

# South Van Ness Industrial District Historic Survey, Fresno, California



*Rosenberg Packing House, 7 November 1918  
(Photo: Pop Laval Foundation)*

**Prepared by:**

Karana Hattersley-Drayton, M.A.  
Historic Preservation Project Manager  
City of Fresno  
*and*

Architecture+History, San Francisco  
In association with Watson Heritage Consulting and  
Jody Stock, architectural historian

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# Historic Context: South Van Ness Industrial District (Fresno, California)



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**Appendix: Map of Project Area and Survey Forms**

## **Summary**

The following historic context was prepared by city staff for use by the consultants (Architecture+History) for Phase 1 of the historic survey of the South Van Ness Industrial District, a project funded in part by a CLG grant through the California Office of Historic Preservation. The survey area included 228 properties of which 187 were constructed prior to 1970 and were fully evaluated on State of California DPR survey forms for their eligibility to the National Register of Historic Places, the California Register of Historical Resources and Fresno's Local Register of Historic Resources. Forty-one properties were constructed post-1970 and primary forms only were prepared for these buildings. Surveys are intended to help create an inventory of potential historic resources in the survey area but are not intended to constitute a final determination as to the actual historic or cultural value of the properties. It is only the Historic Preservation Commission and the Fresno City Council, for example, who may recommend and designate a property to the Local Register of Historic Resources. At the very least, a survey represents a baseline for land use planning and potential future action.

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## **Project Description**

The South Van Ness Industrial Revitalization Project Area (also referred to as the South Van Ness Industrial District) encompasses 593 acres south of State Route 41 and east of State Route 99 in Fresno, California (see attached map, Appendix). The District includes the southern-most section of Fresno's historic Armenian Town, with remnant residential buildings mixed in with industrial sites and vacant parcels. South of Old Armenian Town the neighborhood is a mix of commercial buildings which reflect the area's former (and current) history of fruit packing and general industrial uses. Other historic themes for the neighborhood include the Central/Southern Pacific Railroad and SR 99 corridors and the Fresno Traction Company (street cars).

The South Van Ness Industrial District has never been systematically surveyed although 16 properties are on Fresno's Local Register of Historic Resources. In spring of 2014 City staff prepared a CLG (Certified Local Government) Grant request to the State Office of Historic Preservation for matching funds for an intensive historic survey of the northern 207 acres of the project area. Following SHPO notification of the CLG grant award on June 19, 2014, City staff prepared an RFP for a consultant or consultants meeting the Secretary of the Interior's Professional Qualifications as an architectural



historian. Nine qualified firms responded. Through an evaluation of the proposals by a City staffed review committee, Architecture+History, a San Francisco woman-owned firm, was chosen to conduct the historic survey.

One important component of the City's match for the CLG grant was to have staff prepare the historic context. Karana Hattersley-Drayton, the City's Historic Preservation Project Manager who meets the Secretary of the Interior's professional qualifications as both an architectural historian and historian, prepared a draft context in January 2015 which the consultants used for the field survey. Information from oral history interviews, as well as research provided by the consulting team ---particularly so for the section on Contractors--- was added for this final document.

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## **Research Methods**

Research methods for the historic context included review of primary and secondary source materials on file in the City's Historic Preservation archives as well as a review of building permits on file in the Development and Resource Management Department's Building Division. Prior survey work and historic contexts prepared by City staff (and outside consultants) were also gleaned. Of particular value were reports prepared by the City's Historic Preservation Officer, Karana Hattersley-Drayton, of Section 106 reviews of the California Products Company Site (August 2010) and the Renaissance at Santa Clara Residential Development Project (February 2011). The California Products Company (now only a site) lies within the South Van Ness Industrial District Project footprint; the Santa Clara project lies immediately to the west of the current project but included research into fruit packing and processing that is germane to this current study.

Research for this study also entailed a careful review of Sanborn Fire Insurance maps for the area from 1885 through 1948. A taped interview with one 86-year old former resident of the area's Armenian Town neighborhood as well as conversations with various property owners were helpful in understanding the social history of the area. Several historic photos were supplied by the Pop Laval Foundation, with thanks to Elizabeth Laval.

On December 16, 2014 staff (Karana Hattersley-Drayton and Assistant Director Daniel Zack) and consultants Bridget Maley and Shane Watson, held a community meeting in the project area at the (former) Murray Ice Cream Company Building (HP#249). Property owners in the project footprint were

invited, with approximately 15 in attendance. Ms. Drayton gave a brief Power Point overview of the area's history and discussed the purpose of the survey. The consultants and Assistant Director Zack answered questions.

Architecture+History staff then began to methodically review building records, Polk Directories and other primary and secondary sources of information and conduct fieldwork to document each of the resources within the project footprint (See Survey report). Bridget Maley presented the team's initial findings to the City's Historic Preservation Commission at their June 22, 2015 public hearing. The draft survey was reviewed initially at the July 27, 2015 meeting of the Commission and a final hearing is set for August 24<sup>th</sup>. Project maps were created by City staff, Edward Smith and Michael Andrade.

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## 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.

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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).

*Looking northeast  
towards Fresno  
Street and St.  
John's  
Church, 1886  
(Photo: Fresno  
Historical Society  
Archives)*



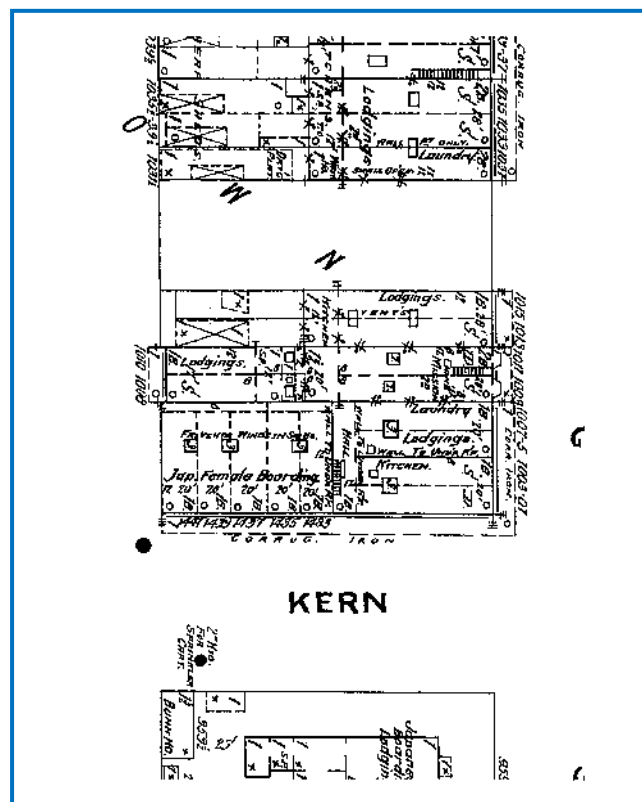
Fresno's location was uninviting at best, with barren sand plains in all directions. The nearest substantial supply of water was the San Joaquin River, 10 miles to the north (Reps 1979:187) and the Kings River further south. Fresno grew slowly but in 1874 it was able to wrestle the county seat away from 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 the San Joaquin Valley if irrigation could be guaranteed (Panter 1994:2). 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.

In the 1870s 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 8,000 Volga Germans in Fresno and by 1937 at least 8 churches serving the German-speaking population (*Germantown Context*:12). 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).

The 1887 boom in agriculture and land values brought prosperity to Fresno. In 1889 alone, buildings with an estimated value of 1 million dollars were erected along Mariposa Street in the heart of “downtown”. The Depression of 1893 had little effect on Fresno, probably due to its agricultural base. Numerous hotels and boarding houses served a diversity of patrons including the elegant three-story Hughes Hotel constructed in 1888 at I and Tulare Streets and the Tombs Hotel at J and Merced Streets. In 1890 the 115-room Pleasanton Hotel was built at I and Merced. The Fresno Depot Hotel, located at the Southern Pacific station, featured an elegant parlor, bath rooms and meals prepared for the benefit of passengers (Clough and Secrest 1984:307-313).

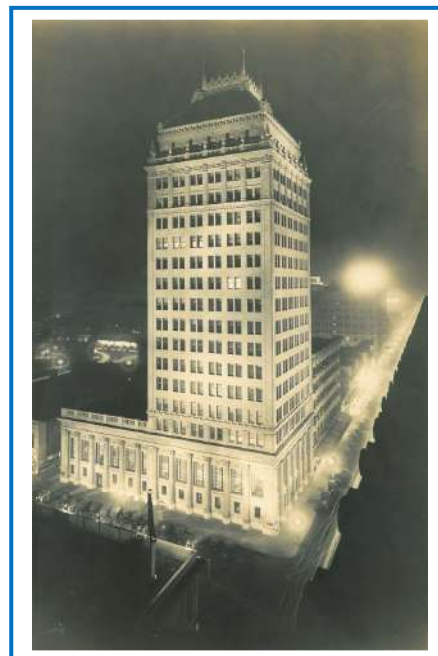
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The architectural style of most of the hotels and business blocks was “high Victorian” with construction of brick, iron and glass with French Renaissance inspired mansard roofs, towers and gable dormer windows topped with decorative finials.

Beginning in the early 20<sup>th</sup> century the City’s downtown was completely transformed: the elegant “Victorian” style blocks and hotels were demolished or in the case of smaller buildings were eventually refaced with a “modern” storefront. What emerged was a more “rational” Classic Revival city, one influenced by the latest trends in architectural design emanating from American cities such as New York, Chicago and San Francisco as well as Paris, France (Powell 1983:2; Powell 2008:52).

The building boom in downtown Fresno was halted when the Depression hit in 1929. In the 1960s Redevelopment permanently altered the downtown landscape with the demolition of numerous buildings, including the Carnegie-financed library and original City Hall. Both of these buildings were replaced by parking lots. In 1964 six blocks of Fulton Street were closed for a pedestrian mall, designed by landscape architect, Garrett Eckbo.

**Photo:** *Pacific Southwest Building (Fresno Historical Society archives)*





The raisin industry developed in the 1870s, after the scorching heat of 1875 dried grapes on the vine (Hoover 1990:91). Martin Theodore 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 1912 and became one of the most successful in America. Fresno became the principal-packing center for the raisin grape industry with numerous packinghouses in the city.

Other crops such as figs and stone fruits helped to diversify the local economy and Fresno became the market town for a large portion of the San Joaquin Valley (Reps 1979:192). The 1888 plat of Fresno, clearly used to help market the city, boasted the following:

*"Fresno The Home of the Raisin Grape. The Fruit Center of California. The Apricot, Nectarine, Pomegranate, Fig, Prune, Peach, Pear, Quince, Apple, Orange, Olive, Almond and the Grape flourish equally well in this County. HERE IS THE PLACE TO MAKE MONEY where Nature is prodigal with her favors. Plenty of Land. Plenty of Water. Soil Fertile. Climate Healthful. Come to FRESNO and be satisfied." (Plat of the City of Fresno and Additions (1888) Merriam and Reed, General Land Agents.)*

In the early 20<sup>th</sup> century cotton became the county's "number one money-making crop." In 1910 the University of California's Kearney Station [located at what is now Kearney Park] tested several varieties of cotton for their applicability to the area's climate and soils. Fiber shortages during World War I encouraged the growth of a local cotton industry and in March 1918 the Fresno County Board of Supervisors selected the Pima variety for local production. The first cotton gin and drying mill in the County were built in 1918 by the California Products Company on the parcel now addressed at 3000 E. Butler Avenue in Fresno (and within the project footprint). The cotton came from a thirty-acre field about 15 miles south of Fresno (Clough 1986:169,175-6).

Fresno continued to grow following World War I, and in 1930, the city had a population of 52,513. While the Great Depression brought hardship to the city, it also resulted in the construction of a series of major civic buildings in the city through Franklin Roosevelt's "alphabet soup" agencies. In addition, the complex of buildings at Fresno's Chandler Airfield/Fresno Municipal Airport was constructed in 1936-7 with funding from the Works Progress Administration.

During and after World War II, there was a severe housing shortage as thousands of homeless transients arrived in the city, looking for agricultural work. In addition, returning servicemen and their families also needed housing. The first major post-war subdivision completed was Mayfair, which included the first suburban shopping center. Manchester Center followed in 1955, with Fig Garden Village in 1956. Six blocks of the Downtown were converted to a pedestrian mall in 1964, with a design by landscape architect Garrett Eckbo. However, the suburban flight of the 1960s and the construction of the Fashion Fair shopping complex in 1969 helped lead to the decline of the Fulton Mall and the Downtown area.

Today, Fresno is home to a diverse population, which includes descendants from the city's earliest pioneers and recently arrived immigrants. For many residents, the city still functions as a small town, despite its large size. Residents value the agricultural green belt that surrounds the city, with its geometric fields of grapevines and row crops; the Classic Revival high rise buildings along the Fulton Mall; the city's ethnic diversity; and the opportunities available for improving one's quality of life.

*Although slightly outside the project area this Pop Laval photograph of 1635 Monterey Street shows the condition of homes and use of back yard spaces in 1920 (Photo: Pop Laval Foundation)*



## **Themes and Associated Property Types**

The following themes have been identified as germane to the history and development of the South Van Ness Industrial District. Using these themes and their periods of significance, individual properties and districts were evaluated for their potential eligibility to the National Register of Historic Places, the California Register of Historical Resources and the Local Register of Historic Resources. A sample of represented property types for each theme is included.

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### **Railroad Development and Expansion: 1872-c1900**

The City of Fresno was founded in 1872 as a railroad town by the Central Pacific Railroad Company (later renamed the Southern Pacific Railroad and now the Union Pacific). In the late 19<sup>th</sup> century a second competing line, the San Francisco and San Joaquin Valley Railroad was constructed along what was then the eastern boundary of the City. The SFSJV ran its first train through Fresno on October 5, 1896. By 1898 the Atchison, Topeka and Santa Fe had purchased the SFSJV system and constructed additional facilities, including packing sheds and warehouses along this corridor. A Mission Revival style depot was built in 1899.

Businesses in the South Van Ness project area, particularly those catering to fruit packing, sprang up along the tracks and rail spurs such as the Southern Pacific's Pollaski and Sanger Branches that serve(d) the neighborhood.

*Rear elevation of W.P. Fuller Paint Company, 2244 Los Angeles, with access to rail spur*

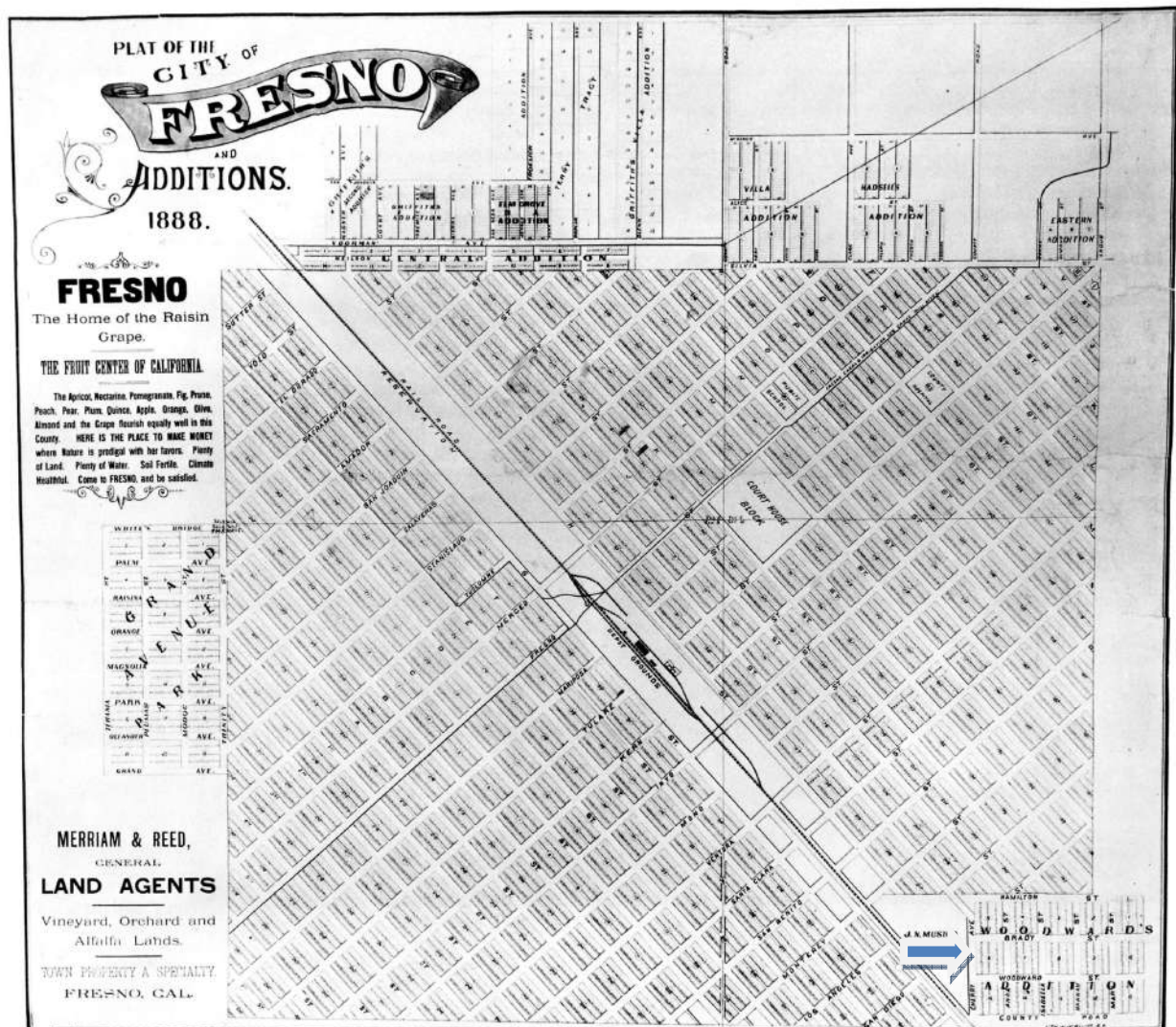


Both train depots lie outside the project area and are listed on the National Register of Historic Places as well as the Local Register of Historic Resources. Additional railroad-associated properties which may be eligible for listing include infrastructure and any purpose-built rail facilities.

## City Expansion and Development of Residential Subdivisions: c1887

From 1880 to 1885 the population of Fresno more than tripled from 1,112 to 3,464 inhabitants (Clough 1984:141). As a consequence land speculators began to buy and subdivide land outside of Fresno's original town plan. Although the "parent grid" of the city was designed to be parallel to the diagonal of the Central Pacific rail corridor, these new tracts were surveyed to line up with the surrounding agricultural sections and laid out with streets oriented north-south and east-west. As a consequence, odd-shaped triangular lots exist where the newer grid system meets the old.

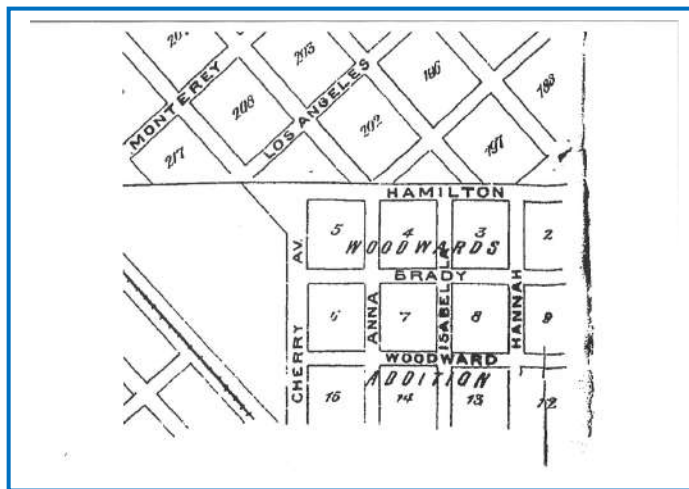
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One of the first subdivisions added to the railroad town grid was the 15-block Woodward's Addition on the south edge of the project area. The tract is depicted on both the 1888 Plat of Fresno as well as the Sanborn Fire Insurance map for that year (and is the only subdivision noted on the Sanborn map, although outside city limits). Oscar James Woodward was born in 1849 and with his wife Anna came to Fresno in 1885. He purchased a large parcel of land on the south edge of the city, using funds acquired from investments and trade in railroad land in Illinois. In 1887 he was hired as a cashier at the First National Bank. Within a year he had been promoted to President of the bank and by 1895 he was one of the wealthiest and most prominent citizens of Fresno's business community. He helped to attract investors to Fresno through his land advertisements. Apparently his personal mantra was "Early to bed, early to rise, work like hell and advertise" (Clough and Secrest 1984:315 and Rehart 1996:184). It would be interesting to know whether he played a role in the production of the 1888 map which so clearly served to market the city. His last Fresno residence, a colonial style adobe located at 4480 North Wilson Avenue, was designed by architects Franklin and Kump.

*Woodwards  
Addition,  
partial  
May 1888  
Sanborn Map*



Any extant buildings associated with the early development of the Woodward's Addition would be eligible for listing on a historic register if they retained sufficient integrity to their period of significance.

### Fruit Packing and Processing: 1885-1970

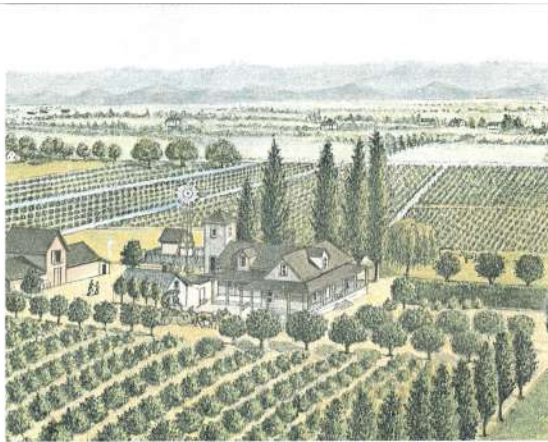
Small blue grapes grow wild along the streams and rivers of the San Joaquin Valley. But it was the Franciscan missionaries who introduced the domestic

production of grapes when they imported grape cuttings into California in the late 18<sup>th</sup> century. The first vineyard in the San Joaquin Valley was planted in Centerville in 1852 by Harvey Akers with cuttings he brought back strapped to his saddle from Mission San Gabriel (Smith 2004:662). Raisins from dried grapes were produced in the Fresno area beginning in the mid-1870s, apparently somewhat by accident. By 1889 Fresno was the center of raisin production, as captured in this 1889 essay by vineyardist Gustav Eisen:

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*“For a mile in every direction the town stretches out, the center thickly built, the outskirts with sparsely scattered houses. Adjoining these the country begins--- vineyards as far as we can trace, groups of houses shaded by trees in different tins of green, while broken rows of endless poplars traverse the verdant plains and lose themselves in the distant horizon...”*

*Travelling out into the country... “At every step, almost, we pass teams going in various directions, ----teams loaded with raisin boxes, teams with raisin trays, teams crowded with raisin-pickers or colonists generally, who rush to and from town to transact business connected with their one great industry.”*



Eisen noted that most of the pickers in the largest vineyards were Chinese whereas in the smaller vineyards gangs of “white” men and boys did the work, with laborers coming to Fresno from throughout California to earn \$1.25 to \$1.50 a day. Local schools closed for the picking season as well, in order to allow children to take part in the work (Eisen in Clough 1984:343-4).

Gustav Eisen’s treatise of 1889, *The Raisin Industry*, mentioned 22 raisin packing establishments in Fresno County. Three of these were the largest in the State. Even with the invention of the raisin-seeding machine in 1896 a typical packing house employed more than 2,000 people a day: “Women at long tables pack the raisins in boxes, at other tables men weigh and assort raisins and take them out of the large sweat-boxes in which they left the field.” Wages were



typically three dollars a day, twice the average wage for the time (Clough 1984: 343-344).

The Sanborn Fire Insurance maps for late 19<sup>th</sup> century Fresno document the development of packing houses along the rail corridor through town. The earliest fruit packing business included on a Sanborn Map is the Fresno Fruit Packing Company which was located at the southwest corner of Mono and G Streets in 1885 (Sanborn Fire Insurance Map, Fresno 1885:4). By 1898 there were numerous packing sheds and processing facilities straddling both sides of the Southern Pacific corridor between Ventura and San Benito Streets as well as along the Pollaski Branch of the railroad through the project area.

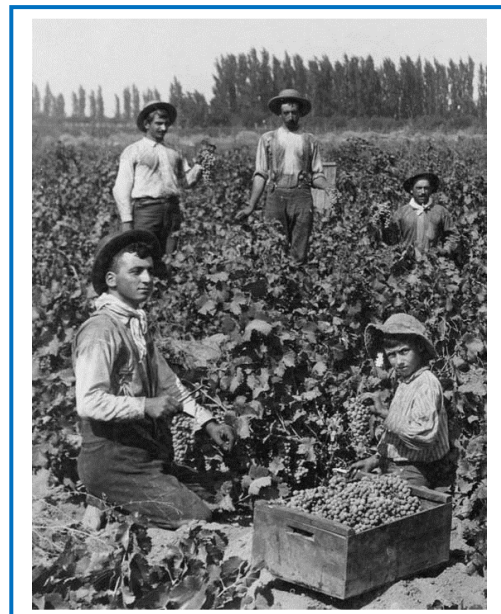
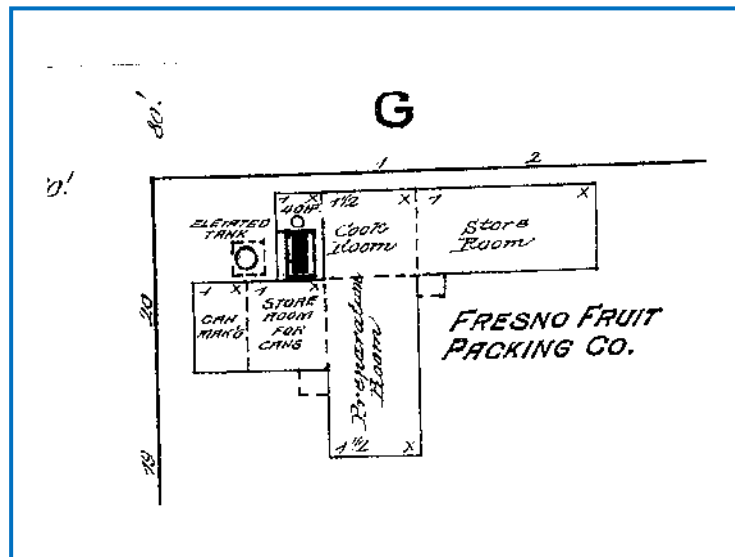
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*Sanborn Fire  
Insurance Map,  
Fresno, 1885:4*

*Lorraine Collett  
Peterson, 1915;  
model for Sun-  
Maid.*

*Armenian  
Immigrants Picking  
Grapes, Fresno  
County.*

**Photo:** the M. Theo  
Kearney Collection,  
Fresno Historical  
Society Archives.



Raisin production was a difficult enterprise, with the fruit particularly vulnerable to adverse weather. The growers were also exploited in the marketplace and in 1896 the raisin industry was on the verge of collapse. In 1898 the farmers formally banded together in a cooperative as the California Raisin Growers' Association with Martin Theodore Kearney as President. By 1904 the organization had fallen apart and the Association voted itself out of business in 1905 (Clough 1986:172).

However in 1912 the growers joined forces again to establish the California Associated Raisin Company. Wylie M. Giffen was elected president and James Madison, vice-president and manager. In 1913 the California Associated Raisin Company handled 90 percent of the crop of the entire state and as a consequence in 1920 the Attorney General brought suit charging that the company violated the Sherman Anti-Trust Law by monopolizing the raisin industry. In 1921, 10,700 growers or 93 percent were members of the association. In 1922 the name of the company was changed to Sun-Maid Raisin Growers (Wallace Smith 2004: 726-731).

Lorraine Collett Peterson was a high school student who worked for the Griffin and Skelley Company part-time as a seeder and packer for \$15 a week. She accompanied several other young women to San Francisco to represent the company at the 1915 Panama Pacific International Exposition, where the girls handed out raisins, wearing blue and white sunbonnets. Later in Fresno, Lorraine was spotted by one of the executives of the raisin cooperative wearing her mother's red bonnet. She was asked to pose for a portrait and the trademark "Girl with sunbonnet holding a tray of raisins" was created and applied to Sun-Maid raisin packages beginning in 1916 (see "The Sun-Maid Girl," "Lorraine Collett," "From Del Monte Corporation...", and "Things"; Clough 1986:172 and "Our History" Sun-Maid Corporation accessed 2011).

In 1918 the California Associated Raisin Company outgrew its facilities and opened a new processing plant at 2901 E. Hamilton (within the project footprint, City block 103). The complex was considered the finest factory building "this side of Detroit." The plant served as the home for Sun-Maid raisins for 46 years until the company relocated to Kingsburg in 1964 (Sunmaid.com accessed 1 February 2011).



In 1916 four pioneer fruit packing companies merged to become the California Packing Corporation. The companies were the California Fruit Cannery Association, Griffin and Skelley, Central California Canneries and J.K. Armsby Company. California Packing Corporation sold its products under a number of proprietary and distributive labels. The premium brand for the California Packing Corporation, however, was “Del Monte” (named for the 1880 Hotel Del Monte) and in June 1967 the company changed its name to the Del Monte Corporation (Ibid.)

Fruit processing continued to be a viable commercial concern through most of the 20<sup>th</sup> century. However, Sanborn Fire Insurance maps for the project area depict fewer facilities for fruit packing and drying over the years as many former plants turned to other commercial endeavors.

Properties associated with fruit packing which are listed on the Local Register of Historic Resources include: HP# 031 Sun Maid Raisin Growers Cooperative 2601 E. Hamilton (demolished but treated as a potential archaeological site).

## Armenian Town: 1914-1960

The first Armenian settlers in Fresno were the Seropian Brothers who arrived in 1881. By 1920 there were nearly 8,000 Armenian immigrants in Fresno due to their persecution under the Ottoman Empire. During the “Armenian Genocide” (1915-1923) 1.5 million Armenians died. By 1930 Fresno Armenians accounted for 25 percent of local raisin growers and were also involved in various aspects of fruit packing (Hiigel 2008:106-107).

Armenians first settled west of the Southern Pacific tracks but around 1914 they began to move into a 64 square block area bounded by Broadway on the west, the Southern Pacific tracks on the south, O Street on the east, and Kern Street on the north (Bulbulian 2001:37). “Armenian Town” included residences, bakeries, schools and churches, including the home of one of Fresno’s leading citizens, writer William Saroyan. In the early years Armenians preferred to live on lettered streets, I Street to O as well as on Los Angeles and Monterey Streets as these were paved and relatively free of dust in summer and mud in winter. Younger families began to move out of Armenian Town following World War II and by the 1960s and 1970s the neighborhood had lost its distinct ethnic identity (Bulbulian 2001:39).

The southern section of this former ethnic enclave, from San Benito Street past Los Angeles street, is included within the project boundaries although it is important to note that the construction and significance of some properties predates their association with Armenian Town.

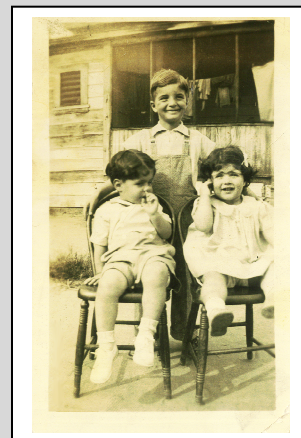
### ***Memories from Armenian Town, 1930s:***

***Abe [George] Salvian*** was born in 1928 in Fowler and moved with his family to 239 N Street in Armenian Town circa 1933 when their farmhouse burned down. His father was from Samsun, his mother from Bolis [now Istanbul] Turkey. His father's first wife and several children were all killed in the Armenian Genocide.

*The Salvian family lost everything in the Fowler fire: "I mean, we had nothin' nothing. Zero when we came to town. (...) We had apple boxes for furniture. (...) But we weren't the only ones, there was a lot of them [that were poor.]" The rent on the N Street house was \$2.50 a month. To get by the family had a large garden and raised chickens. Mr. Salvian attended Emerson School although walking to school was a challenge, with "a fight every day." They were called "Black Armenians", particularly by the Germans from Russia. Armenian Town also had its class structure, however, with homes north of Ventura the more exclusive and owned by wealthier Armenian families.*

*By 1937 the Salvians were able to move to a nicer 2-bedroom home located at 245 Fulton Street. There was a street light in front, "we were high class then!" Sham's Rio Grande service station was on the corner. Mr. Salvian sold sunflower seeds, peanuts and popcorn at the baseball games at California Playground. He also worked summers picking grapes and laying them on the papers to dry into raisins. He quit school after 6<sup>th</sup> grade and worked at the produce market that was located where the City Hall Annex is today: "Trucks would line up that whole block, back to back." At 14 he went to work at the Downtown Garage. He and his friends would walk to the Coney Island on Tulare Street for lunch, "and have a good meal for 25 cents: three hot dogs a nickel a piece, big Pepsi cola, 5 cents, bag of potato chips, five cents. That was a good meal."*

*From a taped interview with Abe [George] Salvian, 7 July 2015 by Karana Hattersley-Drayton, City of Fresno, for the South Van Ness Industrial District Historic Survey.*



Several buildings in Armenian Town are on Fresno's Local Register of Historic Resources including HP# 056 The Mink Home (1907) located at 344 N Street, which was the residence of a machinist for Central California Machine Works, and HP# 097 The Neverman Home (1912), 309 M Street, the residence of Rudolf C. Neverman, the assistant brewmaster for the Fresno Brewery. By 1936 Erikor Sherafian was listed as the owner of 344 N Street and Moses Terzian was the owner of 309 M Street. The following buildings are associated from their initial construction with local Armenian history, HP# 246 Sham's Rio Grande Service Station (1938) located at 205 Fulton Street and HP# 249, J.M. Menend/Murray Ice Cream Company Building (1924) located at 175 Fulton Street.



***The J.M. Menend/Murray Ice Cream Co. Building*** is located at 175 Fulton Street, at the "Five Corners" area where Fulton, Los Angeles and South Cherry meet. A building permit was issued in 1923 to the contractor Carl D. Hosepian for a store. Apparently the building first served as a candy store but by 1929 it housed the Murray Ice Cream Company, a favorite stop for families coming and going to baseball games at the California Playground (Field).

Directly across the street is ***Sham's Rio Grande Service Station***, constructed in 1938 in a Streamline Moderne style. The station was purchased in 1941 by Ralph Shamshoian and it became a favorite hangout on Saturdays for young Armenian men. Sham's also sponsored a basketball team. The station burned badly a few years back and was faithfully restored by the current owner.



## Fresno Traction Company (streetcars):1927-1939

The first horse car lines in Fresno were developed in 1887 with the purpose of promoting real estate sales on the eastern side of the City (Railroader 248:3). Electric service was initiated in October 1902 under the Fresno City Railway Company with H.A. Voorman, president. In 1903 the Railway Company was renamed the Fresno Traction Company with A.G. Wishon, Manager. By 1905 there were 15.5 miles of track in the system (Harrison in Clough 1996:248-9). In 1910 the Fresno Traction Company was sold to the Southern Pacific Railroad. The era of electric street cars was reasonably short in Fresno. The Fresno Traction Company consistently lost money and in the early 1930s, with rising costs of operation and a poor economy, the Company began to close down its lines. In 1934 the 1912 vintage center-entrance “dragon” cars were declared surplus and placed in dead storage in the car yard at First and Platt (Hamm 1979:37). The last trolley ran out Wishon Avenue on May 21<sup>st</sup>, 1939 where it met with a bus at a ceremony that marked the transition from “rails to rubber” (Clough 1986:59).

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On September 1, 1927 the Wishon Line was extended to terminate at Fulton (formerly J Street) and Hamilton Street in the project area. Prior to 1927 this street car route originated and terminated at the S.P. Depot. Coincidentally, two cars from the Fresno Traction Company are located a block away in the South Van Ness neighborhood at 1731 S. Cherry Avenue. A Dragon type car and a Birney type streetcar were salvaged and remodeled for use as a café beginning in 1935. The Standard Diner was later renamed “Trolley Car Carole’s” and was “a hangout for the coffee and poetry crowd” (Hansen 1991:26). The diner is currently not in use and the cars are the subject of vandalism. They are listed on Fresno’s Local Register of Historic Resources, HP#099.





## Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development: (1885-1970)

Commercial businesses in the project area developed quickly over the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair.

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Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, Mid-century Modern and vernacular commercial, the later with little stylistic articulation. Commercial buildings in the project area listed on Fresno's Local Register of Historic Resources include:

- HP# 026 Fresno Brewing Company (1907) 100 M Street (National Register of Historic Places)
- HP# 060 Central Packaging Supply Company (1920) 2534 San Benito
- HP# 069 Fresno Planing Mill (1917) 1820 Monterey Street
- HP# 070 Bekins Van and Storage (1921) 301 Van Ness Avenue
- HP# 083 California Products Company Office (burned and demolished)
- HP# 084 San Joaquin Grocers Wholesale Warehouse (1913) 104 Fulton Street
- HP# 098 Old Barn (1900) 100 ¼ M Street
- HP# 100 American Self Storage Company (1918) 1844 S. Cherry
- HP# 101 Holt Lumber Company (1915) 1916 S. Cherry
- HP# 246 Sham's Rio Grande Service Station (1938)
- HP# 249 J.M. Menend/Murray Ice Cream Company Building (1924) 175 Fulton Street.



*Holt Lumber  
Company Office in  
2014*

**Photo:** Karana  
Hattersley-Drayton

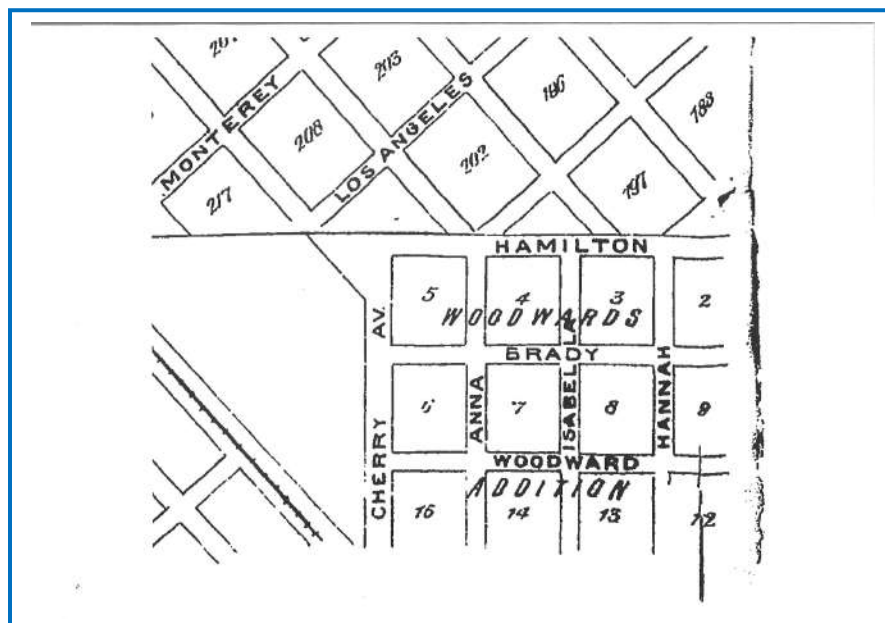
## Site Specific History

An overview of the historical and architectural development of the South Van Ness Industrial District can be gleaned from several sources, including a review of the Sanborn Maps for the area. Sanborn Maps were originally created for assessing fire insurance liability in urban areas of the United States. Although the City of Fresno was founded in 1872, the first Sanborn maps were not produced for Fresno until January 1885, the year the city was incorporated. No portion of the South Van Ness Industrial District project area was included in the 1885 maps. A portion of the area including 12 blocks of the Woodward's Addition was depicted on the May 1888 Sanborn map, although no individual block maps were prepared as the area was outside the City limits. By the 1898 Sanborn Map several blocks within the project area were included and assessed.

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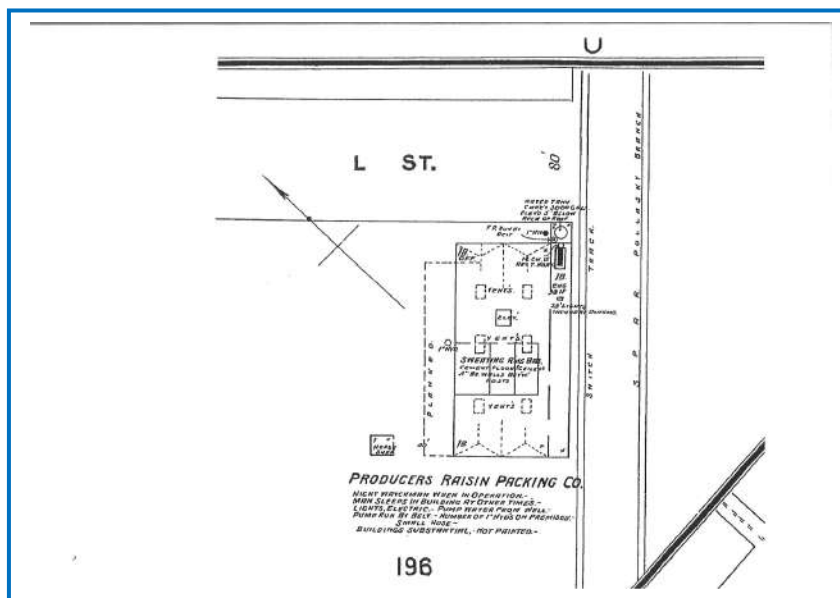
**May 1888 Sanborn Map:** City blocks 218 (north of Monterey) over to Block 181 are shown on the overview map as are 12 blocks of the Woodward's Addition. None of these blocks are specifically assessed, however, as they were not within the City limits. Woodward's Addition included Brady Street (later "Brady"), Hannah (later "Sarah"), Isabella (later Van Ness), Woodward and Anna (named one assumes for Woodward's wife, Anna). Hamilton was the north boundary of the Addition and Cherry Avenue was the western edge. The tract is orthogonal, thus it lines up with the agricultural sections south of the city and as a consequence odd shaped parcels were created where the Addition met the railroad grid of the original City of Fresno plat.

1888



**1898 Sanborn Map:** By the 1898 Sanborn all 15 blocks within the Woodward Addition were depicted and were within the city limits which ran along the east side of the Addition. However no specific maps were prepared for the 15 blocks of the subdivision. The Pollaski Branch of the Southern Pacific Railroad ran through the project area on a gentle arc following along San Diego. Another SPRR branch (identified in 1906 as the Sanger Branch) ran along the County line (now California Avenue). The San Francisco and San Joaquin Valley Railroad (soon to be appropriated by the ATSF) is east of the city limits. Maps 9 and 36 depict sparsely populated residential neighborhoods along Monterey with one story homes, outbuildings (including barns) and a few tankhouses for a domestic water supply. Producers Raisin Packing was located on block 196 on L Street, Map 43.

**1898:43**



**1906 Sanborn Map:** The City had expanded by 1906 with additional blocks south of the County Road (now California Avenue). The Sanger Branch and Pollaski branches of the SP served the growing industries throughout the area. The Santa Fe line was now apparently within the city limits and ran along “East Avenue.” Cherry Avenue by this time had been extended to intersect with Los Angeles Avenue, thus creating irregular shaped parcels at “Five Corners” (Cherry-Los Angeles and J/Fulton Streets). The Woodward Addition now had city block numbers, 1018-1032. South “O” Street was also called “Ada.”

New businesses had developed including the Hollenbeck and Bush Lumber Yard located at Monterey and H Streets and the Fresno Traction Company nearby. The residential blocks around Monterey and L still contained vacant

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The Fresno Brewing Company with a capacity of 90 barrels per brew had been constructed on block 188. North of the brewery on block 1016 (south side of Butler near N) was a saloon with a large lathe arbor, tankhouse, horse shed and bowling alley, facilities undoubtedly to serve the workers at the Standard Oil Company across the street.

**1906:68**





**1918 Sanborn Map:** The City continued to develop with new residential subdivisions east of the project area. The south boundary of the City remained the former County Road, now renamed California Avenue. Ada Street on the east side of Woodward's was "Pearl." Isabella was now S. Van Ness Avenue. Small businesses had moved into the predominantly residential area around Monterey and J Streets including a vet, cleaners and bicycle repair shop. Auto repairing first appears on the 1918 map on block 218. Fresno Planing Mill had been located on the southeast corner of Monterey and H Streets

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The San Joaquin Grocery was now on block 202 and the building is extant to this day. Across the back alley the Eagle Packing and Storage Company at K Street at San Diego was now T.J. Hammond Fig Packing and Storage. The Sperry Flour Company Grain Elevator had been constructed on block 201. The blocks south along Cherry Avenue (west side) included the Hollenbeck and Bush Planing Mill Company, the Dorsey Parker Company Wood and Coal Yard and a nursery.



*San Joaquin Grocery, April 5, 1917 (Photo: Pop Laval Foundation)*



The western half of the Woodward's Addition was increasingly becoming industrialized although many residences remained with some outbuildings and vacant parcels. Block 1030 included Cudahy Packing Company, Wielands Beer Bottling and Storage and Valley Boiler Works. The Auto Fac. Prints Company was on block 1027 with a small soda bottling firm on block 1024. People's Ice Company had been established on the southeast corner of block 1032 at Anna and California Avenue. The east half of Woodward's Addition remained residential with one block (1021) vacant and thus ripe for development.

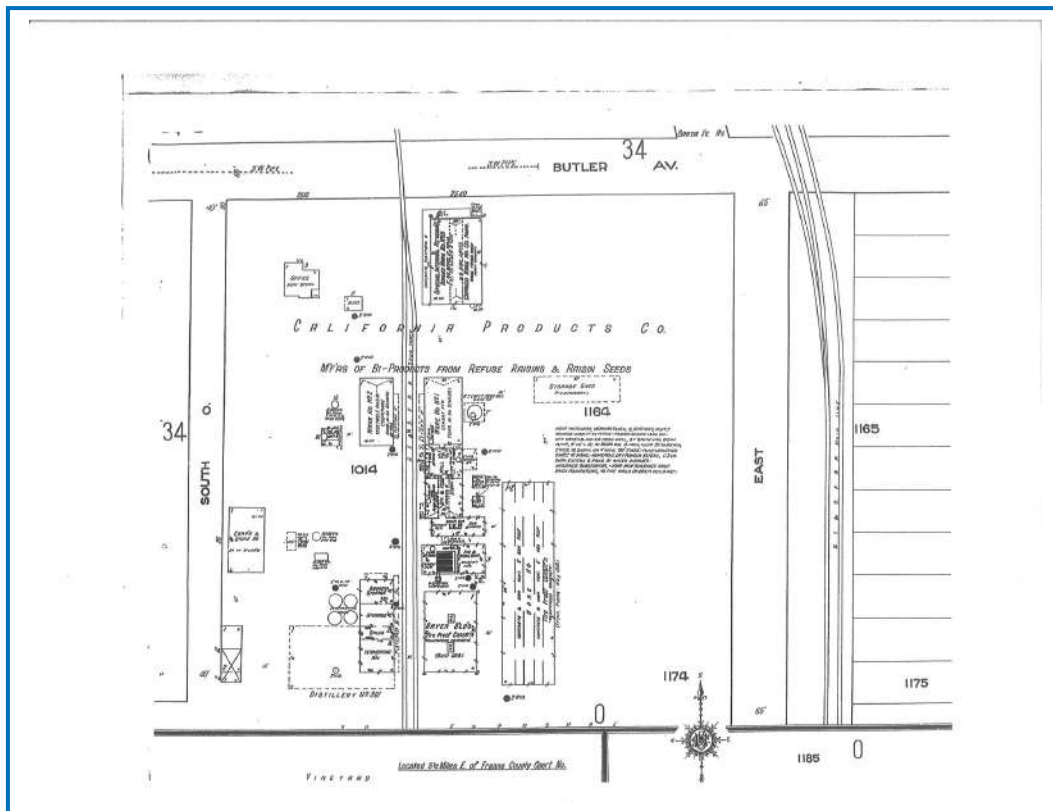
Map 24 of the 1918 Sanborn set included the blocks around Van Ness Avenue, San Benito and Monterey and depicted only small homes and a few outbuildings, with the exception of Knox Presbyterian Mission on the southwest corner of Los Angeles and M and a Merchandise warehouse on the northeast corner of L and Monterey.

A "California Park" was now located on block 197 at L and San Diego directly south of the Fresno Brewing Company, which had expanded since 1906.

*California Park, also known as California Playground and California Field was one of the first four playgrounds and small parks purchased following a successful bond drive in 1910 which garnered between \$60,000 and \$80,000 dollars. The deed transfer was entered into the City's records on 8 June 1910 from the City Land Company. Abe Salvian lived in the area in the 1930s and recalls participating in a marbles tournament at the park, which had swings, a small clubhouse and at some point a wading pool. The park was one of three parks favored for adult softball tournaments, particularly after lights were installed for nighttime games (Leymel 1943).*

Block 182 (between N and O, San Benito and Monterey) was strictly residential and part of Armenian Town but all blocks nearer to the ATSF railroad corridor included a variety of businesses, making use of their proximity to the tracks. New businesses since the 1906 map included J.H. Burnett's Ironworks and Foundry (block 1008) the E.Y. Foley Dried Fruit Packing Plant (1038), the San Joaquin Baking Company and the Valley Van and Storage Company (block 180), California Seeded Raisin Company and the J.K. Armsby Company Plant No. 2 Raisin Drying and Seeding (block 1011), the Fresno Fuel Company wood

and coal yard and the Swastika Lumber Company (1012). Block 181 included a large structure, the Valley Hay and Grain Company Hay Barn and the Associated Oil Company. Block 1015 was devoted to the Standard Oil Company. The Associated Warehouse Company Plant No. 25 Raisin Packing was located on block 1013. Blocks 1014 and 1164, the southwest parcel at Butler and East Avenue, was the California Products Company complex. A spur of the AT&SF ran up the middle of the site.



