

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name Nystrom Residence
- * 2. Common or current name None
- * 3. Number & street 725 North Wilson Avenue Cross-corridor Belmont Olive
 City Fresno Vicinity only _____ Zip 93728 County Fresno
4. UTM zone _____ A _____ B _____ C _____ D _____
5. Quad map No. _____ Parcel No. 452-182-10 Other _____

Ser. No. _____ - _____ - _____
 National Register status _____
 Local designation _____

DESCRIPTION

6. Property category Building If district, number of documented resources _____
- * 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

The Nystrom residence is a wood-frame structure with brick veneer, containing seven rooms and one bath. with an area of 1350 square feet. It also has a partial basement and partially finished attic. The home, which is in excellent condition, is distinctive with its unusual brick veneer and red barrel-tiled roof, the only residence in its block that does not have a wood or stucco exterior. The site is elevated approximately 30 inches above the street level, with a raised front yard extending to the front property line and faced with a riverrock retaining wall. The site consists of two lots 30x125 feet and area of of 7,500 square feet.

The exterior of the home is noticeably distinctive in its unique use of two-tone brick and mixed bonds. Underlying the windows is a course of cream colored, raked finish, brick. below which is a wainscot of common brick in common bond. Above the wainscot common brick are laid on edge exposing the ruff-finished top side of the brick. End pieces are used as spacers between the whole brick. (See Photos A and #1). At the corners of the two (See Continuation Page)



8. Planning agency City of Fresno
9. Owner & address Linda Steiner
Property Mngmt Service
2045 E. Ashlan Avenue
Fresno, Ca. 93726
10. Type of ownership Private
11. Present use Residence
12. Zoning R-2
13. Threats None known

A 94296-0001

* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

HISTORICAL INFORMATION

- *14. Construction date(s) 1932 Original location _____ Date moved _____
- 15. Alterations & date Carports (date unknown)
- 16. Architect ukn. Builder ukn.
- 17. Historic attributes (with number from list) 02

SIGNIFICANCE AND EVALUATION

- 18. Context for evaluation: Theme Houses Area Residential
 Period Pre WWII Property type Residential Context formally developed? No

*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

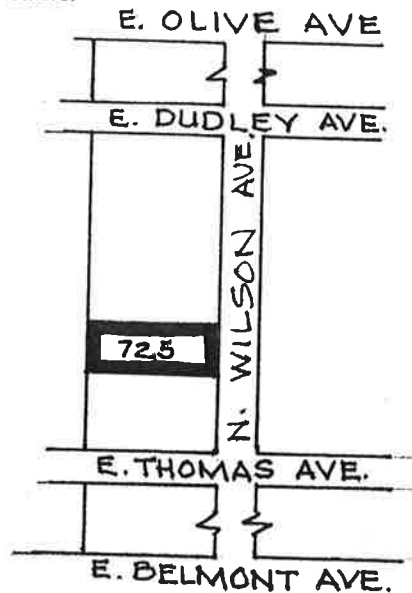
The residence was built in 1932 for Helmar M. and Ellen Nystrom and was probably constructed by Romie Johnson, the previous owner of the property. Helmar Nystrom was a fireman with the Fresno Fire Department. Mr. Nystrom constructed the riverrock front yard retaining wall and planters. The Nystroms occupied the home until 1946. In 1947 the home was sold to William E. Fredericks, a rancher, who was born in Missouri in 1887 and moved to the Fresno area in 1924. James K. and Margarete Sullivan rented the home for approximately two years. Mr. Sullivan was the manager of the Carnation Restaurant at Olive and Broadway Avenues. In 1950 Fredericks moved into the home and resided there until his death in 1964. From 1974 to 1986 the home was owned by Donald and Betty Cooley. Mr. Cooley was a retired fire dispatcher for the U.S. Forest Service. Linda Steiner, the present owner, purchased the home in 1991. (See Continuation Pg.)

- 20. Sources "Second Alarm, The Fresno Fire Dept. 1877-1977"
 City Of Fresno. Dev. Dept.: Permits
 Fresno County Recorder Office: Deeds
 Polk City Directories 1932-76
 Fresno Bee, 4-26-64. Page 5B
- 21. Applicable National Register criteria _____

- 22. Other recognition None
 State Landmark No. (if applicable) _____
- 23. Evaluator None
 Date of evaluation _____
- 24. Survey type None
- 25. Survey name _____

- *26. Year form prepared 1996
 By (name) Roger Bordeaux Taylor
 Organization _____
 Address 4557 E. Pico Avenue
 City & Zip Fresno, Ca. 93726
 Phone (209) 222-7980

* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



7. front-facing wings, cream colored half-bricks are laid up in a stack bond to create a continuous vertical trim.

Four prominent features of the front exterior include a bay window on the south wing, a large, arched-top window on the north wing with a cream colored brick surround, and an entry alcove with an opening which has a round-arch top created with cream colored brick, and with a gabled roof, all set at an angle to the front door. The fourth element is the low retaining wall enclosing the front porch. This retaining wall has the same masonry pattern as the upper walls of the house, however with the end piece spacers painted green.

The two front-facing (East) wings are gabled and faced with stucco. There are three other gables facing South, North, and West, which are also stuccoed. The exterior style is English Tudor, while the interior contains a number of Arts and Crafts Style elements. These elements include the tile-faced fireplace, wall-mounted light fixtures, nine-paned glazed doors, wall niches, and tile counters and splash walls (cream, green, and black) in the kitchen and bathroom (See Photos No's 6 and 7). The living room has a barrel vaulted ceiling and the ceiling in the dining room is coved. The woodwork in these two rooms has been maintained with its original natural finish while the woodwork in other rooms has been painted. The very pleasant breakfast nook features a bay window. The living room, dining room, and hallway have hardwood floors in a pyramid pattern (boards are placed parallel to each side of the room). The bathroom floor has the original multi-colored, four-inch square tiles. The bedrooms have walk-in closets, two of which have exterior windows. The basement is finished with wood panelling. The furnace, located in the basement, is ducted to each room, including the bathroom, via baseboard and floor vents with their original vent covers. A 1932 California automobile license plate is embedded in the wall behind a small inset storage unit in the utility room.

This structure is an example of design elements and craftsmanship which were once common, even in the most modest of homes, but which has been lacking for many years.

The site includes a 900 square foot residence (727 N. Wilson) located at the rear of the property. Its original construction date is unknown, however, in 1992 it was damaged by fire and rebuilt. The garage was built in 1921, and the construction dates of the two attached carports is unknown at this time. The carport which is attached to the house is placed well to the rear and does not compromise the original architecture.

19. 725 North Wilson Ave is a well built and maintained home surrounded by homes most of which were constructed circa 1900-1920. It is significant because of its period design including numerous details both interior and exterior, of which there are few remaining examples. The unique masonry has been found in several homes in Fresno constructed between 1920 and 1930. Two such examples are located at 1815 E. Lewis Avenue (1924), and 702 E. Normal (). The subject home is more typical of Tower District homes to the North than many of its neighbors, probably due to its later construction date. Also, many of the homes in this neighborhood have been modified and are very simple in design. The subject home is worthy of preservation and recognition.