

## **ATTACHMENTS**

## **EXHIBIT A:**

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 8 \*Resource Name or #: (Assigned by recorder) The George Riddell Miller 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 Location: ☐ Not for Publication ☐ Unrestricted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 North, CA Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 617 E Carmen Avenue City Fresno Zip 93728

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 451-041-11

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

The property located at 617 E Carmen Avenue, the George Riddell Miller Home, is located within a rectangular parcel on the north side of E Carmen Avenue near the intersection of N Echo and E Carmen avenues. The subject property consists of a one-story single-family residence with attached carport and a detached one-car garage. The residence takes up about one-half of its parcel, centered within the parcel, with its primary elevation facing south towards E Carmen Avenue; it sits slightly above street level and gradually slopes down toward the street. This single-family residence was constructed in 1919 of stucco over wood frame in the Craftsman architectural style. It has rectangular plan. The main roof consists of multiple gables but is primarily side gabled with a centrally placed pop-up gable that has a large vertically-oriented vent. (See Continuation Sheet)

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

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 #) September 11, 2018

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

1919; Building permit #4966 issued 06/24/1919

\*P7. Owner and Address:

Jeanette A. Borba

617 E Carmen Avenue

Fresno, CA 93728

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

\*P9. Date Recorded: May 7, 2019

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Evaluation of 617 E Carmen 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 George Riddell Miller Home \*NRHP Status Code 5S3/5D1

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B1. Historic Name: The George Riddell Miller Home

B2. Common Name: The George Riddell Miller Home

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

\*B5. Architectural Style: Craftsman

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

According to the original building permit record, the one-story residence and detached one-car garage were constructed in 1919.

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

Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: E.J. Farr

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

Area Wilson's North Fresno Tract

Period of Significance 1919-1953 Property Type Single-family residence 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.)

The George Riddell Miller Home is located on lot 5, Block 12 in Wilson's North Fresno Tract, which was surveyed and platted in 1908. Wilson's North Fresno Tract is one of several within the Tower District. According to the original building permit record, this residence was constructed in 1919. It was among the first one-third of residences constructed in the 6-block area of Wilson's North Fresno Tract known locally as the "Wilson Island." The increase in streetcar access with the extension of the Forthcamp Line northward on N Wishon Avenue in 1908 in addition to the relocation of Fresno State Normal School in 1913 (later known as Fresno State University and now as Fresno City College) to the northeast corner of N Van Ness and E McKinley avenues, were instrumental in opening this area to new residential use. (See Continuation Sheet)

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

\*B12. References:

Building Permit Records

City and County Directories

District Record for Wilson Island Historic District Prepared August 6, 2009 by Karana Hattersley-Drayton

*The Fresno Bee*

Fresno County Assessor

Fresno County Recorder

Karana Hattersley-Drayton and Jeannine Raymond, "Historic Property Survey Report and Local Historic District

Nomination for The Wilson Island, Fresno, California," 2009

Sanborn Fire Insurance Maps

U.S. Census Records

U.S. Department of Labor Records

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

B13. Remarks:

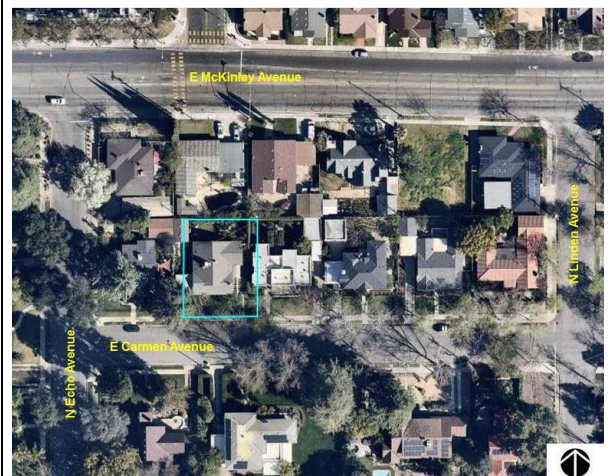
\*B14. Evaluator: Laura Groves van Onna

Historic Preservation Specialist, City of Fresno

\*Date of Evaluation: May 7, 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





## CONTINUATION SHEET

Property Name: The George Riddell Miller Home

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**\*P3a. Description Continued:** The roof has open, overhanging eaves with exposed rafter tails as well as simple brackets and a vertically-oriented vent beneath each gable, and it is clad in asphalt composition shingles. The exterior is clad in stucco. Original metal light fixtures remain within the front porch and side yard patio.

All door and window openings are original and wood-framed, except for those on the east end of the rear (north) elevation. Original door openings include the main entry and side entry. The original windows are all wood windows, each with multiple divided lights over a single light. Most of these windows operate as single-hung; however, there are pocket windows along the side (west) elevation that have the ability to slide down into the wall, creating a completely clear opening. There is also a horizontally-oriented, wood-framed screened opening topped by an angled awning supported by curved brackets centrally located on the rear (north) elevation, aligning with the roofline; it is located just below the ceiling on the interior, where it is operable for ventilation with a hopper opening.

The primary (south) elevation of the property consists of the façade of the residence framed by the carport to the west and the arbor with picket fencing to the east. The façade of the residence consists of the main entry on the west end and two sets of wood windows equally spaced within the central and eastern portion. The main entry is sheltered by a recessed porch open on the west end of the primary façade and on the south end of the side (west) façade. The porch is elevated on a concrete platform topped by brick pavers, is supported by a large square column on the southwest corner of the residence, and is accessed by steps both from the south by an original concrete path with steps and railing leading from the sidewalk as well as from the west by a concrete driveway topped by a wood-framed carport – which aligns with the setback of the residence. The main entry faces west and consists of an original wood door, topped by four vertically-oriented lights and covered by a screen door. Each set of windows on the primary elevation consists of a group of three windows; within each group, the central window has twelve divided lights over a single light, and the side windows each have nine divided lights over a single light.

The arbor with picket fencing on the east end of the primary elevation also aligns with the setback of the residence and is accessed by a narrow original concrete path with steps leading from the side walk. It leads to the partially visible side yard and back yard. On the south end of the side (east) elevation, there is a side yard patio topped by an attached trellis. Like the front porch, it is elevated on a concrete platform topped by brick pavers and accessed by brick steps. The side entry is accessed through the side yard porch and consists of a set of narrow French doors covered by a wide screen door and flanked by single-hung windows. The chimney is located within the side yard patio, between two single-hung windows and south of the side entry; it is also clad in stucco.

The detached single-car garage located within the rear northwest corner of the property was constructed in 1919 with the main residence of wood frame, and it is clad in shingles. It is currently utilized as a storage shed. It has a front gabled roof, with simple brackets and open, overhanging eaves with exposed rafter tails, has barn doors, and is accessed by the concrete driveway along the west property line. The garage is not visible from the public right-of-way due to side yard fencing consisting of vertical wood panels topped by latticework, which aligns with the rear setback of the carport.

## CONTINUATION SHEET

Property Name: The George Riddell Miller Home

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**\*P3a. Description Continued:** Front landscaping includes lawn with small mature trees and plantings immediately surrounding the residence and railing for the steps leading from the sidewalk, as well as three equally spaced large mature trees along the sidewalk. Rear landscaping includes lawn as well as brick-paved pathways surrounded by mature plantings.

Extant original interior features include wood flooring, a terra cotta-tiled fireplace, built-in wood cabinets with multiple divided lights, metal floor venting, and metal light fixtures with frosted glass.

**\*B10. Significance Continued:** The subject property is a contributor to the Wilson Island Historic District, which was designated to the Local Register of Historic Resources on October 29, 2009. The Wilson Island Historic District encompasses 80 properties, 78 of which are contributors, within a 6-block area bounded by N Echo Avenue to the west, E Carmen Avenue to the north, E Floradora Avenue to the south, and the back side of the commercial lots along N Wishon Avenue to the east. The "Wilson Island" is one of Fresno's most architecturally distinct neighborhoods, with homes constructed from 1910-1984, but primarily representative of architectural styles prevalent from 1910-1954. Additionally, this neighborhood was settled by many of Fresno's influential families with important ties to banking, education, architecture, and commerce.

Within the District Record for Wilson Island, the George Riddell Miller Home is recognized as a "distinctive one-story Craftsman cottage." George Riddell Miller and his wife Elsie Gertrude Miller lived in the home from 1919-1953. James and Edith Herring are also noted as long-term residents, having lived in the home for 34 years. The home has not yet been evaluated for individual listing to the Local Register of Historic Resources.

According to his naturalization paperwork for the U.S. Department of Labor and 1920 U.S. Census Records, George Riddell Miller was born on November 25, 1875 in Crieff, Scotland to Scottish parents. His last foreign residence prior to arriving in the U.S. was Glasgow, Scotland. He arrived at the port of New York City on or about June 15, 1904, married, and was living with his wife Elsie Gertrude Miller at 617 E Carmen Avenue in Fresno California by 1920. Elsie was born c. 1891 in Robinson, Illinois to a father from Ohio and a mother from Pennsylvania. Miller's occupation is referred to as a secretary in the vineyard industry and also as an accountant.

The building permit record for this property identified E.J. Farr as the contractor for 617 E Carmen Avenue; an architect has yet to be identified. Elmer Jewett Farr was born in 1862 in New York City and arrived in Fresno, California in 1897. He was an acclaimed building contractor and resident of Fresno for forty-three years before passing away in 1940. He is known for having constructed several homes in Fresno, particularly along Van Ness Avenue, for leading building operations for the Fresno City Schools for several years, and for serving as the first president of the Fresno Contractors Association – which later became known as the Fresno Builders Exchange. His residence located at 245 N Fulton Street in the Lowell Neighborhood is individually listed in the Local Register of Historic Resources as Historic Property #139. It was constructed in 1907 as an American Foursquare property type with elements of the Craftsman architectural style. He lived here with his wife Carrie Louise Farr as well as their daughter Vida and son Forest. Once the family sold the home and at the time it was listed on April 8, 1980, it functioned as the Garden House Tea Room.

