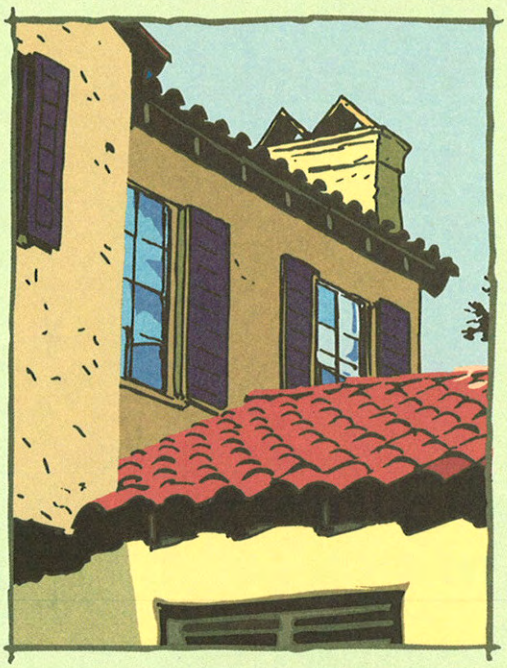

FRESNO'S
WILSON ISLAND
IN THE
TOWER DISTRICT

Historic Property Survey Report and Local Historic District Nomination *for* The Wilson Island Fresno, California

Prepared by:
Karana Hattersley-Drayton, M.A.
Historic Preservation Project Manager
City of Fresno *and*
Jeannine Raymond, Ph.D.

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Summary

This Historic Architecture Survey Report was prepared to support the nomination of the "Wilson Island" as a Local Register Historic District. The "Wilson Island" is located within Fresno's Tower District and encompasses 80 properties within the larger Wilson's North Fresno Tract, a subdivision first developed in 1908 by Rosanna C. Wilson and her son A. Polette Wilson. 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. 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." 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 and one is a designated Heritage Property. Of the 80 properties, all but two appear to be contributors to a Local Historic District. The Wilson Island also appears to be eligible to the National Register of Historic Places.

Research Methods

The idea for a "Wilson Island Historic District" was first considered by neighborhood residents almost thirty years ago. A "Historic Gathering Committee" first met on January 6, 1981 to discuss the history of the neighborhood. A formal application, however, was initiated when property owner and local historian, Dr. Jeannine Raymond, contacted the City's Historic Preservation Project Manager, Karana Hattersley-Drayton in 2004. Ms. Drayton met with Dr. Raymond on May 28, 2004 at which time the history of the area and the protocol for forming a designated District were discussed. Dr. Raymond had previously documented both the property and social history of the neighborhood and graciously offered to place all her research on individual State of California Department of Parks and Recreation BSO (Building, Structure and Object) forms for ease in creating a District Record.

Staff prepared an initial application for a Wilson Island Historic District pursuant to FMC Section 13-407.2(b) (now 12-1610 b[2]) for the July 26, 2004 public hearing of the City's Historic Preservation Commission. The Commission heard testimony from several Wilson Island homeowners and unanimously endorsed preparation of a formal application for District status. A neighborhood meeting was held at the home of the Raymonds on August 6, 2004 which was attended by the District 1 Council Member

as well as numerous homeowners. Ms. Hattersley-Drayton gave a presentation and answered questions on the benefits and constraints of being included in a designated historic district. A second neighborhood meeting was held September 25, 2004 at the home of Robert Boro which Commissioner Kevin Enns-Rempel also attended. Copies of the City's Historic Preservation Ordinance, a Historic District fact sheet and blank copies of an Assessor's permission form were handed out to participants at these meetings. A final neighborhood meeting occurred on September 5, 2009 with Don Simmons, Commission Chair, and staff present.

The neighborhood formed a committee consisting of Dr. Jeannine Raymond, Bruce Owdom Esq., Robert Boro, Gaylee Amend, and Jeanie Borba in order to meet with neighbors, answer questions and gather signatures on the Assessor permission forms. Use of the form for both application to the Local Register and assessor data allowed City staff to also obtain a copy of the building record from the County Assessor. Planning staff Will Tackett and Jack Van Patten pulled building permits and assessor records and individual files were made for each property within the proposed district. The Sanborn Fire Insurance Map of 1919 of the neighborhood was important in dating homes constructed in the early years. Aerials of each home were downloaded from the City's Front Counter program and were helpful in ascertaining the overall plan of the home and the location of outbuildings.

On May 20-21 2005 the City supported a Fresno Historical Society walking tour of the Wilson Island by providing data, commissioning a commemorative poster designed by Michael Wrigley and through a slide presentation by Karana Hattersley-Drayton. By this time a significant percentage of property owners had given their written consent and on June 29, 2005 Ms. Drayton photographed all properties in the proposed district. Additional and updated photographs were taken as needed. The district map was created by Joe Simone, Planning and Development Department.

Fieldwork to document the architectural features of each building commenced on August 2, 2005 with Planner Will Tackett joining Ms. Drayton in the field. Due to several factors, fieldwork was delayed until March 10, 2007, when several neighborhood committee members joined project staff on a Saturday morning outing. The field documentation was completed by Ms. Drayton on February 4, July 31 and August 7, 2009. All properties were field checked again for accuracy and any architectural changes on August 28, 31and September 4, 2009.

Due to the fact that access was not requested of property owners, the description of the homes for the District is generally limited to those features that were easily viewed from the street. Also, per the norm in historic designations, property names were assigned based on the best understanding of the first owner(s) of the actual home, versus say a current owner of the property or the first individual or family who purchased but did not develop the lot.

Historical Overview

Early History and Development of Fresno

The Yokuts were the first residents of the Fresno area, with small tribes occupying the floodplains of the Big Dry Creek and Little Dry Creek (Gayton 1948:153; Latta 1997:163). Although there were no missions established in the Valley, there were small Mexican era settlements including Pueblo de las Junta, located at the confluence of the San Joaquin River and the Fresno Slough (Hoover 1990: 86). The Spanish and Mexican influence is indicated through place names such as "Fresno," which means "ash tree" and which was first applied to the Fresno River (Hoover et al 1990:85). Following the Gold Rush of 1849, miners were drawn to the southern gold fields, and cattle ranchers and dryland farmers moved into the area. Three momentous changes occurred in the 1870s, which dramatically changed settlement patterns and history: the construction of the Central Pacific railroad, the introduction of agricultural colonies and the concomitant development of a labyrinth of canals to bring water to these colonies.

In 1870 the Central Pacific Railroad began its diagonal push down the San Joaquin Valley. New towns were surveyed along the corridor---several were planned by the railroad itself---and earlier villages situated away from the tracks often vanished overnight. In 1872 the railroad reached what is now Fresno. The Contract and Finance Company, a subsidiary of the Central Pacific Railroad, bought 4,480 acres in a desolate area where Dry Creek drained into the plains. Surveyor Edward H. Mix laid out the new town in blocks 320 feet by 400 feet, with 20 foot alleys, lots 25 x 150 feet fronting on 80-foot wide streets parallel to and on both sides of the tracks (Clough 1984:121). The gridiron plan was filed in 1873 and was remarkably rigid, broken only by the space reserved for a future courthouse and the broad swaths through the center of town for the tracks, depot and yards (Reps 1979:187).

Fresno's location was uninviting at best, with barren sand plains in all directions. The nearest substantial supplies of water were the San Joaquin River, 10 miles away (Reps 1979:187) and the Kings River further south. Fresno grew slowly but in 1874 it was able to wrestle the county seat away from the former mining town of Millerton (Hoover 1990:88). The population of Fresno in 1875 was 600, with a third of the residents Chinese who lived west of the tracks. In 1878, a new resident, R.W. Riggs described the community as "not much of a town, a handful of houses in a desert of sand" (Reps 1979:187). Fresno's population was 1,112 in 1880 and 3,464 in 1885. "Yet the town remained a collection of buildings on the prairie rather than a full-fledged city. There was no police force, sewer system or truly efficient fire department, and cattle were still roaming the dusty streets that became winter lakes" (Clough 1984:141).

The 1880s, however, were prosperous years and the desert was turned into profitable farmland with the introduction of irrigation and agricultural colonies. The model for the system that ultimately served throughout the San Joaquin Valley was the Central California Colony, established in 1875 three miles south of Fresno. The Colony was the "brainchild" of Bernard Marks, a German immigrant who approached William S. Chapman, one of the wealthiest landowners in California, with his vision of 20-acre family owned farms sharing a secured source of water. Marks saw the potential for farming in the desert-like environment of San Joaquin Valley if irrigation could be guaranteed (Panter 994:2). He surveyed six sections of land owned by Chapman and investor William Martin and subdivided the land into 192 20-acre parcels. Three laterals from the Kings River and Fresno Canal were extended into the tracts and water rights were sold to the prospective farmers. Twenty-three miles of roads were laid out and bordered with trees (Panter 1994; Rehart and Patterson 1988:7). Many of the earliest settlers were former miners as well as Scandinavian immigrants: Danes, Swedes and Norwegians (Rehart and Patterson 1988:8). By 1903 there were 48 separate colonies or tracts in Fresno County representing approximately 71,080 acres (Panter 1994:9). These colonies helped to break up the vast estates and initiated what agricultural historian Donald Pisani has termed "the horticultural small-farm phase" of California agriculture (Datel 1999:97).

Fresno was incorporated in 1885. With incorporation, street grades and town lot numbers were established (Clough 1984:319). In November 1887, 1,100 deeds were filed at the county courthouse and the last of the original railroad lots in Fresno were sold. By 1890 the population of Fresno was over 10,000, and land outside of the original town site was subdivided into streets and lots (Reps 1979:191). The first streetcars were introduced in 1892, and this greater mobility allowed for the construction of a variety of streetcar suburbs (Bulbulian 2001:38; Clough 1984:319). Van Ness Boulevard, for example, was developed to link Fresno and the San Joaquin River. Van Ness led to the prestigious Fig Garden residential area. Homes along Van Ness were built between 1917 and 1940 (Fresno Bee 25 May 1985).

The "west" side of the Southern Pacific tracks quickly became "Chinatown," where Chinese, as well as disreputable whites, were forced to settle. The 1898 Sanborn Map shows a remarkably dense in-fill of saloons, lodging houses, lottery and gambling parlors between G, Mariposa, F and Kern Streets. A Chinese theatre is noted on China Alley and a Joss House faced G Street (1898 Sanborn Map of Fresno).

In addition to Chinese and Scandinavian farmers, other early ethnic groups in the Fresno area included Germans from Russia, Japanese and Armenians. Volga Germans from Russia first came to Fresno in 1887, seeking work as farm laborers. By 1920 there were approximately 20,000 Volga Germans in Fresno, with up to 12 churches serving the German-speaking population (Clough 1986:7). Although there were only 12 Japanese in Fresno in 1890, by 1900 there were 3,000 (Bulbulian 2001:34). The first Armenians arrived in 1881 and eventually settled in an area

between the Santa Fe and Southern Pacific tracks appropriately called "Armenian Town" (Ibid. 37-38). African-Americans were also present early on and organized an African Methodist Church in 1882 (Clough 1984:137).

Fresno can claim several "firsts," including the first demonstration for free speech and the first Junior College in the State. The Industrial Workers of the World attempted to organize the unskilled workers of the Valley and demonstrated at the corner of Mariposa and I (Broadway) Streets from October 1910 to March 1911. Fresno Junior College, the oldest two-year college in California, opened in 1910 with three teachers and 28 students (Hoover 1990:90).

The raisin industry developed in the 1870s, after the scorching heat of 1875 dried grapes on the vine (Ibid.: 91). Martin Theo Kearney who left employment with the Central California Colony and eventually became one of the wealthiest landowners in the area served as the President of the first California Raisin Growers Association from 1898 to 1904. The Sun-Maid Raisin Cooperative was founded in 1913 and became one of the most successful in America (Ibid.:89, 91). Fresno became the principal-packing center for the raisin grape industry with fourteen packinghouses in the city. Other crops, such as cotton and figs, helped to diversify the local economy and Fresno became the market town for a large portion of the San Joaquin Valley (Reps 1979:192). It is now a city of 500,000 and the center of the richest agricultural county in the United States (Haslam1993:194).

Beginning in the 1880s subdivisions were added north of Fresno's original railroad town. Although the "parent grid" of the city was parallel to the Central Pacific tracks, these new subdivisions were surveyed to be parallel to the surrounding agricultural sections and laid out with streets oriented north-south and east-west. Thus today, when one crosses "Divisadero Street" it is necessary to make a 45% shift in entering the old part of the town. Settlement north of the railroad town was facilitated by the development of streetcar lines, in particular the Forthcamp Avenue Line (1902) along what is now Fulton Street. Large homes for Fresno's business elite were built along Forthcamp and Van Ness Avenues, the two main thoroughfares. The streets immediately west and east were lined, however, with homes built for families of more modest means and included both vernacular cottages and early bungalows built on speculation (Tower District Specific Plan 1991:3-10).

Wilson's North Fresno Tract/Wilson Island

The residential mix of working class and business elite that occurred back to back in the early 1900s along Forthcamp and Van Ness was in contrast to a new subdivision that developed further north of town. In 1908 George A. Wilson subdivided 110 acres of vineyard and farm land bounded by Moroa (now Maroa Avenue), McKinley, Lucerne (now N. Echo) and Olive Avenue into the "Wilson's North

Fresno Tract." The extension of the Forthcamp Avenue Line in 1908, as well as the relocation of the Fresno State Normal School in 1913 (which later became Fresno State University and now Fresno City College), were instrumental in opening this area to new residential use (*Fresno Morning Republican* 30 January 1921 B). Within the larger 18-block Wilson's North Fresno Tract is a smaller enclave of six residential blocks, known to local homeowners as the "Wilson Island" and which 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 (Raymond 2008:2). This secluded neighborhood of wide lots was marketed to Fresno's elite business community and remains one of Fresno's most prestigious and architecturally distinguished neighborhoods. To quote the 1991 Tower District Specific Plan:

> "This sub-area provides an interesting counterpart to the earlier generation of large homes that stretched along Fulton and Van Ness: aside from the obvious stylistic differences evident in later homes, there is also a clear transition to be seen between the "public" quality of the early residences, which front proudly on thoroughfares traversed daily by hundreds or thousands of people, and the deliberate seclusion of the later homes, built on small streets intended only for local traffic. This contrast is emblematic of the growing desire for seclusion in wealthier suburban neighborhoods, as American cities became increasingly divided along social lines in the 20th century" (Tower District Specific Plan 1991: 3-15)

George Albert Wilson was born in Gilroy, California in 1856. In 1879 he married Rosanna Cooper, a granddaughter of John Rogers Cooper and Encarnation Vallejo, a prominent early *Californio* family from Monterey. The Wilsons moved to Fresno in 1886 where George began a successful business of land investment. He designed the exhibit for Fresno for the 1893 World's Columbian Exposition in Chicago; a

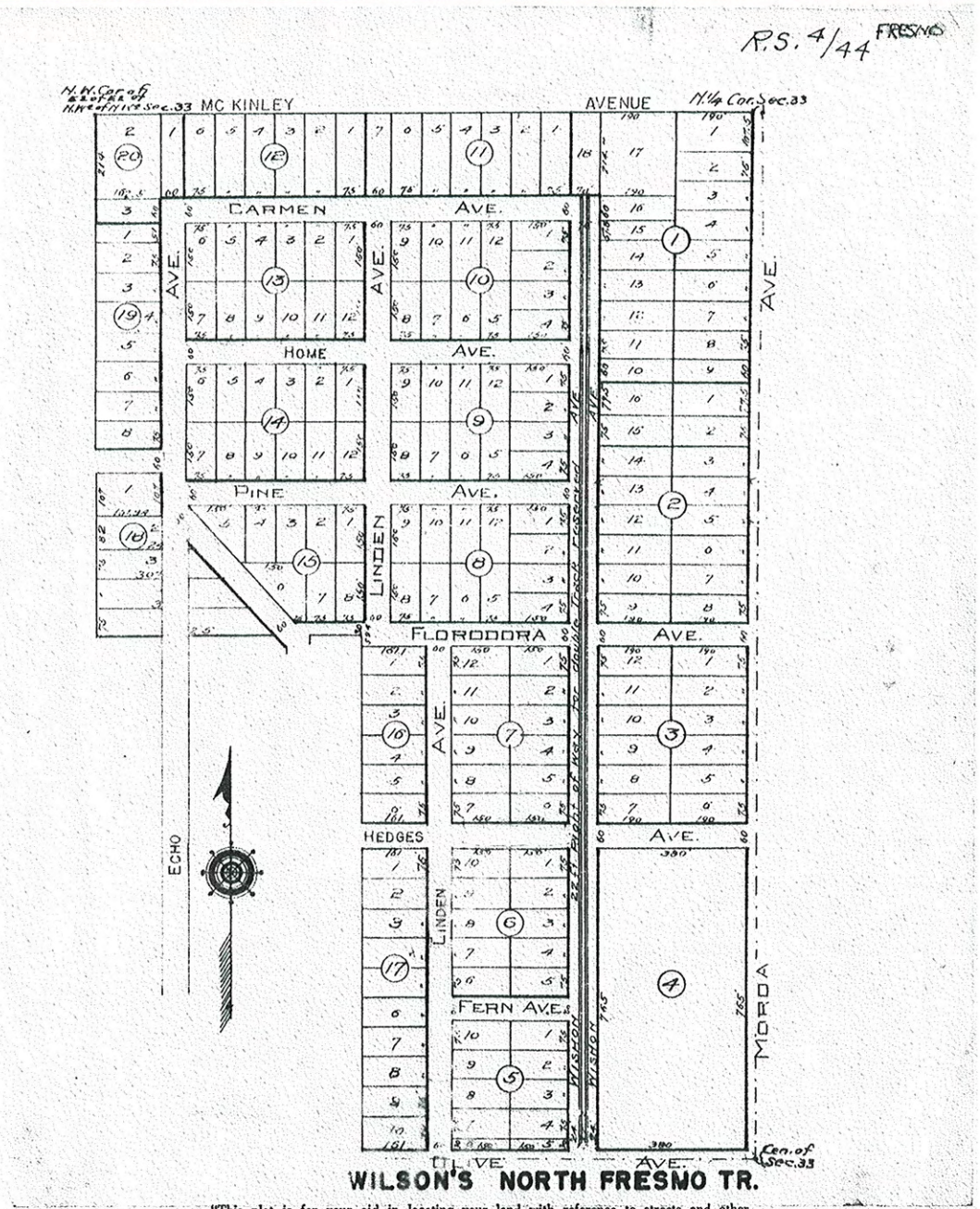
Wilson Home
Photo: Courtesy
Jeannine Raymond

gazebo from the Fair stood in the garden of the three-story family home at North Fulton and Olive Avenue. Of interest is that although George Albert Wilson is credited in both his obituary and in a 1921 newspaper article as the developer of the Wilson's North Fresno Tract, it was his wife Rosanna Cooper Wilson who actually submitted the tract for recordation. And it was certainly Rosanna and son Albert Polette Wilson, who played significant roles in the development of the tract following George Wilson's death in 1915. (1)

Wilson Home with gazebo in background.
Photo: Jeannine Raymond

The first residence in the "Island" was built in 1910 at 660 E. Pine Avenue. This Craftsman bungalow was designed for William and Nellie Mosgrove on a ½ acre lot by Frank Faulkner, a Missouri architect and Mrs. Mosgrove's brother. When constructed the home was on open land and the family enjoyed an unobstructed view of the Sierras (Heritage Fresno 1975:49). It was several years before the Mosgroves had any neighbors. In 1919 the Sanborn Fire Insurance Map depicted twelve additional homes in the Island. By 1921 there were 49 residences, including mansion-size dwellings for C.T. Cearley, William Blasingame and Lena Shaver, the widow of Charles Shaver for whom Shaver Lake is named (*FMR* 30 January 1921; Raymond 2008:8). Other prominent residents in this early period include: Olin Everts, attorney and political leader; Harrison Traver, architect; 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. Later residents included William Eilert, owner of the Fresno Brewery; Dr. Frank Twining, founder of Twining ("We Test Anything") Laboratories; Louis Gundelfinger, banker, etc. The Catholic Church, Shrine of St. Therese located at Maroa and Floradora, has also played a significant role in the Island with four homes having a connection to the Church (Raymond 2008:8-9).

The Wilson Island neighborhood is architecturally diverse, with Craftsman bungalows, a dazzling assortment of Period Revival styles, American Foursquare Prairies and two Ranch-style homes. Most of the early residences have *porte cocheres* and a few have solariums. Fireplace surrounds are elaborate; lots are spacious with generally open front yards and mature landscaping. Streets have a conventional sidewalk and planting strip pattern. All but four of the properties are single-family residences and most are owner-occupied.



"This plat is for your aid in locating your land with reference to streets and other parcels. It is not a survey. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon."

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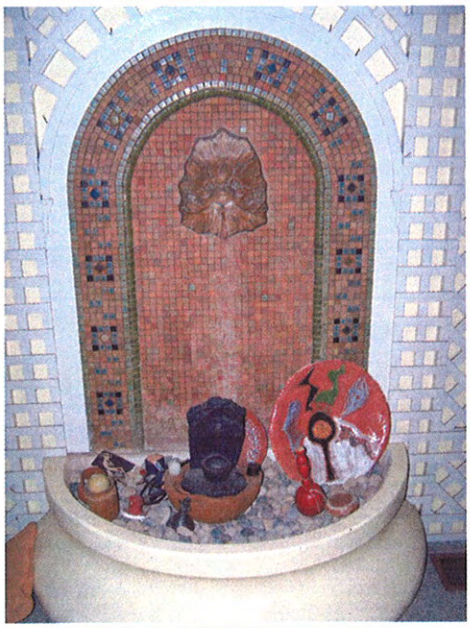
Architectural Styles in "The Island":

Probably one of the first questions most of us ask when we purchase a home is What style is it? But what is style? The architectural historian Dell Upton suggests that style is a visual organizer, a conventional background or matrix for more explicit architectural expression (Upton 1998:258). Tom Carter and Peter Goss discuss style at some length in their excellent work on Utah's architectural heritage:

> "...style has generally been used to mean a particular design tradition, often inspired by the work of a single architect, an architectural firm, or a school of architecture. A style differs significantly from already existing traditions and becomes generally accepted by builders for a period of time. Styles are usually described in terms of their historical origins, their basic design principles, their unique characteristics, and because they tend to change through time, their years of peak popularity" (Carter and Goss: 1988:1).