### **California Products Company History**

The history of the California Products Company is sketchy at best. A November 1919 obituary in the Fresno Republican eulogized George W. Hooven and noted that he had been the head of the company for 15 years, which suggests a circa 1904 founding. Hooven "succeeded in building up the present business from small beginnings." The deceased was also credited with being "largely instrumental in developing the cotton industry, with its by-products, in the

San Joaquin Valley” (Fresno Republican 14 November 1919). Some version of the company was in operation at least into the 1980s.

Undoubtedly the longevity of the company was due in large measure to its diversity. The 1918 Sanborn Fire Insurance Map described the California Products Company as “Manufacturers of Bi-Products From Refuse Raisins and Raisin Seeds” although by that year the plant had significantly geared up for cotton ginning and storage. One major new building noted on the 1918 Sanborn map is identified as a “Special Internal Revenue Bonded Warehouse No. 5; Caproco Warehouse Company Property.” The building was heavy construction with a wood truss roof frame and is extant (Building #3) (Sanborn 1918:102).

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In 1922 the company (“known for years for the manufacturing of brandy”) applied to the prohibition commissioner for permission to engage in the “manufacture and distribution of industrial alcohol on a large scale...” This alcohol was to be produced from fruits and vegetables that were below grade and could not be marketed or packed (Los Angeles Times 17 December 1922). In 1923 the Company purchased 700,000 gallons of wine from Louis Rusconi, the entire 1922 vintage of the Wahtoke vineyard east of the city, to be used for alcohol for medicinal purposes (Los Angeles Times 14 July 1923). In 1929 Company management announced that it would be the first in the County to produce coconut oil and meal and peanut oil and meal, for use in lard substitutes and cattle feed (“Ten Years Ago”, 1929, n.d)

In 1937 the Company invested in several major buildings for the manufacturing of alcohol including a new fermenting building, storage space and a 4-story still of reinforced concrete with eighteen fermenting vats with a capacity of 800,000 gallons. All the buildings were constructed by Trewhitt-Shields and Fisher (Fresno Bee 5 May 1937).

*Brandy  
Deposit, with  
Distillery in  
Background  
(1937)*

**Photo:** 2010  
by Karana  
Hattersley-  
Drayton



According to correspondence on file in the Historic Preservation archives, "California Products Company" was still in business in 1980. It is not known when the company ceased operations. The 11-acre parcel was assessed for its eligibility to the National, California and Local Registers in a study prepared by the City's Historic Preservation Project Manager in August 2010. None of the properties were found eligible to the National or California Registers but a few were possibly eligible to the Local Register of Historic Resources. The circa 1900 office at the complex, housed in a Queen Anne style cottage, was in fact on the Local Register of Historic Resources (HP#083) but burned the next year in an arson fire and was subsequently demolished.

**1948 Sanborn Map:** By 1948 State Route 99 cut through the project area on the western side, Cherry Avenue had been extended through block 203 to connect with Monterey and there was an increase in auto related businesses and far fewer residences.

Rosenberg Brothers and Company (Dried Fruit Packers) had numerous large raisin storage sheds on the south side of Cherry Avenue (blocks 212-14). On block 202 (Fulton at Los Angeles) the houses had been removed and Safeway Stores now owned the San Joaquin Grocery Warehouse. A wholesale candy and tobacco company was located on the northeast corner, at Van Ness.

Most housing was now gone from the western half of the Woodward's Addition other than on the eastern side of S. Van Ness. The Valley Ice Company (formerly the People's Ice Company) had expanded (block 1032). There were numerous vacant lots on blocks 1027, 1028 and 1029. Many small homes remained on the eastern half of the Woodward's Addition with raisin facilities and soft drink bottling on block 1020, raisin storage sheds on block 1019, Sun Maid Raisin Growers on block 1018, and Challenge Cream and Butter Association and also an Olive Factory on block 1021 (northwest corner of Hamilton and Mary).

The blocks surrounding Monterey, L and M Streets were still primarily housing. Block 186 included a wholesale beer business and numerous empty parcels.

Block 197 remained California Park. Block 188 was the Fresno Brewing Company and an ice cream factory was also located on the southwest corner. The W.P. Fuller and Company (Paint Warehouse) was located on block 187 and the north half of block 189. The south of this block was the San Joaquin Baking Company which also had facilities for truck loading on the north half of block 196.

On the northeast portion of the project area block 182 remained mostly residential. Block 180, closer to the Santa Fe tracks, included the Fresno Channel Bakers on the southern half of the block and a Montgomery Ward and Co. warehouse on the northern half. The El-Mar Packing Company, the Merzoian Packing Company and Guggenhime and Company were located along Santa Fe Avenue. The blocks immediately south included a raisin storage shed and more buildings for Guggenhime and Company. Block 1013 included Loughhead Frozen Foods on O Street and the Independent Paper Stock Company on Butler. Block 1015 was the location of a Standard Oil Company complex, block 1016 General Mills and the Sperry Division Flour Warehouse.

The California Products Company on block 1014 had expanded. The super block bounded by Hamilton, Pearl and East was a huge complex of buildings and sheds owned by Sun-Maid Raisin Growers of California.

*Fresno  
Brewing  
Company  
(1907)*

*National  
Register  
and Local  
Register  
(HP#026)*

**Photo:**  
*Karana  
Hattersley-  
Drayton,  
2006.*



*The Fresno Brewing Company was founded in 1900 by Ernst Eilert who moved to Fresno from Humbird, Wisconsin where he owned another brewery. Eilert had been trained in European brewing techniques in Germany. The Fresno Brewing Company provided jobs for over 1,000 people at the peak of production. It closed in 1919 with Prohibition. Under the name "Eilert Products" the company later produced bottled soft drinks. Following the repeal of Prohibition in 1933 the company once again brewed beer. The brewery itself was demolished in 1955. The office and warehouse (1907) are all that remain of this once extensive 20-acre complex. The design is attributed to architect Eugene Mathewson. (National Register nomination, originally prepared by Patrick Supple)*



## **Architects and Contractors:**

The following architects and contractors have been identified as having worked in the South Van Ness Industrial District project area. Notes on several of these firms are from research provided by the survey consultants, Architecture+History:

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**Church, J.R.** - The J.R. Church Construction Company operated from offices at 221 N. U Street from at least 1922 through 1940. In addition to 2735 E. Woodward Avenue, the company was responsible for a \$31,000 addition to the Fresno Sanitarium at 708 E. Street (1922), a store on G Street for Henry Bister (1919), and a \$2500 frame dwelling in the Mattewan Addition for C.W. Church (1919).

**James Thomas Cowan** (known as J.T. Cowan) was a native of Fresno born 15 November 1892. His father, David Cowan, had established a construction business in the city in 1885. J.T. Cowan assumed leadership in the company in 1919 and operated the business in Fresno for 50 years. His office was located at 1221 Fulton Street from 1933 through at least 1940 (Polk City directories, 1933 and 1940). Cowan worked primarily on commercial buildings and shopping centers, but also constructed homes in Fig Garden and the Sunnyside district as well as several bungalow courts. Some of his notable projects included J.B. Hill Company's warehouse on North H Street, Turpin's furniture store on Fulton Street, several residences on Van Ness Boulevard and the Brix Court Apartments at 1325-41 M Street (Walker, 340-341).

**Farina Brothers.** Farina Brothers Construction Company operated in Fresno in the 1940s. The company specialized in brick and stonework. Their headquarters were located at 1215 N. Palm Avenue.

**Fisher and McNulty.** Hugh McNulty was born in St. Louis in 1892 and lived in Fresno from infancy. He graduated from Stanford University in Mining Engineering and formed a partnership with R.P. Fisher in 1920. The company constructed numerous buildings of note including the Pantages Theatre and Twining Laboratories, the latter designed by Charles Butner (Winchell, History of Fresno County). They built the Spanish Revival/Italian Renaissance home on 3702 E. Huntington.

**Harris Construction Company.** Founded in 1914 by the Harris family, Harris Construction Co. is one of the longest-running businesses in the central San Joaquin Valley. The company's early projects were primarily commercial and included offices, banks, and grocery stores. The Manchester Center (1950s) and

the spiral parking garage on Van Ness Avenue (1970s) were later projects (Rodriguez, "Fresno's Harris Construction Celebrates Centennial").

The company operated from an office at 264 Palm Avenue from 1940 through at least 1960. By 1969 their offices had moved to 1505 N. Chester Avenue (Polk Fresno city directories, 1940, 1960, and 1969). The Harris family continued to own the company until 1986 when it was purchased by Richard Spencer (Rodriguez, "Fresno's Harris Construction Celebrates Centennial").

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**L.B. Pipes Co.** The Lloyd Pipes Co., founded by L.B. Pipes Sr., was the Fresno-area franchised builder of Pascoe Steel Corporation pre-engineered metal buildings (*Fresno Bee*. 14 March 1965, 108). The company operated from an office at 2762 S. Elm Avenue in 1960 and 1407 N. Thesta Street in 1969 (Polk Fresno city directories, 1960, and 1969). In addition to the warehouse at 1905 S. Mary Street, the company built the grandstand at the Sacramento Fairgrounds for \$281,781, the Sierra Furniture company building in Visalia, a prefabricated grandstand for the 21<sup>st</sup> District Agricultural Fairgrounds near Madera, and a \$125,225 metal addition to the industries warehouse at the California Training Facility in Soledad (*Bakersfield Californian*. 22 December 1955, 15 and *Fresno Bee*. 26 May 1963, 110). L.B. Pipes is also the contractor noted on building permits for several bungalow courts in Fresno's Lowell and Tower neighborhoods including 931 E. Divisadero Street and 841 E. Pine Avenue. Most of these courts were designed in a Spanish Revival style.

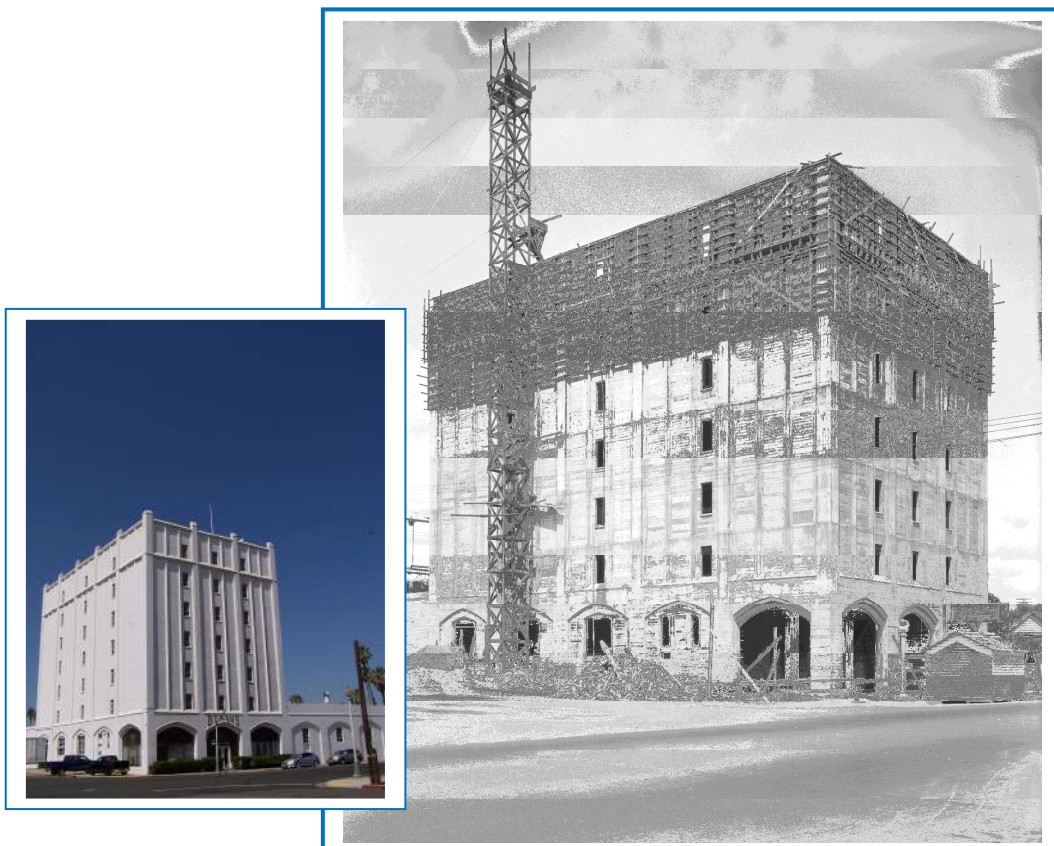
**L.H. Hansen & Sons.** L.H. Hansen was born in Denmark 1 August 1879. He completed his apprenticeship as a carpenter in his native country before immigrating to the United States at age 21. After living in the Midwest, Hansen settled in Fresno in 1930. L.H. Hansen & Sons operated from an office at 313 Palm Ave by 1951 through at least 1960 (Polk Fresno city directories, 1951-52 and 1960). The company was a successful contracting firm working throughout the San Joaquin Valley. They were responsible for the construction of numerous commercial and educational buildings and contracted extensively with the government during World War II. Notable projects include the old Fresno City Hall, Fresno County Jail, and a building for Fresno Photoengraving at 748-750 Fulton Street, (HP#261) (Walker, 381).

**Larsen Ratto Construction Company.** The Larsen-Ratto Construction Co., headed by president Robert S. Larsen, operated from an office at 1901 E. Hedges Ave. by 1960 through at least 1969 (Polk Fresno City Directories, 1960 and 1969).

**Martin, Roy.** Roy Martin was a local contractor who designed and built residences. His work includes the bungalows at 1827 and 1835 S. Sarah Street (built 1922), a \$16,700 residence for M. Brophy at 541 Terrace Avenue (built 1922) two apartment buildings at 805-835 Weldon Avenue for L.E. Smith for \$18,000 each, and the Tudor Revival residence at 3003 N. Van Ness Blvd. (built 1935) (*Building and Engineering News*: 16 December 1922: 28 and Powell, n.p.).

**Fred 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).

*Bekins Van and Storage 301 Van Ness Avenue under Construction, 3 June 1925  
Trehitt-Shields Company (Photo: Pop Laval Foundation) and building in August  
2015*



## **Findings and Conclusions**

### **Regulatory Context**

Under Section 106 of the National Historic Preservation Act (1966 as amended) federal agencies are mandated to “take into account the effects of their undertakings on historic properties,” which may be affected by federally funded or federally approved undertakings. “The Section 106 process seeks to accommodate historic preservation concerns with the needs of Federal undertakings through consultation ... commencing at the early stages of project planning” (36 CFR Part 800.1). Federal agencies can delegate some responsibilities for the Section 106 process. The Department of Housing and Urban Development (HUD), for example, is authorized by law to fully delegate its Section 106 responsibilities for some programs to local governments so that the local governments “become the Federal agency.” HUD however still has ultimate authority.

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In order to assess effects to historic properties, the resources within the project Area of Potential Effects (APE) must be evaluated for their eligibility to the National Register of Historic Places. The criteria for evaluation as provided for in *National Register Bulletin* 15 (1990:2) are as follows:

*The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:*

*Criterion A – that are associated with events that have made a significant contribution to the broad pattern of our history; or*

*Criterion B – that are associated with the lives of persons significant in our past; or*

*Criterion C – that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*

*Criterion D – that have yielded, or may be likely to yield, information important in prehistory or history.*

The California Environmental Quality Act (1970) requires consideration of project impacts on archaeological or historical sites deemed to be “historical resources.” A substantial adverse change in the significant qualities of a historical resource is considered a significant impact. For the purposes of CEQA, a “historical resource” is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR). Historical resources may include, but are not limited to:

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A resource included in a local register of historical resources...  
or identified in an historical resource survey meeting the  
requirements section 5024.1(g) of the Public Resources Code-

Any object, building, structure, site, area, place, record or  
manuscript which a lead agency determines to be historically  
significant in the architectural, engineering, scientific,  
economic, agricultural, educational, social, political, military, or  
cultural annals of California. . [14 California Code of  
Regulations (CCR) 15064.5(a)(3)].

The eligibility criteria for the California Register are the definitive criteria for assessing the significance of historical resources for the purposes of CEQA (Office of Historic Preservation n.d.). Generally, a resource shall be considered “historically significant” if it meets the criteria for listing on the CRHR, as defined in the Public Resources Code (PRC) below, and it has been found and/or treated eligible by the State Historical Resources Commission or the local agency:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.*
- (2) Is associated with the lives of persons important in our past.*
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. [PRC 5024.1(c)].*



Fresno adopted a Historic Preservation Ordinance in 1979 as amended in 1999 (FMC Article 16 Chapter 12). The Ordinance (as amended) established the Historic Preservation Commission and the Local Register of Historic Resources. Any building, structure, object or site may be designated as a Historic Resource if it is found by the Commission and Council to meet the following criteria:

*(1) It has been in existence more than fifty years and it possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:*

*(i) It is associated with events that have made a significant contribution to the broad patterns of our history; or*

*(ii) It is associated with the lives of persons significant in our past; or*

*(iii) It embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values; or*

*(iv) It has yielded or may be likely to yield, information in prehistory of history.*

### **Eligibility to the National, State and/or Local Registers:**

The project footprint (Area of Potential Effects) included a total of 228 properties. Of the 228 properties, 187 were constructed prior to 1970 and were fully evaluated on State of California DPR survey forms for their eligibility to the National Register of Historic Places, the California Register of Historical Resources and Fresno's Local Register of Historic Resources. Forty-one properties were constructed post-1970 and primary forms only were prepared for these buildings. Surveys are intended to help create an inventory of potential historic resources in the survey area but are not intended to constitute a final determination as to the actual historic or cultural value of the properties. It is only the Historic Preservation Commission and the Fresno City Council who may recommend and designate a property, as an example, to the Local Register of Historic Resources. At the very least, a survey represents a baseline for land use planning and potential future action.

The consultants, Architecture+History (in consultation with the City of Fresno's Historic Preservation Project Manager, Karana Hattersley-Drayton) concluded that there were no resources within the project area that were individually eligible for listing on the National Register of Historic Places, nor was there a potential National Register Historic District.

The consultants and staff, following input from the City's Historic Preservation Commission at a public hearing on July 27, 2015 found that 9 resources were individually eligible for listing on the California Register of Historical Resources. An additional 8 resources were eligible for individual listing on the City's Local Register of Historic Resources and 2 are potentially eligible for listing as Heritage Properties under the City's Historic Preservation Program:

**Leo J. Meyberg Co./A.H. Meyer Company Building (1951) 2930 Butler Avenue (California Register 3, Local Register Criterion iii).** The building is architecturally distinct as an example of an enframed window wall commercial building with high integrity to its period of significance.

**The Western Pipe and Steel Company (1940) 2421 E. California Avenue (California/Local Register 1, i).** The company was a steel fabricator with plants in the San Francisco Bay Area, Bakersfield, Taft, and Phoenix and was a key player in manufacturing and shipbuilding during World War I and II. The oldest building in this complex of eleven buildings and structures was constructed by L.H. Hansen and Sons in 1940. The property possesses historic significance within the context of industrial development in Fresno and represents the role Western Pipe and Steel Company and its successor Consolidated Steel Company played in the manufacture of materials for the U.S. military during World War II and for commercial purposes in the post-war period.

**Rosenberg Brothers and Co. (1918) 1844 S. Cherry Avenue (1/I, 3/iii).** Although the windows have been in-filled and there are alterations to the first floor, this 1918 building retains sufficient integrity to its period of significance. Rosenberg's was a major fruit packer and seasonable employer with importance in Fresno's commercial and social history.



**People's Ice Company (1920-) 2003 S. Cherry Avenue (California Register 1/i).** This complex of buildings occupies an entire block and was constructed over a period of 60 years. The nine pre-1950 buildings appear to be eligible to the California Register and the Local Register for the important role ice manufacturing and cold storage played in food processing and the transportation of food by rail.

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**The Anderson Paint Company 202 Fulton Street (1935) (3/iii).** This Art Deco style building occupies a triangular shaped parcel where Los Angeles, Fulton and Cherry Streets meet to create "Five Corners." The building was constructed and probably designed by Fisher and McNulty, who built numerous commercial and residential buildings in the Fresno area in the 1920s and 1930s. The Anderson Paint Company Building is a rare example of art deco in the project area and in Fresno overall and retains integrity to its period of significance.



*Anderson Paint Company (2015, Shayne Watson), Electric Motor Shop (2015)*

**The White Company Trucks Building/Electric Motor Shop 245 Fulton Street (1919/1953) (3/iii).** The 1919 building on this parcel was remodeled in 1949 at which time it may have received the late art deco detailing. It retains integrity to its period of significance of 1949 and appears to be eligible as a rare example of Art Deco retro in the project area, and in Fresno.

**The San Joaquin Bakery 150-160 L Street (1919) (iii)** The oldest part of this complex was constructed in 1919 with additions and alterations (and repairs to fire damage) through 1959. The property retains integrity to its period of significance and is an excellent example of brick warehouses and light industrial buildings from this area.

**The W.P. Fuller Paint Company 2244 Los Angeles (1922) (3/iii)** is a massive masonry brick 49,603 sf two-story building of an eclectic design with both Mission Revival and Art Deco flourishes. The street elevations have a stucco finish. It served as the Fuller Paint Company store and warehouse from 1922 through the late 1960s. The building appears eligible to both the California Register and Fresno's Local Register as one of the best remaining examples of a commercial warehouse in the survey area.

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*Fuller  
Paint  
Co.  
January  
2015  
Photo:  
Shayne  
Watson*



**The Squirt Bottling Company 152 M Street (1946) (iii).** The wood and brick clad false front on this building barely conceals the Quonset Hut behind it. Quonset huts were produced by the military during World War II and became surplus following the war. The building was assembled by the Squirt Company of Fresno and was used for bottling and as a warehouse for about twenty years. The building appears eligible to the Local Register of Historic Resources as one of the best remaining examples of a Quonset Hut in the survey area and perhaps in Fresno.

**The Associated Oil Company 2414 Monterey Street (c1912/1925) (3/iii).** Seven buildings and one structure sit on this 2.26 acre triangular parcel. Three of the buildings/structures date to circa 1912 and at least five others from circa 1925 are also extant. The property is a rare example of an intact early industrial site within the survey area and appears eligible for both the California Register as well as the Local Register.

**The United Grocers Inc. Wholesale Grocery 414 P Street (pre-1928) (3/iii).**

This two-story red brick building is articulated with buff colored bricks at the cornice and in a series of pilasters. Although the building was literally cut in half (or more) by the construction of State Route 41, the remaining building has high integrity and is a classic example of an early commercial warehouse in the project area.

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**The Robert and Cora Thomas House, 1937 S. Sarah Street (1911) (i).** This Craftsman bungalow is one of the oldest extant buildings within the pre-1888 Woodward's Addition. This tract is among the earliest added to Fresno's parent grid and was initially all residential. The home is named for the residents who lived on site from 1920 to around 1926 with their nine children. It appears eligible to the Local Register of Historic Resources under Criterion i.

**The Radin Kamp Warehouse 304 L Street (1912) (i/iii).** The two-story masonry brick building at 304 L Street was built in 1912 and served as the warehouse for the Radin-Kamp Department Store, an early mercantile in downtown Fresno. The building has recessed multi-light metal windows with brick sills and segmental brick arches and is located within the southern area of Fresno's Armenian Town. It appears to be eligible for listing on Fresno's Local Register of Historic Resources for its association with an important local business and as an excellent example of an early 20<sup>th</sup> century brick warehouse.





*Radin Kamp Warehouse and Foley Home (2015)*

**The John G. Foley Home 303 M Street (c1902) (i/iii).** The consultants found that this Queen Anne style home (circa 1902) is eligible as a contributor to a potential Armenian Town Historic District. Staff and the City's Historic Preservation Commission felt that the former residence of a driver for the Fresno Brewing Company had sufficient integrity and historic value to warrant consideration for listing on the Local Register under Criteria i and iii. Queen Anne style homes are increasingly rare in Fresno and most definitely are rare in the project area. Unfortunately, a site visit in August 2015 revealed that most windows have been replaced with vinyl, although in a similar style (1/1 lights).

**The J.J. Voogt Home 1835 S. Sarah Street (1922) (i).** This typical Craftsman bungalow is nevertheless among the earliest and best preserved residences in the Woodward's Addition, a pre-1888 tract that is one of the first to be added to the City's railroad grid. The home also has an interesting cultural history. It was one of two homes commissioned by a Japanese American, A. Sumida. Residents over the years have included a Volga German family and at least two Mexican-American families.

**Federal Pipe and Supply 1226-1274 S. Parallel Avenue (circa 1926) (iii).** Several buildings are located at this site. The northern-most structure is a one story brick building painted white with a series of stepped parapets down the façade. The building represents the type of warehouses that would have been present throughout the area in material, form and use and it retains a high degree of integrity. It appears eligible to Fresno's Local Register under criterion iii.

**Hass Brothers and Sturtevant Fruits 316 O Street (1923) (iii).** The center building in this complex is a one-story, white-painted brick building with metal, multi-lights industrial sash windows that have been painted white. It has a central

stepped parapet. A brick building with a triangular footprint that conforms to the rail lines and the street configuration is present at the far southern end of the site. Two contracting firms of note built and/or have made alterations to this complex, Trwhitt and Shields and Fisher and McNulty. The building(s) appear eligible under criterion iii of Fresno's Local Register as a strong example of commercial warehouses in the survey area.

**Potential Heritage Properties:** Heritage properties are defined as resources worthy of preservation but which are not proposed for and are not designated as a Historic Resource pursuant to FMC 12-1603 (n). Property owners may use the California Historical Building Code for repairs and restoration of a Heritage Property.

**The Berg Furniture Company Warehouse 2006 S. Mary Street (c1945) (iii).** The Historic Preservation Commission identified this c.1945 commercial building as potentially eligible for the Local Register of Historic Resources due to its unusual use (within the city) of corrugated iron panel walls. It was first used as a furniture warehouse.

**White Motor Company 1900 S. Van Ness Avenue (c1927) (Heritage Property).** This one-story brick commercial building has its main entrance at the corner. Its integrity has been compromised by the replacement of the building's windows and pedestrian doors. It is a good example of an early 20<sup>th</sup> century commercial building in the project area and may qualify as a Heritage Property, under Fresno's Historic Preservation Ordinance.

### **Potential Historic Districts:**

Architecture+History identified three thematic (thus discontinuous) historic districts potentially eligible for listing on Fresno's Local Register of Historic Resources:

**The South Van Ness Industrial District Streetlights.** The consultants identified two specific types of streetlight designs within the project area which appear to date to the 1920s. They are significant as embodying the characteristics of the City Beautiful Movement.

**The Brick Warehouse and Office Building District** (with 21 potential contributors). These one and two story buildings were constructed between 1945-1960 and share similar characteristics of common bond masonry brick

construction, multi-light industrial sash or clerestory windows, decorative pilasters, bow truss or barrel roofs and concrete loading docks. Additionally, most of them were constructed by a handful of design-construction firms. The consultants have identified an important grouping of commercial buildings which contribute to the vernacular landscape of the area.

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**Old Armenian Town Historic District** with 17 contributors, of which two, the Neverman Home and the Mink Home are already individually designated resources on Fresno's Local Register of Historic Resources. Should an Armenian Town Historic District be contemplated in the future, it would need to include resources north of SR 41 which were outside the boundaries of this study area and contract.

## **Project Staff Qualifications**

### **Karana Hattersley-Drayton, City of Fresno**

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. 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 Development and Resource Management 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. The 2008 publication, "Architecture, Ethnicity and Historic Landscapes of the San Joaquin Valley," for which she wrote several articles and served as Executive Editor, won a California Preservation Foundation and a 2009 Governor's Historic Preservation award.

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### **Bridget Maley, architecture + history, llc**

architecture + history, llc (**a + h**) is a San Francisco-based, woman-owned, small business focusing on historic preservation and urban planning. Owner Bridget Maley brings over 20 years' experience working with California municipal governments on matters involving historic resources and culturally significant environments to this project for the City of Fresno. Bridget has worked with the City of Fresno on several occasions, including serving as the project manager for the Germantown Historic Context Statement and the Chinatown Historic Resource Survey projects.

Bridget has worked throughout California with municipal governments on matters involving historic resources and culturally significant environments. She has developed strong relationships with municipal clients undertaking historic resource surveys and context statements, completing CEQA review and Section 106 compliance, conducting historical research, identifying historic districts, assessing cultural landscapes, drafting design guidelines, and completing design review.

Bridget has a Master of Arts Degree in Architectural History from the University of Virginia's School of Architecture, where she continues to be involved as a member of the Dean's Advisory Board. She has served on the board of the Society of Architectural Historians, is a former President of the City of San Francisco Landmarks Preservation Advisory Board, and is an active member of the preservation community. Bridget meets *the Secretary of the Interior's Standards Professional Qualifications for Architectural History and History*.

Bridget served as the project manager for the South Van Ness Industrial District Historic Resources Survey and **a + h** held the contract as the prime consultant. Bridget was assisted by long-time colleagues Shayne Watson and Jody Stock.

### **Shayne Watson, Watson Heritage Consulting**

Shayne Watson is a well-known historic preservation professional in California, with particular expertise in LGBT history and preservation. She is the co-author of the City of San Francisco's *Citywide Historic Context Statement for LGBTQ History*, completed in 2015. She has a Master's Degree in Historic Preservation from the University of Southern California.

Shayne's previous project work ranges from single building evaluations to statewide preservation planning surveys. Documentation projects include historic context statements, National Register nominations, determinations of eligibility, and historic landscape reports. Her preservation planning experience includes citywide historic resource surveys, cultural resources master plans, and compliance projects driven by CEQA and NHPA regulations.

Shayne has worked on historic resource survey and historic context statement projects for the cities of Los Angeles, Pleasanton, West Hollywood, Palm Springs and Carmel-by-the-Sea. She worked closely with Bridget Maley and Jody Stock on the City of Fresno Germantown Historic Context Statement and the Chinatown Historic Resource Survey projects. Shayne meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.



## **Jody Stock, Architectural Historian**

Jody Stock is an architectural historian with a wide range of project experience. She has inventoried and surveyed historic resources throughout California and brings extensive knowledge of commercial architecture. Jody has a Master of Science in Architecture with a focus on Architectural History from the University of California, Berkeley. Her extensive experience includes the preparation of historic context statements, cultural resources surveys, historic structure reports, historic preservation plans, and design guidelines. She has worked throughout California on historic preservation projects for numerous municipal governments. Jody worked closely with Bridget Maley and Shayne Watson on the City of Fresno Germantown Historic Context Statement and the Chinatown Historic Resource Survey projects. Jody meets *the Secretary of the Interior's Standards Professional Qualifications* in History and Architectural History.

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**CITY OF FRESNO**

**Phase I  
South Van Ness  
Industrial District**

Total parcels = 306  
Total acres = 207.6







## historic resources survey

### south van ness industrial district fresno, california

completed for:  
the city of fresno  
development and resource planning department

completed by:  
  
architecture + history, llc  
in association with  
watson heritage consulting  
and jody stock, architectural historian

august 24, 2015

City of Fresno  
South Van Ness Industrial District Historic Resources Survey

County APN	Street #	Add Street #	Dir	Street Name	Suffix	Designated Fresno Landmark (Landmark # or blank)	Potentially Individually Eligible	Brick District Contributor (Contributor or blank)	Armenian Historic District Contributor (Contributor or blank)
46831110S	1804	approx	S	ANNA	ST				
46831207	1865		S	ANNA	ST				
46831402	1954	2525 & 2539 E. Woodward Avenue	S	ANNA	ST				
46831401	2522		E	BRALY	AVE				
46831102	2541	1854 S. Anna Street	E	BRALY	AVE				
46832105	2615	2821 E. Braly Avenue	E	BRALY	AVE				
46831510	2640		E	BRALY	AVE				
46831315	2759		E	BRALY	AVE				
46830403S	150		N	BROADWAY					
46702004	165			BROADWAY					
46830206	214		N	BROADWAY					
46830710	215			BROADWAY					
46830214	220	232		BROADWAY					
46830706	223		N	BROADWAY					
46830209	240	242		BROADWAY					
46830702	245			BROADWAY				Contributor	
46830213	250		N	BROADWAY					
46830701	251			BROADWAY					
46830605	303			BROADWAY					
46823301	2902		E	BUTLER	AVE				
46802018S	2907	2909, 2923	E	BUTLER	AVE				
46803039	2930		E	BUTLER	AVE		Yes		
46803002	2964	2974, 2984	E	BUTLER	AVE				
46803003	2990		E	BUTLER	AVE			Contributor	
46803004T	3000		E	BUTLER	AVE				
46802065S	3035		E	BUTLER	AVE				
46802086S	3095	(same as 85-235 Sante Fe, no DPR)	E	BUTLER	AVE				
46702047	2421		E	CALIFORNIA	AVE		Yes		

City of Fresno  
South Van Ness Industrial District Historic Resources Survey

County APN	Street #	Add Street #	Dir	Street Name	Suffix	Designated Fresno Landmark (Landmark # or blank)	Potentially Individually Eligible	Brick District Contributor (Contributor or blank)	Armenian Historic District Contributor (Contributor or blank)
46830306	1731		S	CHERRY	AVE	HP#099			
46831109S	1803		S	CHERRY	AVE				
46831108S	1841		S	CHERRY	AVE				
46702014	1844		S	CHERRY	AVE		Yes		
46831103	1855	1841	S	CHERRY	AVE				
46831410	1913	1921	S	CHERRY	AVE				
46702013	1916		S	CHERRY	AVE	HP#101			
46831411	1927	1933	S	CHERRY	AVE				
46831409	1937		S	CHERRY	AVE				
46833104	2003		S	CHERRY	AVE		Yes		
46702048S	2020		S	CHERRY	AVE				
46804007S	2020		S	EAST	AVE				
46827715	104	110-130		FULTON	ST	HP#084			
46827709	120	160		FULTON	ST	HP#084			
46830305	143			FULTON	ST				
46830304	145			FULTON	ST				
46830303	147			FULTON	ST				
46830302	149			FULTON	ST				
46830301	175			FULTON	ST	HP#250			
46827607	202			FULTON	ST		Yes		
46830205	205			FULTON	ST	HP#247			
46830204	223			FULTON	ST			Contributor	
46830215	245	253		FULTON	ST		Yes		
46827506	254	260		FULTON	ST				
46830122	305			FULTON	ST				
46702041S	241			H	ST				
46831201	2626		E	HAMILTON	AVE				
46831387	2746	2748, 1804 S. Sarah St.	E	HAMILTON	AVE				

City of Fresno  
South Van Ness Industrial District Historic Resources Survey

County APN	Street #	Add Street #	Dir	Street Name	Suffix	Designated Fresno Landmark (Landmark # or blank)	Potentially Individually Eligible	Brick District Contributor (Contributor or blank)	Armenian Historic District Contributor (Contributor or blank)
46832110	2818		E	HAMILTON	AVE				
46803022	2829		E	HAMILTON	AVE			Contributor	
46804006S	2902	3040 E Hamilton, 1888 East Avenue	E	HAMILTON	AVE				
46803021	2933		E	HAMILTON	AVE			Contributor	
46803034	2943	2949, 2953; 1744-1780 Pearl	E	HAMILTON	AVE				
46803026	3025		E	HAMILTON	AVE				
46803018	3081		E	HAMILTON	AVE			Contributor	
46803037	2910		E	HEATON	AVE				
46824004	12		L		ST				
46824006	25		L		ST				
46824013	37	45, 53	L		ST				
46823605	160		L		ST		Yes		
46827301	161	163 L; 110-140 VAN NESS	L		ST			Contributor	
46827108	303		L		ST				Contributor
46823409	304	306	L		ST				
46827107	311		L		ST				Contributor
46827106T	315	321	L		ST				
46823410	320		L		ST				Contributor
46823411	330		L		ST				Contributor
46827105	333		L		ST				
46823412	334		L		ST				Contributor
46823413T	342	351 M	L		ST				
46827104	343		L		ST				
46827121	347		L		ST				
46823423T	348		L		ST				
46702026	1810	1860		LOS ANGELES	ST				
46823601	2244	2250		LOS ANGELES	ST		Yes		
46823202	2305	2309		LOS ANGELES	ST			Contributor	

City of Fresno  
South Van Ness Industrial District Historic Resources Survey

County APN	Street #	Add Street #	Dir	Street Name	Suffix	Designated Fresno Landmark (Landmark # or blank)	Potentially Individually Eligible	Brick District Contributor (Contributor or blank)	Armenian Historic District Contributor (Contributor or blank)
46823201	2335	2345		LOS ANGELES	ST				
46803038	81			M	ST				
46803047	100	100 1/2; 102		M	ST	HP#026			
46803046T	110			M	ST				
46823604	123			M	ST				
46823311	124			M	ST				
46823306	152			M	ST		Yes		
46823307	160			M	ST			Contributor	
46823516	211			M	ST				
46823203	220			M	ST				
46823523	221			M	ST				
46823524	245			M	ST				
46823204	250	254-258 M; 2304 MONTEREY		M	ST			Contributor	
46823429	303	2227 MONTEREY		M	ST				Contributor
46823109	304			M	ST				
46823406	309			M	ST	HP#097			
46823110	310			M	ST				Contributor
46823111	318			M	ST				Contributor
46823112	320			M	ST				Contributor
46823404	321			M	ST				Contributor
46823114	332			M	ST				Contributor
46823428	337			M	ST				
46823126	344			M	ST				
46832111	1804	1904?	S	MARY	ST				
46832102	1820		S	MARY	ST				
46832103	1824		S	MARY	ST				
46832104	1828		S	MARY	ST				
46832312	1905		S	MARY	ST				

City of Fresno  
South Van Ness Industrial District Historic Resources Survey

County APN	Street #	Add Street #	Dir	Street Name	Suffix	Designated Fresno Landmark (Landmark # or blank)	Potentially Individually Eligible	Brick District Contributor (Contributor or blank)	Armenian Historic District Contributor (Contributor or blank)
46832203	1914		S	MARY	ST				
46832313	1923		S	MARY	ST				
46832215	1930	1938	S	MARY	ST				
46832315	1941	1955	S	MARY	ST				
46832207	1946		S	MARY	ST				
46832208	1952		S	MARY	ST				
46834209	2001	2025	S	MARY	ST				
46834122	2006		S	MARY	ST		Yes		
46834129	2020		S	MARY	ST				
46834210	2047	2035 S. Mary Street (APN 46834206)	S	MARY	ST				
46830709	1820			MONTEREY	ST	HP#070			
46827109T	2115			MONTEREY	ST				
46827217	2130			MONTEREY	ST				
46823526	2202			MONTEREY	ST				
46823108	2349			MONTEREY	ST				
46820301	2414			MONTEREY	ST		Yes		
46820206	2431	305 O ST		MONTEREY	ST				
46820207	304			N	ST				
46820208	316			N	ST				
46820216	322	326		N	ST			Contributor	
46823128	333			N	ST				
46823105	337			N	ST				Contributor
46823104	339			N	ST				
46820212	344			N	ST	HP#056			
46820213	348			N	ST				Contributor
46823127	355			N	ST				
46802055S	120			O	ST				
46802066S	220			O	ST				



City of Fresno  
South Van Ness Industrial District Historic Resources Survey

County APN	Street #	Add Street #	Dir	Street Name	Suffix	Designated Fresno Landmark (Landmark # or blank)	Potentially Individually Eligible	Brick District Contributor (Contributor or blank)	Armenian Historic District Contributor (Contributor or blank)
46820106	316	320, 350		O	ST		Yes		
46820203	325			O	ST				
46820202	351			O	ST			Contributor	
46820104	339	341, 351		P	ST	HP#060			
46817504	414			P	ST		Yes		
46802001	710	804	S	PARALLEL	AVE				
46802002	850		S	PARALLEL	AVE				
46802004	920		S	PARALLEL	AVE				
46802050S	956	964, 976	S	PARALLEL	AVE				
46802008	1088		S	PARALLEL	AVE				
46802009	1104		S	PARALLEL	AVE			Contributor	
46802010	1120	1122	S	PARALLEL	AVE				
46802057	1156		S	PARALLEL	AVE				
46802013	1206		S	PARALLEL	AVE				
46802059	1226	1230, 1236, 1274	S	PARALLEL	AVE		Yes		
46803005	1440		S	PEARL	ST				
46803012	1530		S	PEARL	ST			Contributor	
46803014S	1626		S	PEARL	ST				
46834202	2012		S	PEARL	ST				
46834215S	2020		S	PEARL	ST				
46820220	2428			SAN BENITO	ST				
46820104	2534			SAN BENITO	ST	HP#060			
46802086S	85	87, 91, 93, 95, 167, 235		SANTA FE	AVE				
46802063	122	136, 150, 190, 200, 300, 350, 665		SANTA FE	AVE				
46802087U	301			SANTA FE	AVE				
46832109	1823	1827	S	SARAH	ST				
46832108	1835		S	SARAH	ST		Yes		
46832107	1843		S	SARAH	ST				

City of Fresno  
South Van Ness Industrial District Historic Resources Survey

County APN	Street #	Add Street #	Dir	Street Name	Suffix	Designated Fresno Landmark (Landmark # or blank)	Potentially Individually Eligible	Brick District Contributor (Contributor or blank)	Armenian Historic District Contributor (Contributor or blank)
46831614	1904	1914 S. Sarah and 2726 E. Braly	S	SARAH	ST				
46832213	1915		S	SARAH	ST				
46831615	1920		S	SARAH	ST				
46832212	1929		S	SARAH	ST				
46832211	1937		S	SARAH	ST		Yes		
46832210	1943		S	SARAH	ST				
46832209	1953		S	SARAH	ST				
46834125	2003	2005, 2007, 2009	S	SARAH	ST				
46834128	2021		S	SARAH	ST				
46833315	2030	2044	S	SARAH	ST				
46834123	2053		S	SARAH	ST				
46802075S	825	827, 829, 831, 833	S	TOPEKA	AVE				
46802028S	845		S	TOPEKA	AVE			Contributor	
46802078	920	935, 936, 955, 1000		TOPEKA	AVE				
46802048S	944		S	TOPEKA	AVE				
46802077S	945	956		TOPEKA	AVE				
46803044	2949		E	TOWNSEND	AVE			Contributor	
46824014	22			VAN NESS	AVE				
46824015	60	80		VAN NESS	AVE				
46824018	95		N	VAN NESS	AVE				
46827717	101	115		VAN NESS	AVE				
46827703	135			VAN NESS	AVE				
46827702	145			VAN NESS	AVE				
46827701	155			VAN NESS	AVE			Contributor	
46827606	201			VAN NESS	AVE				
46827207	202	210	N	VAN NESS	AVE				
46827602	207		N	VAN NESS	AVE				
46827208	220			VAN NESS	AVE				

City of Fresno  
South Van Ness Industrial District Historic Resources Survey

County APN	Street #	Add Street #	Dir	Street Name	Suffix	Designated Fresno Landmark (Landmark # or blank)	Potentially Individually Eligible	Brick District Contributor (Contributor or blank)	Armenian Historic District Contributor (Contributor or blank)
46827220	224	246		VAN NESS	AVE				
46827601	241			VAN NESS	AVE				
46827214	250			VAN NESS	AVE				
46827425	301	303; Also 2017 Monterey		VAN NESS	AVE	HP#070			
46827111	320		N	VAN NESS	AVE			Contributor	
46827112	334			VAN NESS	AVE				
46827119	340	342		VAN NESS	AVE				Contributor
46831301	1803		S	VAN NESS	AVE				
46831312	1815		S	VAN NESS	AVE				
46831208	1816		S	VAN NESS	AVE				
46831311	1821		S	VAN NESS	AVE				
46831309	1835		S	VAN NESS	AVE				
46831209	1846		S	VAN NESS	AVE				
46831307	1855	1859	S	VAN NESS	AVE			Contributor	
46831502	1900	1910	S	VAN NESS	AVE		Yes		
46831601	1901		S	VAN NESS	AVE				
46831611	1911		S	VAN NESS	AVE				
46831613	1927		S	VAN NESS	AVE				
46831503	1934		S	VAN NESS	AVE				
46831609	1939		S	VAN NESS	AVE				
46831504	1944		S	VAN NESS	AVE				
46831608	1949		S	VAN NESS	AVE				
46831505	1950		S	VAN NESS	AVE				
46833206	2018		S	VAN NESS	AVE				
46833316	2045		S	VAN NESS	AVE				
46802016S	122			WALKER	ST			Contributor	
46802081S	152			WALKER	ST				
46831509	2607		E	WOODWARD	AVE				

City of Fresno  
South Van Ness Industrial District Historic Resources Survey

County APN	Street #	Add Street #	Dir	Street Name	Suffix	Designated Fresno Landmark (Landmark # or blank)	Potentially Individually Eligible	Brick District Contributor (Contributor or blank)	Armenian Historic District Contributor (Contributor or blank)
46833207	2610		E	WOODWARD	AVE			Contributor	
46833312	2730	2740, 2750	E	WOODWARD	AVE				
46831607	2735		E	WOODWARD	AVE				

City of Fresno  
South Van Ness Industrial District  
Historic Resources Survey

Individually Eligible Resources

architecture + history, llc in association with  
watson heritage consulting and  
jody stock, architectural historian

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4

\* **Resource Name or #:** Peck & Hills Furniture Company – Resource Number 11

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

**c. Address** 214 Broadway Street Fresno, CA 93721

**d. Other Locational Data:** APN - 46830206

\* **P3a. Description:**

The property at 214 Broadway Street is comprised of two buildings: an older building at the east (constructed 1913) and a newer building at the west (c. 1940).

The building at the east is a high one-story warehouse building with a flat roof and a Mission Revival-style parapet and a decorative cornice. The walls are reinforced concrete block sheathed in smooth stucco at the main (Broadway) façade. A metal, roll-up door is set at the center of the main façade. A second door opening is located at the east façade, just right of center. A row of vents punctuates the roofline of east façade. Character-defining features are: rectangular plan, flat roof with decorative parapet, decorative cornice, and roll-up door at main façade. (See continuation sheet.)

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking NW: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic - 1913 / c. 1940  
(Sanborn maps, building records)

\* **P7. Owner and Address:**

Colonial Van & Storage  
6001 88<sup>th</sup> Street  
Sacramento, CA 95828

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

I

\* **P11. Report Citation:** City of Fresno

South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #**      Peck & Hills Furniture Company / 214 Broadway Street, Fresno, Ca 93721      \* **NRHP Status Code** 5S2  
 Page    2      of    4

- |  |   |
|--|---|
| <b>B1.</b> Historic Name:      Peck & Hills Furniture Company<br><b>B3.</b> Original Use:      Commercial<br>* <b>B5.</b> <b>Architectural Style:</b> Commercial Vernacular<br>* <b>B6.</b> <b>Construction History:</b> | <b>B2.</b> Common Name:      214 Broadway Street<br><b>B4.</b> Present Use:      Commercial |
|--|---|

City of Fresno building records show that the first building on the parcel was a brick building constructed in 1913. A second building was added immediately west of the building c. 1940. In 1955 the building at the left received a 64'x120' brick masonry addition by Fisher & McNulty, making the building almost double the original width.

- |   |   |
|---|---|
| * <b>B7.</b> <b>Moved?</b> No<br>* <b>B8.</b> <b>Related Features:</b> None<br><b>B9a.</b> <b>Architect:</b> Unknown (1913) / Fisher & McNulty (c. 1940)<br>* <b>B10.</b> <b>Significance:</b> <b>Theme</b> Late 19 <sup>th</sup> and 20 <sup>th</sup> Century Commercial Development | <b>b.</b> <b>Builder:</b> Unknown<br><b>Area</b> Fresno, California |
|---|---|

**Period of Significance**    1913/c. 1940      **Property Type**    Commercial      **Applicable Criteria**    iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

- \* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

- \* **B14. Evaluator:**    architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:**    June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Peck & Hills Furniture Company / 214 Broadway Street, Fresno, CA 93721  
Page 3 of 4

### P3a. Description (continued)

The building at the west is a high one story with a flat roof. The walls are brick with a concrete bond beam. The main façade (Broadway) has a large, metal, roll-up door at center and a pedestrian entrance (metal, glazed door) and a small window opening at the right (1x2 aluminum). Character-defining features are: rectangular plan, flat roof, brick walls with concrete bond beam, façade window and door openings.

### B10. Significance (continued)

#### Block History

Broadway was called I Street through at least 1918. In 1906, the Sanborn map shows the north side of the 200 block of Broadway as mostly vacant with a few dwellings. On the south side of the block, every parcel was developed with dwellings. By 1918, the north side of the block was a mix of dwellings and commercial buildings. The south side of the block was filled with mostly dwellings and two small commercial buildings at the east. The 1931 Sanborn shows the north side of the block filled with a mix of commercial buildings, including automotive-, storage-, and restaurant-related uses. The south side of the block continued to be mostly residential. By 1950, the character of the block had been transformed. The dwellings on the south side had been replaced by two gas stations, an auto-wrecking yard, and a small commercial building. The north side of the block was largely unchanged since 1931. The 1970 Sanborn shows the block mostly the same as it appeared in 1950, dedicated wholly to commercial and light industrial uses.

#### Building History

Likely the first tenant in the complex of buildings at 202-214 Broadway was Peck & Hills Furniture Company, a business established in Chicago in the late 19<sup>th</sup> century. The building served as one of Peck & Hills' California warehouse and distribution centers beginning c. 1913 and possibly through the early 1930s. From at least the mid-1930s and into the 1940s, the building was home to the Berberian Brothers wholesale tobacco and liquor distribution business. The company was founded in the 1920s by Armenian immigrant Zovig Berberian and his brothers. It was sold in 1987. The building was vacant by 1944. In the 1950s it was occupied by the Fresno Tobacco & Candy Company. The Fresno Beer Distributors operated out of the building from the 1950s through c. early 1970s. By 1980, the Yosemite Moving & Storage Company was located at 204 Broadway, and Colonial Van & Storage/Allied Van Lines was at 214 Broadway. In 2015, the building is owned and occupied by Colonial Van & Storage Company.