## CONTINUATION SHEET

Property Name: The George Riddell Miller Home

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**\*B10. Significance Continued:** The George Riddell Miller Home was constructed in the Craftsman architectural style. The Craftsman style originated in southern California, primarily inspired by brothers Charles Sumner Greene and Henry Mather Greene who practiced together in Pasadena from 1893-1914. It was the predominant style for smaller homes constructed throughout the U.S. from 1905 through the early 1920s. Character-defining features include a low-pitched, gabled roof that has open, overhanging eaves with exposed rafter tails; porches, either full- or partial-width, with a roof supported by square columns that frequently extend to ground level; and one or one and one-half stories in height.

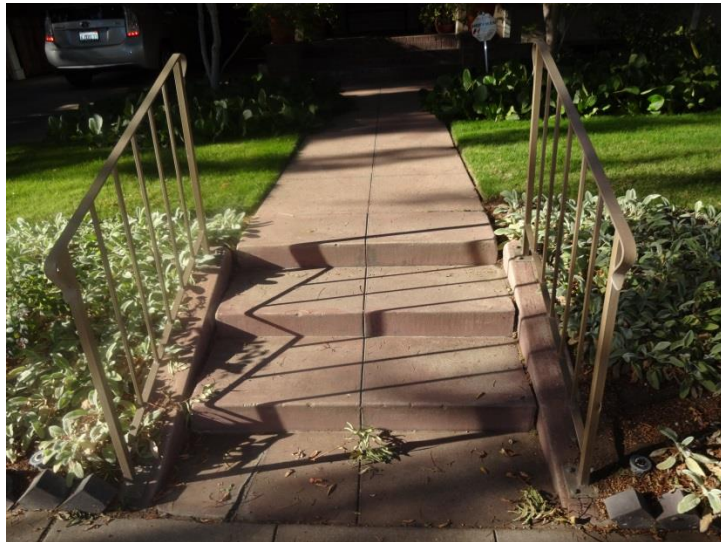
### Eligibility

The George Riddell Miller Home located at 617 E Carmen 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, setting, design, materials, workmanship, feeling, and association (FMC 12-1607). Additionally, it is significant under Local Register Criterion i because it is associated with Fresno's early expansion northward within the "Wilson Island" of Wilson's North Fresno Tract in the Tower District and Criterion iii because it embodies the distinctive characteristics of the Craftsman architectural style and represents the work of a local master builder, E.J. Farr.

## CONTINUATION SHEET

Property Name: The George Riddell Miller Home

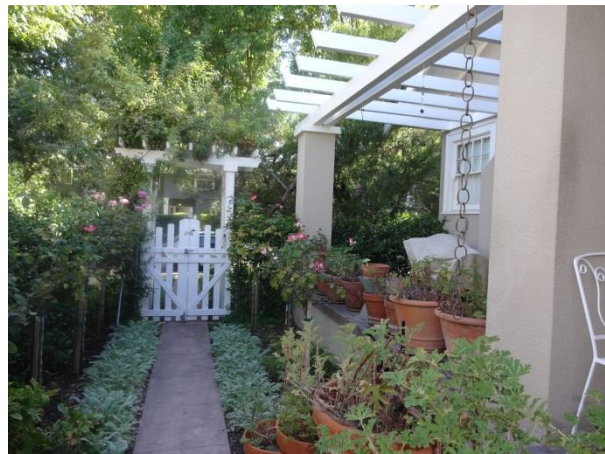
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## CONTINUATION SHEET

Property Name: The George Riddell Miller Home  
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## CONTINUATION SHEET

Property Name: The George Riddell Miller Home

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Form 5900  
U. S. DEPARTMENT OF LABOR  
NATURALIZATION SERVICE

No. 4644

**UNITED STATES OF AMERICA**  
**DECLARATION OF INTENTION**

☒ Invalid for all purposes seven years after the date hereof

State of California, In the Superior Court  
County of Fresno, SS: of Fresno County,  
I, George Riddell Miller, aged 46 years,  
occupation Accountant, do declare on oath that my personal  
description is: Color White, complexion Fair, height 5 feet 9 inches,  
weight 160 pounds, color of hair Brown, color of eyes Brown,  
other visible distinctive marks None.  
I was born in Crieff, Scotland  
on the 25th day of November, anno Domini 1875; I now reside  
at 617 Carmen Avenue, Fresno, California  
(Give number, street, city or town, and state)  
I emigrated to the United States of America from Liverpool, England  
on the vessel "Celtic"; my last  
foreign residence was Glasgow, Scotland; I am not married; the name  
of my wife is Elsie Gertrude Miller; she was born at Robinson, Illinois  
and now resides at 617 Carmen Avenue, Fresno, California.  
It is my bona fide intention to renounce forever all allegiance and fidelity to any foreign  
prince, potentate, state, or sovereignty, and particularly to George V. King of Great  
Britain and Ireland, of whom I am now a subject;  
I arrived at the port of New York, in the  
State of New York, on or about the 15th day  
of June, anno Domini 1904; I am not an anarchist; I am not a  
polygamist nor a believer in the practice of polygamy; and it is my intention in good faith  
to become a citizen of the United States of America and to permanently reside therein;  
SO HELP ME GOD.

George Riddell Miller  
(Original signature of declarant)

Subscribed and sworn to before me in the office of the Clerk of  
said Court this 30th day of Sep, anno Domini 1904.

D. M. BARNWELL,  
Clerk of the Superior Court.  
By [Signature], Deputy Clerk.

No. [SEAL]



E. J. Farr

## **EXHIBIT B:**

**\*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

CONTINUATION SHEET

\*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 manger 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 Tadtional 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 Hone (665 E. Carmen Ave)** is a Minimal Tadtional 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. #016

Wilson Island Historic District

**P1. Resource Name(s):** The George Riddell Miller 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:** 617 E. Carmen Avenue, Fresno

**d. Assessor's Parcel Number:** 451-041-11

**\*P3a. Description:** This distinctive one-story Craftsman "cottage" faces south onto East Carmen Avenue. The home is roughly square in plan with a porte-cochere that extends off the west elevation. The side-gabled façade has projecting eaves with exposed rafter tails. A cross-gabled vent is located on the middle of the roof which is clad in composition shingles. The building is stucco over frame in construction. The main entrance is inset on the front southwest corner of the home. Façade windows include two sets of double hung ribbon windows, with 9/1, 12/1 and 9/1 lights. Planter boxes are located under each window band. An external chimney and pergola are 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:** 1919;  
Building permit #4966 issued  
6.24.1919

**\*P7. Owner and Address:**  
Jeanette A Borba  
617 E. Carmen Avenue  
Fresno, CA 93728-1714

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

**\*P9. Date Recorded:**  
8.02.2005

**\*P10. Survey Type:**  
Intensive

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

**\*Attachments:** ● District Record

## **EXHIBIT C:**

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 8 \*Resource Name or #: (Assigned by recorder) The Bixler Vapor Dry Cleaning Company Building

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 2049 Broadway 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 459-296-03

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

The property located at 2049 Broadway, originally known as the Bixler Vapor Dry Cleaning Company Building, is located within a trapezoidal parcel on the southwest corner of Broadway and E Voorman Avenue. The subject property consists of a three-story commercial/industrial building, which takes up the whole of its parcel, with its primary elevation facing east towards Broadway; it sits at street level. This building was constructed in 1920 of reinforced concrete with brick infill. The brick is clad with stucco. It has a trapezoidal plan. The roof is flat with a surrounding parapet. Original multi-paned steel windows remain on the third story of the primary (east) elevation and on the second and third stories of the side (north) elevation. The remaining windows are non-original and consist of large metal-framed fixed windows or small metal sliding and single-hung windows. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building; HP8 Industrial 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 20, 2019

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

1920, Original Building Permit Record

\*P7. Owner and Address:  
Steven Michael & Kelly R. Hardison  
P.O. Box 11503  
Fresno, CA 93773

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

\*P9. Date Recorded: May 7, 2019

\*P10. Survey Type: (Describe)  
Intensive

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

Evaluation of 2049 Broadway 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 Bixler Vapor Dry Cleaning Company Building \*NRHP Status Code 5S3

Page 2 of 8

B1. Historic Name: The Bixler Vapor Dry Cleaning Company

B2. Common Name:

B3. Original Use: Commercial/Industrial B4. Present Use: Commercial/Industrial/Residential

\*B5. Architectural Style: None

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

According to the original building permit record, this industrial building was constructed in 1920. A one-story caretaker's studio was constructed within the rear portion of the rooftop of the building in 1940.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Early 20<sup>th</sup> Century Commercial and Industrial Development Area Lowell Neighborhood

Period of Significance 1920-1956 Property Type Industrial – Industrial Loft 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.)

The Bixler Vapor Dry Cleaning Company Building is located on Block 2 in the Central Addition, which was surveyed and platted in 1887. It is located in what is now known as the Lowell Neighborhood. According to the original building permit record, this commercial/industrial building was constructed in 1920. A one-story caretaker's studio was constructed within the rear portion of the rooftop of the building in 1940.

The subject property was originally constructed for the Bixler Vapor Dry Cleaning Company, founded by W.L. Bixler and his son L.B. Bixler in 1914. William Lincoln Bixler was born on February 23, 1865 in Pennsylvania, married, and arrived in California in 1893. His wife Grace H. Bixler was born c. 1875 in Ohio, where their son L.B. was born as well c. 1889. W.L. passed away at the age of 68 on April 11, 1933. At the time of his death, L.B. was serving as president of the Fresno Cleaners' and Dyers' Association and continued to manage the business they had established. He continued to advertise for the business which operated until at least 1956, marketing to Fresno residents as well as those of communities such as Del Ray, Parlier, and Reedley. (See Continuation Sheet)

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

\*B12. References:

Building Permit Records

City and County Directories

*The Fresno Bee*

Fresno County Assessor

Fresno County Recorder

Sanborn Fire Insurance Maps

Survey Forms for 2049 Broadway Prepared February 2008 by

Andrea Galvin & Jennifer Krintz

SurveyLA, "Industrial Development, 1850-1980," 2011, rev. 2018

U.S. Census Records

B13. Remarks:

\*B14. Evaluator: Laura Groves van Onna

Historic Preservation Specialist, City of Fresno

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) The Bixler Vapor Dry Cleaning Company Building \*NRHP Status Code 5S3

Page 2 of 8

\*Date of Evaluation: May 7, 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Property Name: The Bixler Vapor Dry Cleaning Company Building

Page 3 of 8

**\*P3a. Description Continued:** The primary (east) elevation is organized symmetrically. The façade has three bays divided by concrete columns, with a storefront entry on the first story for each bay. The concrete columns are clad with ceramic tile along the first story. The storefronts are enclosed and obscured by stucco, wood paneling, and metal security bars; each storefront entry is covered by a metal security door. The second and third stories within the central bay each consist of two sets of paired windows. The second and third stories within each side bay consist of a group of three windows.