In brief, we can say that style is the architectural details which cohere into a recognizable and distinct look. But a few caveats should be noted: 1) there is a tendency to rely too heavily on style alone for classification and to ignore a building's typology. For example, the American Foursquare, essentially a two-story box, can be articulated with a variety of stylistic ornaments or even be relatively plain in its façade treatment; and 2) many buildings ---for example 610 E. Pine--- are a stylistic mix; 3) Finally many styles, such as the Prairie, borrow from a variety of sources.



Fountain in solarium and porch detail,
The Bean Home
654 E. Home Avenue (1921)

Arts and Crafts---Aesthetic and Philosophical Movement (c1900-1920)

The Arts and Crafts was an aesthetic and philosophical movement of the late 19th and early 20th centuries that profoundly influenced American architecture, design and lifestyle. The "Father" of the Movement was William Morris of England, a protégé of John Ruskin. Morris wanted to recapture the simpler life that had existed prior to the Industrial Revolution, a world in which craftsmanship was valued. In his utopian society architects would work in concert with other artists and would build using materials from the immediate environment. Nature was valued and historical copies of buildings were shunned in favor of new "free" versions.

Arts and Crafts ideals for California were encapsulated in a 1904 publication by Charles Keeler, The Simple Home. Keeler made the tie between lifestyle and architecture clear: One "must live art before we can create it." Bay Area architects such as Bernard Maybeck, Ernest Coxhead and Julia Morgan, along with Charles and Henry Greene in Southern California drew upon a variety of sources for their arts and crafts inspired homes, including the California missions, English Tudor, the Swiss Chalet and Japanese indigenous building, as seen at both the 1893 and 1894 World's Fairs. Common themes were the use of wood, Romanticism, simplicity, and reliance on handcrafted furnishings and decorative elements. Only later in the 1920s and 30s would architects and designers embrace modernism and emulate the "machine age." The true Arts and Crafts home is a full two-story residence, often with stained shingles, cobblestone or clinker brick work. There are no Arts and Crafts Homes in the Island but the aesthetic was applied to a variety of "styles, "including the Craftsman Bungalow and the Prairie.

Craftsman Bungalow:

The first home constructed in the Wilson Island was a Craftsman Bungalow built in 1910 on a half-acre lot. "Bungalow" is a traditional East Indian house (the word is Bengali) that included an open floor plan and wide verandas. The word meant "house" and was first applied to a form of barracks used by the British Army in Colonial India. It eventually came to mean any single-story structure with a low-pitched roof. Around 1905 the house form merged with the Craftsman tradition to produce the craftsman bungalow (Gellner 2002:15). Due to a variety of factors the bungalow took firm hold in California soil at the turn of the 20th century and became the new American cottage. Character defining features include the one-story plan (the Airplane Bungalow is an exception); wide overhanging eaves; projecting rafter tails; an open informal floor plan that opens to the garden (and use of a pergola to bridge the home and garden); projecting bays; chimneys of cobblestone, or rough-faced brick; and piers or columns as porch supports. Of particular interest in the Island are porches that reference traditional Japanese joinery.

Harrison B. Traver's Home
731 East Carmen Avenue
(1919)

Airplane Bungalows:

One example of an "airplane bungalow" is located at 667 E. Home Avenue. This bungalow subtype incorporates a small second story, usually set back from the front elevation of the first floor. Clay Lancaster, in The American Bungalow credits the DeLuxe Building Co. of Los Angeles with the origin of the subtype which was constructed in Los Angeles c1911-1915 and in the Fresno area during and after World War I. Did the small second story room offer a "panoramic view" as suggested by one bungalow scholar, or did the low pitched roof with eaves "that spread like wings" create the aesthetic impression of a plane taking off?

William W. Parlier Home
(c1915)
667 E. Home Avenue

Prairie:

The "Prairie School" was a style of architecture and aesthetics that flourished in the American Midwest, c1900-1920 and is one of the few indigenous American styles. Although numerous architects contributed to the "school," the acknowledged master was Frank Lloyd Wright (1867-1959). Early influences on the Prairie style included the English Arts and Crafts Movement, the vogue for bungalows, the "back to nature" ideals of architect Louis Sullivan, the technology of the machine age, and the vernacular buildings of the Midwest. One vernacular house type particularly evident in the Fresno area is the "American Foursquare ", usually a two-story box which can

be dressed up or down in a variety of styles and which was widely adapted for the Prairie look.

Character defining features include a full two-story plan; emphasis on horizontal lines with bands of wood, concrete coping or cast stone; low hipped roofs with overhanging eaves; clean masonry or stucco over masonry walls; a single story porch or *porte cochere;* use of natural materials; architectural glass and ornament based on stylized flora designs; an open more flexible floor plan and a close relationship between building and landscape.

The Bernhard Home
722 E. Home
(1919)

Period Revival:

"Period Revival" refers to a wide range of historically based styles favored by the American public during the early 20th century. Many were based on the indigenous building traditions of North America and Europe. Colonial Revival quoted the English and Dutch architecture of early America and was first introduced at the Philadelphia Exposition of 1876. French Norman and Tudor Revival may have been imported and favored by "doughboys" returning home after World War I. Spanish, Mission, and Pueblo Revival, in contrast, were adaptations of the vernacular architecture of California and the Southwest. Architects and contractors used the exterior, decorative features of the particular style such as massing, dormers, roof pitch and handcrafted materials to create a picturesque impression. The interiors of Period Revival homes were American, however, with informal floor plans and connected patios.

Colonial Revival:

"Colonial Revival" is a term that is applied to buildings that quote the domestic architecture of Colonial America, whether English, Dutch or even German in origin. The backbone of the "Colonial Revival" style was taken from Georgian and Adam prototypes. Thus most Colonial Revival homes have a symmetrical facade with paired

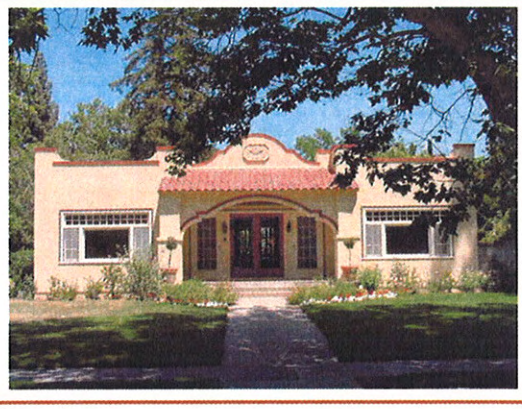
double hung sash windows usually with multi-pane glazing. Elaboration occurs at entrances, cornices and windows. The front door is often accented with a decorative pediment supported by pilasters and may have an overhead fanlight or sidelights. Palladian windows are also common. Colonial Revival building was common between 1880 and 1950 with a variety of stylistic variations and subtypes.

The Osborn Home
605 E. Home
(1921)

Mission Revival:

The Mission Revival style was popular in California, the Southwest and in other scattered areas of the Country from c1890 until 1920 and made a passing reference to California missions with plain stuccoed surfaces and (usual) use of tile roofs. Mission Revival style was used for the California building at the 1893 Columbian Exposition and for San Francisco's Mid-Winter Exposition of 1894. Both the Santa Fe and Southern Pacific railways adopted the style for stations and resort hotels throughout the West. It was used less frequently for residential building but one very charming example was constructed in the Wilson Island, the Nis Johnson Home at 601 E. Pine (1921). Mission Revival style building is characterized by curvilinear gables (as roof parapet or dormer); plain stucco walls occasionally with terra-cotta ornamentation; a porch supported by massive square piers; red tile roof; occasional visor roofs (tiled roof segment that cantilevers out from wall); double-hung sash windows; arcades; arched openings; wide overhanging eaves; coping at cornice line and bell towers on commercial buildings or more elaborate homes. Mission Revival architecture faded from view following World War I as the Spanish Eclectic style developed and spread.

The Nis Johnson Home
(1921)
601 E. Pine Avenue



Spanish Revival (Spanish Colonial/Eclectic):

Several homes in the Island were built in a Spanish Revival, a style developed in 1913-1915 for the San Diego Panama-Pacific Exposition at Balboa Park. Bertram Grosvenor Goodhue was the architect for the fair and he spaced buildings on either side of a main axis, called El Prado. Goodhue chose the Churrigueresque style for the centerpiece, the California Building, (now the Museum of Man); the only building constructed of permanent materials. Distinguishing features of the Spanish Revival, which draws from a variety of Spanish architectural influences, include stucco wall surfaces often with ornate low-relief carvings, red tiled low pitched roofs, arcaded porches, iron window grills and balconies. The style was popular in the 1920s and early 1930s and quickly passed from favor during the 1940s. Wilson Island examples were all constructed in the 1930s .

Two Spanish Eclectic Homes with similar plans: The Ambrose Home (1936); and the Levy Home (1930; W.D. Coates)

Monterey Revival:

The Monterey Revival is an adaptation of an architectural style that developed along California's central coast between 1835 and 1840. Although scholars debate over the exact parentage, it is generally agreed that the style is a mix of Spanish adobe construction melded with architectural influences from colonial New England. Always two-story, 19th century homes were constructed of thick whitewashed walls with a low-pitched gable or hip roof of hand-split wood shakes with the roof ridge parallel to the façade. A character defining feature was the second story full façade balcony which was supported by plain wood posts and enclosed by wood railings. Windows were generally double hung sash with shutters. Occasionally full length windows opened on to the balcony. The main entry was usually a simple paneled door. "The Monterey," became popular in the 1920s. The second story balcony was retained --this in fact is the most significant character defining feature of the Monterey Revival--- but now the balcony was generally cantilevered over the first floor, with no

supporting posts connecting the balcony to the ground. Balconies are usually partial width in the Revival tradition. Entry doors often imitated Colonial Revival architecture with fanlights and sidelights. Monterey Revival building of the 1920s and 1930s favored stronger Spanish detailing. There is only one rather modest example of a Monterey in the Island, a Taylor-Wheeler home located at 624 E. Pine Avenue.

The C.P. Hill Home, 624 E. Pine Avenue

Tudor Revival:

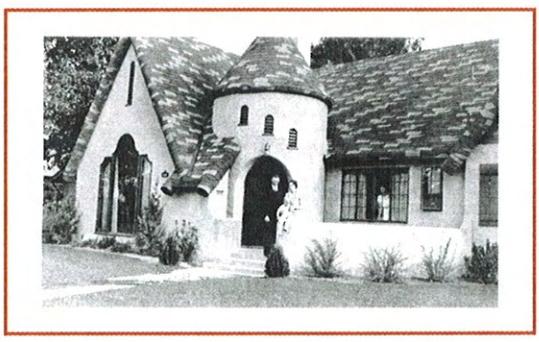
The "Tudor" name is historically imprecise, as few examples mimic the architecture of Tudor (early 16th century) England. Rather the style is loosely based on a variety of Medieval English prototypes and freely mixed. Characteristic of American houses is the steeply-pitched front facing gable. Earliest examples in US date from late 19th century and are often referred to as "Jacobethan." American homes, and those in the Island, commonly used false half-timbering and surface ornamentation consisting of strapwork. Less pretentious Tudor houses were very popular following World War I "as masonry veneering techniques allowed even modest examples to mimic the brick and stone exteriors on English prototypes" (McAlester and McAlester 202:358). The Tudor style was used extensively in 1920s and 1930s suburban tracts.

The Rosanna C. Wilson Home, 1445 N. Echo (1921-22) and the Ed and Chrissie Riggins Home, 655 E. Pine Avenue (1929)

Character defining features include a steeply pitched roof, usually side-gabled; façade dominated by one or more prominent cross-gables; decorative but not structural half-timbering; tall narrow windows usually in multiple groups; multi-pane glazing; massive chimneys, commonly crowned by chimney pots; stucco, masonry or masonry-veneered walls; a false thatch roof (composition roofing materials rolled around eaves and rakes to suggest a thick layering of thatch); parapeted gables on more elaborate homes; with interiors influenced from the Craftsman tradition; round-arched doorways with heavy board and batten doors; windows are often casement but are also double-hung sash. Several examples in the Wilson Island have a second story that is cantilevered out over the first floor, as in the earliest Postmedieval English homes of Northern New England. There are also several one story Tudor cottages in the neighborhood.

French Norman:

The French Norman was loosely based on the vernacular architecture of Normandy and Brittany and is often confused with the Tudor style. Character defining features include a round tower with steep conical roof which is frequently the focal point and main entrance for the residence; a steeply pitched roof with rolled composition shingles (to simulate thatching); the Norman style vertical wood panel door with original wrought iron work; imitation half-timbering; casement windows throughout the home. French Norman homes are fairly rare in Fresno with one example in the Island: the Gates-Twining Home located at 640 E. Pine Avenue.



Gates-Twining Home
640 E. Pine Avenue
(1931-32) Taylor-Wheeler Inc.

Italian Renaissance Revival:

The Italian Renaissance was reintroduced for residential building in the late 19th century with homes initially designed by architects for wealthy clients in metropolitan areas of the United States. Italian Renaissance Revival buildings closely replicated the Renaissance *palazzi* of Northern Italy due to the fact that more architects (and their clients) had by the close of the 19th century actually traveled to Italy. The building style is characterized by a full two stories (or more); a low pitched hip roof (sometimes flat) typically covered in ceramic tiles; upper story windows smaller and less elaborate than the first story; arches above door, first story windows and porches; entrance area often marked by classical columns or pilasters; façade usually symmetrical; usually broad overhanging boxed eaves with decorative brackets; stucco, masonry or masonry-veneered walls. Other decorative elements borrowed from classicism include quoins, roof-line balustrades, pedimented windows, etc.

The Kaufman Home
608 E. Home Avenue
(1924)

Neoclassical:

"Neoclassical" buildings were constructed in the United States from the late 19th century through 1950. The style was inspired by the use of classicism at the Columbia Exposition held in Chicago in 1893. The larger buildings at the Fair employed a more formal, elaborate interpretation of Roman architecture, which led to the City Beautiful Movement. The smaller state pavilions, however, were more domestic in scale and became the precedent for most neoclassical houses in the United States. Neoclassical was a dominant style for residential building during the first half of the 20th century. This fifty-year period includes two separate waves of popularity. From 1900 to 1920 houses usually had hipped roofs and elaborate columns. From 1925 to the 1950s neoclassical homes were usually side gabled and had simpler, slender columns. One common subtype of the style is a one-story cottage, which usually has a hipped roof and central dormer. Porch columns in these homes may be included under the main roof or be set on pedestals. The Neoclassical style was also extensively applied to post offices, banks, courthouses and churches. Neoclassical building is characterized by a symmetrical façade; full front porch supported by classical columns; centrally placed doors with elaborate surrounds (many have a broken pediment at the entrance); boxed eaves with a moderate overhang, often with

dentils or modillions beneath, and occasionally a wide frieze band; windows are usually rectangular and double hung sash. Earlier homes may have 6 or 9 lights in the upper pane; grander homes may have a roof-line balustrade; non-residential buildings may be massive, with pedimented porticos, raised basement story and an attic story; other classical ornaments can be applied, like terra cotta details and pilasters.

The Bradford Home
630 E. Home Avenue (1919)

Minimal Traditional:

Minimal Traditional style homes were built at the end of the Depression and through the 1950s. They mimic the form of prior Period Revival style buildings but are usually lacking in the decorative detailing. Roof pitch is low or intermediate and eaves are close rather than overhanging as in the Ranch style which followed. They often have a large chimney and one front-facing gable and may appear to be a simple version of a Tudor cottage.

The Cornell Home 655 E. Carmen (1936)

Ranch:

The Ranch home was developed in the mid-1930s by several California architects and was to a great extent a response to the growing reliance on the automobile. Thus unlike the Minimal Traditional style home, the Ranch home sprawled across a larger lot and encompassed a built-in garage. The style is loosely based on the ranch homes of the American southwest with borrowings from Craftsman and Prairie traditions. Most Ranch homes are one story with low pitched roofs with either boxed or open eaves. Many have details borrowed from earlier traditions such as decorative shutters and iron or wooden post supports. Ribbon windows and expansive picture windows and large rear yards are other features of the Ranch.

The Estelle Sadoyan Home, 659 E. Home (1954) (photo 2005)

Architects and Contractors Working in the Island

As might be expected the best of Fresno's architects, builders and contractors designed and constructed homes in the Island. A few architects also lived there although their own homes were usually more modest than that of their clients. Building records when available usually indicate the name of the contractor but they do not list the architect. Thus it is only through oral interviews, community memory and/or when a contracting firm also included design staff that we know the architect associated with a particular building.

Charles E. Butner earned his degree under the Beaux-Arts architect Paul Cret at the University of Pennsylvania in 1911. Butner established a firm with a former classmate, Edward Glass in 1914 and the two architects worked together through the early 1920s (Powell:1996). Local buildings designed by Charles Butner include the Physicians Building (2607 Fresno Street, 1926) which is listed on both the National Register of Historic Places and Fresno's Local Register. Butner is credited with the design for the 1931 Kauke Home at 641 E. Carmen.

William D. Coates also studied with Paul Cret at the University of Pennsylvania. From 1909 to 1911 Coates served as the California State Architect. He then entered private practice with H.B. Traver. In 1914 the firm moved to Fresno where they continued to practice until 1925 (Powell:1996). According to the property owners, Coates designed the Spanish Revival Levy Home located at 666 E. Home Avenue in 1930.

Richard F. Felchlin built his family home, a Minimal Traditional style residence at 665 E. Carmen. The Felchlin name is associated with the construction of most of the monumental buildings in Fresno's downtown from 1912 to 1930. Richard Ferdinand Felchlin was born in Stockton in 1888 and studied civil engineering at the University of California, Berkeley. He formed the R.F. Felchlin Company in Fresno in 1912 with Charles Franklin, engineer. In 1917 architect Raymond Shaw joined the team. The firm's projects included many Classic Revival buildings along the Fulton Mall including the Bank of Italy, the Patterson Building and the Radin and Kamp Building (Powell 1996).

Fred L. Swartz is associated with the Spanish Eclectic home located at 666 E. Carmen and lived for six years at 641 E. Pine Avenue. Swartz with business partner **C. J. Ryland** is credited with the design of the residence at 608 E. Home Avenue and 708 E. Carmen Avenue. Swartz was the son of A.C. Swartz who had practiced architecture in Fresno since 1890. Fred Swartz attended University of Pennsylvania where he studied, as did so many other Fresno architects, under Paul Cret. Upon his return to Fresno he joined his father's firm. Following the death in 1919 of A.C. Swartz, Fred Swartz formed a partnership with Columbus J. Ryland who had studied architecture at the University of Toulouse, France. Their local projects included the Fresno State College Library (now Fresno City College). During the Depression Swartz was a

member of the Allied Architects and worked on the design of the Fresno County Hall of Records and the Fresno Memorial Auditorium (Powell 1996).

Harrison B. Traver lived in The Wilson Island with his wife at 731 E. Carmen. Traver was another graduate of the University of Pennsylvania. He worked in the California State Architect's Office and in 1911 formed a partnership with W.D. Coates. They moved their practice to Fresno in 1914 and designed several local buildings and residences of note, including the Liberty Theatre and Fresno High School (Powell 1996).

Contractors/Builders:
Several well-known Fresno contracting firms built homes in the Island: E.J. Farr, contractors, J.O. Kerrick, Harris Construction Co. and Iver Hansen.

Manoog Manoogian was born in Harput, Armenia in 1885 and settled in Fresno in 1920. During his career as a home builder, he designed and constructed approximately 185 custom homes, including the residences at 717 E. Carmen Avenue, 730 E. Home Avenue and 742 E. Home Avenue where he lived with his wife Arpine for 21 years. Manoogian was a skilled painter as well as a master cabinet maker. He died on December 24, 1975 at the age of 90.

The firm of **Shorb and Meade** built many of the Island's earliest homes including those at 1445 N. Echo Avenue, 1485 N. Echo, 1487 N. Echo, 630 E. Carmen Avenue, 600 E. Carmen, 721 E. Home, 630 E. Home and 710 E. Pine. J.D. Shorb's name alone is credited with the residence at 627 E. Pine.

Taylor-Wheeler Builders was a design and construction firm that built homes throughout the San Joaquin Valley. Today the firm's name still has cache and value due to the quality of construction. The company was founded in 1927 by Orville R. Taylor and Dennis Wheeler. Taylor was a draughtsman who designed most of the firm's early homes; Wheeler attended both Stanford and Cal and graduated with a degree in Commerce. He managed the company's business and supervised construction and built a Tudor style cottage for himself in 1927. In 1936 Allen C. Collins was hired to serve as the firm's architect (Powell 1996). According to building permits the firm built numerous residences in The Wilson Island including 1525 N. Echo, 1549 N. Echo, 1561 N. Echo, 640 E. Pine, 624 E. Pine and it is credited with numerous additions and remodels.

Notes

1. For an in depth discussion of the Wilson family and the development of the tract see Jeannine Raymond, "The Wilson Island," 2008 manuscript. Dr. Raymond hopes to expand this initial chapter into a book-length treatment of the neighborhood.

Street scenes:
Upper view: Looking north on N. Echo Avenue
Lower view: looking west on East Home Avenue

Findings and Conclusions

Eighty (80) properties were identified within the proposed Wilson Island Historic District through both field observations and discussions with local resident and historian Dr. Jeannine Raymond. All eighty properties were evaluated for their potential as contributors to the historic district. Of the eighty properties, five properties are individually listed on Fresno's Local Register of Historic Resources: The Cearley-Twining Home (Map reference #35), the Nis Johnson Home (Map reference #52), the Mosgrove Home (Map reference #64), the Gustav and Edith Manheim Home (Map reference #53) and the Gates-Twining Home (Map reference #65). In addition, at the July 27, 2009 meeting of the Historic Preservation Commission, the Frank and Felita Kauke Home (Map reference #18) was designated as a Heritage Property and the Deacon-Eilert Home (Map reference #31) was found individually eligible to the Local Register under Criteria i and ii. These properties are therefore contributors to the proposed Wilson Island Historic District.

Of the remaining seventy-three (73) properties, all but two (Map references #69 and #70) appear to qualify as contributors to the District. These two homes are non-contributors due to the fact that they are less than fifty years in age and they lack architectural and historical significance.

The Wilson Island Historic District thus qualifies for potential listing as a historic district pursuant to FMC 12-1607(b) under Criteria i, ii, iii and iv with 97.5% of the buildings contributors to the District and 2.5% non-contributors.