#### Fisher & McNulty

Hugh McNulty was born in St. Louis in 1892 and lived in Fresno from infancy. He graduated from Stanford University in Mining Engineering and formed a partnership with R.P. Fisher in 1920. The company constructed numerous buildings of note including the Pantages Theatre and Twining Laboratories, the latter designed by Charles Butner (Winchell, [History of Fresno County](#)). They constructed the Spanish Revival/Italian Renaissance home on 3702 E. Huntington.

#### Significance Statement

The original c. 1913 building at the right retains its original footprint, massing, and some details. The original decorative cornice was stuccoed at some point and some window openings at the east façade were bricked in. Aspects of integrity of location, setting, workmanship, feeling, and association are high. Integrity of design and materials are moderate to low. The c. 1940 building at the left appears to retain high integrity of location, setting, design, materials, workmanship, feeling, and association.

## CONTINUATION SHEET

Property Name: Peck & Hills Furniture Company / 214 Broadway Street, Fresno, CA 93721  
Page 4 of 4

Although the property at 214 Broadway Street retains moderate to high aspects of integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this property is typical of the pattern of development that occurred in this neighborhood, the buildings are not outstanding examples of commercial buildings within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The buildings are not the work of a master, nor are they exceptional examples of type, period, or method of construction.

*At the August 24, 2015 meeting the City's Historic Preservation Commission found that the 1913 building at this site was in fact potentially individually eligible for listing on Fresno's Local Register of Historic Resources based on its age and architectural integrity (Karana Hattersley-Drayton, Historic Preservation Project Manager, City of Fresno).*

### **B12. References (continued)**

Richard Berberian obituary, *The Fresno Bee*, (accessed May 28, 2015 at <http://www.legacy.com/obituaries/fresnobee/obituary.aspx?pid=165319954#sthash.BEnzqF9X.dpuf>).

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code – 3CS / 5S3**

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \*Resource Name or #: Leo J. Mayberg, Co - 2930 E. Butler Avenue - Resource Number 22

**P1. Other Identifier:** APN - 46803039

**\*P2. Location:** Unrestricted

\* a. **County;** Fresno

\* b. **USGS 7.5':** Fresno South, Calif; 1963, revised 1981

\* c. **Address** 2930 E. Butler Avenue Fresno, CA 93721

\* d. **Other Locational Data:** APN - 46803039

**\* P3a. Description:**

This is a large parcel (1.21 acres) with two structures. The most prominent structure on the site is the one-story, concrete, symmetrical mid-century, enframed window wall building facing Butler Avenue. This building served as the "retail" component on the site; a taller warehouse extends behind and to the west. The north-facing facade has a very well-designed grouping of metal, vertically oriented windows on either side of the front entry. Each grouping consists of four vertically aligned windows with six stacked divided lights. There are three of these groupings on either side of the entry. The front entry has a concrete stair with metal railings leading to a recessed porch with rounded corners. There is also a small, open air shed to the far western portion of the lot. The character-defining features are the recessed entry with rounded corners, the ribbon windows, the flat roof and the simple banded cornice line.

**\* P3b. Resource Attributes:**



P5a. Photograph or Drawing

HP6. 1 – 3 Story Commercial Building

**\* P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking S; Jan 2015

**\* P6. Date Constructed/Age and Source:** 1951; Building Permit for alterations; building on 1950 Sanborn likely Post War to 1949.

**\* P7. Owner and Address:**

Gusmer Enterprises  
1165 Globe Avenue  
Mountainside, NJ 07090

**\* P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

**\* P9. Date Recorded:**

January 2015

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

Phase I

**\* P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

**\* Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* **Resource Name or #**      Leo J. Mayberg, Co.    2930 E. Butler Avenue, Fresno, Ca 93721      \* **NRHP Status Code – 3CS / 5S3**  
 Page    2    of    3

**B1.**    Historic Name:      A. H. Meyer Co.                      **B2.**    Common Name:    2930 Butler Ave.  
**B3.**    Original Use:   retail and warehouse                  **B4.**    Present Use:   Gusmer Enterprises  
 \* **B5. Architectural Style:**    Enframed Window Wall – Mid Century  
 \* **B6. Construction History:**    Only building permit is for alterations in 1951

\* **B7. Moved?**      No  
 \* **B8. Related Features:**    Shed warehouses to the west

**B9a. Architect:**    Unknown                                      **b. Builder:**    Pete Lehman  
 \* **B10. Significance: Theme**    Commercial Architecture      **Area**      Fresno, California  
    **Period of Significance**    1949      **Property Type**    Commercial      **Applicable Criteria**      iii / 3

This building appears on the 1970 and 1950 Sanborn Maps (Sheets 25 and 34), and on both maps is noted as a wholesale radio & electrical supplies store with an attached warehouse behind the main building. The building is not present on the 1931 Sanborn Map. It was likely constructed sometime between the end of World War II and 1949. A building permit dated 1951 lists Leo J. Meyberg Company as the owner. The work in 1951, to an existing building, included general alterations to the interior by contractor Pete Lehman, valued at \$1,800. The 1970 City Directory lists Calctron television and electronic distributors. The 1960 City Directory lists A. H. Meyer Co wholesale appliances at this address. The 1950 and 1947 City Directories have no listing for this address. Advertisements for Mayberg Company in the *Fresno Bee* indicate that the company provided a range of electrical appliances. The company later became the Meyer Company.

The building is a strong example of a mid-twentieth century enframed window wall commercial building architecture in both Fresno and the survey area. It retains a very high degree of integrity of location, design, setting, materials, and workmanship. The integrity of feeling and association have both been slightly impacted by the overall changes to the urban context of the area. This property appears to be individually eligible for the Fresno Local Register of Historic Resources and the California Register of Historical Resources under Criterion iii and 3, as a strong example of an enframed window wall commercial building with exceptional architectural detailing within the survey area. The modern design of the building was likely a conscious one for this company as it sold “modern” appliances and would have wanted a “showroom” of equally modern design to view the wares for sale.

\* **B12. References:**  
 Sanborn Maps City of Fresno (1950 and 1970); Polk’s Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**    None

\* **B14. Evaluator:**    architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:**    June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: Leo J. Mayberg, Co. 2930 E. Butler Avenue, Fresno, CA 93721  
Page 3 of 3



Above: A detailed view of the front elevation of 2930 Butler.

Below: The shed warehouse to the west of the main building at 2930 Butler.





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

Primary #  
HRI #  
Trinomial  
NRHP Status Code--3CS and 5S3

Review Code      Other Listings      Date  
                         Reviewer

Page 1 of 6      \* Resource Name or #: Western Pipe and Steel Company - Resource Number 28

**P1. Other Identifier:**

- \* **P2. Location:** Unrestricted  
     \* **a. County;** Fresno  
     \* **b. USGS 7.5':** Fresno South  
     \* **c. Address** 2421 E. California Avenue, Fresno, CA 93721  
     \* **d. Other Locational Data:** APN – 46702047

\* **P3a. Description:**

The property at 2421 E. California Avenue is a large parcel that includes eleven buildings plus structures such as crane bays. The property is bordered by the Yosemite Freeway to the north and the Southern Pacific Railroad line to the east. The office for the complex faces E. California Avenue and is a one-story building with a rectangular footprint (#1). A flat roof surrounded by parapet tops the building. Metal coping lines the parapet. The walls are painted brick. All visible windows and transoms are steel industrial sash. The façade (south elevation) is asymmetrical. At the west end, a brick wall and flat awning supported by metal posts creates an enframed portico lined with metal coping. Beneath there is an entrance flanked by pairs of windows. The entrance is composed of a pedestrian door with four-light transom above. The windows comprise pairs of four-light casements with four-light transoms above. (This window type is repeated on other elevations.) Beneath each window is a concrete sill and panel. East of the portico there is a three-by-four light window with three-light transom above; the outer lights are casements. (See continuation sheet.)

\* **P3b. Resource Attributes**

P5a.



HP8. Industrial building

\* **P4. Resources Present:** X Building  
X Site

**P5b. Description of Photo:**  
Looking W: Jan 2015

\* **P6. Date Constructed/Age and Source:** 1940, c. 1945, c. 1960  
(Sanborn map, 1950 and  
historicaerials.com, 1962).

\* **P7. Owner and Address:**  
Modern Custom Fabrication Inc. and  
Modern Welding Co.  
2880 New Hartford Road  
Owensboro, KY 42303

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

\* Resource Name or # Western Pipe and Steel Company, 2421 E. California Avenue,

\* NRHP Status Code—3CS/532

Page 2 of 6

B1. Historic Name: Western Pipe and Steel Company

B2. Common Name: Modern Custom Fabricators

B3. Original Use: Steel fabrication plant

B4. Present Use: Fabrication plant

\* B5. Architectural Style: Modern, Vernacular industrial

\* B6. Construction History:

In 1940, Western Pipe and Steel Company constructed an unspecified building on the site (Building Record, 30 Sep. 1940). An office addition was built in 1948, suggesting the office (#1) had been constructed before then, c. 1945 (Building Record, 9 Mar. 1948). The 1950 Sanborn map shows that the office and the series of connected industrial buildings (#2, #3, #4, and #5), which currently occupy the southern portion of the property, had all been built. In 1958, a second office addition, measuring 25' x 40', was built (Building Record, 15 May 1958). At some point in the 1950s, the subject property was extended to include the northern block bounded by Parallel Avenue, San Diego Avenue, G Street, and Los Angeles Avenue. By 1962, three new buildings had been constructed on the expanded site: the warehouse along G Street (#11) and the two abutting warehouses on Parallel Avenue (#8 and #9) (historicaerals.com, 1962).

\* B7. Moved? ☐ No

\* B8. Related Features: None

B9a. Architect: Unknown

b. Builder: L.H. Hansen &amp; Sons

\* B10. Significance: Theme Industrial Development Area Fresno, California

Period of Significance: 1940-62

Property Type Industrial

Applicable Criteria 1/i

## Block History

In the early twentieth century, the property at 2421 E. California Avenue was very different in character than it is today. San Diego Avenue extended east to Parallel Avenue dividing the subject parcel into two blocks. The southern block (bounded by Parallel Avenue, E. California Avenue, G Street, and San Diego Avenue) was a park, with the "Cosmos Municipal Recreation Center Playground" on the E. California Avenue side. The northern block (bounded by Parallel Avenue, San Diego Avenue, G Street, and Los Angeles Avenue) was fully developed with single-family residences (Sanborn maps, 1918 and 1931:66).

## Building History

By 1940, Western Pipe and Steel Company had purchased the southern block. That year, the company hired L.H. Hansen & Sons, a local contractor, to construct a building on the site for \$8,600 (Building Record, 30 Sep. 1940). (See continuation sheet).

## \* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerals.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

## B13. Remarks:

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Western Pipe and Steel Company , 2421 California Fresno, CA 93721  
Page 3 of 6

**\* P3a. Description continued:**

At the eastern end of the facade, there is a band of five windows with continuous sill; each window is composed of two-by-four lights. At the center of the property, there is a very large industrial building with a roughly "L"-shaped footprint (#2, #3, #4, and #5). All sections are single-story but two sides of the L" are double height. Intersecting gabled roofs cover the building, and vents are located at the ridgeline. Corrugated metal sheeting clads the roofs and walls. Pairs of five-by-five light, steel, industrial-sash windows punctuate the upper portion of the walls of the double-height wings. The westernmost wing features a roof monitor and an enclosure for equipment that projects above the roof. A "Modern Custom Fabrication" sign is mounted on the wall facing G Street.

North of the "L"-shaped building, there is a large steel crane bay; the easternmost portion is covered by a low-pitched gabled roof (#6).

At the northwest corner of the property along G Street, there is a long industrial building with rectangular-shaped footprint (#11). A shallow-pitched gabled roof covers the building. Corrugated metal clads the roof and walls. Translucent panels along the side walls light the interior. At the west side, the walls of the building splay out at the bottom. The south end of the building is open and connected to structures to the south by a crane bay. The north end has a large opening with a pair of metal doors hanging on a rail. East of this building, there is another large industrial building with shallow-pitched gabled roof and walls covered in corrugated metal siding (#8). Some smaller buildings are not visible from the public right-of-way.

The office's character-defining features are: one-story form, block-like massing, flat roof surrounded by parapet, metal coping, brick walls, steel industrial-sash windows and transoms, concrete sills and panels beneath windows, asymmetrical façade, and enframed portico lined with metal coping.

The large industrial building's character-defining features are: roughly "U"-shaped footprint, single-story and double height sections, Intersecting gabled roofs, vents at the ridgeline, corrugated metal panels cladding the roofs and walls, pairs of five-by-five light, steel, industrial-sash windows, roof monitor, and an enclosure for equipment that projects above the roof.

The long industrial building's character-defining features are: rectangular-shaped footprint, shallow-pitched gabled roof, corrugated metal roof and wall cladding, translucent panels along the side walls, wall splay at west side, open south end, connection to crane bay, and pair of metal doors hanging on a rail.

The large industrial building's character-defining features are: rectangular-shaped footprint, shallow-pitched gabled roof, and corrugated metal panels on walls and roof.

The crane bay was constructed c. 1985. It is not considered historic, and character-defining features have not been identified.

**\* B10. Significance continued:**

Western Pipe and Steel Company was a steel fabricator with plants in the San Francisco Bay Area, Bakersfield, Taft, and Phoenix (*Fresno Bee*, 26 September 1945:9). The company was known for manufacturing and shipbuilding during World War I and World War II. In 1945, Western Pipe and Steel Company was purchased by Consolidated Steel Corporation (Consolidated). Their acquisition of the Western Pipe and Steel Company extended Consolidated's operations into California and Arizona. The purchase made Consolidated the largest fabricator of its kind in the United States. Plants on the Gulf Coast in Texas served markets in Mexico and Central and South America. Plants in California and Arizona served

## CONTINUATION SHEET

Property Name: Western Pipe and Steel Company , 2421 California Fresno, CA 93721  
Page 4 of 6

the western United States, the Philippines, and Asia. After the acquisition, the Fresno plant continued to function under the name Western Pipe and Steel Company, but was operated as a subsidiary of Consolidated (*Fresno Bee*, 26 September 1945:9).

Consolidated Steel Corporation had been founded in 1929 through the amalgamation of Baker Iron Works, Llewellyn Iron Works, and Union Iron Works. The company expanded with shipbuilding operations in a leased shipyard in Long Beach and later at a new shipyard built in Wilmington, California in 1941 ("Consolidated Steel, Long Beach and Wilmington, CA").

At the Fresno plant, a \$5,000 office addition was built by L.H. Hansen & Sons in 1948 (Building Record, 9 Mar. 1948). By 1950, the neighborhood had been transformed by the construction of U.S. Highway 99 to the west (historicaerials.com). While the northern block of the subject property was still largely residential, the southern block housed a complex of Consolidated buildings: an office on E. California Avenue (#1), a Culvert Department Building (#4), Pipe and Steel Building (#3), Casting Department Building (#2), and Storage Building (#5)(Sanborn map, 1950:66).

At some point in the 1950s, the subject property was extended to include the northern block bounded by Parallel Avenue, San Diego Avenue, G Street, and Los Angeles Avenue. By 1962, three new buildings had been constructed on the expanded site: the warehouse on G Street (#11) and the two abutting warehouses on Parallel Avenue (#8 and #9). Within the survey area between 1962 and 1972, a roadway for California State Route 41 was built along the east side of U.S. Highway 99 (historicaerials.com).

By 1980, the property was owned by U.S. Steel Corp. and operated under its American Bridge Division (Polk Fresno city directory, 1980). Around 1985, the open shed and crane bay on G Street were built (historicaerials.com). The property is currently occupied by Modern Custom Fabricators and is owned by Modern Fabrication Inc. based in Owensboro, Kentucky.

### L.H. Hansen

L.H. Hansen was born in Denmark 1 August 1879. He completed his apprenticeship as a carpenter in his native country before immigrating to the United States at age 21. After living in the Midwest, Hansen settled in Fresno in 1930. L.H. Hansen & Sons operated from an office at 313 Palm Avenue by 1951 through at least 1960 (Polk Fresno city directories, 1951-52 and 1960). The company was a successful contracting firm working throughout the San Joaquin Valley. They were responsible for the construction of numerous commercial and educational buildings and contracted extensively with the government during World War II. Notable projects include the old Fresno City Hall, Fresno County Jail, and a building for Fresno Photoengraving at 748-750 Fulton Street (Walker, 381).

### Significance Statement

This is a site with multiple buildings. This property possesses historic significance within the context of industrial development in Fresno and appears to be eligible at the local level of significance for the California Register under criterion 1 and as a Historic Resource under the City of Fresno Historic Preservation Ordinance criterion i. The property represents the role Western Pipe and Steel Company and its successor Consolidated Steel Company played in the manufacture of materials for the U.S. military during World War II and for commercial purposes in the post-war period.

The property at 2421 E. California Avenue appears to retain a high degree of integrity. Integrity of location, design, setting, materials, workmanship, feeling, and association are mostly intact. Most of

## CONTINUATION SHEET

Property Name: Western Pipe and Steel Company , 2421 California Fresno, CA 93721  
Page 5 of 6

the building currently on the property were constructed before 1962 and appear to have few alterations. The property conveys a strong sense of time and place.

**\* B12. References continued:**

*The Fresno Bee*. 26 September 1945. Web. 7 April 2015:9.

"Consolidated Steel, Long Beach and Wilmington CA," *Shipbuilding History*, 23 January 2012. Web. 7 April 2015.

Powell, John Edward, and Michael J. McGuire. *Supplementary Historic Building Survey: Historic Resources Survey (Ratkovich Plan), Fresno, California*. Fresno, CA: California State University, Fresno Foundation, 1994.

Walker, Ben Randall, and Arthur Hamilton Cawston. *Fresno Community Book*. Fresno, CA: H. Cawston, 1946.



## CONTINUATION SHEET

Property Name: Western Pipe and Steel Company , 2421 California Fresno, CA 93721  
Page 6 of 6

**P5a. Photograph continued:**



**P5b. Description of Photo:** Looking N. at office.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code--3CS and 5S2

Review Code      Other Listings      Reviewer      Date

Page 1 of 5      \* Resource Name or #: Rosenberg Brothers & Co. - Resource Number 32

**P1. Other Identifier:**

- \* **P2. Location:** Unrestricted  
\* **a. County:** Fresno  
\* **b. USGS 7.5':** Fresno South  
\* **c. Address:** 1844 S. Cherry Avenue, Fresno, CA 93721  
\* **d. Other Locational Data:** APN - 46702014  
\* **P3a. Description:**

The building at 1844 S. Cherry Avenue is a large, three-story commercial building with a long rectangular footprint. Seamed roofing covers the flat roof, which is surrounded by a raised parapet. Mechanical equipment, signage, and stair penthouses are located on the roof. The walls of the reinforced-concrete structure are covered with cement plaster with the exception of the spandrels between the window openings and the center parapet sections, which are brick. Indented rectangular panels articulate the walls. Projecting molding separates the walls of the building from the roof parapet.

At the corners of the building, the parapet steps up and features ornamental panels consisting of a circular motif with foliate patterns between. Beneath the stepped parapet, the walls step out slightly. On all visible facades, the large regularly-spaced window openings at the second and third floors have been infilled. (See continuation sheet.)

\* **P3b. Resource Attributes:**

P5a.



HP8. Industrial building

\* **P4. Resources Present:** X Building  
X Site  
**P5b. Description of Photo**  
Looking SW: Jan 2015

\* **P6. Date Constructed/Age and Source:** ☐ 1918 (Sanborn map)

\* **P7. Owner and Address:**  
American WPC Storage LLC  
PO Box 320099  
Alexandria, VA 22320

\* **P8. Recorded by**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



## STRUCTURE, AND OBJECT RECORD

\* **Resource Name or #** Rosenberg Brothers & Co. 1844 S. Cherry Avenue,  
Page 2 of 5

\* **NRHP Status Code**--3CS

**B1.** Historic Name: Rosenberg Brothers & Co.

**B2.** Common Name: Extra Space Storage

**B3.** Original Use: Fruit Packing

**B4.** Present Use: Self Storage

\* **B5. Architectural Style:** Early Twentieth Century Commercial

\* **B6. Construction History:**

According to Sanborn maps, the massive three-story building and smaller two-story building were constructed in 1918.

\* **B7. Moved?** ☐ No

\* **B8. Related Features:**

Boiler House/Machine Shop and nine modern outbuildings

**B9a. Architect:** Unknown

**b. Builder:** Unknown

\* **B10. Significance:** Commercial Development **Theme** Fruit Packing and Processing 1885-1963

**Area** Fresno, California

**Period of Significance** 1918 **Property Type** Commercial **Applicable Criteria** 1/I; 3/iii

### Building History

The commercial building at 1844 S. Cherry Avenue was constructed in 1918 as Rosenberg Brothers & Co., a fruit packing facility. The 1918 Sanborn map indicates the site had previously been vacant, with a wood and coal yard to the south and Southern Pacific Railroad line to the north. The new complex included a massive three-story building and a smaller two-story building to the southwest. The buildings were reinforced-concrete structures of fireproof construction and had steel-sash windows.

Raisin production in the Fresno area began in the mid-1870s and by the 1880s the region was home to three of the largest raisin packing facilities in the state. Through most of the twentieth century, fruit packing continued to be a viable industry in the area. [For more information on fruit packing and processing, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] In addition to the plant at 1844 S. Cherry Avenue, the Rosenberg Brothers & Co. operated a raisin and dried fruit packing house at the northwest corner of G and Mono Streets. The brothers founded the Bear Creek Corporation in Medford, Oregon, which marketed fruit and nut gift packages under the Harry and David" brand (Historic Resources Group, 36). (See continuation sheet.)

\* **B12. References:**

Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Rosenberg Brothers & Co. , 1844 S. Cherry Avenue, Fresno, CA 93721  
Page 3 of 5

**\* P3a. Description continued:**

At the front (east) façade, the second and third floors are symmetrical with five bays of window openings at the second and third floors: three at the center flanked by openings in the projecting corners. A metal fire stair located at the central bay leads from the second to the third floor.

Between the first and second floors, a wide, flat concrete canopy spans the building's width and wraps the corners. The canopy is hung from support rods attached to the building's walls. An "Extra Space Storage" sign is mounted on the canopy. At the first floor, there is a concrete loading dock, ramp, and stairway with a metal railing. A vertical-slat, wood fence obscures some of the first floor openings. To the south of the fence, the openings have been infilled, and to the north, the first floor has been built out to create an office with modern metal door and sidelights and aluminum sliding windows with metal security bars.

The side (north and south) facades are also symmetrical and feature 24 bays of openings: 22 bays of openings flanked by 2 additional openings in the building's projecting corners. At the north façade (which faces a railroad spur), the two central bays are accented with vertical piers and an ornamented parapet and cornice that project above the surrounding parapet. A flat metal canopy spans the building's length between the first and second floors. The canopy is hung from support rods attached to the building's walls. The space beneath the canopy has been infilled and has numerous modern roll-down doors that do not align with the openings above.

A small parking lot is located in front of the building. Chain-link fencing secures the lot west of the façade. Ten ancillary buildings are located south and east of the three-story building. Most of these structures are not visible from the street, with the exception of the easternmost building, which is a prefabricated metal standing seam warehouse. Of these ancillary buildings, only one predates 1970, a 1918 building located at the southeast corner of the three-story building. It is not visible from the public right-of-way.

The building's character-defining features are: three-story form, rectangular footprint, symmetrical façades with the exception of the first floor, flat roof, parapet, cement plaster, brick, indented panels, projecting piers, ornamental panels with circular and foliate motif, projecting corners and central bay, projecting molding below parapet, industrial-sized window openings, and concrete canopy over first floor.

**\* B6. Construction History continued:**

As indicated by building permits, in 1938 a new shed was constructed on the lot, in 1945 a second new shed was added, and in 1946 a loading platform was replaced. It does not appear that either of the sheds is extant. In 1966, a frame addition was constructed. Building permits for the most significant changes to the three-story building—the infill of the large industrial-sash window openings and the additions underneath the canopy—have not been located. It is likely that these alterations occurred when the property was converted, c. 1978, from large volume storage to small units appropriate for self storage. Similarly it is not known when the nine, post-1970 sheds that are currently on the site were constructed.

**\* B10. Significance continued:**

City directories indicate that by 1940, Rosenberg Brothers & Co. were fruit packers for the Ensign Brand. As late as 1950, the property continued to operate as Rosenberg Brothers & Co., by this time called "dried fruit packers" on Sanborn maps. The three-story building housed steaming and storage on the first floor, seeding on the second, and drying and box nailing on the third. Southern Pacific Railroad side tracks ran along the north and south sides of the three-story building. The two-story building was used as a boiler house and machine shop. At the time, the property included the land to the southeast of the current lot, which was used for tray storage, sheds, and raisin stemming, steaming, and storage.

According to building permits, by the early 1960s the property had changed hands and was owned by Cecil

## CONTINUATION SHEET

Property Name: Rosenberg Brothers & Co. , 1844 S. Cherry Avenue, Fresno, CA 93721

Page 4 of 5

F. White and used for cotton storage. B.C. Moccino had purchased the property by 1966, and it operated as Fresno Tire Warehouse, Inc. George Feinberg had bought the property by 1970. The 1978 DPR form prepared for the building indicates the American Real Estate Investment Trust purchased the property sometime before 1978, and it housed American Self Storage. The property is currently owned by American WPC Storage LLC and is operated as Extra Space Storage.

### Significance Statement

This is a site with multiple buildings. This property appears to possess historic significance within the context of commercial enterprise and light industry in Fresno reflecting the valley's fruit packing industry. The building appears eligible at the local level of significance for the California Register under criteria 1 and 3, and as a Historic Resource under the City of Fresno Historic Preservation Ordinance criteria i and iii as one of the best remaining examples of a fruit packing facility in the survey area. Raisin production in the valley began in the mid-1870s and by the 1880s the region was home to three of the largest raisin packing facilities in the state. Through most of the twentieth century, fruit packing continued to be a viable industry in the area. The building represents a fruit packing facility in the early twentieth century and conveys a strong sense of time and place.

Despite the infill of the window openings and alterations to the first floor, the three-story building at 1844 S. Cherry Avenue retains a fair-to-good degree of integrity: the location, setting, workmanship, feeling, and association are largely intact. The design and materials have been impacted by the alterations. However, the design is evident in the massing, ornamentation, and pattern of window openings. Most of the building's materials are intact with the exception of the industrial-sash windows and all materials at the first floor (although these materials may be present underneath the additions). The two-story building is not visible from the public right-of-way and has not been evaluated.

### \* B12. References continued:

Historic Resources Group. "Downtown Fresno (Fulton Corridor) Historic Resources Survey." December 2011.

## CONTINUATION SHEET

Property Name: Rosenberg Brothers & Co. , 1844 S. Cherry Avenue, Fresno, CA 93721  
Page 5 of 5

**P5a. Photograph continued:**



**P5b. Description of Photo:** Looking NW: Jan 2015



**P5b. Description of Photo:** Looking W at ornamental panels consisting of a circular motif with foliate patterns: Jan 2015

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code—3CS and 5S2

Review Code      Other Listings      Reviewer      Date

Page 1 of 9      \*Resource Name or #: Peoples Ice Co. - Resource Number 38

P1. Other Identifier: 2035 S. Cherry Avenue

\*P2. Location: Unrestricted

\*a. County: Fresno

\*b. USGS 7.5': Fresno South

c. Address 2003 S. Cherry Avenue, Fresno, CA 93721

d. Other Locational Data: APN - 46833104

\*P3a. Description:

The property at 2003 S. Cherry Avenue is a complex of buildings that occupies the entire block bounded by S. Cherry Avenue to the west, E. Woodward Avenue to the north, S. Anna Street to the east, and E. California Avenue to the south. Many of the buildings share common walls and are interconnected by additions; it appears there are at least eight buildings.

At the northwest corner of the property, there is a one-story office (#1). The building has a roughly rectangular footprint and is topped by a flat roof. The walls are textured concrete block, and a stucco-covered projecting cornice surrounds the building on its two street-facing facades (north and west elevations). The cornice is rounded at the corner and is bisected by a stucco-covered blade sign that projects above the cornice. Remnants of a round neon sign are on the blade. Small fixed aluminum windows are located on the north and west facades: three on the north and four on the west. A pair of metal doors is located at the northwest corner of the building, which is canted. (See continuation sheet.)

P5a.



\*P3b. Resource Attributes:

HP8. Industrial building

\*P4. Resources Present: X Building  
X Site

P5b. Description of Photo:

Looking SE: Jan 2015

\*P6. Date Constructed/Age and Source: 1920, 1922, 1924, 1932, and 1941 (building permits)  
c. 1971, and c. 1985 (Sanborn map, 1970 and historicaerials.com)

\*P7. Owner and Address:

Arctic Glacier USA Inc.  
1654 Marthaler Lane  
W. St. Paul, MN 55118

\*P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\*P9. Date Recorded: January 2015

\*P10. Survey Type: Intensive Phase

\*P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO), Continuation Sheets



## STRUCTURE, AND OBJECT RECORD

\* Resource Name or # Peoples Ice Co., 2003 S. Cherry Avenue \* NRHP Status Code—3CS and 5S3

Page 2 of 9

B1. Historic Name: Peoples Ice Co.

B2. Common Name: Arctic Glacier

B3. Original Use: Ice plant and cold storage

B4. Present Use: Ice plant and cold storage

\* B5. Architectural Style: Vernacular commercial

\* B6. Construction History:

Sanborn maps indicate that by 1918 a complex of Peoples Ice Co. buildings had been constructed at the southeast corner of the block facing S. Anna Street and E. California Avenue (demolished c. 1971). In 1920, an ice house addition was constructed for \$24,790 (Building Record, 23 Jan. 1920). In 1922, an ice storage building was built for \$63,000--this is likely the large ice house at the northeast corner of the property (#7) (18 Nov. 1922). In 1924, contractor Russell Hess built a new ice house for \$35,000 (Building Record, 29 Apr. 1924). The ice houses constructed in 1920 and 1924 are likely the buildings at the south end of the block facing S. Cherry Avenue (#3, #4, and #5). These three buildings have been somewhat altered but are recognizable and extant (see historic photograph on continuation sheet). A new display building was constructed for \$6,000 in 1932 (Building Record, 19 Apr. 1932). In 1941, an ice bunker was built for \$7,500 by Trewhitt-Shields-Fisher (Building Record, 18 Nov. 1941). With two exceptions, the rest of the buildings on site today were built before 1950 (Sanborn map, 1950:15). The two post-1950 buildings are the one-story warehouse at the southeast corner of the block (#6), which was built c. 1971, and an office building at the northwest corner of the block, which was built c. 1985 (#1) (historicaerials.com).

\* B7. Moved? ☐ No

\* B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Russell Hess (1924 ice house), Trewhitt-Shields-Fisher (1941 Ice bunker), and L.H. Hansen &amp; Sons (1950 remodel)

\* B10. Significance: Theme Commercial Development Area Fresno, California

Period of Significance 1920-1965 Property Type Industrial Applicable Criteria 1/i

## Block History

The complex of buildings at 2003 S. Cherry Avenue was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. (See continuation sheet.)

## \* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

## B13. Remarks:

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Peoples Ice Co., 2003 S. Cherry Street, Fresno, CA 93721  
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**\* P3a. Description continued:**

Concrete semicircular stairs and a ramp lead to the entrance. Pipe handrails line the stairs and ramp.

South of the office, there is a large two-story engine-room building (#2). The reinforced-concrete structure has a flat roof with fans in metal housing mounted above. The walls of the building have attached piers that span from the ground to the roof and divide the west elevation into four bays of openings. At the first floor, there are two large window openings with concrete sills. These have been fitted with metal grills. Flanking these windows are pairs of metal doors with metal grill transoms. At the second floor, there are four openings with rounded upper corners. Concrete sills are located beneath the openings and span from pier to pier. Although the number of bays varies, the second-floor fenestration pattern is repeated on all elevations so that the entire second floor is open to the exterior.

South of the engine room is a one-story office (#3) that shares walls with the Engine Room to the north (#2) and the cold storage building to the east (#4). The building's reinforced-concrete walls are topped by a stepped parapet with concrete coping. Although all openings have been infilled, the fenestration pattern is clearly visible: there is a symmetrical arrangement of a single door flanked by two windows on either side. Another opening is located above.

Behind and to the south of the office, there are two connected one-story cold-storage buildings (#4 and #5). The walls are reinforced concrete, and at the west elevation, each has a stepped parapet with concrete coping. The northern building has two loading docks with metal roll-down doors covered by a corrugated metal awning. The southern building has two loading docks with metal roll-down doors and a concrete landing/loading dock accessible by a steel staircase. The loading dock/landing is covered by a corrugated metal awning. The awning shelters a pedestrian door and an office window with shutter. An "Arctic Glacier" sign is mounted on the stepped parapet. The southern building's footprint is shaped by the Southern Pacific Company Sanger Branch rail line that runs along the property's south side. A metal housing for equipment sits on a raised platform mounted above the building's roof and is visible from E. California Avenue.

At the southeast corner of the property, there is a large concrete block building, which faces S. Anna Street (#6). The building has a hipped roof surrounded by a parapet. Regularly spaced, attached concrete piers divide the walls. A concrete loading dock spans the entire east elevation and extends to the three-story building to the north. A metal awning suspended by metal bars also lines the east elevation. Three pairs of evenly spaced metal doors are located above the loading dock.

The building at the northeast corner of the block (#7) is the largest on the property. The building has a rectangular footprint and is approximately three stories. It is topped by a combination roof: a hipped roof with monitor along the ridgeline covers most of the building but at the south end there is a flat section. A pipe handrail surrounds the flat roof. The walls of the building are reinforced concrete, and there are simple attached piers at the corners. Small vents are located under the eaves and a single metal pedestrian door is located at the first floor of the west elevation—these are the only openings visible from the public-right-of-way. Four modern floodlights are mounted along the west elevation. A narrow one-story addition lines the north side of the building. The addition's walls are a combination of reinforced concrete, wood, and modern corrugated steel sheeting. The roof is a gently sloping shed covered with rolled roofing. A pair of doors is located in a small projection near the center of the building and a second pair of doors is located at the west end of the building under a corrugated metal shed roof. A concrete loading dock wraps the west and north sides of the three-story building and its one-story addition.

Behind the one-story addition, the upper walls and roof of a one-story gabled roof building (#8) are visible.



## CONTINUATION SHEET

Property Name: Peoples Ice Co., 2003 S. Cherry Street, Fresno, CA 93721

Page 4 of 9

The walls and roof are clad in corrugated steel roofing. Between this building and the office to the west, there is a fenced parking area. A one-story tank room (#9) is located at the center of the property and abuts other buildings on three sides. Although largely obscured by buildings, equipment and automobiles, the building's walls appear to be reinforced concrete. Regularly spaced windows, a pedestrian door, and a roll-down door are visible from E. Woodward Avenue.

The office at the northeast corner of the property was constructed c. 1985, and the large concrete block building at the southwest corner was constructed c. 1971. In addition, there is at least one building, the tank building, in the center of the property that is minimally visible from the street. Character-defining features have not been identified for these buildings.

The engine-room's character-defining features are: two-story form, rectangular footprint, reinforced-concrete structure, flat roof, fans in metal housing on roof, attached piers, window openings with metal grills, door openings, transoms, second-floor openings with rounded corners, and concrete sills.

The character-defining features for the one-story office south of the engine room are: one-story form, reinforced-concrete walls, stepped parapet with concrete coping, window opening outlines, and symmetrical façade.

The cold storage buildings' character-defining features are: one-story form, reinforced-concrete structure, and stepped parapet with concrete coping.

The character-defining features of the large cold-storage building at the northeast corner of the block are: rectangular footprint, three-story forms, hipped roof with monitor along the ridge line, flat roof section, reinforced concrete walls, simple attached piers at corners, small vents under the eaves, pedestrian door opening, largely blank walls, one-story addition at the north side of the building, and concrete loading dock wrapping the west and north sides of the building.

The character-defining features of the building behind the one-story addition are: gabled roof and corrugated metal wall and roof cladding.

### \* B10. Significance continued:

The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

### Building History

The property at 2003 S. Cherry Avenue currently encompasses the entire block bounded by E. Woodward Avenue, E. California Avenue, S. Cherry Avenue, and S. Anna Street. In 1918, most of the block was occupied by one-story residences and small storage buildings. The lots at the southeast corner of the block were home to the Peoples Ice Co. complex including an ice factory, cold storage building, shipping building, and an office (Sanborn map, 1918:15).

In 1920, an ice house addition was constructed for \$24,790, and in 1922, an ice storage building was constructed for \$63,000 (23 Jan. 1920 and 18 Nov. 1922). This 1922 building is likely the large ice house at the northeast corner of the property (#7). In 1924, contractor Russell Hess built a new ice house for \$35,000 (Building Record, 29 Apr. 1924).

Prior to the advent of electric refrigeration, ice companies supplied blocks of ice for use in residences,

## CONTINUATION SHEET

Property Name: Peoples Ice Co., 2003 S. Cherry Street, Fresno, CA 93721  
Page 5 of 9

railroad cars, restaurants, butcher shops, and groceries. In the mid nineteenth century, California did not have any ice manufacturing plants and as late as 1881, the state was still importing ice from Chicago. By the late nineteenth century, ice sold in the state was either manufactured at local plants or "natural ice" was obtained by damming mountain rivers and harvesting the ice during the winter ("The Ice Harvest" 15 December 1892, 3.). At the turn-of-the-century, it was hard to buy ice in Fresno or in any of the valley cities. Ice from the Truckee River was shipped at twice the cost of what it would have been if it had been manufactured locally (Vandor, 1218). Seizing on the opportunity to supplant expensive shipped ice, in the first decade of the twentieth century, multiple ice-making companies were founded in Fresno. South Fresno, including Woodward's Addition, was a natural location for ice plants due to proximity to multiple rail lines and fruit processors. The railroads required large amounts of ice to refrigerate their cars, in particular the fruitcars that transported the valley's produce. With the construction of new plants, competition between ice manufacturers became fierce. In 1925, an "ice war" started between Peoples Ice Co., Central California Ice, and Independent Ice over the cost of blocks for home delivery. The price of a 100-pound block dropped from 70 cent in 1925 to 30 cents in 1926 ("Paula Lloyd Column," *The Fresno Bee*, 18 October 2010).

By 1928, the Peoples Ice Co. had greatly expanded its operations from the handful of buildings at the south end of the block to a complex occupying the entire block. All the residences formerly on site had been demolished, and so many new buildings had been constructed that most of the block was filled with abutting buildings (Sanborn map, 1928:15). A new display building was constructed for \$6,000 in 1932 (Building Record, 19 Apr. 1932). The city directory for 1936 lists both Peoples Ice Co. and Valley Ice Co. as occupants of the Cherry Street plant. Valley Ice Co. had been founded at a different site in 1908 ("Paula Lloyd Column," *The Fresno Bee*, 18 October 2010). In 1941, an ice bunker was built on the property for \$7,500 by contractor Trewhitt-Shields-Fisher (Building Record, 18 Nov. 1941).

By 1944, only Valley Ice Co. was listed in city directories for 2003 S. Cherry Avenue. In the late 1940s, three companies were listed for the property: Central California Ice Co., Fresno Consumers' Ice Co., and Valley Ice Co. (Polk Fresno city directories, 1944 and 1947). By that time, these once separate entities were all part of the same company ("Paula Lloyd Column," *The Fresno Bee*, 18 October 2010).

In addition to housing the three ice companies, it appears that some of the spaces at the plant were leased. In 1945, Loughhead Frozen Foods placed an advertisement looking for summer workers to process the summer harvest at their plant at 2035 S. Cherry Street (part of the subject property):

WANTED: Will need 200 workers in our frozen food processing plant during the summer months. Pleasant, profitable for students and teachers. Students must be over 16 years of age. Pleasant camping arrangements. If interested, write now (*Pacific Union Recorder* 44:42, (1945): 7).

Although the plant was used by the three companies, according to building permits, the property was owned by Valley Ice Company. In 1950, Valley Ice Co. hired L.H. Hansen & Sons to remodel the ice plant for \$20,000 (Building Record, 28 Dec. 1950). Uses at this time included: offices, cooling towers, food processing buildings, quick freezers, multiple cold storage buildings, receiving, and auto storage (Sanborn map, 1950: 15).

The 1970 Sanborn map for the subject block shows that the footprints of the building remained unchanged from 1950. Uses were consistent too with the exception of the addition of poultry processing in the building at the south end of property. City directories indicate that in 1970 Central California Ice Co. and Fresno Consumers' Ice Co. remained at the plant but Valley Ice Co. had been replaced by ACI Industries Inc., ice cold storage and quick freezing.

## CONTINUATION SHEET

Property Name: Peoples Ice Co., 2003 S. Cherry Street, Fresno, CA 93721  
Page 6 of 9

Some time between 1970 and 1972, the cold storage and poultry processing buildings at the southeast corner of the complex (the original Peoples Ice Co. buildings) were demolished, and a large one-story warehouse (#6) was constructed in their place ([historicaerials.com](http://historicaerials.com)). Around 1980, the office and other small buildings at the northwest corner of the property were demolished, and a new office was built (#1). In addition, an auto shed accessible from E. Woodward Avenue had been demolished ([historicaerials.com](http://historicaerials.com)). With these changes, all of the buildings currently on the site were in place.

City directories indicate that by 1980 the property was occupied by Central Valley Ice Co. and United States Cold Storage of Central California. The plant is currently owned by Arctic Glacier USA Inc.

### L.H. Hansen

L.H. Hansen was born in Denmark 1 August 1879. He completed his apprenticeship as a carpenter in his native country before immigrating to the United States at age 21. After living in the Midwest, Hansen settled in Fresno in 1930. L.H. Hansen & Sons operated from an office at 313 Palm Ave. by 1951 through at least 1960 (Polk Fresno city directories, 1951-52 and 1960). The company was a successful contracting firm working throughout the San Joaquin Valley. They were responsible for the construction of numerous commercial and educational buildings and contracted extensively with the government during World War II. Notable projects include the old Fresno City Hall, Fresno County Jail, and a building for Fresno Photoengraving at 748-750 Fulton Street (Walker, 381).

### Significance Statement

This is a site with multiple buildings. This property possesses historic significance within the context of commercial enterprises and light industry in Fresno and appears to be eligible at the local level of significance for the California Register under criterion 1 and as a Historic Resource under the City of Fresno Historic Preservation Ordinance criterion i. The property is representative of the important role ice manufacturing and cold storage played in food processing and the transportation of food by rail.

Although some buildings in the complex have been altered, with two exceptions, the approximately nine buildings on site today were built before 1950 (Sanborn map, 1950:15). The two post-1950 buildings are the one-story warehouse at the southeast corner of the block (#6), which was built c. 1971, and an office building at the northwest corner of the block (#1), which was built c. 1985. As a result, the complex of buildings at 2003 S. Cherry Avenue appears to retain a fair-to-good degree of integrity. Despite the additions, the property conveys a strong sense of time and place.

### \* B12. References continued:

"The Ice Harvest: Preparing for the Annual Ingathering." *San Francisco Call*, 15 December 1892, 3.

*Pacific Union Recorder* 44:42, (1945): 7.

"Paula Lloyd Column." *The Fresno Bee*. TMC News, 18 October 2010. Web. 5 March 2015.

Powell, John Edward, and Michael J. McGuire. *Supplementary Historic Building Survey: Historic Resources Survey (Ratkovich Plan), Fresno, California*. Fresno, Calif: California State University, Fresno Foundation, 1994.

Reynolds, John, and Michael J. Semas. *Fresno*. Charleston, South Carolina : Arcadia Publishing, 2012. Pages 71-72.

Vandor, Paul E. *History of Fresno County, California, With Biographical Sketches of the Leading Men and*

## CONTINUATION SHEET

Property Name: Peoples Ice Co., 2003 S. Cherry Street, Fresno, CA 93721

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*Women of the County Who Have Been Identified with Its Growth and Development from the Early Days to the Present.* Los Angeles, Calif: Historic Record Co, 1919.

Walker, Ben Randall, and Arthur Hamilton Cawston. *Fresno Community Book*. Fresno, CA: H. Cawston, 1946.

## CONTINUATION SHEET

Property Name: Peoples Ice Co., 2003 S. Cherry Street, Fresno, CA 93721  
Page 8 of 9

**P5a. Photograph continued:**



**P5b. Description of Photo:** Looking E: Jan 2015.



**P5b. Description of Photo:** Looking NE: Jan 2015.

## CONTINUATION SHEET

Property Name: Peoples Ice Co., 2003 S. Cherry Street, Fresno, CA 93721  
Page 9 of 9



Pictured here is the office and warehouse of the Peoples Ice Corporation at 2035 S. Broadway.  
The ice service station was at 921 Belmont.

**P5b. Description of Photo:** Looking SW c. 1920 [John Reynolds and Michael J. Semas, *Fresno* (Charleston, South Carolina: Arcadia Publishing, 2012) 71].



\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

**c. Address** 202 Fulton Street Fresno, CA 93721

**d. Other Locational Data:** APN - 46827607

\* **P3a. Description:**

The property at 202 Fulton Street consists of a single building on a gore block created when Cherry was cut through from Fulton to Van Ness Avenue. A large parking area is located to the north. The building has an irregular footprint and is covered by a flat roof. The walls are brick with a concrete bond beam near the roofline; the main facade, facing Cherry and Fulton, has a smooth stucco finish. The main façade is canted and features five Art Deco-style fluted piers that project into towers above the roofline; the piers divide the main façade into three bays. The eastern bay, facing Fulton, has the primary pedestrian entrance consisting of a single door (obscured by a security screen) flanked by matching pairs of large, 1x1 windows. The bay is crowned by a band of clerestory windows that have been filled in; the base is decorated with blue tile. The central bay consists of a 1x4 band of fixed, single-pane windows in metal frames set over a base of blue tile; the bay is crowned by a band of clerestory windows that have been filled in. The western bay has two industrial, divided-light windows with transoms, both obscured by metal grills. (See continuation sheet.)

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:**  
Building

**P5b. Description of Photo:**  
Looking W: Jan 2015

\* **P6. Date Constructed/Age and Source:** Historic – 1935 (newspaper article)

\* **P7. Owner and Address:**  
G&S Enterprises LP  
414 P Street  
Fresno, CA 93721

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of

Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* **Resource Name or #** Anderson Paint Factory / 202 Fulton Street, Fresno, Ca 93721      \* **NRHP Status Code** 3CS/5S3  
 Page 2 of 5

<b>B1.</b> Historic Name: Anderson Paint Factory <b>B3.</b> Original Use: Commercial * <b>B5. Architectural Style:</b> Art Deco * <b>B6. Construction History:</b> The building at 202 Fulton was designed by Fisher & McNulty for the Anderson Paint Factory. It was completed in April 1935 for \$10,000. A newspaper from 1935 article describes the building as featuring large, plate-glass windows and tile decoration at the main façade and exposed brick at secondary facades. ( <i>The Fresno Bee</i> , April 7, 1935) (See continuation sheet.) * <b>B7. Moved?</b> No * <b>B8. Related Features:</b> None. <b>B9a. Architect:</b> Fisher & McNulty	<b>B2.</b> Common Name: 202 Fulton Street <b>B4.</b> Present Use: Commercial b. Builder: Unknown * <b>B10. Significance:</b> <b>Theme</b> Late 19 <sup>th</sup> and 20 <sup>th</sup> Century Commercial Development <b>Area</b> Fresno, California
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**Period of Significance** 1935      **Property Type** Commercial      **Applicable Criteria** 3/iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**  
 Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970);  
 Polk's Fresno City Directories; Building Permits; Ancestry.com;  
 HistoricAerials.com; Google street view; and see City of Fresno  
 South Van Ness Industrial District Survey and Context Statement  
 Bibliography.

**B13. Remarks:** None.

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Anderson Paint Factory / 202 Fulton Street, Fresno, CA 93721  
Page 3 of 5

### P3a. Description (continued)

The east and west façade walls are exposed brick and are broken up by industrial, divided-light windows of varying sizes, all obscured by metal grills. At the north of the east façade (facing Los Angeles) is a metal, sliding door. The building's character-defining features include: irregular footprint; flat roof; exposed brick walls; smooth stucco finish at main façade; canted main façade with fluted piers; large, plate-glass windows and tile decoration at main façade.

### B6. Construction History (continued)

The clerestory windows at the main façade were filled in at an unknown date.

### B10. Significance (continued)

#### Block History

Fulton was called J Street through at least 1918. In 1906, the Sanborn map shows the north side of the 200 block of Fulton mostly developed with large dwellings. At the northeast corner was a dwelling with a large barn and corral. The south side of the block was vacant except for a large dwelling at the southeast corner. By 1918, the north and south sides of the block were almost wholly developed with dwellings. In 1928, the Sanborn map shows Cherry Avenue cut through the block, leaving only a single parcel developed (with a dwelling) at the north. The south side of the block showed a change from a totally residential use to partially commercial. In 1950, the north side of the block contained a mix of mostly commercial and industrial uses and a single dwelling. The south side of the block featured the Electric Motor Shop at the southwest corner and a few residual dwellings. The 1970 Sanborn map shows the block essentially unchanged since 1950, with the exception of a gas station at the southeast corner.

#### Building History

The building's first occupant was Anderson Paint Factory. Before moving to the 202 Fulton site, Anderson was located at 145 Broadway. Founded in 1930, Anderson Paint Factory was started by Fresno residents Clark Anderson and Frank Isola (*The Fresno Bee*, September 11, 1932). The Anderson Paint Factory manufactured paints on site and sold painter supplies and materials. An advertisement in 1935 reads: "Paint direct from Fresno's only factory. We have no branches" (*The Fresno Bee*, April 28, 1935). Before starting his own company, Anderson was superintendent at the Gibson Paint Factory in Oakland, California. Isola worked for the Schlage Lock Company in San Francisco. Anderson Paint Factory opened 202 Fulton in 1935 and stayed there through the 1970s. By 1980, the building was occupied by Chapin Equipment Company, specializing in farm equipment distribution.

#### Fisher & McNulty

Hugh McNulty was born in St. Louis in 1892 and lived in Fresno from infancy. He graduated from Stanford University in Mining Engineering and formed a partnership with R.P. Fisher in 1920. The company constructed numerous buildings of note including the Pantages Theatre and Twining Laboratories, the latter designed by Charles Butner (Winchell, History of Fresno County). They constructed the Spanish Revival/Italian Renaissance home on 3702 E. Huntington.