The rear portion of the third floor has a sheltered, but open-air patio; it is partially covered by a wood-framed awning. A one-story caretaker's studio was constructed within the rear portion of the rooftop of the building in 1940. It was constructed of wood frame, is clad with vertical wood paneling, has a low-pitched roof, and consists of large fixed windows along its facades. A sliding glass door centrally located along its north façade provides access to the roof. A portion of the third floor is open to this rooftop addition, thereby creating a double-height ceiling for natural light to filter down. In addition to the windows along the elevations of the building, another source of natural light is a pitched, steel-framed skylight with chicken wire glass.

Apparent alterations include replacement windows, painted and stuccoed brick, and a small rooftop addition.

**\*B10. Significance Continued:** Following a period of vacancy, the building located at 2049 Broadway was adaptively reused for the Broadway Fair Appliance and Furniture Company by 1969. John Garofoli and Vic Antonino, the owners of the company leased the space at 2049 Broadway from property owner Ewell Peden. Peden was a licensed general building contractor in Fresno, primarily for residential properties; by 1970, he had placed himself in the running for political office in the 32nd Assembly District but ultimately withdrew. Photos of Garofoli and Antonino were frequently featured in a plethora of advertisements promoting Broadway Fair, in addition to a rendering of the building located at 2049 Broadway with its recognizable three-story, three-bay facade.

City and county directories reveal that Roy Maxwell (Max) and Vivian Hardison were operating their printing and publishing business, Mid-Cal Publishers, at 2049 Broadway no later than 1979. That same year, Hardison applied for a change of occupancy at the building from Commercial to R-3 (Residential). The Hardison family began living on the third floor of the building and operating their business out of the storefront on north end of the primary (east) elevation on the first floor. Mid-Cal Publishers was periodically noted for their reprinting of historically significant works that had gone out of print such as the 1891 Atlas of Fresno County, the Historical Atlas Map of Sonoma County, "Pioneer Days in California" by John Carr, and "The Years Between" by Brooks D. Gist. Steve Hardison, son of Max and Vivian Hardison, currently operates the printing and publishing business. Prior to taking over the family business, he was a National Pole Vault Champion in the early to mid-1970s and qualified for the 1976 U.S.A. Olympic Trials.

Most of the commercial development within the Lowell Neighborhood is located along or adjacent to E Divisadero Street. And, most of these properties were constructed between 1930 and 1960 – making the subject property, constructed in 1920, one of the earliest commercial buildings constructed in what was and still remains a predominantly residential neighborhood. The Bixler Vapor Dry Cleaning Company Building located at 2049 Broadway provided a service to this surrounding neighborhood, city, and region – offering pick-up and delivery as well. The building consisted of commercial and industrial uses, as it facilitated interaction with customers and cleaning operations.

## CONTINUATION SHEET

Property Name: The Bixler Vapor Dry Cleaning Company Building

Page 4 of 8

**\*B10. Significance Continued:** Its commercial influence is illustrated in the building's design through its storefronts along the first story of the primary (east) elevation, and its industrial influence is illustrated by the reinforced concrete with brick infill construction and the fenestration of multi-paned steel windows along the upper stories. The building is also located one block east of H Street, historically known as an industrial corridor, and it may have contributed to the influence in design.

The Bixler Vapor Dry Cleaning Company Building identifies most with the Industrial – Industrial Loft property type. Character-defining features include reinforced concrete construction, at least three stories in height with vertical emphasis, storefronts along the first story, multi-paned steel windows along the upper stories, and generally open floor plans on the upper stories. The intention of this property type design was to create a factory environment that would provide lighting, ventilation, and protection from fire and vibration within a limited amount of space. The Industrial – Industrial Loft property type was developed in the late 19th and early 20th centuries and was predominant in construction between 1900 and 1960.

The current property owners intend to rehabilitate the property while retaining and restoring the historic character of the commercial/industrial building, with the assistance of the California Historical Building Code and with the opportunity to receive potential relief from City of Fresno property development standards.

### Eligibility

The subject property located at 2049 Broadway was previously evaluated in 2008 through the "North Park Area Historic Context and Property Survey" prepared by Galvin Preservation Associates Inc. for the City of Fresno. The property did not appear to be eligible for National, California, or Local Register listing through this survey evaluation.

Upon further research, the property located at 2049 Broadway, originally known as the Bixler Vapor Dry Cleaning Company Building, 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, feeling, and association (FMC 12-1607). Additionally, it is significant under Local Register Criterion i because it is associated with early 20th century commercial and industrial development in the Lowell Neighborhood in Fresno and Criterion iii because it has distinction as an Industrial – Industrial Loft property type.

## CONTINUATION SHEET

Property Name: The Bixler Vapor Dry Cleaning Company Building

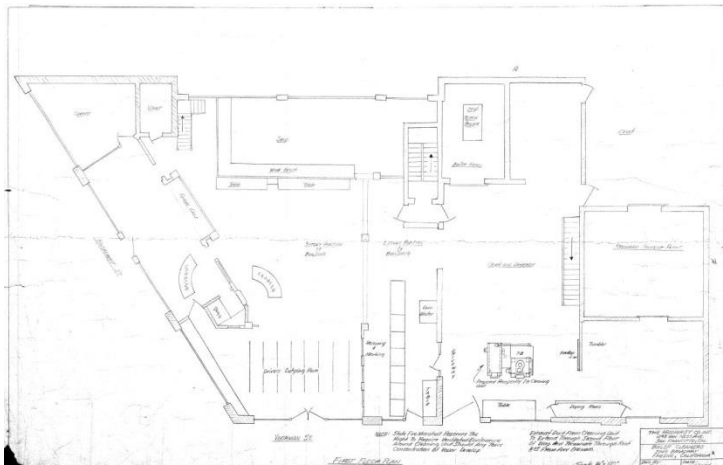
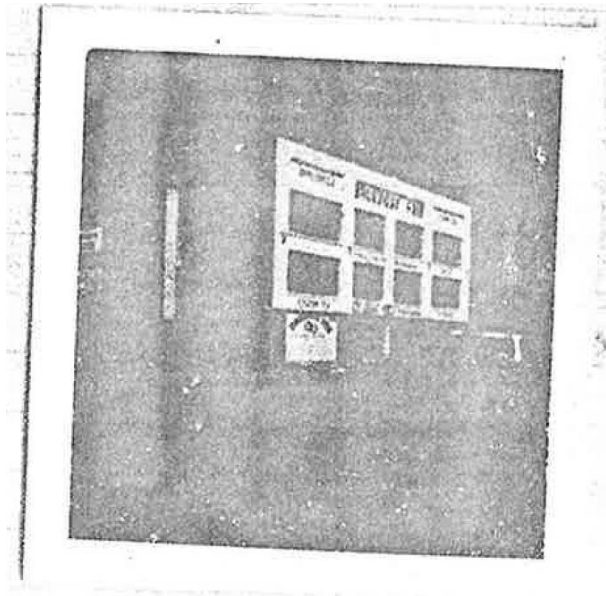
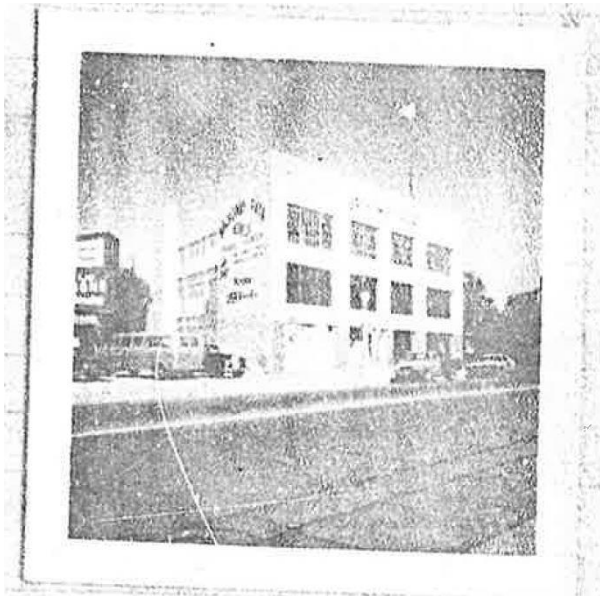
Page 5 of 8





## CONTINUATION SHEET

Property Name: The Bixler Vapor Dry Cleaning Company Building  
Page 6 of 8



## CONTINUATION SHEET

Property Name: The Bixler Vapor Dry Cleaning Company Building  
Page 7 of 8

**EVERYONE GOES TO FARMERS MARKET**  
*Handy for you to get* **BIXLER'S** *PROVEN BETTER*  
**SANITONE CLEANING AT NO EXTRA COST!**



On Aisle at Entrance No. 2 on Tulare

**THERE'S A JOB FOR BIXLER'S!**



**SUMMER PERSPIRATION REMOVED IN DRY CLEANING PROCESS, TOO, WITH BIXLER'S SANITONE!**

2049 BROADWAY  
Fresno Market at Fresno  
Aisle No. 2 on Tulare

**REEDLEY RESIDENTS**  
YOU CAN DEPEND ON A PIONEER FOR THE  
BEST IN YOUR CHEAPEST NECESSITY—DRY CLEANING

**Bixler's**

Pick up and Delivery Service on Tuesdays and Fridays  
Bixler's, 2049 Broadway  
Fresno—Phone 2-7184



**Special for KIDS!**

In February bring in 25 hangers and dad's suit and get \$50 for the hangers. This is more than the new cost of the hangers. Start the new year with a brand new suit. Clean up dad with our special Sanitone Cleaning and collect on the hangers. Bring good hangers tied in 25's (hooks all facing the same way).

