to and protecting the historic character of the property. | \$5,000.00 |
| 5. | 2023 | Exterior: Maintenance | Maintain building exterior as needed without damage to historic features. | \$5,000.00 |
| 6. | 2024 | Fence | Repair fencing as needed in contribution to the historic character of the property. | \$5,000.00 |
| 7. | 2025 | Exterior: Maintenance | Maintain building exterior as needed without damage to historic features. | \$5,000.00 |
| 8. | 2026 | Accessory Features | Adapt accessory features as needed while contributing to and protecting the historic character of the property. | \$5,000.00 |
| 9. | 2027 | Exterior: Maintenance | Maintain building exterior as needed without damage to historic features. | \$5,000.00 |
| 10. | 2028 | Accessory Features | Adapt accessory features as needed while contributing to and protecting the historic character of the property. | \$5,000.00 |
| TOTAL: | | | | \$555,000.00 |

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 11 *Resource Name or #: (Assigned by recorder) The Elia Home

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County Fresno and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Fresno South, CA Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 634-640 Van Ness Avenue City Fresno Zip 93721

d. UTM: (Give more than one for large and/or linear resources) Zone __, __ mE/ __ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 468-261-12

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property located at 634-640 Van Ness Avenue, the Elia Home, is located mid-block on the east side of Van Ness Avenue between Mono and Ventura streets. The subject property consists of a two-story duplex, or multiple-family residential building (634-636), a one-story storefront commercial building (640), and three one-story ancillary buildings.

The two-story residential building takes up about one-third of its parcel, centered within the front portion, with its primary elevation facing west towards Van Ness Avenue. The duplex residence was constructed in 1915 of wood frame with top and bottom units and with elements of the Folk Victorian and Colonial Revival architectural styles. It has a rectangular plan. The roof is hipped and has open, overhanging eaves with exposed rafter tails. The exterior is clad in wood clapboard siding. (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP3 Multiple family property; HP6 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District ☐
Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) March 5, 2018

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1915, Fresno County Assessor (residence); 1935, Original Building Permit Record (storefront)

*P7. Owner and Address:

Ashakka LLC

7959 W Herndon Avenue

Fresno, CA 93723

*P8. Recorded by: (Name, affiliation, and address) Laura Groves van Onna
Historic Preservation Specialist
City of Fresno

*P9. Date Recorded: March 5, 2018

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Evaluation of 634-640 Van Ness Avenue for the City of Fresno Local Register of Historic Resources

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD*Resource Name or # (Assigned by recorder) The Elia Home*NRHP Status Code 5S3Page 2 of 11B1. Historic Name: The Elia Home

B2. Common Name: _____

B3. Original Use: Residential/CommercialB4. Present Use: Vacant*B5. Architectural Style: Elements of Folk Victorian, Colonial Revival, and Art Deco

*B6. Construction History: (Construction date, alterations, and date of alterations)

There is no original building permit on file for the residential building, but according to the Fresno County Assessor, it was constructed in 1915. According to the building permit record for the commercial building, it was constructed in 1935. The construction date of the ancillary buildings within the rear portion of the property is yet to be determined.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____

Original Location: _____

*B8. Related Features: _____

B9a. Architect: Unknownb. Builder: Unknown*B10. Significance: Theme Fresno's Ethnic History / Early 20th Century Live/Work Development Area Armenian TownPeriod of Significance 1915-2001 Property Type Live/Work Applicable Criteria Local Register Criteria i and iii

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property is located on lots 24-25 (12), Block 98 (262) in the neighborhood of Armenian Town in Downtown Fresno, which was part of Fresno's original settlement and platted prior to Fresno's incorporation as a city in 1885. There is no original building permit on file for the two-story duplex residence, but according to the Fresno County Assessor, it was constructed in 1915. According to the building permit record for the one-story storefront commercial building, it was constructed in 1935. The construction date of the ancillary buildings within the rear portion of the property is yet to be determined. The subject property located at 634-640 Van Ness Avenue was owned and occupied by the Elia family, an Armenian immigrant family, beginning in 1910 until the death of Ann Elia in 2001.

Armenian Immigration and Settlement in Fresno

The first Armenian settlers, the Seropian Brothers, arrived in Fresno in 1881. Subsequent waves of Armenian immigration would create one of the strongest and most successful ethnic communities in Fresno. Due in part to restrictive covenants that precluded settlement in other parts of Fresno, Armenians settled in an area located between the Santa Fe and Southern Pacific tracks which became known as "Armenian Town" - roughly bounded by Kern Street, Los Angeles Street, Broadway, and O Street. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Armenian National Institute website <http://armenian-genocide.org>Berge Bulbulian, *The Fresno Armenians*, 2000

Building Permit Records

City and County Directories

(See Continuation Sheet)

B13. Remarks:

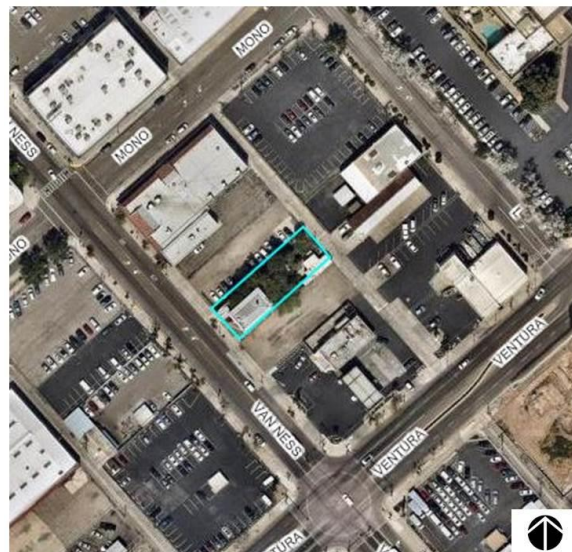
*B14. Evaluator: Laura Groves van Onna

Historic Preservation Specialist, City of Fresno

*Date of Evaluation: April 9, 2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: The Elia Home

Page 3 of 11

***P3a. Description Continued:** The articulation of the porches on the primary elevation is symmetrical, but fenestration is not. All visible windows are wood-framed and consist of double-hung wood windows with single pane glass; however, some windows are boarded up or protected by sheets of plexi-glass.

The primary (west) elevation of the residential building consists of matching symmetrical porches on the first story and second story which span the full width of the elevation. Each porch is supported by four evenly-spaced Doric columns, with a simple wood railing running between them. Both porches are fully enclosed by the wood railing except for the central portion on the first story which provides access to the main entries and is accessed by concrete steps with a metal railing. The entries to each unit are located on the first story on the south side of the elevation and consist of wood paneled doors covered by metal security doors. The entry to the second-story unit (634) is on the south end, and the entry to the first-story unit (636) is adjacent to it. Windows on the first story are located on the north side of the elevation and consist of a set of two large windows. The second story consists of a wood paneled door with a single light on top that provides access to the second story porch and is centered between two large windows. The primary elevation is topped by a hipped dormer which consists of two panels of horizontally-oriented vents and has open, overhanging eaves with exposed rafter tails like the main roof.

Extant original interior features include wood flooring, patterned carpet, plaster walls with wood picture frame moldings, wainscoting, wood-framed doorways and windows, wood paneled doors, wood closet shelving, the wood stairway landing, and some light fixtures. Original built-in furniture such as the dining cabinet with drawers, shelving, and Doric column decorative element also remain. An additional original feature is the door opening mechanism for the main entry at the top of the stairway in the second-story unit (634).

The one-story commercial building takes up a small but prominent portion of its parcel, tucked within the northwest corner, between the front and side property lines and the northwest corner of the residence. Its primary elevation faces west towards Van Ness Avenue. The storefront commercial building was constructed in 1935 of brick with elements of the Art Deco architectural style. It has a square plan. The roof is flat with a low surrounding parapet. The exterior is clad in plaster on the primary (west) and side (south) elevations. The primary (west) elevation of the commercial building consists of a wood-framed, floor-to-ceiling glass storefront, topped by a panel with molded with stylized geometric motifs including chevrons and triangles and framed by columns that display similar decorative elements. The storefront consists of the main entry on the north end that has a wood-framed glass door with transom window; the windows adjacent to the main entry have been covered by an advertisement. There is an original window opening on the west side of the side (south) elevation which has a replacement window and is also covered by an advertisement.

The three ancillary buildings within the rear portion of the property are shed-like structures clad in wood board-and-batten, vertical wood paneling, and corrugated metal paneling, respectively; the building clad in corrugated metal paneling has a metal framed patio extension. Rear landscaping includes lawn as well as concrete tiling and mature fruit trees and palm-like plantings. Front and side (south) landscaping includes a fixed smooth rock design with planting immediately surrounding the residence.

***B10. Significance Continued:** It consisted of residences, bakeries, schools, and churches, including the home of one of Fresno's community figures, award-winning writer William Saroyan. In early years, Armenians preferred to live on lettered streets, between I and O streets as well as on Los Angeles and Monterey streets, as these were paved and relatively free from dust in summer and mud in winter.

Fresno's Armenian population peaked as a result of the Armenian Genocide (1915-1923) by the Ottoman Empire that occurred in Turkey and Armenia, forcing the emigration of many Armenian refugees.

CONTINUATION SHEET

Property Name: The Elia Home

Page 4 of 11

***B10. Significance Continued:** Beginning in the first decades of the 20th century, Fresno's Armenian Town was one of the largest Armenian communities in the Western United States, and Armenians became the largest minority population in Fresno County. The Armenian community living in Armenian Town began to disintegrate after World War II when younger families started to move out of the area. By the 1960s and 1970s, the neighborhood had lost its cohesive and distinct ethnic identity. The area was further changed when the urban stretch of State Route 41 plowed through the center of the neighborhood; it was upgraded to freeway standards during the 1980s.