#### Significance Statement

The building appears to retain high integrity of location, setting, design, workmanship, feeling, and association. Integrity of materials has been impaired slightly by the filled-in clerestory windows at the main façade.

## CONTINUATION SHEET

Property Name: Anderson Paint Factory / 202 Fulton Street, Fresno, CA 93721  
Page 4 of 5

The building is a good example of Art Deco architecture in the survey area. This property appears to be individually eligible for the Fresno Local Register of Historic Resources and the California Register of Historical Resources under Criterion iii/3, as a rare and intact example of Art Deco commercial architecture within the survey area.

### B12. References (continued)

"Anderson and Isola Open Paint Concern," *The Fresno Bee*, September 11, 1932.

Anderson Paint Factory advertisement, *The Fresno Bee*, April 28, 1935.

"Paint Factory Has New Home," *The Fresno Bee*, April 7, 1935.



Photo of new Anderson Paint Factory building at 202 Fulton Street in 1935.  
(*The Fresno Bee*, April 7, 1935)

## CONTINUATION SHEET

Property Name: Anderson Paint Factory / 202 Fulton Street, Fresno, CA 93721  
Page 5 of 5

**BUY YOUR PAINT  
DIRECT FROM FACTORY**

**We Will  
Save You Money**

Best quality pure linseed oil  
house paint

**\$2.20** Gallon

**DURABLE PAINT**

Porch and Deck Paint <b>65c qt.</b>	2nd Quality White Paint <b>\$1.20 Gal.</b>	One Coat Enamel <b>70c qt.</b>
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**ANDERSON PAINT FACTORY**  
202 FULTON ST. PHONE 3-2528

Advertisement for the Anderson Paint Factory building at 202 Fulton Street in 1936.  
(*The Fresno Bee*, June 14, 1936)

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

Other Listings  
Review Code

Primary #  
HRI #  
Trinomial  
**NRHP Status Code** 3CS/5S2

Reviewer

Date

Page 1 of 4 \* **Resource Name or #:** White Co. Trucks / Electric Motor Co. – 245 Fulton St. – Resource Number 51

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 245 Fulton Street Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46830215

\* **P3a. Description:**

The property at 245 Fulton Street is comprised of two buildings: a commercial building on the corner, built in 1919, and a newer warehouse building at the east, built in 1953. The original building at the corner is rectangular in plan and fills the entire parcel front to back. It is a single story in height and is covered by a flat roof with a parapet. The parapet is stepped at the main façade (facing Fulton). The walls are masonry brick construction with a smooth stucco coating. The Fulton Street façade is dominated by a storefront that wraps the northwest corner; it consists of a long band of large, metal-frame, single-pane windows crowned by bands of transoms. The transom windows are set in metal frames. Structural piers march along the Fulton and Monterey Street facades at equal intervals and project above the roofline. Each pier is ornamented with Art Deco patterns of brick with coping at the top. (See continuation sheet.)

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**  
Looking SE: Jan 2014

\* **P6. Date Constructed/Age and Source:** Historic – 1919/1953

\* **P7. Owner and Address:**  
Frank Caglia, LTD Family Partnership  
P.O. Box 446  
Fresno, CA 93709

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno  
South Van Ness Industrial District

Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* **Resource Name or #**    White Co. Trucks / Electric Motor Co. – 245 Fulton St. Fresno, Ca 93721    \* **NRHP Status Code** 3CS/5S2  
 Page    2    of    4

<b>B1.</b> Historic Name:    White Company Trucks <b>B3.</b> Original Use: Commercial * <b>B5. Architectural Style:</b> Art Deco * <b>B6. Construction History</b> The building at 253 Fulton was constructed in 1919 for use as an automobile garage, according to building records and Sanborn maps. Building permits show that in 1949 the building was remodeled and the window configuration was changed. The second building on the parcel, a 50'x67' warehouse at 245 Fulton, was added in 1953.	<b>B2.</b> Common Name:    245 Fulton Street <b>B4.</b> Present Use: Commercial   * <b>B7. Moved?</b> No * <b>B8. Related Features:</b> None.
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<b>B9a. Architect:</b> L.H. Hansen (1949 remodel) / Zulim Brothers (1953)	<b>b. Builder:</b> D.A. Carew (1919)
* <b>B10. Significance: Theme</b> Late 19 <sup>th</sup> and 20 <sup>th</sup> Century Commercial Development	<b>Area</b> Fresno, California

**Period of Significance**    1919/1953    **Property Type**    Commercial    **Applicable Criteria**    3/iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**  
 Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

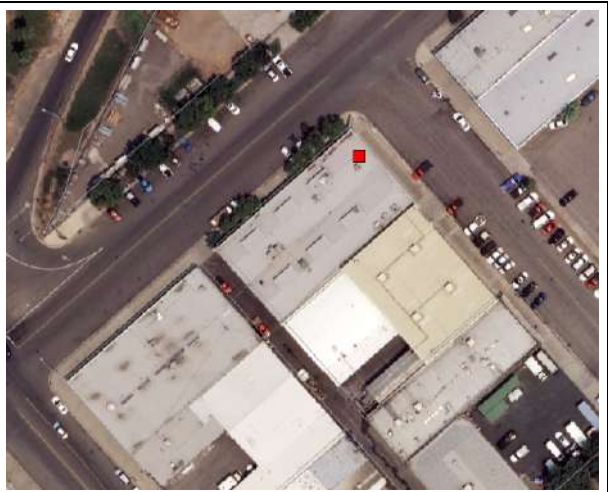
\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

\* **B14. Evaluator:**    architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:**    June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: White Co Trucks / Electric Motor Co - 245 Fulton St, Fresno, CA 93721  
Page 3 of 4

### P3a. Description (continued)

The upper portion of the storefront is decorated with brick coping and Art Deco patterns set within recessed panels. The primary pedestrian entrance is at the northwest corner of the Fulton façade and consists of a glazed door flanked by side lights. A transom window above the door has been filled with an air-conditioning unit.

A secondary pedestrian entrance is located at the east side of the Fulton façade. It matches the primary entrance. The west façade (facing Monterey) has a variety of metal, industrial, divided-light windows in different shapes and sizes. Each window is recessed and set above a concrete sill. At north of center is a recessed entrance that consists of a half-glazed door flanked by two side lights. The walls within the recession are sheathed in vertical wood siding. To the south is a metal, roll-up door.

The second building on the property is a 50'x67' warehouse. It is rectangular in plan, a single story in height, and is covered by a flat roof. The upper Fulton Street façade walls are sheathed in a combination of smooth stucco and standing-seam metal panels; the bulkhead is textured concrete block. A large, metal, roll-up door flanked by two pilasters fills the west side of the Fulton façade. A recessed pedestrian entrance, a solid door, is located just to the left. In the upper portion of the center and east sides of the Fulton façade is a band of ganged, single-pane clerestory windows.

Character-defining features of the 1919 building include: rectangular plan; single story; flat roof with stepped parapet; brick walls with smooth stucco coating; storefront with metal-frame, single-pane windows and transoms; structural piers with Art Deco patterns and coping.

Character-defining features of the 1953 building include: rectangular plan; single story; flat roof; walls covered in smooth stucco and standing-seam metal panels; bulkhead of textured concrete block; ganged, single-pane clerestory windows.

### B10. Significance (continued)

#### Block History

Fulton was called J Street through at least 1918. In 1906, the Sanborn map shows the north side of the 200 block of Fulton mostly developed with large dwellings. At the northeast corner was a dwelling with a large barn and corral. The south side of the block was vacant except for a large dwelling at the southeast corner. By 1918, the north and south sides of the block were almost wholly developed with dwellings. In 1928, the Sanborn map shows Cherry Avenue cut through the block, leaving only a single parcel developed (with a dwelling) at the north. The south side of the block showed a change from a totally residential use to partially commercial. In 1950, the north side of the block contained a mix of mostly commercial and industrial uses and a single dwelling. The south side of the block featured the Electric Motor Shop at the southwest corner and a few residual dwellings. The 1970 Sanborn map shows the block essentially unchanged since 1950, with the exception of a gas station at the southeast corner.

#### Building History

One of the first known tenants in the building at 245 Fulton Street was the White Company, a truck company. A few years later, in 1929, the building was used by an automotive couch and body works company called the Lauritzen Coach & Body Service. In 1931, Justensen's Food Stores Inc., wholesale grocery, was operating out of the building. In the 1940s, International Harvester Trucks occupied the building. The Electric Motor Shop took over the building in 1949 and has been there ever since. The company expanded by building new buildings to the east and south and taking over existing buildings on the

**DPR 523L (9/2013)**



## CONTINUATION SHEET

Property Name: White Co Trucks / Electric Motor Co - 245 Fulton St, Fresno, CA 93721  
Page 4 of 4

block. Electric Motor Shop was founded in 1913 and moved five times before settling at 245 Fulton Street (*The Fresno Bee*, April 28, 1963).

### Significance Statement

Although the original 1919 building on the property at 245 Fulton Street received a storefront reconfiguration in 1949, the 1949 appearance of the building appears to be intact. An opening at the west façade (originally a metal roll-up door or another type of entrance) was reconfigured at an unknown date, and the clerestory windows at the storefront appear to have been altered materially. Nonetheless, integrity of location, setting, design, materials, workmanship, feeling, and association are intact and moderate to high. As for the second building, built in 1953, it appears to retain low to moderate integrity of location, setting, design, materials, workmanship, feeling, and association. The Fulton façade appears to have been changed materially, although there is no record of this. Nonetheless, it is the building at the right that is the more significant of the two, and its integrity is good overall.

The building is a good example of Art Deco architecture in the survey area. This property appears to be individually eligible for the Fresno Local Register of Historic Resources and the California Register of Historical Resources under Criterion iii/3 as an intact example of Art Deco commercial architecture within the survey area.

### B12. References (continued)

"GE Gives Caglia Gold Motor Award," *The Fresno Bee*, April 28, 1963.



Undated photograph of Electric Motor Shop (Courtesy Sally Caglia)

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 5S2

Review Code      Other Listings  
                         Reviewer      Date

Page 1 of 4      \* Resource Name or #: San Joaquin Bakery - 150 to 160 L Street - Resource Number 68

P1. Other Identifier: APN - 46823605

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 150 - 160 L Street Fresno, CA 93721

d. Other Locational Data: APN - 46823605

\* P3a. Description:

This one- and two-story brick bakery complex sits on a parcel bounded by L Street to the south, Los Angeles Street to the west, the railroad right of way to the east, and a service alley, between L and M Streets, to the north. The building has a stepped parapet at the Los Angeles Street façade that appears to be interrupted by a later second story addition at the corner of Los Angeles and L Streets. The rear portion of the L Street façade also has a stepped parapet. There are a variety of loading dock and window openings, many of which appear to have been altered over time. Fixed overhanging awnings cover the loading dock and pedestrian entries at the Los Angeles Street façade.

\* P3b. Resource Attributes:

HP6. 1 -3 Story Commercial

\* P4. Resources Present: Building

P5b. Description of Photo:  
Looking NE: Jan 2015

\* P6. Date Constructed/Age and  
Source: Historic  
1919; Building Permits

\* P7. Owner and Address:  
Rainbo Bakeries of San Joaquin  
c/o Earthgrains Baking co  
4801 Cox Road # 101  
Glen Allen, VA 23060

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:  
January 2015

\* P10. Survey Type: Intensive



P5a. Photograph or Drawing

Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

# BUILDING.

**\* Resource Name or #** San Joaquin Bakery  
**Page** 2 **of** 4

160 L Street, Fresno, Ca 93721

\* NRHP Status Code – 5S2

**B1.** Historic Name: San Joaquin Bakery

**B2.** Common Name: 160 L Street

**B3.** Original Use: Bakery

**B4.** Present Use: Bakery

\* B5. Architectural Style: Commercial Vernacular

\* **B6. Construction History:** This building appears on the 1928 Sanborn Map. Original building permit may read 1919.

\* B7. Moved? No

\* **B8. Related Features:** Warehouse at 161 L Street (across the street).

**B9a. Architect:** Unknown

**b. Builder:** Unknown

<b>* B10. Significance:</b>	<b>Theme</b>	Commercial	<b>Area</b>	Fresno, California
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<b>Period of Significance</b>	1919	<b>Property Type</b>	Commercial	<b>Applicable Criteria</b>	iii
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**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

## Building History

This structure is present on the 1928, 1931, 1950 and 1970 Fresno Sanborn Maps, but the parcel is vacant on the 1918 Sanborn Map. The San Joaquin Baking Company is listed in the 1926 Fresno City Directory and in subsequent years until 1970. By 1980, the company is listed as Rainbo Baking of the San Joaquin Valley. This long-time Fresno business was founded before the Great Depression hit the San Joaquin Valley, survived these hard years, continued through World War II, expanded after building a warehouse across the street and remains in place today as Rainbo Baking. In July 1933, company president F. D. Bradford explained to the *Fresno Bee* that bread prices would increase because of the associated rise in wheat and flour prices. (See Continuation Sheet).

\* B12. References:

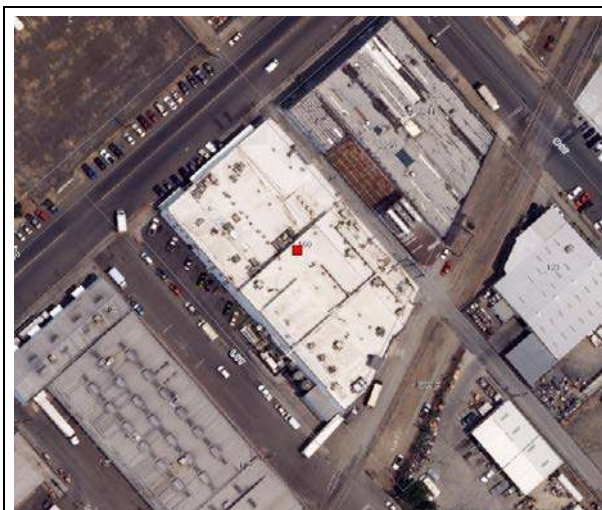
Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 160 L Street, Fresno, CA 93721  
Page 3 of 4

### \*B10. Significance (continued)

The City of Fresno building record for this structure is somewhat difficult to read, but the original building may have been constructed in 1919. Alterations occurred in 1923, 1924, 1925, 1927, and 1935 with the most significant occurring in 1924 at a cost of \$1,750.00. These items are not fully described on the building card. A second building card details a number of additions and alterations by J. T. Cowan from 1936 to 1959. One of these projects involved repairing damage from a fire in 1940. Because of his involvement at this structure, it is assumed he was hired to build the warehouse across the street sometime between 1945 and 1949. A *Fresno Bee* article from July 1972 describes a second fire at this building that caused about \$150,000 in damage. An oven unit apparently over heated and caused the fire.

Additions and alterations to this structure were completed by James Thomas Cowan (known as J.T. Cowan) was a native of Fresno, born 15 November 1892. His father, David Cowan, had established a construction business in the city in 1885. J.T. Cowan assumed leadership of the company in 1919 and operated the business in Fresno for 50 years. His office was located at 1221 Fulton Street from 1933 through at least 1940 (Polk Fresno city directories, 1933 and 1940). Cowan largely worked on commercial buildings and shopping centers, but also constructed some residences in Fig Gardens and the Sunnyside district. Notable projects include: J.B. Hill Company's warehouse on North H Street, Turpin's furniture store on Fulton Street, several residences on Van Ness Boulevard, and Brix Court Apartments at 1325-41 M Street (Walker, 340-341).

This property appears to possess historic significance within the context of commercial architecture in Fresno reflecting the brick warehouses and light industrial buildings that would have been prevalent in the survey area. The building appears eligible at the local level of significance as a Historic Resource under the City of Fresno Historic Preservation Ordinance criteria iii as a strong example of early commercial architecture within the survey area. While it may not be the work of a master, the building embodies the characteristics of a specific type of structure, a brick warehouse and commercial facility, which would have been present in this area from the 1920s through the 1960s. The building conveys a strong sense of time and place. The building represents the type of warehouses that would have been present throughout the area in material, form and use. The structure retains a very high degree of integrity of location, design, setting, materials, and workmanship. The integrity of feeling and association have both been slightly impacted by the overall changes to the urban context of the area.

### \* B12. References continued:

Walker, Ben Randall. *The Fresno County Blue Book: Containing Facts and Impressions for the Better Understanding of Fresno County Past and Present: with Biographies of Representative Fresno County People*. Fresno, CA: A.H. Cawston, 1941.



## CONTINUATION SHEET

Property Name: 160 L Street, Fresno, CA 93721  
Page 3 of 4

### Photograph Continuation



The L Street façade of this baking company. Windows appear to be replacements.



A view down the service alley on the north side of the structure.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5S2**

Other Listings  
Review Code

Reviewer

Date

**P1. Resource Name:** Radin-Kamp Warehouse

**\* P2. Location:** Unrestricted

**\* a. County;** Fresno

**\* b. USGS 7.5':** Fresno South, CA, 1981

**c. Address** 304 L Street, Fresno, CA 93721

**d. Other Locational Data:** APN - 46823409

**\* P3a. Description:**

The property at 304 L Street includes three joined buildings constructed at different times, and a loading area at the southwest corner. The warehouse building at the northeast corner of the property was the original building constructed on the site in 1912. The building to the immediate south was added in 1950. Both buildings are rectangular. The 1912 building is two stories and covered by a flat roof. The walls are brick masonry. The north and south walls terminate in stepped parapets. The east façade facing Monterey Street is asymmetrical. There is a pedestrian entrance at the far north. The rest of the east façade is dominated by two rows of recessed multi-light metal windows with brick sills and segmental brick arches; security bars are fitted into the window openings. The north façade has a single pedestrian entrance covered by a segmental brick arch and a small window opening at the west. Ghost signage is visible (but illegible) under the roofline of the east and south facades. (See continuation sheet.)

**\* P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

**\* P4. Resources Present:** Building

**P5b. Description of Photo:**

P5a.



Looking NW: Jan 2015

**\* P6. Date Constructed/Age and Source:** Historic, 1912/1950 (building records)

**\* P7. Owner and Address:**  
Leslie & Bridget Findley, Trustees  
7481 E. Bremer  
Fresno, CA 93727

**\* P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

**\* P9. Date Recorded:**  
January 2015

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

**\* P11. Report Citation:** City of Fresno  
South Van Ness Industrial District  
Historic Resource Survey

**\* Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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<b>B1.</b> Historic Name: Radin & Kamp Warehouse <b>B3.</b> Original Use: Commercial/light industrial <b>* B5. Architectural Style:</b> Commercial Vernacular <b>* B6. Construction History:</b> See continuation sheet.  <b>* B7. Moved?</b> No <b>* B8. Related Features:</b> None	<b>B2.</b> Common Name: 304 L Street <b>B4.</b> Present Use: Commercial   <b>B9a. Architect:</b> Unknown <b>b. Builder:</b> Unknown (1912) / Charles Hall (1923) / L.H. Hansen & Sons (1950) / H. Wayne Taul (1970) <b>* B10. Significance:</b> <b>Theme</b> Commercial Architecture <b>Area</b> Fresno, California <b>Period of Significance</b> 1912/1950 <b>Property Type</b> Commercial/Warehouse <b>Applicable Criteria</b> iii
--	--

**Building History**  
 The original owner of the warehouse was Radin & Kamp, a pioneering department store in Fresno (Building Permit). By 1950, city directories show that the building was occupied by Evans Manufacturing Company, which specialized in upholstery. Beginning in the mid-1950s, multiple tenants occupied the building: Interstate Restaurant Supply Company in 1956; Freight Salvage (used merchandise) in 1960; Weco Tire Distributors in 1970; and Crescent of California (women's clothes) in 1980. (See continuation sheet.)

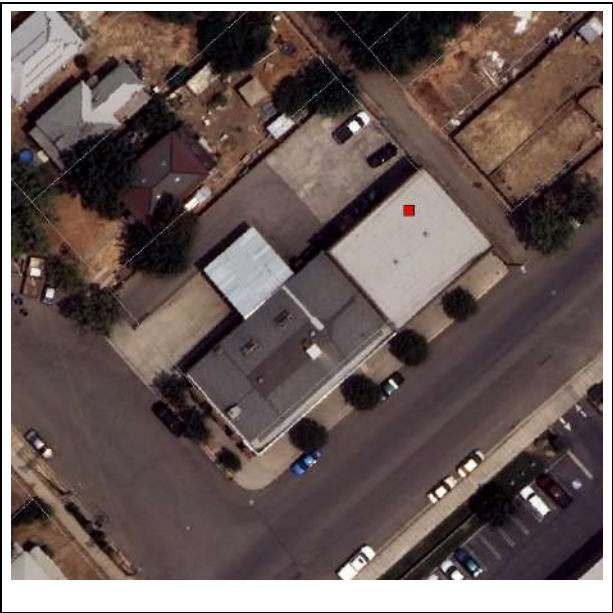
**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoriAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

**\* B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

**\* Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Radin & Kamp Warehouse / 304 L Street, Fresno, CA 93721

Page 3 of 3

### P3a. Description (continued)

The 1950 building is 50'x85' and one story. The roof is a bow-truss system hidden behind parapets. The walls are brick masonry. The base appears to be concrete. A concrete bond beam wraps the building near the roofline. At the east façade, there is a large roll-down door at the north and three window openings with brick sills to the south. The two windows at the north are multi-light metal windows, and the window at the south is a replacement (material unknown). At the south façade, there are two window openings with brick sills at the west (both replacements), and a pedestrian door and another window opening with brick sill at the east (replacement, material unknown). There are concrete steps at the entrance. There are no openings at the west façade. Ghost signage appears at the south and east facades.

An addition was added to the west façade in 1956. It is a loading area with a loading dock. The roof is flat and the walls are standing-seam metal.

The 1912 building's character-defining features include: two-story massing; flat roof with stepped parapets; brick masonry walls; asymmetrical east façade; recessed multi-pane metal windows with brick sills and segmental brick arches; ghost signage.

The 1950 building's character-defining features include: one-story massing; bow-truss roof with parapets; brick masonry walls; concrete base; concrete bond beam; multi-pane metal windows with brick sills; ghost signage.

### B6. Construction History (continued)

In 1912, building permits were issued for a brick warehouse. In 1923, a second merchandise warehouse was constructed on the site at 312 L Street. In 1950, a 50'x85' addition was added to the south of the original building by contractor L.H. Hansen & Sons. L.H. Hansen & Sons built a smaller addition to the west of the original building in June 1956. The engineer H. Wayne Taul completed repairs to the buildings in 1970. The warehouse at 312 L Street was demolished in 1972 and is now a parking lot.

### B10. Significance (continued)

#### Significance Statement

Despite minor modifications such as window replacements, the buildings at 304 L Street appear to retain high integrity. Aspects of integrity for location, design, materials, workmanship, feeling, and association are mostly intact.

This property is a good example of an early brick commercial building located within the survey area. This property appears to be individually eligible for the Fresno Local Register of Historic Resources under Criterion iii.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 3CS / 5S2

Review Code      Other Listings  
                         Reviewer      Date

Page 1 of 6      \* Resource Name or #: W. P. Fuller Paint Company - 2244 Los Angeles Street – Resource Number 83  
P1. Other Identifier: APN - 46823601

- \* P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981  
c. Address 2244 Los Angeles Fresno, CA 93721  
d. Other Locational Data: APN – 46823601  
\* P3a. Description:

The W. P. Fuller Paint Company building is a two-story, brick masonry building, industrial in character, sitting at the southeast corner of Los Angeles and M Streets. The building is eclectic in its style with elements of Mission Revival and Art Deco giving the structure its character. The Los Angeles and M Street façades have a stucco finish. The retail store for the company originally occupied the prominent corner space, with storage and warehouse facilities in the rest of the building. The storefront windows appear to have been boarded up and the original storefront window configuration is not known at this time. It is possible that during future research a historic photograph of the building will be located, and these features can be further described. A pedestrian door, flanked by two storefront windows, accessed the former storefront space at the Los Angeles Street façade. 15-light industrial sash windows are located at the second story above the corner storefront windows at both the Los Angeles and M Street facades. (See Continuation Sheet)

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



- \* P3b. Resource Attributes:  
HP6: 1 – 3 Story Commercial
- \* P4. Resources Present: Building
- P5b. Description of Photo:  
Looking SW: Jan 2015
- \* P6. Date Constructed/Age and Source: Historic Constructed 1922; building permits
- \* P7. Owner and Address:  
JHS & DBJ Family Ltd Ptners  
5917 W. Elowin Dr.  
Visalia, CA 93291
- \* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123
- \* P9. Date Recorded:  
January 2015
- \* P10. Survey Type: Intensive Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

\* **Resource Name or #** W. P. Fuller Paint Company 2244 Los Angeles, Fresno, Ca 93721 \* **NRHP Status Code** – 3CS / 5S2  
Page 2 of 6

**B1.** Historic Name: W. P. Fuller Paint Company

**B2.** Common Name: 2244 Los Angeles

**B3.** Original Use: Warehouse

**B4.** Present Use: Vacant

\* **B5. Architectural Style:** Eclectic – Mission Revival and Art Deco Industrial

\* **B6. Construction History:** Constructed February 25, 1922 – Permit # 977; \$95,000 Warehouse; builder or architect not listed or too faint to see. Appears on 1970, 1950, 1931, and 1928 Fresno Sanborn Map (Sheet 25); does not appear on 1918 Sanborn. See Continuation Sheet for additional permit information.

\* **B7. Moved?** No

\* **B8. Related Features:** Building across the street at 124 M Street was also built and owned by Fuller Paints.

**B9a. Architect:** Unknown

**b. Builder:** Harris Const. Co & Hansen & Sons

\* **B10. Significance: Theme** Commercial Architecture **Area** Fresno, California

**Period of Significance** 1922-1960s

**Property Type** Commercial

**Applicable Criteria** 3 / iii

The building at 2244 Los Angeles Street served as the Fuller Paint Company store and warehouse from 1922 through the late 1960s. The W. P. Fuller & Company dates its beginnings to 1849, the year William Parmer Fuller (1827-1890) left New Hampshire seeking gold in California. Unsuccessful in his search for gold, Fuller took up several entrepreneurial pursuits in Sacramento, forming a partnership in the paint and glass business with Seton Heather. By 1862 the company headquarters of Heather & Fuller had moved to San Francisco, and by 1868, a new partnership had been formed with William Franklin Whittier; Whittier, Fuller & Co. had their main offices at Front and Pine Streets, and built the largest plant on the Pacific Coast. This partnership dissolved in 1894, and the reorganized W. P. Fuller & Company began to realize plans to dominate the paint, oil and glass market in the Western United States. (See Continuation Sheet)

\* **B12. References:**

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: W. P. Fuller Paint Company 2244 Los Angeles Street Fresno, CA 93721  
Page 3 of 6

### \* P3a. Description (continued)

There is a second-story, 9-light industrial sash window above the pedestrian door. Pilasters capped with red roofing tiles (now painted) rise just above the second floor framing the storefront windows. Unpainted, the red tiles would have given the building a somewhat Mission Revival appearance. The pilasters have a simple projecting concrete base and the storefront windows have a simple concrete sill. A simple molded cornice caps the corner storefront wrapping around both facades. The later elements give the building a somewhat Art Deco character.

The ground floor Los Angeles Street façade has a series of openings spaced between the same concrete pilasters as employed at the storefront. Two "tower" features, forming a shaped parapet at the roofline, flank the central bays of the Los Angeles façade. Between the two "towers" there are seven pilasters each with 10-light industrial sash windows between them at both the first and second story. Simple cutouts forming vents are centered in each "tower" and above the second story windows. There is an inset panel above the second story of the central bay that likely served as an area for signage. The ends of the parapet have a scalloped edge.

The south end of the Los Angeles façade appears to have been somewhat altered. There is a pedestrian door at the ground floor and the same 15-light industrial sash windows that are above the storefront at the opposite end of the Los Angeles façade. The M Street façade contains the storefront in the first two bays followed by a bay with a first and second story industrial sash window. The next bay contains a vehicle entry with a metal roll down door flanked by larger scale pilasters of similar character to the Los Angeles Street pilasters. The last three bays of this façade appear to serve a double height interior space as they each have a large-scale, multiple-light industrial sash window spanning two floors.

This concrete retail store and warehouse building retains a great deal of integrity including location, design, materials, and workmanship. The integrity of setting, feeling and association have been somewhat impacted by the loss of historic fabric, as well as changes in use, in the immediate vicinity.

The building's character-defining features are: industrial sash windows, storefront windows, location of pedestrian door at store (door appears to be later), smooth finish concrete, pilasters (including bases and tile capitals), signage panel, "tower" features at Los Angeles Street, scalloped edge of parapet and the cutouts for the vents at the upper story.

### \*B6. Construction History (continued) – Summary of Building Permits

February 25, 1922 – Permit # 977; \$95,000 Warehouse; builder or architect not listed or too faint to see on permit  
October 8, 1935 – Permit # 4185 ; Re-roof - \$975.00 (no contractor listed)  
June 18, 1937 – Permit # 7316; alterations \$2,000.00 (no contractor listed)  
March 22, 1940 – Permit # 2391; Cut in skylight; \$110.00 (difficult to read); Harris Construction Co.  
March 18, 1942 – Permit # 5231; patch roof; \$45.00; McClune Roofing Co.  
January 17, 1946 – Permit # 60057; Repairs and Additions; \$12,000.00; Fisher McNulty, Contractors  
October 17, 1947 – Permit # 71253; Erect Mezzanine; \$25,000.00; L. H. Hansen & Sons  
August 2, 1954 – Interior repairs / alterations; no new additions; inspector report no permit #; \$5,000.00; L. H. Hansen & Sons  
February 23, 1955 – Permit # 7011; Concrete loading dock 30 x 36 (off Alley) - \$4,000.00 – Contractor / Builder L. H. Hansen and Sons; owner W. P. Fuller & Sons  
August 2, 1957 – Permit #6124; Rearrange partitions; general repairs; \$5,000.00 - Contractor / Builder L. H. Hansen and Sons  
1967; Fuller Paint Company Store and Warehouse; new sign permit  
1969 – owner Lou Markanian  
1970-71 – Lake Sales Inc – owner – new signs

## CONTINUATION SHEET

Property Name: W. P. Fuller Paint Company 2244 Los Angeles Street Fresno, CA 93721  
Page 4 of 6

### \*B10. Significance (continued)

During the following three decades, the firm greatly expanded its business territory, opening multiple branches (need exact number and locations), first in other parts of California and then in the Pacific Northwest, followed by the Intermountain West and Arizona. In 1873, the firm began to manufacture white lead and mixed paints, to polish and bevel glass, to make mirrors in a factory on Fremont Street in San Francisco. Four years after W. P. Fuller's death in 1890, the Fuller family bought out Whittier's share in the company. Margaret Fuller, William's widow, and his son, W. P. Fuller managed the firm. Under their direction, a huge industrial plant of sixteen buildings covering approximately twelve acres was developed at Point San Bruno near South San Francisco. At the time of the April 1906 San Francisco earthquake, the W. P. Fuller Company occupied offices at 301 Mission Street, completed just a few months earlier, according to the plans of well-known San Francisco architect, Albert Pissis. This building was completely destroyed in the post-earthquake fires that burned a large portion of San Francisco. The large plant south of the city was essentially unharmed and remained in use for many years after.

The firm remained family-owned and operated through the third generation; William Parmer Fuller, Jr. (1888-1970) served as president of the business from 1924 to 1946. By 1935, the company covered California, Washington, Oregon, Arizona, Nevada, Utah, Montana and Idaho. In 1967 the company was purchased by the O'Brien Corporation and became known as Fuller-O'Brien, a name it continues to use today. The company is thought to be the oldest paint company in the West.

In San Francisco, the Fuller Company hired the firm of George Alexander Wright and Willis Polk to design a four-story brick warehouse (the W. P. Fuller Glass Warehouse – listed on the National Register of Historic Places) for their expanding mirror business. This building was under construction at the time of the 1906 earthquake and burned but was rebuilt to the original plans. Wright was also the designer of the South San Francisco Plant for the Fuller Company.

The Fuller Paint Company also had a building in Salt Lake. The National Register nomination for this structure states: "the design for the concrete frame and curtain wall construction probably originated in the national offices of the W. P. Fuller Company in San Francisco, but was executed by local contractors John F. and Henry E. Schraven." It is possible that a similar process was employed to build the W. P. Fuller Company warehouse and store in Fresno. The original building permit was not located but a Building History Card in the Fresno Planning Department noted that on February 25, 1922 Permit # 977 was issued for a \$95,000 Warehouse. The builder or architect is not listed or it is too faint to see (double check microfiche; can't see on printed version). The December 6, 1922 edition of *Paint, Oil and Chemical Review* notes that: "Manager Norton of the Fresno Branch of the W. P. Fuller & Co. was a visitor in San Francisco this week.

The Fuller Paint Company building appears on the 1970, 1950, 1931 and 1928 Fresno Sanborn Fire Insurance Maps (Sheet 25), but is not present on the 1918 Sanborn (Sheet 25). The building across the street at 124 M Street was constructed in 1945 as the Fuller Paint Warehouse #2.

This building has been modified or altered by several builders that frequently worked in the survey area including Harris Construction Company, Hansen & Sons and Fisher McNulty. Permit history does not reveal the original designer or contractor.



## CONTINUATION SHEET

Property Name: W. P. Fuller Paint Company 2244 Los Angeles Street Fresno, CA 93721  
Page 5 of 6

### \*B10. Significance (continued)

This property appears to possess historic significance within the context of commercial architecture in Fresno and reflects the history and significance of the Fuller Paint Company as a primary supplier of paints throughout the west. The building appears eligible at the local level of significance for the California Register under criterion 3, and as a Historic Resource under the City of Fresno Historic Preservation Ordinance criteria iii as one of the best remaining examples of a commercial warehouse in the survey area. While it may not be the work of a master, the building embodies the characteristics of a specific type of structure, a warehouse, which would have been present in this area from the 1920s through the 1960s. The building conveys a strong sense of time and place. The Fuller Paint Company building represents the type of warehouses that would have been present throughout the area in material, form and use. It retains a very high degree of integrity of location, design, setting, materials, and workmanship. The integrity of feeling and association have both been slightly impacted by the overall changes to the urban context of the area. However, a later Fuller Paints Warehouse is located across the street at 124 M Street.

### \*B12. References continued

Broschinsky, Korral. National Register Nomination. W. P. Fuller Paint Company Office and Warehouse, 404 West 400 South, Salt Lake City, UT, September 2005.

Maley, Bridget and Jody Stock. National Register Nomination. W. P. Fuller Paint Company Glass Warehouse, 50 Green Street, San Francisco, Ca, March 2001.

## CONTINUATION SHEET

Property Name: W. P. Fuller Paint Company 2244 Los Angeles Street Fresno, CA 93721  
Page 6 of 6

### P5a Photograph Continuation:



Above: Detail of pilasters, tile caps and industrial sash windows.  
Below: Tower feature detail.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 5S2

Review Code      Other Listings  
                         Reviewer      Date

Page 1 of 2      \* Resource Name or #: Squirt Bottling Company - 152 M Street – Resource Number 91

P1. Other Identifier: APN - 46823306

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 152 M Street Fresno, CA 93721

d. Other Locational Data: APN – 46823306

\* P3a. Description:

This is a Quonset hut with a tall false front, most likely wood frame with a stucco finish. There are a series of double-hung wood windows centered at the upper part of the façade. A roll down door, pedestrian door and two large windows are present at the lower part of the façade. The base of the front façade is sheathed in brick. The front façade also has a collection of different awning styles and shapes on most of the openings. There are a series of windows along the sides of the building. The character-defining features are the arched structure of the Quonset hut and the false front.

\* P3b. Resource Attributes:

HP6: 1 – 3 Story Commercial

\* P4. Resources Present: Building

P5b. Description of Photo:  
Looking NE: Jan 2015

\* P6. Date Constructed/Age and  
Source: Historic  
1946: Building Permit

\* P7. Owner and Address:  
Margaret Haun, Trustee  
100 M Street  
Fresno, CA 93721

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:  
January 2015

\* P10. Survey Type: Intensive Phase



P5a. Photograph or Drawing

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO)





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

Primary #  
HRI #  
Trinomial  
NRHP Status Code—5S2

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: Berg Furniture Company Warehouse – Resource Number 120  
P1. Other Identifier:

- \* P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South  
c. Address 2006 S. Mary Street, Fresno, CA 93721  
d. Other Locational Data: APN – 46834122  
\* P3a. Description:

The property at 2006 S. Mary Street contains one building, which occupies most of the lot. The building is one story and has a rectangular footprint. A gabled roof tops the building, and a vent is located in the gable end. Corrugated-iron panels clad the walls and roof. The façade (east elevation) is roughly symmetrical. In the center, there is a pair of corrugated-iron panel doors hanging on rails. Two-part metal vents flank the central opening. At the south end of the façade, there is a single metal pedestrian door. A "Linden Publishing" sign is mounted on one of the hanging doors.

The building's character-defining features are: one-story form, rectangular footprint, gabled roof, vent in gable end, corrugated-iron panels on walls and roof, symmetrical façade, corrugated-iron panel doors hanging on rails, two-part metal vents, and a metal pedestrian door.

\* P3b. Resource Attributes:

P5a.



HP8. Industrial building

\* P4. Resources Present: X Building

P5b. Description of Photo:

Looking W: Jan 2015

\* P6. Date Constructed/Age and Source: ☐ c. 1945 (Sanborn maps, 1931 and 1950:16).

\* P7. Owner and Address:  
Louis Harry, Mary Lou, Richard David,  
and Carol Ann Sorsky Trustees  
6624 N. Van Ness Avenue  
Fresno, CA 93711

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT _____ <b>BUILDING,</b>
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\* **Resource Name or #** Berg Furniture Company Warehouse, 2006 S. Mary Street, Fresno, CA 93721      \* **NRHP Status Code**—5S2  
 Page 2 of 3

**B1.** Historic Name: None      **B2.** Common Name: Linden Publishing, Inc.  
**B3.** Original Use: Warehouse      **B4.** Present Use: Warehouse

\* **B5. Architectural Style:** Prefabricated building and Commercial vernacular

\* **B6. Construction History:**

No original building permits were located. The current warehouse was built c. 1945 (Sanborn maps, 1931 and 1950:16). An addition was built at the rear of the building c. 1985 (historicaerials.com).

\* **B7. Moved?** ☐ No

\* **B8. Related Features:** None

**B9a. Architect:** Unknown

**b. Builder:** Unknown

\* **B10. Significance: Theme** Commercial Development      **Area** Fresno, California

**Period of Significance** 1945      **Property Type** Industrial      **Applicable Criteria:** iii

### Block History

The building at 2006 S. Mary Street was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant. In 1918, there was a small single-family residence at 2006 S. Mary Street, but by 1931, the residence had been moved or demolished.

### Building History

The current warehouse was built c. 1945 (Sanborn maps, 1918, 1931, and 1950:16). In the 1950s and 1960s, the building was used as a furniture warehouse: Berg Furniture Company warehouse in 1951-52 and Daniel's Columbia Furniture Company warehouse in 1960.

By 1970, the building was occupied by Ferrero Electric, electric contracting, and in 1980, it housed D & H Distributors, wholesalers. The property is currently owned by Louis, Harry, Mary, Richard, David, and Carol Ann Sorsky Trustees and houses Linden Publishing, Incorporated. (See continuation sheet.)

### \* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

### B13. Remarks:

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Berg Furniture Company Warehouse, 2006 S. Mary Street, Fresno, CA 93721  
Page 3 of 3

**\* B10. Significance continued:**

**Significance Statement**

The building at 2006 S. Mary Street appears to retain a high degree of integrity. Integrity of location, design, setting, materials, workmanship, feeling, and association are intact. An addition was constructed at the rear of the building c. 1985, but it is not visible from S. Mary Street.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building is a good example of its property type, an early prefabricated warehouse, and appears to qualify as a Fresno Heritage Property. This category is used for properties that may not qualify for inclusion in the Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places, but that still are deserving of recognition and protection.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code** 3CS/5S2

Other Listings  
Review Code

Reviewer

Date

Page 1 of 6

\* **Resource Name or #:** Associated Oil Company – Resource Number 128

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

**c. Address** 2414 Monterey Street, Fresno, CA 93721

**d. Other Locational Data:** APN - 46820301

\* **P3a. Description:**

The property at 2414 is a site comprised of seven buildings and one structure on a 2.26-acre, triangular parcel bounded by Monterey at the west, N Street at the south, O Street at the north, and the railroad tracks at the east. The primary buildings are a warehouse at 2414 Monterey/240 N Street (Building 1), a small switch house at 220 N Street (Building 2), an oil tank at 216 N Street (Structure 1), a small warehouse at 200 N Street (Building 3), a large warehouse and tanks running alongside the railroad tracks at the east (Building 4), a small warehouse near the railroad tracks (Building 5), and a pump canopy (Building 6) and an office building (Building 7) in the center of the parcel. Three of the warehouses on the property (Buildings 1, 4, and 5) are of similar construction: concrete walls with reinforced concrete frames and gabled roofs. The oil tank (Structure 1) is circular, concrete, and contains tanks. "Phillips 66" is painted on the N Street side. The switch house at 220 N Street (Building 2) and the warehouse at 200 N Street (Building 3) are of similar construction: corrugated-iron walls and metal, gabled roofs. Building 3 has a sliding metal door and industrial sash windows. (See continuation sheet.)

\* **P3b. Resource Attributes:** HP8.  
Industrial Site

\* **P4. Resources Present:** Site,  
Buildings

**P5b. Description of Photo:**  
Looking E: Jan 2015

\* **P6. Date Constructed/Age and Source:** Historic – c. 1912/c. 1925  
(Sanborn maps)

\* **P7. Owner and Address:**  
Larry Goeringer & Coreen  
Reasoner  
P.O. Box 1392  
Fresno, CA 93716

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

P5a.



Phase I

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

\* Resource Name or # 2414 Monterey Street, Fresno, Ca 93721

\* NRHP Status Code 3CS/5S2

Page 2 of 6

B1. Historic Name: Associated Oil Company

B2. Common Name: 2414 Monterey Street

B3. Original Use: Industrial

B4. Present Use: Commercial Industrial

\* B5. Architectural Style: Industrial

\* B6. Construction History:

Sometime between 1906 and 1918 (c. 1912) the Associated Oil Co. developed the southeast corner of the parcel with a garage at 230 N Street (not extant), a switch house at 220 N Street (Building 2), a circular concrete tank (30' high) at 216 N Street (Structure 1), an office at 210 N Street (not extant), and an iron oil warehouse at 200 N Street (Building 3). To the north, closer to the railroad tracks were a pair of oil tanks on a trestle, an iron pump house, and an asbestos-covered oil warehouse (not extant). (See continuation sheet.)

\* B7. Moved? No

\* B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development Area Fresno, California  
Period of Significance c. 1912/c. 1925 Property Type Industrial Applicable Criteria 3/iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

**\* B12. References:**

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970);  
Polk's Fresno City Directories; Building Permits; Ancestry.com;  
HistoricAerials.com; Google street view; and see City of Fresno  
South Van Ness Industrial District Survey and Context Statement  
Bibliography.

B13. Remarks: None

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Property Name: Associated Oil Company / 2414 Monterey Street, Fresno, CA 93721

Page 3 of 6

### P3a. Description (continued)

Other buildings on the site could not be accessed or viewed from the street. Character-defining features of the property include: large, triangular parcel, relationship of buildings and structures to each other and to the railroad tracks, light-industrial feel of property, brick warehouse buildings with reinforced concrete frames and gabled roofs, corrugated iron warehouse and switch house, and circular oil tank of concrete.

### B6. Construction History (continued)

By 1931, a few of the original Associated Oil Company buildings were still intact: the oil tank (Structure 1), the office at 210 N Street (not extant), and the iron oil warehouse (Building 3). The oil warehouse and the pumphouse at the north side of the site had been demolished and rebuilt as larger buildings. New warehouse buildings had been constructed at 240 N Street, near the corner of Monterey (Building 1), and near the railroad tracks (Buildings 4 and 5). Several other small outbuildings also were constructed by between 1918 and 1931 (c. 1925). From 1931 to 2015, the site configuration remained essentially the same, with some minor enlarging or reconfiguring of buildings/structures and demolition of minor outbuildings. In 1964, the warehouse building at 240 N Street (Building 1) changed uses and the following work was completed according to permits: the warehouse was remodeled for use as offices; an overhead door was bricked up; two doors were cut through a façade; and six openings were blocked up in a brick storeroom. The brick at the Monterey façade was likely replaced at this time.

### B10. Significance (continued)

#### Property History

In 1906, the large, triangular parcel contained two dwellings at the northwest and a corral and barns at the east. The "brewery spur" for the Southern Pacific and Atchison & Topeka Railroads ran along the east. Sometime between 1906 and 1918 (c. 1912) the parcel was developed with a large hay barn for the Valley Hay & Grain Company at the west. Two dwellings were still located at the northwest corner. By 1931, the hay barn and the two dwellings had been demolished. From c. 1912 through at least the 1950s, the Associated Oil Company occupied the site. Tidewater Oil Company took over from the late 1950s through the mid-1960s. Phillips Petroleum occupied the site from the late 1960s through at least the 1970s. In 2015, Visa Petroleum is located on the property.

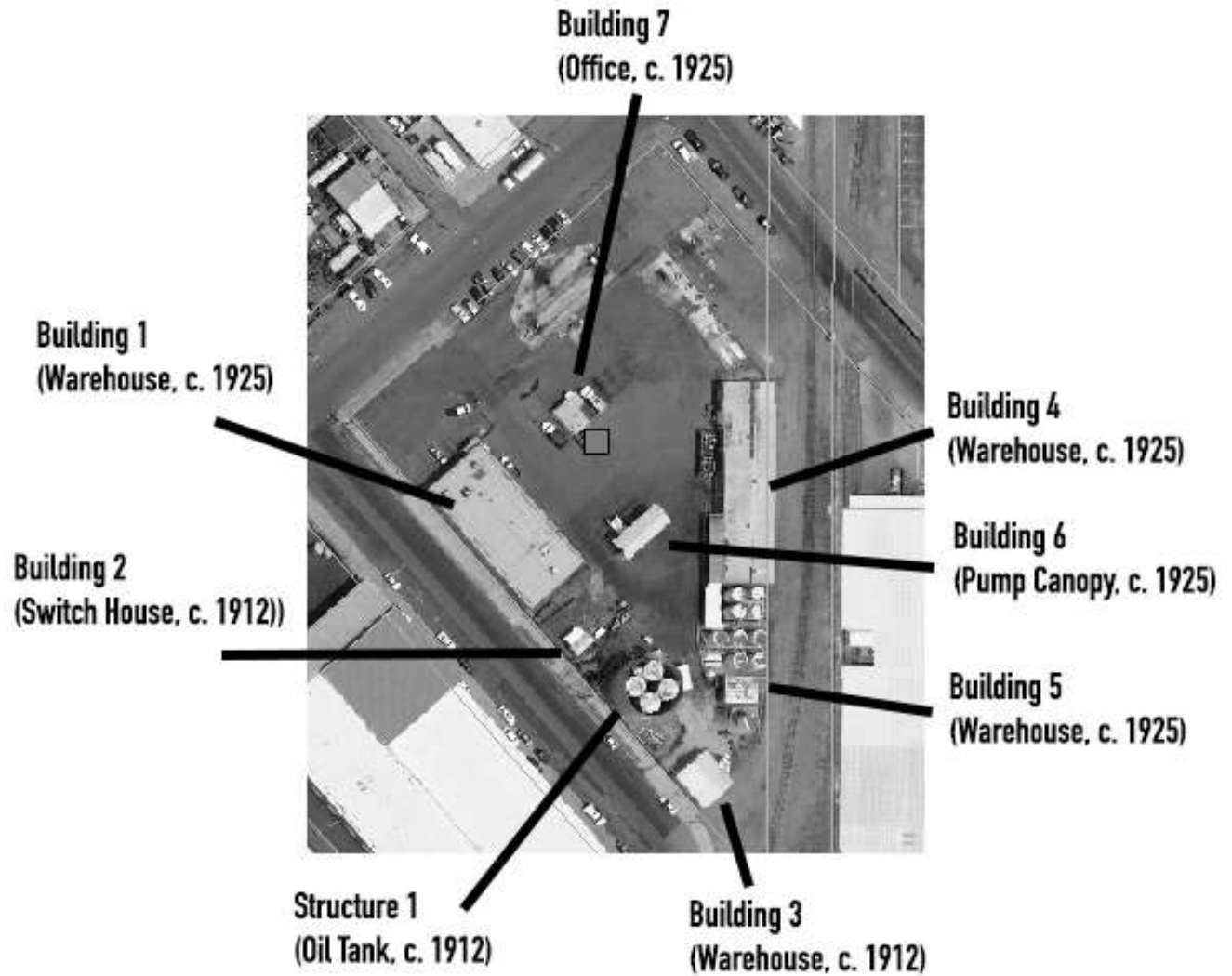
#### Significance Statement

The property at 2414 Monterey Street is remarkably intact. At least three buildings and structures dating from c. 1912 are still extant: the switch house at 220 N Street (Building 2), the oil tank at 216 N Street (Structure 1), and the warehouse at 200 N Street (Building 3). At least five buildings from c. 1925 are extant: the warehouse at 2414 Monterey/240 N Street (Building 1), the large warehouse and tanks near the railroad tracks (Building 4), a smaller warehouse near the railroad tracks (Building 5), and the pump canopy (Building 6) and office building (Building 7) at the center of the parcel. With the exception of a substantive remodeling of the warehouse at 2414 Monterey/240 N Street (Building 1) in the 1960s, the property as a whole retains moderate to high integrity of location, design, materials, workmanship, feeling, setting, and association.

The property at 2414 Monterey Street is a rare example of an intact early industrial site within the survey area with buildings and structures dating to c. 1912 and c. 1925. This property appears to be individually eligible for the Fresno Local Register of Historic Resources and the California Register of Historical Resources under Criterion iii/3.