Scout up your hangers today. Kids! Mom and Dad can play this game, too, on ladies' and men's suits only.

PHONE 2-7184  
for Fresno and County Delivery

**Bixler's**

Plant Office  
2049 Broadway

**PARLIER RESIDENTS!**  
YOU CAN DEPEND ON A PIONEER FOR THE  
BEST IN YOUR CHEAPEST NECESSITY—DRY CLEANING

**Bixler's**


Pick Up and Delivery Every Tuesday and Friday  
Bixler's, 2049 Broadway  
Fresno—Phone 2-7184



**DEL REY RESIDENTS!**  
YOU CAN DEPEND ON A PIONEER FOR THE  
BEST IN YOUR CHEAPEST NECESSITY—DRY CLEANING

**Bixler's**

Pick up and Delivery Service on Mondays and Thursdays  
Bixler's, 2049 Broadway  
Fresno—Phone 2-7184



# Ewell Peden



**LAST 4 DAYS**  
Thurs., Fri., Sat. & Sun., JUNE 10, 20, 21, 22

**OPEN SUNDAY**

**SCRATCH & DENT SALE**

WE HAVING THE MANY CARBON OF REFRIGERATORS WE RECEIVED FOR OUR STORE OFFICE, CAME IN THE APPLIANCES, TO THE FURNITURE, WE'RE GLADLY EXCHANGING IN BROADWAY. WE ARE NOW OFFERING YOU THIS MERCHANDISE, ALONG WITH ONE-OF-A-KIND MODELS AND DISPLAY DEMONSTRATIONS AT UNBELIEVABLE SAVINGS.

**WESTINGHOUSE APPLIANCES**

AUTO. WASHERS	197	CHEST FREEZERS	233
AUTO. WASHERS	187	30" RANGES	159
AUTO. WASHERS	265	30" RANGES	194
AUTO. WASHERS	128	40" RANGES	122
30" APT. RANGE	116	STOVE LEVEL RANGE	196
REFRIG. FREEZER	88	REFRIG. FREEZER	248
REFRIG. FREEZER	333	REFRIG. FREEZER	272
REFRIG. FREEZER	374	REFRIG. FREEZER	319

**REDUCED PRICES ON FURNITURE TOO!**

NO CASH DOWN!	226	ONLY 3 LEFT	199
NO PAYMENT UNTIL AUG. 1969	217	RED DYAN & CHAIR	97
	97	RED DYAN & CHAIR	126

FRESNO IS OUR HOME—OUR REPUTATION IS IMPORTANT TO US

**BROADWAY FAIR**  
APPLIANCE, FURNITURE  
PH. 485-2544  
AND 485-2545  
CORNOR BROADWAY & DIVISADERO

MON. THRU FRI. 9 AM TO 9 PM  
SATURDAY 9 AM TO 6 PM  
SUNDAY 11 AM TO 5 PM

**BROADWAY FAIR**  
BROADWAY & DIVISADERO  
OPEN 7 DAYS A WEEK  
OPEN 11 AM TO 5 PM  
OPEN 11 AM TO 5 PM

**WE BOUGHT THE ENTIRE DISTRIBUTOR'S STOCK!**

**Our lowest price ever for giant 23" console**

**ZENITH COLOR TV**

**\$478**

**BROADWAY FAIR**  
APPLIANCE, FURNITURE  
PH. 485-2544  
AND 485-2545  
CORNOR BROADWAY & DIVISADERO

**BROADWAY FAIR**  
APPLIANCE, FURNITURE  
CORNOR BROADWAY & DIVISADERO

**ONE DAY SALE**

**WASHER** \$148  
**WASHER** \$168  
**WASHER** \$198  
**DRYER** \$98  
**DRYER** \$138  
**WASHER** \$198  
**WASHER** \$224

**GAS RANGES**  
MANY OTHER HOUSEHOLD ITEMS AT SPECIAL SAVINGS!

**WESTINGHOUSE GIANT 315-LB. FREEZER** \$148

**COOL ROOMS WITH OR WITHOUT AIR CONDITIONING**

**5,000 BTU... \$198**  
**12,000 BTU... \$228**  
**24,000 BTU... \$368**

**BUY WITH CONFIDENCE**  
BROADWAY FAIR'S REPUTATION IS IMPORTANT TO US

**NO DOWN PAYMENT!**  
USE OUR CONVENIENT REVOLVING CREDIT PLAN TO GET THE BEST OF BOTH WORLDS!

**BUY FRIDAY!**  
NO DOWN PAYMENT!

**BROADWAY FAIR**  
APPLIANCE, FURNITURE  
CORNOR BROADWAY & DIVISADERO  
PH. 485-2544

**BROADWAY FAIR**  
APPLIANCE, FURNITURE  
CORNOR BROADWAY & DIVISADERO

**Westinghouse**  
**RCA**  
John Sarsfelli  
PH. 485-2544, 485-2545

**HUGE REDUCTIONS!**  
**BIG FURNITURE SALE NOW GOING ON**

**OPEN TOMORROW — SUN. 12 TO 5 PM**

**ZENITH**  
VIC ANTHONIO  
PH. 485-2544, 485-2545

**BROADWAY FAIR**  
APPLIANCE, FURNITURE  
CORNOR BROADWAY & DIVISADERO



Property Name: The Bixler Vapor Dry Cleaning Company Building  
Page 8 of 8



**STEVE HARDISON** of Fresno City College clears 14 feet en route to a meet record jump of 15.6. He is the defending state junior college vaulting champion.

## **EXHIBIT D:**



# PRIMARY RECORD

Primary # \_\_\_\_\_

HRI \_\_\_\_\_

Trinomial # \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

6Z

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or # (Assigned by recorder) 2049 North Broadway Street

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 S. Date 1978 T \_\_\_\_\_ ; R \_\_\_\_\_ % of \_\_\_\_\_ % of Sec \_\_\_\_\_ B.M. \_\_\_\_\_

c. Address 2049 North Broadway Street 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 45929603

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

This three-story industrial and commercial building, with no architectural style, is located on the west side of Broadway Street between E. Voorman Avenue and E. Divisadero Street. The building has an irregular shaped plan and a concrete foundation. The building has a flat roof and is constructed of brick with numerous slightly recessed bays. The brick on the façade has been stuccoed over. The façade is divided into three bays to accommodate three storefronts. The ground floor of the central bay has a transomed front door, obscured by a security door, and is flanked by ceramic tiling. This entrance is also flanked by metal sash windows above wood paneled wainscoting. The ground floor of the east elevation is composed of wood paneling, stucco and ceramic tile. The second story of each bay contains large metal sash fixed pane windows; the central bay contains a two paired sets of these windows, while the outer bays each exhibit a ribbon of three windows. The third story has metal sash industrial windows. The south elevation contains recessed bays with asymmetrically placed metal sash windows. The brick on this elevation has been painted. The north elevation has industrial steel sash windows. Some of the brick on this elevation has been stuccoed over, while the rest is painted. There is a rear three-story concrete extension with a one-story brick addition in the rear of this building. Modifications include window replacements, as well as painted and stuccoed brick as well as the rear additions.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building, HP8. Industrial building

\*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 the façade. View taken on January 16, 2008

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

Ca. 1920s, Sanborn Maps

\*P7. Owner and Address:

Hardison, Steven & Kelly Trust

P.O.Box 11503

Fresno, CA 93773

\*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 6Z

B1. Historic Name: N/A  
B2. Common Name: N/A  
B3. Original Use: Industrial and commercial B4. Present Use: Industrial and commercial  
\*B5. Architectural Style: No style  
\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Based on Sanborn Maps, the building was constructed in the circa 1920s.  
\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A  
\*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown  
\*B10. Significance: Theme Commercial Development Area North Park Area: Fresno  
Period of Significance: 1930-1960 Property Type: Commercial Applicable Criteria: N/A  
(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 Central Addition of 1887. The building was constructed in the circa 1920s. The current owners are Steven and Kelly Hardison and the building remains industrial, with one commercial storefront still being used.

Most of the commercial development within the greater North Park area is located along E. Divisadero Street and the 100 blocks of Fulton, Broadway, Echo, and Roosevelt Avenues. Within the area west of N. Van Ness Avenue, many of the buildings that front the north side of Divisadero Street were once residences; however, by the 1930s, Divisadero Street was home to a number of commercial buildings ranging from restaurants to service stations. Many of these date between the 1930s and late 1950s. The evaluated commercial building was constructed circa 1920s in an industrial architectural style. This was a time when sections of the greater North Park area became commercial after its initial residential development. However, this is not a significant historic trend. The commercial development in the area occurred many years after the initial residential area developed. No significant individuals could be identified with this building. The building does not exhibit a type, period, or method of construction that is significant within the City of Fresno. Therefore, based on these reasons, the building does not appear to be individually eligible for the National Register of Historic Places, nor does it appear to be eligible for the California Register of Historical Resources or the Local Register of Historic Resources. It is not located in an area that consists of a concentration or linkage of buildings that share a historic context and therefore does not appear to contribute to a historic district.

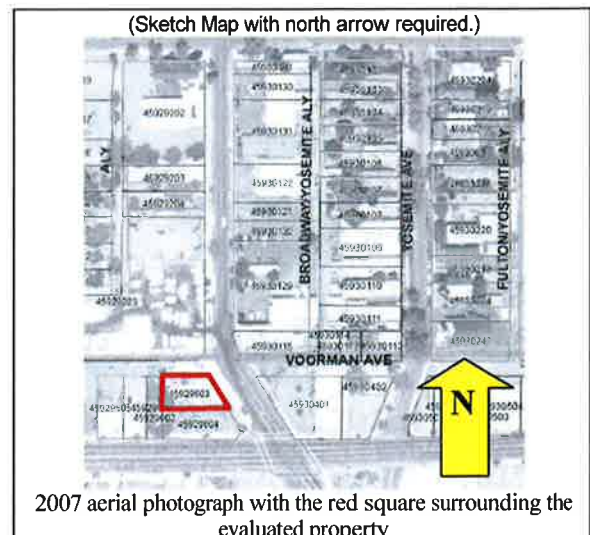
B11. Additional Resource Attributes: (List attributes and codes) None  
\*B12. References: (see page 3)

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.)