The Armenian Town neighborhood consists of several buildings that are individually listed in the Local Register of Historic Resources that include The Mink Home located at 344 N Street (HP #56, constructed in 1907) and The Neverman Home located at 309 M Street (HP #97, constructed in 1912) as well as the following buildings associated with local Armenian history from the time of their construction: Sham's Rio Grande Service Station located at 205 Fulton Street (HP #249, constructed in 1938) and the J.M. Menend/Murray Ice Cream Company Building located at 175 Fulton Street (HP #249, constructed in 1924). Additionally, The Armenian Town Historic District, a discontinuous (thematic) district which straddles State Route 41 and includes 11 parcels with a total of 19 resources within the original 60 plus-block of Armenian Town was approved for designation by the Historic Preservation Commission as a Local Historic District in 2017. It is currently pending City Council approval. The boundary includes the Holy Trinity Armenian Apostolic Church (listed in the National Register of Historic Places, constructed in 1914) and nearby extant resources as well as several cottages further south along M Street and Van Ness Avenue.

The Armenian Town neighborhood contains only fragments of Fresno's original Armenian community. What remains of Armenian Town northwest of State Route 41 appears to be far more scattered, with only a few extant residences and other miscellaneous property types. Armenian Town initially developed as a mixed use neighborhood, primarily with residential use but naturally developed into a mixed use neighborhood with diminishing pockets of residential use and growing patches of commercial use, especially along Van Ness Avenue. The Elia Home located at 634-640 Van Ness Avenue represents this early development of Armenian Town. And, preservation of this resource works toward honoring a rich segment of Fresno's early ethnic history.

The Elia Home History and the Live/Work Property Type

The first appearance of the address 636 Van Ness Avenue in city and county directories is in 1920 as home to Samuel Elia (Sam), a painter. Samuel was born into an Armenian family in Mardin, Turkey in 1880. He arrived in the United States by 1898 at the age of 18 and lived in New York City for two years before settling in Fresno, California. He married his wife, Aroosiag Morning Ruth Ohannesian (Ruth) at the age of 25 in 1905; Ruth was 17 years old. Ruth was also born in Turkey in 1888 and arrived in the United States by 1903. They raised three children: Ohanes John (John) born in 1906, Joe Samuel (Joe) born in 1907, and Annie Anna (Ann) born in 1917.

Sam and Ruth owned and occupied the property currently known as 634-640 Van Ness Avenue beginning in 1910. At that time, the property was referred to as 632 K Street. According to the 1906 Sanborn Fire Insurance Map, the property consisted of a one-story dwelling centered within the front portion of the parcel, taking up no more than one-quarter of the parcel, with a square plan and porch that spanned the width of the primary elevation as well as two small ancillary buildings. City and county directories revealed that K Street began being referred to as Van Ness Avenue in 1917, and 632 was updated to 636 in 1920. Available Sanborn Fire Insurance Maps display the two-story duplex residence (634-636) by 1919 in addition to a one-story dwelling with a porch that spanned the width of the facade and a single-car garage within the rear portion of the property; this dwelling is referred to as 636-1/2 and was demolished by 1970. The one-story storefront commercial building (640) is displayed by 1948.

CONTINUATION SHEET

Property Name: The Elia Home

Page 5 of 11

***B10. Significance Continued:** Dennis Elia, grandson of Sam and son of Joe, confirmed that Sam and Ruth constructed the duplex residence with the intention of occupying the first-story unit (636) and providing housing for the children in the second-story unit (634), after which it would be rented out. City and county directories reveal that the second-story unit was vacant until 1935 when it became occupied by John Elia. John resided at 634 Van Ness Avenue until 1941, at which point the Sam and Ruth began renting out the unit. 634 was occupied by various residents in the years to follow.

Sam worked as a painter with both of his sons until 1934, at which point John began teaching in Fresno schools. As one of the first Armenian Americans in Fresno to have a lengthy teaching tenure, he started by teaching at Longfellow Junior High School and later served as Chairman of the Industrial Arts Department at Fresno High School. John was honored by the Lion's Club, an organization dedicated to community and humanitarian service, in 1965 as teacher of the year.

Joe continued to work with his father. By 1935, Sam had partnered with Joe in a painting contracting firm called "Sam Elia & Son" and were operating out of the newly-constructed, storefront commercial building at 640 Van Ness Avenue, located off the northwest corner of their family residence at 634-636 Van Ness Avenue. Sam retired in 1951, at which point "Aram's Watch & Clock Shop" began renting and operating out of the storefront commercial building (640) and continued to until 1969, when the building was vacated and the business relocated to 5038 N Maroa Avenue and changed its name to "Jewels By Aram."

According to Dennis Elia, award-winning writer and Fresno native William Saroyan (Bill) was a contemporary and friend of his father Joe Elia. Bill and Joe attended Emerson School together, located on Santa Clara Street between Van Ness Avenue and L Street (now demolished). The Saroyan Home was located on the block just east of the school across L Street on Santa Clara Street (now demolished), and the Elia Home was located a block and a half north of the school on Van Ness Avenue. Both families also attended the First Armenian Presbyterian Church located on the northwest corner of Fulton and Santa Clara streets (constructed in 1905, now demolished). During the late 1940s and early 1950s, Bill would frequent the Elia Home on walks through Downtown Fresno, specifically the Armenian Town neighborhood and notably between "Paul's Cleaners" located on the east side of Van Ness Avenue, mid-block between Inyo and Mono streets (now demolished), and the grocery located on the northeast corner of L and Santa Clara streets (now demolished).

Ruth Elia died in 1955, the same year Sam and Ruth had celebrated their 50th anniversary. Sam Elia died in 1964. Their daughter Ann took over ownership and residence of 636 Van Ness Avenue following the deaths of her parents. And, she resided there until her death in 2001.

The Elia Home, consisting of a two-story duplex residence (1915) and one-story storefront commercial building (1935) retains distinction as a Live/Work property type in Fresno, specifically a residence with a storefront commercial addition, also referred to as a commercial bump-out. The construction of storefront commercial additions to residential properties was not an uncommon trend during the early to mid-20th century in the United States, especially for residential properties that abutted a major thoroughfare or a streetcar line. Typical character-defining features of this property type include a commercial addition directly abutting the original residence; an addition to the facade and/or side elevation; the majority of the residence retaining its physical integrity; and a commercial space that is accessed by its own entry. There are only a few other examples of the Live/Work property type in Fresno that were constructed during the early to mid-20th century, none of which are designated historic resources. As yet, the most comparable example is the property located at 252 N Fulton Street in the Lowell neighborhood which currently functions as law offices.

CONTINUATION SHEET

Property Name: The Elia Home

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***B10. Significance Continued:** The subject property located at 634-640 Van Ness Avenue attains further distinction as a Live/Work property type because the residence exhibits elements of the Folk Victorian and Colonial Revival architectural styles which include the hipped roof, the symmetrical facade, the porches that span the full width of the facade, and the Doric columns that support the porches. In addition, the storefront commercial building exhibits elements of the Art Deco architectural style which include the smooth wall surface, the uses of chevrons and other stylized and geometric motifs as decorative elements on the facade, and projections which provide a vertical emphasis.

The current property owner intends to rehabilitate the property while retaining and restoring the historic character of the duplex residence and storefront commercial building, with the assistance of the California Historical Building Code and economic incentive programs for qualified historic properties.

Eligibility

The Elia Home located at 634-640 Van Ness Avenue is eligible for listing in the City of Fresno's Local Register of Historic Resources. The property is greater than 50 years of age and possesses integrity of location, design, materials, workmanship, feeling, and association (FMC 12-1607). Additionally, it is significant under Local Register Criterion i because it is associated with the early development of the Armenian Town neighborhood and Criterion iii because it has distinction as a Live/Work property type.

***B12. References Continued:**

The Fresno Bee

Fresno County Assessor

Fresno County Recorder

Historic Resources Group, *Downtown Fresno (Fulton Corridor) Historic Resources Survey Report*, December 2011 (Revised April 2014)

Karana Hattersley-Drayton, *Historic Architecture Survey Report for Plan Amendment A-08-007 and Rezone A-08-034*, City of Fresno, July 2009

Karana Hattersley-Drayton and Architecture+History, *South Van Ness Industrial District Historic Survey, Fresno, California*, September 1, 2015

The Los Angeles Times

Meeting with Dennis Elia (son of Joe Elia), April 2, 2018

Sanborn Fire Insurance Maps

U.S. Census Records

Virginia McAlester, *A Field Guide to American Houses*, 2014

CONTINUATION SHEET

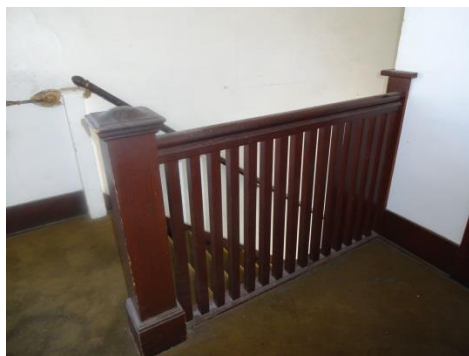
Property Name: The Elia Home

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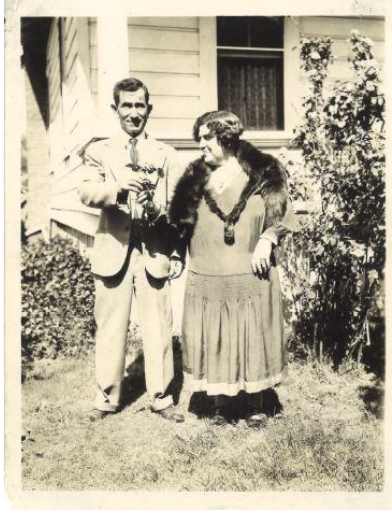
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DPR 523L (Rev. 1/1995)(Word 9/2013)

EXHIBIT 7:

**2018 MILLS ACT PROGRAM - 7. The Albert & Susie Clark Home (contributor to Wilson Island Historic District)
Located at 667 E Pine Avenue**