## CONTINUATION SHEET

Property Name: Associated Oil Company / 2414 Monterey Street, Fresno, CA 93721  
Page 4 of 6



Site Plan with buildings and structures numbered



## CONTINUATION SHEET

Property Name: Associated Oil Company / 2414 Monterey Street, Fresno, CA 93721  
Page 5 of 6

### P5a. Photos (continued)



Rear of c. 1925 warehouse at 2414 Monterey/240 N Street at left (Building 1); c. 1912 switch house at left of center (Building 2); c. 1912 oil tank (Structure 1); and c. 1912 warehouse at 200 N Street at far right (Building 3).



C. 1925 warehouse (Building 4) near railroad tracks at center rear of photo.

## CONTINUATION SHEET

Property Name: Associated Oil Company / 2414 Monterey Street, Fresno, CA 93721  
Page 6 of 6



C. 1925 warehouse (Building 5) near railroad tracks.



C. 1912 oil warehouse (Building 3) at 200 N Street.

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DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code – 5S2**

Review Code      Other Listings      Reviewer      Date

Page 1 of 5      \*Resource Name or #: Hass Brothers and Sturtevant Fruits – 316 O Street – Resource Number 141

**P1. Other Identifier:** APN - 46820106

**\*P2. Location:** Unrestricted

\* a. **County;** Fresno

\* b. **USGS 7.5':** Fresno South, Calif; 1963, revised 1981

c. **Address** 316 O Street Fresno, CA 93721

d. **Other Locational Data:** APN - 46820106

**\*P3a. Description:**

This structure sits on an irregularly-shaped parcel that is truncated by rail lines at the south end. The northern most end of the complex is a metal warehouse structure. The center section of the complex is a one-story, white-painted brick building with metal, multi-light industrial sash windows that have also been painted white. There are a series of tanks at the south end of the complex. A loading dock area (that covers portions of what used to be Monterey Avenue) is present at the south end. A brick building with a triangular footprint that conforms to the rail lines and the street configuration is present at the far southern end of the site. The main brick building has a flat roof with a central stepped parapet along O Street.



P5a. Photograph or Drawing

**\*P3b. Resource Attributes:**  
HP6: 1 – 3 Story Commercial

**\*P4. Resources Present:** Building

**P5b. Description of Photo:**  
Looking SE: Jan 2015

**\*P6. Date Constructed/Age and Source:** Historic 1923

**\*P7. Owner and Address:**  
Rich-Healy Corporation  
320 O Street  
Fresno, CA 93721

**\*P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

**\*P9. Date Recorded:**  
January 2015

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

Phase I

**\*P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

**\* Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* **Resource Name or #** Hass Brothers and Sturtevant Fruits 316 O Street, Fresno, Ca 93721      \* **NRHP Status Code –** 5S2  
 Page 2 of 5

**B1.** Historic Name: Hass Brothers and Sturtevant Fruits      **B2.** Common Name: Rich's Foods  
**B3.** Original Use: Warehouse and Fruit Processing      **B4.** Present Use: Rich's Foods  
 \* **B5. Architectural Style:** Commercial Vernacular  
 \* **B6. Construction History:** Earliest part of complex dates to 1923.  
  
 \* **B7. Moved?** No  
 \* **B8. Related Features:** Rail lines and additions

**B9a. Architect:** Unknown      **b. Builder:** Unknown  
 \* **B10. Significance:** Theme Commercial      Area Fresno, California  
    Period of Significance 1923      Property Type Commercial      Applicable Criteria local iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**  
 Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

### Building History

This complex is not present on the 1918 Sanborn Map (Sheet 33). There were no structures on the site at that time. The original City of Fresno building record file for this complex is difficult to read, but it appears the original warehouse was constructed in 1923 by Trehwitt & Sheilds. Additional interior remodeling occurred in 1931, 1947 and 1950. In 1953 Fisher & McNulty remodeled a portion of the building for bakery use. In 1957 Pet Milk Company made alterations for cold storage and roof repairs. The 1928 and 1931 Fresno Sanborn Map (Sheet 33), illustrate a similar complex with the south end of the structure terminating at Monterey Street, which used to continue through to the rail line. The east side of the structure curved at the south end to conform to the railroad right of way. (See Continuation Sheet)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

### B13. Remarks:

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Hass Brothers and Sturtevant Fruits 316 O Street Fresno, CA 93721

Page 3 of 5

### B10. Significance continued:

#### Building History

A number of businesses are identified on the 1928 Sanborn as follows: 350 O Street Hass Brothers Grocers Warehouse (this is the north end of building); 320 to 330 O Street Sturtevant Fruit Corporation; 316 O Street Firestone Tire & Rubber; and 304 O Street American Transfer Warehouse.

The 1931 Sanborn shows some transition from the businesses listed on the 1928 Sanborn Map. The 1931 Map is labeled as follows: 340-356 O Street Hass Brothers Grocers; 330 O Street Great Western Packaging Corporation; 316 O Street Firestone Tire & Rubber; and 304 O Street American Transfer Warehouse.

The 1947 City Directory lists Channel Bakers at 320 O Street and Hass Brothers at 350 O Street. The 1950 Sanborn is labeled: 340-356 O Street Hass Brothers Grocers and 304 to 330 O Street is all one business at this point, Fresno Channel Bakers. The triangular structure at 360 O Street, across Monterey that would eventually be incorporated into the structure is labeled "apple cooking and canning." This small triangular building was not present on the 1931 Sanborn.

The 1960 City Directory has Pet-Ritz Foods in this complex (320 – 350 O Street). By the 1970 Sanborn Map Pet Foods had taken over the entire complex. From north to south the building is labeled cold storage, carton warehouse, baking supplies, ovens, misc. and cold storage. Monterey Street was taken over by a loading area and the triangular building at 360 O Street is labeled machine shop.

#### Significance Statement

This property does not appear to reach the level of significance necessary to be individually eligible for the California Register of Historical Resources or the National Register of Historic Places. However, this property appears to possess historic significance within the context of commercial architecture in Fresno reflecting types of businesses, warehouses and light industrial enterprises that would have been prevalent in the survey area. The building appears eligible under the City of Fresno Historic Preservation Ordinance criteria iii as a strong example of a commercial warehouse in the survey area.



## CONTINUATION SHEET

Property Name: Hass Brothers and Sturtevant Fruits 316 O Street Fresno, CA 93721  
Page 4 of 5

### Photographs Continued



Above: Looking south down O Street.

Below: A detail of the central section of the structure along O Street.



### Photographs Continued



## CONTINUATION SHEET

Property Name: Hass Brothers and Sturtevant Fruits 316 O Street Fresno, CA 93721  
Page 5 of 5



Above: Looking north down O Street, toward the Freeway. Notice the corner of the triangularly-shaped building that was incorporated into the site sometime around 1950.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 3CS/5S2

Review Code      Other Listings      Reviewer      Date

Page 1 of 4 \* Resource Name or #: United Grocers, Inc. Wholesale Grocery - 414 P Street – Resource Number 145  
P1. Other Identifier: APN - 46817504

- \* P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981  
c. Address 414 P Street Fresno, CA 93721  
d. Other Locational Data: APN - 46817504  
\* P3a. Description:

This two-story, red brick, common bond warehouse has a frame of buff colored brick that gives the building a unique appearance in the survey area. The buff colored brick at the cornice is laid in decorative courses and buff colored brick is used for the regularly placed pilasters. The upper story windows are intact, multi-light, metal industrial sash windows with what appear to be centered hopper openings. There is a concrete bond beam above the upper story windows. There are a series of roll down doors at the first story; these each have a bond beam above as well. A concrete loading dock forms the base of the building. The building has a flat roof. The east and south ends of the building are angled to conform to the rail spur that runs to the east of the structure. The building was originally larger, but the construction of Highway 41 at the north end of the site resulted in a portion of the building being removed. (See Continuation Sheet).



P5a. Photograph or Drawing

- \* P3b. Resource Attributes:  
HP6: 1 – 3 Story Commercial Building  
\* P4. Resources Present: Building  
P5b. Description of Photo:  
Looking NE: Jan 2015  
\* P6. Date Constructed/Age and Source: Pre-1928; Sanborn Map  
\* P7. Owner and Address:  
G & S Enterprises  
414 P Street  
Fresno, CA 93721  
\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123  
\* P9. Date Recorded:  
January 2015  
\* P10. Survey Type: Intensive  
Phase I  
\* P11. Report Citation: City of

Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** United Grocers, Inc. 414 P Street, Fresno, Ca 93721 \* **NRHP Status Code – 3CS/5S2**  
 Page 2 of 4

**B1.** Historic Name: United Grocers, Inc. Wholesale Grocery      **B2.** Common Name: 414 P Street  
**B3.** Original Use: Warehouse      **B4.** Present Use: Warehouse  
**\* B5. Architectural Style:** Commercial Vernacular  
**\* B6. Construction History:** Pre-1928; on 1928 Sanborn Map, not on 1918 Sanborn Map – no original building permits located.  
**\* B7. Moved?** No  
**\* B8. Related Features:** None

**B9a. Architect:** Unknown      **b. Builder:** Unknown  
**\* B10. Significance: Theme** Commercial Architecture      **Area** Fresno, California  
**Period of Significance** 1920s to 1950s      **Property Type** Commercial      **Applicable Criteria** 3/iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**  
 Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

**Building History**  
 Original building permits for this structure were not located. This building is present on the 1928 Fresno Sanborn Map (Sheet 32), but it is not present on the 1918 Map (Sheet 32). The 1918 Sanborn indicates the site was home to the San Joaquin Ice Company. By the time of the 1928 Sanborn Map the building is labeled “United Grocers, Inc. Wholesale Grocery.” The structure was larger at that time and extended all the way to where the lot intersected with Santa Clara Avenue. The structure had an address range of 400 to 464 P Street. The construction of Highway 41 resulted in the north end of structure being removed. The structure that remains always had an address range of 400 to 414. The 1926 City Directory does not list a business at 414 P Street. The only 1926 listing for 428 P Street is for Wilkerson & West that occupied a portion of the building that no longer remains. (See Continuation Sheet).

**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1932, 1950, 1970); Polk’s Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None  
**\* B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson  
**\* Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: United Grocers 414 P Street Fresno, CA 93721  
Page 3 of 4

**\* P3. Description Continued:**

Character-defining features included: brick (red and buff colored) construction, concrete bond beam above second story windows, pilasters, concrete loading dock, industrial sash windows, flat roof and footprint that responds to adjacent rail line. This building is similar in its construction to the Landmarked building across the street from it (2534 San Benito – The Central Packing Supply Company).

**\*B10. Significance (continued)**

The 1929 City Directory lists United Grocers at this address. On 1931 Fresno Sanborn Map (Sheet 32) the building is marked as vacant. The 1936 City Directory does not list this address, nor is United Grocers listed at another P Street address. The 1940 Fresno City Directory lists 414 P Street as the home of the US Civilian Conservation Corps, which was a New Deal, Depression-era public work relief program that operated from 1933 to 1942 providing unemployed, unmarried men with work. The building was likely used as the local office of this agency for a brief period of time.

The 1944 and 1947 City Directories have the earliest even numbered street listing for the 400 Block of P at 434 for the Cooperative Olive Growers (1944) and Victory Transfer (1947), which were business located in a portion of the building that is no longer extant. The 1950 Sanborn Map (Sheet 32) identifies the building as the "Dallman Company, Wholesale Plumbing, Heating and Sheet Metal Supplies." The 1950 City Directory has the Dallman Company wholesale plumbing suppliers in the structure. The 1960 City Directory lists Berven Rug Mills Inc. The 1970 Sanborn Map (Sheet 32) notes that "Berven Rug Mills Inc. Warehouse" occupied the building. The 1970 Fresno City Directory indicates the building was vacant.

This property appears to possess historic significance within the context of commercial architecture in Fresno reflecting the two-story brick warehouses that would have been prevalent in the survey area. The building appears eligible at the local level of significance for the California Register under criterion 3, and as a Historic Resource under the City of Fresno Historic Preservation Ordinance criteria iii as one of the best remaining examples of a brick commercial warehouse in the survey area. While it may not be the work of a master, the building embodies the characteristics of a specific type of structure, a brick warehouse, which would have been present in this area from the 1920s through the 1960s. The building conveys a strong sense of time and place. The building represents the type of warehouses that would have been present throughout the area in material, form and use. It is very similar to the building at 339 P Street on the lot across the street. 414 P Street retains a very high degree of integrity of location, design, setting, materials, and workmanship. The integrity of feeling and association have both been slightly impacted by the overall changes to the urban context of the area.



## CONTINUATION SHEET

Property Name: United Grocers 414 P Street Fresno, CA 93721  
Page 3 of 4

**P5b. Photographs continued:**



**Above: A view of the entire front elevation of the structure.**

**Below: The south and east sides of the structure were constructed to respond to the rail spur that runs to the immediate east of the building.**



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 5S2

Review Code      Other Listings  
                         Reviewer      Date

Page 1 of 4      \* Resource Name or #: Federal Pipe and Supply Co - 1226, 1230, 1236, 1274 S. Parallel Avenue  
P1. Other Identifier: APN - 46802059      Resource Number - 155

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

\* c. Address 1226, 1230, 1236, 1274 S. Parallel Avenue, Fresno, CA 93721

\* d. Other Locational Data: APN - 46802059

\* P3a. Description:

This is an irregular shaped parcel that runs along Parallel Avenue south of Butler Avenue and terminates at Topeka Avenue. There are multiple buildings on the site, but the extreme south end of the parcel is vacant. The northern-most structure on the site is a one-story, brick building with a false, stepped parapet marching down Parallel Avenue (1226, 1230 and 1236). Behind the parapet each of bay there is a double-gable roof sheathed in standing seam metal. Many of these individual bays of the structure have separate pedestrian entrances. There are several openings to accommodate vehicles along Parallel Avenue as well. Toward the southern end the parapet wall is taller, likely to accommodate a high-ceilinged interior space. This brick building, now painted white, does not have the concrete bond beam prevalent in other brick warehouses in the survey area. This is likely because it is a much earlier structure, constructed in the 1920s. The windows on the brick structure are primarily industrial steel sash, multi-light with metal security bars. (See Continuation Sheet).

\* P3b. Resource Attributes:



P5a. Photograph or Drawing

HP6. 1 – 3 Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking north: Jan 2015

\* P6. Date Constructed/Age and Source: circa 1926; City Directory.

\* P7. Owner and Address:

Carol & Dale Cross  
9648 E Ellery Ave  
Clovis, CA 93611

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheets



State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Federal Pipe and Supply Company 1226, 1230, 1236, 1274 Parallel Ave, Fresno, Ca 93721  
 Page 2 of 4 \* **NRHP Status Code – 5S2**

**B1.** Historic Name: Federal Pipe and Supply Company **B2.** Common Name: 1226, 1230, 1236, 1274 Parallel Avenue  
**B3.** Original Use: warehouse **B4.** Present Use: warehouse  
 \* **B5. Architectural Style:**  
 \* **B6. Construction History:** Commercial Vernacular

\* **B7. Moved?** No  
 \* **B8. Related Features:**

**B9a. Architect:** Unknown **b. Builder:** Unknown  
 \* **B10. Significance: Theme** Commercial **Area** Fresno, California  
**Period of Significance** 1926 **Property Type** Commercial **Applicable Criteria** local iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

**Building History**

These warehouses appear on the 1970 Fresno Sanborn Map (Sheet 46) and are labeled Federal Pipe and Supply Company. The addresses listed on the 1970 Sanborn are from north to south, 1220, 1230, 1236 and 1240. The last building that cants along with the change in Parallel Avenue does not have an address on the 1970 Sanborn. The 1950 Sanborn Map (Sheet 46) is labeled almost exactly as the 1970 Sanborn. These structures also appear on a 1962 aerial map for this area of Fresno. This portion of Parallel does not appear to have been mapped for the 1931 Sanborn.

\* **B12. References:**

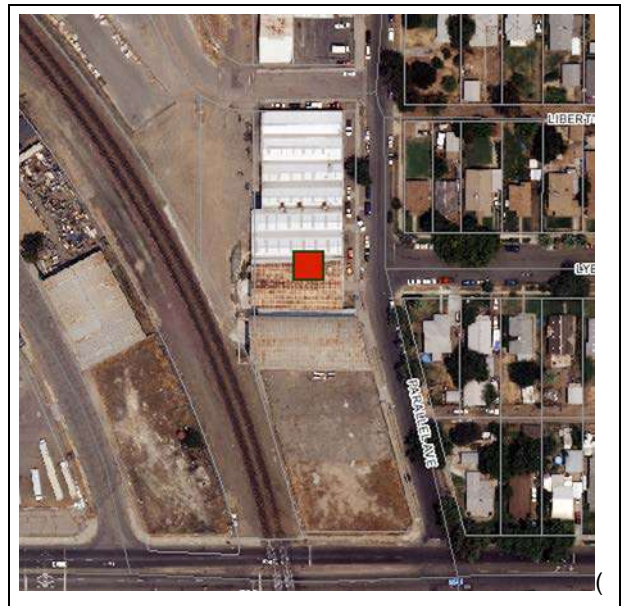
Sanborn Maps City of Fresno (1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Federal Pipe and Supply Company 1226, 1230, 1236, 1274 S. Parallel Avenue Fresno, CA 93721  
Page 3 of 4

### \* P3a. Description

The building at the southern end of the site is a large wood frame structure sheathed in corrugated metal siding. This structure has an arched bow truss roof. There is a centered vehicular opening flanked by two large, multi-light industrial sash windows. There are lower, lean to-like structures on either side of this building. The northern-most of these appended structures abuts the brick structure.

### \* B10. Significance Continued

This address is not listed in the 1920 or 1925 City Directory. The 1926 City Directory lists three companies at the 1230 Parallel address: Federal Pipe & Supply Company, the Jones Brothers Asbestos Supply Company and Edward R. Bacon Construction Equipment Company. The 1929 Fresno City Directory lists both the Federal Pipe & Supply Company and the Jones Brothers Asbestos Supply Company at 1230 Parallel Avenue. From 1936 to 1960 Fresno City Directories consistently list Federal Pipe & Supply at 1230 Parallel Avenue. The 1970 City Directory identifies Federal Steel & Supply at 1230 Parallel Avenue. The 1980 City Directory lists Hickenbotham Brothers Industrial Tools at 1230 Parallel Avenue.

This property appears to possess historic significance within the context of commercial architecture in Fresno reflecting the brick warehouses that would have been prevalent in the survey area. The building appears eligible at the local level of significance under the City of Fresno Historic Preservation Ordinance criterion iii as one of the best remaining examples of a brick commercial warehouse in the survey area. While it may not be the work of a master, the building embodies the characteristics of a specific type of structure, a brick warehouse, which would have been present in this area from the 1920s through the 1960s. The building conveys a strong sense of time and place. The building represents the type of warehouses that would have been present throughout the area in material, form and use. It retains a very high degree of integrity of location, design, setting, materials, and workmanship. The integrity of feeling and association have both been slightly impacted by the overall changes to the urban context of the area.

## CONTINUATION SHEET

Property Name: Federal Pipe and Supply Company 1226, 1230, 1236, 1274 S. Parallel Avenue Fresno, CA 93721  
Page 4 of 4

### Photographs Continued



Above: A view along Parallel looking north.

Below: The structure that sits on the more southern end of the site.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code—5S2

Review Code      Other Listings      Date  
                         Reviewer

Page 1 of 3      \* Resource Name or #: H.J. Voogt Home – Resource Number 166

**P1. Other Identifier:**

- \* **P2. Location:** Unrestricted  
    \* **a. County:** Fresno  
    \* **b. USGS 7.5':** Fresno South  
    \* **c. Address** 1835 S. Sarah Street, Fresno, CA 93721  
    \* **d. Other Locational Data:** APN - 46832108  
\* **P3a. Description:**

The residence at 1835 S. Sarah Street is a small one-story building with a rectangular footprint, excluding the front porch. A low-pitched, front-facing gabled roof tops the building, and an intersecting front-facing gabled roof covers the porch. Exposed beam ends are visible at the gable ends, and vertical wood slat vents are located in the gable end of the main and porch roofs. Composition asphalt shingles clad the main and porch roofs. Horizontal beveled wood siding covers the walls of the wood-framed building. The façade is asymmetrical. At the north end, there is a single window, and at the south end a porch shelters a door and window. The porch's roof is supported by battered wood posts resting on brick piers. The base and stairway of the porch are concrete. A metal security grill covers the door. The windows on the façade and south elevation are obscured by particle boards, but the wood window trim and sills are visible. A chain-link fence surrounds the property. (See continuation sheet.)

\* **P3b. Resource Attributes:**

P5a.



HP2. Single family property

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**  
Looking NE: Jan 2015

\* **P6. Date Constructed/Age and Source:** 1922 (building permit) and c. 1925 (Sanborn maps, 1918 and 1928)

\* **P7. Owner and Address:**  
DBH Family Limited Partnership and  
JHS Family Limited Partnership et al  
5917 W. Elwin  
Visalia, CA 93291

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**  
City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



## STRUCTURE, AND OBJECT RECORD

\* Resource Name H.J. Voogt Home, 1835 S. Sarah Street, Fresno, CA 93721

\* NRHP Status Code—5S2

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: single-family residence

B4. Present Use: vacant

\* B5. Architectural Style: Craftsman

\* B6. Construction History:

The residence was built in 1922 (Building Record, 3 Mar. 1922). A garage was built on the property c. 1925 and demolished c. 2005 (historicaerials.com).

\* B7. Moved? ☐ No

\* B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Roy Martin

\* B10. Significance: Theme Development of Residential Subdivisions Area Fresno, California

Period of Significance 1922 Property Type Residential Applicable Criteria i

## Block History

The residence was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant. In 1918, the entire subject block (1021) was vacant, although surrounding blocks show residential development (Sanborn map 1918: 16).

## Building History

In 1922, A. Sumida hired contractor Roy Martin to build two residences: one at 1823 S. Sarah Street and one next door at 1835 S. Sarah Street. Each was built for \$3,500 (Building Record, 3 Mar. 1922). A garage was built at the rear of the property c. 1925 (Sanborn map, 1928:16). H.J. Voogt lived in the house in 1925. In the late 1920s, Emil Reifschneider (b. 1892) and his wife, Minnie (b. 1897), rented the property and lived there with their five children: Melvina (b. 1914), Elmer (b. 1917), Edna (b. 1927), Virginia (b. 1929), and Jeanette (b. 1938). Emil Reifschneider (Russndeier) was a German-speaking Russian who immigrated to the U.S. in 1910. The other family members were born in California. Emil worked as a machinist at a packing plant. (See continuation sheet.)

## \* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

## B13. Remarks:

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: H.J. Voogt Home, 1835 S. Sarah Street, Fresno, CA 93721  
Page 3 of 3

**\* P3a. Description continued:**

The building's character-defining features are: one-story form, roughly rectangular footprint, low-pitched front-facing gabled roof, intersecting front-facing gabled roof over porch, exposed beam ends, vertical wood slat vents, horizontal beveled wood siding, asymmetrical façade, window and door openings, battered wood porch posts resting on brick piers, wood window trim and sills, and concrete porch base and stairway.

**\* B10. Significance continued:**

By 1940, the family had moved next door to 1823 S. Sarah Street (Fresno Polk city directories, 1928 and U.S. Federal Census, 1930 and 1940). Carrie Waggoner rented the residence in 1935 and 1936 (Fresno Polk city directory, 1935 and 1936). In 1940, Miles and Mary Mitchel lived at the property with their children: Elizabeth (b. 1925), Dewey (b. 1928), and Rosie (b. 1933). Miles was born in Illinois in 1905 and worked as a coppersmith. Mary was born in Serbia in 1904. Although she did not work in 1940, her usual occupation was a spiritualist, a medium who allows the living to communicate with the dead (U.S. Federal Census, 1940).

James and Jewell Alavezos rented and lived in the residence in 1944 (Fresno Polk city directory, 1944). By the late 1940s, Santiago and Isabel Flores were residents and owned the property. Santiago worked as a press operator. After Santiago died c. 1985, Isabel remained in the house until at least the mid 1990s (Fresno Polk city directories, 1947-1980 and U.S. Phone and Address directories 1993-2002). The property is currently owned by DPB Family Limited Partnership.

**Roy Martin**

Roy Martin was a local contractor who designed and built residences. His work includes the bungalows at 1827 and 1835 S. Sarah Street (built 1922), a \$16,700 residence for M. Brophy at 541 Terrace Avenue (built 1922), two apartment buildings at 805-835 Weldon Avenue for L.E. Smith for \$18,000 each, and the Tudor Revival residence at 3003 N. Van Ness Boulevard (built 1935) (*Building and Engineering News*: 16 December 1922:28 and Powell, n.p.).

**Statement of Significance**

The residence at 1835 S. Sarah Street appears to retain a good degree of integrity. Integrity of location, design, workmanship, feeling, and association are mostly intact. Integrity of materials has been compromised by the installation of plywood over the building's windows (window materials are not visible). The window's openings, trim, and sill are intact. Integrity of setting has been diminished by the loss of a majority of residences that originally filled the surrounding blocks.

According to *Historic Context: South Van Ness Industrial District* by Karana Hattersley-Drayton, "Any extant properties associated with the early development of the Woodward's Addition would be eligible for listing on a historic register if they retained sufficient integrity to their period of significance" (Drayton, 12). The residence at 1835 S. Sarah Street was constructed in 1922 and is one of the earliest buildings in the neighborhood in its original location. As a result, this property appears to be eligible at the local level of significance under City of Fresno Historic Preservation Ordinance criterion i as a representative of the early residential development of Woodward's Addition.

**\* B12. References continued:**

*Building and Engineering News*. San Francisco, CA, 16 December 1922: 28.

Powell, John Edward. *The Historical Significance of Fresno's North Van Ness Boulevard: [McKinley North to the Santa Fe Railroad]*. Fresno, CA: California State University, 1985.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code—5S3

Review Code      Other Listings      Date  
                         Reviewer

Page 1 of 3      \* Resource Name or #: Thomas, Robert and Cora, Home - Resource Number 173

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address** 1937 S. Sarah Street, Fresno, CA 93721

**d. Other Locational Data:** APN - 46832211

\* **P3a. Description:**

The residence at 1937 S. Sarah Street is a small one-story building with a roughly rectangular footprint. A front-facing gabled roof tops the building, and a lower front-facing gabled roof covers the front porch. Knee braces support the eaves, wood vents are located in the gable ends, and exposed rafter ends are visible. Composition asphalt shingles clad the roofs, and a small brick chimney is located on the main roof's south slope. Horizontal wood bevel siding covers the walls of the wood-framed building. Bands of wood molding wrap the building and create a continuous lintel above and a continuous sill below the windows. At the watertable level, the siding flares.

The façade (west elevation) is asymmetrical. At the north end, there is bay window with semi-octagonal roof. Composition asphalt shingles clad the roof. Three double-hung windows, covered by screens, are located on the bay. To the south, a porch shelters the entrance. Horizontal wood bevel siding covers the porch's gable end and solid balustrade. (See continuation sheet.)

P5a.



\* **P3b. Resource Attributes:**

HP2. Single family property

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking E: Jan 2015

\* **P6. Date Constructed/Age and Source:** 1911 (building permit)

\* **P7. Owner and Address:**

Lino and Leticia Gomez  
1929 S. Sarah Street  
Fresno, CA 93721

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

* Resource Name or #	Thomas, Robert and Cora, Home, 1937 S. Sarah Street	* NRHP Status Code—5S3
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Page 2 of 3

**B1.** Historic Name: None

**B2.** Common Name: None

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

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

\* B5. Architectural Style: Craftsman

\* B6. Construction History:

The residence at 1937 S. Sarah Street was built in 1911, and in 1917, a chicken house was constructed (Building Records, 6 Nov. 1911 and 5 Feb. 1917). By 1950, the chicken house had been demolished, and an auto garage constructed at the southeast corner of the property. This garage was demolished, and the current garage constructed c. 1971 (historic aerals.com).

\* B7. Moved? ☐ No

\* B8. Related Features: Garage

**B9 a. Architect:** Unknown

**b. Builder:** Unknown

* B10. Significance:	Theme	Development of Residential Subdivisions	Area	Fresno, California
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Period of Significance	1911	Property Type	Residential	Applicable Criteria
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### Block History

The residence was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

## Building History

The residence at 1937 S. Sarah Street was built in 1911 for \$1,000 for L.P. Martin (Building Record, 6 Nov. 1911). Sanborn maps indicate that by 1918, with the exception of the block to the north, the subject block and surrounding blocks were largely built out with residences.

\* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Thomas, Robert and Cora, House, 1937 S. Sarah Street, Fresno, CA 93721  
Page 3 of 3

**\* P3a. Description continued:**

Three square wood posts rest on the balustrade and support the porch roof. An off-center concrete stair leads to the porch. Behind the porch, there is a door and window; both are covered by security grills.

A small garage is located at the northeast corner of the property. Like the residence, the garage has a front-facing gabled roof with wood vent in the gable end. The walls of the wood-frame garage are clad in horizontal wood bevel siding. A modern garage door covers the only visible opening.

The residence's character-defining features are: one-story form, roughly rectangular footprint, front-facing gabled roof, knee braces supporting eaves, wood vents in the gable ends, exposed rafter ends, horizontal wood bevel siding, bands of wood molding creating continuous lintels and sills, flared siding at watertable, asymmetrical façade, bay window with semi-octagonal roof, double-hung windows (if extant behind screens), gable-roofed porch, solid balustrade, square wood porch posts, off-center stair, and door and window openings.

**\* B10. Significance continued:**

The address was not listed in the 1915 city directory. From 1920 through at least 1926, Robert and Cora Thomas (b. 1867 and 1877) owned and lived in the residence with their nine children: Warren (b. 1896) a mechanic at a garage, Hazel (b. 1898) a saleslady, Thelma (b. 1900) a saleslady, Mary (b. 1901) a saleslady, Robert (b. 1902) a trucker for a packing house, Fay (b. 1905), Rex (b. 1907), Lawrence (b. 1910), and Johnie (b. 1916). Robert Thomas, senior, had emigrated from England in 1870 and worked as a farmer. Cora was born in Tennessee, and their children were born in Colorado, Wyoming, Iowa, and California (U.S. Federal Census, 1920 and Polk Fresno city directory, 1926). (See continuation sheet.)

By 1929, Claude T. Cole, a trainman, and Mary Cole rented the property (Polk Fresno city directory, 1929). From the mid 1930s through the early 1940s, Matthew and Lucy Scharazian (Shoragian) (b. 1898 and 1906) owned the property and lived there with their daughter Mary (b. 1940) and Lucy's mother, Olga Eskendarian (b. 1888). Matthew, Lucy, and Olga had all emigrated from Turkey. Matthew was employed as a clerk (U.S. Federal Census, 1940 and Polk Fresno city directory, 1942).

The property was rented by Angelo Morris in 1944 and by M.S. Alexander in 1947 (Polk Fresno city directory, 1944 and 1947). From at least 1951 through 1980, A. Jay Grayson, a laborer, lived in and owned the property (Polk Fresno City directory, 1951-52 and 1980). The property is currently owned by Patricia A. Kepler.

**Statement of Significance**

According to *Historic Context: South Van Ness Industrial District* by Karana Hattersley-Drayton, "Any extant properties associated with the early development of the Woodward's Addition would be eligible for listing on a historic register if they retained sufficient integrity to their period of significance" (Drayton, 12). The residence at 1937 S. Sarah Street was constructed in 1911 and is one of the earliest buildings in the neighborhood in its original location. As a result, this property appears to be eligible at the local level of significance under City of Fresno Historic Preservation Ordinance criterion i as a representative of the early residential development of Woodward's Addition.

The residence at 1937 S. Sarah Avenue appears to retain a high degree of integrity. Integrity of location, design, materials, workmanship, feeling, and association are intact. Integrity of setting has been diminished by the loss of a majority of residences that originally filled the surrounding blocks.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code—5D3

Review Code      Other Listings      Reviewer      Date

Page 1 of 12

\* **Resource Name:** South Van Ness Industrial District Streetlights – Resource Number 228

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

\* **c. Address:** S. Van Ness Avenue, Cherry Avenue, S. Anna Street, Los Angeles Street, and Broadway Street

\* **d. Other Locational Data:**

\* **P3a. Description:**

There are two sizes of streetlight standards within the South Van Ness Industrial District: tall along S. Van Ness Avenue and squat along streets in the southwest corner of the district: S. Cherry Avenue, S. Anna Street, Los Angeles Street, and Broadway Street. Several squat standards are also located on S. Van Ness Avenue; these are likely later infill or replacements for missing tall standards. All of the standards are cast-iron. All collars were replaced or covered with steel cones after they were vandalized in 1992.

The streetlights within the South Van Ness Industrial District were part of larger streetscape improvement efforts in the city, and the two types of standards found in the area extended beyond the current district's boundaries. For example, the light standards on S. Van Ness Avenue and S. Anna Street resume north of the Yosemite Freeway. (See Continuation sheet.)

P5a.



\* **P3b. Resource Attributes:**  
HP28. Street furniture

\* **P4. Resources Present:** X Object

**P5b. Description of Photo:**

S. Van Ness Avenue looking NW: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 1925

\* **P7. Owner and Address:**  
City of Fresno

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



\* Resource Name or # South Van Ness Industrial District Streetlights  
Page 2 of 12

\* NRHP Status Code—5S3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Streetlights

B4. Present Use: Streetlights

\* B5. Architectural Style: Classical

\* B6. Construction History:

Both sizes of streetlight standards were likely installed in the 1920s. In 1992, in the process of stealing the streetlights' copper wire, vandals damaged the bases. Steel cones were installed to cover the damage and prevent the future theft of wire in the repaired standards (Galvan, 7 February 1992).

\* B7. Moved? ☐ No (some individual lights appear to be replacements possible salvaged from other areas)

\* B8. Related Features: "Entrance to Fresno, Van Ness Boulevard" sign

B9a. Architect: Unknown

b. Builder: Union Metal Manufacturing Company

\* B10. Significance: Theme Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development Area Fresno, California

Period of Significance c. 1925 Property Type Streetscape Improvement Applicable Criteria iii

Prior to the construction of freeways, which directed automobile travelers around cities' cores, roadways detoured travelers through downtowns, funneling potential customers to the commercial centers.

In 1917, in an effort to direct travelers on a route past their businesses, a group of Fresno merchants and property owners gathered as the Van Ness Boulevard Improvement Association and decided to erect an arch at the southern end of S. Van Ness Avenue to officially welcome visitors to Fresno and draw them along S. Van Ness Avenue to the downtown commercial district (Walker, 2 June 2013).

After the 1917 arch was destroyed by fire c. 1925, a new arch was constructed c. 1929. The new design consisted of fluted Greek columns spanned by an arched metal truss (Walker, 2 June 2013). Metal signs that read "Fresno" and "Van Ness Avenue Entrance" were mounted on the truss. Acorn globes were placed on top of each of the columns. Although it is not known when the streetlights were installed on S. Van Ness Avenue, it is likely that they were part of this street improvement effort c. 1925. The streetlights' globes match the acorn globes mounted on the sign's columns suggesting a connection. (See continuation sheet.)

\* B12. References:

See City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography (See continuation sheet.)

B13. Remarks:

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: South Van Ness Industrial District Streetlights, Fresno, CA 93721  
Page 3 of 12

### **P3a. Description continued:**

#### **Tall Standards**

The bases are simple, and on some there is a stamp that reads "Taper Tube Pole Co. San Francisco Cal." Above the steel replacement collars, there are rings of two varieties: patera alternating with tablet flowers or rosettes alternating with diagonal bands similar to rope molding. The shafts are tapered and fluted. The capitals are ornamented with acanthus leaves with a bead molding above. A single macho acorn globe sits on top of each standard.

#### **Squat Standards**

The bases are ornamented with reed-and-tie molding and anthemion flanked by foliate patterns. On some bases, there is a stamp that reads "Trademark Patented The Union Metal Mfg Co . . . Patents Pending Ohio." Above the steel replacement collars, the shafts are tapered and fluted. The capitals are of two varieties: simple Doric capitals with square abacuses and fret patterned molding or capitals with a palm and acanthus leaf pattern. A single acorn globe sits on top of each standard.

### **\* B10. Significance continued:**

#### **The City Beautiful Movement**

By the mid 1920s, streetlights, which had been a novelty a decade before, were being installed in cities throughout the United States. Street lighting and streetscape improvements were often part of the overall design recommendations for cities undergoing urban improvement efforts collectively called the City Beautiful Movement. The City Beautiful Movement was a reform philosophy of North American architecture and urban planning that flourished during the 1890s and 1900s with the intent of introducing beautification and monumental grandeur in cities and urban environments. The movement, which was an outgrowth of the design of the 1893 World's Columbian Exposition in Chicago, originally took hold in large cities such as Chicago, San Francisco, Detroit, and Washington, D.C., but soon smaller cities developed City Beautiful-inspired schemes for urban improvements or civic facilities. The movement promoted beauty not only for its own sake, but also to create moral and civic virtue among urban populations. Advocates of the philosophy believed that such beautification could thus promote a harmonious social order that would increase the quality of life, while critics would complain that the movement was overly concerned with aesthetics at the expense of social reform.

#### **The Union Metal Manufacturing Company**

Many of the streetlight standards in the South Van Ness Industrial District appear to be Union Metal Manufacturing Company (Union Metal) designs, and some still display a stamp at the base that reads "Trademark Patented The Union Metal Mfg Co . . . Patents Pending Ohio." Union Metal catalogs from the period indicate that the tall standards along S. Van Ness Avenue were based on Lamp Standard Design No. 1891, although some of the rings at the base vary from the catalog design. Similarly, the squat standards have the same base and shaft as the Lamp Standard Design No. 649, although the capitals deviate.

Union Metal began manufacturing streetlight standards in 1906 in Canton, Ohio and supplied over 4,400 American cities and towns with their first electric streetlights including: Cleveland, Detroit, Indianapolis, Chicago, Dallas, Salt Lake City, Los Angeles, and Portland. Sometime prior to 1930, the company supplied the city of Fresno 1,323 standards, primarily of the two types mentioned above: Lamp Standard Designs 649 and 1891 (R. Martino, Vice President Sales Union Metal Corporation, personal communication, 7 July 2015). Union Metal continues to operate in Ohio and produces and sells products such as streetlights, sports facility lighting, and traffic poles. Their company sells a Nostalgic series that includes many of their historic designs.



## CONTINUATION SHEET

Property Name: South Van Ness Industrial District Streetlights, Fresno, CA 93721  
Page 4 of 12

### Taper Tube Pole Company

"Taper Tube Pole Co. San Francisco Cal." is stamped on some of the bases of the tall standards. However, Union Metal records indicate they sold standards to Fresno, and those in the district match their designs. Little information was located on the Taper Tube Pole Company. Perhaps the company made similar standards or replacement parts used to repair the Union Metal standards.

### Significance Statement

The South Van Ness Industrial District streetlights appear to possess historic significance as a thematic district within the context of the City Beautiful Movement in Fresno, reflecting local civic groups efforts to improve the city's streetscape and draw visitors to the city's commercial center. The streetlights appear eligible as a Historic Resource under the City of Fresno Historic Preservation Ordinance criterion iii as they embody the distinctive characteristics of City Beautiful Movement era streetscape improvements.

Despite the loss of some standards and the replacement of all of the standards' collars, as a group the streetlights retain a fair-to-good degree of integrity: the location, workmanship, feeling, and association are largely intact. The design and materials have been impacted by the removal of some standards and covering or replacement of the standards' original collars. However, it appears that the historic collars may be partially extant beneath the steel replacement collars. The streetlights' Classical design is clearly evident in the details and form of the remaining standards. Integrity of setting has been negatively affected by infill development and the construction of freeways nearby.

#### \* B12. References continued:

Galvan, Louis. "Thieves Rip out Copper Wiring to Sell." *Fresno Bee*. 7 February 1992.

"The History of Union Metal Streetscape Lighting." *Union Metal*. (No date). Retrieved from [www.unionmetal.com](http://www.unionmetal.com)

Rehart, Catherine Morison. *The Valley's Legends & Legacies*. Fresno, CA: Word Dancer Press, 1996.

## CONTINUATION SHEET

Property Name: South Van Ness Industrial District Streetlights, Fresno, CA 93721  
Page 5 of 12

**P5a. Photograph continued:**



**P5b. Description of Photo:** Tall standard on S. Van Ness Avenue looking NW. Union Metal Lamp Standard Design No. 1891.

## CONTINUATION SHEET

Property Name: South Van Ness Industrial District Streetlights, Fresno, CA 93721  
Page 6 of 12



**P5b. Description of Photo:** Tall standard on S. Van Ness Ave. looking NW. Detail of ring patera with tablet flowers.



**P5b. Description of Photo:** Tall standard on S. Van Ness Ave. looking N. Detail of rosettes and diagonal bands.

## CONTINUATION SHEET

Property Name: South Van Ness Industrial District Streetlights, Fresno, CA 93721  
Page 7 of 12



**P5b.** Description of Photo: Squat standard on S. Cherry Ave. looking South. Bases are Union Metal Lamp Standard Design No. 649.



## CONTINUATION SHEET

Property Name: South Van Ness Industrial District Streetlights, Fresno, CA 93721  
Page 8 of 12



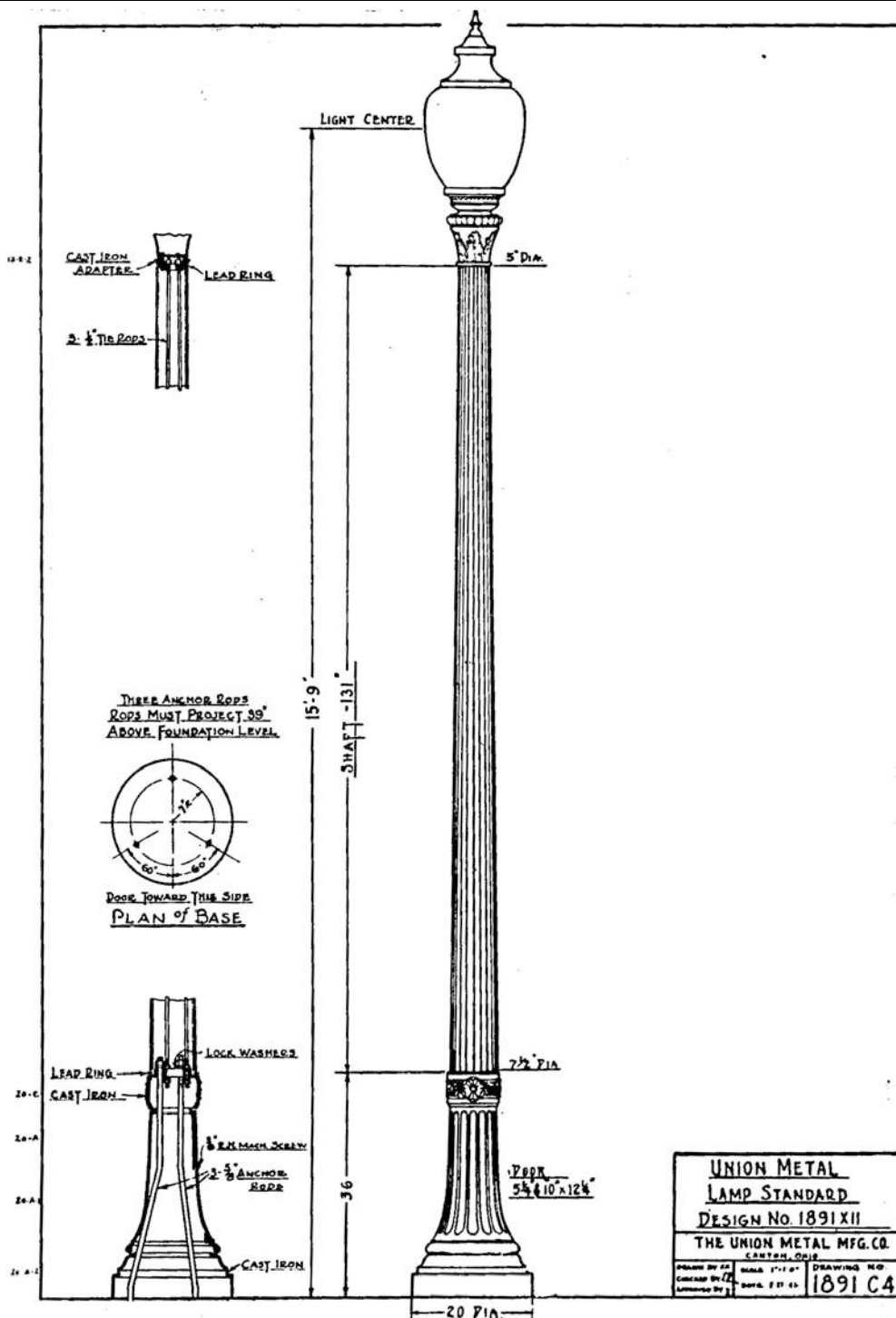
P5b. Description of Photo: Squat standard, detail of simple Doric capital with square abacus and fret patterned molding.



P5b. Description of Photo: Squat standard, detail of capital with a palm and acanthus leaf pattern.

# CONTINUATION SHEET

Property Name: South Van Ness Industrial District Streetlights, Fresno, CA 93721  
Page 9 of 12



P5b. Description of Image: Many of the tall standards appear to be Union Metal standard Design No. 1891.

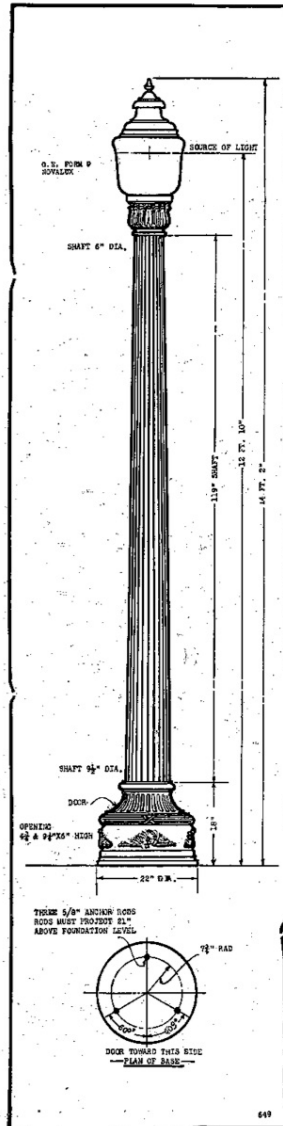


## CONTINUATION SHEET

Property Name: South Van Ness Industrial District Streetlights, Fresno, CA 93721  
Page 10 of 12

### UNION METAL LAMP STANDARDS

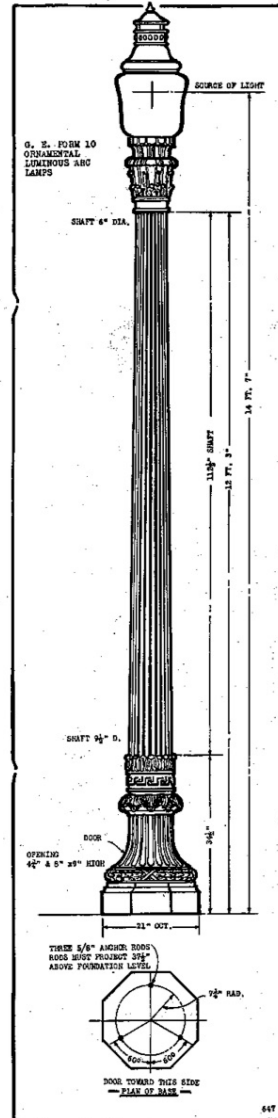
#### SECTION 3—BUSINESS DISTRICT LIGHTING



Dimension print Design No. 649. Approx. shipping weight Lighting Standard only 230 lbs.

#### Additional Specifications

1. All list prices are based F. O. B. Canton, Ohio, and are subject to discount.
2. List prices cover Union Metal Lamp Standards complete with anchor rods and top rings, adapted to receive General Electric Lighting Units. List prices do not include lighting units consisting of such items as casings, globes, ventilators, sockets, lamps, etc., nor do they include wiring or any other electrical equipment.
3. Where desired we are pleased to quote on Union Metal Lamp Standards complete with G. E. Lighting Units or any other material referred to in Item 2.
4. Specified heights can be changed to meet varying lighting conditions without materially affecting the cost.
5. When desired, bases are arranged for pot heads, cut-outs, transformers, etc.
6. Many different designs or combinations may be created by interchanging bases, shafts, and heads of Union Metal Lamp Standards.
7. All Standards are given shop priming coat of high grade metallastic paint, both inside and outside before leaving the factory and should be given finishing coat after erection. Following special finishes are furnished at extra charge when specified: Natural Copper, Verde Antique, Oxidized Copper or Statuary Bronze.
8. All designs can be furnished with copper jacketed shafts at an extra charge. Prices quoted upon application.
9. Always specify exact form of lighting unit that will be used on top of standard.



Dimension print Design No. 647. Approx. shipping weight Lighting Standard only 320 lbs.

THE UNION METAL MANUFACTURING CO., CANTON, OHIO

Page B-205

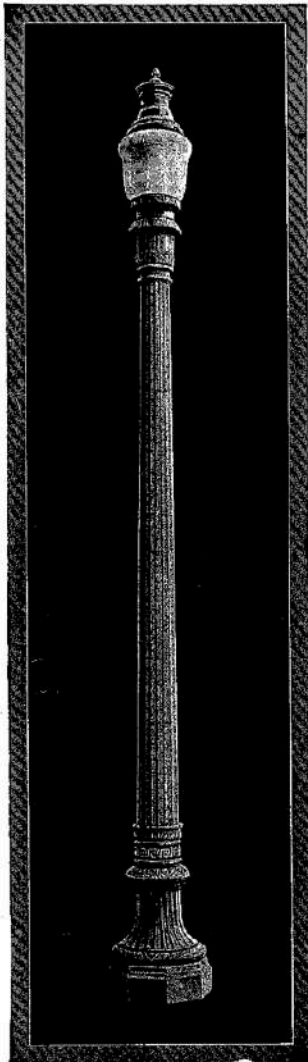
P5b. **Description of Image:** Many of the squat standards appear to be based on Union Metal Standard Design No. 649 (left image), although the capitals vary.