## CONTINUATION SHEET

Page 3 of 3

\*Resource Name or # (Assigned by recorder)

2049 North Broadway Street

Recorded By: Galvin Preservation Associates

Date: February 2008

☒ Continuation

☐ Update

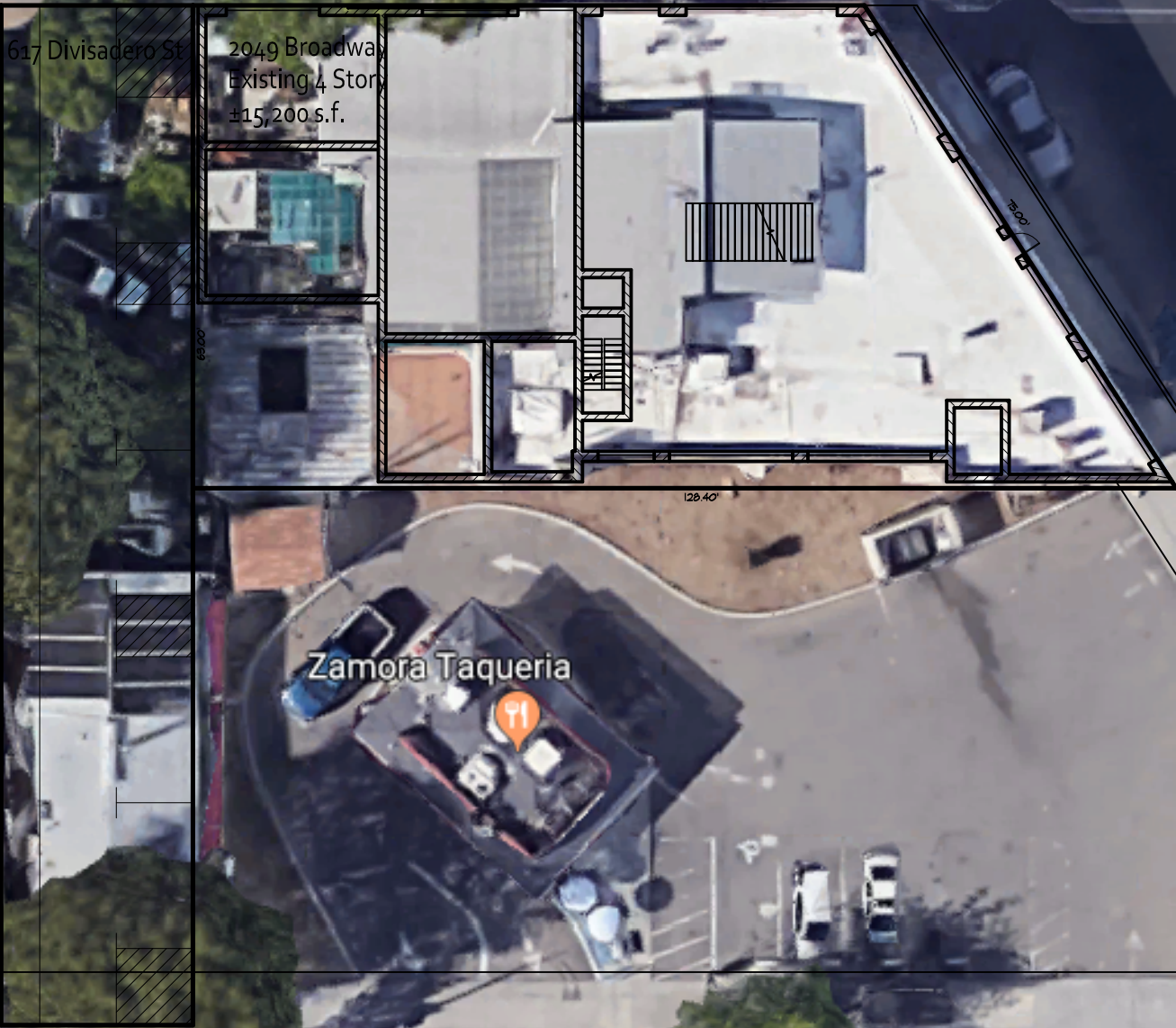
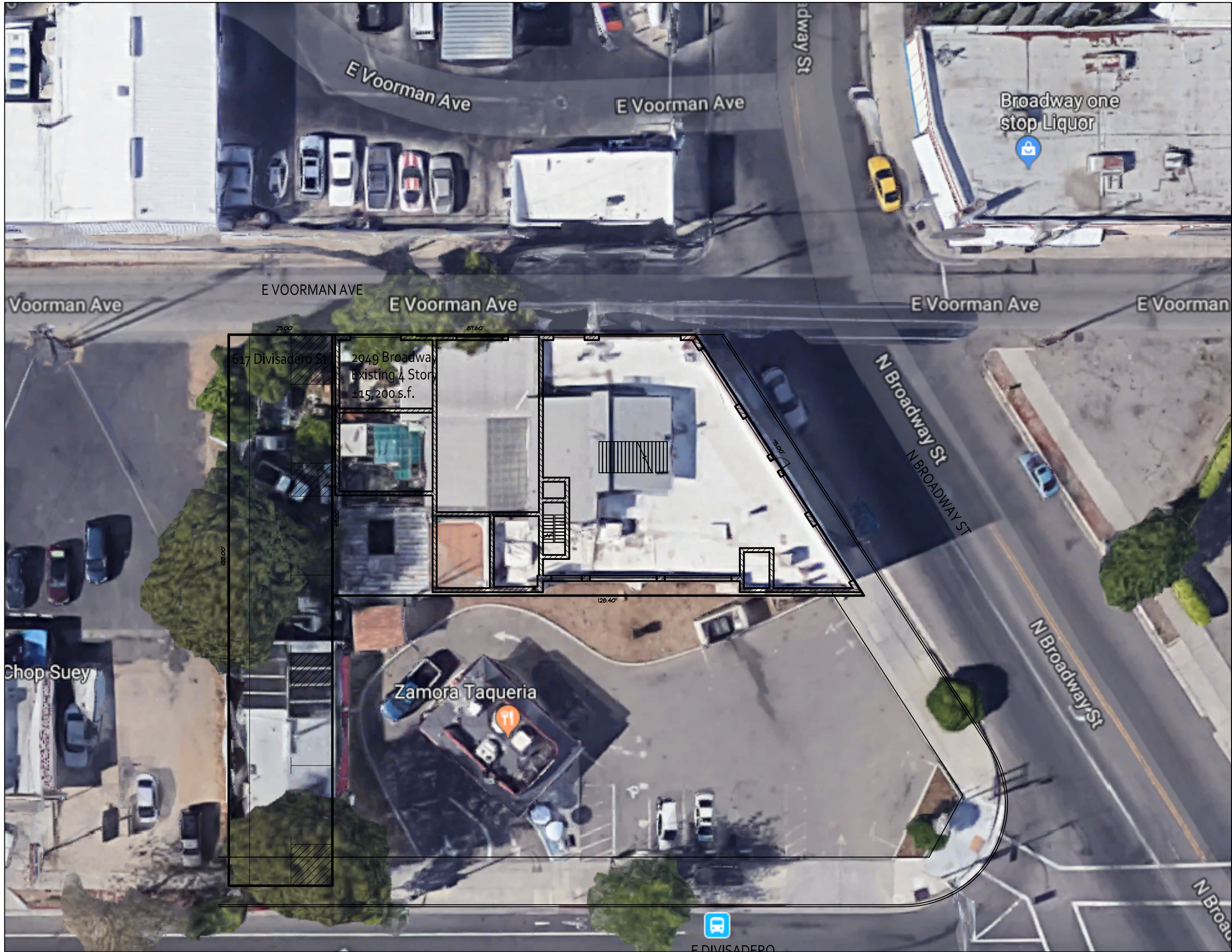
(from page 2)

### \*B12. References:

- Bureau of Census, U.S. Population Census – 1890, 1900, 1910, 1920, 1930 ([www.ancestry.com](http://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](http://www.godfrey.org)).
- Historic Fresno website ([www.historicfresno.org](http://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.