REVISED WORK PLAN (2019-2028)

| | Contract Year | Site/Building Feature | Proposed Work/Task | Estimated Cost |
|---------------|---------------|-------------------------|--|---------------------|
| 1. | 2019 | Rear Deck | Replace railing on 1970s rear deck and recoat for waterproofing without damage to historic features. | \$6,000.00 |
| 2. | 2019 | Landscape: Backyard | Remove lawn in the backyard, adding trees and plantings, a patio, and a water feature in contribution to the historic character of the property. | \$40,000.00 |
| 3. | 2020 | Garage | Replace garage door and in the process rewire mechanics accordingly without damage to historic features and in contribution to the historic character of the property. | \$3,000.00 |
| 4. | 2020 | Wood Elements/Structure | Install tent for termite fumigation and inspect for damage, especially for the deck and upstairs rooms, making related repairs as needed. | \$4,000.00 |
| 5. | 2021 | Exterior Paint | Complete exterior painting for cladding and architectural trim to match original color (white), making related repairs to windows as needed. | \$20,000.00 |
| 6. | 2022, 2026 | Landscape: Trees | Trim large trees in front yard every 5 years, inspecting as needed to avoid contact of branches or plantings with the house or exterior features. | \$3,000.00 |
| 7. | 2022 | AC Unit | Replace existing AC unit and install new AC unit for first floor without damage to historic features. | \$10,000.00 |
| 8. | 2023 | Roof | Recoat roof and repair broken red clay tiles, replacing in kind if needed. | \$30,000.00 |
| 9. | 2024 | Solar | Install solar panels on central flat roof, hidden and surrounded by a hipped skirt of red clay tiles, without damage to historic features. | \$30,000.00 |
| TOTAL: | | | | \$146,000.00 |

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.

***Resource Name: Wilson Island Historic District**

D1. Historic Name: Wilson's North Fresno Tract (portion) D2. Common Name: Wilson Island

***D3. Detailed Description:**

The "Wilson Island" is located within Fresno's Tower District and encompasses 80 properties which are within the larger 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. In addition, the Island was settled by many of Fresno's influential families with important ties to banking, education, architecture and commerce. The neighborhood has been "called out" as an area of architectural and historical note in both the Tower District Specific Plan of 1991 and Virginia and Lee McAlester's A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States (1998:47-48). Five homes are individually listed on the Local Register of Historic Resources. Of the 80 properties, all but two appear to be contributors to a Local Historic District. (*For the list of resources, see attached continuation sheets and individual primary records*).

***D4. Boundary Description:** The proposed district is bounded by North Echo Avenue on the west, East Carmen Avenue on the north, the northern side of East Floradora Avenue on the south and the back side of the commercial lots along North Wishon Avenue. (See map)

***D5. Boundary Justification:** The name "Wilson Island" is a local (emic) term which refers to the initial plan for the neighborhood. Although Wishon and Echo now connect to McKinley both streets once were designed to dead-end at Carmen Avenue, thus forming a backwards P shape, or "island." The District boundaries are concurrent with the residential buildings within this "P" and the neighborhood's long-term identity.

***D6. Significance: Theme:** Fresno's Expansion Northward **Area:** Wilson's North Fresno Tract (Tower District) **Period of Significance:** 1910-1954 **Applicable Criteria:** Local Register District i, ii, iii, iv. The Wilson Island is one of the most architecturally distinct neighborhoods in Fresno, with a mix representing the major styles prevalent during the period of 1910-1954. Several of the homes were designed by prominent local and regional architects (and/or building firms) including Charles E. Butner, William D. Coates, Richard F. Felchlin, Swartz and Ryland, Taylor-Wheeler Builders, Manoog Manoogian, etc. A few architects also lived in "The Island," although it is of interest that their homes are among the more modest. The intellectual elite of Fresno relocated to this neighborhood, and their access to Fresno's downtown business district was made easier by the extension of the street car line in 1908. Property owners included William Blasingame and Lena Shaver, the widow of Charles Shaver for whom Shaver Lake is named; Olin Everts, attorney and political leader; Frank Bradford, owner of the Valley's largest baking company; banker Barton Einstein; and Milo Rowell, manager of the largest produce firm in the San Joaquin Valley; William Eilert, owner of the Fresno Brewery; Dr. Frank Twining, founder of Twining ("We Test Anything") Laboratories; Louis Gundelfinger, banker, etc. Of interest are the numbers of individual women who purchased and developed homes in the Island, encouraged perhaps by the tract developer, Rosanna C. Cooper? A sense of community was strengthened by the number of families with multiple homes in the neighborhood. From an earlier era when people lived in more socially mixed neighborhoods, the Wilson Island represents a move to a new "suburbia," based to some extent on social standing and education. The District appears to be eligible for Fresno's Local Register of Historic Resources pursuant to FMC 12-1607(b) under Criteria i, ii, iii and iv. The District also appears to be eligible to the National Register of Historic Places although separate forms will be required for this nomination.

***D7. References:** See bibliography included in historic survey report.

***D8. Evaluator:** Karana Hattersley-Drayton

Date: August 6, 2009

Affiliation and Address: Historic Preservation Project Manager, Planning and Development Department, 2600 Fresno Street, Fresno, California

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

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CONTRIBUTORS TO THE DISTRICT:

Map Reference #1: The Rosanna C. Wilson Home (1445 N. Echo Ave) is a gracious two-story Tudor Revival residence constructed in 1921-1922. This ½-acre parcel anchors the southwest corner of the "Wilson Island" and was built for the developers of the tract, Rosanna C. Wilson and her son, A. Polette Wilson.

#2 The Lena A. Shaver Home (1455 N. Echo Ave). This two-story Spanish Revival home was completed in 1921 for the widow of Charles Shaver, for whom Shaver Lake is named. The cost of the new construction was valued at \$25,000, \$5,000 more than what neighbor Rosanna Wilson stipulated as the minimum cost.

#3 The Henry and Gladys Korn Home (1465 N. Echo Ave) is another full two-story Spanish Revival style residence built in 1935. Of particular interest is the architectural treatment at the front entrance.

#4 The Calvin H. Antrim Hone (1471 N. Echo Ave) is a two-story Colonial Revival residence built in 1936.

#5 The Nancy H. Thompson Home (1475 North Echo Ave) was built in 1935 as a two-story Upright and Wing. A postcard of the residence refers to it as "La Paloma Home," for reasons unknown.

#6 The Samuel and Emma Hopper Home (1485 N. Echo Ave) is a spacious two-story building with Prairie and Craftsman detailing, constructed in 1920 by Shorb and Meade. The Hopper family remained in the home until 1938.

#7 The Eda and Olin L. Everts Home (1487 N. Echo Ave) was constructed in 1920, also by Shorb and Meade, in a Tudor Revival style. The two-story residence is similar in design and feel to the Rosanna C. Cooper home down the block and is referenced in the McAlester's *A Field Guide to America's Historic Neighborhoods and Museum Houses*, page 48.

#8 The Luther S. Brown Home (1497 N. Echo Ave) was built prior to 1919 as it is indicated on the Sanborn Fire Insurance Map for that year. A one story bungalow, it has been significantly altered over time. However, it retains its massing and setting and contributes to the District.

#09 The Con and Lilly Ambrose Home (1515 N. Echo Ave) was built in 1937 in a Spanish Revival style. The Ambrose family lived in this two-story residence for 47 years.

#10 The Burton and Leona Todd Home (1525 N. Echo Ave) is a Spanish Revival home with multiple levels, from one story to one and half to a full two stories. It was built in 1934 by the Taylor-Wheeler firm for the Todd family, relatives of the original tract developer Rosanna C. Cooper and is referenced in the McAlester's *A Field Guide to America's Historic Neighborhoods and Museum Houses*, page 48.

#11 The Thomas and Ada Mae Thompson Home (1545 N. Echo Ave) is also a Spanish Revival home, one of six in a row. It was built in 1936 by and for contractor W.H. Richmond who apparently sold it immediately to the Thompsons. T.R. Thompson was prominent in the Fresno legal community and served as a Superior Court Judge for District 1 from 1932-1950. The family owned the home for 48 years.

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT, CONTINUED:

Map Reference #12: The Sigmund Levy Home (1549 N. Echo Ave) is a two-story Spanish Revival style home which was built in 1934 by the design-contracting firm of Taylor-Wheeler for Sigmund Levy. Levy was the advertising manager for the *Fresno Morning Republican* and was the son of Herman Levy who emigrated from Germany to Fresno and signed the Fresno City Charter. His brothers Herbert and Leon also lived in the Island.

#13: The F.A. and Anna Yearout Home (1561 N. Echo Ave) is yet another Spanish Revival style home which is predominantly one story. It was built in 1934 by the firm of Taylor-Wheeler for F.A. and Anna Yearout. Mr. Yearout was a cotton farmer on the west side.

#14: The O.L. McDonnell Home (1581/1705 N. Echo Ave) was built in 1937 in a Spanish Eclectic style for businessman O.L. McDonnell. The home located on a corner lot is larger than it appears from the street.

#15: The Bingham-Lovejoy Home (605 E. Carmen Ave) is a one-story Craftsman bungalow built in 1919. C.W. Bingham operated the Bingham-Wenks Planing Mill in Fresno. George and Sue Lovejoy lived in the home from 1926-1944. Lovejoy served as Fresno District attorney from 1922 to 1927.

#16: The George Riddell Miller Home (617 E. Carmen Ave) is a distinctive one-story Craftsman cottage constructed in 1919. George Miller lived in the home from 1919 to 1953. James and Edith Herring were another long-term resident at 34 years.

#17: The Claude and Laura Rowe Home (631 E. Carmen Ave) draws its design inspiration from both the Italian Renaissance Revival as well as the Arts and Crafts aesthetic. This one-story home was built in 1934 for the Rowe family.