The Dermer Home, 702 E. Home, (1933) Tudor cottage with English garden

Project Staff Qualifications

Karana Hattersley-Drayton has a M.A. and completed three years of coursework towards the Ph.D. in Architectural History at U.C. Berkeley. For three years she served on the State Historical Resources Commission and has also served on the Board of Directors for the Vernacular Architecture Forum. Most recently she was the Chair for the VAF's annual conference which met in Fresno in May 2008. Ms. Hattersley-Drayton moved to Fresno in 1999 to work as an architectural historian for Caltrans District 06 and in June of 2002 was hired as the City of Fresno's Historic Preservation Project Manager. She chairs the Planning and Development Department's Fresno Green Team and is also the chair for the Public Art Committee. She has taught courses in California architecture and American urbanism at Sonoma State University and most recently for the OSHER Institute at Fresno State University. Areas of particular interest include the vernacular, gendered and ethnic landscapes of the San Joaquin Valley, sustainability and preservation. A recent publication, "Architecture, Ethnicity and Historic Landscapes of the San Joaquin Valley," for which she wrote several articles and served as Executive Editor, won a 2008 California Preservation Foundation award.

Jeannine Raymond, Ph.D. Jeannine received her Ph.D. in statistics and research methodology from the University of Southern California in 1983. She served on the City of Fresno's Historic Preservation Commission for two years from November 2005 to September 2007. Currently, she is the Assistant Vice Chancellor for Human Resources at the University of California, Berkeley, commuting from her residence in Fresno. Previously, she worked at California State University, Fresno for 29 years, first as the Director of Institutional Research and Planning, and then as the Director of Human Resources. At Fresno State, she coordinated the effort to bring the first representation of a woman, Jane Adams, to the University's Peace Garden. Her interest in the history of the Wilson Island began in about 1988 when she and her family moved into the Wilson Island. Working first with public records and later with oral histories involving key figures such as Rosanna Wilson's granddaughter, the son of William Mosgrove, and the first owner of the restaurant that preceded Livingstones, she pieced together a social history of the Wilson Island.

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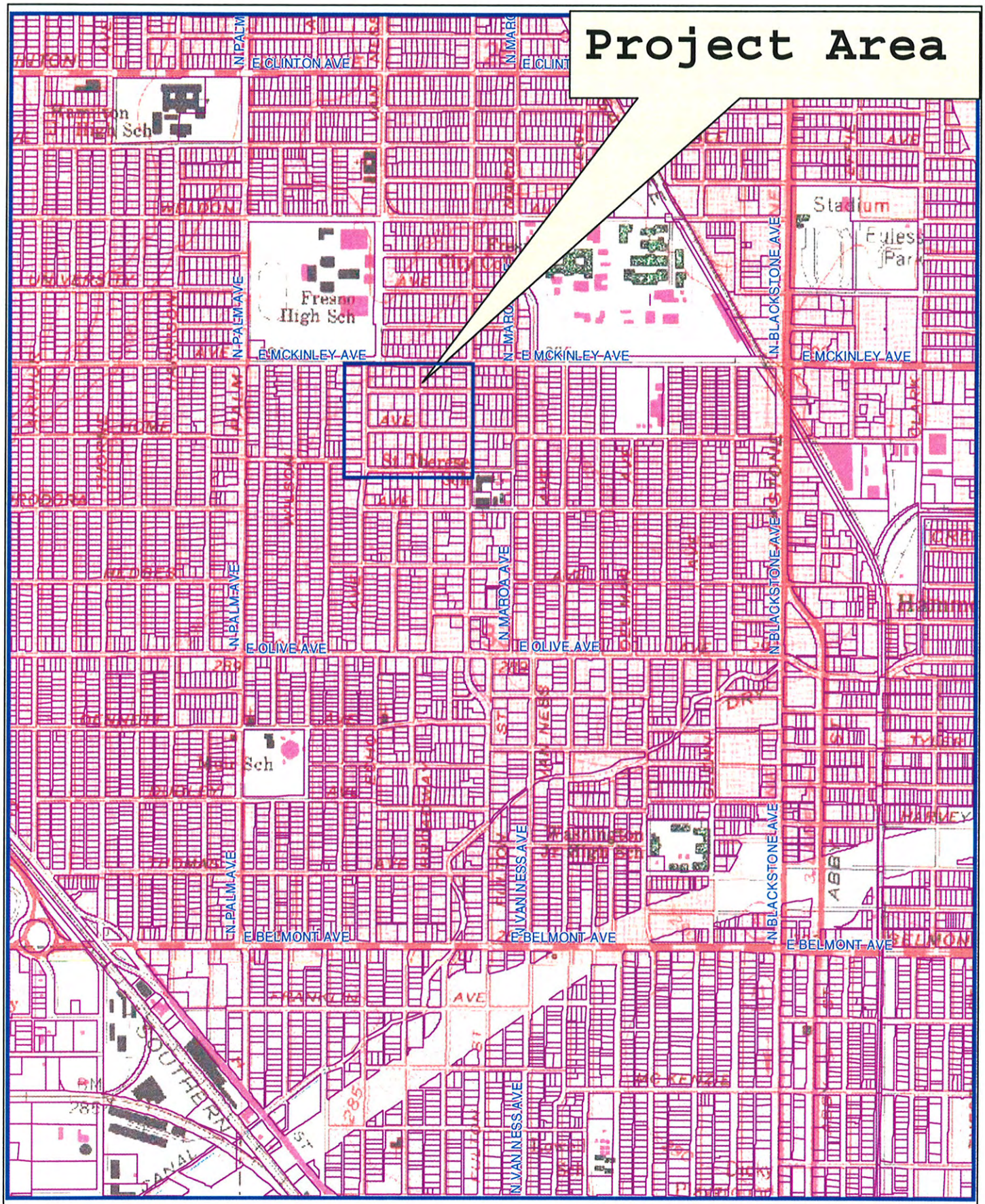
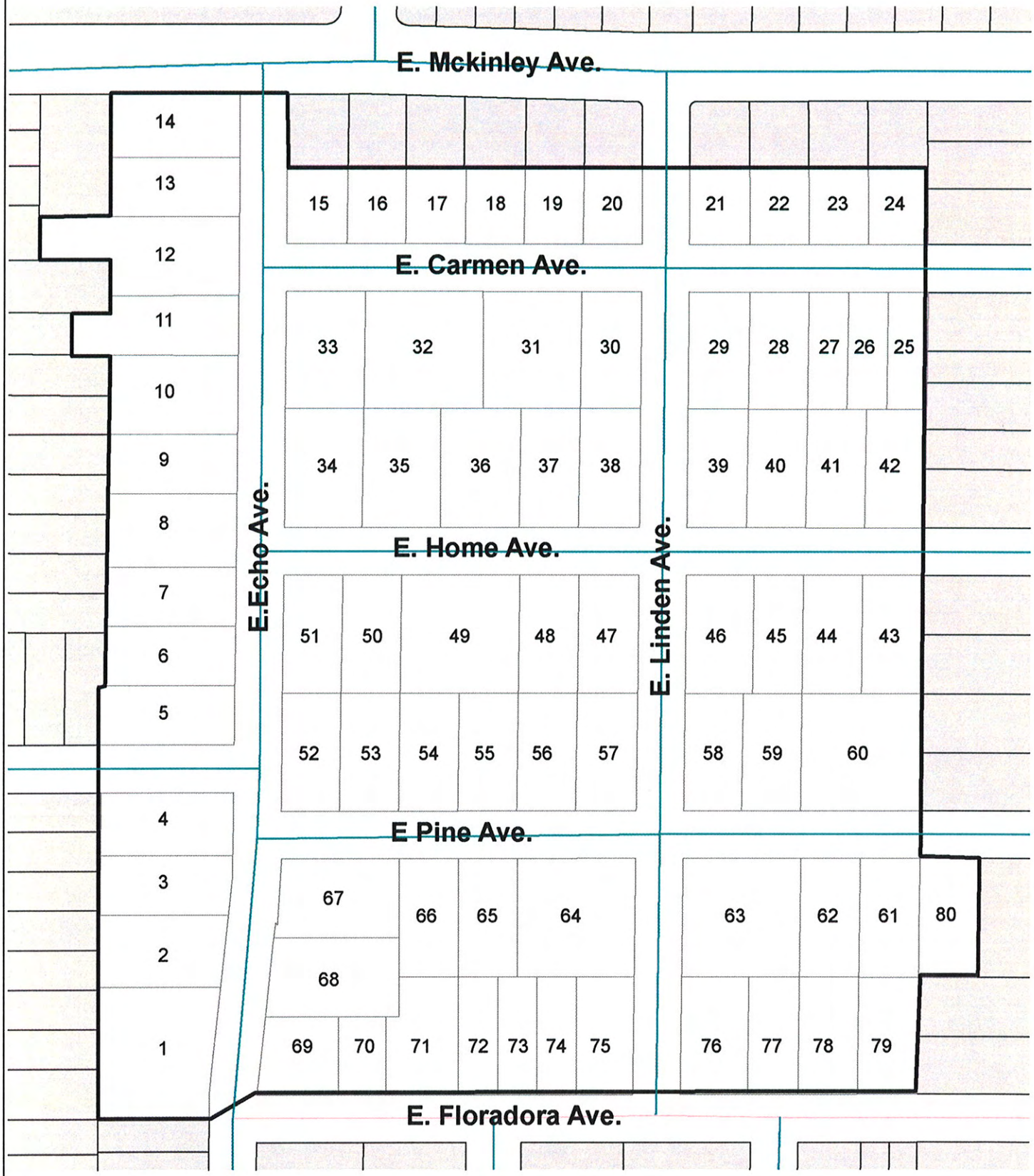


Figure 1: Project Vicinity Map
Wilson Island

Figure 2:

Wilson Island Historic District

Fresno, California



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) 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). This two-story Spanish Revival home was completed in 1921for 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) 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 Avenue) is a two-story Colonial Revival residence built in 1936.

#5 The Nancy H. Thompson Home (1475 North Echo Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Refernce #12: The Sigmund Levy Home (1549 N. Echo Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) is a one-story Minimal Taditional 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 Avenue) is a Minimal Taditional 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 Avenue) is an Airplane Bungalow which was built prior to 1919, as it is depicted on the Sanborn Fire Insurance maps for that year.

*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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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) 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.

*Recorded by: Karana Hattersley-Drayton *Date: 8.05.09 ■ Continuation ☐ Update

CONTRIBUTORS TO THE DISTRICT CONTINUED:

Map Reference #32: The William O. and Edna Blasingame Home (630 E. Carmen) 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 Avenue) 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) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) is an Upright and Wing type building with Colonial Revival styling. It was constructed in 1921for Anna and Harry Coffee.

#41: The J.R. and Emman Fitch Home (735 E. Home Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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. Mr. Chester was a Fresno physician.

#45: The Elizabeth Bernhard Home (722 E. Home Avenue) 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 Avenue) 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 Avenue) 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 Avenue) was built in 1921 in an Italian Renaissance style with a Japaneseque-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 Avenue) 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 Avenue) was constructed in 1921as 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 Avenue) 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.

*Recorded by: Karana Hattersley-Drayton *Date: 8.05.09 ■ Continuation ☐ Update

CONTRIBUTORS TO THE DISTRICT:

Map Reference #52: The Nis Johnson Home (601 E. Pine Avenue) is the only Mission Revival style residence in the Island. The one-story home was constructed in 1921for 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 Avenue) is a two-sory 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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.

*Recorded by: Karana Hattersley-Drayton *Date: 8.05.09 ■ Continuation ☐ Update

CONTRIBUTORS TO THE DISTRICT:

Map Reference #62: The Harry and Lucille Mitchell Home (730 E. Pine Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue) 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 Avenue is a single-story side-gabled cottage built in 1940 by the Harris Construction Company.

#72: The W. Wacasar Home (639 E. Floradora Avenue) 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 Avenue) [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 Avenue) 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 Avenue) 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 Frank Curtin Home (707 E. Floradora Avenue) was one of 12 buildings noted on the 1919 Sanborn Fire Insurance map. The one and a half Craftsman style home was owned by Frank Curtin by 1928 when a building permit was issued for a $400 alteration.

#77: The L. Samuels Home (717 E. Floradora Avenue) 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 Avenue 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 Avenue) 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 East Pine) 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 commerical 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-contribitor to the proposed District.

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

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_____

Map Ref. # 001 **Wilson Island Historic District**

P1. Resource Name(s): The Rosanna C. Wilson 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: 1445 N. Echo Avenue
d. Assessor's Parcel Number: 451-108-05

***P3a. Description:**
This full two-story residence sits on a .5 acre lot, faces east onto N. Echo Avenue and anchors the southwest corner of the "Wilson Island." The construction is stucco over frame. As is common with Tudor Revival style building, the home is cross gabled with steeply pitched front facing gables, one of which is cantilevered and ornamented with vertical wood "strapwork," currently painted a deep green color. The three windows in this dormer have diamond paned glazing, another character defining feature of the style. The focal window to the south of the main entrance has a fixed pane with double hung sidelights of 8/1 lights. Most other windows are double hung sash with 6 or 8/1 lights. A second story dormer on the north elevation has a shed roof and is perhaps a later (1948) addition. The front door is 8 panel wood with sidelights. A prominent chimney on the facade is tapered and decorated with a terra-cotta crest. A porte-cochere is located on the north elevation and a detached two-car garage sits off the northwest corner of the home and is also cross-gabled, with strapwork detailing. Mature landscaping includes two large evergreens in the front yard.

***P3b. Resource Attributes:** HP2 (Single-family property)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 6.29.05

***P6. Date Constructed/Age and Sources:** 1921-1922, Building permit #450 issued 10/29/21.

***P7. Owner and Address:**
Lo Ren and Virgil Snow
1445 N. Echo Avenue
Fresno, CA93728-1718

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

***P9. Date Recorded:**
7/29/05

***P10. Survey Type:**
Intensive

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

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_____

Map Ref. # 002 **Wilson Island Historic District**

P1. Resource Name(s): The Lena A. Shaver 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: 1455 N. Echo Avenue
d. Assessor's Parcel Number: 4510108-04

***P3a. Description:**
This 2-story Spanish Revival style home faces east onto N. Echo Avenue and is largely obscured from view by mature landscaping. The residence has a rectangular footprint and is stucco over frame construction. The low pitched truncated hip roof is clad in red tiles with wide overhanging eaves and a boxed cornice. The solid wood front door is inset within an arch and had distinctive half round sidelights. To the right and left of the entrance are two arch top fixed picture windows giving the home a balance and symmetry. Large metal awnings extend out over the front porch and first story windows. Windows on the second floor appear to be double hung sash. There is a partial inset balcony on the second story of the façade. A brick chimney is located on the north elevation which is topped with tile. A one story addition is on the south elevation and the roof of this room serves as a terrace. There is a two-car garage on the property as well as a 600 sq foot one-story recreation room.

***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:** 1921; Building permit for dwelling and garage #6906 issued 11.24.20

***P7. Owner and Address:**
Roger and Amanda Mortimer
1455 N. Echo Avenue
Fresno 93728

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

***P9. Date Recorded:**
7.29.05; 9.1.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. # 003 **Wilson Island Historic District**

P1. Resource Name(s): The Henry and Gladys Korn 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: 1465 N. Echo Avenue
d. Assessor's Parcel Number:

***P3a. Description:** This full 2-story Spanish Revival style home has an irregular plan with a complex roof system of red tile. The walls are textured stucco over frame construction. Of particular interest is the articulation at the front entrance: the offset "Spanish" wood door is inset under a cross-gabled and cantilevered second story. The entry walls are canted inward and faced with an elaborate surround of tiles. A large divided picture window is to the north of the front door. Casement type windows on the second story have decorative shutters, an influence from the earlier Colonial Revival buildings of the East Coast. There is an inset balcony on the northwest corner of the second story and a chimney with an elaborate top on the north elevation. A two story garage is situated on the south end of the house and connected to this is a wing wall with an arched entry way. Mature palms are located in the front yard. The home has been repainted since the photo was taken in 2005.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date:
7.29.05

***P6. Date Constructed/Age and Sources:** 1935, Building permit 9546 issued 5.7.1935

***P7. Owner and Address:**
Wendy and Patrick Carroll
1465 N. Echo Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
7.29.05; 9.4.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. # 004 **Wilson Island Historic District**

P1. Resource Name(s): The Calvin H. Antrim 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: 1471 N. Echo Avenue
d. Assessor's Parcel Number: 451-108-02

***P3a. Description:** This Colonial Revival style home is a full two stories and sits on the southwest corner of N. Echo Avenue and East Pine. The footprint of the home is essential rectangular with a one story L addition off the northwest corner. The main building has a side gabled roof with a medium pitch and is clad in shingles with exposed rafter tails. The façade of this home is very rational with two bay windows flanking the centrally placed front door. Each bay window includes three double hung sash windows of 4/4 lights. On the second floor a regular pattern of fenestration consists of 6/6 and 2/2 double hung sash windows with ornamental shutters. The centrally placed paneled wood door is inset and has narrow sidelights consisting of "bottle glass" above and wood below. There is also a large carved wood half sunburst over the door and the entrance is framed with decorative pilasters. A brick chimney is on the south elevation. A one story addition with shed roof is on the north side of the house. A 2-car garage on the northwest corner of the home is nicely integrated into the property.

***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:** 1936, Building permit #9958 issued 9.1.1936

***P7. Owner and Address:**
Louis and Alice Pardini, Trustees
1471 N. Echo Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
7.29.05; 9.04.09

***P10. Survey Type:**
Intensive

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

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

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

PRIMARY RECORD

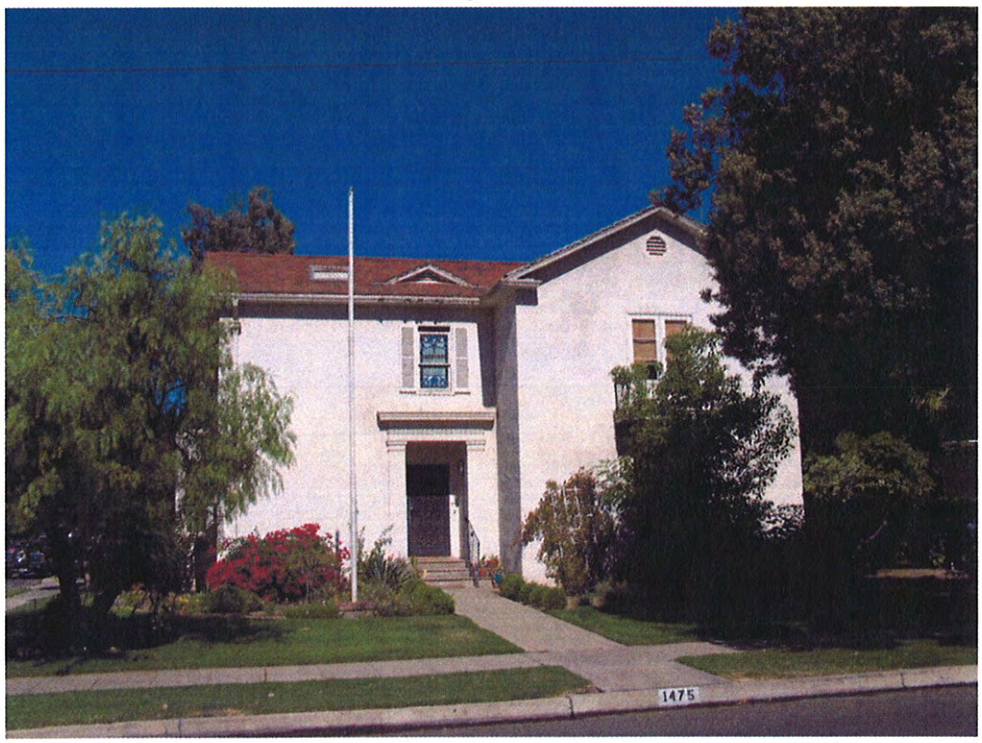
Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. # 005 **Wilson Island Historic District**

P1. Resource Name(s): The Nancy H. Thompson 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: 1475 N. Echo Avenue
d. Assessor's Parcel Number: 451-104-09

***P3a. Description:** This two-story home is cross-gabled and faces east onto N. Echo Avenue. In plan the main house is an upright and wing, which is a vernacular derivative of the much earlier Greek Revival. The projecting gable ended "upright" section has returns on the cornice, a character defining feature of the style. The roof is now clad in synthetic tiles. What appears to be a double set of French doors are located on the ground floor of this cross gable section. French doors also lead to a small balconet on the second story immediately above. The stucco walls are remarkably plain with few piercings on the principle elevation. The front entrance faces onto Echo and is inset and framed with pilasters with classical caps. One small 1/1 double hung sash window with stained glass is on the second story over the door and has decorative shutters. A bay window on the south elevation has four double hung sash windows with 4 and 6/1 lights. A massive chimney is on the north elevation. On the southwest end of the house is a three car garage which may have once included a sleeping porch or terrace on the roof. This room is now in-filled. The back garden is enclosed with a brick wall.

***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:** 1935, Certificate of completion issued 11-13-1935.

***P7. Owner and Address:**
Barbara Hope O'Neill
1475 N. Echo Avenue
Fresno, CA 93728-1735

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

***P9. Date Recorded:**
7.29.05; 9.4.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. #006 **Wilson Island Historic District**

P1. Resource Name(s): The Samuel and Emma Hopper 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: 1485 N. Echo Avenue
d. Assessor's Parcel Number: 451-104-01

***P3a. Description:** This full two-story home has a rectangular footprint and faces east onto N. Echo Avenue. In design it demonstrates an affinity with the Prairie and Craftsman styles. The roof is hipped with wide overhanging boxed eaves and a plain wood fascia. The main entrance is offset to the north and inset into an arch and is obscured by a security screen door. Sidelights are multi-paned with thick muntins. Windows on the first floor façade are a mix of fixed and double hung sash with often a pattern of 8 lights over 1. A character defining feature of the home is a 15 light arched French door on the second floor which leads to a small balcony that is supported by elaborately carved and curved brackets. There is a porte cochere on the south elevation which is supported by fluted wood piers on stucco clad pedestals. Three new arch shaped windows are located on the south corner. A two car garage with a medium pitch hipped roof is located on the southwest end of the property.

***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:**
1920, Building permit #5874 issued 2.25.1920 to Shorb and Meade.