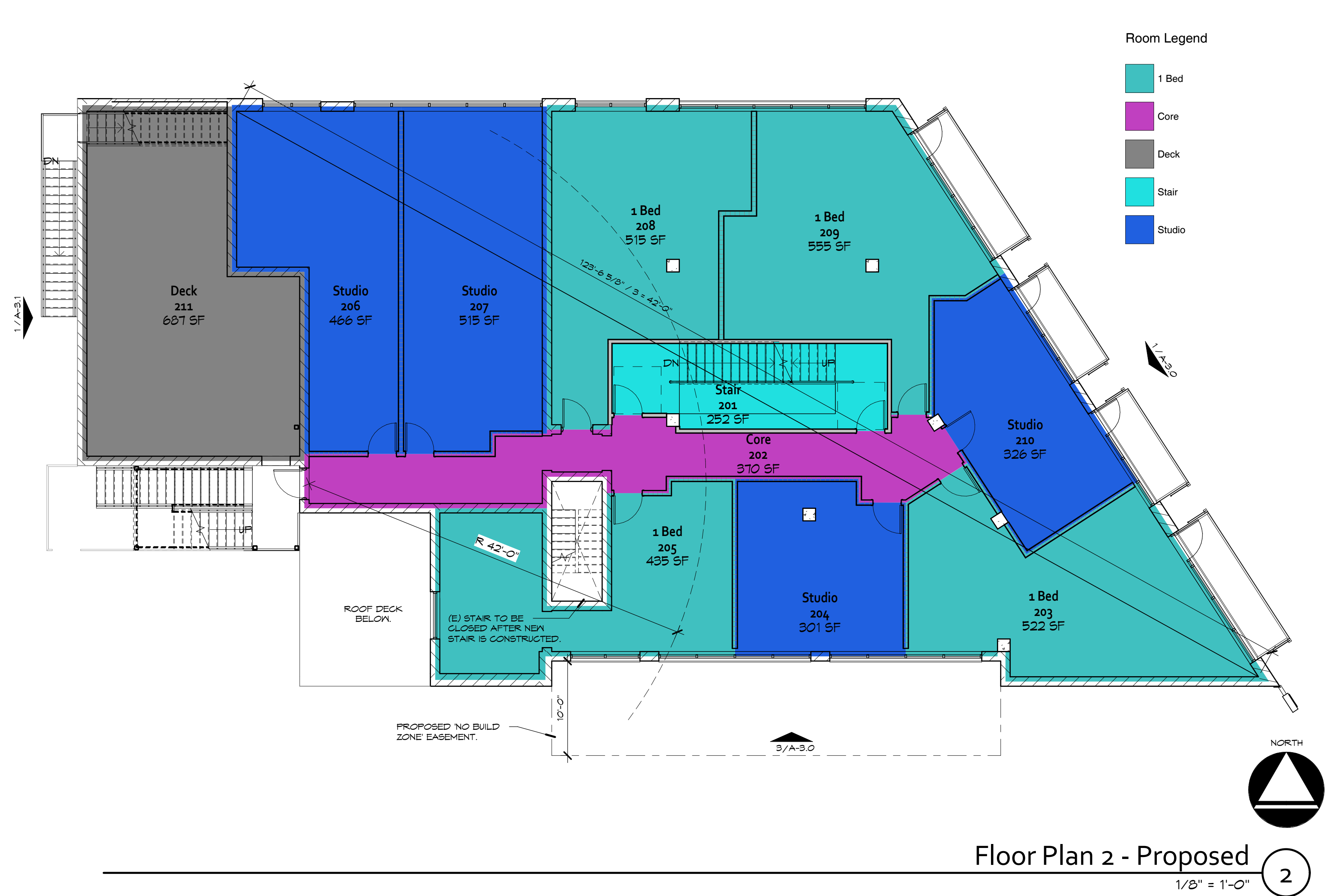
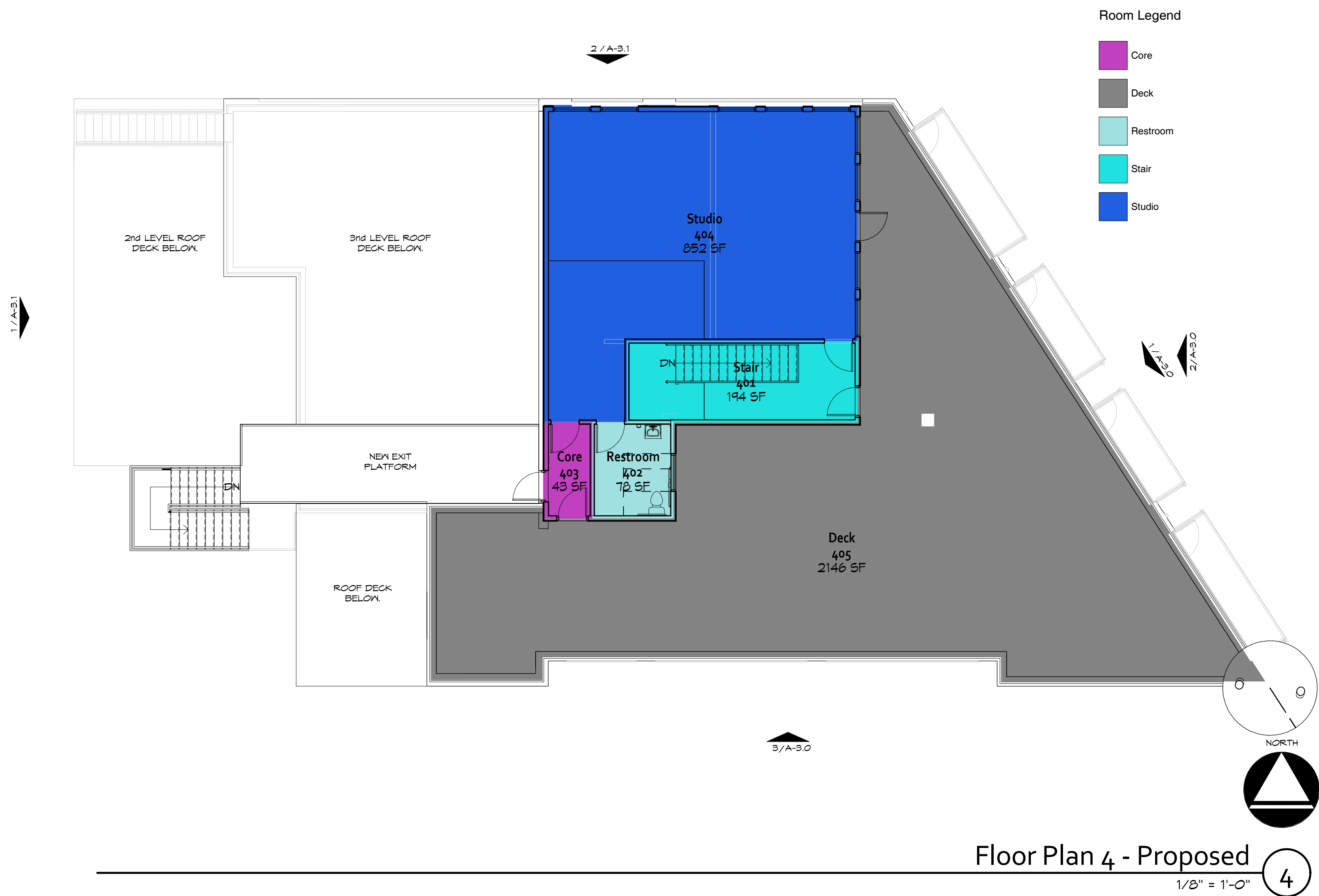
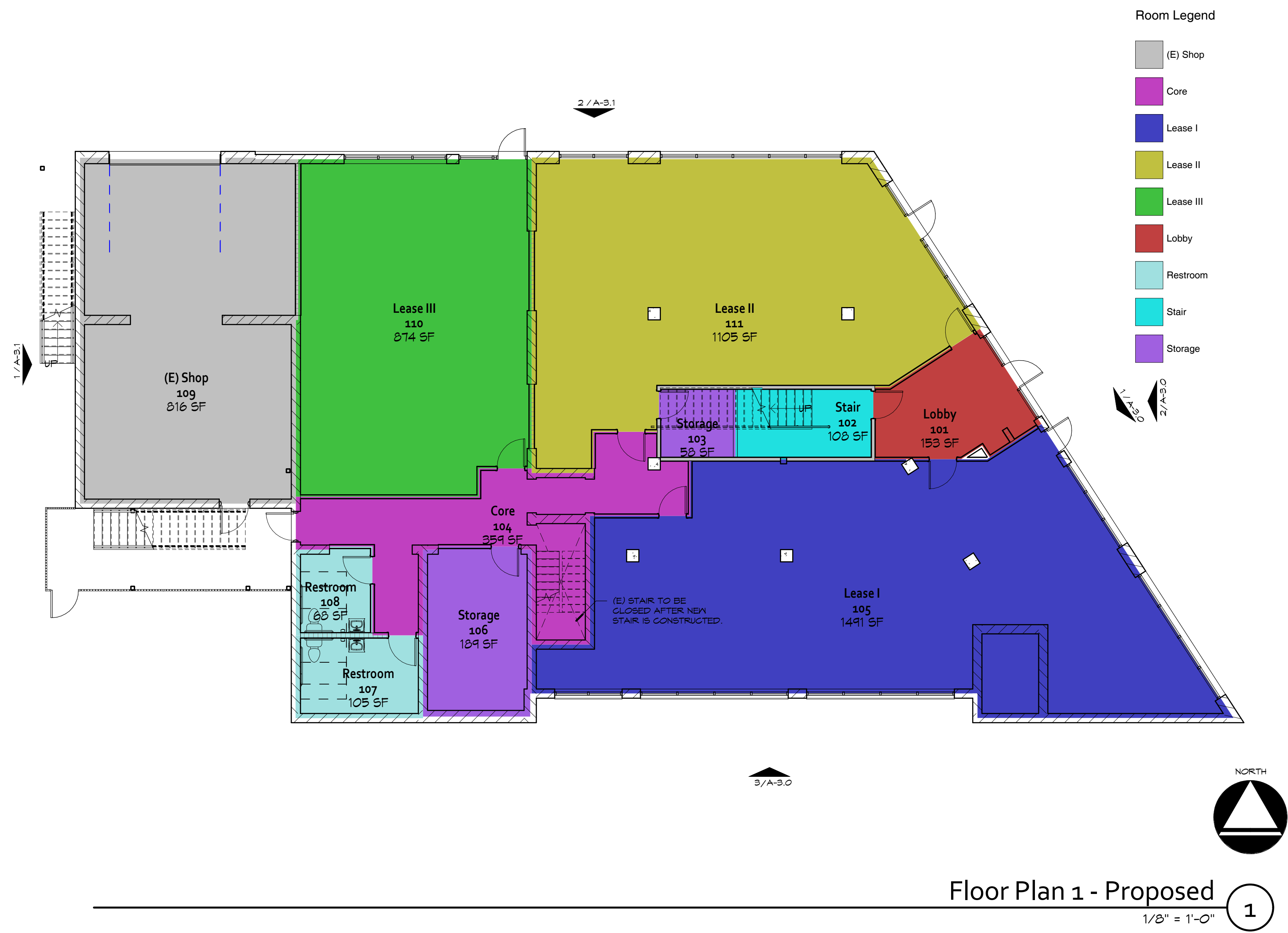
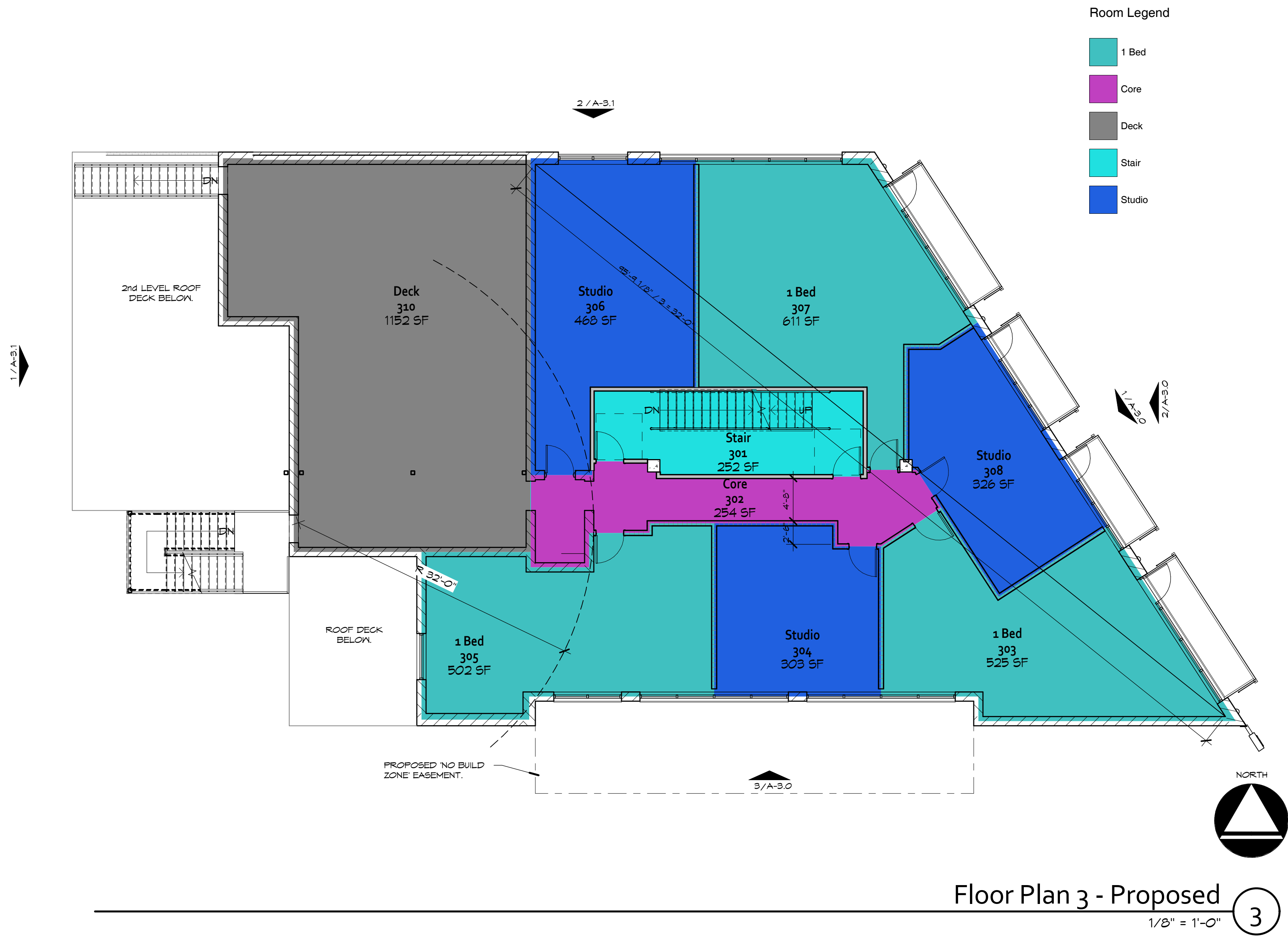
## **EXHIBIT E:**