#18: The Frank and Felita Kauke Home (641 E. Carmen Ave) was completed in 1932 and designed by the regional architect Charles E. Butner. Butner studied under the Beaux-Arts architect Paul Cret at the University of Pennsylvania and established a firm in Fresno in 1914 with former classmate Edward Glass. Two local Butner projects, Twining Laboratories and the Physicians Building are on the National Register of Historic Places. Frank Kauke was a former Fresno City attorney and Fresno County District attorney who built this Italian Renaissance style home for his bride. The Kauke home is individually listed as a Heritage Property HR#011.

#19: The Elsie Grace Cornell Home (655 E. Carmen Ave) is a one-story Minimal Traditional style residence which was built in 1936 by contractor W. H. Richmond. The home is named for the first occupant, Elsie Grace Cornell.

#20: The Richard F. Felchlin Home (665 E. Carmen Ave) is a Minimal Traditional style home constructed in 1935 by and for Felchlin whose name is associated with the construction of most of the monumental buildings in Fresno's downtown from 1912 to 1930. Richard Ferdinand Felchlin studied civil engineering at the University of California, Berkeley and formed the R.F. Felchlin Company in Fresno in 1912 with Charles Franklin, engineer.

#21: The Mary S. Wallace Home (701 E. Carmen Ave) is an Airplane Bungalow which was built prior to 1919, as it is depicted on the Sanborn Fire Insurance maps for that year.

CONTINUATION SHEET

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT, CONTINUED:

Map Reference #22: The C.W. and Louise Carlton Home (717 E. Carmen Ave) is a Tudor Revival cottage designed and constructed in 1928 by Manoog Manoogian, a local builder born in Harput, Armenia. C.W. and Louise Carlton purchased the home in 1929 and lived here for 29 years. C.W. Carlton operated an automobile tire business, Iverson and Carlton Tires at 1435 Van Ness Avenue in a building designed by Swartz and Ryland.

#23: The Harrison B. and Natalie Traver Home (731 E. Carmen Ave) was built in 1919 by and for the architect Harrison Traver. He worked in the California State Architect's Office and in 1911 formed a partnership with W.D. Coates. Traver and Coates designed several local buildings and residences of note, including the Liberty Theatre and Fresno High School. The Travers lived in this one-story bungalow for nine years.

#24: The Lucie Camy Home (743 E. Carmen Ave) is the only home in the Island that was moved in from another location. According to neighbors, in 1947 the building was placed on the foundation backwards. Perhaps for this reason it is stylistically rather simple. All visible windows have been replaced although the glazing patterns have been retained.

#25: The Henry Biehl Duplex (742-44 E. Carmen Ave) is one of several multi-family units in the Island. The two-story building was constructed in 1954. Henry Biehl worked as a gardener for property owners in the area.

#26: The Helen M. Jones Home (735-736 E. Carmen Ave) serves as a duplex now but was permitted as a single family home when it was constructed in a Spanish Revival style 1923.

#27: The Virgil and Margaret Routt Home (730 E. Carmen Ave) has a post-War Minimal Traditional look to the façade, undoubtedly because it was remodeled in 1955 although constructed initially in 1923. Virgil Routt owned the Routt Lumber Company in Fresno.

#28: The Dudley and Elsie Bates Home (718 E. Carmen Ave) is one of many 2-story Prairie style homes in the Island. It was constructed in 1925 and purchased by the Bates family. In 1932 it was sold to Philip Conley, who served as both a Fresno Deputy District Attorney and Fresno County Superior Court Judge. The Conleys lived in the home for 27 years.

#29: The Alf and Yetta Knapp Home (708 E. Carmen Ave) was designed by the architectural firm of Swartz and Ryland although extensively altered since its construction in 1925. Alf Knapp was a magazine distributor and he and his wife lived in the home for 12 years before selling it in 1937 to Charles and Rebecca Fink.

#30: The George and Willa Porter Home (666 E. Carmen Ave) is a masonry two-story Spanish Revival Home that was built in 1936 and designed by architect Fred L. Swartz. George Porter was a chiropractor who pioneered the use of vitamins to cure illnesses and became an expert in the field.

#31: The Deacon-Eilert Home (660 E. Carmen Ave) was built in 1919 in a Tudor/Craftsman style. The home is associated with two important families: Roual and Mae D. Deacon and William and Mae Eilert. Roual Deacon owned Lemoore Lumber Company and lived in the home with his wife from 1920-1925. William J. Eilert ran the Fresno Brewing Company following his father's death in 1902. The Eilerts lived in the home from 1925-1945.

CONTINUATION SHEET

CONTRIBUTORS TO THE DISTRICT CONTINUED:

Map Reference #32: The William O. and Edna Blasingame Home (630 E. Carmen Ave) sits on a .5 acre lot and was constructed in 1920. The large two-story home has both Prairie and Neoclassical influences and was the home of the Blasingames from 1920-1934. William was in banking with his brother Lee who resided at 710 E. Pine Avenue in the Island. The MacAlpines were the second owners, from 1934-1947.

#33: The Claude M. Thompson Home (600 E. Carmen Ave) is a two-story Tudor Revival style home that is articulated with decorative strapwork. It was built in 1919 and purchased in 1923 by Claude M. Thompson, after the first owners defaulted on their loan. Thompson was a leader in the construction business.

#34: The George and Emma Osborn Home (605 E. Home Ave) is a two-story Colonial Revival that was built in 1921. It is located on Lot 7 of the tract, one of the earliest parcels in the Wilson Island to be sold. George Osborn and his brother Chase published the *Fresno Herald* before purchasing the *Fresno Morning Republican* from Chester Rowell in 1920.

#35: The Cearley-Twining Home (625 E. Home Ave) is on Fresno's Local Register of Historic Resources, HP#244. The two-story home was constructed in 1918 as one of the first grand Period Revival buildings in the Island. The first owner is "A.P. Wilson," one of the tract developers, but according to the Polk Directories the first resident was Charles T. Cearley, a former *San Jose Times* part owner and reporter who opened a small stationary store after his move to Fresno. Cearley was the President of the Fresno County Chamber of Commerce in 1922. In 1927 Cearley sold the home to Frederick E. Twining of Twining Laboratories.

#36: The Ivan C. and Maude McIndoo Home (655 E. Home Ave) is a two-story Prairie-Craftsman style residence that sits on a 1/3 acre lot. The exact build date is not know but it is depicted on the 1919 Sanborn Fire Insurance map.

#37: The Estelle Sadoyan Home (659 E. Home Ave) is one of two Ranch style residences in the Island. It was built in 1954 for Estelle Sadoyan who lived in the home for 41 years.

#38: The William and Bessie Parlier Home (667 E. Home Ave) is a rather stunning example of an Airplane Bungalow, with a Japanesque quality to the roof treatment. It was built prior to 1919 as it is depicted on the Sanborn Fire Insurance map of that year and is one of the Island homes referenced in the McAlester's *A Field Guide to America's Historic Neighborhoods and Museum Houses* (p. 48).

#39: The Rose Stout Home (715 E. Home Ave) was built circa 1922, according to oral sources. The two-story home has been significantly altered and has a Spanish/Moroccan inspired façade.

#40: The Harry and Anna Coffee Home (721 E. Home Ave) is an Upright and Wing type building with Colonial Revival styling. It was constructed in 1921 for Anna and Harry Coffee.

#41: The J.R. and Emman Fitch Home (735 E. Home Ave) is an Airplane bungalow constructed by 1919. Of architectural interest is the stone and brick chimney which includes the house address picked out in brick.

#42: The Melba Apartments (745 E. Home Ave) is the only apartment complex within the proposed historic district. The two-story building was constructed in 1922 by G.C. Smith and currently has 12 units.

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

■ Continuation

□ Update

CONTRIBUTORS TO THE DISTRICT:

Map Reference #43: The Manoog and Arpine Manoogian Home (742 E. Home Ave) is a picturesque one-story cross-gabled home in the Tudor Revival style. It was built in 1935 by Manoog Manoogian, an Armenian-born designer/contractor who is associated with at least three homes in the Island. He and his wife lived at this address for 21 years.

#44: The George W. and Mercedes Chester Home (730 E. Home Ave) was built in 1934 in an eclectic Tudor style by Manoog Manoogian, an Armenian-born designer, builder and artist. The Manoogians lived next door at 742 E. Home. The property is named for George and Mercedes Chester who bought the home in 1938 and resided there for close to 30 years.

#45: The Elizabeth Bernhard Home (722 E. Home Ave) was built in 1919 and is a traditional two-story American Foursquare. Elizabeth Bernhard lived in the home for 38 years.

#46: The Henry and Amalia Dermer Home (702 E. Home Ave) is a Tudor Revival cottage constructed in 1933. Henry Dermer was born in Kiev of Volga German descent and established a clothing business in Fresno. He and his wife Amalia were active in the Free Evangelical Lutheran Cross Church; Henry and his father helped to move the church building when it was in the new right-of-way for Highway 99.

#47: The Herbert Levy Home (666 E. Home Ave) is a two-story Spanish Eclectic style residence built in 1930 and designed by architect William Coates. Herbert Levy was the son of Herman Levy who immigrated to Fresno from Germany and was one of the signatories on the Fresno City Charter. Two of Herbert's brothers---Sigmund and Ben---also lived in the Island. The home is the only one in the Wilson Island that remains with the original family.

#48: The William and Anna Bean Home (654 E. Home Ave) was built in 1921 in an Italian Renaissance style with a Japanesque-inspired Craftsman portico. The two-story residence includes French doors at "coach" level that access the *porte cochere*; there is also a solarium at the rear of the first floor. William Bean was the Fresno County Coroner and he and his wife lived in the home for 29 years. From 1940 to 1983 Norman and Grace Rudy were the owners.