***P7. Owner and Address:**
John J. Barcellos
1485 N. Echo Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
7/29/05; 9.04.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. # 007 **Wilson Island Historic District**

P1. Resource Name(s): The Eda and Olin L. Everts 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: 1487 N. Echo Avenue
d. Assessor's Parcel Number: 451-034-10

***P3a. Description:** This Tudor style home shows similarities to the property located at 1445 N. Echo, not coincidentally as both residences were built by Shorb and Meade around the same time, 1920-1921. The building has two prominent cross gables on the façade with the most centrally placed gable sloping down on the south end to encompass a porte cochere. Of interest is that the entire second story on the façade is cantilevered out over the first floor by approximately a foot, a character defining feature loosely based on late Medieval English prototypes. The front door is offset and consists of 20 lights of glass above wood, with narrow sidelights of 8 panes. The entrance is inset and the porch hood is supported by thick carved wood brackets. A massive tapered chimney is on the front elevation, another character defining feature of the style, and it has a decorative terra cotta medallion on the front. There is also a medallion over the entrance to the porte cochere. All windows are multi-paned fixed or double-hung sash with a pattern of 6, 8 and 10/1. A large picture window to the north of the chimney has a fixed central light flanked by double hung sash windows of 8/1. Vertical wood strapwork decorates the cross gable on the north end of the façade.

***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:** 1920; Building permit 5602 issued 1.7.1920 to Shorb and Meade

***P7. Owner and Address:**
Hannah Ruth Benson
1487 N. Echo Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
7.29.05; 9.4.09

***P10. Survey Type:**
Intensive

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

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

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_____

Map Ref. # 008 **Wilson Island Historic District**

P1. Resource Name(s): The Luther S. Brown 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: 1497 N. Echo Avenue
d. Assessor's Parcel Number: 451-034-09

***P3a. Description:** This one-story Craftsman bungalow home faces east on N. Echo Avenue. The building is wood frame construction with original horizontal wood siding on the side elevations. The roof is side gabled with a steep pitch. A dormer window on the façade has been modernized and now includes horizontal muntins. The façade of the home has been altered with a loss of integrity to its period of significance. The front door is inset and is masked by a security screen. One sidelight is visible to the north of the door. Large new windows on the façade are divided by a series of horizontal wood sashes. Brick cladding has been applied to the façade under these windows. A brick chimney is now encased within a new addition on the south of the home. A carport is attached to the north end of the home.

***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:** Pre-1919, Sanborn Fire Insurance Map.

***P7. Owner and Address:**
Gary Robert Ross
1497 N. Echo Avenue
Fresno CA 93728

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

***P9. Date Recorded:**
7.29.05; 9.04.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. # 009 **Wilson Island Historic District**

P1. Resource Name(s): The Con and Lily Ambrose 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: 1515 N. Echo Avenue
d. Assessor's Parcel Number: 451-034-08

***P3a. Description:** This Spanish Revival residence has an "L" footprint with a medium pitch tile side-gabled two-story main residence and a front gabled bay that extends off the façade. The projecting bay roof ends in a wing wall which serves as a covered entryway to the front entrance. The home is smooth stucco over frame construction. There is a large arch-frame picture window on this front bay which has a decorative panel of arts and crafts tiles below the lugsill. A partial inset and cantilevered balcony is on the second story and has a French door with double casement windows on each side of it. The porch balustrade and posts are of wood. A decorative tile/vent is to the north of this balcony. There is an external chimney on the north elevation of the one story bay. Windows on the second story to the north of the porch are casement type.

***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:** 1938, Building permit #620 issued 10-21-1937
***P7. Owner and Address:**
Annette La Rue
1515 N. Echo Avenue
Fresno, CA 93728

***P8. Recorded by:**
Will Tackett and
Karana Hattersley-Drayton
City of Fresno
***P9. Date Recorded:**
8.02.05

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. # 010 **Wilson Island Historic District**

P1. Resource Name(s): The Burton and Leona Todd 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: 1525 N. Echo Avenue
d. Assessor's Parcel Number: 451-034-07

***P3a. Description:** This Spanish Revival residence faces east onto N. Echo Avenue. The irregular plan home includes a side gabled main building, a room at the north end with a shed roof and (visible from the aerial) two cross-gabled wings. All roofing material is Spanish tile. The home is frame construction with a variety of veneer treatments, including brick with dripped mortar, stucco and stone. The main residence is 1 story; the garage on the south end of the home has a second story with two pairs of casement windows that have decorative shutters. The entrance is inset under an arched entry way of fieldstone. One small stained glass window with decorative inset tiles under it is on the north side of the front door. Windows in the home include casement with decorative shutters. A large external fireplace is on the façade. Although the residence visually appears to be the result of additive building over the years, no permits are on file to indicate this.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 6.29.2005

***P6. Date Constructed/Age and Sources:** 1934, building permit #9355 to Taylor and Wheeler

***P7. Owner and Address:**
Catalina A. Parker
1525 N. Echo Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
8.2.2005; 9.04.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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

PRIMARY RECORD

Primary #_____
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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. # 011 **Wilson Island Historic District**

P1. Resource Name(s): The Thomas and Ada Mae Thompson 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: 1545 N. Echo Avenue
d. Assessor's Parcel Number: 451-034-25

***P3a. Description:** This Spanish Revival residence faces east onto N. Echo Avenue. The main residence has an irregular plan and is one story with medium pitch front gabled multiple rooflines which are clad in Spanish tile. On the north end of the home is a two car garage with a hipped roof second story. This room has a cantilevered partial width balcony with a French door leading onto the balcony. The front heavy wood door faces east and is inset into a small enclosed porch which has access through a south facing arch. One character defining feature is an inset decorative piercing (in line with the front door) that has a diagonal pattern of bricks. A bay window to the south of the front entrance has a central fixed window with 12 panes and side windows of 2/2. To the north of the front entrance is a small 2/2 double hung sash window and north of that, a 6/6 light window with decorative grill. An external chimney is on the south elevation of the home.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 8.28.09

***P6. Date Constructed/Age and Sources:** 1936; building permit issued 10.9.1936

***P7. Owner and Address:**
Marjorie and Raymond Vargas
1545 N. Echo Avenue
Fresno, CA 93728-1720

***P8. Recorded by:**
Will Tackett, Planner III and Karana Hattersley-Drayton Historic Preservation Project Manager, City of Fresno

***P9. Date Recorded:**
8.02.05 and 8.28.09
***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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

PRIMARY RECORD

Primary #_____
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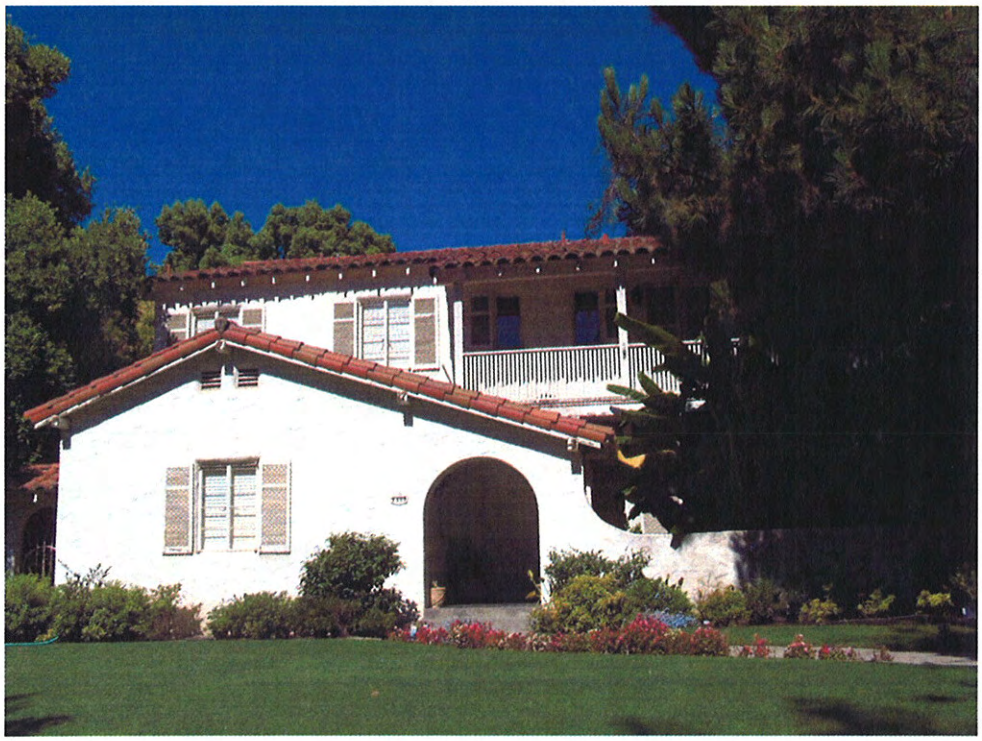
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #012 **Wilson Island Historic District**

P1. Resource Name(s): The Sigmund Levy 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: 1549 N. Echo Avenue
d. Assessor's Parcel Number: 451-034-26

***P3a. Description:** This residence is designed in the Spanish Revival style and faces east onto N. Echo Avenue. As with the home at 1515 N. Echo the main residence is a side-gabled full two stories building to which is attached a one-story cross-gabled extension. The roof of the one-story slopes down to include a wing wall with arched entryway and courtyard area. The smooth stucco surfaces are largely unadorned. The roof cladding is red Spanish tile; the rafter tails are exposed. A partial inset balcony with wood balustrade is located on the second story façade. The heavy wood front door is inset under an arched entry. All windows appear to be casement style and have ornamental shutters. An external chimney is located on the north 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:** 1934, Certificate of Completion #766 issued to Taylor-Wheeler, Inc on 8.8.1934

***P7. Owner and Address:** Janet M and Richard Shebelut, 1549 N. Echo Ave. Fresno, CA 93728

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

***P9. Date Recorded:** 8.2.2005

***P10. Survey Type:** Intensive

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

***Attachments:** ● District Record

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

PRIMARY RECORD

Primary #_____
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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #013 **Wilson Island Historic District**

P1. Resource Name(s): The F.A. and Anna Yearout 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: 1561 N. Echo Avenue
d. Assessor's Parcel Number: 451-034-04

***P3a. Description:** This Spanish Revival style home is cross-gabled and is largely obscured by mature foliage. The assessor records indicate that the one story residence has a small two story addition on the rear of the building and that the overall footprint of the home is irregular. The façade includes a large projecting bay with a shed tile roof which apparently includes an addition to the living room and features a large arched picture window on the north end (possibly encompassing a former wing wall). To the south is a fixed rectangular window located under the roof peak with vertical wood decorative treatment above it. The cladding on the home is stucco veneer. The front door faces the street and is inset. There are two double hung sash windows on the left (south) of the front door. An external fireplace is located on the south 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:** 1934; building permit issued 2.26.1934

***P7. Owner and Address:**
William L. Siegfried, Trustee
Thad E. Mummert, Trustee
1561 N. Echo Avenue
Fresno, CA 93728

***P8. Recorded by:**
Will Tackett, Planner III and
Karana Hattersley-Drayton
Historic Preservation Project Manager, City of Fresno

***P9. Date Recorded:**
8.02.2005; 8.06.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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

PRIMARY RECORD

Primary #_____
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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #014 **Wilson Island Historic District**

P1. Resource Name(s): The O.L. McDonnell 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: 1581/1705 N. Echo Avenue
d. Assessor's Parcel Number: 451-034-03

***P3a. Description:** This single-family residence is lager than it appears from N. Echo, encompassing 2481 square feet of building space. In style it is Spanish Eclectic although it has been modified in recent years. The residence is textured stucco over frame construction and appears to be one-story, with the exception of a three-sided 1½ story tower that is inset on the south corner of the façade. The roof is cross gabled and clad in Spanish tile, with a shallow pent roof over the front porch. The front door is wood, apparently new and Spanish in style. Two large fixed windows are located to the north of the front door and are inset into a recessed stucco arch. There is a narrow stained glass window on the north side of the front door. Windows south of the front entrance appear to be double-hung sash. To the right (or north) of the front entrance is a series of three arched windows that are divided on the top and include glass vent louvers on the lower sections. These windows are placed on an addition to the home; clearly visible is a fireplace that was once external and is now enclosed within the room. Another internal fireplace is located on the south end. An attached two-car garage is located on the west end, facing E. McKinley Avenue.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 8.06.09

***P6. Date Constructed/Age and Sources:** 1937; building permit #535 issued 7.29.1937

***P7. Owner and Address:**
Orlonzo Hedrington
P.O. Box 5135
Fresno, CA 93755

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

***P9. Date Recorded:**
8.02.05; 8.06.09

***P10. Survey Type:**
Intensive

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

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

PRIMARY RECORD

Primary #_____
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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #015 **Wilson Island Historic District**

P1. Resource Name(s): The Bingham-Lovejoy 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: 605 E. Carmen Avenue
d. Assessor's Parcel Number: 451-041-12

***P3a. Description:** This Craftsman bungalow is cross-gabled with a projecting end-gabled front bay. The roof has a shallow pitch with decorative wood knee braces. The building is stucco clad. Two doors lead on to the front porch including apparently the main entrance which is centrally placed French door with 10 lights. The window to the right of this door is a large fixed picture window. Windows on the west side of the house under the porch consist of a pattern of three 1/1 double hung sash. The porch wraps partially around the west side of the house and the is supported on the façade by two stucco clad stout piers with plain caps. A large pop-out on the west side of the home has what appears to be a large fixed picture window---it was almost completely obscured by an external bamboo screen and thus hard to read. The yard is enclosed by a 4 foot decorative wrought iron fence.

***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 10.29.19

***P7. Owner and Address:**
Robin M. Calitri
605 E. Carmen Avenue
Fresno, CA 93728

***P8. Recorded by:**
Will Tackett, Planner III and Karana Hattersley-Drayton Historic Preservation Project Manager, City of Fresno

***P9. Date Recorded:**
8.02.05 and 8.06.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

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

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

PRIMARY RECORD

Primary #_____
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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. # 017 **Wilson Island Historic District**

P1. Resource Name(s): The Claude and Laura Rowe 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: 631 E. Carmen Avenue, Fresno
d. Assessor's Parcel Number: 451-041-10

***P3a. Description:** This single-family residence draws stylistic inspiration from several sources including the flat roofed sub-type of Italian Renaissance residential building and the Arts and Crafts tradition. The building is a series of interconnected volumes, all apparently with flat roofs detailed with coping at the cornice. The façade is deceptively simple and irregular, with the central volume taller and stepped out from the line of the adjoining bays. The center volume also has a projecting shallow pent at the parapet that is both decorative but may also function to keep rain water away from the façade walls. The front door is off-center and inset and consists of a glass over wood door with 12 lights. A character defining feature of this home is the three sets of paired French doors across the façade which open onto a paved terrace. Above each of the set of doors is a narrow transom with four horizontal panes of glass. Above each transom is a small elliptical shaped leader glass window set in wood. Other windows in the home are mostly multi-paned double-hung sash with thin muntins, with one new slider on the east elevation. Two pedestals on the front porch have large planter urns. A one-car garage with flat roof is located on the rear northeast corner of the parcel. A carport is new.

***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:** 1934, building permit

***P7. Owner and Address:**
Donald P. Warkentin
631 E. Carmen Avenue
Fresno, CA 93728

***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

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

PRIMARY RECORD

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HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #018 **Wilson Island Historic District HR# 011**

P1. Resource Name(s): The Frank and Felita Kauke 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: 641 E. Carmen Avenue, Fresno
d. Assessor's Parcel Number: 451-041-09

***P3a. Description:** This full two-story home has a rational façade inspired (as with its neighbor) by the second wave of Italian Renaissance residential building. In plan this stucco over frame building is essentially a rectangle, with a projecting extension off the northeast rear elevation. The complex hip roof has a shallow pitch with eaves that have a slight overhang and are boxed. The front entrance is centrally placed and inset with what appears to be a new heavy wood door. A fanlight transom of stained glass is above the door. The entrance is classically articulated with pilasters and a pediment. The windows on the façade are all symmetrically placed sash with a ribbon of three each on the first story and two windows above. Since the property was first recorded (August 2005) the windows have been replaced by single hung vinyl sash with faux muntins in a pattern of 6/1 and 8/1. Immediately above the front door is a single cathedral style window with decorative shutters. Above this is a small bulls eye style window. A one story porte cochere extends off the west elevation and includes a terrace on the flat roof and decorative balustrade. A detached single car garage is immediately behind the porte cochere.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ●Building ●Element of a (proposed) historic district

P5b Photo date: 7.22.09

***P6. Date Constructed/Age and Sources:**
1932; Certificate of completion 5.19.1932

***P7. Owner and Address:**
Margaret and Frank Lang
641 E. Carmen Avenue
Fresno, CA 93728

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

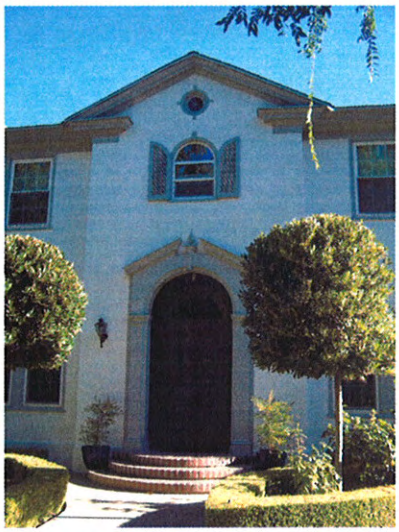
***P9. Date Recorded:**
8.02.2005; 7.22.09

***P10. Survey Type:**
Intensive

***P11. Report Citation:** **"Evaluation of Property for Fresno's Local Register of Historic Resources"**

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

*Recorded by: Karana Hattersley-Drayton *Date 7.22.09 ■ Continuation ■ Update



Views upper and right, July 2009
Photo below, August 2005

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

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code**: 3D, 5D3, 5S3

***Resource Name:** The Frank and Felita Kauke Home

B3. Original Use: Single-family residence **B4. Present Use**: Single-family residence
***B5. Architectural Style:** Italian Renaissance Revival
***B6. Construction History:** A building permit for a new residence valued at $10,857 was issued on 11. 20. 1931; the certificate of occupancy was dated 5.19.1932. The firm of Taylor-Wheeler did a remodel of a room upstairs in 1948. An elevator was installed in 1954, also by Taylor and Wheeler.

***B7. Moved?■No**
***B8. Related Features:** Also on the property is a detached garage. The home is located in a proposed historic district, "the Wilson Island," which includes a diversity of period revival, craftsman and ranch homes from the late teens to the 1950s.

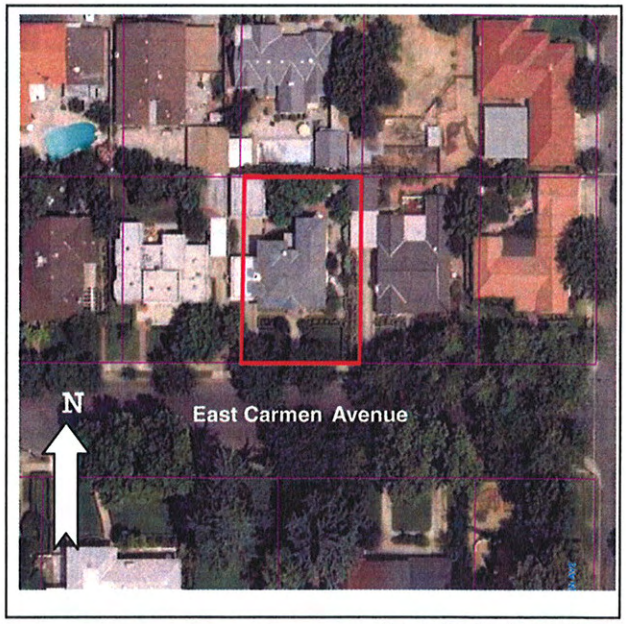
B9a. Architect: Charles E. Butner **B9b. Builder**: N/A
***B10. Significance: Theme:** Fresno's Expansion Northward
Area: Wilson's North Fresno Tract (Tower District) **Period of Significance:** 1932
Property Type: sfr/Italian Renaissance Revival **Applicable Criteria:** Heritage Property

The Frank and Felita Kauke Home was built in 1932 by Frank Kauke for his bride. Kauke was a former Fresno City attorney and a Fresno County District attorney who began practice in 1895 (Raymond). The architect for the home was Charles E. Butner, who studied under the Beaux-Arts architect Paul Cret at the University of Pennsylvania. In 1914 Butner and a former classmate Edward Glass established the firm of Glass and Butner in Fresno; the firm dissolved in the early 1920s. Other Butner designs in Fresno include the Physicians Building (1926) and the Twining Laboratories (1930), both on the National (and Local) Register. During the Depression Charles E. Butner moved to Salinas where he became a civic leader and established a "thriving architectural practice in the Monterey Bay Area" (Powell 1996). In 1952 he designed Mel's Drive-In Restaurant which is still an icon of pop culture in San Francisco. Unfortunately since the initial evaluation of this home (August 2005) the property owners have changed out all the façade windows, replacing the original double hung 1/1 sash with vinyl sash windows with faux muntins. Thus the original glazing pattern has been changed. Due to this loss of integrity the Kauke Home does not appear to be individually eligible to Fresno's Local Register of Historic Resources but qualifies as a heritage property under Section 12-1612 of the FMC. Furthermore it is am important contributor to the proposed Wilson Island Historic District.

***B12. References:** City of Fresno Building permits; County Assessor's records; Research provided by Dr. Jeannine Raymond and current property owners; Virginia and Lee McAlester, A Field Guide to American Homes, 2002; "Charles E. Butner" by John Edward Powell 1996, accessed 7.21.09 at www.historicfresno.org. ; 1919 Sanborn Fire Insurance Map.

***B14. Evaluator:** Karana Hattersley-Drayton
Historic Preservation Project Manager
City of Fresno, CA 93704

***Date of Evaluation:** July 22, 2009



(This space reserved for official comments.)

*Required information

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_____

Map Ref. # 019 **Wilson Island Historic District**

P1. Resource Name(s): The Elsie Grace Cornell 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: 655 E. Carmen Avenue
d. Assessor's Parcel Number: 451-041-08

***P3a. Description:** This Minimal Traditional style home has a medium pitched cross-gabled façade and two projecting wings off the rear elevation. In short, the home is much larger than it appears from the street. The cladding includes brick veneer with horizontal boarding under the gable peaks and a board and batten finish on the walls of the front porch. The projecting bay has a focal bay window with a pattern of 4, 12 and 4 lights and is articulated by a decorative brick surround. The front door is offset and faces east onto the porch which has a shed roof and projecting rafter tails. The porch roof is supported by decorative wood posts. All other visible windows are multi-paned. A shed-roof addition is on the east elevation. An external chimney located on the west elevation has a decorative cap. A single car garage is located on the northwest corner of the parcel.