## CONTINUATION SHEET

Property Name: South Van Ness Industrial District Streetlights, Fresno, CA 93721  
Page 11 of 12

### UNION METAL LAMP STANDARDS

#### SECTION 3—BUSINESS DISTRICT LIGHTING



Design 647 with G. E. Form 10 Ornamental Luminous Arc Lamp. Shaft tapers from  $9\frac{1}{4}$ " to 6".

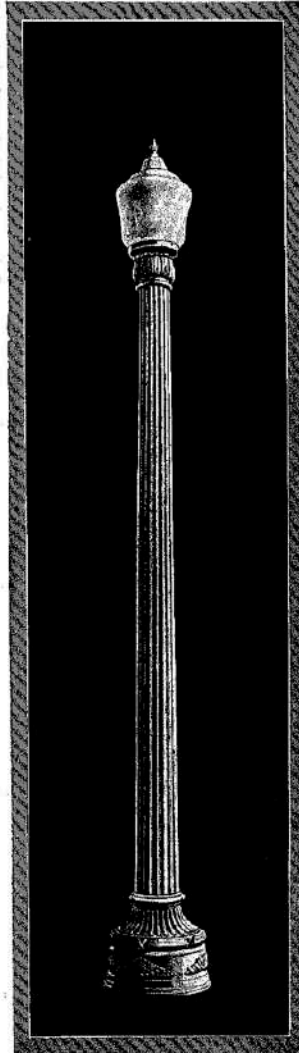


G. E. Form 18 Ornamental Luminous Arc Lamp with 8 panel globe adapted to either of these designs without any change in shaft diameter.



G. E. Form 18 Novalux Lantern. "R" Casing. In this case shafts must taper from  $9\frac{1}{4}$ " to 5" with top ring drilled to receive lantern. Designs retain their regular numbers of 647 and 649 respectively.

Detailed dimension print with further specifications will be found on back of this page.



Design 649 with G. E. Form 9 Novalux Unit. Shaft tapers from  $9\frac{1}{4}$ " to 6".

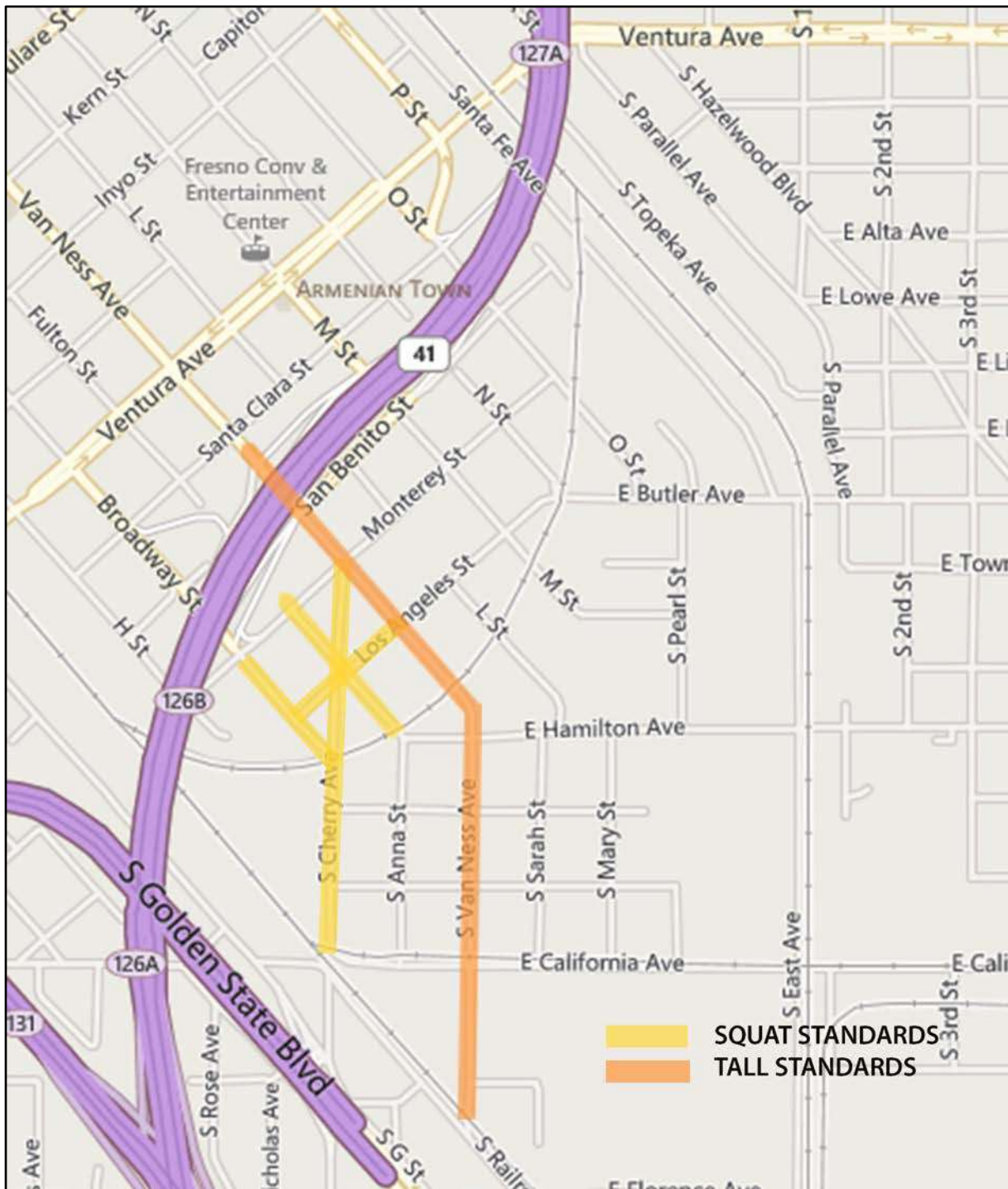
THE UNION METAL MANUFACTURING CO., CANTON, OHIO

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P5b. Description of Image: Many of the squat standards appear to be based on Union Metal standard Design No. 649 (right image), although the capitals vary.

## CONTINUATION SHEET

Property Name: South Van Ness Industrial District Streetlights, Fresno, CA 93721  
Page 12 of 12



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

Other Listings  
Review Code

Primary #  
HRI #  
Trinomial  
**NRHP Status Code** 3CS / 5S3 / 5D3  
Reviewer Date

Page 1 of 3

\* Resource Name or #: Judy Tobacco Building – Resource Number 192

P1. Other Identifier: Judy Wholesale Distributors

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, CA, 1981

c. Address 155 Van Ness Avenue Fresno, CA 93721

d. Other Locational Data: APN - 46827701

\* P3a. Description:

The property at 155 Van Ness Avenue contains one 50'x134' building, which occupies most of the lot. The building is a high one story, has a rectangular footprint, and is covered by a flat, steel-truss roof with a parapet. The building's walls are red brick with a concrete bond beam in the upper walls. The main façade (facing Van Ness) is symmetrical. Four, fluted, concrete pilasters divide the façade into three bays. At the center bay is the primary pedestrian entrance. The glazed, metal entrance door is flanked by side lights and is crowned by a metal transom window. The two side bays are filled with bands of tall, narrow, 1x6 metal windows. The façade bulkhead is concrete.

The building's character-defining features are: one-story form, rectangular footprint, flat roof with parapet, red brick walls, concrete bond beam, symmetrical façade with concrete pilasters, and façade window and door openings.

P5a.



\* P3b. Resource Attributes: HP6. 1-3  
Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking S: Jan 2015

\* P6. Date Constructed/Age and

Source: Historic – 1945 (building records)

\* P7. Owner and Address:

Mark Baskin & Wingsau Li  
8681 N. 4<sup>th</sup> St.  
Fresno, CA 93720

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Judy Wholesale Distributors / 155 Van Ness Avenue, Fresno, Ca 93721      \* **NRHP Status Code** 3CS/5S3  
 Page 2 of 3

**B1.** Historic Name: Judy Wholesale Distributors      **B2.** Common Name: 155 Van Ness Avenue  
**B3.** Original Use: Commercial      **B4.** Present Use: Commercial  
**\* B5. Architectural Style:** Mid-Century Modern  
**\* B6. Construction History:**

The building was constructed in 1945 and has undergone few modifications.

\* **B7. Moved?** No  
 \* **B8. Related Features:** None

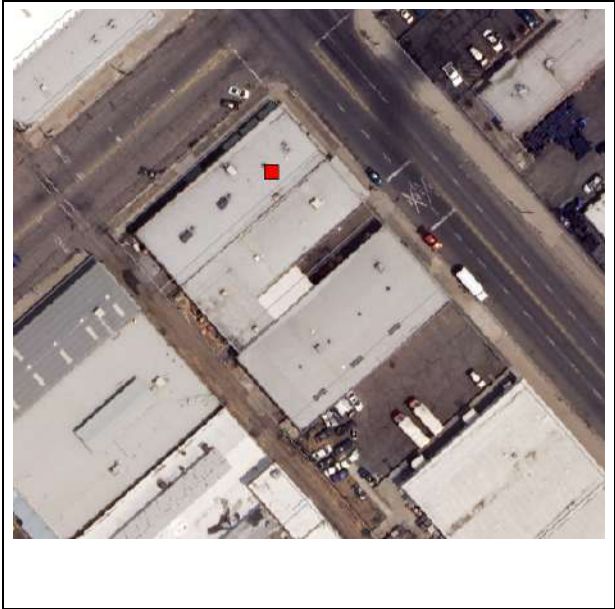
**B9a. Architect:** Unknown      **b. Builder:** L.E. Gibson  
**\* B10. Significance:** Theme Commercial Architecture      Area Fresno, California  
 Period of Significance 1945      Property Type Commercial/Warehouse      Applicable Criteria 3/iii

**Block History**  
 Van Ness Avenue was called K Street through at least 1918. From 1906 through 1918, the Sanborn maps show the north side of the 100 block of Van Ness developed with a few dwellings. In 1906, the south side of the block was filled with the Eagle Packing House. In 1918, the south side of the block was filled with the T.J. Hammond Fig Packing and Storage Company. By 1928, the Sanborn map shows that block had changed from wholly residential to a mix of dwellings and few commercial uses. The buildings at the south side were occupied by the A. Levy & J. Zenter Company. By 1950, the Sanborn maps shows that the block had been totally changed. The north side was vacant (all buildings had been demolished). The south side was mostly vacant except for a single new building at the southwest corner. In 1970, the north side of the block was still vacant, while at the south almost every parcel had been developed with commercial and light-industrial buildings. (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**  
  
 \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson  
  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Judy Wholesale Distributors / 155 Van Ness Avenue, Fresno, CA 93721  
Page 3 of 3

### B10. Significance (continued)

#### Building History

The building's first owner was Andrew R. Judy. Right after it was constructed, the building was leased to various businesses. One of the first known uses was by an income tax service. Judy Wholesale Distributors (candy and tobacco) was located in the building from 1948 through at least the 1980s. Other tenants over the years included a forklift rental company, a gum machine company, a glass company in the 1950s, and the Cal Trucking Association from the 1960s through at least the 1980s.

#### Significance Statement

The building appears to retain high integrity of location, setting, design, workmanship, materials, feeling, and association. The building is a good example of Art Deco architecture in the survey area. This property appears to be individually eligible for the Fresno Local Register of Historic Resources and the California Register of Historical Resources under Criterion iii/3, as a rare and intact example of Art Deco commercial architecture within the survey area.

Additionally, this building is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code—5S3

Review Code      Other Listings      Reviewer      Date

Page 1 of 4      \* Resource Name or #: The White Motor Company – Resource Number 211

P1. Other Identifier: 1904, 1910, 1918, 1926, and 1932 S. Van Ness Avenue

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South

c. Address: 1900 S. Van Ness Avenue, Fresno, CA 93721

d. Other Locational Data: APN - 46831502

\* P3a. Description:

The property at 1900 S. Van Ness Avenue includes one building, a combination office/warehouse. The one-story building has a roughly rectangular footprint with a canted northeast corner. A flat roof with surrounding parapet tops the building. At the east and west elevations, the parapet is stepped. The walls of the building are common bond red brick. Attached brick buttresses with sloped tops divide the walls of the building into bays. A board-formed concrete bond beam wraps the building at lintel level.

The building faces both S. Van Ness and E. Braly Avenues. The main (office) entrance is at the canted corner and consists of a pair of metal doors with infilled transom above. A "Weed Man" sign is mounted on the wall above the entrance. The S. Van Ness Avenue elevation has an industrial sash window, a metal roll-down door, two more industrial sash windows, a second metal roll-down door, a steel pedestrian door, and eight smaller windows. (See continuation sheet.)

P5a.



\* P3b. Resource Attributes:

HP8. Industrial building

\* P4. Resources Present: X Building

P5b. Description of Photo:

Looking SW: Jan 2015

\* P6. Date Constructed/Age and

Source: c. 1927 (Sanborn map 1926:15 and Polk Fresno city directory, 1928).

\* P7. Owner and Address:

Jeffrey C. and Melissa A. Kollenkark  
Trustees

9208 E. Mesa  
Clovis, CA 93619

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

**\* Resource Name or #** The White Motor Company, 1900 S. Van Ness Avenue, Fresno, CA 93721 **\* NRHP Status Code—5S3**  
**Page 2 of 4**

**B1.** Historic Name: The White Motor Company

**B2.** Common Name: Weed Man

**B3.** Original Use: Garage/office

**B4.** Present Use: Garage/office

\* **B5. Architectural Style:** Vernacular commercial

**\* B6. Construction History:**

No original building permits were located. The current building was constructed c. 1927 (Sanborn map 1926:15 and Polk Fresno city directory, 1928).

\* B7. Moved? ☐ No

\* B8. **Related Features:** None

**B9a. Architect:** Unknown

**b. Builder:** Unknown

Local Jurisdiction	Area	Significance	Theme	Area	Local Jurisdiction
* B10.	Commercial Development	Theme	Area	Fresno, California	

<b>Period of Significance</b>	1927	<b>Property Type</b>	Commercial	<b>Applicable Criteria</b>	Fresno Heritage Property
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### Block History

The building at 1900 S. Sarah Street was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

Sanborn maps indicate that in 1918, the property currently known as 1900 S. Van Ness Avenue was divided into five lots: 1904, 1910, 1918, 1926, and 1932. Consistent with the surrounding development, each of the five lots included a single-family dwelling and outbuildings (Sanborn maps, 1918:15).

## Building History

By 1928, the current building had been constructed and housed The White Company, auto sales and service. The building included three spaces: a large unidentified area (likely garage), a stock room, and an office (Sanborn map, 1928:15). (See continuation sheet.)

**\* B1 2. References:**

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: The White Motor Company, 1900 S. Van Ness Avenue, Fresno, CA 93721

Page 3 of 4

**\* P3a. Description continued:**

At the E. Braly Avenue elevation, there are two small windows, a pedestrian door, two industrial-sash windows, and a large door opening. The pedestrian door and large door opening have been infilled with plywood and covered by metal security gates. The transom area over the smaller windows has been infilled and plastered. Metal security grills cover all windows and obscure the materials and form of the smaller windows. The industrial-sash windows are three part, 18-light, steel-sash windows with operable center sash. Much of the glazing of the industrial-sash windows has either been replaced with opaque material or painted.

The nine-light steel industrial-sash transom above the pedestrian door appears to be intact, but the glazing has been painted.

The building's character-defining features are: one-story form; roughly rectangular footprint; canted northeast corner; flat roof with surrounding parapet; stepped parapet at the east and west elevations; common bond red brick walls; attached brick buttresses with sloped tops; board-formed concrete bond beam; original pedestrian door, garage door, window, and transom openings; and industrial-sash windows.

**\* B10. Significance continued:**

The White Company of Cleveland, Ohio produced their first automobile, a steam-powered vehicle, in 1899. The company was a division of White Sewing Machine and Bicycle but eventually split off to become its own entity, White Motor Company. Following national trends, White shifted from the production of steam-powered automobiles to gasoline-powered vehicles.

During World War I, the company manufactured trucks for the military and for export. At the end of the war, the decision was made to halt production of cars and focus solely on trucks. White became one of the largest manufacturers of trucks in the United States. During the Depression, the company's sales plummeted but rebounded during World War II when White won Army contracts for heavy trucks, scout cars, and half tracks. In the post-war years, the company concentrated on the manufacture of heavy trucks. After eight decades in the automotive industry, the White Motor Company went into bankruptcy in 1980 ("Working at White: A History of White Motors").

By 1936, the White Company had moved out of 1900 S. Van Ness Avenue, and the building was vacant. From 1944 through at least 1947, the building was occupied by Safeway Stores and used as a garage (Polk Fresno city directory, 1936, 1944 and 1947). In 1950, three separate businesses occupied the building: a carpenter and an ice machine repair company at the north end of the building in the former stock room and office, and a garage with 25-truck capacity at the south end (Sanborn map, 1950: 15). The property was not listed in the 1951-52 city directory.

From 1960 through 1970, Hudson Frank Inc. plumbing contractors were located in the building. By 1980, Roto Manufacturing Company Inc. welding cable, Roto Cycle Parts, and Sundance Distributing occupied the property (Polk Fresno city directory, 1960, 1970, and 1980). The building is currently owned by Jeffrey C. and Melissa A. Kollenkark Trustees. It has been occupied by Weed Man since at least 2007 (Google street view, 2007).

**Significance Statement**

The building at 1900 S. Van Ness Avenue appears to retain a good degree of integrity. Integrity of location, design, setting, workmanship, feeling, and association are mostly intact. Integrity of materials has been compromised by the replacement of the building's windows and pedestrian doors. The window and pedestrian door openings were not altered in size, shape, or placement, and therefore, the overall rhythm of the original

## CONTINUATION SHEET

Property Name: The White Motor Company, 1900 S. Van Ness Avenue, Fresno, CA 93721

Page 4 of 4

openings is intact, although the materials and configuration of the windows and doors themselves have been lost.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building is a good example of an early twentieth-century brick commercial/industrial building in Fresno and appears to qualify as a Fresno Heritage Property. This category is used for properties that may not qualify for inclusion in the Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places, but that still are deserving of recognition and protection.

**\* B12. References continued:**

"Working at White: A History of White Motors." The Western Reserve Historical Society. 25 October 2011. Web. 13 April 2015.

City of Fresno  
South Van Ness Industrial District  
Historic Resources Survey

Old Armenian Town  
Thematic Historic District

architecture + history, llc in association with  
watson heritage consulting and  
jody stock, architectural historian

Page 1 of 2

\* NRHP Status Code - 5D

\* Resource Name or #

D1. Historic Name: Armenian Town D2. Common Name: Armenian Town

\* D3. Detailed Description:

The potential Armenian Town Historic District, a discontinuous, thematic district, is located southwest of downtown Fresno. Armenian Town originally encompassed a 64-square-block area bounded by Broadway, the Southern Pacific tracks, O Street, and Kern Street. Today, the area contains only fragments of buildings associated with Fresno's original Armenian community. The most cohesive remnant of the community appears to be the seven residential blocks in the South Van Ness Industrial District Historic Survey bounded by Van Ness Avenue, Monterey Street, O Street, and San Benito Street. What remains of Armenian Town northwest of State Route 41 appears to be far more scattered, with only a few extant residences and other miscellaneous property types. Notable Armenian-associated buildings northwest of State Route 41 include the five residences that were part of the Armenian Town project, the Valley Lahvosh Baking Company, and the Holy Trinity Armenian Apostolic Church. (See continuation sheet.)

\* D4. Boundary Description

The boundaries of the potential thematic Armenian Town Historic District within the South Van Ness survey boundaries are: Van Ness Avenue at the south, Monterey Street at the east, O Street at the north, and San Benito Street at the west.

\* D5. Boundary Justification:

The boundaries of the potential thematic Armenian Town Historic District encompass the only remnants of Armenian Town that fall within the South Van Ness survey area. Consideration should be given to a larger boundary that includes Armenian Town resources located west of the survey area.

D6. Significance:

Theme: Armenian Town

Area: Fresno, California

Period of Significance: 1914-1960

Applicable Criteria: Fresno Historic Preservation Ordinance Local Historic District Criterion 1

Beginning in the first decades of the 20<sup>th</sup> century, Fresno's Armenian Town was one of the largest Armenian communities in the Western United States, and Armenians became the largest minority population in Fresno County. Armenians settled in the 64-square-block area bounded by Broadway, the Southern Pacific tracks, O Street, and Kern Street. "Armenian Town" included residences, bakeries, schools, and churches. The Armenian community living in Armenian Town began to disintegrate after World War II when families started moving out of the area. The area was further changed when State Route 41 was plowed through the center of the neighborhood. (See continuation sheet.)

\* D7. References

See continuation sheet.

\* D8. Evaluator: B. Maley, J. Stock, and S. Watson

Date: June 2015

Affiliation and Address: architecture + history, llc 1715 Green Street San Francisco, CA 94123



## CONTINUATION SHEET

Property Name: Armenian Town  
Page 2 of 2

### D3. Detailed Description (continued)

The only extant remnants of Armenian Town in the survey area are residential buildings, mostly Neoclassical cottages with a few other styles mixed in, including Craftsman and Queen Anne. Two residences located within the survey area are listed in the Fresno Local Register of Historic Resources: 309 M Street (Neverman Home, HP #97) and 344 N Street (Mink Home, HP #56). In between the historic residences are relatively newer commercial or light-industrial buildings, as well as many vacant lots where historic residences were demolished. Streets are lined with sidewalks and some street trees. All of the residences are surrounded by front and back yards.

Because of the overall loss of resources associated with the original Armenian Town, and the introduction of State Route 41 through the middle of the neighborhood, the coherence of the district is weakened by many vacant lots and new infill buildings. Thus, it is recommended that the district be viewed as a discontinuous thematic district, rather than a geographic district.

### D6. Significance (continued)

Today, the area that was once known as Armenian Town contains only fragments of buildings associated with Fresno's original Armenian community. The most cohesive remnant of the community appears to be the seven residential blocks in the South Van Ness Industrial District Historic Survey bounded Van Ness Avenue, Monterey Street, O Street, and San Benito Street. What remains of Armenian Town northwest of State Route 41 appears to be far more scattered, with only a few extant residences and other miscellaneous property types.

The seven blocks in the South Van Ness Survey area that contain residences once home to Fresno's Armenian Community contain many vacant parcels where dwellings were demolished or moved out of the area. Other parcels contain non-residential development that detracts from the residential character of the area. Because of this, the district's integrity is relatively low. Nonetheless, in light of the rarity of resources associated with Armenian Town and the significance of the community within the history of Fresno and the larger Armenian community, issues of integrity related to setting and loss should be viewed with more flexibility than usual.

The seven blocks of Armenian Town that fall within the South Van Ness survey area represent the only relatively cohesive remnant of the once thriving Armenian Town and should be viewed as a potential discontinuous thematic Armenian Town Historic District. The district would be significant under Fresno Historic Preservation Ordinance Local Historic District Criterion 1 as a relatively cohesive remnant of Fresno's once-thriving Armenian community.

## CONTINUATION SHEET

Property Name: Armenian Town  
Page 2 of 2

### List of Contributing Resources

303 L Street  
311 L Street  
320 L Street  
330 L Street  
334 L Street  
303 M Street  
309 M Street (Neverman Home, HP #97)  
310 M Street  
318 M Street  
320 M Street  
321 M Street  
332 M Street  
337 N Street  
344 N Street (Mink Home, HP #56)  
348 N Street  
340 Van Ness Avenue  
342 Van Ness Avenue

### D7. References (continued)

Berge Bulbulian and Elish Shekoyan. *The Fresno Armenians: History of a Diaspora Community* (Fresno, CA: Press at California State University, Fresno, 2000).

Karana Hattersley-Drayton. Historic Context: South Van Ness Industrial District (Fresno, California). Prepared for the City of Fresno. Draft January 8, 2014.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5D3**

Other Listings  
Review Code

Reviewer

Date

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\* **Resource Name or #:** The Joseph J. Ballan Home – Resource Number 70

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 303 L Street Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46827108

\* **P3a. Description:**

The residence at 303 L Street is one story in height and has a rectangular footprint. The building is covered by a hipped roof with boxed eaves. The roof is sheathed in composition shingles. The building's walls are covered with vertical board replacement siding. There is a simple wood frieze at the roofline and plain wood molding applied vertically at the building's corners. A wide, raised entry porch spanning the main façade is accessed by concrete stairs. The porch features turned wood columns (some with decorative brackets) and turned wood balustrades. The primary entrance door is located at the center of the main (L Street) façade; it is obscured by a metal security door. All visible windows are obscured by metal security grills, so material and number of lights are unknown. Small shed-roofed additions are affixed to the east and west facades. A chain-link fence encircles the front yard.

The building's character-defining features include: single-story form, hipped roof, wood frieze and trim molding, and turned wood columns and wood balustrade at entrance porch.

\* **P3b. Resource Attributes:** HP2. Single Family Property

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking SW: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic - Late 1800s (Sanborn maps)

\* **P7. Owner and Address:**

Ignacio Orosco  
303 L St.  
Fresno, CA 93721

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* Resource Name or #      303 L Street, Fresno, Ca 93721      \* NRHP Status Code 5D3  
 Page    2    of    3

B1. Historic Name:      Joseph J. Ballan Home      B2. Common Name:      303 L Street  
 B3. Original Use: Residential      B4. Present Use: Residential

\* B5. Architectural Style:      Neoclassical Cottage

\* B6. Construction History:

No original building permit was found. The building appears on the 1898 Sanborn Fire Insurance Company map. (See continuation sheet.)

\* B7. Moved? No

\* B8. Related Features: None

B9a. Architect:      Unknown

b. Builder:      Unknown

\* B10. Significance: Theme      Armenian Town      Area      Fresno, California

Period of Significance      Late 1800s / 1914-1960      Property Type      Residential      Applicable Criteria      i

### Context: Armenian Town (1914-1960)

Armenians first settled west of Fresno's Southern Pacific tracks but around 1914 they began to move into a 64 square block area bounded by Broadway on the west, the Southern Pacific tracks on the south, O Street on the east, and Kern Street on the north (Bulbulian 2001:37). "Armenian Town" included residences, bakeries, schools and churches. In the early years Armenians preferred to live on lettered streets, I Street to O as well as on Los Angeles and Monterey Streets as these were paved and relatively free of dust in summer and mud in winter. Younger families began to move out of Armenian Town following World War II and by the 1960s and 1970s the neighborhood had lost its distinct ethnic identity (Bulbulian 2001:39). The southern section of this former ethnic enclave, from San Benito Street past Los Angeles Street, is included within the project boundaries although it is important to note that the construction and significance of some properties predates their association with Armenian Town. The residence at 303 L Street is one of hundreds of residential properties constructed in the project area around the turn of the 20<sup>th</sup> century. (See continuation sheet.)

### \* B12. References:

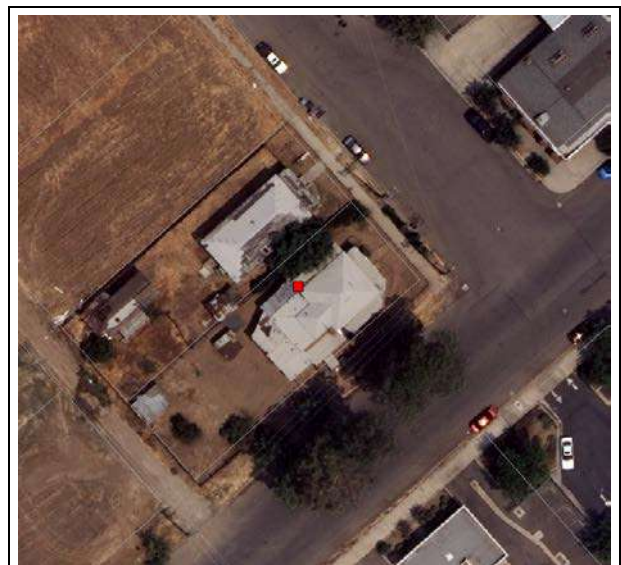
Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

B13. Remarks: None.

\* B14. Evaluator:      architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson

\* Date of Evaluation:      June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Joseph J. Ballan Home / 303 L Street, Fresno, CA 93721  
Page 3 of 3

### B6. Construction History (continued)

The building was constructed sometime before 1898. Building permit and Sanborn map research reveals that the building has undergone a few alterations since it was built. The building received a new garage in 1919 and an addition at the rear in 1957. Other additions have been added to side facades over the years. The original wood siding was either covered or replaced within the last 30 years.

### B10. Significance (continued)

#### Building History

One of the first known residents was Joseph J. Ballan, a cigar maker who lived in the residence as early as 1915. In 1920, the resident was grocer Setrag Moskoflan. In 1925, the resident was Hashadoor Ohannesian. Harry Sudjian lived at the property in 1936. Other residents included Mary Shamoshian in 1940; A. Kazarian from at least 1944 to 1947; and Mike Shamoshian, owner in 1957.

#### Significance Statement

The residence at 303 L Street has moderate integrity. Aspects of integrity for location, design, feeling, and association are mostly intact. Replacement siding has compromised integrity of materials and workmanship. Although the building is surrounded by other residential buildings on the block, integrity of setting has been diminished by the introduction of State Route 41 to the immediate west and the loss of a majority of residences that originally filled the surrounding blocks.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This property appears to be a contributor to a discontinuous thematic historic district under the City of Fresno Historic Preservation Ordinance. The building at 303 L Street is one of a number of residential buildings in the South Van Ness Survey area that were once occupied by Fresno's Armenian community. These buildings share a common cultural history and are significant as the few extant remnants of Fresno's once thriving Armenian Town.

Note: When considering the significance of Fresno's Armenian Town in light of the relative rarity of the resources associated with it, issues of integrity related to setting and loss of resources should be viewed with more flexibility than usual.



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**NRHP Status Code 5D3**

Other Listings  
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\* **Resource Name or #:** The Abraham Davidian Home – Resource Number 72

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

**c. Address** 311 L Street Fresno, CA 93721

**d. Other Locational Data:** APN - 46827107

\* **P3a. Description:**

The residence at 311 L Street is one story in height and rectangular in plan. The building is covered by a hipped roof with boxed eaves. The roof is sheathed in composition roll roofing and shingles. There is a simple wood frieze at the roofline. The walls are covered with textured stucco (an alteration). A wide, raised entry porch spanning the main façade is accessed by concrete stairs. The porch roof is hipped with exposed rafters and is supported by four, square columns. The primary entrance door is located at the center of the main (L Street) façade; it is obscured by a metal security door. Windows appear to retain their original configuration and wood surrounds. Windows at the L Street and west facades appear to be wood, double-hung, and have 2/2 lights. Some of the windows at the east façade are wood, double-hung, and have 1/1 lights (others are obscured and not visible from the street). A chain-link fence encircles the front yard. A second dwelling is located at the rear of the property to the south. The main block is covered by a gabled roof with exposed rafters and gable vents; appendages on the east and west facades are covered by shed roofs. The building appears to retain its original horizontal wood siding. (See continuation sheet.)

\* **P3b. Resource Attributes:** HP2. Single Family Property

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking SE: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic - late 1800s (Sanborn maps)

\* **P7. Owner and Address:**

Peter & Alfreda Najarian  
516 W. Twain  
Clovis, CA 93612

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

I

\* **P11. Report Citation:** City of Fresno  
South Van Ness Industrial District

Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



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\* Resource Name or #      311 L Street, Fresno, Ca 93721      \* NRHP Status Code 5D3  
 Page    2    of    3

<b>B1.</b> Historic Name:    Abraham Dividian Home <b>B3.</b> Original Use: Residential <b>* B5. Architectural Style:</b> Vernacular <b>* B6. Construction History:</b>	<b>B2.</b> Common Name:    311 L Street <b>B4.</b> Present Use: Residential
--	--

No original building permit was found. The building appears on the 1898 Sanborn Fire Insurance Company map. (See continuation sheet.)

\* **B7. Moved?** No  
 \* **B8. Related Features:** Second dwelling at rear of property.  
**B9a. Architect:** Unknown      **b. Builder:** Unknown  
 \* **B10. Significance:** **Theme** Armenian Town      **Area** Fresno, California  
                                  **Period of Significance** Late 1800s / 1914-1960      **Property Type** Residential      **Applicable Criteria** i

**Context: Armenian Town (1914-1960)**  
 Armenians first settled west of Fresno's Southern Pacific tracks but around 1914 they began to move into a 64 square block area bounded by Broadway on the west, the Southern Pacific tracks on the south, O Street on the east, and Kern Street on the north (Bulbulian 2001:37). "Armenian Town" included residences, bakeries, schools and churches. In the early years Armenians preferred to live on lettered streets, I Street to O as well as on Los Angeles and Monterey Streets as these were paved and relatively free of dust in summer and mud in winter. Younger families began to move out of Armenian Town following World War II and by the 1960s and 1970s the neighborhood had lost its distinct ethnic identity (Bulbulian 2001:39). The southern section of this former ethnic enclave, from San Benito Street past Los Angeles Street, is included within the project boundaries although it is important to note that the construction and significance of some properties predates their association with Armenian Town. The residence at 311 L Street is one of hundreds of residential properties constructed in the project area around the turn of the 20<sup>th</sup> century. (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.  
 \* **B14. Evaluator:**    architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:**    June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Abraham Davidian Home / 311 L Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The main building's character-defining features include: single-story form, hipped roof, simple wood frieze, wood window surrounds and double-hung wood windows with 1/1 and 2/2 lights, and an entrance porch with wood supports. The rear building's character-defining features include: single-story form, gabled roof with gable vents and exposed rafters, wood window surrounds and windows.

### B6. Construction History (continued)

The building was constructed sometime in the late 1800s. Building permit and Sanborn map research reveals that the building has undergone very few modifications since it was built. A second dwelling was built at the rear of the property sometime between 1898 and 1906. That dwelling was demolished/destroyed and rebuilt by 1918.

### B10. Significance (continued)

#### Building History

One of the first known residents was Armenian immigrant and restaurateur Abraham Davidian, who lived on the property from 1913 through at least 1915. In 1920, the residence at the front was vacant and Abraham Davidian lived in the house at the rear. Syrian immigrant and laborer Charles Yoosuf lived at the front of the property in at least 1925 and 1926. Mary Martanian lived in the rear dwelling in 1926. Other residents included David Okrikor in 1936; Alice Ketcher in 1944; the Simonian family from at least 1950-51 through 1960; and Antranik Mikaelian in 1970.

#### Significance Statement

The residence at 311 L Street appears to retain moderate integrity. Aspects of integrity for location, design, feeling, and association are mostly intact. Integrity of materials and workmanship have been impaired by stucco siding. Although the building is surrounded by other residential buildings on the block, integrity of setting has been diminished by the introduction of State Route 41 to the immediate west and the loss of a majority of residences that originally filled the surrounding blocks.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This property appears to be a contributor to a discontinuous thematic historic district under the City of Fresno Historic Preservation Ordinance. The building at 311 L Street is one of a number of residential buildings in the South Van Ness Survey area that were once occupied by Fresno's Armenian community. These buildings share a common cultural history and are significant as the few extant remnants of Fresno's once thriving Armenian Town.

Note: When considering the significance of Fresno's Armenian Town in light of the relative rarity of the resources associated with it, issues of integrity related to setting and loss of resources should be viewed with more flexibility than usual.

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**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5D3**

Other Listings  
Review Code

Reviewer

Date

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\* **Resource Name or #:** The Arsen Mosesian Home – Resource Number 74

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 320 L Street Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46823410

\* **P3a. Description:**

The residence at 320 L Street is one story in height and has a rectangular footprint. The building is covered by a hipped roof with boxed eaves. The walls are sheathed in narrow, wood siding applied horizontally. There is a simple wood frieze at the roofline and plain wood molding applied vertically at the building's corners. The entrance porch at the southeast corner of the main façade was originally recessed but has been in-filled; the primary entrance door is located off a series of small steps and is covered by a small awning roof. The door appears to be solid wood and is covered by a wood screen. Windows visible from the street appear to retain their original configuration and wood surrounds, but the windows themselves are replacements. There is a carport to the southeast of the house in the front yard. A chain-link fence encircles the front yard. (See continuation sheet.)

\* **P3b. Resource Attributes:** HP2. Single Family Property

\* **P4. Resources Present:** Building

P5a.



**P5b. Description of Photo:**

Looking NE: Jan 2015

\* **P6. Date Constructed/Age and Source:** Historic - c. 1902 (Sanborn maps)

\* **P7. Owner and Address:**

John Scianna  
4544 E. Dakota  
Fresno, CA 93726

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno  
South Van Ness Industrial District

Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

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\* Resource Name or #      320 L Street, Fresno, Ca 93721      \* NRHP Status Code 5D3  
 Page    2    of    3

B1. Historic Name:      Arsen Mosesian Home      B2. Common Name:      320 L Street  
 B3. Original Use: Residential      B4. Present Use: Residential

\* B5. Architectural Style:      Residential Vernacular

\* B6. Construction History:

No original building permit was found. The building does not appear on the 1898 Sanborn Fire Insurance Company map, but it does appear on the 1906 map. (See continuation sheet.)

\* B7. Moved? No

\* B8. Related Features: None.

B9a. Architect:      Unknown

b. Builder:      Unknown

\* B10. Significance: Theme      Armenian Town      Area      Fresno, California

Period of Significance      c. 1902 / 1914-1960      Property Type      Residential      Applicable Criteria i

### Context: Armenian Town (1914-1960)

Armenians first settled west of Fresno's Southern Pacific tracks but around 1914 they began to move into a 64 square block area bounded by Broadway on the west, the Southern Pacific tracks on the south, O Street on the east, and Kern Street on the north (Bulbulian 2001:37). "Armenian Town" included residences, bakeries, schools and churches. In the early years Armenians preferred to live on lettered streets, I Street to O as well as on Los Angeles and Monterey Streets as these were paved and relatively free of dust in summer and mud in winter. Younger families began to move out of Armenian Town following World War II and by the 1960s and 1970s the neighborhood had lost its distinct ethnic identity (Bulbulian 2001:39). The southern section of this former ethnic enclave, from San Benito Street past Los Angeles Street, is included within the project boundaries although it is important to note that the construction and significance of some properties predates their association with Armenian Town. The residence at 320 L Street is one of hundreds of residential properties constructed in the project area around the turn of the 20<sup>th</sup> century. (See continuation sheet.)

### \* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

B13. Remarks: None.

\* B14. Evaluator:      architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson

\* Date of Evaluation:      June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Arsen Mosesian Home / 320 L Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The building's character-defining features include: single-story form, hipped roof, horizontal wood siding, simple wood frieze and vertical wood molding at corners, and wood window surrounds.

### B6. Construction History (continued)

The building was constructed between 1898 and 1906. Building permit and Sanborn map research reveals that the building has undergone very few modifications since it was built. At some point after 1970, the recessed entrance porch was infilled.

### B10. Significance (continued)

#### Building History

One of the first known residents in the building at 320 L Street was Armenian immigrant and tailor Arsen Mosesian, who lived in the house from at least 1913 through 1920. John Casperian, a serviceman, lived in the house in at least 1925. Laborer Aram Barbarian lived at the property from at least c. 1926 through the 1960s. Other residents included Frank Perez in 1970, and Linda Blancarte in 1980.

#### Significance Statement

The residence at 320 L Street appears to retain moderate integrity. Aspects of integrity for location, design, materials, workmanship, feeling, and association are mostly intact. Although the building is surrounded by other residential buildings on the block, integrity of setting has been diminished by the introduction of State Route 41 to the immediate west and the loss of a majority of residences that originally filled the surrounding blocks.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This property appears to be a contributor to a discontinuous thematic historic district under the City of Fresno Historic Preservation Ordinance. The building at 320 L Street is one of a number of residential buildings in the South Van Ness Survey area that were once occupied by Fresno's Armenian community. These buildings share a common cultural history and are significant as the few extant remnants of Fresno's once thriving Armenian Town.

Note: When considering the significance of Fresno's Armenian Town in light of the relative rarity of the resources associated with it, issues of integrity related to setting and loss of resources should be viewed with more flexibility than usual.



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**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5D3**

Other Listings  
Review Code

Reviewer

Date

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\* **Resource Name or #:** The George Kassabian Home – Resource Number

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 330 L Street Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46823411

\* **P3a. Description:**

The residence at 330 L Street is one story in height and has a rectangular footprint. The building is covered by a hipped roof with boxed eaves. The roof is sheathed in composition roll roofing. A gabled dormer projects from the roof over the main façade; the gable is faced with diamond-shaped shingles and has a rectangular, wood vent. The building's walls are sheathed in narrow, wood siding applied horizontally. There is a simple wood frieze at the roofline and plain wood molding applied vertically at the building's corners. A raised entrance porch runs the width of the main (L Street) façade. It is support by turned, wood columns and is encircled by a balustrade of squared, wood posts; a spindlework frieze is suspended from the porch ceiling. The primary entrance door is at the center of the main façade; it is obscured by a metal security door. Windows appear to retain their original configuration and wood surrounds, and some original double-hung, wood, 1/1 windows are intact. An extension at the rear of the building is covered by a hipped roof. A chain-link fence encircles the front yard. (See continuation sheet.)

P5a.



\* **P3b. Resource Attributes:** HP2.  
Single Family Property

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**  
Looking N: Jan 2015

\* **P6. Date Constructed/Age and Source:** Historic - c. 1902 (Sanborn maps)

\* **P7. Owner and Address:**  
Perry Antaramian  
8273 N. Armstrong  
Clovis, CA 93611

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno

South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



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\* Resource Name or #      330 L Street, Fresno, Ca 93721      \* NRHP Status Code 5D3  
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B1. Historic Name:      George Kassabian Home      B2. Common Name:      330 L Street  
 B3. Original Use: Residential      B4. Present Use: Residential

\* B5. Architectural Style:      Neoclassical Cottage

\* B6. Construction History:

No original building permit was found. The building does not appear on the 1898 Sanborn Fire Insurance Company map, but it does appear on the 1906 map. (See continuation sheet.)

\* B7. Moved? No

\* B8. Related Features: None.

B9a. Architect:      Unknown

b. Builder:      Unknown

\* B10. Significance: Theme      Armenian Town      Area      Fresno, California

Period of Significance      c. 1902 / 1914-1960      Property Type      Residential      Applicable Criteria      i

### Context: Armenian Town (1914-1960)

Armenians first settled west of Fresno's Southern Pacific tracks but around 1914 they began to move into a 64 square block area bounded by Broadway on the west, the Southern Pacific tracks on the south, O Street on the east, and Kern Street on the north (Bulbulian 2001:37). "Armenian Town" included residences, bakeries, schools and churches. In the early years Armenians preferred to live on lettered streets, I Street to O as well as on Los Angeles and Monterey Streets as these were paved and relatively free of dust in summer and mud in winter. Younger families began to move out of Armenian Town following World War II and by the 1960s and 1970s the neighborhood had lost its distinct ethnic identity (Bulbulian 2001:39). The southern section of this former ethnic enclave, from San Benito Street past Los Angeles Street, is included within the project boundaries although it is important to note that the construction and significance of some properties predates their association with Armenian Town. The residence at 330 L Street is one of hundreds of residential properties constructed in the project area around the turn of the 20<sup>th</sup> century. (See continuation sheet.)

### \* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

B13. Remarks: None.

\* B14. Evaluator:      architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson

\* Date of Evaluation:      June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: George Kassabian Home / 330 L Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The building's character-defining features include: single-story form, hipped roofs, gabled dormer, horizontal wood siding, wood frieze and trim molding, wood windows and window surrounds, entrance porch with wood columns, balustrade, and spindlework frieze.

### B6. Construction History (continued)

The building was constructed between 1898 and 1906 (c. 1902). Building permit and Sanborn map research reveals that the building has undergone very few modifications since it was built. A new garage was added in 1950.

### B10. Significance (continued)

#### Building History

One of the first known residents was George Kassabian, Armenian immigrant and teamster at the San Joaquin Planing Mill who lived on the property from at least 1913 through 1915. Jacob Sargis, Persian immigrant and plasterer, lived in the residence in 1920. Sarkis Alemian (Amasalian) occupied the residence in at least 1925 and 1926. Other residents included Anna Amasalian from the 1930s through 1950s; Helen Richards in 1960; Lorenzo Torres in 1970; and Charlotte Willtrout in 1980.

#### Significance Statement

The residence at 330 L Street appears to retain moderate integrity. Aspects of integrity for location, design, materials, workmanship, feeling, and association are mostly intact. Although the building is surrounded by other residential buildings on the block, integrity of setting has been diminished by the introduction of State Route 41 to the immediate west and the loss of a majority of residences that originally filled the surrounding blocks.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This property appears to be a contributor to a discontinuous thematic historic district under the City of Fresno Historic Preservation Ordinance. The building at 330 L Street is one of a number of residential buildings in the South Van Ness Survey area that were once occupied by Fresno's Armenian community. These buildings share a common cultural history and are significant as the few extant remnants of Fresno's once thriving Armenian Town.

Note: When considering the significance of Fresno's Armenian Town in light of the relative rarity of the resources associated with it, issues of integrity related to setting and loss of resources should be viewed with more flexibility than usual.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5D3**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** The Misak Cross Home – Resource Number 77

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 334 L Street Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46823412

\* **P3a. Description:**

The residence at 334 L Street is one story in height and has a rectangular footprint. The building is covered by a hipped roof with boxed eaves. The roof is sheathed in composition shingle roofing. A gabled dormer projects from the roof over the main façade; the gable has a rectangular, wood vent. The building's walls are sheathed in narrow, beveled, wood siding applied horizontally. There is a simple wood frieze at the roofline and plain wood molding applied vertically at the building's corners. A raised entrance porch with a hipped roof spans the width of the main (L Street) façade. It is support by wood posts and is encircled by a balustrade of squared, wood posts. The primary entrance door is at the center of the main façade; it is obscured by a metal security door. The door is flanked by two matching windows (material and light number obscured by materials on the porch). Windows appear to retain their original configuration and wood surrounds, and some original double-hung, wood, 1/1 windows are intact on the north façade. A chain-link fence encircles the front yard. (See continuation sheet.)

P5a.



\* **P3b. Resource Attributes:** HP2.  
Single Family Property

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking N: Jan 2015

\* **P6. Date Constructed/Age and Source:** Historic, c. 1902 (Sanborn maps)

\* **P7. Owner and Address:**

Perry Antaramian  
8273 N. Armstrong  
Clovis, CA 93611

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno  
South Van Ness Industrial District

Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* Resource Name or #      334 L Street, Fresno, Ca 93721      \* NRHP Status Code 5D3  
 Page    2    of    3

**B1.** Historic Name:      Misak Cross Home      **B2.** Common Name:      334 L Street  
**B3.** Original Use: Residential      **B4.** Present Use: Residential  
**\* B5. Architectural Style:**      Neoclassical Cottage  
**\* B6. Construction History:**  
 See continuation sheet.

**\* B7. Moved?**    ☐ No    ☐ Yes    ☐ Unknown    **Date Moved:**    N/A    **Original Location:**    N/A  
**\* B8. Related Features:** None.  
**B9a. Architect:**      Unknown      **b. Builder:**      Unknown  
**\* B10. Significance:**    **Theme**    Armenian Town    **Area**      Fresno, California  
                                  **Period of Significance**    c. 1902 / 1914-1960    **Property Type**    Residential    **Applicable Criteria**    i

**Context: Armenian Town (1914-1960)**

Armenians first settled west of Fresno's Southern Pacific tracks but around 1914 they began to move into a 64 square block area bounded by Broadway on the west, the Southern Pacific tracks on the south, O Street on the east, and Kern Street on the north (Bulbulian 2001:37). "Armenian Town" included residences, bakeries, schools and churches. In the early years Armenians preferred to live on lettered streets, I Street to O as well as on Los Angeles and Monterey Streets as these were paved and relatively free of dust in summer and mud in winter. Younger families began to move out of Armenian Town following World War II and by the 1960s and 1970s the neighborhood had lost its distinct ethnic identity (Bulbulian 2001:39). The southern section of this former ethnic enclave, from San Benito Street past Los Angeles Street, is included within the project boundaries although it is important to note that the construction and significance of some properties predates their association with Armenian Town. The residence at 334 L Street is one of hundreds of residential properties constructed in the project area around the turn of the 20<sup>th</sup> century. (See continuation sheet.)

**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

**\* B14. Evaluator:**    architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson

**\* Date of Evaluation:**    June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Misak Cross Home / 334 L Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The building's character-defining features include: one-story massing; hipped roof with dormer; beveled wood siding; simple frieze and vertical wood siding at corners; entrance porch with wood posts and balustrade; wood double-hung windows with wood surrounds.

### B6. Construction History (continued)

The residence was constructed c. 1902 (Sanborn Map, 1906). No building permits exist that show alterations to the building, and Sanborn maps reveal that the building footprint has not changed over time.

### B10. Significance (continued)

#### Building History

According to city directories and census data, one of the first known residents at 334 L Street was Armenian immigrant and taylor Misak Cross, who lived in the house from 1915 though 1925. Dick and Mary Kasperian were residents from at least 1936 through the 1960s; Dick was a salesman. Mary Espalin lived at the property in 1970 and Mickey Conley in 1980.

#### Significance Statement

The residence at 334 L Street appears to retain moderate integrity. Aspects of integrity for location, design, materials, workmanship, feeling, and association are mostly intact. Although the building is surrounded by a few other residential buildings on the block, integrity of setting has been diminished by the introduction of State Route 41 to the immediate west and the loss of a majority of residences that originally filled the surrounding blocks.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This property appears to be a contributor to a discontinuous thematic historic district under the City of Fresno Historic Preservation Ordinance. The building at 334 L Street is one of a number of residential buildings in the South Van Ness Survey area that were once occupied by Fresno's Armenian community. These buildings share a common cultural history and are significant as the few extant remnants of Fresno's once thriving Armenian Town.

Note: When considering the significance of Fresno's Armenian Town in light of the relative rarity of the resources associated with it, issues of integrity related to setting and loss of resources should be viewed with more flexibility than usual.