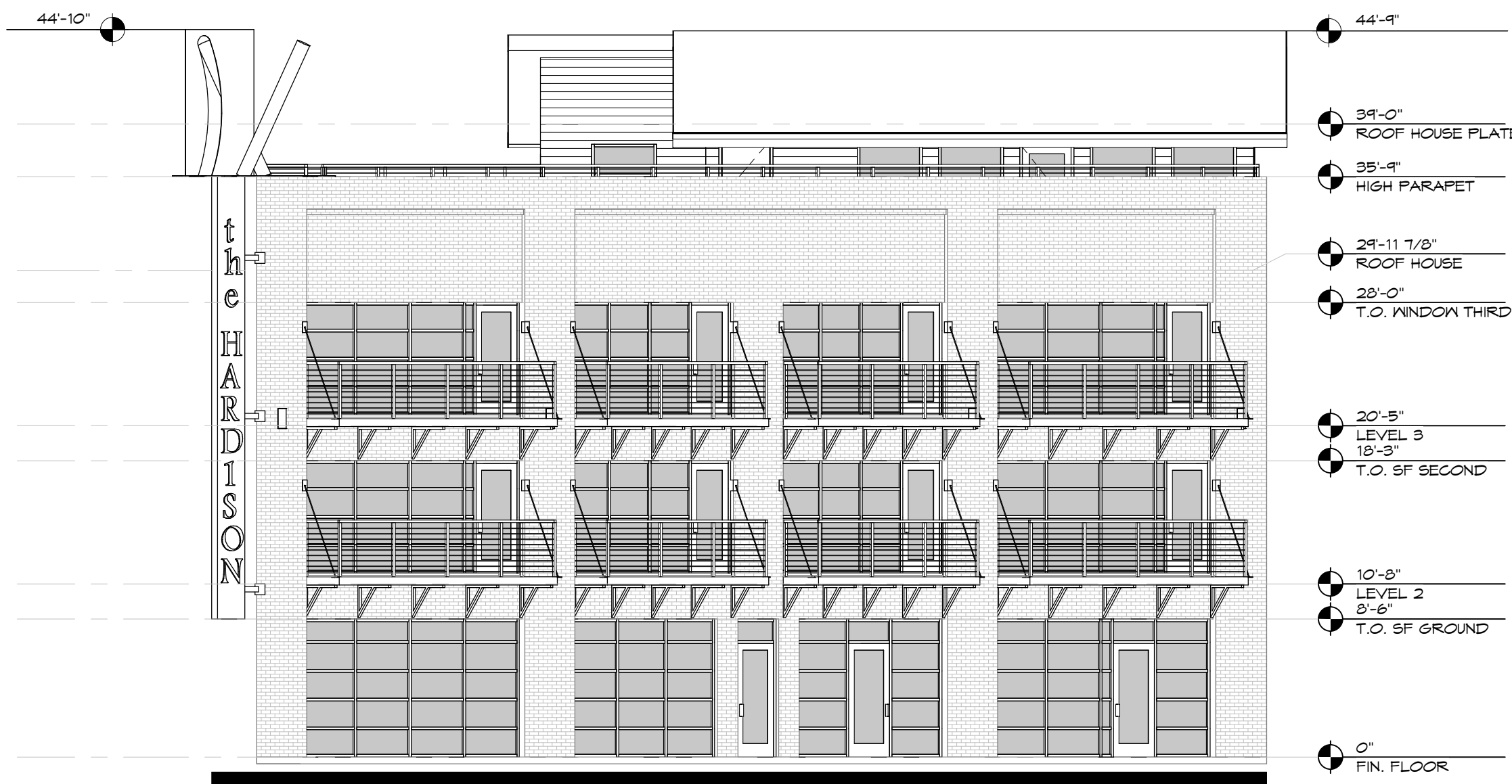
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## Proposed Floor Plans



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East 2  
1/8" = 1'-0" 2



East 1  
1/8" = 1'-0" 1



South  
1/8" = 1'-0" 3

Exterior Elevations

Architect

Project  
The Hardison  
2049 Broadway  
Fresno, California 93721

Owner  
AYC Construction  
7638 N. Ingram Avenue  
Suite #210  
Fresno, California 93711