***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:** 1936, Building permit issued 7.02.1936

***P7. Owner and Address:**
Marian Helen Axman
655 E. Carmen Avenue
Fresno, CA 93728

***P8. Recorded by:**
Will Tackett and
Karana Hattersley-Drayton
Planning and Development
City of Fresno

***P9. Date Recorded:**
8.02.2005; 8.28.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. #020 **Wilson Island Historic District**

P1. Resource Name(s): The Richard F. Felchlin 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: 665 E. Carmen Avenue, Fresno
d. Assessor's Parcel Number: 451-041-07

***P3a. Description:**
This one-story Minimal Traditional style home has an irregular plan. The stucco cladding is textured. The medium pitch cross-gabled Spanish tile roof (new since 2005) has exposed rafter tails. The main entrance is off-set and enclosed in a partial width porch that is supported by square wood posts. The door is recessed and there is decorative wood paneling as a surround. A 1/1 double hung sash window faces west on the porch and is on the east wall of the projecting bay. This projecting end gable bay has a fixed window with 35 lights. All other visible windows in the home are double hung sash. On the east elevation is an external brick chimney. An attached two-story garage with new garage door faces on to Linden Avenue.

***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:**
1935, Building permit issued 8.01.1935

***P7. Owner and Address:**
Karen Williams
665 E. Carmen Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
8.02.08; 8.28.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. # 021 **Wilson Island Historic District**

P1. Resource Name(s): The Mary S. Wallace 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: 701 E. Carmen Avenue, Fresno
d. Assessor's Parcel Number: 451-042-11

***P3a. Description:** This airplane bungalow faces south onto E. Carmen Avenue and has a stucco veneer. As typical for this subtype the second story is cross-gabled to the front elevation and stepped back from the façade. However, atypical is a projecting centrally placed gable end addition to these "wings." The multiple roof lines are low-pitched and clad with asphalt composite shingles. The eaves overhang and have exposed rafter tails. Vents with vertical slats are located under the gable peaks. The door is centrally placed and is solid glass set in wood. A partial width porch with gable hood is supported by square piers with flat caps. Focal windows are located on both sides of the front door and consist of a fixed central pane with multiple lights above, with double hung sash windows on either side. The upper sash of each of these double hung sash windows is divided into six lights. An external chimney is located on the east elevation. There is also a *porte cochere* on the east side of the home and a detached garage on the northwest corner of the property facing Linden Avenue.

***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:** Prior to 1919; Sanborn Fire Insurance Map

***P7. Owner and Address:**
David and Karen Huff
701 E. Carmen Avenue
Fresno, CA 93728

***P8. Recorded by:**
Will Tackett, Planner III and Karana Hattersley-Drayton Historic Preservation Project Manager, City of Fresno

***P9. Date Recorded:**
8.02.05; 8.28.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. #022 **Wilson Island Historic District**

P1. Resource Name(s): The C.W. and Louise Carlton 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: 717 E. Carmen Avenue, Fresno
d. Assessor's Parcel Number: 451-042-10

***P3a. Description:** This Tudor Revival Cottage faces south onto E. Carmen and is cross-gabled with a steeply pitched roof which has exposed rafter tails on the side gabled wing. The home's construction is stucco over frame. The wood and glass front door is slightly off-set and has an arched top. A character defining feature of the home is the covered porch which has a roof with a flared eave on the east end and a narrow unglazed piercing underneath it. Ribbon windows on the façade include a tripartite series on the southwest end which has a half-elliptical shape and a series of three double hung sash windows to the east of the front entrance. An external chimney is on the east elevation. The home is much larger than it appears from the street with a large cross-gabled extension to the rear of the façade. The Assessor's building record indicates a small bay window on the far end of the east elevation. A detached garage with a steeply pitched end gable roof is on the northeast corner of the parcel. The garage door has been recently replaced (8.28.09).

***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:** 1928. Building permit #7287 issued 10.05.1928

***P7. Owner and Address:**
Mark Crosse
717 E. Carmen Avenue
Fresno, CA 93728

***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

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_____

Map Ref. #023 **Wilson Island Historic District**

P1. Resource Name(s): The Harrison B. and Natalie Traver 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: 731 E. Carmen Avenue, Fresno
d. Assessor's Parcel Number: 451-042-09

***P3a. Description:** This one story bungalow cottage faces south onto E. Carmen and is stucco over frame in construction. The façade is symmetrical with a window-door-window arrangement. A centrally placed dormer window has a shingled shed roof and three narrow windows of six lights each. The home's composition shingle roof is side-gabled with a shallow pitch. The centrally placed main door has narrow sidelights with five panes each. The two major façade windows have a tripartite scheme with a fixed picture window flanked on each side by what appears to be narrow casement-type windows. A character defining feature of this home is the front porch which extends out from the façade. It has a shed roof supported by two pairs of fluted columns with simple capitols. Japanese style porch rafters and brackets complete the assembly. Multi-paned bay windows are located both the west and east elevations. Other architectural details include a central chimney and a lovely enclosed wood pergola on the west end of the home. According to the aerial map and Assessor's record, there is a small one-car garage at the far northeast corner of the property.

***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 #4671 issued 2.20.1919

***P7. Owner and Address:**
Debra L Rhodus
731 E. Carmen Avenue
Fresno CA 93728

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

***P9. Date Recorded:**
8.02.2005; 8.28.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. #024 **Wilson Island Historic District**

P1. Resource Name(s): The Lucie Camy 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: 743 E. Carmen Avenue, Fresno
d. Assessor's Parcel Number: 451-042-08

***P3a. Description:** This two-story home is gabled ended with multiple roof planes. The wood framed home has vertical lapped siding. The front entrance is a centrally placed wood panel door that is protected by a small gable porch hood that is supported by two fluted columns. An ornate decorative frontspiece is located within the pediment. All windows have been replaced and include multiple lights with faux muntins. A one story addition on the west elevation is set back from the main house elevation and includes an entrance that faces south onto E. Carmen. This room is presumably a newer addition as a former external chimney is now included in this section of the home. The building has a somewhat unusual principle elevation, perhaps because (according to local information) it was placed backwards on the parcel when it was moved to the site in 1947-1948. Thus the former back of the house is now the façade. In addition, an addition was made to the second story in 1996. There is a two car attached garage at the northeast corner of the property.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 8.28.09

***P6. Date Constructed/Age and Sources:** Estimated 1911 construction date (County Assessor's); home moved to site in 1948.

***P7. Owner and Address:** Lupe and James Oftedal Jr. 743 E. Carmen Avenue Fresno, CA93728-1802

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

***P9. Date Recorded:** 8.02.2005; 8.28.09
***P10. Survey Type:** Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. #025 **Wilson Island Historic District**

P1. Resource Name(s): The Henry Biehl Duplez
***P2. Location:** ***a. County:** Fresno
***b. USGS 7.5' Quad:** Parcel located in the n/w ¼ of Section 33 T13S R20E
c. Address: 742-44 E. Carmen Avenue, Fresno
d. Assessor's Parcel Number: 451-045-05

***P3a. Description:** This multi-family residence has a long narrow footprint that fills most of the 150 foot deep lot. The residential unit facing onto E. Carmen is addressed as 744, is a full two-stories with a rational symmetrical façade and is stucco over frame construction. The roof is a severely truncated hip with a small wrought iron balcony over the front door that is accessed through French doors. The double wood front door is centrally placed. Windows on either side of the front door are evenly matched with windows on the second floor. All have multiple lights with a half-elliptical bow on the top window frame and decorative shutters.

***P3b. Resource Attributes:** HP3 (Multiple-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 6.29.05

***P6. Date Constructed/Age and Sources:** 1954, Building permit #4211 issued 4.01.1954

***P7. Owner and Address:**
Barbara C. Jewett
744 E. Carmen Avenue
Fresno, CA 93728

***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

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_____

Map Ref. #026 **Wilson Island Historic District**

P1. Resource Name(s): The Helen M. Jones 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: 734-736 E. Carmen Avenue, Fresno
d. Assessor's Parcel Number: 451-045-04

***P3a. Description:**

This simple Spanish Revival duplex has a rectangular footprint and faces north onto E. Carmen Avenue. Although perfectly balanced on the façade as two separate units, the building permit indicates that it was built to be a single-family residence. The roof is flat and clad in Spanish tiles with a tiled pent roof that extends over the two front doors. This element is mirrored in two small shed projections at the cornice line. The façade windows are also matching and consist of a fixed central pane flanked by narrow double hung sidelights. External chimneys are located on the west and east elevations. Two stucco veneer pedestals frame the front porch and there is an applied brick veneer along the façade beneath the window. A ribbon driveway leads to a detached two-car garage at the southeast corner of the parcel.

***P3b. Resource Attributes:** HP3 (Multi-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 6.29.05

***P6. Date Constructed/Age and Sources:** 1923; building permit issued 4.24.1923

***P7. Owner and Address:**
Jon Renge
12445 South De Wolf
Selma, CA 93662

***P8. Recorded by:**
Will Tackett, Planner II and 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

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_____

Map Ref. #027 **Wilson Island Historic District**

P1. Resource Name(s): The Virgil and Margaret Routt 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: 730 E. Carmen Avenue, Fresno
d. Assessor's Parcel Number: 451-045-03

***P3a. Description:**

This one-story residence is stucco clad with a brick veneer skirt on the façade. The home was constructed in 1923 but remodeled in 1955, and thus from the street it has a post-War Minimal Traditional look. The roof is cross-gabled, the front door centrally placed and of wood and glass with four narrow vertical panes. The façade windows are matched and consist of 32 lights probably set in steel sash. The full-width front porch has a shed roof supported by 6x6' wood square supports. An external chimney is located on the east elevation. Set behind the chimney is a porte cochere. An unpainted picket fence frames the front yard.

***P3b. Resource Attributes:** HP3 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 6.29.05

***P6. Date Constructed/Age and Sources:**
1923; building permit issued to owner on 12.1922; addition to porch and bedroom, 3.11.1955

***P7. Owner and Address:**
Dianna Shafer
730 E. Carmen Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
8.02.2005; 8.28.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. #028 **Wilson Island Historic District**

P1. Resource Name(s): The Dudley and Elsie Bates 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: 718 E. Carmen Avenue, Fresno
d. Assessor's Parcel Number: 451-045-02

***P3a. Description:** This full two-story Prairie style home faces north onto E. Carmen Avenue. The residence has a roughly rectangular plan with a cutaway on the northwest corner so that the façade with external chimney steps out from the general massing of the home. The construction is stucco over frame. The shallow hip roof has wide overhanging eaves. A horizontal sill course of cement or terra cotta extends across the façade and distinguishes the first from the second floor. The front entrance is on the side (east) elevation and is protected by a partial one-story porch which has columns with simple capitols. Classical dentil work articulates the porch roof. Windows on the principle elevations consist of 6/6 double hung sash with 8/8 windows on the first floor of the east elevation. A detached two-car garage is located on the southeast corner of the parcel.

***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:** 1925. building permit #5752 issued 8.18.1925

***P7. Owner and Address:**
Bruce and Deborah Owdom
718 E. Carmen Avenue
Fresno, CA 93728

***P8. Recorded by:**
Will Tackett, Planner II and 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

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_____

Map Ref. # 029 **Wilson Island Historic District**

P1. Resource Name(s): The Alf and Yetta Knapp 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: 708 E. Carmen Avenue, Fresno
d. Assessor's Parcel Number: 451-045-01

***P3a. Description:**
This Spanish Revival style home has a heavily textured stucco cladding and faces north onto E. Carmen Avenue. The .26 acre parcel is on the southeast corner of E. Carmen and N. Linden Avenues. The home is one story with a two-story addition on the southeast corner. The roof system on this house is complex with a combination of flat, gable end and even hip over the front porch with all but the flat roof volume sheathed in red Mission tiles. The rafter tails are exposed on the front one-story end gabled section with two 6/6 light windows on this room that are recessed into a niche and framed, a definite character defining feature of this home. A large apparently fixed window of 25 lights is on the façade of the flat-roofed volume. The heavy wood front door is off-set and faces west, and has an arch above and is inset into a front porch with two arched openings. A one-story addition on the west end of the face includes a French door of ten lights with sidelights of 10 panes each. On the west end of the home are a series of multi-light single hung sash windows. The home has an internal chimney.

***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:** 1925; Building permit #5569 issued 5.20.1925

***P7. Owner and Address:**
Martha and John Blossom
708 E. Carmen Avenue
Fresno, CA 93728-1803

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

***P9. Date Recorded:**
8.02.2005; 8.28.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. #030 **Wilson Island Historic District**

P1. Resource Name(s): The George and Willa Porter 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: 666 E. Carmen Avenue, Fresno
d. Assessor's Parcel Number: 451-044-04

***P3a. Description:**
This two-story Spanish Revival style home is of masonry construction and faces north onto E. Carmen Avenue. One story cross-gabled additions are on the north and south elevations of the home. The roof of the two story volume is side gabled of shallow pitch and clad in red tiles. A cantilevered balcony on the façade has French doors which appear to be newly replaced and are of aluminum and glass. The windows are predominantly steel sash multi-paned casement. A large tapered brick chimney is on the west elevation. An arcaded brick walkway leads to the front door which is heavy wood, with decorative flanking shutters. The large yard is enclosed with a brick wall and is heavily landscaped. A two-car garage faces east onto N. Linden and has a new roll-up style door.

***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:** 1936, Certificate of completion issued 12.17.1936

***P7. Owner and Address:**
John Reinsch
Miriam J. Mott-Smith
666 E. Carmen Avenue
Fresno, CA 93728-1715

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

***P9. Date Recorded:**
8.02.2005; 8.28.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. #031 **Wilson Island Historic District**

P1. Resource Name(s): The Deacon-Eilert 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: 660 E. Carmen Avenue. Fresno
d. Assessor's Parcel Number: 451-044-03

***P3a. Description:** This 1 1/2-story home faces north onto Carmen Avenue and has architectural influences from both the Tudor Revival and Craftsman traditions. The building has an irregular footprint and is stucco clad over frame construction. The roof is side-gabled with rolled composition shingles, a clipped gable at the east end and a cross-gable extension on the west end of the façade. The façade's second story has a shed roof. There is a porte-cochere on the east end. The front entrance is off-set and consists of a heavy wood door with narrow clear glass sidelights. All visible windows are double hung sash with 4 or 6 lights over one and are paired or in triplicates with thin wood muntins. Decorative shutters are on the second story façade windows. The home has an internal chimney, a large concrete patio that extends off the front of the home and mature landscaping.

***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 August 29, 1919.

***P7. Owner and Address:**
William and Jeannine Raymond
660 E. Carmen Avenue
Fresno, CA 93728-1715

***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:** ""**Evaluation of Property for Fresno's Local Register of Historic Resources"**

***Attachments:** ● Building, Structure and Object Record

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

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code**: 3D, 5D3, 5S3

***Resource Name:** Deacon-Eilert Home

B3. Original Use: Single family residence **B4. Present Use**: Single family residence

***B5. Architectural Style:** Tudor Revival with Craftsman details

***B6. Construction History:** Building permit for new dwelling and garage (valued at $12,500) issued in August 1919. Alternations and repairs 1925, 1929 and 1938 with a "complete remodeling" (probably interior details only) by Taylor and Wheeler in 1948

***B7. Moved?■No**

***B8. Related Features:** Also on the property is a detached garage. The home is located in a proposed historic district, "the Wilson Island," which includes a diversity of period revival, craftsman and Prairie style homes from the late teens to the 1950s.

B9a. Architect: N/A **B9b. Builder**: R.C. Blackwell

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

Area: Wilson's North Fresno Tract (Tower District);

Period of Significance: 1919-1945 **Property Type:** sfr/Tudor with Craftsman details

Applicable Criteria: i and ii Fresno's Local Register of Historic Resources

The Deacon-Eilert Home was among the first residences constructed in the 6-block area of "Wilson's North Fresno Tract" known locally as the "Wilson Island." This secluded neighborhood of wide lots was marketed to Fresno's elite business community and remains one of Fresno's most prestigious and architecturally distinguished neighborhoods. This tract (located in Fresno's Tower District) was dedicated in 1908 but did not develop fully until several years later. The opening in 1912 of the Roeding street car line and the Wilson Avenue line in 1914 connected this new subdivision with business interests and shopping in downtown Fresno and made settlement of this neighborhood more attractive. The Home is associated with two important Fresno 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 moved to Fresno from Humbird, Wisconsin with his father Ernst Eilert. The elder Eilert had been trained in European brewing techniques in Germany and founded the Fresno Brewing Company in 1900. William took over the business in 1902 following his father's death. The brewery remained in business until 1919 when Prohibition stopped alcohol production but the company continued to bottle soft drinks and other products. William and Mae Eilert lived in the home from 1925 to 1945. The home is often referred to as the "gangster house" as local legend connects it to Bugsy Siegal. The property appears eligible to Fresno's Local Register as one of the first homes in the prestigious Wilson Island area (Criterion i) and for its association with two important local families, the Deacons and Eilerts (Criterion ii).

***B12. References:** City of Fresno Building permits; County Assessor's records; Research provided by Dr. Jeannine Raymond; Virginia and Lee McAlester, A Field Guide to American Homes, 2002; Thomas Carter and Peter Goss, Utah's Historic Architecture, 1847-1940, 1988; "Tower District Specific Plan", 1991; 1919 Sanborn Fire Insurance Map; "Fresno Brewing Company" from National Register nomination prepared by Patrick Supple, historicfresno.org/nrhp/fresbrew.htm.

***B14. Evaluator:** Karana Hattersley-Drayton
Historic Preservation Project Manager
City of Fresno

***Date of Evaluation:** July 21, 2009

(This space reserved for official comments.)

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_____

Map Ref. #032 **Wilson Island Historic District**

P1. Resource Name(s): The William O. and Edna Blasingame 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. Carmen Avenue, Fresno
d. Assessor's Parcel Number: 451-044-02

***P3a. Description:** This full 2-story home has a "T" shaped footprint and a complex cross-gabled shallow hip roof. The wide overhanging eaves are boxed with tongue and groove. Stylistically, the property has a Prairie style profile with Neoclassical articulation and sits on a ½ acre lot. The home is stucco clad over frame with a projecting ell on the west end of the façade. A porte cochere on the west end of the home has a flat roof with a decorative terra cotta swag beneath a low decorative balustrade. The front door is offset and is wood with an oval shaped glass window and side lights; all are concealed behind a heavy white security screen door. There are three bay windows across the façade; each has a shallow recessed arch above (as in the Italian Renaissance tradition). Windows on the second floor are mostly double hung or single hung sash; some have faux muntins. A tripartite window on the second story of the projecting ell has a divided fixed window framed by matching 6/1 double hung sash windows. A large brick fireplace is on the façade (north) elevation which includes a statue inset into an oval frame.

***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:** 1920. building permit issued 4.7.1920

***P7. Owner and Address:**
Stephen Douglas Wills
630 E. Carmen Avenue
Fresno, CA 93728-1715

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

***P9. Date Recorded:**
8.02.2005; 8.28.09

***P10. Survey Type:**
Intensive

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

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_____

Map Ref. # 033 **Wilson Island Historic District**

P1. Resource Name(s): The Claude M. Thompson 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: 600 E. Carmen Avenue
d. Assessor's Parcel Number: 451-04-401

***P3a. Description:** This 2-story Tudor Revival style home anchors the southeast corner lot at N. Echo and E. Carmen Avenues. The large home is cross-gabled with a steeply pitched roof and is stucco over frame in construction. The upper story is articulated with horizontal strapwork, decorative false half-timbering that is painted green. The second story of the projecting gable ended ell is cantilevered out over the first story by about a foot. One would expect to see diamond pane casement or bottle-glass windows but most are double hung sash with multiple lights, over a single pane. The offset front door is glass with 20 lights, framed by sidelights of 10 panes each. A gable hood over the door has carved wood brackets. A porte cochere is located on the east elevation. An interior chimney is located on the east side of the projecting ell. The flat roof of a one story addition on the west elevation appears to be used as a terrace.

***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 9.26.19

***P7. Owner and Address:**
Walter and Phyllis Home
600 E. Carmen Avenue
Fresno, CA 93728-1715

***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

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DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #034 **Wilson Island Historic District**

P1. Resource Name(s): George and Emma Osborn 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: 605 E. Home Avenue
d. Assessor's Parcel Number: 451-044-09

***P3a. Description:** This Colonial Revival style home is located on the northeast corner of N. Echo and E. Home Avenues. The façade of the home is a full two stories with cross gabled one story wings extending perpendicularly off of both rear corners. The façade is rational and symmetrical, with a centrally placed inset wood paneled front door which has sidelights of 6 panes each. The porch has a decorative crown and extends out from the front of the house supported by four slender wood columns. A wrought iron balconette is above the half round porch hood. All windows on the façade are double hung sash with 12 lights above a single clear pane of glass. Green decorative shutters frame all the windows. The roof of the 2-story façade is a medium pitched gablet with a slight overhang. An exterior chimney is on the west 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:** 1921, building permit 5.13.1921

***P7. Owner and Address:**
Natalie Clark
605 E. Home Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
3.10.2007

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. #035 **Wilson Island Historic District** **HP# 244**

P1. Resource Name: The Cearley-Twining Home
***P2. Location:** ***a. County:** Fresno
***b. USGS 7.5' Quad:** Fresno North 1965, Photorevised 1981. Parcel located in the nw ¼ of Section 33, T13S R20E
c. Address: 625 E. Home Avenue, Fresno
d. Assessor's Parcel Number: 451-044-08

***P3a. Description:** This full **2-story home** is cross-gabled, has an irregular plan and faces south on E. Home Avenue. It is "above standard construction" of frame with stucco cladding. Character defining features that place this home clearly within the Tudor Revival style include: the steeply pitched roof with clipped gables and rolled edges, tall 2/2 double hung sash windows on the first floor, sash and mulit-paned casement windows on the second, and the prominent massive chimney on the façade with chimney pots for each flue. The heavy wood front door is off-set and is surrounded by glass windows. Wood doors in a "Spanish style" lead from the front porch into a small patio that connects to a porte-cochere, which is connected to the house on the east elevation. On the façade and immediately west of the front entrance is a small bay window with three 2/2 double-hung sash windows. A set of French doors connects the living room to the front garden. A large one-story room apparently added in 1936 is on the rear elevation of the home and is curiously off-axis. This room has two bay windows comprised of three casement windows of 8 lights each. Also tucked behind the home is a **detached stucco over frame garage**, with steeply pitched gable roof. Four wood panel doors fold open to allow access on the east elevation. There is a wood panel door on the south side, and two windows of six lights on the south and west. Of interest is that the ceiling of the garage is tongue and groove. The backyard also includes a new **in-ground pool**. A brick **wall**, with some clinker bricks, runs along the north side of the backyard.
***P3b. Resource Attributes:** HP2 (Single-family residence), HP4 (detached garage)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 5/12/04

***P6. Date Constructed/Age and Sources:** Building permit 5-9-18 for home; garage and alterations in 1926; addition and alterations in 1936....