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5D3**

Other Listings  
Review Code

Reviewer

Date

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

**c. Address** 303 M Street Fresno, CA 93721

**d. Other Locational Data:** APN - 46823429

\* **P3a. Description:**

This is a one-story Queen Anne cottage with an irregular footprint. At the primary (M Street) façade, the west side of the building projects into a bay. The primary block of the building is covered by a gable-on-hip roof and the projecting bay is capped with a front-facing gable roof. Both roofs are sheathed in composition shingles, and both gables feature offset, wood shingles and rectangular wood vents. The projecting bay features corner-bracket detailing above the bay windows. The roof eaves are boxed. The building's walls are sheathed in narrow, beveled, wood siding applied horizontally. There is a simple wood frieze at the roofline and plain wood molding applied vertically at the building's corners. A raised entrance porch with a hipped roof is located at the south side of the main façade. The porch is accessed by wood steps with metal handrails. The porch is supported by turned, wood columns and is encircled by a balustrade of wood posts. A spindlework frieze is suspended from the porch ceiling. The primary entrance door is at the west side of the porch; it is obscured by a metal security door. To the east of the door is a 1/1 vinyl window with a wood surround (the window is obscured by a metal security grill). Windows on the projecting bay are 1/1 vinyl with wood surrounds. (See continuation sheet.)

\* **P3b. Resource Attributes:** HP2. Single Family Property

\* **P4. Resources Present:** Building

P5a.



**P5b. Description of Photo:**

Looking SW: Jan 2015

\* **P6. Date Constructed/Age and Source:** Historic, c. 1902 (Sanborn maps)

\* **P7. Owner and Address:**

Leslie Avakian  
3118 N. Pacific  
Fresno, CA 93705

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno  
South Van Ness Industrial District  
Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



OF PARKS AND RECREATION HRI#

# BUILDING.

## STRUCTURE, AND OBJECT RECORD

**B1.** Historic Name: John G. Foley Home

**B2.** Common Name: 303 M Street

**B3.** Original Use: Residential

**B4.** Present Use: Residential

\* B5. Architectural Style: Queen Anne

\* B6. Construction History:

See continuation sheet.

\* B7. Moved? No

\* B8. Related Features: None

**B9a. Architect:** Unknown

**b. Builder:** Unknown

<b>* B10.</b>	<b>Significance:</b>	<b>Theme</b>	Armenian Town	<b>Area</b>	Fresno, California
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<b>Period of Significance</b>	c. 1902 / 1914-1960	<b>Property Type</b>	Residential	<b>Applicable Criteria</b>
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### Context: Armenian Town (1914-1960)

Armenians first settled west of Fresno's Southern Pacific tracks but around 1914 they began to move into a 64 square block area bounded by Broadway on the west, the Southern Pacific tracks on the south, O Street on the east, and Kern Street on the north (Bulbulian 2001:37). "Armenian Town" included residences, bakeries, schools and churches. In the early years Armenians preferred to live on lettered streets, I Street to O as well as on Los Angeles and Monterey Streets as these were paved and relatively free of dust in summer and mud in winter. Younger families began to move out of Armenian Town following World War II and by the 1960s and 1970s the neighborhood had lost its distinct ethnic identity (Bulbulian 2001:39). The southern section of this former ethnic enclave, from San Benito Street past Los Angeles Street, is included within the project boundaries although it is important to note that the construction and significance of some properties predates their association with Armenian Town. The residence at 303 M Street is one of hundreds of residential properties constructed in the project area around the turn of the 20<sup>th</sup> century. (See continuation sheet.)

\* B12. References:

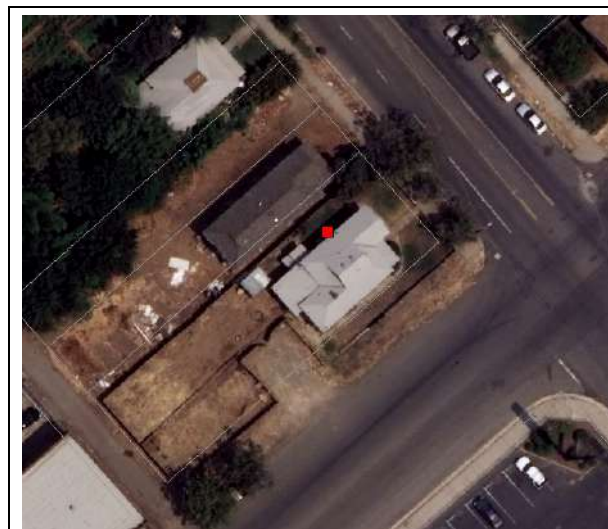
Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: John G. Foley Home / 303 M Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The upper portion of the middle window is a multi-light window with a diamond-shaped pane in the center. All three windows are obscured by metal security grills. At the east façade, there are three window openings with 1/1 vinyl windows and wood surrounds. The windows are obscured by metal security grills, but all appear to be vinyl replacements. A wood, picket fence encircles the front yard.

The building's character-defining features include: one-story massing; gable-on-hip roof and gable roof over projecting bay; gables with wood shingle detailing; corner-bracket detailing above bay windows; original window openings (windows are vinyl replacements) narrow, beveled, wood siding applied horizontally; simple wood frieze at the roofline and plain wood molding applied vertically at the building's corners; entrance porch with a hipped roof supported by turned, wood columns; porch balustrade and spindlework frieze; wood window surrounds.

### B6. Construction History (continued)

The building was constructed c. 1902 (Sanborn Map, 1906). Building permit and Sanborn map research reveals that the building has undergone very few modifications since it was built. There were a few additions at the back of the building sometime after 1970. From 1906 until at least 1970, there was a small dwelling at the rear of the property. The dwelling was demolished at an unknown date.

### B10. Significance (continued)

#### Building History

According to city directories and census data, the first known resident at 303 M Street was John G. Foley, a driver for the Fresno Brewing Company and later a fruit buyer, who lived on the property from at least 1913 to 1918. Armenian immigrants Krikor and Araxie Shirinian lived on the property from at least 1925 through the 1940s; Krikor was a carpenter at a mill. (Early tenants were not found in pre-1920s city directories.) Farm laborer Arsen Chatoian and his wife, Mary, lived at 303 M Street from at least 1950 to 1960. Benancio Soto was there in 1970; Harry Sudjian in 1980; and Leslie Avakian in 1981.

#### Significance Statement

The residence at 303 M Street appears to retain high integrity, despite the vinyl window replacements. Aspects of integrity for location, design, materials, workmanship, feeling, and association are mostly intact. Although the building is surrounded by other residential buildings on the block, integrity of setting has been diminished by the introduction of State Route 41 to the immediate west and the loss of a majority of residences that originally filled the surrounding blocks.

This property appears to meet the criteria for a City of Fresno Heritage property under criterion iii as a strong example of a Queen Anne cottage. Further, this property appears to be a contributor to a discontinuous thematic historic district under the City of Fresno Historic Preservation Ordinance. The building at 303 M Street is one of a number of residential buildings in the South Van Ness Survey area that were once occupied by Fresno's Armenian community. These buildings share a common cultural history and are significant as the few extant remnants of Fresno's once thriving Armenian Town.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5D3**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** The Albert Leihbacher Home – Resource Number 101

\* **P2. Location:** Unrestricted

\* **a. County;** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 310 M Street Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46823110

\* **P3a. Description:**

The residence at 310 M Street is one story in height and has a rectangular footprint. The building is covered by a hipped roof with boxed eaves. The roof is sheathed in composition shingle roofing. A gabled dormer projects from the roof over the main façade; the gable has horizontal, wood siding and a rectangular, wood vent. The building's walls are sheathed in wide, beveled, wood siding applied horizontally. There is a simple wood frieze at the roofline and plain wood molding applied vertically at the building's corners. A raised entrance porch with a shed roof is at the center of the main (L Street) façade. It is supported by wood posts. The primary entrance door is at the center of the main façade; it is obscured by a metal security door. The door is flanked by two matching window openings with wood surrounds; the windows are metal replacements. Windows visible on the east façade maintain their original wood surrounds but are metal replacements. A wood picket fence encircles the front yard. (See continuation sheet.)

\* **P3b. Resource Attributes:** HP2. Single Family Property

\* **P4. Resources Present:** Building

P5a.



**P5b. Description of Photo:**

Looking NW: Jan 2015

\* **P6. Date Constructed/Age and Source:** Historic, c. 1902 (Sanborn maps)

\* **P7. Owner and Address:**  
Paul Soligian  
10880 N. Bunkerhill  
Fresno, CA 93730

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno  
South Van Ness Industrial District

Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #**      310 M Street, Fresno, Ca 93721      \* **NRHP Status Code** 5D3  
 Page    2      of    3

<b>B1.</b> Historic Name: Albert Leihbacher Home <b>B3.</b> Original Use: Residential * <b>B5. Architectural Style:</b> Neoclassical Cottage * <b>B6. Construction History:</b> See continuation sheet.  * <b>B7. Moved?</b> No * <b>B8. Related Features:</b> None <b>B9a. Architect:</b> Unknown * <b>B10. Significance: Theme</b> Armenian Town <b>Period of Significance</b> c. 1902 / 1914-1960	<b>B2.</b> Common Name: 310 M Street <b>B4.</b> Present Use: Residential  b. Builder: Unknown <b>Area</b> Fresno, California <b>Property Type</b> Residential <b>Applicable Criteria</b> i
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**Context: Armenian Town (1914-1960)**

Armenians first settled west of Fresno's Southern Pacific tracks but around 1914 they began to move into a 64 square block area bounded by Broadway on the west, the Southern Pacific tracks on the south, O Street on the east, and Kern Street on the north (Bulbulian 2001:37). "Armenian Town" included residences, bakeries, schools and churches. In the early years Armenians preferred to live on lettered streets, I Street to O as well as on Los Angeles and Monterey Streets as these were paved and relatively free of dust in summer and mud in winter. Younger families began to move out of Armenian Town following World War II and by the 1960s and 1970s the neighborhood had lost its distinct ethnic identity (Bulbulian 2001:39). The southern section of this former ethnic enclave, from San Benito Street past Los Angeles Street, is included within the project boundaries although it is important to note that the construction and significance of some properties predates their association with Armenian Town. The residence at 310 M Street is one of hundreds of residential properties constructed in the project area around the turn of the 20<sup>th</sup> century. (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970);  
 Polk's Fresno City Directories; Building Permits; Ancestry.com;  
 HistoricAerials.com; Google street view; and see City of Fresno  
 South Van Ness Industrial District Survey and Context Statement  
 Bibliography.  
**B13. Remarks:** None.  
 \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
     B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Albert Leihbacher Home / 310 M Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The building's character-defining features include: one-story massing; hipped roof with dormer; beveled wood siding; entrance porch; wood window surrounds.

### B6. Construction History (continued)

The building was constructed c. 1902. Building permit and Sanborn map research reveals that the building has undergone very few modifications since it was built. A barbershop was built in front of the residence in 1921 by carpenter Martin Gashagorgian. The shop was moved to Belgravia and G Streets in 1937.

### B10. Significance (continued)

#### Building History

According to city directories and census data, the first known resident at 310 M Street was Albert Leihbacher, son of German immigrants and a brewer at the Fresno Brewing Company, who lived in the home in 1914 and 1915. From at least the 1920 through the 1950s, Charles Harrison, a barber, and his wife, Mary, occupied the property. The Harrisons' son, Haig, owned the property from the 1950s through at least the 1980s.

#### Significance Statement

The residence at 310 M Street appears to retain moderate integrity. Aspects of integrity for location, design, feeling, and association are mostly intact. Materials and workmanship have been compromised by loss of original wood windows. Although the building is surrounded by a few other residential buildings on the block, integrity of setting has been diminished by the introduction of State Route 41 to the immediate west and the loss of a majority of residences that originally filled the surrounding blocks.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This property appears to be a contributor to a discontinuous thematic historic district under the City of Fresno Historic Preservation Ordinance. The building at 310 M Street is one of a number of residential buildings in the South Van Ness Survey area that were once occupied by Fresno's Armenian community. These buildings share a common cultural history and are significant as the few extant remnants of Fresno's once thriving Armenian Town.

Note: When considering the significance of Fresno's Armenian Town in light of the relative rarity of the resources associated with it, issues of integrity related to setting and loss of resources should be viewed with more flexibility than usual.



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5D3**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** The Frank Bartell Home – Resource Number 102

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

**c. Address** 318 M Street Fresno, CA 93721

**d. Other Locational Data:** APN - 46823111

\* **P3a. Description:**

The residence at 318 M Street is one story in height and has an L-shaped footprint. The west side of the main (M Street façade) projects. The primary block of the building and the projecting block are covered by front-facing gable roofs with exposed rafter tails. The roofs are sheathed in composition roofing. Rectangular, wood vents are set in the gable walls. The building's walls are sheathed in wood, shiplap siding applied horizontally. There is a simple wood frieze at the roofline and plain wood molding applied vertically at the building's corners. A raised entrance porch with a hipped roof is at the east side of the main façade. The porch is accessed by concrete steps with wood railings. The porch roof is supported by wood posts and there is a small balustrade of squared, wood posts. There are two entrance doors located off the porch; both are obscured by metal security doors. At the west side of the main façade, there is a pair of ganged windows at the projecting bay. The windows retain their original wood surrounds, and they appear to retain original double-hung, wood, 1/1 windows (they are obscured by screens). (See continuation sheet.)

\* **P3b. Resource Attributes:** HP2. Single Family Property

\* **P4. Resources Present:** Building

P5a.



**P5b. Description of Photo:**

Looking NW: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic - c. 1902 (Sanborn maps)

\* **P7. Owner and Address:**

Paul & Josephine Soligian, Trustees  
5681 N. Briarwood  
Fresno, CA 93711

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno  
South Van Ness Industrial District  
Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* Resource Name or #      318 M Street, Fresno, Ca 93721      \* NRHP Status Code 5D3  
 Page    2    of    3

**B1.** Historic Name:      Frank Bartell Home      **B2.** Common Name:      318 M Street  
**B3.** Original Use: Residential      **B4.** Present Use: Residential  
**\* B5. Architectural Style:**      Vernacular  
**\* B6. Construction History:**

No original building permit was found. The building does not appear on the 1898 Sanborn Fire Insurance Company map, but does appear on the 1906 map. (See continuation sheet.)

**\* B7. Moved?**    No  
**\* B8. Related Features:**    None  
**B9a. Architect:**    Unknown      **b. Builder:**    Unknown  
**\* B10. Significance:**    **Theme**    Armenian Town      **Area**    Fresno, California  
    **Period of Significance**    c. 1900 / 1914-1960      **Property Type**    Residential      **Applicable Criteria**    i

**Context: Armenian Town (1914-1960)**

Armenians first settled west of Fresno's Southern Pacific tracks but around 1914 they began to move into a 64 square block area bounded by Broadway on the west, the Southern Pacific tracks on the south, O Street on the east, and Kern Street on the north (Bulbulian 2001:37). "Armenian Town" included residences, bakeries, schools and churches. In the early years Armenians preferred to live on lettered streets, I Street to O as well as on Los Angeles and Monterey Streets as these were paved and relatively free of dust in summer and mud in winter. Younger families began to move out of Armenian Town following World War II and by the 1960s and 1970s the neighborhood had lost its distinct ethnic identity (Bulbulian 2001:39). The southern section of this former ethnic enclave, from San Benito Street past Los Angeles Street, is included within the project boundaries although it is important to note that the construction and significance of some properties predates their association with Armenian Town. The residence at 318 M Street is one of hundreds of residential properties constructed in the project area around the turn of the 20<sup>th</sup> century. (See continuation sheet.)

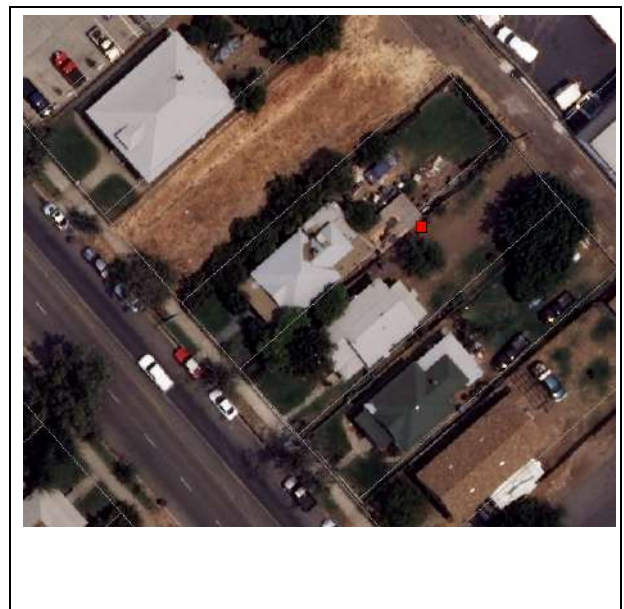
**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

**\* B14. Evaluator:**    architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson

**\* Date of Evaluation:**    June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Frank Bartell Home / 318 M Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

Windows at secondary facades are not visible from the street, but some appear to retain the original wood surrounds. A wood, picket fence encircles the front yard. The building's character-defining features include: single-story form, gabled roofs with exposed rafter tails, wood shiplap siding, wood window surrounds and wood, double-hung, 1/1 windows, decorative wood molding at main façade, and small entrance porch (including wood supports and hipped roof).

### B6. Construction History (continued)

The building was constructed sometime between 1898 and 1906 (i.e., ca. 1902). Building permit and Sanborn map research reveals that the building has undergone very few modifications since it was built. Two small outbuildings originally existed at the rear of the property (stable and shed); a shed existed on the property through 1970, but currently there are no outbuildings. In 1921, the property owner carried out repairs for \$200 using day labor. In 1936, another owner installed a new roof. In 1960, a permit was approved to repair fire damage.

### B10. Significance (continued)

#### Building History

One of the first known residents in the residence at 318 M Street was Frank Bartell, who lived in the home in 1915 (occupation not listed in census or city directory). G.J. Martin lived on the property in 1920 (occupation not listed). Armenian immigrant John Boghosian owned the property in 1921 (City of Fresno Building Permit, 1921). In 1925, Kachadoor Garabedian was listed in the city directory. By 1936 the residence was owned by the Standard Realty Company (City of Fresno Building Permit, 1936). City directories and census data show the following renters at 318 M Street: Armenian packer Henry Chakurs and his family(1936); Inez Spencer and her children (1937); and Helen Neilan, her daughters, and lodgers (1938-1942). From at least 1944 through the late 1950s, Mrs. Mercedes Soligian owned the home. John Soligian was listed as owner in 1960, and Paul Soligian owned it in the 1980s. The Soligian family continues to own the property.

#### Significance Statement

The residence at 318 M Street appears to retain high integrity. Aspects of integrity for location, design, materials, workmanship, feeling, and association are mostly intact. Although the building is surrounded by other residential buildings on the block, integrity of setting has been diminished by the introduction of State Route 41 to the immediate west and the loss of a majority of residences that originally filled the surrounding blocks.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This property appears to be a contributor to a discontinuous thematic historic district under the City of Fresno Historic Preservation Ordinance. The building at 318 M Street is one of a number of residential buildings in the South Van Ness Survey area that were once occupied by Fresno's Armenian community. These buildings share a common cultural history and are significant as the few extant remnants of Fresno's once thriving Armenian Town.

Note: When considering the significance of Fresno's Armenian Town in light of the relative rarity of the resources associated with it, issues of integrity related to setting and loss of resources should be viewed with more flexibility than usual.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5D3**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** The Luther Gray Home – Resource Number 103

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

**c. Address** 320 M Street Fresno, CA 93721

**d. Other Locational Data:** APN - 46823112

\* **P3a. Description:**

The residence at 320 M Street is one story in height and has a rectangular footprint. A pyramidal hipped roof covers the building. The roof is sheathed in composition sheet roofing. A gabled dormer projects from the roof over the main façade; the dormer has a polygonal, wood vent. The building's walls are sheathed in wood drop, siding applied horizontally. A raised entrance porch with a hipped roof spans the width of the main (M Street) façade. The porch is accessed by concrete steps. The roof is supported by wood posts with hefty bases; a simple, wood frieze is suspended from the porch ceiling. The primary entrance door is at the center of the main façade; it is obscured by a metal security door. The door is flanked by two matching windows with wood surrounds. All windows are obscured by screens or heavy foliage. A wood fence encircles the front yard. (See continuation sheet.)

\* **P3b. Resource Attributes:** HP2. Single Family Property

\* **P4. Resources Present:** Building

P5a.



**P5b. Description of Photo:**

Looking NE: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic - c. 1899 (Sanborn maps and census data)

\* **P7. Owner and Address:**

Ara Boghosian, Trustee  
1526 W. Paul  
Fresno, CA 93711

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

I

\* **P11. Report Citation:** City of Fresno  
South Van Ness Industrial District

Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* Resource Name or #      320 M Street, Fresno, Ca 93721      \* NRHP Status Code 5D3  
 Page    2    of    3

B1. Historic Name: Luther Gray Home      B2. Common Name: 320 M Street  
 B3. Original Use: Residential      B4. Present Use: Residential

\* B5. Architectural Style: Neoclassical Cottage

\* B6. Construction History:

No original building permit was found. The building appears on the 1906 Sanborn map. (See continuation sheet.)

\* B7. Moved? No

\* B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Armenian Town      Area Fresno, California

Period of Significance c. 1899 / 1914-1960      Property Type Residential      Applicable Criteria i

### Context: Armenian Town (1914-1960)

Armenians first settled west of Fresno's Southern Pacific tracks but around 1914 they began to move into a 64 square block area bounded by Broadway on the west, the Southern Pacific tracks on the south, O Street on the east, and Kern Street on the north (Bulbulian 2001:37). "Armenian Town" included residences, bakeries, schools and churches. In the early years Armenians preferred to live on lettered streets, I Street to O as well as on Los Angeles and Monterey Streets as these were paved and relatively free of dust in summer and mud in winter. Younger families began to move out of Armenian Town following World War II and by the 1960s and 1970s the neighborhood had lost its distinct ethnic identity (Bulbulian 2001:39). The southern section of this former ethnic enclave, from San Benito Street past Los Angeles Street, is included within the project boundaries although it is important to note that the construction and significance of some properties predates their association with Armenian Town. The residence at 320 M Street is one of hundreds of residential properties constructed in the project area around the turn of the 20<sup>th</sup> century. (See continuation sheet.)

### \* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

B13. Remarks: None.

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Luther Gray Home / 320 M Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The building's character-defining features include: one-story massing; hipped roof with dormer; drop wood siding; symmetrical façade; entrance porch; wood window surrounds.

### B6. Construction History (continued)

The building is not shown on the 1898 Sanborn map but is listed in the 1900 census, so it was likely built in c. 1899. Building permit and Sanborn map research reveals that the building has undergone very few modifications since it was built. An addition was built at the rear of the building sometime after 1970. A small dwelling was located at the rear of the property from at least 1918 through 1970 but is no longer extant.

### B10. Significance (continued)

#### Building History

The 1900 census shows that the first owner of 320 M Street was mail carrier Luther Gray and his wife, Frances. The Grays lived in the house through 1921. Kazar Froonjian, a laborer, was a resident in 1925. From at least 1926 through 1982, the residents were Shahin Der Boghosian, a laborer at a fruit-packing plant, and his wife, Siran.

#### Significance Statement

The residence at 320 M Street appears to retain moderate integrity. Aspects of integrity for location, design, feeling, and association are mostly intact. Integrity levels for materials and workmanship are mostly intact, but windows appear to be replacements. Although the building is surrounded by a few other residential buildings on the block, integrity of setting has been diminished by the introduction of State Route 41 to the immediate west and the loss of a majority of residences that originally filled the surrounding blocks.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This property appears to be a contributor to a discontinuous thematic historic district under the City of Fresno Historic Preservation Ordinance. The building at 320 M Street is one of a number of residential buildings in the South Van Ness Survey area that were once occupied by Fresno's Armenian community. These buildings share a common cultural history and are significant as the few extant remnants of Fresno's once thriving Armenian Town.

Note: When considering the significance of Fresno's Armenian Town in light of the relative rarity of the resources associated with it, issues of integrity related to setting and loss of resources should be viewed with more flexibility than usual.



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5D3**

Other Listings  
Review Code

Reviewer

Date

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\* **Resource Name or #:** The Andreas Bazolan Home – Resource Number

\* **P2. Location:** Unrestricted

\* **a. County;** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 321 M Street Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46823404

\* **P3a. Description:**

The residence at 321 M Street is one story in height and has a rectangular footprint. A pyramidal hipped roof covers the building. The roof is sheathed in composition shingle roofing. The building's walls are sheathed in narrow, beveled, wood siding applied horizontally. There is a simple wood frieze at the roofline and plain wood molding applied vertically at the building's corners. A raised entrance porch with a hipped roof spans the width of the main (M Street) façade. The porch is accessed by concrete steps with low, concrete railings. The porch roof is supported by turned wood columns with lacy wood brackets. A wood balustrade with decorative carving encircles the porch. The primary entrance door is at the center of the main façade; it is obscured by a metal security door. A transom window is above the door. The door is flanked by two matching windows with original wood surrounds. All windows are obscured by screens, so material and number of lights are unknown. (See continuation sheet.)

\* **P3b. Resource Attributes:** HP2. Single Family Property

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**  
Looking SW: Jan 2015

\* **P6. Date Constructed/Age and Source:** Historic - c. 1912 (Sanborn maps)

\* **P7. Owner and Address:**  
Timothy Dockter  
321 M St.  
Fresno, CA 93721

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno

South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* Resource Name or #      321 M Street, Fresno, Ca 93721      \* NRHP Status Code 5D3  
 Page    2    of    3

**B1.** Historic Name:    Andreas Bazolan Home                      **B2.** Common Name:    321 M Street  
**B3.** Original Use: Residential    **B4.** Present Use: Residential  
**\* B5. Architectural Style:**    Neoclassical Cottage  
**\* B6. Construction History:**  
 See continuation sheet.

**\* B7. Moved?** No  
**\* B8. Related Features:** None  
**B9a. Architect:**    Unknown    **b. Builder:** Unknown  
**\* B10. Significance: Theme** Armenian Town                      **Area**    Fresno, California  
    **Period of Significance** c. 1912 / 1914-1960      **Property Type** Residential      **Applicable Criteria** i

**Context: Armenian Town (1914-1960)**  
 Armenians first settled west of Fresno's Southern Pacific tracks but around 1914 they began to move into a 64 square block area bounded by Broadway on the west, the Southern Pacific tracks on the south, O Street on the east, and Kern Street on the north (Bulbulian 2001:37). "Armenian Town" included residences, bakeries, schools and churches. In the early years Armenians preferred to live on lettered streets, I Street to O as well as on Los Angeles and Monterey Streets as these were paved and relatively free of dust in summer and mud in winter. Younger families began to move out of Armenian Town following World War II and by the 1960s and 1970s the neighborhood had lost its distinct ethnic identity (Bulbulian 2001:39). The southern section of this former ethnic enclave, from San Benito Street past Los Angeles Street, is included within the project boundaries although it is important to note that the construction and significance of some properties predates their association with Armenian Town. The residence at 321 M Street is one of hundreds of residential properties constructed in the project area around the turn of the 20<sup>th</sup> century. (See continuation sheet.)

**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.  
  
**\* B14. Evaluator:**    architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson  
  
**\* Date of Evaluation:**    June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Andreas Bazolan Home / 321 M Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The building's character-defining features include: one-story massing; pyramidal hipped roof; beveled wood siding; symmetrical façade; entrance porch with turned wood posts, decorative brackets, and carved balustrade; wood window surrounds; simple wood frieze and plain wood molding at corners.

### B6. Construction History (continued)

The residence was constructed in c. 1912. Building permit and Sanborn map research reveals that the building has undergone relatively few major modifications since it was built. A small addition was added to the rear of the building in 1949.

### B10. Significance (continued)

#### Building History

According to city directories, one of the first known residents at 321 M Street was laborer/salesman Andreas Bazolan, who lived on the property from at least 1915 through 1920. In 1925, laborer Kasper Donabedian lived in the house. Tailor Moses Terzian and his wife, Anna, lived in the house in 1926. After that, tenants changed every five years or so: Serop Uncababian in 1930; Reuben Aivazian in 1940; Wayman Johnson in 1944; R. Deovletian in 1947; Luigi Feretti in 1950; Mihran Kasesian in 1960-1970; and Frank Blanco in 1980.

#### Significance Statement

The residence at 321 M Street appears to retain high integrity. Aspects of integrity for location, design, materials, workmanship, feeling, and association are mostly intact. Although the building is surrounded by a few other residential buildings on the block, integrity of setting has been diminished by the introduction of State Route 41 to the immediate west and the loss of a majority of residences that originally filled the surrounding blocks.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This property appears to be a contributor to a discontinuous thematic historic district under the City of Fresno Historic Preservation Ordinance. The building at 321 M Street is one of a number of residential buildings in the South Van Ness Survey area that were once occupied by Fresno's Armenian community. These buildings share a common cultural history and are significant as the few extant remnants of Fresno's once thriving Armenian Town.

Note: When considering the significance of Fresno's Armenian Town in light of the relative rarity of the resources associated with it, issues of integrity related to setting and loss of resources should be viewed with more flexibility than usual.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5D3**

Other Listings  
Review Code

Reviewer

Date

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\* **Resource Name or #:** The Dirouhi Nishkian Home – Resource Number 105

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

**c. Address** 332 M Street Fresno, CA 93721

**d. Other Locational Data:** APN - 46823114

\* **P3a. Description:**

The residence at 332 M Street is one story in height and has a rectangular footprint. The building is covered by a hipped roof with boxed eaves. The roof is sheathed in composition shingle roofing. A hipped-roof dormer projects from the roof over the main façade; the dormer has a rectangular window flanked by two rectangular wood vents. The building's walls are sheathed in narrow, beveled, wood siding applied horizontally. There is a simple wood frieze at the roofline and plain wood molding applied vertically at the building's corners. The main (M Street) façade is dominated by a raised, recessed porch that spans the width of the façade and wraps around the west facade. The porch's roof is supported by wood columns. A wood balustrade encircles the porch, and a simple, wood frieze is suspended from the porch ceiling. The porch base and steps are concrete. The primary entrance door is at the center and flanked by two double-hung, 1/1 wood windows with wood surrounds. Window openings at the east façade contain wood, double-hung, 1/1, wood windows and single-light wood windows with wood surrounds. Windows at the west façade are obscured but retain their original configuration and wood surrounds. A chain-link fence encircles the front yard. (See continuation sheet.)

P5a.



\* **P3b. Resource Attributes:** HP2.  
Single Family Property

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**  
Looking N: Jan 2015

\* **P6. Date Constructed/Age and Source:** Historic, c. 1912 (Sanborn maps)

\* **P7. Owner and Address:**  
Victor Garcia  
332 M St.  
Fresno, CA 93721

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* Resource Name or #      332 M Street, Fresno, Ca 93721      \* NRHP Status Code 5D3  
 Page    2    of    3

**B1.** Historic Name:      Dirouhi Nishkian Home      **B2.** Common Name:      332 M Street  
**B3.** Original Use: Residential      **B4.** Present Use: Residential  
**\* B5. Architectural Style:**      Neoclassical Cottage  
**\* B6. Construction History:**  
 See continuation sheet.

**\* B7. Moved?** No  
**\* B8. Related Features:** None  
**B9a. Architect:** Unknown      **b. Builder:** Unknown  
**\* B10. Significance:** **Theme** Armenian Town      **Area** Fresno, California  
                                  **Period of Significance** c. 1912 / 1914-1960      **Property Type** Residential      **Applicable Criteria** i

**Context: Armenian Town (1914-1960)**

Armenians first settled west of Fresno's Southern Pacific tracks but around 1914 they began to move into a 64 square block area bounded by Broadway on the west, the Southern Pacific tracks on the south, O Street on the east, and Kern Street on the north (Bulbulian 2001:37). "Armenian Town" included residences, bakeries, schools and churches. In the early years Armenians preferred to live on lettered streets, I Street to O as well as on Los Angeles and Monterey Streets as these were paved and relatively free of dust in summer and mud in winter. Younger families began to move out of Armenian Town following World War II and by the 1960s and 1970s the neighborhood had lost its distinct ethnic identity (Bulbulian 2001:39). The southern section of this former ethnic enclave, from San Benito Street past Los Angeles Street, is included within the project boundaries although it is important to note that the construction and significance of some properties predates their association with Armenian Town. The residence at 332 M Street is one of hundreds of residential properties constructed in the project area around the turn of the 20<sup>th</sup> century. (See continuation sheet.)

**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

**\* B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson

**\* Date of Evaluation:** June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: Dirouhi Nishkian Home / 332 M Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The building's character-defining features include: one-story massing; hipped roof and hipped dormer; boxed roof eaves; beveled wood siding; recessed, wrap-around porch with wood columns, frieze, and balustrade; offset, symmetrical façade; wood windows with wood surrounds.

### B6. Construction History (continued)

The residence was constructed in c. 1912. Building permit and Sanborn map research reveals that the building has undergone very few modifications since it was built. From 1918 through at least 1970, a small dwelling was located at the rear of the property; the building was demolished at an unknown date.

### B10. Significance (continued)

#### Building History

According to city directories and census data, one of the first known residents was Armenian immigrant and widow Mrs. Dirouhi (or Deroohi) Nishkian. Nishkian lived at the residence with her children from at least 1914 through 1926. Nishkian's family owned a store called M.M. Nishkian up until 1922. Subsequent residents were Edward Tatarian in 1940-1944; Kazar Keteian in 1950-1960; Frank Cervantez in 1970; Kirk Khanzadian in 1977; and Frank Flores in 1980.

#### Significance Statement

The residence at 332 M Street appears to retain high integrity. Aspects of integrity for location, design, materials, workmanship, feeling, and association are mostly intact. Although the building is surrounded by other residential buildings on the block, integrity of setting has been diminished by the introduction of State Route 41 to the immediate west and the loss of a majority of residences that originally filled the surrounding blocks.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This property appears to be a contributor to a discontinuous thematic historic district under the City of Fresno Historic Preservation Ordinance. The building at 322 M Street is one of a number of residential buildings in the South Van Ness Survey area that were once occupied by Fresno's Armenian community. These buildings share a common cultural history and are significant as the few extant remnants of Fresno's once thriving Armenian Town.

Note: When considering the significance of Fresno's Armenian Town in light of the relative rarity of the resources associated with it, issues of integrity related to setting and loss of resources should be viewed with more flexibility than usual.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Review Code      Other Listings      Reviewer      Date

Page 1 of 3

\* Resource Name or #: The Dick Merzonian Home – Resource Number 134

\*P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, CA, 1981

c. Address 337 N Street Fresno, CA 93721

d. Other Locational Data: APN - 46823105

\* P3a. Description:

The residence at 337 N Street is one story in height and has a rectangular footprint. The building is covered by a gable-on-hip roof with boxed eaves. The roof is sheathed in composition shingle roofing. The gable has a rectangular, wood vent. The building's walls are sheathed in wood, clapboard siding applied horizontally. There is a simple wood frieze at the roofline and plain wood molding applied vertically at the building's corners. An offset entrance porch spans the east two-thirds of the main (N Street) façade. The porch roof is supported by turned wood columns and square posts. A new wood balustrade wraps the porch. The porch base and steps are concrete. The main entrance door is at the east side of the main façade and is obscured by a metal security grill. A large, 4x3 wood window is at the center of the main façade, and at the west is a double-hung, 1/1 wood window. Both windows have wood surrounds. Windows at secondary facades cannot be viewed easily from the street, but the configuration appears to be original. A chain-link fence encircles the front yard. (See continuation sheet.)

\* P3b. Resource Attributes: HP2. Single Family Property

P5a.



\* P4. Resources Present: Building

P5b. Description of Photo:  
Looking S: Jan 2015

\* P6. Date Constructed/Age and  
Source: Historic, c. 1902 (Sanborns)

\* P7. Owner and Address:  
Joaquin & Carmen Sanchez  
4057 Branam Rd.  
Merced, CA 95348

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase  
I

\* P11. Report Citation: City of Fresno  
South Van Ness Industrial District

Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* Resource Name or #      337 N Street, Fresno, Ca 93721      \* NRHP Status Code 5D3  
 Page    2    of    3

<b>B1.</b> Historic Name:      Dick Merzonian Home <b>B3.</b> Original Use: Residential <b>* B5. Architectural Style:</b> Neoclassical Cottage <b>* B6. Construction History:</b> See continuation sheet.	<b>B2.</b> Common Name:      337 N Street <b>B4.</b> Present Use: Residential
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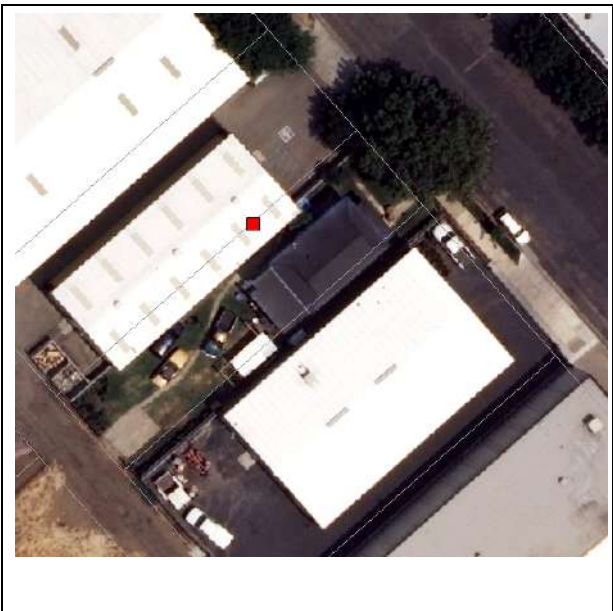
\* **B7. Moved?** No  
 \* **B8. Related Features:** None  
**B9a. Architect:** Unknown      **b. Builder:** Unknown  
**\* B10. Significance:** **Theme** Armenian Town      **Area** Fresno, California  
                                  **Period of Significance** c. 1902 / 1914-1960      **Property Type** Residential      **Applicable Criteria** i

**Context: Armenian Town (1914-1960)**  
 Armenians first settled west of Fresno's Southern Pacific tracks but around 1914 they began to move into a 64 square block area bounded by Broadway on the west, the Southern Pacific tracks on the south, O Street on the east, and Kern Street on the north (Bulbulian 2001:37). "Armenian Town" included residences, bakeries, schools and churches. In the early years Armenians preferred to live on lettered streets, I Street to O as well as on Los Angeles and Monterey Streets as these were paved and relatively free of dust in summer and mud in winter. Younger families began to move out of Armenian Town following World War II and by the 1960s and 1970s the neighborhood had lost its distinct ethnic identity (Bulbulian 2001:39). The southern section of this former ethnic enclave, from San Benito Street past Los Angeles Street, is included within the project boundaries although it is important to note that the construction and significance of some properties predates their association with Armenian Town. The residence at 337 N Street is one of hundreds of residential properties constructed in the project area around the turn of the 20<sup>th</sup> century. (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.  
 \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Dick Merzonian Home / 337 N Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The building's character-defining features include: one-story massing; gable-on-hip roof; clapboard wood siding; asymmetrical façade; entrance porch with turned wood posts and square posts; wood windows with wood surrounds; simple wood molding near the roofline and at corners.

### B6. Construction History (continued)

The building was constructed c. 1902. Building permit and Sanborn map research reveals that the building has undergone very few modifications since it was built. A new garage was added in 1921. A porch was added to the rear of the building in 1949.

### B10. Significance (continued)

#### Building History

One of the first known residents at 337 N Street was laborer Dick Merznonian, who lived on the property in 1914 and 1915. In 1920, Arshag Kahsigian (occupation unknown) lived in the house. In 1925, the occupant was Takvor Bartsbanian. In 1926 it was laborer John Casparian. Subsequent residents were Albert Garabedia in 1936; Harootunian family (Michael, Bedros, and Vartr) from 1940 through 1970; Bella Fuentes in 1980.

#### Significance Statement

The residence at 337 N Street appears to retain moderate integrity. Aspects of integrity for location, design, feeling, and association are mostly intact. Integrity of materials and workmanship have been compromised by modifications to original features of the entrance porch. Although the building is surrounded by other residential buildings on the block, integrity of setting has been diminished by the introduction of State Route 41 to the immediate west and the loss of a majority of residences that originally filled the surrounding blocks.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This property appears to be a contributor to a discontinuous thematic historic district under the City of Fresno Historic Preservation Ordinance. The building at 337 N Street is one of a number of residential buildings in the South Van Ness Survey area that were once occupied by Fresno's Armenian community. These buildings share a common cultural history and are significant as the few extant remnants of Fresno's once thriving Armenian Town.

Note: When considering the significance of Fresno's Armenian Town in light of the relative rarity of the resources associated with it, issues of integrity related to setting and loss of resources should be viewed with more flexibility than usual.



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5D3**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* Resource Name or #: The Manoog Braves Home – Resource Number 137

\*P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, CA, 1981

c. Address 348 N Street, Fresno, CA 93721

d. Other Locational Data: APN - 46820213

\* P3a. Description:

The residence at 348 N Street is one story in height and has a rectangular footprint. The building is covered by a gable-on-hip roof with exposed rafter tails. The roof is sheathed in composition shingle roofing. The building's walls are sheathed in wood, clapboard siding applied horizontally. The large, front-facing gable above the main façade features a large, recessed window and vents at the center flanked by curved walls; carved bargeboards, carved purlins; and wood shingle siding. The main (N Street) façade is symmetrical and is dominated by a recessed, full-width porch. The porch roof is supported by wood posts resting on brick piers; the posts at the corners are battered and the piers at corners are taller. A carved frieze is suspended from the porch ceiling. Purlins are visible above the frieze. The porch base is brick and the stairway is concrete. (See continuation sheet.)

\* P3b. Resource Attributes: HP2. Single Family Property

P5a.



\* P4. Resources Present: Building

P5b. Description of Photo:  
Looking NE: Jan 2015

\* P6. Date Constructed/Age and  
Source: Historic, 1913 (building permits)

\* P7. Owner and Address:  
JHS & DBH Family Limited Partnership  
5917 W. Elwin  
Visalia, CA 93291

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase I

\* P11. Report Citation: City of Fresno  
South Van Ness Industrial District

Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* Resource Name or #      348 N Street, Fresno, Ca 93721      \* NRHP Status Code 5D3  
 Page    2    of    3

**B1.** Historic Name:      Manoog Braves Home      **B2.** Common Name:      348 N Street  
**B3.** Original Use: Residential      **B4.** Present Use: Residential  
**\* B5. Architectural Style:**      Craftsman  
**\* B6. Construction History:**  
 See continuation sheet.

**\* B7. Moved?** No  
**\* B8. Related Features:** None

<b>B9a. Architect:</b> Unknown <b>* B10. Significance: Theme</b> Armenian Town <b>Period of Significance</b> 1913 / 1914-1960	<b>b. Builder:</b> S. Bolian <b>Area</b> Fresno, California <b>Property Type</b> Residential	<b>Applicable Criteria</b> i
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### Context: Armenian Town (1914-1960)

Armenians first settled west of Fresno's Southern Pacific tracks but around 1914 they began to move into a 64 square block area bounded by Broadway on the west, the Southern Pacific tracks on the south, O Street on the east, and Kern Street on the north (Bulbulian 2001:37). "Armenian Town" included residences, bakeries, schools and churches. In the early years Armenians preferred to live on lettered streets, I Street to O as well as on Los Angeles and Monterey Streets as these were paved and relatively free of dust in summer and mud in winter. Younger families began to move out of Armenian Town following World War II and by the 1960s and 1970s the neighborhood had lost its distinct ethnic identity (Bulbulian 2001:39). The southern section of this former ethnic enclave, from San Benito Street past Los Angeles Street, is included within the project boundaries although it is important to note that the construction and significance of some properties predates their association with Armenian Town. The residence at 348 N Street is one of hundreds of residential properties constructed in the project area around the turn of the 20<sup>th</sup> century. (See continuation sheet.)

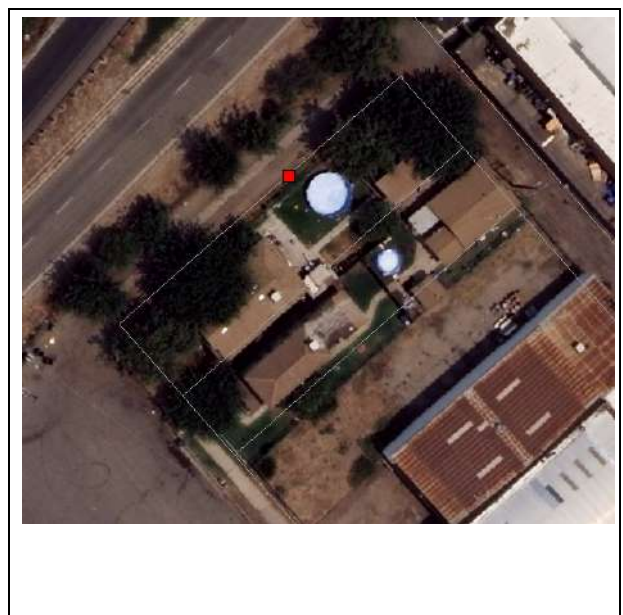
**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

**\* B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

**\* Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Manoog Braves Home / 348 N Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The primary entrance door is at the center of the main façade and is obscured by plywood. Matching ganged, wood windows with wood surrounds flank the entrance. Some of the original wood windows appear to be intact behind metal security grills. (The configuration appears to be a 1/1 double-hung window flanked by two single-light casement windows.) Windows on secondary facades are obscured by grills but the wood surrounds are intact. There is a small outbuilding at the rear of the property. A chain-link fence encircles the front yard.

The building's character-defining features include: one-story building massing; gable-on-hip roof; gable with unique decorative features; exposed rafter tails; clapboard wood siding; symmetrical façade; recessed, full-width porch with decorative supports and details; ganged wood windows at main façade; wood window surrounds.

### B6. Construction History (continued)

The residence was built in 1913 by contractor S. Bolian. No information was found on builder S. Bolian. There was a small dwelling located at the rear of the property until c. 1960.

### B10. Significance (continued)

#### Building History

According to city directories, the first resident was Armenian immigrant and cabinetmaker Manoog Braves, who lived in the house from 1913 through at least 1920. Subsequent residents were Louis Prokoff in 1925; Helen Rogers in 1926; Jacob Pandukht 1936-1940; Haganoosh Haroutunian in 1945; and George Chaderjian in 1960-1960.

#### Significance Statement

The residence at 348 N Street appears to retain high integrity. Aspects of integrity for location, design, materials, workmanship, feeling, and association are intact. Although the building is surrounded by other residential buildings on the block, integrity of setting has been diminished by the introduction of State Route 41 to the immediate west and the loss of a majority of residences that originally filled the surrounding blocks.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This property appears to be a contributor to a discontinuous thematic historic district under the City of Fresno Historic Preservation Ordinance. The building at 348 N Street is one of a number of residential buildings in the South Van Ness Survey area that were once occupied by Fresno's Armenian community. These buildings share a common cultural history and are significant as the few extant remnants of Fresno's once thriving Armenian Town.

Note: When considering the significance of Fresno's Armenian Town in light of the relative rarity of the resources associated with it, issues of integrity related to setting and loss of resources should be viewed with more flexibility than usual.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5D3**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** The Francis J. Haber Home – Resource Number 203a

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

**c. Address** 340 Van Ness Avenue, Fresno, CA 93721

**d. Other Locational Data:** APN – 46827119

\* **P3a. Description:**

The residence at 340 Van Ness Avenue is a one-story building with a rectangular footprint. At the main (Van Ness Avenue) façade, the east side of the building projects into a bay. The building is covered by a hipped roof with overhanging, boxed eaves. The roof is sheathed in composition asphalt shingles. A hipped-roof dormer projects from the roof over the main façade; the dormer has a window flanked by two rectangular vents. The walls are sheathed in narrow, beveled, wood siding applied horizontally. There is a simple wood frieze at the roofline and plain wood molding applied vertically at the building's corners. At the east side of the main façade, the projecting bay features three, wood, double-hung, 1/1 windows with wood surrounds. At the west side of the façade, there is a recessed entrance porch supported by round columns. A solid wood balustrade wraps the porch, and a simple frieze is suspended from the porch ceiling. The porch steps are concrete. The main entrance door is located off of the porch at the center of the main façade; it is obscured by a metal security door. (See continuation sheet.)

\* **P3b. Resource Attributes:** HP2. Single Family Property

\* **P4. Resources Present:** Building

P5a.