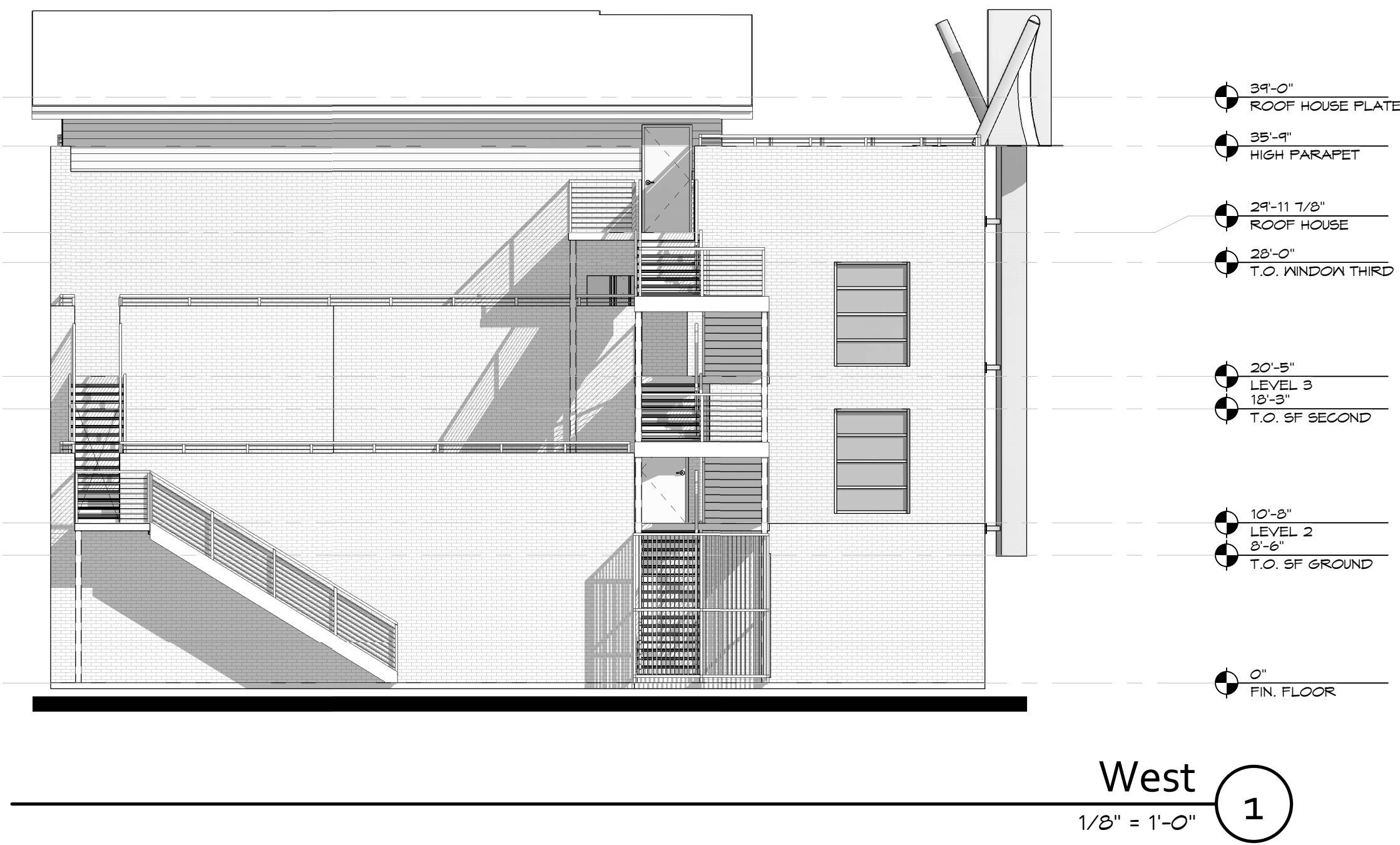
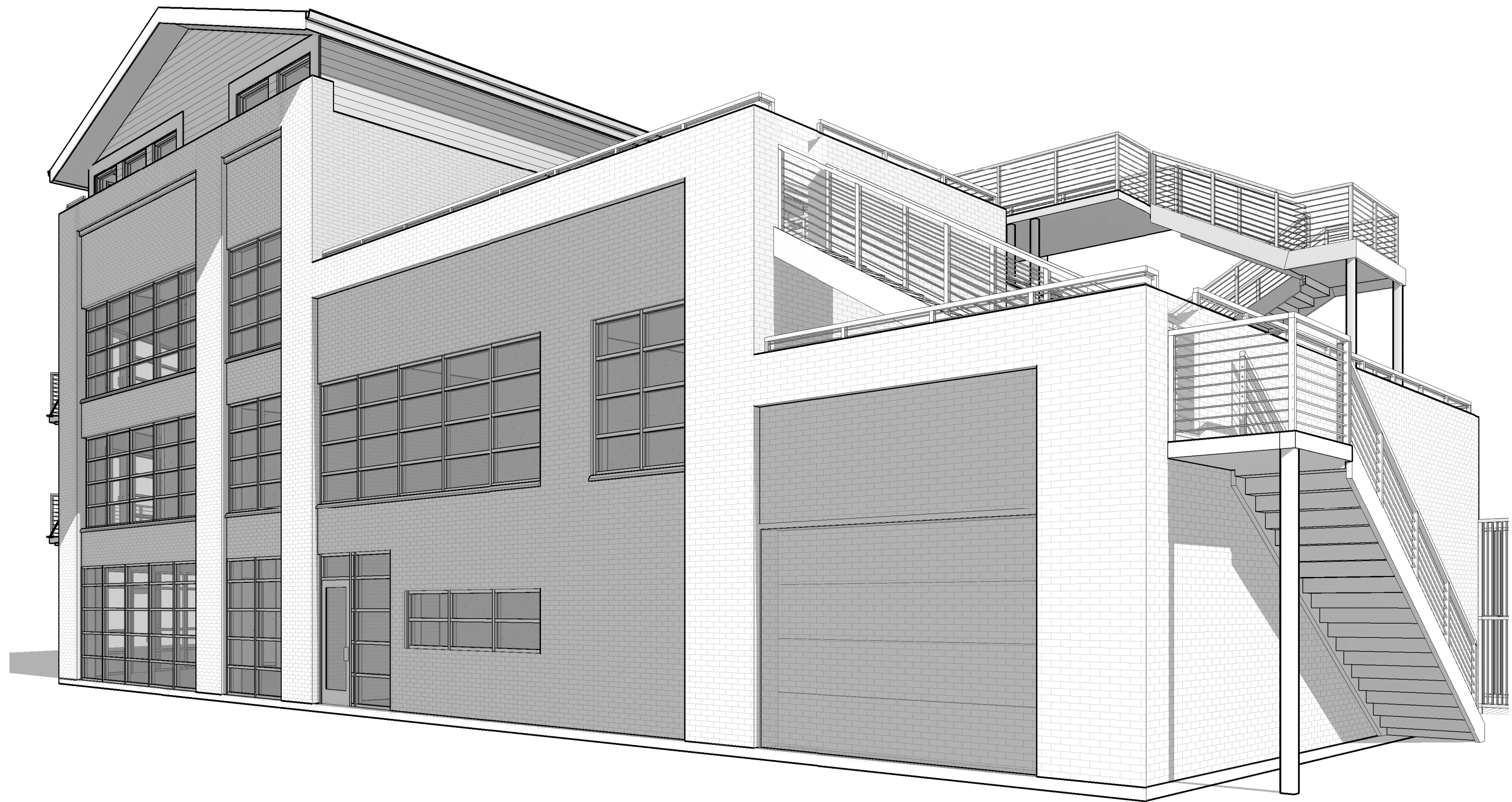
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Schematic	
Design Developm't	
Site Plan Review	
Bidding	
Plan Check	

Revisions

Scale
1/8" = 1'-0"
Project Manager
IAN ROBERTSON
Project Number
18-024
Sheet
A-3.0



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## Exterior Elevations

it

ARCHITECTURE

1465 North Van Ness Avenue  
Fresno, California 93728  
559.442.4642  
559.485.9083  
www.itarchinc.com

Project

The Hardison  
2049 Broadway  
Fresno, California 93721

Owner

AYC Construction  
7638 N. Ingram Avenue  
Suite #210  
Fresno, California 93711

Publishing Status

Schematic

Design Developm't

Site Plan Review

Bidding

Plan Check

Revisions

Scale

1/8" = 1'-0"

Project Manager

IAN ROBERTSON

Project Number

18-024

Sheets

A-3.1

F:\01-Projects\2018\18-044 Broadway\Drawings\Digital Model\18-044.rvt



# Facility Upgrade Proposal

We are submitting the proposed upgrades for 2049 Broadway for review and comment.

The existing building;

- A 3-story masonry structure, with painted block and some areas with stucco finish. There are some porcelain-tile finished pilasters at the street level frontage on Broadway.
- There has been many revisions to the original steel-sash windows, including removal and in-fill, and replacement with single-pane glass units.
- The facility houses both a printing business on the ground floor and residential units on the upper floors.
- There is a framed single-family apartment structure on the 4th level, built in the 1980's, which opens to the main roof deck.

The proposed upgrades;

- The Owner would like to remodel the interior for 3-4 business spaces on the ground floor, and a potential of 14-15 apartments on the upper floors.
- The exterior glazing has been modified over time, and we propose to provide new windows all around, with a horizontal mullion pattern appropriate to the 'International - Moderne' style - see attached photos.
- We are proposing new exterior balconies on the Broadway frontage. These will be steel materials.
- To meet the Building Code, we will provide exiting stairs at the interior and at the rear of the building. An additional exit stair is shown from the exterior decks on the 1st floor and 2nd floor roof decks. These will be steel.
- There is an existing space on the 4th floor that will be re-built and expanded following the addition of the two new exit stairways. This would provide access to the roof deck for the tenants. This structure will be framed and sheathed in a cement-fiber siding type product.
- The building will be repainted, and a color scheme has not been selected yet.
- We are also proposing a new signage element for the building - a 'blade' type sign mounted on the southeast corner of the structure.

The overall goal is to provide a fresh look for the old building, using the 'good-bones', and resulting in a clean, modern, business and residential facility.

## CURRENT PHOTOS

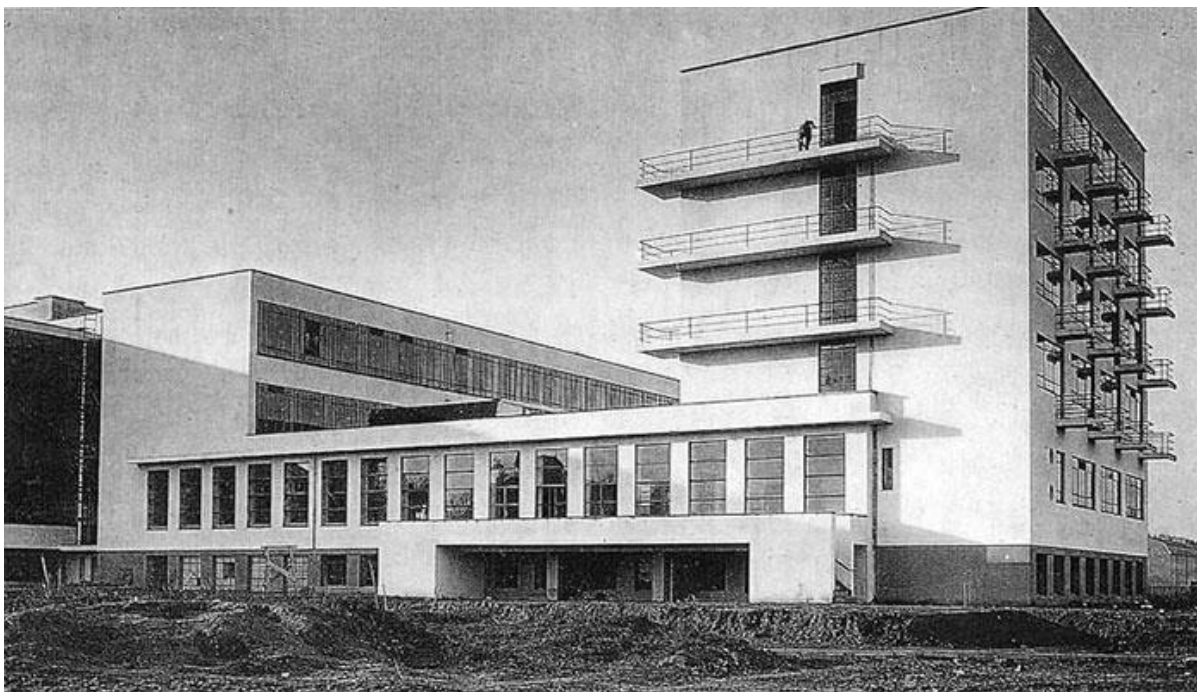








## DESIGN INSPIRATIONS









## COLOR SCHEMES