***P7. Owner and Address:**
Barton Taylor
625 E. Home Avenue
Fresno, 93728
***P8. Recorded by:**
Karana Hattersley-Drayton
Historic Preservation Project Manager, City of Fresno

***P9. Date Recorded:**
5/14/04
***P10. Survey Type:**
Intensive

***P11. Report Citation:** "Evaluation of the Cearley-Twining Home for the Local Register of Historic Resources."
***Attachments:** ● Building, Structure and Object Report; ● Continuation Sheet

Garage, 625 E. Home Avenue. Built 1926 by Trewhitt and Shields.

Portion of 1936 addition by Taylor-Wheeler Inc.

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DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code**: 5B2; 3D

***Resource Name: The Cearley-Twining Home**

B3. Original Use: Single-family residence **B4. Present Use**: Single-family residence

***B5. Architectural Style:** English Tudor Revival

***B6. Construction History:** A building permit was issued for "new construction" for $7,000 to Contractor O.J. Kerrick. The garage was added in 1926 by Trewhitt and Shields. Alterations were also made that same year for $500. Taylor-Wheeler did a major addition and alterations in 1936. The kitchen was enlarged in 1957. An in-ground pool was built in 2002.

***B7. Moved?** ●**No**

***B8. Related Features:** The home is located on a large lot in a neighborhood of impressive Period Revival style homes. Also on the property is a detached garage and an in-ground swimming pool.

B9a. Architect: Unknown **B9b. Builder**: O.J. Kerrick

***B10. Significance: Theme:** Residential Architecture/Subdivision Development

Area: Fresno's North Wilson Tract (Tower District)

Period of Significance: 1918-1936 **Property Type:** Tudor Revival

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

The Cearley-Twining Home was constructed in 1918, as one of the first grand Period Revival Homes in the Wilson's North Fresno Tract. This subdivision was dedicated in 1908 but did not develop fully until several years later. The opening in 1912 of the Roeding street car line and the Wishon Avenue line in 1914 connected this new subdivision with business interests and shopping in downtown Fresno and made settlement more attractive. Even so, the large lots on this street, and those on Carmen and Home to the north and south which were intended for substantial home sites, were still largely vacant by 1919 (1919 Sanborn Map). This home may have been commissioned by the Wilson family, as "A.P. Wilson" is listed as the first owner. However the first resident, as listed in the Polk Directory of 1919 was Charles T. Cearley. Cearley was a native of Niles, California and both worked as a reporter and owned an interest in the San Jose Times. He moved to Fresno in 1891 and opened a small stationary store. The company expanded and was incorporated in 1906 as C.T. Cearley Inc. Cearley was appointed by President Wilson to the exemption board for the City of Fresno. He also served as President of the Fresno County Chamber of Commerce in 1922 and as a director of the local chapter

(see continuation sheet).

***B12. References:** Tower District Specific Plan, 1991; Fresno County Assessor's Records; Building Permits on file with the Planning and Development Department; Polk Directories 1918-1928; Fresno Bee 21 July 1976 e6, "National Testing Lab Owner Frederick W. Twining Dies"; National Register Nomination for Twining Laboratory, prepared by John Edward Powell 28 November 1989; Sanborn Map 1919; "Stationer Dies," Fresno Bee 18 December 1937, 1B; Virginia and Lee McAlester, A Field Guide to American Homes, 1984; Thomas Carter and Peter Goss Utah's Historic Architecture, 1847-1940, 1988; John Edward Powell, Historic Resources Inventory for the State Center Warehouse, 1994.

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

***Date of Evaluation:** May 17, 2004

(This space reserved for official comments.)

*Recorded by: Karana Hattersley-Drayton *Date: 5/14/04 ■ Continuation

B10 continued:
from 1919-1923. His sister was married to the former Chief Justice of the California Supreme Court, Frank Angelloti.

In 1926, during the Cearley's tenure, the firm of Trewitt and Shields constructed a detached double-car garage. Other alterations amounting to $500 were also made the same year. The garage was built directly behind the house, so that cars could pull through the porte-cochere and into the garage, guaranteeing protection from the elements. The garage was a well-made structure, as befits one of Fresno's leading architectural and engineering firms. Trewitt and Shields was founded in 1910 in San Francisco. In 1912 the partners moved their office to Fresno. Over a 43-year history the company built over 267 projects, including the Tower Theatre (Powell 1994).

In 1927 Cearley sold his business to the H.S. Crocker Company and moved to the Bay Area. He sold the home to Frederick E. Twining of Twining Laboratories. Twining Laboratories was established in Fresno in 1897 and was built on the motto "WE TEST ANYTHING." By the time of Frederick Twining's death in 1945 the laboratory had gained a national reputation "as the most diversified laboratory for scientific research and testing in the United States." Twining's son, Frederick W., was a licensed chemical engineer and took over the company as owner and president, a position he held until his death at 80 in 1976. He headed the company as it expanded with offices in Bakersfield, Visalia, Modesto, Stockton and Long Beach. He also lived a block away from his parents home in a lovely French Norman style residence located at 640 E. Pine Avenue (HP#239).

Like the Cearley family, the Frederick E. Twinings also made changes to the residence at 625 E. Home. In 1936 they hired the well-known firm of Taylor-Wheeler Inc. for an alteration and an addition. The addition was certainly the one-story room off the northeast corner of the home that apparently served as a large dining room or additional living room. The room included two lovely bay windows with casements of eight lights each. The "alteration" was probably the new front entrance and foyer, which included a large fixed diamond pane window.

Sometime after 1948 the son, Frederick W. Twining, moved over from the E. Pine home to the larger Tudor Revival residence on E. Home. He continued to live there at least through 1957 when he commissioned alterations to the kitchen. To this day local residents often refer to the building as "The Twining Home".

The home located at 625 E. Home Avenue appears to be eligible to Fresno's Local Register of Historic Resources under Criteria (i) (ii) and (iii). It is among the earliest residences in this part of the Wilson Tract, and is representative of the northward movement of the City's business and professional leaders (Criterion I). It is connected to two important pioneering families: Charles T. Cearley and Frederick E. and Frederick W. Twining (ii). It is also an early example of Tudor Revival architecture in Fresno... later examples often included the faux half-timbering decoration. Although it is unclear if an architect was involved in its design, two important architectural firms were employed in later years to do renovations and additions. The home has excellent integrity to its period of significance and is an important cornerstone of this beautiful neighborhood.

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Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. # 036 **Wilson Island Historic District**

P1. Resource Name(s): The Ivan C. and Maude McIndoo 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: 655 E. Home Avenue
d. Assessor's Parcel Number: 451-044-07

***P3a. Description:** This two-story Prairie/Craftsman style home faces south onto E. Home Avenue and sits on a 1/3 acre lot. The façade is rational and balanced. Windows on the first floor include one large divided fixed pane on each side of the door with casement style side lights of 14 lights each. Paired double hung sash windows of 9 lights each over one are on the second story; each of these windows has a slim decorative balconet beneath it which is supported by turned wood brackets. Also on the second floor of the principle elevation is an inset balcony which is accessed through double French doors. A decorative wood balconet with brackets similar to those of the side windows is affixed to the front of this balcony. The front door is centrally placed and is glass with sidelights of 20 lights each. A one story porch hood is supported by two decorative wood posts and large scrolled brackets. The home is on a raised concrete foundation with a front terrace that includes decorative urns. The roof of the home is hip with exposed rafter tails and a gable peak on the center of the façade. A one story wing is located on the west elevation of the home; a porte cochere is on the east end.

***P3b. Resource Attributes:** HP2 (Single-family home)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 6.29.05

***P6. Date Constructed/Age and Sources:**
c1919, Sanborn Fire Insurance Map for 1919

***P7. Owner and Address:**
Joan H. Hiles
655 E. Home
Fresno, CA 93728

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

***P9. Date Recorded:**
3.10.07; 8.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. #037 **Wilson Island Historic District**

P1. Resource Name(s): The Estelle Sadoyan 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: 659 E. Home Avenue, Fresno
d. Assessor's Parcel Number: 451-044-06

***P3a. Description:** This one story ranch style residence has an irregular plan and a multiple planed shallow hip roof with wide projecting eaves and a plain boxed cornice. The construction is stucco over wood frame on a concrete foundation. The front door is inset and off-center and is wood with glass sidelights. The lower exterior walls of the façade are clad in a veneer of Roman brick. A large three-part window is located on the façade and consists of steel casement type openings on each side of a fixed center pane. A two-car detached garage is located on the northeast corner of the parcel.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 8.31.09

***P6. Date Constructed/Age and Sources:** 1954; building permit issued 3.18.1954

***P7. Owner and Address:**
Rosemary Dawson
256 E. Barstow #D
Fresno, CA 93710

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

***P9. Date Recorded:**
2.04.09; 8.31.09
***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #038 **Wilson Island Historic District**

P1. Resource Name(s): The William and Bessie Parlier 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. Home Avenue, Fresno
d. Assessor's Parcel Number:

***P3a. Description:** This classic example of an airplane bungalow faces south onto E. Home Avenue and is located at the northwest corner of E. Home and E. Linden on a .25 acre parcel. The construction of the home is stucco over frame. The one story façade is end-gabled with exposed rafter tails with a sharp peak at the roof ridge which gives the property a Japanesque quality. The full front porch is inset with broad stucco-clad piers that have painted brick above. The second story is stepped back and has a side gable roof, exposed rafter tails and wide overhanging eaves. The front door to the home is offset and is glass and wood with 18 lights. Two large multi-light windows are located to the west of the main entrance and appear to be casement types that read as if they are French doors. Windows on the second story are single hung with 6/1 lights and doors that lead out to a balcony. An external chimney is on the west elevation. The home has recently been repainted with cream stucco walls with teal and brick red trim.

***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:** c1917; 1919 Sanborn Fire Insurance Map and oral history

***P7. Owner and Address:**
Betsy Temple
667 E. Home
Fresno, CA 93728

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

***P9. Date Recorded:**
2.04.09
***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. # 039 **Wilson Island Historic District**

P1. Resource Name(s): The Rose Stout 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: 715 E. Home Avenue, Fresno
d. Assessor's Parcel Number: 451-045-14

***P3a. Description:** This property appears from the aerial to be two separate rectangular plan buildings which perhaps were built in separate campaigns. The current façade of the home is a full two stories and is rough textured stucco over frame in construction. The low pitched hip roof is tile. The front door is offset and deeply inset and is multi-paned glass with a Spanish or Moroccan inspired porch surround. Four French doors of ten glass panes each are located on the façade to the west of the front door. A pent roof awning extends across the top of these doors. Four 1/1 aluminum clad windows are located on the second story of the façade, and one is located to the east of the front door. An exterior fireplace is on the west 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:** c1922, oral sources; 1926 estimate from Assessor's records

***P7. Owner and Address:**
Ernest and Catharine Lopez, Trustees
715 E. Home Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
3.10.07; 8.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. #040 **Wilson Island Historic District**

P1. Resource Name(s): The Harry and Anna Coffee 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: 721 E. Home Avenue, Fresno
d. Assessor's Parcel Number: 451-045-13

***P3a. Description:** This cross-gabled Upright and Wing home style home has Colonial Revival details. The second story of the gable end section is sheathed in horizontal wood siding whereas the lower story and the side-gabled one story wing is smooth stucco over frame. The steeply pitched roof is clad in composition shingles with little or no eaves overhang. All windows in the home have been replaced and have faux muntins. A large bay window is a focal point of the façade. The wood panel front door is off center and inset with sidelights of four panes of glass over a wood panel. There is a decorative fan light motif under the gable roof peak. An external chimney is located on the rear of the west elevation. A detached garage with hip roof is located on the northwest corner of the parcel.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 7.31.09

***P6. Date Constructed/Age and Sources:**
1921; building permit issued 5.25.1921

***P7. Owner and Address:**
Peter G Mehas, Trustee
318 W. Bluff
Fresno, CA 93711

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

***P9. Date Recorded:**
3.10.07; 7.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. # 041 **Wilson Island Historic District**

P1. Resource Name(s): The J.R. and Emman Fitch 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: 735 E. Home Avenue, Fresno
d. Assessor's Parcel Number: 451-045-12

***P3a. Description:** This Craftsman Bungalow includes a two story section of the home set back from a one story extension. Both have low front gabled roofs with triangular knee braces and lattice attic vents under the gable peaks. The home is wood frame with horizontal wood siding. A full inset porch is supported by four square wood pillars which sit on stone pedestals. A wood balustrade finishes off the porch. The front entrance is slightly offset to the west and consists of a 9-paned glass over wood door with sidelights of 12 panes each. To the east of this door is a fixed window with 30 lights. Paired French doors are on the west end of the façade and consist of 14 lights each. Of architectural interest is the stone and brick chimney on the east elevation which includes the house address picked out in brick. Also on the east side is a one story addition with a deck on the roof and a secondary entrance which faces south. This door is wood and glass of 10 lights. Landscaping includes two southern magnolias and two camphor trees on the west edge of the property with a screen of Leylandi cypress on the east.

***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, Sanborn Fire Insurance Map

***P7. Owner and Address:**
Jon and Karen Stallings
735 E. Home Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
3.10.07; 8.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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

PRIMARY RECORD

Primary #_____
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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #042 **Wilson Island Historic District**

P1. Resource Name(s): Melba Apartments
***P2. Location:** ***a. County:** Fresno
***b. USGS 7.5' Quad:** Parcel located in the n/w ¼ of Section 33 T13S R20E
c. Address: 745 E. Home Avenue, Fresno
d. Assessor's Parcel Number: 451-045-11

***P3a. Description:** This two story 12-unit apartment building has a rectangular footprint and faces south onto E. Home Avenue. It is stucco over frame in construction. The façade is symmetrical with three ribbon windows consisting of eight multi-paned casement windows on the second story and two on the first floor. Some of the windows on the second story have been replaced with single panes of glass. All windows are slightly inset into a shallow arch and there is a horizontal cement coping band above the second story windows. Three rectangular vents with horizontal louvers are above this coping. The roof of the building is flat and has a slight overhang. The front entrance is inset into a flat arch with stairs leading to the second story and is screened off by a security gate. Windows on the side elevations are mostly double hung sash.

***P3b. Resource Attributes:** HP3 (Multi-family property)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 6.29.05

***P6. Date Constructed/Age and Sources:** 1922; building permit 8.4.1922

***P7. Owner and Address:**
Earl and Betty McQuinn
14388 E. Shepherd
Clovis, CA 93619

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

***P9. Date Recorded:**
3.10.07; 8.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. # 043 **Wilson Island Historic District**

P1. Resource Name(s): The Manoog and Arpine Manoogian 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: 742 E. Home Avenue, Fresno
d. Assessor's Parcel Number: 451-112-05

***P3a. Description:** This one story Tudor Revival Style home is cross-gabled with a projecting gable ended bay nearest to the street. The roof is steeply pitched, with composition shingles. The home's stucco cladding is textured. The wood front door is through an arched opening under a gable on angle to both the street and home and is located on the east elevation of the front room. A distinctive arrow shaped vent is above the door and under the front gable as well. A 12-light picture window is on the gable end extension of the home. Other windows are double hung sash. An external chimney is on the west elevation. The front garden is lush and evocative of an English cottage and thus the home is difficult to see most of the year. There is a two-car detached garage at the southeast corner of the parcel.

***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:** 1935, certificate of completion

***P7. Owner and Address:**
Ron J. Bohigian
742 E. Home Avenue
Fresno 93728

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

***P9. Date Recorded:**
3.10.2007; 8.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

State of California — The Resources Agency
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NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #044 **Wilson Island Historic District**

P1. Resource Name(s): George W. and Mercedes Chester 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: 730 E. Home Avenue, Fresno
d. Assessor's Parcel Number: 451-112-04

***P3a. Description:** This single-story home is designed in an eclectic Tudor style. The footprint of the building is irregular with a complex roof system of medium pitched intersecting gables. As with the home to the east, a projecting gable ended bay is closest to the street. The home is wood frame with stucco cladding. A large picture window with side lights is located on the projecting bay with three attic vents under the gable peak. A 12-light window is located on the east side of this bay. The front door is off-center and is located under a small gable on the north elevation. An external chimney is on the west elevation. A 5-sided bay window is located towards the back of the east elevation. The Assessor's records indicate a summer house in the rear yard. There is a detached two-car garage on the southeast corner of the parcel.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 8.31.09

***P6. Date Constructed/Age and Sources:**
1934; certification of completion 9.7.1934

***P7. Owner and Address:**
Fred and Doris Rayburn
730 E. Home Avenue
Fresno, CA 93728

***P8. Recorded by:**
Karana Hattersley-Drayton
Historic Preservation Project Manager, City of Fresno
KM and RB (volunteers)

***P9. Date Recorded:**
3.10.07; 8.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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

PRIMARY RECORD

Primary #_____
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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. # 045 **Wilson Island Historic District**

P1. Resource Name(s): The Elizabeth Bernhard 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: 722 E. Home Avenue, Fresno
d. Assessor's Parcel Number: 451-112-03

***P3a. Description:** This 2-story American Foursquare Home is stucco clad, designed in the Prairie style and has a rectangular footprint. The shallow hip roof has projecting eaves with a boxed cornice. The front door is off-center and is wood with five narrow vertical glass windows at the top. The entrance is protected from the elements by a gable and bracketed porch hood. The main window on the first story of the façade is tripartite in scheme, with an 8/1 window framed by windows on each side that have four lights over one. The windows on the second story appear to all be double hung sash and have a nice asymmetry to their placement. A character defining feature of this home is the porte cochere which serves as a pergola and extends to the east from the porch and is supported by a series of concrete pillars with flat capitols. An external chimney is on the east elevation. A one car detached garage is on the southeast corner of the parcel.

***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 4.9.1919

***P7. Owner and Address:**
Theodore Bart and Mary Mooradian
285 E. Omaha
Fresno, CA 93720

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

***P9. Date Recorded:**
3.10.07

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

State of California — The Resources Agency
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PRIMARY RECORD

Primary #_____
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NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #046 **Wilson Island Historic District**

P1. Resource Name(s): The Henry and Amalia Dermer 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: 702 E. Home Avenue, Fresno
d. Assessor's Parcel Number: 451-112-13

***P3a. Description:** This Tudor Revival "cottage" has an irregular plan and sits on the southeast corner of E. Home and N. Linden. Although technically one story the steeply pitched cross gabled roof gives the home an appearance of two stories. The construction is stucco over frame with decorative strapwork under the cross-gabled eaves. Decorative wood shingles are under the strapwork on the gable on the west side of the façade. A Palladian style window is on the gable-end projection. The roof line on this room ends as a wing wall with an entrance to the back garden. The wood front door is off center with a Norman (round) arch and is protected by an entry porch with a gable hood. Most other windows in the home are double hung sash. A tall external chimney is located on the east elevation. A detached garage faces onto Linden Avenue and also has decorative strapwork. The front garden is English cottage in design.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ●Building ●Element of District

P5b Photo date: 8.31.09

***P6. Date Constructed/Age and Sources:** 1933, certificate of occupancy

***P7. Owner and Address:**
Gaylee Claire Amend
702 E. Home Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
2.04.09; 8.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ●District Record

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

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Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. # 047 **Wilson Island Historic District**

P1. Resource Name(s): The Herbert Levy 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: 666 E. Home Avenue, Fresno
d. Assessor's Parcel Number: 451-111-05

***P3a. Description:** This Spanish Eclectic style home is a two-story side-gabled building with a gable ended one story projecting bay. The home commands a ¼ acre lot on the southwest corner of E. Home and N. Linden Avenues. A small hip roofed room is stepped out from the second floor above the one story bay. The medium pitch roof is clad in American Spanish tiles with carved projecting rafter tails. The construction of the home is textured stucco over frame. The heavy wood paneled front door is set at an angle into a half round tower and faces northeast. A large picture window on the projecting bay is, like the front door, set into an arch and has a rosette shaped vent over it. A cantilevered balcony on the second story of the façade has a wood balustrade and is supported by carved wood brackets. A pair of French doors lead onto the balcony; another single French door is at the western end. Most windows in the home are 6/6 double hung sash with decorative shutters on the first floor only. There is a small one story bay window on the east elevation. An external chimney is on the west elevation of the projecting bay. A three car detached garage faces on to N. Linden and has newly replaced garage doors.

***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:** 1930, certificate of occupancy

***P7. Owner and Address:**
Robert Boro, Trustee
666 E. Home Avenue
Fresno

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

***P9. Date Recorded:**
8.04.05; 8.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

State of California — The Resources Agency
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Primary #_____
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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #048 **Wilson Island Historic District**

P1. Resource Name(s): The William and Anna Bean 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: 654 E. Home Avenue, Fresno
d. Assessor's Parcel Number: 451-111-04

***P3a. Description:** This two-story Italian Renaissance style home faces north onto E. Home Avenue. In plan the home is essentially a square with a solarium on the rear southeast corner that has a half round back wall. The framed building is clad in a smooth stucco finish. The façade is symmetrical with ribbon windows on each side of the main door that include a fixed central pane and a 9/1 double hung sash window on each side. On the second story the window treatment is also two sets of ribbon windows, all 9/1 with two smaller 9/1 double hung sash windows in the center of the second story façade. The truncated hipped roof is tiled and has projecting eaves with small paired wood brackets. A porte cochere extends off the east end of the façade and includes a terrace on the flat roof. Two French doors at "coach" level are located on the east elevation. The main entrance is located on the center of the façade and is inset under a bracketed and Japanesque-inspired Craftsman portico of great charm and architectural integrity. The door has sidelights of 10 panes on the left and 8 on the right, with a break for a mail box. There is an external chimney on the east elevation south of the coach doors.