#49: The Frank Bradford Home (630 E. Home Ave) is a two-story neo-classical style residence constructed by Shorb and Meade in 1919. Frank Bradford owned the San Joaquin Banking Company, the largest in the Valley and lived with his family in the home for 30 years. According to oral sources the façade of the house was "demolished" and rebuilt circa 1968, but there are no building permits on record for this work.

#50: The Frank Quick Home (618 E. Home Ave) was constructed in 1921 as a two-story Italian Renaissance style residence. Frank Quick lived in the home for 25 years and then sold it to Judge Chester R. Andrews in 1946.

#51: The Ben and Susatte S. Kaufman Home (608 E. Home Ave) is also an Italian Renaissance revival home with a highly ornamented portico at the front entrance. The two-story residence was built in 1925 and designed by Swartz and Ryland for Ben and Susatte S. Kaufman, who lived on the property until 1936.

CONTRIBUTORS TO THE DISTRICT:

Map Reference #52: The Nis Johnson Home (601 E. Pine Ave) is the only Mission Revival style residence in the Island. The one-story home was constructed in 1921 for a Danish born farmer, Nis Johnson and his wife Katrina. Johnson's obituary in 1948 noted that he lived and farmed in Reedley for 61 years but apparently he also kept a home in Fresno as well. The property is individually listed on the Local Register of Historic Resources as HP#245.

#53: The Gustav and Edith Manheim Home (617 E. Pine Ave) is a two-story Prairie home with neoclassical proportions and massing. It was built in 1919 for Gustav and Edith Maheim. Gustav Manheim was Manager of two local department stores and Edith Manheim was an accomplished pianist. The home is HP#258.

#54: The Gerald and Margherita Thomas Home (627 E. Pine Ave) was originally constructed in 1919 by J.D. Shorb as a two-story Prairie style residence. Several alterations have affected the period look of the façade. The Thomas family lived in the home until 1928.

#55: The Benjamin Levy Home (641 E. Pine Ave) is a neo-classical inspired 1-story cottage that was built in 1922 for one of three Levy brothers who lived in the neighborhood. From 1957 to 1963 architect Fred Swartz owned the home.

#56: The Ed and Chrissie Riggins Home (655 E. Pine Ave) was built in 1929 in a Tudor Revival style. Of interest is the home, as with several others in the Island, has a cantilevered second story and decorative wood strapwork.

#57: The Albert and Susie Clark Home (667 E. Pine Ave) is a two-story Spanish Eclectic style residence. It was built in 1924 for Albert and Susie Clark. Mr. Clark was the Director of the Union National Bank and then President of the Fresno Savings Bank, which were the first incorporated banks in Fresno under local leadership. The Clarks lived in the home from 1922-1944. In 1944 the property ownership was transferred to a daughter, Eva C. Walker who was married to Ben Walker, a well-known figure in Fresno for his extensive newspaper files which he later bequeathed to the Fresno Historical Society.

#58: The Berton and Edna R. Einstein Home (701 E. Pine Ave) was built prior to 1919 as it is depicted on the Sanborn Fire Insurance map for that year. The Italian Renaissance revival style home was constructed for Berton and Edna R. Einstein. Mr. Einstein was referred to as a "rising magnate" in literature of the time but he died in 1920 during the flu epidemic. His widow continued to live in the home for another six years after his death.

#59: The Minnie Sachs Home (711 E. Pine Ave) was built prior to 1919 and is a two-story Italian Renaissance inspired building with Prairie and Craftsman influences. The home was built for Minnie Sachs who was a widow when she bought the lot.

#60: The Mary Cohen Residence (727 E. Pine Ave) is a highly altered Craftsman bungalow that was substantially enlarged in 1952 to provide housing for a convent by then owned by St. Theresa Parish. The original home is named for Mary Cohen who is listed on the 1919 building record when a new garage and sleeping porch were added. The house is depicted on the 1919 Sanborn Fire Insurance map.

#61: The J. B. Goodman Home (742 E. Pine Ave) is a traditional American Foursquare built in 1921-22. Goodman was the owner of Goodman's Department Store. John and Marion Baldwin later owned the home for twenty years.

CONTRIBUTORS TO THE DISTRICT:

Map Reference #62: The Harry and Lucille Mitchell Home (730 E. Pine Ave) is a severely altered home of indiscriminate style. It was initially built in 1919 with permits for additions or alterations taken out in 1935, 1936, 1937, and 1941. As the alterations appear to have been made early on and the home contributes to the general context of the District, the property is considered a contributor rather than a non-contributor. The Mitchell family owned it for 50 years; Mr. Mitchell was a local dentist.

#63: The Lee and Minita Blasingame Home (710 E. Pine Ave) was built in 1919-1920 in a Colonial Revival style by Shorb and Meade. Lee Blasingame was the cashier of the First National Bank of Fresno. From 1923 to 1927 the two-story residence was owned by Milo and Lillian Rowell. Mr. Rowell was the Manager of the largest produce firm in the San Joaquin Valley.

#64: The Mosgrove Home (660 E. Pine Ave) was the first home built in the Wilson Island. This Craftsman bungalow was designed for William and Nellie Mosgrove on a half-acre lot by Frank Faulkner, a Missouri architect and Mrs. Mosgrove's brother. When constructed in 1910 the home was on open land and the family enjoyed an unobstructed view of the Sierras. The property is listed on Fresno's Local Register of Historic Resources as HP#106.

#65: The Gates-Twining Home (640 E. Pine Ave) was built in 1932 by Taylor-Wheeler Inc. It is the only French Norman Revival home in the Island. The first owner was real estate broker Dudley C. Gates. From 1937 to 1948 the residence is associated with Frederick W. Twining, the son of Frederick E. Twining of Twining Laboratories. Father and son built the business together following the motto, "We Test Anything." The Gates-Twining Home is a designated historic property #239.

#66: The C.P. Hill Home (624 E. Pine Ave) is the only Monterey Revival style home in the neighborhood. The two-story home with cantilevered balcony was built in 1935 by Taylor-Wheeler Builders. C.P. Hill and family lived in the home for 14 years.

#67: The Clayton and Edna Chandler Home (610 E. Pine Ave) was designed by Charles E. Butner and is a two-story residence built in the rather rare Jacobethan sub-type of the Tudor Revival. The rambling 1935 building was owned by Clayton and Edna Chandler, relatives of Senator and Mrs. Wilber F. Chandler for whom Chandler Field is named.

#68: The Lousander Markarian Home (1426 N. Echo Ave) is a Ranch style home that was constructed by the owner in 1952.

[#69 and #70 are non-contributors to the District as they were constructed post 1970]

#71: 635 E. Floradora Ave is a single-story side-gabled cottage built in 1940 by the Harris Construction Company.

#72: The W. Wacasar Home (639 E. Floradora Ave) was built in 1929 and is a Tudor Revival cottage. A "W. Wacasar" owned the home for over fifty years.

#73: The C. W. Wacaser Home (653 E. Floradora Ave) [spelling taken from Building record] is also a cross-gabled Tudor Revival cottage and was constructed in 1927.

CONTINUATION SHEET

*Recorded by: Karana Hattersley-Drayton

*Date: 8.05.09

☒ Continuation

☐ Update

CONTRIBUTORS TO THE DISTRICT:

Map Reference #74: The Dennis B. Wheeler Home (661 E. Floradora Ave) is a Tudor Revival cottage that was built by Dennis Wheeler in 1927, the same year he founded Taylor-Wheeler Builders with Orville Taylor. Wheeler attended both Stanford and Cal and graduated with a degree in Commerce. He managed the company's business and supervised construction.

#75: The Nellie Dorsey Home (1415 N. Linden Ave) is a one-story Minimal Traditional style home that is the only property to have a N. Linden address. It was built in 1941 by the Harris Construction Company. Nellie Dorsey lived in the home from 1941 to 1964.

#76: The Robert Barton/Frank Curtin Home (707 E. Floradora Ave) was one of 12 buildings noted on the 1919 Sanborn Fire Insurance map. The one and a half Craftsman style home was sold by the Bartons to the Curtins circa 1914-1915.

#77: The L. Samuels Home (717 E. Floradora Ave) is another early Wilson Island building as depicted on the 1919 Sanborn Fire Insurance Map. The residence is a variation of the Prairie Box with Craftsman and Colonial Revival details. A building permit for alterations to the two-story home made in 1923 lists a L. Samuels/Equitable Life Association Society as the owner.

#78: 727 E. Floradora Ave is a transitional property with influences from the Minimal Traditional and International styles. The one-story residence was constructed in 1939. Unfortunately the building record is too faded to read the owner's name.

#79: The Henry Gundlefinger Home (743 E. Floradora Ave) is associated with the banker, Henry Gundlefinger, who developed the Bank of Central California with his brothers Louis and Leopold. Mr. Gundlefinger was the owner by the time a garage was built on this property in 1934. This variation of a Prairie Box was constructed prior to 1919 and is depicted on the Sanborn Fire Insurance map of that year.

#80: The Wishon-Pine Apartments (748-54 E Pine Ave) was added to the project footprint after the boundaries were initially drawn. This former two-story Prairie style single-family residence was reconfigured and subdivided to become apartments. In 1946 architect David H. Horn is indicated as the contractor for a major alteration. The building permit record notes that "this house moved from front to rear [lots ?]" The 1919 Sanborn indicates a two-story residence facing Wishon. It is assumed that the house was moved to allow for the construction of the commercial building at 1445 N. Wishon.

NON-CONTRIBUTORS TO THE DISTRICT:

Map Reference #69 (607 E. Floradora Avenue) is a Ranch style home that was built in 1970. As it is less than 50 years of age it is considered a non-contributor to the proposed District.