***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:** 1921, building permit issued 5.25.1921

***P7. Owner and Address:**
Adua Butticci Trustee
654 E. Home
Fresno, CA 93728

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

***P9. Date Recorded:**
8.04.2005

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

State of California — The Resources Agency
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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

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

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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. # 050 **Wilson Island Historic District**

P1. Resource Name(s): The Frank Quick 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: 618 E. Home Avenue
d. Assessor's Parcel Number: 451-111-02

***P3a. Description:** As in so many architect designed homes in the Island, this full 2-story residence shows influences from several aesthetic sources and styles. The facade is rigorously rational as in the Italian Renaissance (and many Prairie homes). The center of the home is articulated in two ways: a second story room is stepped out and cantilevered over the first floor, and the central entrance is inset and set off by classically inspired columns and posts. The plan of the home is essentially a rectangle; the construction is stucco over frame. The medium pitch truncated hipped roof has wide eaves, as in the Prairie tradition, with no exposed rafter tails. The roofing material is now composition shingles. Double French doors with flanking sidelights on the first floor lead out to a terrace that extends across the façade. Windows on the second story are 1/1 double hung sash with one decorative divided window in the center above the portico. A porte cochere on the east end has what appears to be a working terrace on its flat roof. A ribbon driveway leads through the porte cochere. An external chimney is located on the home's west elevation.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 8.31.09

***P6. Date Constructed/Age and Sources:** 1922; building permit issued 12.14.1921

***P7. Owner and Address:**
David and Laura Hardcastle
618 E. Home Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
8.04.2005; 8.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

State of California — The Resources Agency
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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #051 **Wilson Island Historic District**

P1. Resource Name(s): The Ben and Susatte S. Kaufman 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: 608 E. Home Avenue, Fresno
d. Assessor's Parcel Number: 451-111-01

***P3a. Description:** This two-story Italian Renaissance Revival home anchors the northeast corner of E. Home Avenue and N. Echo and faces north onto Home Avenue. It has a slightly asymmetrical façade and a medium pitched truncated hipped tile roof with a projecting eave and exposed rafter tails. A belt course separates the first from the second stories. The main entrance is under a projecting one story highly ornamented portico and includes columns with Corinthian capitals. A wrought iron balcony sits atop this porch hood. The door itself is wood and glass with 15 lights and sidelights of five panes each. Four French doors on the first floor lead onto the front terrace. Windows on the east end of the façade are obscured by vegetation but are multi-paned. Window treatment on the second story façade include 6/6 double hung sash and one 3/3 window above the portico. There is a porte cochere and an external chimney on the east end of the home.

***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:** 1925; building permit issued 12.10.1924.

***P7. Owner and Address:**
William Michael Netzley
608 E. Home Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
3.10.07; 2.04.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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

PRIMARY RECORD

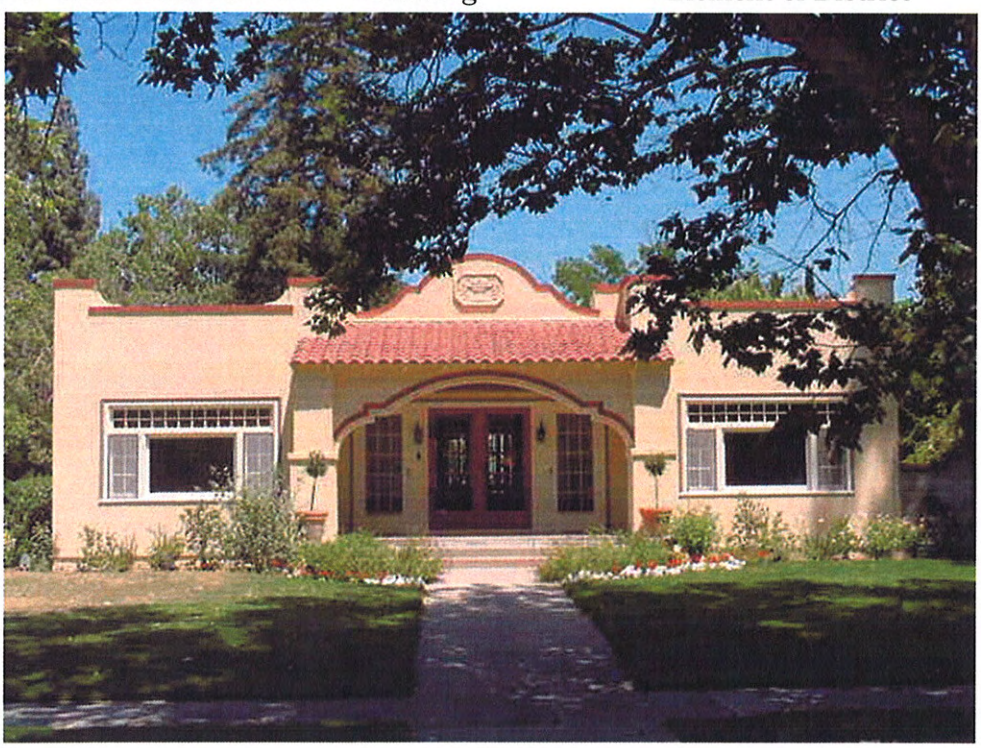
Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

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

*Recorded by: Karana Hattersley-Drayton *Date: 6/17/04 ■ Continuation

Fireplace with Arts and Crafts Tile Work

State of California — The Resources Agency Primary #_____
DEPARTMENT OF PARKS AND RECREATION HRI#_____

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 **Area:** Wilson Island in Fresno's North Wilson Tract (Tower District)
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, City of Fresno

***Date of Evaluation:** June 18, 2004

(This space reserved for official comments.)

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

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_____

Map Ref. #053 **Wilson Island Historic District** **HP# 258**

P1. Resource Name: Gustav and Edith Manheim Home
***P2. Location:** ***a. County:** Fresno
***b. USGS 7.5' Quad**: Fresno North 1965, Photorevised 1981. Parcel located in the nw ¼ of Section 33, T13 S R20E
c. Address: 617 E. Pine Avenue
d. Assessor's Parcel Number: 451-111-10

***P3a. Description:** This full two-story home reflects Fresno's vernacular interpretation of the Prairie style, with overt neoclassical proportions and massing. The façade has a rigorous window-door-window symmetry with a centrally placed glass and wood door divided into 15 lights. The door is inset and protected by a distinctive curved and bracketed portico. The windows on the lower façade consist of a central unit of 12 lights over one, flanked by double-hung sash windows with 8 lights over one clear pane. Window treatment on the upper floor of the façade includes paired 8/1 double hung sash with a row of four smaller 6/6 pane windows in the center of the façade that frame a cartouche, presumably of terra cotta. There is a small one story bay on the southeast corner of the home with a balcony over it. The Prairie style is reflected in the low hipped roof, the flat treatment of the stucco cladding and the coping detail that separates the two floors. There is a chimney on the west elevation and a detached garage at the back northeast corner of the parcel that is reached by a ribbon driveway. The roof material was originally shingle but is now architectural composition. One-story additions to the rear of the home were not easily seen and thus not recorded.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** •Building

P5b Photo date:
February 21, 2008

***P6. Date Constructed/Age and Sources:** 1919, Building permit issued July 14, 1919

***P7. Owner and Address:**
Kent and Charlene Levis
617 E. Pine Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
February 21, 2008

***P10. Survey Type:**
Intensive

***P11. Report Citation:** **Evaluation of the Gustave and Edith Manheim Home for the Local Register of Historic Resources**

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

Detail, cartouche second floor facade

Front Entrance

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

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code**: 7N

***Resource Name:** The Gustav and Edith Manheim Home

B3. Original Use: Single family residence **B4. Present Use**: Single family residence
***B5. Architectural Style:** Prairie with neoclassical proportions and details
***B6. Construction History:** A building permit was issued for dwelling and garage on July 14, 1919 for an estimated cost of $11,000. The shingle roof was changed out for composition in 1991.

***B7. Moved?** ■**No**
***B8. Related Features:** Also on the property is a detached garage. The home is part of a proposed historic district, "the Wilson Island," which includes a diversity of period revival, craftsman and ranch homes from the late teens to the 1950s.

B9a. Architect: Unknown **B9b. Builder**: J.C. Kerrick (?)
***B10. Significance: Theme:** **Area:** Wilson's North Fresno Tract (Tower District)
Period of Significance: 1919-1941 **Property Type:** Prairie, sfr **Applicable Criteria:** i, ii and iii

The Gustav and Edith Manheim Home was constructed in 1919-1920 as one of the early homes in the Wilson's North Fresno Tract. This subdivision was dedicated in 1908 but did not develop fully until several years later. The opening in 1912 of the Roeding street car line and the Wilson Avenue line in 1914 connected this new subdivision with business interests and shopping in downtown Fresno and made settlement of this neighborhood more attractive. Even so, the large lots in this area which were intended for substantial home sites, were still largely vacant by 1919 (1919 Sanborn Fire Insurance Map). The son of the first owner recalled that the children of the neighborhood dug caves in the dirt lots on the south side of Pine Avenue.

Gustav Manheim was the Manager of two leading department stores in early Fresno: Kutner-Goldstein and in 1929 Cooper's Department Store. He also was a partner in the Subway Garage located at Fresno and H Streets. His wife, Edith Manheim was trained as a classical pianist at the Toronto Conservatory of Music and helped establish the Fresno Musical Club. Around 1941 the Manheims sold the home to Dr. and Mrs. Wesley Bird. Dr. Bird was a Professor in the French Department at Fresno State College.

The Gustav and Edith Manheim Home appears to be individually eligible to the Local Register of Historic Resources under criterion i as one of the early homes in this prestigious tract, under criterion ii for its association with the Manheim family, and under criterion iii, as an excellent expression of the Fresno prairie style, with neoclassical proportions.

B11. Additional Resource Attributes:
***B12. References:** City of Fresno Building permits; County Assessor's records; Research provided by Dr. Jeanine Raymond and current property owners, Kent and Charlene Levis; La Paloma Guild Historic Tour notes, 18 May 1997; Virginia and Lee McAlester, A Field Guide to American Homes, 2002; 1919 Sanborn Fire Insurance Map.

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

***Date of Evaluation:** February 21, 2008

(This space reserved for official comments.)

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_____

Map Ref. #054 **Wilson Island Historic District**

P1. Resource Name(s): The Gerald and Margherita Thomas 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: 627 E. Pine Avenue, Fresno
d. Assessor's Parcel Number: 451-111-09

***P3a. Description:** This highly altered full 2-story Prairie style home has a rectangular footprint. It is stucco over frame in construction with a symmetrical façade. The truncated shallow hip roof has wide overhanging eaves that are boxed. An eyebrow bow on the second story of the facade is above a fixed arched top picture window. The front door is centrally placed with flanking sidelights but the door is obscured by a heavy security screen. Two large fixed picture windows are on the first floor of the façade. The second story has 2 identical sets of double hung sash windows with divided lights over a single pane, framed by decorative shutters. A one-story partial width porch extends to the east to provide covered parking. The porch roof is supported by wrought iron supports which are probably a recent addition. Wrought iron is also used for the front yard fence which includes *fleur de lis* palings. The west elevation has bay windows and a partially enclosed external chimney..

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 9.04.09

***P6. Date Constructed/Age and Sources:** 1919, building permit 3.6.1919

***P7. Owner and Address:**
Lester and Helen Hirasuna
627 E. Pine Avenue
Fresno, CA 93728-1731

***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

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_____

Map Ref. #055 **Wilson Island Historic District**

P1. Resource Name(s): The Benjamin Levy 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: 641 E. Pine Avenue, Fresno
d. Assessor's Parcel Number: 451-111-08

***P3a. Description:** This single-story stucco clad home faces south onto E. Pine Street. From the street elevation it appears to be a reasonably compact cottage but the aerial indicates a cross-gabled addition to the rear, giving the property a rough T-shape in plan. The front door is heavy wood with three glass panels and clear glass sidelights. The Adamesque style porch has a half round portico supported by round Doric columns and is the character defining feature of the home. Above the front door is an arched top dormer vent with decorative lattice. The façade of the home includes a hipped roof projection on the southeast corner and a side clip-gabled roof on the principle volume. The eaves have a wide overhang and the cornice is boxed with dentil articulation. Matching south façade windows are fixed and have flanking 5-light casements. There is a free-standing pergola on the west elevation and an external chimney on the east elevation of the home.

***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:** 1922; building permit 8.11.1922

***P7. Owner and Address:**
Robert A. Warentin
641 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

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. #056 **Wilson Island Historic District**

P1. Resource Name(s): Ed and Chrissie Riggins 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: 655 E. Pine Avenue, Fresno
d. Assessor's Parcel Number: 451-111-07

***P3a. Description:** This full two-story home is Tudor Revival in design and faces south onto E. Pine Avenue. The exterior has a smooth stucco cladding with decorative wood strapwork. The roof is steeply pitched hip with a projecting gable ended bay that has a cantilevered second story. In addition to the cantilevered bay an additional character defining feature of this particular home is a tall vertical diamond paned window that is articulated with decorative strapwork. This window also has a slight cantilever with an interesting tile vent underneath of it. It would appear that this window lights the staircase. The front door is offset and of wood with three vertical panes of glass in the upper half. The front door is protected by a sheet metal porch hood with a scalloped edge. Decorative quoins serve as a door surround. The windows on the façade are double hung sash with fixed transoms and appear to be new replacements. There is a small one story nook on the east elevation. A larger one story cross gabled extension is apparent from the aerial. There is no visible chimney from the street.

***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:** 1929, Building permit issued 2.28.1929

***P7. Owner and Address:**
Russell and Carolyn Mott
655 E. Pine Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
02.04.2009

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

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

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_____

Map Ref. #058 **Wilson Island Historic District**

P1. Resource Name(s): The Berton and Edna R. Einstein 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: 701 E. Pine Avenue, Fresno
d. Assessor's Parcel Number: 451-112-12

***P3a. Description:** This full two story stucco clad building has a rectangular footprint with a bay extension on the west elevation and is Italian Renaissance in style. The roof is a medium pitch truncated hip with wide overhanging eaves and a boxed cornice. The façade of the home (minus the west bay) is rational with a projecting volume on the second floor over the recessed front entrance. The centrally placed door is glass with 20 lights; sidelights have 12 panes each. The projecting porch hood is arched with supporting columns with flat caps. The windows on the first floor quote the Palladian style with a decorative wood treatment that affects an arch over a fixed central pane; the side windows have 6/1 lights. Windows on the second story of the façade are all double hung sash with a pattern of 6/1. External chimneys are located on both the east and west elevations. A detached garage faces onto Linden Avenue.

***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:** prior to 1919; Sanborn Fire Insurance Map

***P7. Owner and Address:**
Picket Morgan
701 E. Pine Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
7.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. #059 **Wilson Island Historic District**

P1. Resource Name(s): The Minnie Sachs 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: 711 E. Pine Avenue, Fresno
d. Assessor's Parcel Number: 451-121-11

***P3a. Description:** This full 2-story stucco clad residence has a rectangular footprint and faces south onto E. Pine Avenue. The façade is rational with Prairie, Italian Renaissance Revival and Craftsman influences. The hipped roof has a shallow pitch and wide overhanging eaves with a boxed cornice. The main entrance is a centrally placed French door of 15 lights and is inset. A one story hipped porch hood is supported by square piers with minimum articulation at the caps. There are matching three part façade windows on the first story which consist of 4/1 and 8/1 lights. A half round decorative feature above the central window appears to quote the Palladian style. Windows on the second story include two 8/1 double hung sash windows which flank the central plane that is stepped out from the building. This central section of the home includes two small 9 pane windows. A roof dormer has a vent with horizontal slats, wood braces and shingle cladding. An exterior chimney is located on the west elevation. A one story bay window is on the east. A single car garage is located on the northwest corner of the parcel. It is clad in vertical wood siding and has a hipped roof with exposed rafter tails.

***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:** c1918 (depicted on 1919 Sanborn Fire Insurance Map).

***P7. Owner and Address:**
Dolores Allan
711 E. Pine Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
2.04.09; 9.04.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. #060 **Wilson Island Historic District**

P1. Resource Name(s): The Mary Cohen Residence
***P2. Location:** ***a. County:** Fresno
***b. USGS 7.5' Quad:** Parcel located in the n/w ¼ of Section 33 T13S R20E
c. Address: 727 E. Pine Avenue, Fresno
d. Assessor's Parcel Number: 451-112-10

***P3a. Description:** This pre-1919 property was initially constructed as a single-family residence and then was subsequently altered by the Catholic Church for use as a convent. It is unclear if it is still being used as a group home facility. The only obvious original part of this Craftsman home is the entrance which features a front gabled portico supported on large square clinker brick and wood piers. The front door is multi-paned with sidelights. To the right of the door is a (former) focal window with a fixed pane with muntin divides across the top. Windows on the second story are now metal casement type. The external chimney on the east elevation is constructed of clinker bricks. The second story of the central block of the home is also front gabled with a shallow pitch roof and knee braces. The massing of this second story appears out of scale with the original first floor porch area and it is possible that this part of the home has been altered in mass and roof height. Other newer additions on the home include a shed roof projection on the southwest of the façade and a side-gabled addition on the west elevation.

***P3b. Resource Attributes:** H2-H3 (Single/Multi-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 6.29.05

***P6. Date Constructed/Age and Sources:**
C 1918. Sanborn Fire Insurance Map of 1919. Building additions, 1919.

***P7. Owner and Address:**
Barbara Christiansen
727 E. Pine Avenue
Fresno, CA 93728-1820

***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

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_____

Map Ref. #061 **Wilson Island Historic District**

P1. Resource Name(s): The J. B. Goodman 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: 742 E. Pine Avenue, Fresno
d. Assessor's Parcel Number:

***P3a. Description:** This Prairie style American Foursquare home faces north onto East Pine Avenue. The low pitched hip roof has wide overhanging eaves with a boxed cornice and simple decorative brackets. A major character defining feature of this stucco clad box is the centrally placed entrance, with its partial width one story portico. The hipped porch roof has slightly flared eaves and is supported by square stucco clad piers and two fluted decorative wood columns. The main entrance is a French door consisting of 15 lights and is flanked by sidelights of 5 panes each. Window treatment on the façade consists of double French doors on each side of the main entrance and ribbon windows on the second story of 8 and 6/1 lights. A bay window on the east elevation has a pattern of 6/1, 10/1 and 6/1 lights. An external chimney is located on the east elevation of the home and a pergola is also on the east side, further to the rear of the property. A detached 2-car garage is on the southeast corner of the parcel.

***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:** 1921-2; building permit issued 11.8.1921

***P7. Owner and Address:**
Judith Aguilar
742 E. Pine Avenue
Fresno, CA 93728-1821

***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

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_____

Map Ref. #062 **Wilson Island Historic District**

P1. Resource Name(s): The Harry and Lucille Mitchell 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: 730 E. Pine Avenue, Fresno
d. Assessor's Parcel Number: 451-115-02

***P3a. Description:** This heavily remodeled single-story home faces north onto E. Pine Avenue on a standard 75 by 150 foot lot and sits on a raised concrete foundation. The stucco over frame building has a T plan with front and rear projections on the east end of the residence. The cross-gabled low pitched roof is shingled and has wide overhanging eaves that are flared and boxed with tongue and groove. The main entrance is located at the junction of the two main wings of the house. The gable ended extension has a fixed arch topped window which is framed by pilasters and two large decorative piers. Windows on the side gabled section of the home include two arched top windows of 12 panes each separated by two small double hung windows of frosted glass. All of these windows have painted ornamental iron grillwork. A partial width open porch has a low stucco clad retaining wall. 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:** 1919, building permit 4.28.1919

***P7. Owner and Address:**
Margo and Angie Margarite Trustees
730 E. Pine Avenue
Fresno, CA 93728-1821

***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

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_____

Map Ref. #063 **Wilson Island Historic District**

P1. Resource Name(s): Lee and Minta Blasingame 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: 710 E. Pine Avenue
d. Assessor's Parcel Number: 451-115-01

***P3a. Description:** This full two-story Colonial Revival home is located on a ¼ acre lot on the southeast corner of E. Pine and N. Linden Avenues. The residence is rectangular in plan with one story additions on both the east and west elevations of the façade. Stucco over frame construction, the home has a medium pitched truncated hipped roof with dentil work at the boxed cornice. The main entrance is off-set and is framed by an entry porch supported by fluted wood columns that support a decorative wrought iron balconet. The heavy wood door has sidelights with leaded glass. Another character defining feature of this residence is the bay window on the east side of the façade which includes double French doors and fixed "sidelights" of 10 panes each. Pilasters form part of the decorative trim on this elaborate window treatment. Second story façade windows include 8/1 double hung sash with decorative shutters. A casement window with 6 lights is located in the center of the second story. Windows on the one-story wings appear newer. Both wings have flat roofs that apparently serve as terraces. An external brick chimney is on the east elevation of the home. A 2-car garage with flat roof faces onto N. Linden Avenue.

***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:**
1919-1920; Building permit issued 11.17.1919

***P7. Owner and Address:**
Sylvia Foraker
710 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; 9.4.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

State of California — The Resources Agency
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Primary #_____
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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #064 Wilson Island Historic District HP# 106

P1. Resource Name(s): The Mosgrove Home (HP# 106)
***P2. Location:** ***a. County:** Fresno
***b. USGS 7.5' Quad:** Parcel located in the n/w ¼ of Section 33 T13S R20E
c. Address: 660 E. Pine Avenue, Fresno
d. Assessor's Parcel Number: 451-114-04

***P3a. Description:** This 1½ story Craftsman bungalow appears to have a rectangular footprint and faces east onto N. Linden Avenue although the address is for E. Pine Avenue. The wood frame building is clad in horizontal lapped 1x8 inch siding. The roof is side gabled of medium pitch and there are shed roof dormers on both the front (east) and west elevations. A character defining feature of the home is the full width porch which wraps around a portion of the northern elevation as well. The porch is actually a pergola and is supported by several stout cement columns. A double French door serves as the main entrance and is somewhat obscured by a security screen. French doors are also located on each side of the main entrance as well as on the north side of the house. Windows on the second floor on the south elevation are 3/1 double hung sash. Other windows are not visible from the right-of-way. A river rock chimney is on the south elevation. The yard has mature landscaping and a circular walkway in the front.

***P3b. Resource Attributes:** HP3 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 3.10.07

***P6. Date Constructed/Age and Sources:** 1910
Heritage Fresno 1975:49; oral history

***P7. Owner and Address:**
Roger Threlkeld
660 E. Pine Avenue
93728-1732

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

***P9. Date Recorded:**
September 4, 2009

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

State of California — The Resources Agency
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Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map ref. # 065 **Wilson Island Historic District** **HP# 239**

P1. Resource Name: The Gates-Twining Home, 640 E. Pine Avenue
***P2. Location:** ***a. County:** Fresno
***b. USGS 7.5' Quad:** Fresno North, 1965, Photorevised 1981. Parcel located in Section 32, T13S R20E
c. Address: 640 E. Pine Avenue, Fresno
d. Assessor's Parcel Number: 451-114-03

***P3a. Description:** The Gates-Twining Home faces north on E. Pine Avenue and is constructed in a French Norman style. It is standard frame construction with stucco cladding on a concrete foundation. A partial basement exists under the southeast corner. Character defining features of the style include the round tower with steep conical roof, the steeply pitched roof with rolled composition shingles (to simulate thatching), the Norman style vertical wood panel door with original wrought iron work, and the liberal use of casement windows throughout the home. The home is cross-gabled at both the west and east ends. Other features of the house are typically found on other Taylor-Wheeler constructions. Thus the east bay includes a true Palladian window, with a long narrow vent above. The roof at the west end of the façade slopes down and includes a round arched entrance into the backyard (as is commonly seen on Spanish Revival style homes.) To the right of the front door are two sets of double metal casement windows, with eight lights per window. Between these two sets of windows is a six-pane casement window with art glass. Among the many charming interior features of the home is the living room with tiled fireplace and vaulted ceiling with exposed beams. The home has beautiful mature landscaping and is on a block of other notable examples of Period Revival architecture.