#70 (621 E. Floradora Avenue) is a two-story building with Colonial Revival details. According to the Assessor's office it was built in 1974 and is thus less than 50 years of age.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Map Ref. #057

Wilson Island Historic District

P1. Resource Name(s): The Albert and Susie Clark Home

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

***b. USGS 7.5' Quad:** Parcel located in the n/w ¼ of Section 33 T13S R20E

c. Address: 667 E. Pine Avenue, Fresno

d. Assessor's Parcel Number: 451-111-06

***P3a. Description:** This full two-story stucco clad Spanish Eclectic style home is located on a ¼ acre lot at the northwest corner of E. Pine and Linden Avenues. In plan the home is a large square with a projecting wing off the rear northwest corner. The front door is centrally placed and recessed under a decorative stucco surround. A cantilevered bay window is located over the entrance and consists of three multi-pane steel sash casement windows with fixed transoms. The roof is a deck type, thus flat with hipped edges that are sheathed in Mission tiles. The façade of the home is not flush but has a set back beginning with the main entrance and extending to the east end. The window treatment on the façade includes a ribbon of three double hung sash windows on both stories of the west side of the front entrance, two 1/1 double hung sash on the second story on the east end and a fixed window flanked by 1/1 double hung sash on the first floor east of the door. An external chimney is located on the east elevation.

***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:** 1924;
building permit 8.20.1924

***P7. Owner and Address:**

Cathleen and Slaten Van
Saun
667 E. Pine Avenue
Fresno, CA 93728

***P8. Recorded by:**

Karana Hattersley-Drayton
Historic Preservation Project
Manager, City of Fresno

***P9. Date Recorded:**

3.10.2007; 9.04.09

***P10. Survey Type:**

Intensive

***P11. Report Citation:** "Local Register Nomination for the Wilson Island Historic District, Fresno California"

***Attachments:** ● District Record

DPR 523A (1/95)

***Required information**

EXHIBIT 8:

2018 MILLS ACT PROGRAM - 8. The Thomas & Sadie Elliott Home (HP #301) Located at 934 E Mildreda Avenue

REVISED WORK PLAN (2019-2028)

| | Contract Year | Site/Building Feature | Proposed Work/Task | Estimated Cost |
|--------|---------------|-----------------------|--|----------------|
| 1. | 2019 | Landscape | Tree-trimming and inspection of plantings as needed to avoid contact of branches or plantings with the house or exterior features and determine appropriate landscaping in contribution to the historic character of the property. | \$3,000.00 |
| 2. | 2020 | Front Porch | Repair front porch, and replace in kind if needed, due to dry rot and sloping. | \$4,000.00 |
| 3. | 2021 | Windows | Repair original windows as needed for proper operation, seal, and finish; replace all dry rotted areas through house in kind if needed. | \$2,000.00 |
| 4. | 2022 | Insulation | Install new insulation throughout walls without damage to historic features. | \$3,000.00 |
| 5. | 2023 | Insulation | Install new insulation throughout attic without damage to historic features. | \$2,000.00 |
| 6. | 2024 | Exterior Paint; Solar | Complete exterior painting for cladding and architectural trim; install solar panels on portion of roof that does not detract from the historic character of the property. | \$15,000.00 |
| 7. | 2027 | Chimney | Restore chimney by repointing brickwork without damage to historic features. | \$1,000.00 |
| TOTAL: | | | | \$30,000.00 |

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

P1. Resource Name: Thomas and Sadie Elliott Home

Update

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

*b. USGS 7.5' Quad:

c. Address: 934 E. Mildreda Avenue, Fresno

d. Assessor's Parcel Number: 459-223-03

***P3a. Description:** The residence on this parcel was evaluated in the 2008 North Park Survey prepared for the City of Fresno (see attached forms). This American Foursquare is in the process of full restoration. Additional information is as follows: Windows obscured by boarding in 2008 include a double set of French doors on the second floor which have 21 true divided lights. Three French doors on the first floor with a similar fenestration pattern face north onto the porch. The front door is solid wood with sidelights of 14 panes, true divided lights. Two casement windows on the west side of the home are being rebuilt. The one story porch is now revealed and includes a wood balustrade and six stout wood piers on pedestals for support. The one story room on the south elevation with hipped roof is depicted on the 1906 Sanborn. The gable end one car garage with barn doors does not appear to be associated with this home, but rather is on the parcel to the south. Of interest is that until 1963 the home at 934 E. Mildreda was on an undivided parcel which included the home, now a commercial building, located at 265 N. Van Ness.

The Elliott Home is an excellent example of a property type, the American Foursquare, which was popular for middle class families in early 20th century Fresno. As President and apparent owner of the Elliott Manufacturing Co. and Mineral Products Company, the original resident was also a person of importance in the business community in early Fresno. The property therefore appears to be individually eligible for listing on the Local Register of Historic Resources under Criterion ii and Criterion iii. It is also an important contributor to a proposed North Park Historic District (Criterion i).

***P3b. Resource Attributes:** HP2 (Single family residence)

***P4. Resources Present:** ●Building

●Element of District



P5b Photo date: 19 November 2015

***P6. Date Constructed/Age and Sources:** c1904, depicted on the 1906 Sanborn Map

***P7. Owner and Address:**
Stephen and Amanda Walter
TRS, 881 E. Country View
Fresno, CA 93730

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

***P9. Date Recorded:** 1
December 2015

***P10. Survey Type:** Intensive

***P11. Report Citation:** Updated Evaluation of 934 E. Mildreda Avenue for Fresno's Local Register of Historic Resources.

***Attachments:** ● Primary and BSO Forms for 934 E. Mildreda N. Van Ness prepared 17 January 2008 by Galvin Preservation Associates, Inc. for the City of Fresno's North Park Historic Survey.

DPR 523A (1/95)

***Required information**

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Page 2 of 5

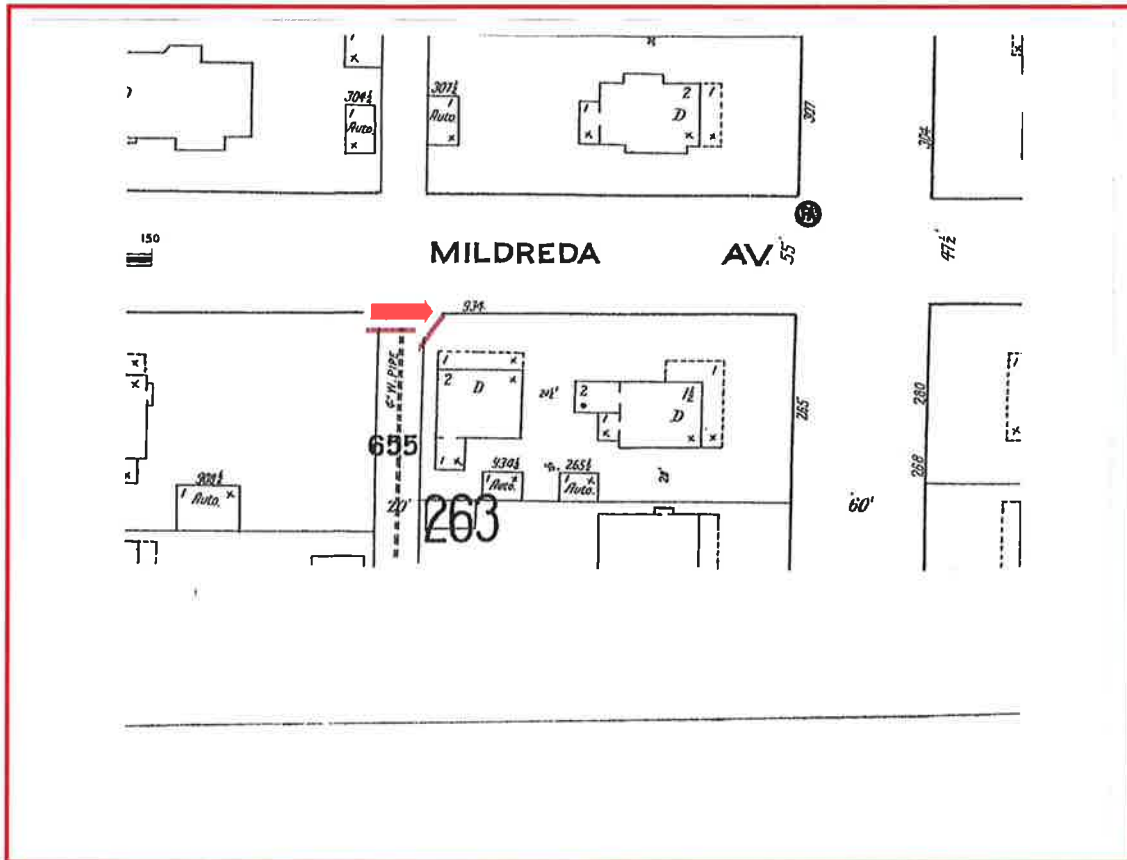
Resource: Thomas and Sadie Elliott Home

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

*Date: 1 December 2015

■ Continuation

1919 Sanborn Fire Insurance Map:259



PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 3D
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 934 East Mildreda Avenue

P1. Other Identifier: 934 East Mildreda Avenue

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Fresno

and (P2c, P2e, and P2f or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Fresno S. Date 1978 T _____ ; R _____ ; % of _____ % of Sec _____ ; B.M. _____

c. Address 934 East Mildreda Avenue City Fresno Zip 93701

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 45922303

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story American Foursquare style single family residence is located on the south side of E. Mildreda Avenue between N. Fulton and N. Van Ness Avenues. It is currently vacant and boarded over. The building has an irregular plan and a brick foundation. The wood frame building is sheathed in narrow wood drop siding. The residence has a hipped roof with boxed eaves accentuated by a plain frieze band. An exterior brick chimney on the east elevation projects through the roof slope. The front porch is nearly full width with a dropped secondary partially hipped roof supported by six square wood columns that rest atop square wood piers. Only a portion of the wood porch rail with square balusters is visible. Other details of the wood porch are largely hidden by the large sheets of plywood what have been used to board up the porch and all the fenestrations. A dropped shed roof addition of the west side of the porch is partially enclosed with vertical boards and horizontal planks. The roof of the porch is partially flat, and forms an upper story porch with a metal railing that would have been accessed through a door flanked by windows. These fenestrations have been boarded over and are not visible. Other boarded up, asymmetrically placed windows are present around the entire structure. A one-story hipped roof projection on the rear elevation appears original to the structure. A flat roof projection supported by square wood posts shields a rear boarded up door accessed by concrete steps with metal rails. A pair of fixed pane wood sash windows was installed just under the roof line of this projection, which appears to be a later modification. A small board and batten front gable structure is located at the rear lot line. Modifications include the metal railing over the front porch, and the boarded up windows and doors.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.):

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) View looking

Southwest at east and north elevations.

View taken on October 20, 2008

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

Ca. 1899-1906, Sanborn Maps

*P7. Owner and Address:

Ferchau, Andre K.

1074 North Delphia Avenue

Fresno, CA 93728

*P8. Recorded by: Name, affiliation, and address)

Galvin Preservation Associates Inc.

1611 S. Pacific Coast Hwy. Suite 104

Redondo Beach CA, 90277

*P9. Date Recorded: 1/17/08

*P10. Survey Type: (Describe)

☒ Intensive

☐ Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of Fresno, North Park Area Historic Context and Property Survey Report (Galvin Preservation Associates Inc, 2008)

*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure & Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photographic Record ☐ Other (List) _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 3D

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Single family residence B4. Present Use: Vacant
 *B5. Architectural Style American Foursquare
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 Based on Sanborn Maps, the house was constructed the ca. 1900s
 *B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
 *B8. Related Features: N/A
 B9a. Architect: Unknown b. Builder: Unknown
 *B10. Significance: Theme a. American Foursquare Area North Park Area: Fresno
 Period of Significance: a. 1900-1910 Property Type: Single family residence Applicable Criteria: _____
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is part of the North Park section of 1902. The building was constructed in the circa 1900s based on Sanborn Maps. A garage was constructed in 1921. According to building permits, there was a "fire loss" in that same year, although there is no indication of what exactly was damaged. The Polk city directory lists the property under the ownership of Thomas H. Elliott, president of Elliott Manufacturing Co. & Mineral Products Co., along with his wife Sadie. The roof was replaced in 1938. In 1944, Paul Gatewood, a mechanic for Frank E. Beckett Company, lived in the house with his wife Lucy. Elmer and Lillie West lived on the property in 1955. The current owner is Andre Ferchau and the property is currently boarded up and vacant.

Prior to the turn of the twentieth century, the City of Fresno experienced rapid growth due to the agricultural prosperity of the region. Taking advantage of this growth, several land speculators purchased and divided lands to the north of the original town core. In January, 1902, William G. Uridge, in partnership with local architect and land speculator Benjamin G. McDougall (1865-1937), recorded the North Park Addition with the County Recorder's Office. The North Park Addition was bounded by Franklin and Mildreda Avenues to the north, San Joaquin Avenue (today Nevada) to the south, Forthcamp Avenue (today Fulton) to the west and Van Ness/College Avenues to the east. The northern section of College within the study area was historically called Froelich Avenue and the southern section was Jensen Avenue.

Most of the development of the North Park district occurred between 1902 and 1915 and includes portions of the North Park Addition (1902) and the North Park Extension (1902). These two developments represent a cohesive character of an up scale suburb located near downtown Fresno.

(continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) None

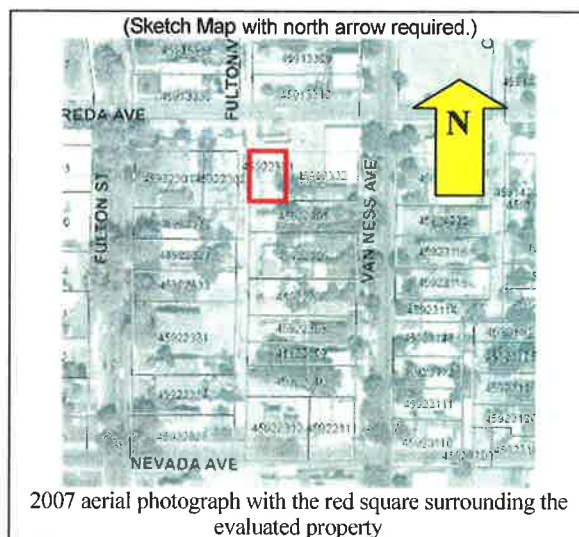
*B12. References: (see page 3)

B13. Remarks: None

*B14. Evaluator: Andrea Galvin & Jennifer Krintz
Galvin Preservation Associates Inc.
1611 South Pacific Coast Highway, Suite 104
Redondo Beach, CA 90277

*Date of Evaluation: February 2008

(This space reserved for official comments.)



State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI _____

Page 3 of 3

Recorded By: Galvin Preservation Associates *Resource Name or # (Assigned by recorder) 934 East Mildreda Avenue
Date: February 2008 ☒ Continuation ☐ Update

(from page 2)

***B10. Significance:**

This area was developed with large lots and prominent residences along a tree-lined street with deep set backs. Unlike the earlier-developed neighboring streets, many of the residences in the North Park subdivisions were constructed in the Craftsman, Colonial and Foursquare styles and were larger in scale as compared to the adjacent vernacular and Victorian-era cottages. This area became known as a new posh subdivision and included many of Fresno's civic, business, and politically minded leaders.

Many of the buildings constructed in the greater North Park area during the 1900s to 1910s were American Foursquares. These residences were popular throughout the United States since they were inexpensive to build and highly functional. In addition, they were easy to find in mail order catalogues, such as Sears, Roebuck and Company. These homes borrowed elements from the Prairie and Craftsman styles, and lacked the excessive ornamentation of the Victorian styles from the previous century.

Residences of this style can be immediately identified by their simple box shape and plan, two-and-one-half story construction, and four room floor plan. The hipped roof can have wide overhanging eaves, with a hipped roof dormer at the façade. The examples found in the greater North Park area are wood framed construction with horizontal wood board siding. The porches were either full width or nearly full width.

The evaluated building is located within the boundaries of the North Park and North Park Extension Neighborhood. The District appears to be eligible for the National Register of Historic Places under Criterion A for its influential development as a community of prominent Fresno leaders, and under Criterion C for its concentration and linkage of fine examples of architectural styles from the first decade of the twentieth century. This building was constructed in circa 1900 in the American Foursquare style and contributes to the overall understanding of the district because it exhibits the character-defining features that represent its context. Therefore, this building appears to contribute to the North Park National Register Historic District because it is located within the district boundaries and it retains sufficient integrity to convey its significance.

(from page 2)

***B12. References:**

- Bureau of Census, U.S. Population Census – 1890, 1900, 1910, 1920, 1930 (www.ancestry.com).
- California State University, Fresno, Henry Madden Library, Map Room, Fresno, California.
- California State University, Fresno, Henry Madden Library, Woodward Special Collections, Fresno, California.
- Chicago Title Company Archives, Fresno, California, Deeds of Trusts 1893, 1898 and 1900-1935.
- City of Fresno, Department of Planning, Archives of the Historic Preservation Manager's Office, Fresno, California.
- Fresno Bee archives, *Fresno Bee*, Fresno, California.
- Fresno city directories, various publishers and titles, 1905-1999.
- Fresno County Hall of Records, Fresno, California.
- Fresno County Library, California Room, Fresno, California.
- Fresno County Plat Maps Books 1-18
- Fresno County Record of Surveys Books 1-18.
- Fresno Irrigation District Office, Fresno, California.
- Godfrey Memorial Library newspaper archives (www.godfrey.org).
- Historic Fresno website (www.historicfresno.org).
- Historic maps of Fresno County and the City of Fresno – 1891, 1912 and 1949.
- Previous DPR 523 form sets of properties located within the current study area.
- Sanborn Fire Insurance Maps for the City of Fresno – 1888, 1898, 1906, 1918-1919, 1918-1948 and 1918-1950.

EXHIBIT 9:

DRAFT WORK PLAN (2019-2028)

| | Contract Year | Site/Building Feature | Proposed Work/Task | Estimated Cost |
|---------------|---------------|-----------------------|---|----------------|
| 1. | 2019 | exterior siding | powerwash all siding and windows | \$1,500.00 |
| 2. | 2020 | windows | repair/replace missing screens | \$450.00 |
| 3. | 2021 | barn | repair missing siding/holes | \$500.00 |
| 4. | 2021 | barn | replace missing loft doors | \$475.00 |
| 5. | 2022 | front balcony | repair balcony floor | \$1,200.00 |
| 6. | 2024 | front balcony | prepare front balcony railings for painting/rust prevention | \$1,400.00 |
| 7. | 2025 | front balcony | paint railings | \$1,250.00 |
| 8. | 2026 | entry/living room | weatherize front doors, living room windows | \$600.00 |
| 9. | 2027 | house siding/barn | powerwash all siding and windows | \$2,100.00 |
| 10. | 2028 | house/barn | exterior paint-replace barn door | \$10,000.00 |
| TOTAL: | | | | |

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.

Above is a template to create a list and detailed description of all work to be completed in the first 10 years of the contract, noting the year(s) in which each task will be completed. The Work Plan does not necessarily require precisely 10 tasks; for example, if a particular maintenance task is done annually or every 5 years, you can make note in the "Contract Year" column. Cost estimates for each task must be provided by the applicant.