***P3b. Resource Attributes:** HP2 (Single-family residence); H4 (detached garage)
***P4. Resources Present:** ● Building

P5b Photo date: 4/12/04

***P6. Date Constructed/Age and Sources:** Certificate of Occupancy 1-11-32; new garage built in 1983

***P7. Owner and Address:** Norman and Martha J. MacGillivray, 640 E. Pine Avenue, Fresno CA 93728

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

***P9. Date Recorded:** 4/12/04

***P10. Survey Type:** Intensive

***P11. Report Citation: "Evaluation of the Gates-Twining Home to the Local Register of Historic Resources"**
***Attachments:** ● Building, Structure and Object Report ● Continuation Sheet

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

Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code**: 5B3

***Resource Name:** The Gates-Twining Home

B3. Original Use: Single-family residence **B4. Present Use**: Single-family residence

***B5. Architectural Style:** French Norman Revival

***B6. Construction History:** A building permit was issued on 9-20-1931 to R.U. McIntosh on behalf of Taylor-Wheeler Inc. for an $8,000 new construction. The certificate of occupancy was issued on 1-11-32. A new detached garage was added in 1983.

*B7. Moved? ■No

***B8. Related Features:** A detached garage is also on the property. The home is within the proposed Wilson's North Fresno Tract Historic District (Tower District Specific Plan, 1991) and is immediately west of the 1910 Mosgrove Home (Historic Property #106).

B9a. Architect: Taylor-Wheeler Inc. **B9b. Builder**: Taylor-Wheeler Inc.

***B10. Significance: Theme:** Residential Architecture **Area:** Wilson's North Fresno Tract

Period of Significance: 1932 **Property Type:** French Norman Revival

Applicable Criteria: Local Register (i) (ii) (iii)

The Gates-Twining Home is a superb and rare example of the French Norman style. French Norman, like the English Tudor, is a period revival architecture that gained popularity following World War I. Both styles in fact may have been popularized in part by American doughboys who were exposed to the medieval era cottages of the English and French countryside. Although the "Tudor" is quite popular in Fresno, French Norman (with the quintessential tower and rolled roof) is less prevalent. One other building, the Paul Kindler Home on Olive, is a grander expression of the style and is listed on both the Local and National Registers.

The Gates-Twining Home was constructed in 1931-32 by Taylor-Wheeler Inc. for real estate broker Dudley C. Gates. Taylor-Wheeler Builders were founded in 1927 by Orville R. Taylor and Dennis Wheeler and constructed some of the finest homes in Fresno and throughout the Central San Joaquin Valley. This home is situated within the Wilson's North Fresno Tract, which was dedicated in 1908. It is immediately west of the 1910 Mosgrove Bungalow (HP# 106). According to the Tower District Specific Plan, the lots in this neighborhood were intended for substantial home sites and as a consequence the area includes some of the finest examples of Period Revival architecture in Fresno. Frederick W. Twining lived in the home from 1937 until 1948. Twining was the son of Frederick E. Twining of Twining Laboratories. Father and son built the business together following the motto, "We Test Anything." By the senior Twining's death the lab (also on both the Local and National Registers) was

(see continuation sheet)

***B12. References:** Tower District Specific Plan, 1991; Fresno County Assessor's Records; Building Permits on file with the Planning and Development Department; Polk Directories 1931-1962; Fresno Bee 21 July 1976 e6, "National Testing Lab Owner Frederick W. Twining Dies"; National Register Nomination for Twining Laboratory, prepared by John Edward Powell 28 November 1989; Thomas Carter and Peter Goss Utah's Historic Architecture, 1847-1940, 1988.

***B14. Evaluator:** Karana Hattersley-Drayton
***Date of Evaluation:** April 20, 2004

(This space reserved for official comments.)

*Required information

described as "the most diversified laboratory for scientific research and testing in the United States." After the senior Twining's death in 1945, Frederick W. Twining took over the Laboratory as both owner and president, positions he held until he died at the age of 80 in 1976. Twining was a licensed chemical engineer and a member of numerous lodges and fraternal groups.

The Gates-Twining Home appears to be eligible to the Local Register of Historic Resources under Criteria (i) (ii) and (iii) as an important cornerstone in the proposed Wilson's North Fresno Tract Historic District (i), and for its association with Frederick W. Twining, who lived in the home from 1937-1948 (ii). But specifically the home is eligible as an exemplary expression of French Norman Revival residential architecture, constructed by the well-known building firm of Taylor-Wheeler Inc. (Criterion iii).

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PRIMARY RECORD

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Map Ref. #066 **Wilson Island Historic District**

P1. Resource Name(s): The C.P. Hill 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: 624 E. Pine Avenue, Fresno
d. Assessor's Parcel Number: 451-114-02

***P3a. Description:** This full 2-story Monterey Revival style home has a nominally rectangular footprint and faces north onto E. Pine Avenue. A character defining feature of the home (and the style) is the partial width cantilevered balcony on the 2nd story, which in this residence has a decorative metal balustrade and posts. A French door opens onto the balcony. The traditional frame construction has a variety of exterior cladding materials, including plain stucco, rustic siding and brick veneer. The shallow hip roof has Spanish tiles with decorative wood brackets at the cornice. A projecting bay on the west end of the façade includes a large bay window. The wood panel door is centrally placed. Most windows appear to be casement type, although the home is currently (2009) obscured by heavy foliage and is difficult to read. An attached two car garage is on the east end of the façade.

***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:** 1935; building permit issued to Taylor-Wheeler 8.9.1935

***P7. Owner and Address:**
David M. Raun
624 E. Pine
Fresno, CA 93728

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

***P9. Date Recorded:**
7.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

State of California — The Resources Agency
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PRIMARY RECORD

Primary #_____
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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #067 **Wilson Island Historic District**

P1. Resource Name(s): The Clayton and Edna Chandler 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: 610 E. Pine Avenue, Fresno
d. Assessor's Parcel Number: 451-114-01

***P3a. Description:** This full two-story textured stucco clad Tudor-style residence is located on a 1/3 acre parcel on the southeast corner of E. Pine and N. Echo Avenues. The plan is rambling, with multiple roof planes but the façade is dominated by two projecting front facing gables of which one is parapeted, as in the rather rare Jacobethan sub-type. An internal chimney is on the north elevation, another is located in the side gabled section of the home. The front entrance includes a Tudor arch wood paneled door which is deeply inset under a Tudor arch that has a decorative quoin surround. A character defining feature of the home is the cantilevered second story room to the east of the front entrance which has decorative wood strapwork. All windows on the façade are single-hung sash and appear new; second story windows have decorative wood shutters accented in a deep red color. A bay window is located on the west elevation. A two-car garage on the east side of the home is connected by a breezeway.

***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:** 1935; certificate of completion 12.5.1935

***P7. Owner and Address:**
Michael and Julie Dana
610 E. Pine Avenue
Fresno, CA 93728-1732

***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

State of California — The Resources Agency
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Map Ref. # 068 **Wilson Island Historic District**

P1. Resource Name(s): The Lousander Markarian 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: 1426 N. Echo Avenue, Fresno
d. Assessor's Parcel Number: 451-114-11

***P3a. Description:** This Ranch style home has a sprawling plan with a complex hipped roof of medium pitch, overhanging eaves and boxed cornice. The standard frame construction has cladding of both stucco and brick veneer. The projecting bay on the north end of the façade is completely clad in brick whereas the main portion of the home only has a partial brick veneer. The front door is centrally placed and inset under the roof. The heavy wood door has a double X pattern and one fluted glass sidelight on the north of the door. The focal windows on the façade consist of a 6-section window on the projecting bay and a 4-section window to the right (south) of the entrance. These large windows appear to include casement types at the end of each window grouping. Further to the right of the 4 panel window is another window with three large lights, of which the center appears fixed and those on each side are casement type. A massive chimney is located on the north elevation and includes the same narrow variated patterned brick as used in the façade veneer.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 8.06.09

***P6. Date Constructed/Age and Sources:** 1952 (Building permit issued 8.01.1952)

***P7. Owner and Address:**
Lori and William Cherry
1426 N. Echo Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
8.06.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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PRIMARY RECORD

Primary #_____
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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #069 **Wilson Island Historic District**

P1. Resource Name(s):
***P2. Location:** ***a. County:** Fresno
***b. USGS 7.5' Quad:** Parcel located in the n/w ¼ of Section 33 T13S R20E
c. Address: 607 E. Floradora Avenue, Fresno
d. Assessor's Parcel Number:

***P3a. Description:** This single-story ranch style home was built in 1970 and is thus less than 50 years of age. It is a non-contributor to the proposed Wilson Island Historic District.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ●Building ●Element of District

P5b Photo date: 9.05.09

***P6. Date Constructed/Age and Sources:** 1970, County Assessor's building record.

***P7. Owner and Address:**
Donna Hudson
607 E. Floradora Avenue
Fresno, CA 93728-1721

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

***P9. Date Recorded:**

***P10. Survey Type:**
Intensive

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

***Attachments:** ●District Record

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_____

Map Ref. #070 **Wilson Island Historic District**

P1. Resource Name(s):
***P2. Location:** ***a. County:** Fresno
***b. USGS 7.5' Quad:** Parcel located in the n/w ¼ of Section 33 T13S R20E
c. Address: 621 E. Floradora Avenue, Fresno
d. Assessor's Parcel Number:

***P3a. Description:** This two-story home has Colonial Revival detailing. However it was built in 1974 and is thus less than 50 years of age. The property is a non-contributor to the District but could be reconsidered in 2024.

***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:** 1974, County Assessor's Office

***P7. Owner and Address:**
Salwa and Antoine Halabi
776 Alice Street
Monterey, CA 93940

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

***P9. Date Recorded:**

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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DEPARTMENT OF PARKS AND RECREATION

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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. # 071 **Wilson Island Historic District**

P1. Resource Name(s): 635 E. Floradora
***P2. Location: *a. County:** Fresno
***b. USGS 7.5' Quad:** Parcel located in the n/w ¼ of Section 33 T13S R20E
c. Address: 635 E. Floradora
d. Assessor's Parcel Number: 451-114-09

***P3a. Description:** From the street this one-story Minimal Traditional style "cottage" appears to be linear in plan; from the aerial it is clearly cross gabled with a large extension off the rear elevation. The side gabled façade roof is of medium pitch and shingled. The home's construction is textured stucco over fame. The front entrance is a heavy wood door which is inset into a wood paneled alcove, as often seen in Colonial Revival building. There are two bay windows on the façade with a pattern of 2/1, 5/1 and 2/1 lights. The window on the west side of the façade appears to be a replacement although the glazing pattern is the same. A series of casement windows are visible on the east end of the home's facade as well as the southeast elevation. A gable end detached two-car garage is on the northeast corner of the parcel.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 7.31.09

***P6. Date Constructed/Age and Sources:** 1940 Building permit

***P7. Owner and Address:**
Michael and Debbie Gabriel
635 E. Floradora Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
7.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #072 **Wilson Island Historic District**

P1. Resource Name(s): The W. Wacasar 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: 639 E. Floradora, Fresno
d. Assessor's Parcel Number: 451-114-08

***P3a. Description:** This Tudor style cottage faces south onto Floradora. The façade is cross gabled with a medium pitch roof of composition shingles. The eaves project slightly and there is a plain wood fascia. The rafter tails are exposed. A cross gabled extension is off the rear elevation as visible on the aerial. The home is textured stucco over frame construction. A partial width porch has a canvas roof supported on poles inserted into the solid concrete balustrade. The door faces west onto the porch. A pair of round arch double hung sash windows with decorative shutters is on the front gable of the home. A small single light fixed window, also with decorative shutters, is to the west. A tripartite window consisting of double hung sash is on the west (porch) end of the facade. There is an external chimney on the west (with decorative molding at the base) and an internal chimney. A detached garage is visible on the aerial of the property.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 7.31.09

***P6. Date Constructed/Age and Sources:** 1929, building permit; certificate of occupancy issued 11.23.1929

***P7. Owner and Address:**
Terrence O' Neil
639 E. Floradora
Fresno, CA 93728

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

***P9. Date Recorded:**
7.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. #073 **Wilson Island Historic District**

P1. Resource Name(s): The C.W. Wacaser 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: 653 E. Floradora Avenue, Fresno
d. Assessor's Parcel Number: 451-114-08

***P3a. Description:** This Tudor style stucco over frame cottage is cross-gabled with a medium pitch roof of composition shingles. The rafter tails are exposed. A cross-gabled extension is on the rear elevation, as evident from the aerial for the property. A character defining feature of the home, and the style, is the decorative wood strapwork under the front gable of the house. Strapwork is also present on the east elevation of the home and on the front of the detached garage. The main door is located on the center of the façade and is glass with wood divides. It is inset into a porch which has a gable hood. Three decorative pedestals are across the façade and help define the raised partial width patio area. The windows on the façade are similar: a tripartite pattern of 1/1 double hung sash framing a larger fixed light. There is an external chimney on the east elevation that also has a decorative pattern on the base, as with the home to the west. There are new large fixed windows on the east elevation of the home.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 7.29.05

***P6. Date Constructed/Age and Sources:** 1927; public permit issued 6.21.1927

***P7. Owner and Address:**
Inger and Joshua Overton
2691 Dawson
Ventura, CA 93003

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

***P9. Date Recorded:**
7.29.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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

PRIMARY RECORD

Primary #_____
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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #074 **Wilson Island Historic District**

P1. Resource Name(s): The Dennis B. Wheeler 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: 661 E. Floradora Avenue, Fresno
d. Assessor's Parcel Number:

***P3a. Description:** This Tudor style stucco over frame cottage has a cross gabled façade with cross gabled extensions off the rear elevation. The front gable has a sloping roof that extends to a wing wall with arched opening on the west elevation. The bell cast roof slopes to the east and extends over the front entrance which has a "Norman" arched opening. A cathedral style vent is under the gable peak. Two series of windows on the façade appear to be double hung sash but are obscured by wood (or metal?) louvers, which give a Caribbean flavor to the property. An external chimney is on the east elevation and has a tapered profile. A detached gable end garage is located at the north east corner of the parcel.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 7.29.05

***P6. Date Constructed/Age and Sources:** 1927; building permit issued to Dennis B. Wheeler, 1.25.1927

***P7. Owner and Address:**
Margaret A. Rios
661 E. Floradora
Fresno, CA 93728

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

***P9. Date Recorded:**
7.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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

PRIMARY RECORD

Primary #_____
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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #075 **Wilson Island Historic District**

P1. Resource Name(s): Nellie Dorsey 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: 1415 N. Linden Avenue
d. Assessor's Parcel Number: 451-111-405

***P3a. Description:** This Minimal Traditional style home is the only property within the Wilson Island with a N. Linden address. The residence is textured stucco over wood frame and faces east onto the street. In plan it is a long linear rectangle, with one cross-gabled room on the rear (west) elevation. The main residence has a medium pitched side-gabled roof; an extension to the principle volume is at the northern end and has a lower pitch and setback from the facade. The home terminates in an attached two-car garage at the south end. The front door is wood paneled and off-center (and currently painted bright fuchsia) with sidelights of eight panes. The door is inset with a Colonial Revival treatment to the entryway with fluted wood pilasters at the corners and a decorative wood lintel. There is one very large bay window north of the front door that includes a series of 4 windows with ten lights each of which the bottom 8 are apparently operable as casement windows. South of the front door is another steel sash window with 15 lights that has decorative shutters.

***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:**
1941, Building permit issued 8.5.1941

***P7. Owner and Address:**
Joseph and Therese Nichols
1415 N. Linden Avenue
Fresno, CA 93728

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

***P9. Date Recorded:**
2.04.2009

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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

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NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #076 **Wilson Island Historic District**

P1. Resource Name(s): The Frank Curtin 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: 707 E. Floradora Avenue, Fresno
d. Assessor's Parcel Number: 451-115-11

***P3a. Description:** This one and half story Craftsman style home has a symmetrical façade with cross-gabled projections on each end. The eaves have a wide overhang with decorative triangular knee braces and exposed rafter tails. A shed roof dormer is located over the front side volume of the home. Within the dormer are three windows. The actual glazing of all windows is difficult to read due to external storm windows. The construction of the home is stucco over frame. The front entrance is a glass and wood door of 15 lights with sidelights of 10 panes each. Two double French doors flank the front door and all lead out to a wide verandah. The windows on the first floor of the projecting wings appear to be casement type. There is an internal chimney in the center of the building. A brick circular drive is in front of the home. A detached garage is on the rear of the parcel and faces west onto Linden Avenue.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 7.31.09

***P6. Date Constructed/Age and Sources:**
By 1919; Sanborn Fire Insurance Map

***P7. Owner and Address:**
Francisco T and Francisco M Unguez, 707 E. Floradora Fresno, CA 93728

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

***P9. Date Recorded:**
7.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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

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Review Code_____ Reviewer_____ Date_____

Map Ref. #077 **Wilson Island Historic District**

P1. Resource Name(s): The L. Samuels 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: 717 E. Floradora Avenue, Fresno
d. Assessor's Parcel Number: 451-115-10

***P3a. Description:** This full two-story home is a variation of the Prairie box with Craftsman and Colonial Revival detailing. The home has a roughly square footprint with a shallow hipped roof with wide overhanging eaves that are not boxed. Construction is traditional frame with shiplap siding. The front entrance is on the west end of the façade and is recessed. The door consists of 15 lights with a diamond pattern embedded in the individual panes. Two additional double French doors are also on the façade and each has sidelights of 10 panes each. Windows on the façade's second story appear to be casement and are arranged in a ribbon pattern of three windows of 8 lights with decorative shutters. A massive brick chimney is on the façade of the home. On the east end of the residence is a sunroom with massive double hung sash windows of 14 over 14 lights. A full-width verandah across the front of the house is shaded by a pent roof. A carport is attached to the east elevation and the aerial indicates an additional outbuilding on the rear of the property.

***P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 7.31.09

***P6. Date Constructed/Age and Sources:** Prior to 1919, Sanborn Fire Insurance Map

***P7. Owner and Address:**
Gail Gelegan
717 E. Floradora
Fresno, CA 93728

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

***P9. Date Recorded:**
7.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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

PRIMARY RECORD

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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #078 **Wilson Island Historic District**

P1. Resource Name(s): 727 E. Floradora Avenue
***P2. Location: *a. County:** Fresno
***b. USGS 7.5' Quad:** Parcel located in the n/w ¼ of Section 33 T13S R20E
c. Address: 727 E. Floradora Avenue, Fresno
d. Assessor's Parcel Number: 451-115-09

***P3a. Description:** This Minimal Traditional style home shows minor influences from the International style. The cross hipped roof has a shallow to medium pitch with overhanging eaves. A cross gabled extension is on the west end of the home and includes a bay window with casement windows of 8 lights each. The main entrance is a heavy wood panel door that faces east and is inset into a partial width porch. The shed roof of the porch has decorative wood supports. The focal window on the façade has a tripartite scheme with a central window of 12 lights flanked by sidelights of 8 panes each. Windows wrap around the southeast corner of the home. An internal chimney is located in the center of the residence. A detached garage on the northeast corner is evident on both the aerial for the property and the assessor's record.

***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:** 1939; building permit issued 7.20.1939

***P7. Owner and Address:**
Edward Goto
727 E. Floradora
Fresno, CA 93728

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

***P9. Date Recorded:**
7.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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

PRIMARY RECORD

Primary #_____
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Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Map Ref. #079 **Wilson Island Historic District**

P1. Resource Name(s): Henry Gundlefinger 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: 743 E. Floradora Avenue, Fresno
d. Assessor's Parcel Number: 451-115-08

***P3a. Description:** This variation of the Prairie box is a full two stories and faces south onto Floradora Avenue. It is stucco over frame construction with a shallow hip shingled roof with wide projecting eaves and a boxed cornice. A small dormer with vent is on the roof of the home. The front door faces south and is recessed. A partial width porch has a shed roof, also shingled, which is supported by stout piers with flat caps. A solid concrete balustrade encloses the front porch. Storm windows cover the windows which appear to be original double hung sash with multiple lights over a single pane of glass. A two story bay is located on the east elevation along with a secondary entrance. There is a detached garage at the northwest corner of the parcel.

***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:** Pre-1919, Sanborn fire insurance map.

***P7. Owner and Address:**
Victor and Martinella Donato
743 E. Floradora
Fresno, CA 93728

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

***P9. Date Recorded:**
7.31.09

***P10. Survey Type:**
Intensive

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

***Attachments:** ● District Record

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_____

Map Ref. #80 **Wilson Island Historic District**

P1. Resource Name(s): Wishon-Pine Apartments
***P2. Location:** ***a. County:** Fresno
***b. USGS 7.5' Quad:** Parcel located in the n/w ¼ of Section 33 T13S R20E
c. Address: 748-754 E. Pine Avenue
d. Assessor's Parcel Number: 451-115-04

***P3a. Description:** This multi-family building occupies Lots 1 and 2 of Block 8 of Wilson's North Fresno Tract and includes close to 5,000 square feet of building space. The Prairie-style building currently faces north onto East Pine Avenue and is two-stories with a medium pitch complex hip roof, hipped dormer on the façade, and wide overhanging eaves with decorative wood brackets under the boxed cornice. The entrances to the four apartments are through a deeply recessed porch. One door appears to be original to the home, and is heavy wood panel with sidelights of textured glass. This door faces west onto the porch. Another smaller wood door serves as entrance to a second apartment and a stairway leads to apartments on the second floor. The windows appear to be original with the focal window on the first floor a tripartite scheme that includes wood divides on the side windows and a horizontal hopper type window across the bottom of the fixed central pane. A one story extension on the east elevation includes a ribbon window of three that mimics the side windows on the large focal window. The cladding for this building is textured stucco veneer. Horizontal bands of stucco coping accentuate the first and second floors.

***P3b. Resource Attributes:** HP3 (Multi-family; 4 units)
***P4. Resources Present:** ● Building ● Element of District

P5b Photo date: 8.06.09

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

***P7. Owner and Address:**
James T. Ballard
148 N. June
Los Angeles, CA

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

***P9. Date Recorded:**
8.06.09

***P10. Survey Type:**
Intensive

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