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

P1. Resource Name: Mary Matson Home

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

*b. USGS 7.5' Quad: Fresno South 1963, Photorevised 1981. Parcel located in Section 4, T14S R20E.

c. Address: 1440 E. Divisadero Street, Fresno

d. Assessor's Parcel Number: 466-101-19

***P3a. Description:** The Mary Matson Home faces north onto Divisadero Street and is an excellent example of the American Foursquare type with Prairie and Craftsman detailing. The full 2-story home has a rectangular footprint of 27x31 feet to which a two-story back porch has been appended. The basic rectangular footprint is softened by the use of three bay windows: one on the first story of the west elevation, one on the façade on the second story and another partial bay window on the west corner of the first story. The building is standard frame construction and is clad in horizontal lapped siding. The roof appears to be a truncated hip of shallow pitch, with three dormer windows, two on the façade and one on the east elevation. The wide overhanging eaves are boxed and have flat brackets. The full width one story front porch is supported by four wood columns with flat caps and has a low wood balustrade. The porch roof also has a wood balustrade; currently there is no connection between the interior of the home and this potential balcony. Most windows are double hung sash, with a fixed clear leaded glass window on the façade to the right of the offset front door. The two story back porch has a screened-in sleeping porch on the upper level. The exterior of the home was recently painted white with deep green trim and a sky blue porch ceiling. The home sits on a brick and faux rock concrete block foundation. **Barn/Garage:** Directly south of the home is a two-story barn/garage. It has a rectangular plan, is wood framed and clad in narrow lapped siding. A former horizontal sliding door on the north elevation has been in-filled. A rectangular "hay loft" window on the north has no glazing. The south elevation has a plank door on hinges, a hay loft door and a new garage door.

***P3b. Resource Attributes:** HP2 (Single-family residence), HP4 (barn)

***P4. Resources Present:** ● Building ● Element of District (Proposed L Street Historic District)

P5b Photo date: 11.01.05



***P6. Date Constructed/Age and Sources:** house, 1904 (owner, and 1906 Sanborn); barn, prior to 1918.

***P7. Owner and Address:**
Don R. Simmons, Ph.D.
1440 E. Divisadero Street
Fresno, CA 93721

***P8. Recorded by:**
Karana Hattersley-Drayton
Historic Preservation Project
Manager, City of Fresno

***P9. Date Recorded:**
November 17, 2005

***P10. Survey Type:**
Intensive

***P11. Report Citation:** "Evaluation of the Mary Matson Home Located at 1440 E. Divisadero Street for Fresno's Local Register of Historic Resources."

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

*Recorded by: Karana Hattersley-Drayton

*Date: 11.17.05

■ Continuation

B10 Continued:



Rear Elevation Home 11.01.05

South Elevation Barn 11.17.05



B10 Continued:

Front Porch and Dining Room



The Mary Matson Home (1904)

1440 E. Divisadero Avenue



Nov. 2005

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5B

*Resource Name: Mary Matson Home, 1440 E. Divisadero Street

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

***B5. Architectural Style:** American Foursquare with Prairie and Craftsman details

***B6. Construction History:** According to the present owner the home was constructed in 1904. It is clearly delineated on the 1906 Sanborn insurance map and is shown with a partial width, one-story back porch. A building permit for porch work was issued in 1917. By 1918 a new bay window had been added to the façade, the two-story barn was in place and another small shed was also shown on the back property line. The parcel lot lines were enlarged sometime after 1950 to include a portion of Fresno's Block 340.

***B7. Moved? ■ No**

***B8. Related Features:** Also on the parcel is a two story barn, now converted to use as a garage. The home is one of three older residences along this side of Divisadero and is included within the boundaries of the proposed L Street Historic District.

B9a. Architect: N/A

B9b. Builder: Unknown

***B10. Significance: Theme:** Early Settlement and Development **Area:** Central Addition (1887

Subdivision) **Period of Significance:** 1904-1918 **Property Type:** American Foursquare and Barn

Applicable Criteria: Local Register of Historic Resources Criteria i and iii

The "Mary Matson Home" was constructed c1904 along what is now Divisadero Street in the Central Addition. This 1887 subdivision was laid out by I. Tellman and apparently served to connect the original railroad grid of Fresno with the newer subdivisions being developed north of it. Divisadero Street was developed beginning in 1906 and eventually connected two earlier streets: Nielsen and Silvia. At the time of construction the property address was 750 Nielsen Avenue. By 1917 the address was 1440 E. Divisadero. According to the present owner the home was built for a Mary Matson by her parents. Miss Matson's letters and personal effects were stored in the attic and a former caretaker remembered her as being eccentric. According to the Polk Directories, however, the first owner and resident is a Thomas B. Snedden who is listed at the address until 1930. In 1931 he is still the owner with a Mrs. Florence Griffin and Kathy Griffin in residence. By 1936 Mrs. Griffin [sic] is listed as the owner. The relationship between Mary Matson and either Thomas Snedden or Florence Griffin is unknown, although Snedden may have been her father. The home is among the oldest in this particular neighborhood and is a striking example of the American Foursquare type with Prairie details, as particularly seen in the treatment of the roof eaves and brackets. The interior has been impeccably maintained and restored, with traditional Craftsman detailing. The property also has one of the few extant barns in the City (complete with hay mow and loft openings.) The Mary Matson Home appears to be eligible to the Local Register under Criteria i and iii.

***B12. References:** County Assessor records; building permits on file with the Planning and Development Department; 1898, 1906, 1918 Sanborn Fire Insurance Maps; Polk Directories for 1905-1940; John Edward Powell, Ratkovich Plan Survey 1994; Virginia and _____ Lee McAlester, A Field Guide to American Houses, 1984; Thomas Carter and Peter Goss, Utah's Historic Architecture, 1847-1940, 1988; Cyril Harris, editor, Dictionary of Architecture and Construction, 2000; Karana Hattersley-Drayton, Historic Architecture Survey Report for ... Dickey Playground..., October 2003; Personal communication with Don Simmons, 17 November 2005.

***B14. Evaluator:** Karana Hattersley-Drayton

***Date of Evaluation:** November 21, 2005

(This space reserved for official comments.)

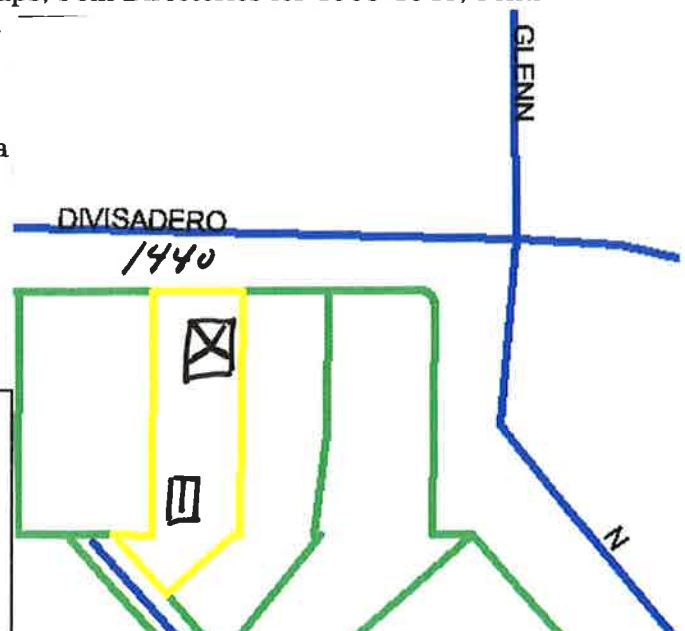


EXHIBIT 10:

2018 MILLS ACT PROGRAM - 10. The Senator Ray W. & Marie Hays Home (HP #310)
Located at 1608/1616 S Minnewawa Avenue

REVISED WORK PLAN (2019-2028)

| | Contract Year | Site/Building Feature | Proposed Work/Task | Estimated Cost |
|---------------|---------------|-----------------------|---|--------------------|
| 1. | 2020 | Roof | Re-roof with wood shingles in kind. | \$40,000.00 |
| 2. | 2021 | Electrical | Replace knob and tube wiring with new electrical equipment to meet current standards without damage to historic features. | \$15,000.00 |
| 3. | 2022 | Exterior: Doors | Replace deteriorated doors on rear and side entries on the west and north elevations in contribution to the historic character of the property. | \$1,500.00 |
| 4. | 2024 | Exterior Paint | Complete exterior painting for cladding and architectural trim. | \$5,000.00 |
| 5. | 2025-2027 | Windows | Repair broken weights and glass in windows in kind where needed and repaint. | \$10,000.00 |
| 6. | 2027-2028 | Window Screens | Repair window screens in kind where needed. | \$4,000.00 |
| TOTAL: | | | | \$75,500.00 |

A Work Plan consisting of rehabilitation, restoration, and/or maintenance measures consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the State Historical Building Code is required for the property.

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.
Brianne 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.

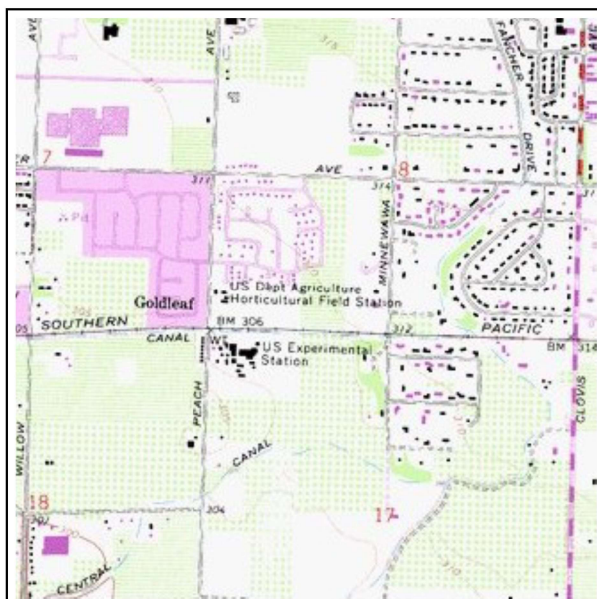
The home located at 1608/1618 S. Minnewawa is on a nearly 2-acre parcel. The property was initially 44 acres and was purchased by Senator Ray Hays and his wife Marie Christina Hays who moved to this ranch in 1937 from a home at 4th and Balch near Roosevelt High School (Hays 2018). Ray Hays was born in 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