**P5b. Description of Photo:**

Looking SW: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic - c. 1908 (Sanborn maps)

\* **P7. Owner and Address:**

Chilingerian Family  
1275 S. Maple  
Fresno, CA 93702

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

I

\* **P11. Report Citation:** City of Fresno  
South Van Ness Industrial District

Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* Resource Name or #      340 Van Ness Avenue, Fresno, Ca 93721      \* NRHP Status Code 5D3  
 Page    2    of    3

<b>B1.</b> Historic Name:      Francis J. Haber Home <b>B3.</b> Original Use: Residential <b>* B5. Architectural Style:</b> Neoclassical Cottage <b>* B6. Construction History:</b> See continuation sheet.  <b>* B7. Moved?</b> No <b>* B8. Related Features:</b> None	<b>B2.</b> Common Name:      340 Van Ness Avenue <b>B4.</b> Present Use: Residential
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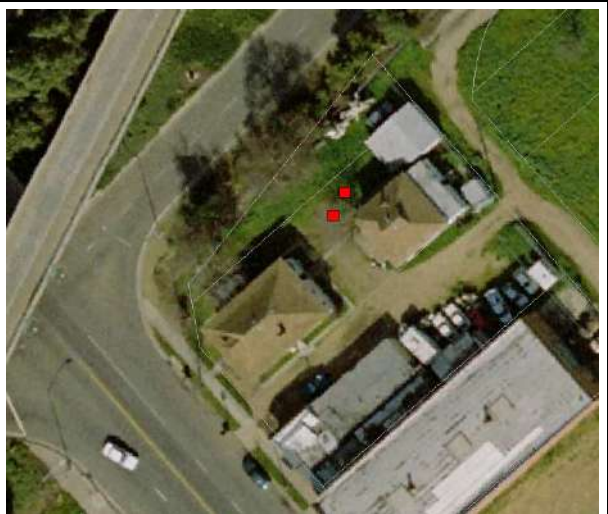
<b>B9a. Architect:</b> Unknown <b>* B10. Significance: Theme</b> Armenian Town <b>Period of Significance</b> c. 1908 / 1914-1960	<b>b. Builder:</b> Unknown <b>Area</b> Fresno, California <b>Property Type</b> Residential	<b>Applicable Criteria</b> i
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**Context: Armenian Town (1914-1960)**  
 Armenians first settled west of Fresno's Southern Pacific tracks but around 1914 they began to move into a 64 square block area bounded by Broadway on the west, the Southern Pacific tracks on the south, O Street on the east, and Kern Street on the north (Bulbulian 2001:37). "Armenian Town" included residences, bakeries, schools and churches. In the early years Armenians preferred to live on lettered streets, I Street to O as well as on Los Angeles and Monterey Streets as these were paved and relatively free of dust in summer and mud in winter. Younger families began to move out of Armenian Town following World War II and by the 1960s and 1970s the neighborhood had lost its distinct ethnic identity (Bulbulian 2001:39). The southern section of this former ethnic enclave, from San Benito Street past Los Angeles Street, is included within the project boundaries although it is important to note that the construction and significance of some properties predates their association with Armenian Town. The residence at 340 Van Ness Avenue is one of hundreds of residential properties constructed in the project area around the turn of the 20<sup>th</sup> century. (See continuation sheet.)

**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.  
  
**\* B14. Evaluator:**      architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson  
  
**\* Date of Evaluation:**      June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Francis J. Haber Home / 340 Van Ness Avenue, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

To the left of the door is a double-hung, 1/1 wood window with wood surround. Windows at secondary facades are double-hung, 1/1 wood windows with wood surrounds. A chain-link fence encircles the front yard.

A garage is located at the northwest corner of the property. The garage is covered by a gabled roof with overhanging eaves and exposed rafters. Walls are vertical wood boards.

The building's character-defining features include: one-story massing; projecting bay; hipped roof; hipped-roof dormer; beveled wood siding; asymmetrical façade; double-hung wood windows with wood surrounds; recessed entrance porch supported by round columns with simple capitals; simple wood moldings at the roof lines and at corners.

### B6. Construction History (continued)

The building was constructed sometime between 1906 and 1910 (c. 1908). Building permit and Sanborn map research reveals that the building has undergone very few modifications since it was built.

### B10. Significance (continued)

#### Building History

According to city directories and census data, the first known resident at 340 Van Ness Avenue was Francis J. Haber, who lived on the property from at least 1910 through 1915; Haber was a co-owner of the Haber Bros. real estate company. The residence was vacant in 1920. Mihran H. Simonian, an employee at Los Angeles Produce Company, lived on the property from at least 1925. Subsequent residents were V.M. Gafarian from at least 1929 through the 1940s; B.L. Sims in 1944; J.H. Merigian in 1950; William Smith in 1960; Frank R. Fackler in 1970; and Adeline Fackler in 1980.

#### Significance Statement

The building at 340 Van Ness Avenue appears to retain moderate integrity. Aspects of integrity for location, design, materials, workmanship, feeling, and association are mostly intact. Integrity of setting has been diminished by the introduction of State Route 41 to the immediate west and the loss of a majority of residences that originally filled the surrounding blocks.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This property appears to be a contributor to a discontinuous thematic historic district under the City of Fresno Historic Preservation Ordinance. The building at 340 Van Ness Avenue is one of a number of residential buildings in the South Van Ness Survey area that were once occupied by Fresno's Armenian community. These buildings share a common cultural history and are significant as the few extant remnants of Fresno's once thriving Armenian Town.

Note: When considering the significance of Fresno's Armenian Town in light of the relative rarity of the resources associated with it, issues of integrity related to setting and loss of resources should be viewed with more flexibility than usual.



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5D3**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** The Hooliani Gafarian Home – Resource Number 203b

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

**c. Address** 340 Van Ness Avenue, Fresno, CA 93721

**d. Other Locational Data:** APN – 46827119

\* **P3a. Description:**

The residence at 342 Van Ness Avenue is a one-story building with a rectangular footprint. The building is covered by a gable-on-hip roof. The gables have a rectangular vent. Composition asphalt shingles clad the main and porch roofs. Clapboard wood siding, applied horizontally, covers the walls of the wood-framed building. There is a simple wood frieze at the roofline and plain wood molding applied vertically at the building's corners. The Van Ness façade is symmetrical. At the center is an entrance porch with a shed roof supported by wood posts. The main entrance door is at the center of the façade and is obscured by a metal security grill. To the left and right of the door are 2/2, double-hung wood windows with wood surrounds. There are two 2/2, double-hung wood windows with wood surrounds at the west façade. (See continuation sheet.)

\* **P3b. Resource Attributes:** HP2. Single Family Property

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking SW: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic - c. 1908 (Sanborn maps)

\* **P7. Owner and Address:**

Chilingerian Family  
1275 S. Maple  
Fresno, CA 93702

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno  
South Van Ness Industrial District

Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* Resource Name or #      342 Van Ness Avenue, Fresno, Ca 93721      \* NRHP Status Code 5D3  
 Page    2    of    3

<b>B1.</b> Historic Name:      Hooliani Gafarian Home <b>B3.</b> Original Use: Residential <b>* B5. Architectural Style:</b> Neoclassical Cottage <b>* B6. Construction History:</b> See continuation sheet.	<b>B2.</b> Common Name:      342 Van Ness Avenue <b>B4.</b> Present Use: Residential
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\* **B7. Moved?** No  
 \* **B8. Related Features:** None

<b>B9a. Architect:</b> Unknown <b>* B10. Significance: Theme</b> Armenian Town <b>Period of Significance</b> c. 1908 / 1914-1960	<b>b. Builder:</b> Unknown <b>Area</b> Fresno, California <b>Property Type</b> Residential	<b>Applicable Criteria</b> i
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**Context: Armenian Town (1914-1960)**

Armenians first settled west of Fresno's Southern Pacific tracks but around 1914 they began to move into a 64 square block area bounded by Broadway on the west, the Southern Pacific tracks on the south, O Street on the east, and Kern Street on the north (Bulbulian 2001:37). "Armenian Town" included residences, bakeries, schools and churches. In the early years Armenians preferred to live on lettered streets, I Street to O as well as on Los Angeles and Monterey Streets as these were paved and relatively free of dust in summer and mud in winter. Younger families began to move out of Armenian Town following World War II and by the 1960s and 1970s the neighborhood had lost its distinct ethnic identity (Bulbulian 2001:39). The southern section of this former ethnic enclave, from San Benito Street past Los Angeles Street, is included within the project boundaries although it is important to note that the construction and significance of some properties predates their association with Armenian Town. The residence at 340 Van Ness Avenue is one of hundreds of residential properties constructed in the project area around the turn of the 20<sup>th</sup> century. (See continuation sheet.)

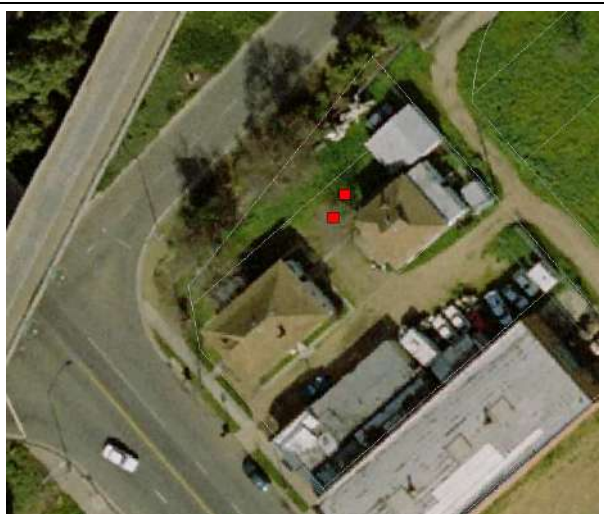
\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

\* **B14. Evaluator:**      architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:**      June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Hooliani Gafarian Home / 340 Van Ness Avenue, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The building's character-defining features include: one-story massing; hipped roof with clipped gables; clapboard wood siding; symmetrical main façade; entrance porch with shed roof; multi-light, double-hung wood windows with wood surrounds; simple wood molding near the roofline and at corners.

### B6. Construction History (continued)

The building was constructed sometime between 1906 and 1910 (i.e., c. 1908). Building permit and Sanborn map research reveals that the building has undergone very few modifications since it was built.

### B10. Significance (continued)

#### Building History

According to city directories and census data, the first known resident at 342 Van Ness Avenue was Armenian immigrant, Hooliani Gafarian, who lived on the property from at least the 1920s through the 1950s. Subsequent residents were Setrak Abrahamian in the 1960s and Alice Brown in the 1970s and 80s.

#### Significance Statement

The residence at 342 Van Ness Avenue appears to retain moderate integrity. Aspects of integrity for location, design, materials, workmanship, feeling, and association are mostly intact. Integrity of setting has been diminished by the introduction of State Route 41 to the immediate west and the loss of a majority of residences that originally filled the surrounding blocks.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This property appears to be a contributor to a discontinuous thematic historic district under the City of Fresno Historic Preservation Ordinance. The building at 342 Van Ness Avenue is one of a number of residential buildings in the South Van Ness Survey area that were once occupied by Fresno's Armenian community. These buildings share a common cultural history and are significant as the few extant remnants of Fresno's once thriving Armenian Town.

Note: When considering the significance of Fresno's Armenian Town in light of the relative rarity of the resources associated with it, issues of integrity related to setting and loss of resources should be viewed with more flexibility than usual.

City of Fresno  
South Van Ness Industrial District  
Historic Resources Survey

Brick Warehouse and Office Building  
Thematic Historic District

architecture + history, llc in association with  
watson heritage consulting and  
jody stock, architectural historian

\* Resource Name or # South Van Ness Brick Warehouse and Office Thematic District

D1. Historic Name: None D2. Common Name: South Van Ness Brick Warehouse and Office Thematic District

**\* D3. Detailed Description**

This grouping of buildings also frequently includes walls constructed in a common bond brick pattern, multi-light industrial sash or clerestory windows, simple engaged pilasters, a bow truss or barrel roof, and concrete loading docks on side or rear elevations. There are 21 contributors to this thematic grouping within the survey area (there may be more outside the survey area – this would need further analysis at a later date). The grouping overall retains a high level of historic integrity of location, design, materials, craftsmanship, feeling and association. The historic setting of this area of Fresno (within the survey boundaries) has changed since the period of significance. A number of large industrial operations such as the Sun Maid Raisin Plant and the California Products Corporation have been lost and the setting is somewhat impaired. Nonetheless, on the whole the district grouping retains integrity and as a collection they represent the most cohesive collection of buildings within the survey boundaries. Each contributor is described in detail on individual survey forms attached.

**\* D4. Boundary Description:** This is a thematic district so there are not set boundaries.

**\* D5. Boundary Justification:** There are not enough resources to justify a geographic district with boundaries.

**D6. Significance:** Theme Commercial Architecture  
Period of Significance 1945 – 1960

Area Fresno, California  
Applicable Criteria Local iii

Each brick building served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area. Most of the businesses that occupied these structures were either entirely local enterprises or they were local offices and warehousing facilities for regional or national companies with a presence in Fresno, including International Harvester. The uses varied from beverage wholesalers, to furniture wholesalers and manufacturers, appliance companies, radio and communications companies, electrical enterprises including a neon sign company, one pharmaceutical company, and food processing corporations used these buildings as warehouses and some for retail sales.

Almost all of these brick structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction. There were a few other builders each with one building in the collection. Each of these builders or designers worked almost exclusively in Fresno or the Central Valley. They were clearly looking at each other's work as the buildings are strikingly similar in their design and execution.



\* **Resource Name or #** \_\_\_\_\_ South Van Ness Brick Warehouse and Office Thematic District

D1. Historic Name: None D2. Common Name: South Van Ness Brick Warehouse and Office Thematic District

\* **D7. References** (Give full citations including the names and addresses of any informants, where possible.):

Hattersley-Drayton, Karana. *Draft Historic Context Statement South Van Ness Industrial District*, August 2015.

Sanborn Fire Insurance Map Company Fresno, California Maps: 1918, 1928, 1931, 1950 and 1970

City of Fresno Building Permit Records

Additional references listed on individual survey forms

\* **D8. Evaluator:** B. Maley, J. Stock, and S. Watson

**Date:** June 2015

**Affiliation and Address:** architecture + history, llc 1715 Green Street San Francisco, Ca 94123

**List of Contributing Resources:**

There are 21 contributing resources (see attached summary list)

## CONTINUATION SHEET

Property Name: South Van Ness Brick Commercial Architecture Historic District  
Page 3 of 3

### \* D3. Detailed Description

This grouping of buildings also frequently includes walls constructed in a common bond brick pattern, multi-light industrial sash or clerestory windows, simple engaged pilasters, a bow truss or barrel roof, and concrete loading docks on side or rear elevations. There are 26 contributors to this thematic grouping within the survey area (there may be more outside the survey area – this would need further analysis at a later date). The grouping overall retains a high level of historic integrity of location, design, materials, craftsmanship, feeling and association. The historic setting of this area of Fresno (within the survey boundaries) has changed since the period of significance. A number of large industrial operations such as the Sun Maid Raisin Plant and the California Products Corporation have been lost and the setting is somewhat impaired. Nonetheless, on the whole the district grouping retains integrity and as a collection they represent the most cohesive collection of buildings within the survey boundaries. Each contributor is described in detail on individual survey forms attached.

### D6. Significance:

Each brick building served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area. Most of the businesses that occupied these structures were either entirely local enterprises or they were local offices and warehousing facilities for regional or national companies with a presence in Fresno, including International Harvester. The uses varied from beverage wholesalers, to furniture wholesalers and manufacturers, appliance companies, radio and communications companies, electrical enterprises including a neon sign company, one pharmaceutical company, and food-processing corporations used these buildings as warehouses and some for retail sales.

Almost all of these brick structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction. There were a few other builders each with one building in the collection. Each of these builders or designers worked almost exclusively in Fresno or the Central Valley. They were clearly looking at each other's work as the buildings are strikingly similar in their design and execution.

### List of Contributing Resources Follows

There are 21 contributing resources (see attached summary list)

Brick Warehouse Office Buildings  
South Van Ness Industrial District  
Historic Resources Survey

APN	Street #	Street Name	Longtime or Original Business Name	Date	Builder	Architect / Engineer
46830702	245	Broadway	Fresno Planing Mill (lumber storage)	1950	L. H. Hansen & Co.	none listed
46803003	2990	Butler	J. H. Rex Clothing Manufacturer	1950	J. T. Cowan	none listed
46830204	223	Fulton	B.J. De Jarnatt Wholesale Radio Company	c. 1950	unknown	unknown; (Wayne Taul 1958 addition)
46803022	2829	Hamilton	H. E. Verble Company General Merchandise Wholesale	1953	Harris Construction	none listed
46803021	2933	Hamilton	Republic Supply Company	1947	J. T. Cowan	none listed
46803018	3081	Hamilton	Grinnell Company Wholesale Pipe Valves & Fittings	1947	L. H. Hansen & Co.	none listed
46827301	161	L	Addition to San Joaquin Baking Company	c. 1945	Likely J. T. Cowan	none listed
46823202	2305	Los Angeles	W. C. Hendric Co & State Bureau of Market News	1947	L. H. Hansen & Co.	none listed
46823307	160	M	Electrical Products Corp - Neon Signs	1949	Fred Lynd	none listed
46823204	250	M	International Harvester	1949	Harris Construction	Wayne Taul, Struc. Eng.
46820216	322	N	Marbo Quality Foods	1952/1958	Farina Brothers	none listed
46820202	351	O	United Warehouse Company	1955	Larsen & Ratto	none listed
46802009	1104	Parallel	W. R. & Emma Miles	1947	Harris Construction	none listed
46803012	1530	Pearl	Diel Brothers	1948	Harris Construction	none listed
46802028S	845	Topeka	Morris P. Kirk & Sons	1951	Harris Construction	none listed
46803044	2949	Townsend	McKesson & Robins, Phillip Richtel, owner	1954	J. T. Cowan	Wayne Taul, Struc. Eng.
46827701	155	Van Ness	Not consistent - many tenants	1945	L.E. Gibson	none listed
46827111	320	Van Ness	Not consistent - many tenants	1957	Fisher & McNulty	none listed
46831309	1855	Van Ness	Dried Fruit Association	1946	Fisher & McNulty	none listed
6802016S	122	Walker	Bakersfield Freight	c. 1956	unknown	R. B. Welty, Eng.
46833207	2610	Woodward	Sanfran Corp. (original but not long term)	1956	J. T. Cowan	Wayne Taul, Struc. Eng.

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DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5D3**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \* **Resource Name or #:** Fresno Planing Mill Lumber Warehouse – Resource Number 16

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 245 Broadway Street Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46830702

\* **P3a. Description:**

The property at 245 Broadway Street contains a 20'x150' open-air warehouse, which occupies the entire lot. The building is a high one story and has a rectangular footprint. The building is composed of three bays: two side bays with brick walls that are covered by flat roofs supported by wood trusses, and a middle bay covered by a front-facing gabled roof supported by wood trusses. The central bay is higher than the side bays and is open at the street façade and along the sides. The building's walls are red brick with a board-formed concrete bond beam in the upper walls.

The building's character-defining features are: high, one-story form, rectangular footprint, wood-truss roofs, red brick walls, board-formed concrete bond beam, and symmetrical façade.

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking SE: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic – 1950 (building records)

\* **P7. Owner and Address:**

Michael Anderson  
1820 Monterey  
Fresno, CA 93721

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

\* **P11. Report Citation:** City of Fresno

South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Fresno Planing Mill / 245 Broadway Street, Fresno, Ca 93721      \* **NRHP Status Code** 5D3  
 Page 2 of 3

**B1.** Historic Name: Fresno Planing Mill Lumber Warehouse      **B2.** Common Name: 245 Broadway Street  
**B3.** Original Use: Commercial/Light Industrial      **B4.** Present Use: Commercial  
 \* **B5. Architectural Style:** Commercial Vernacular  
 \* **B6. Construction History:**  
 The building was constructed in 1950. According to building records and Sanborn maps, the building has undergone few, if any, changes.  
  
 \* **B7. Moved?** No  
 \* **B8. Related Features:** None  
  
**B9a. Architect:** Unknown      **b. Builder:** L.H. Hansen & Sons  
 \* **B10. Significance:** **Theme** Commercial Architecture      **Area** Fresno, California  
                                  **Period of Significance** 1950 – c. 1960      **Property Type** Commercial      **Applicable Criteria** iii

**Block History**  
 Broadway was called I Street through at least 1918. In 1906, the Sanborn map shows the north side of the 200 block of Broadway as mostly vacant with a few dwellings. On the south side of the block, every parcel was developed with dwellings. By 1918, the north side of the block was a mix of dwellings and commercial buildings. The south side of the block was filled with mostly dwellings and two small commercial buildings at the east. The 1931 Sanborn shows the north side of the block filled with a mix of commercial buildings, including automotive-, storage-, and restaurant-related uses. The south side of the block continued to be mostly residential. By 1950, the character of the block had been transformed. The dwellings on the south side had been replaced by two gas stations, an auto-wrecking yard, and a small commercial building. The north side of the block was largely unchanged since 1931. The 1970 Sanborn shows the block mostly the same as it appeared in 1950, dedicated wholly to commercial and industrial uses. (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.  
  
 \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson  
  
 \* **Date of Evaluation:** June 2015



(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Fresno Planing Mill / 245 Broadway Street, Fresno, CA 93721  
Page 3 of 3

### B10. Significance (continued)

#### Building History

From 1952 through at least 1980, the building was used as the Fresno Planing Mill's lumber storage warehouse.

#### L.H. Hansen & Sons

L.H. Hansen was born in Denmark 1 August 1879. He completed his apprenticeship as a carpenter in his native country before immigrating to the United States at age 21. After living in the Midwest, Hansen settled in Fresno in 1930. L.H. Hansen & Sons operated from an office at 313 Palm Ave. by 1951 through at least 1960 (Polk Fresno City Directories, 1951-52 and 1960). The company was a successful contracting firm working throughout the San Joaquin Valley. They were responsible for the construction of numerous commercial and educational buildings and contracted extensively with the government during World War II. Notable projects include the old Fresno City Hall, Fresno County Jail, and a building for Fresno Photoengraving at 748-750 Fulton Street (Walker, 381).

#### Significance Statement

The building appears to retain high integrity. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 245 Broadway Street is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple engaged pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

### B12. References (continued)

Powell, John Edward, and Michael J. McGuire. *Supplementary Historic Building Survey: Historic Resources Survey (Ratkovich Plan), Fresno, California*. Fresno, Calif: California State University, Fresno Foundation, 1994.

Walker, Ben Randall, and Arthur Hamilton Cawston. *Fresno Community Book*. Fresno, CA: H. Cawston, 1946.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Review Code Other Listings Reviewer Date

Page 1 of 3 \* Resource Name or #: J. H. Rex Manu. Clothing Co. - 2990 E. Butler Avenue - Resource Number 24

P1. Other Identifier: APN - 46803003

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 2990 E. Butler Avenue Fresno, CA 93721

d. Other Locational Data: APN - 46803003

\* P3a. Description:

This is a one-story, common bond, brick warehouse at the corner of Butler and Pearl Street. The Butler Street façade has two metal roll down doors. At the east end of the Butler façade there is a pedestrian door and two windows. The side elevations have simple brick pilasters separating multiple bays (see Continuation Sheet for Pearl Street elevation photograph). The south end of the Pearl Street elevation has five clerestory, industrial sash, hopper style, four-light windows. These windows have simple brick sills. The north end of this elevation contains a single roll down door and several small windows that must light the front office. The building is capped with a barrel roof. Just below the roofline, there is a concrete bond beam commonly seen in the small-scale brick buildings in this vicinity. The bond beam is painted at the front, Butler elevation, but remains exposed concrete at the side elevations. This building is very similar to the structure at 2829 Hamilton Avenue. Character-defining features included: red brick, concrete bond beam, hopper windows, and the barrel roof.



P5a. Photograph or Drawing

\* P3b. Resource Attributes:

HP6. 1 - 3 Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking SE: Jan 2015

\* P6. Date Constructed/Age and

Source: Historic 1950; Building Permit

\* P7. Owner and Address:

Carol L. Chooljian, Trust  
5519 N El Adobe  
Fresno, CA 93711

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive

Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* **Resource Name or #** J. H. Rex Manu. Clothing Co.      2990 E. Butler Avenue, Fresno, Ca 93721      \* **NRHP Status Code** – 5D3  
 Page 2 of 3

- |   |  |
|---|--|
| <b>B1.</b> Historic Name: J. H. Rex Manufacturing Clothing Company<br><b>B3.</b> Original Use: Warehouse<br>* <b>B5. Architectural Style:</b> Commercial Vernacular<br>* <b>B6. Construction History:</b> Constructed 1950 J. T. Cowan<br><br>* <b>B7. Moved?</b> No<br>* <b>B8. Related Features:</b> None | <b>B2.</b> Common Name: 2990 E. Butler Avenue<br><b>B4.</b> Present Use: Warehouse |
|---|--|

<b>B9a. Architect:</b> Unknown * <b>B10. Significance: Theme</b> Commercial Architecture <b>Period of Significance</b> 1950-1960	<b>b. Builder:</b> J. T. Cowan <b>Area</b> Fresno, California <b>Property Type</b> Commercial <b>Applicable Criteria</b> local iii
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The building appears on the 1970 Fresno Sanborn Map (Sheet 34), but must have been under construction when the 1950 Sanborn was completed, as it does not appear on that Map. The 1970 Map is marked "clothing warehouse." A building permit for new construction dated March 21, 1950 indicates this brick warehouse was constructed for owner M. Zelhart, by contractor J. T. Cowan. City Directories indicate that in 1970 and 1960 it was the J. H. Rex Manufacturing Clothing Company; but no listing for this address was located in the 1950 City Directory.

This building is one of a number of brick warehouses built by J. T. Cowan in the survey area. James Thomas Cowan (known as J.T. Cowan) was a native of Fresno, born 15 November 1892. His father, David Cowan, had established a construction business in the city in 1885. J.T. Cowan assumed leadership of the company in 1919 and operated the business in Fresno for 50 years. His office was located at 1221 Fulton Street from 1933 through at least 1940 (Polk Fresno city directories, 1933 and 1940). Cowan largely worked on commercial buildings and shopping centers, but also constructed some residences in Fig Gardens and the Sunnyside district. Notable projects include: J.B. Hill Company's warehouse on North H Street, Turpin's furniture store on Fulton Street, several residences on Van Ness Boulevard, and Brix Court Apartments at 1325-41 M Street (Walker, 340-341).

\* **B12. References:**  
 Sanborn Maps City of Fresno (1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: J. H. Rex Manu. Clothing Co. 2990 E. Butler Avenue, Fresno, CA 93721  
Page 3 of 3

### \*B10. Significance (continued)

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 2990 Butler Avenue is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

### \* B12. References continued:

Powell, John Edward, and Michael J. McGuire. *Supplementary Historic Building Survey: Historic Resources Survey (Ratkovich Plan), Fresno, California*. Fresno, Calif: California State University, Fresno Foundation, 1994.

Walker, Ben Randall. *The Fresno County Blue Book: Containing Facts and Impressions for the Better Understanding of Fresno County Past and Present: with Biographies of Representative Fresno County People*. Fresno, CA: A.H. Cawston, 1941.

### Photo Continuation:



A view of the Pearl Street and rear elevations of 2990 Butler Avenue looking northeast.



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5D3**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** B.J. De Jarnatt Wholesale Radio Co. – Resource Number 50

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

**c. Address** 223 Fulton Street Fresno, CA 93721

**d. Other Locational Data:** APN - 46830204

\* **P3a. Description:**

The property at 223 Fulton Street is a .5-acre parcel containing two buildings joined together to form an L and totaling 13,450 square feet of space. The original building is one story and has a rectangular footprint. The building's walls are red brick with a board-formed concrete bond beam in the upper walls. The roof is flat. The main façade is asymmetrical and is sheathed in stucco and painted brick veneer. A projecting, flat awning is attached just below the roofline and spans the entire façade. The main entrance is located just left of center and is protected by a security grill; a transom window is located above the door. To the right of the entrance is a row of tall and wide single-pane windows protected by security grills. To the left of the entrance is a slightly recessed panel of smooth stucco crowned by a metal, industrial sash window. An "Alco Services" sign is affixed to the main façade near the roofline. The second building, a later addition, is set perpendicularly to the original building at the rear of the parcel. The building's walls are red brick with a board-formed concrete bond beam in the upper walls. A bowstring- truss roof surrounded by parapet tops the building. (See continuation sheet.)

P5a.



\* **P3b. Resource Attributes:** HP6. 1-3  
Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking SW: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic – c. 1950 (building records)

\* **P7. Owner and Address:**

Peter Pierre, Trustee  
3760 W. Buena Vista  
Fresno, CA 93711

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** B.J. De Jarnatt Wholesale Radio Co. / 223 Fulton Street, Fresno, Ca 93721      \* **NRHP Status Code** 5D3  
 Page 2 of 3

**B1.** Historic Name: B.J. De Jarnatt Wholesale Radio Company      **B2.** Common Name: 223 Fulton Street  
**B3.** Original Use: Commercial      **B4.** Present Use: Commercial  
 \* **B5. Architectural Style:** Commercial Vernacular  
 \* **B6. Construction History:**

The building was constructed c. 1950. In 1958, the building received an addition, according to building permit records.

\* **B7. Moved?** No  
 \* **B8. Related Features:** None  
**B9a. Architect:** Unknown (c. 1950) / H. Wayne Taul, engineer (1958)    **b. Builder:** Unknown  
 \* **B10. Significance:** **Theme** Commercial Architecture      **Area** Fresno, California  
                                  **Period of Significance** c. 1950 – 1960      **Property Type** Commercial/Warehouse      **Applicable Criteria** iii

### Block History

Fulton was called J Street through at least 1918. In 1906, the Sanborn map shows the north side of the 200 block of Fulton mostly developed with large dwellings. At the northeast corner was a dwelling with a large barn and corral. The south side of the block was vacant except for a large dwelling at the southeast corner. By 1918, the north and south sides of the block were almost wholly developed with dwellings. In 1928, the Sanborn map shows Cherry Avenue cut through the block, leaving only a single parcel developed (with a dwelling) at the north. The south side of the block showed a change from a totally residential use to partially commercial. In 1950, the north side of the block contained a mix of mostly commercial and industrial uses and a single dwelling. The south side of the block featured the Electric Motor Shop at the southwest corner and a few residual dwellings. The 1970 Sanborn map shows the block essentially unchanged since 1950, with the exception of a gas station at the southeast corner. (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

### B13. Remarks:

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: B.J. De Jarnatt Wholesale Radio Co. / 223 Fulton Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The main (north-facing) façade is symmetrical. There are four metal roll-up doors at the center that open onto a loading dock. At the east and west sides of the façade there are three ganged, metal windows protected by security grills. A parking lot fronts the building and is surrounded by a chain-link fence.

The original building's character-defining features are: one-story form, rectangular footprint, flat roof, red brick walls, board-formed concrete bond beam, asymmetrical façade, and façade window and door openings.

The 1958 addition's character-defining features are: one-story form, rectangular footprint, bowstring truss roof with parapet, red brick walls, board-formed concrete bond beam, symmetrical façade, façade window and door openings, and loading dock.

### B10. Significance (continued)

#### Building History

From at least 1950 through the 1980s, the building was home to the B.J. De Jarnatt Wholesale Radio Co. office and warehouse. B.J. De Jarnatt specialized in wholesale radios at first and later moved on to radios and televisions. Before moving to the Fulton Street address, the De Jarnatt Wholesale Company was located at 1260 Van Ness Avenue from at least 1941 through 1948 (*The Fresno Bee*, December 31, 1941 and June 27, 1948).

#### Significance Statement

The buildings appear to retain good integrity.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 223 Fulton Street is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple engaged pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

### B12. References (continued)

Advertisements for De Jarnatt Wholesale Company, *The Fresno Bee*, December 31, 1941 and June 27, 1948.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code – 5D3**

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* **Resource Name or #:** H. E. Verble Co. - 2829 E. Hamilton Avenue – Resource Number 58

**P1. Other Identifier:** APN - 46083022

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, Calif; 1963, revised 1981

\* **c. Address** 2829 E. Hamilton Avenue, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46083022

\* **P3a. Description:**

This is a one-story, common bond, brick warehouse at the corner of Hamilton Avenue and L Street. The building measures approximately 200 x 250 feet. The Hamilton Avenue façade has a centered storefront entry. To either side is a series of windows: at the east end there is a ribbon of inset windows at eye height, while at the west end, there is a series of larger plate glass windows. The side elevations have simple brick pilasters separating multiple bays (see Continuation Sheet for the L Street elevation photograph). The west elevation along L Street has a centered loading dock area with two roll down doors. The building is capped with a barrel or bow truss roof. Just below the roofline, there is a concrete bond beam commonly seen in the small-scale brick buildings in this vicinity. This building is very similar to the structure at 2990 Butler Avenue. Character-defining features included: red brick, concrete bond beam, hopper windows, and the barrel or bow truss roof.

\* **P3b. Resource Attributes:**



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

HP6. 1 -3 Story Commercial

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking North: Jan 2015

\* **P6. Date Constructed/Age and Source:**

Historic 1953: Building Permit

\* **P7. Owner and Address:**

David R & Jaki S Provchy

5316 Behymer

Clovis, CA 93619

\* **P8. Recorded by:**

architecture + history

B. Maley, J. Stock, S. Watson

1715 Green Street

San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

## BUILDING,

\* **Resource Name or #**    H. E. Verble Company    2829 E. Hamilton Avenue, Fresno, Ca 93721    \* **NRHP Status Code – 5D3**  
**Page 2 of 3**

**B1.** Historic Name: H. E. Verble Company  
**B3.** Original Use: Warehouse / Storage  
**\* B5. Architectural Style:** Commercial Vernacular  
**\* B6. Construction History:** 1953 – original construction

**B2.** Common Name: 2829 E. Hamilton Avenue  
**B4.** Present Use: Warehouse / Storage

\* B7. Moved? No

\* B8. Related Features: None

<b>B9a. Architect:</b>	Unknown	<b>b. Builder:</b>	Harris Construction Company
<b>* B10. Significance:</b>	Theme	<b>Area</b>	Fresno, California
<b>Period of Significance</b>	1953-1960	<b>Property Type</b>	Commercial
		<b>Applicable Criteria</b>	local iii

This warehouse was constructed for H. E. Verble in 1953 by Harris Construction Company and Fred High & Sons Contractors at a cost of \$100,000. The building appears on the 1970 Fresno Sanborn Map (Sheet 102) marked "Auto Parts Warehouse." It is not present on the 1950 Sanborn Map (Sheet 102). The 1970 Fresno City Directory lists the Dadco transmission parts manufacturing at 2829 Hamilton Avenue. The 1960 City Directory has the H. E. Verble Company General Merchandise Wholesale at this address.

Founded in 1914 by the Harris family, the Harris Construction Company is one of the longest-running businesses in the central San Joaquin Valley. The company's early projects were primarily commercial and included offices, banks, and grocery stores. The Manchester Center (1950s) and the spiral parking garage on Van Ness Avenue (1970s) were later projects (Rodriguez, "Fresno's Harris Construction Celebrates Centennial"). The company operated from an office at 264 Palm Avenue from 1940 through at least 1960. By 1969 their offices had moved to 1505 N. Chester Avenue (Polk Fresno city directories, 1940, 1960, and 1969). The Harris family continued to own the company until 1986, when it was purchased by Richard Spencer (Rodriguez, "Fresno's Harris Construction Celebrates Centennial").

**\* B12. References:**

Sanborn Maps City of Fresno (1950 and 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Property Name: H. E. Verble Company  
Page 3 of 3

2829 E. Hamilton Avenue Fresno, CA 93721

### \*B10. Significance (continued)

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 2829 E. Hamilton Avenue is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

### \* B12. References (continued):

Rodriguez, Robert. "Fresno's Harris Construction Celebrates Centennial." *Fresno Bee*. 22 October 2014. Web. March, 2015.

### Photograph Continuation:



A view down L Street showing the west elevation of the structure.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 5D3

Review Code      Other Listings      Reviewer      Date

Page 1 of 5 \* Resource Name or #: Republic Sup. Co. and Bearing Sup. Co - 2933 E. Hamilton Ave. – Resource Number 60  
P1. Other Identifier: APN – 46803021

- \* P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981  
c. Address 2933 E. Hamilton Avenue Fresno, CA 93721  
d. Other Locational Data: APN – 46803021  
\* P3a. Description:

This one-story, asymmetrical, red brick office and warehouse building with distinctive elements of the Streamline Moderne style was constructed circa 1946. The brick is laid in common bond (5 rows of stretchers then a row of headers). The building is raised on a concrete foundation to accommodate a loading dock that runs along the western end of the front façade and wraps around to service the western façade. There is a prominent office entry at the eastern end of the front facade that has a series of concrete stairs and a metal railing. Elements such as rounded brick walls, glass block sidelights, and a double door with a transom above form the entry, give the building its Steamline Moderne character. Above the entry is a fixed, overhanging metal awning that also adds to the building's style. (See Continuation Sheet)



P5a. Photograph or Drawing

- \* P3b. Resource Attributes:  
HP6. 1- 3 Story Commercial Building  
\* P4. Resources Present: Building  
P5b. Description of Photo:  
Looking North: Jan 2015  
\* P6. Date Constructed/Age and Source: Historic  
Constructed circa 1947  
\* P7. Owner and Address:  
Robert T. Bly, Jr.  
1530 Richardson Ave  
Los Altos, Ca 94024  
\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123  
\* P9. Date Recorded:  
January 2015  
\* P10. Survey Type: Intensive Phase  
I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name** Republic Supply Co. and Bearing Supply Co.- 2933 E. Hamilton Avenue, Fresno, Ca 93721  
 Page 2 of 5 \* **NRHP Status Code** – 5D3

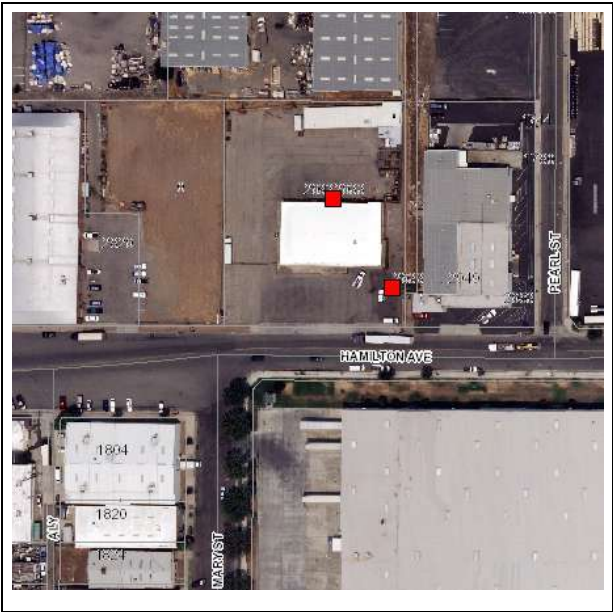
- B1.** Historic Name: Republic Supply Company and Bearing Supply Company **B2.** Common Name: 2933 E. Hamilton  
**B3.** Original Use: Office / Warehouse **B4.** Present Use: Office  
 \* **B5. Architectural Style:** Streamline Moderne  
 \* **B6. Construction History:** Not on 1918 Sanborn Map, but present on 1950 Sanborn Map. No original building permit located to date; first appears in City Directory 1947; permits located for two sheds on the site built 1952 and 1955 for Bearing Supply Company. (See Continuation sheet for additional permit summary).  
 \* **B7. Moved?** No  
 \* **B8. Related Features:** Sheds and yard behind office building, parking in front and behind. Entire parcel is 1.34 acres.  
  
**B9a. Architect:** Unknown **b. Builder:** Possibly J. T. Cowan  
 \* **B10. Significance:** **Theme** Commercial Architecture **Area** Fresno, California  
**Period of Significance** 1945-1960 **Property Type** Commercial **Applicable Criteria** local iii

This brick industrial office building was built as the Republic Supply Company of California. It is present on the 1950 and 1970 Sanborn Maps. According to an article in the May 1921 edition of *The Mining and Oil Bulletin*, the Republic Supply Company of California took another step in the rapid progress of the company when “the headquarters of the oil well supply division of this company took possession of their new warehouse and office building at 1725 E. Seventh Street, Los Angeles. Well known to oil operators on the Pacific Coast, the company has made rapid growth in the last few years, and now has offices and stores at San Francisco, Taft, Coalinga, Placentia and Fresno, where they maintain complete stocks of all oil well tools, equipment and supplies.” (*Mining and Oil Bulletin*, May 1921, Page 371). It appears that the Los Angeles building noted in the quote above was designed by a well-known architect, AC Martin. (*Journal of Electricity and Western Industry Construction News* Jan 1- June 15, 1923). (See Continuation Sheet)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1950, 1970); Polk’s  
 Fresno City Directories; Building Permits; Ancestry.com; and see City of  
 Fresno South Van Ness Industrial District Survey and Context Statement  
 Bibliography.

- B13. Remarks:** None  
 \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Republic Supply Co. and Bearing Supply Co 2933 E. Hamilton Avenue Fresno, CA 93721  
Page 3 of 5

### \* P3a. Description (continued)

To the east of the front door is a string of ribbon windows that likely light the "front office" and also lend to the Streamline Moderne character of the building. These windows have been somewhat obscured by a modern awning. There are a series of industrial metal sash windows, with an operable center window, across the front of the building. These windows have sills formed of header bricks. Above the windows is a concrete bond beam commonly seen on brick office and warehouses in this area of Fresno. The brick above the awning and below the bond beam has been painted white. The roof of the office building is flat. There are two, later (1950s) shed warehouses to the rear of the office building that form an L-shape in plan. The entire parcel is on 1.34 acres.

This Streamline Moderne, brick office building retains a great deal of integrity. The building's character-defining features are: brick, industrial sash windows and brick sills, the front entry (rounded brick walls, stairs, railing, door and transom), entry awning, concrete bond beam, loading dock, and ribbon windows to the east of the front entry.

### \* B6. Construction History (continued)

No original building permit was located for the brick building on this site, which faces Hamilton Street. The structure was built for the Republic Supply company sometime between 1944, when this address is not listed in Polk's Fresno City Directory, and 1947, when the address is listed in the City Directory with the above company identified. County Metroscan records indicate 1946. The 1950 Sanborn Map (Sheet 102) identifies the building as the Republic Supply Company of California. At that time there was a rear yard enclosed with a 6-foot wire fence. The 1970 Sanborn Map (Sheet 102) has the building marked wholesale industrial supplies, but no business name.

The first building permit on file for this address is for construction of a metal shed. Dated October 20, 1952, Permit number 2198 was issued to the Bearing Supply Company to build a tool shed costing \$1,300. The building measured 24x90 and had a concrete foundation and corrugated iron siding. The builder was identified as J.T. Cowan. Permit number 7152 (number somewhat illegible) dated March 18, 1955 was issued to the Bearing Supply Company who intended to build a shed for use to house machine parts. The shed measured 24x50 and was an open shed on front, with aluminum sides and roofing. The builder was again J.T. Cowan and the cost of the shed was \$450.00. Both of these sheds appear on the 1970 Sanborn Map (Sheet 102).

### \*B10. Significance (continued)

The location of an earlier Fresno office of the Republic Supply Company is not known. It is possible that the firm hired a local Fresno architect to design their new Streamline Moderne office building in the mid-1940s. Later in the 1950s the building appears to have been occupied by the Bearing Supply Company. No further information about this firm has been found.

There is a bound commercial catalog for the Republic Supply Company (Industrial supplies, Los Angeles, San Leandro) from 1952 in the Commercial Catalogues Collection at the California Historical Society in San Francisco. However, the survey team was unable to review this document to see if additional information about the firm is provided in the catalogue.

## CONTINUATION SHEET

Property Name: Republic Supply Co. and Bearing Supply Co 2933 E. Hamilton Avenue Fresno, CA 93721

Page 4 of 5

### \*B10. Significance (continued)

While no original building permit was located, additional work, and possibly the original construction was completed by James Thomas Cowan (known as J.T. Cowan) was a native of Fresno, born 15 November 1892. His father, David Cowan, had established a construction business in the city in 1885. J.T. Cowan assumed leadership of the company in 1919 and operated the business in Fresno for 50 years. His office was located at 1221 Fulton Street from 1933 through at least 1940 (Polk Fresno city directories, 1933 and 1940). Cowan largely worked on commercial buildings and shopping centers, but also constructed some residences in Fig Gardens and the Sunnyside district. Notable projects include: J.B. Hill Company's warehouse on North H Street, Turpin's furniture store on Fulton Street, several residences on Van Ness Boulevard, and Brix Court Apartments at 1325-41 M Street (Walker, 340-341).

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 2933 E. Hamilton is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

### \* B12. References continued:

Powell, John Edward, and Michael J. McGuire. *Supplementary Historic Building Survey: Historic Resources Survey (Ratkovich Plan), Fresno, California*. Fresno, Calif: California State University, Fresno Foundation, 1994.

Walker, Ben Randall. *The Fresno County Blue Book: Containing Facts and Impressions for the Better Understanding of Fresno County Past and Present: with Biographies of Representative Fresno County People*. Fresno, CA: A.H. Cawston, 1941.

## CONTINUATION SHEET

Property Name: Republic Supply Co. and Bearing Supply Co 2933 E. Hamilton Avenue Fresno, CA 93721  
Page 5 of 5

### Photograph Continuation



Above: A view of the front and side elevations.



Left: A detail of the curved brick entry walls and loading dock.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 5D3

Review Code      Other Listings      Reviewer      Date

Page 1 of 4      \* Resource Name or #: Grinnell Company of Pacific – 3081 E. Hamilton Avenue – Resource Number 63

P1. Other Identifier: APN - 46803018

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 3081 E. Hamilton Avenue Fresno, CA 93721

d. Other Locational Data: APN - 46803018

\* P3a. Description:

This one-story office and warehouse sits at the corner of E. Hamilton and East Streets. The first twenty feet or so of the structure is a brick office building, with the rear portion of the building serving as a warehouse. The front, brick portion of the structure, has a flat roof, whereas the rear, warehouse portion, has a gable roof. The entire building sits on a raised concrete foundation, with the rear warehouse portion sheathed in corrugated metal about the foundation. The office has a series of metal (replacements with tinted glass) windows on either side of a central entry at the Hamilton Avenue façade. A set of concrete stairs with a metal railing leads to the central front office entry. Both the central entryway and the front windows have a simple, grooved concrete overhanging that gives the building a somewhat Streamline Moderne feeling (see entry detail image on Continuation Sheet). There are two centered, industrial sash windows in the front facing gable of the warehouse.



P5a. Photograph or Drawing

\* P3b. Resource Attributes:

HP6 1 – 3 Story Commercial

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking NE: Jan 2015

\* P6. Date Constructed/Age and

Source: Historic  
1947 Building Permit

\* P7. Owner and Address:

Fuel Stops Land & Dev LLC  
4895 Airport Way  
Stockton, Ca 95206

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Grinnell Company of Pacific 3081 E. Hamilton Avenue Fresno, Ca 93721      \* **NRHP Status Code – 5D3**  
 Page 2 of 4

**B1.** Historic Name: Grinnell Company of Pacific      **B2.** Common Name: 3081 E. Hamilton Avenue  
**B3.** Original Use: Warehouse & Office      **B4.** Present Use: Warehouse & Office  
 \* **B5. Architectural Style:** Commercial Vernacular  
 \* **B6. Construction History:** Constructed 1947  
  
 \* **B7. Moved?** No  
 \* **B8. Related Features:** Yard

**B9a. Architect:** Unknown      **b. Builder:** L. H. Hansen & Sons  
 \* **B10. Significance: Theme** Commercial Architecture      **Area** Fresno, California  
                                  **Period of Significance** 1947-1960      **Property Type** Commercial      **Applicable Criteria** local iii

This one-story office and warehouse was constructed for the Grinnell Company of Pacific for \$50,000 in September 1947. The contractor was L. H. Hansen & Sons. The building appears on the 1950 and 1970 Fresno Sanborn Maps (Sheet 98) marked "Grinnell Company Whole Pipe Valves & Fittings." The 1970, 1960 and 1950 Fresno City Directories list Grinnell Company of the west, wholesale plumbing at this address.

L.H. Hansen was born in Denmark 1 August 1879. He completed his apprenticeship as a carpenter in his native country before immigrating to the Unites States at age 21. After living in the Midwest, Hansen settled in Fresno in 1930. L.H. Hansen & Sons operated from an office at 313 Palm Ave. by 1951 through at least 1960 (Polk Fresno city directories, 1951-52 and 1960). The company was a successful contracting firm working throughout the San Joaquin Valley. They were responsible for the construction of numerous commercial and educational buildings and contracted extensively with the government during World War II. Notable projects include the old Fresno City Hall, Fresno County Jail, and a building for Fresno Photoengraving at 748-750 Fulton Street (Walker, 381). (See Continuation Sheet)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1950 and 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None  
  
 \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson  
  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Grinnell Company of Pacific 3081 E. Hamilton Avenue Fresno, CA 93721  
Page 3 of 4

### \*B10. Significance (continued)

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 3081 E. Hamilton is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

### \* B12. References continued:

Powell, John Edward, and Michael J. McGuire. *Supplementary Historic Building Survey: Historic Resources Survey (Ratkovich Plan), Fresno, California*. Fresno, Calif: California State University, Fresno Foundation, 1994.

## CONTINUATION SHEET

Property Name: Grinnell Company of Pacific 3081 E. Hamilton Avenue Fresno, CA 93721  
Page 3 of 4

### Photo Continuation:



Above: A view of the East Street elevation looking north.  
Below: A detail of the front office.





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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 5D3

Review Code      Other Listings      Reviewer      Date

Page 1 of 5      \* Resource Name or #: San Joaquin Baking Company - 161 L Street - Resource Number 69  
P1. Other Identifier: APN – 46827301      also 110-140 Van Ness Avenue

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 161 L Street Fresno, CA 93721

d. Other Locational Data: APN – 46827301      also 110 Van Ness Avenue

\* P3a. Description:

This is a large parcel bounded by L Street on the north, Van Ness Avenue on the south, Los Angeles Street at the west and the curving railroad right of way to the east. There are multiple structures on the site. The largest and northern-most structure on the site faces L Street and Los Angeles. It is a u-shaped structure and was built as an extension of the San Joaquin Baking Company. The additional much smaller structures that sit along Van Ness Avenue are not present on the 1970 Sanborn Map. The main, u-shaped structure on the site is a one-story, is composed of three parts. At the corner of L Street and Los Angeles, a long horizontal element that runs down L Street and connects with the third element forming the other end of the U at the east end of L Street, along the rail tracks. The two end pieces are one-story brick buildings with a concrete bond beam below just above the windows. The long, horizontal section in the middle has the bond beam above a series of roll down doors for truck loading. At the very western end of the L-Street façade there is a pedestrian door that likely leads to an office. (See Continuation Sheet).



P5a. Photograph or Drawing

\* P3b. Resource Attributes:

HP6. 1 -3 Story Commercial

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking NE: Jan 2015

\* P6. Date Constructed/Age and

Source: Historic on 1950 Sanborn  
likely 1945 to 1949

\* P7. Owner and Address:

Rainbo Bakeries of San Joaquin  
c/o Earthgrains Baking co  
4801 Cox Road # 101  
Glen Allen, VA 23060

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet



## STRUCTURE, AND OBJECT RECORD

\* Resource Name or #      San Joaquin Baking Company    161 L Street, Fresno, Ca 93721      \* NRHP Status Code – 5D3  
Page    2      of    5

B1. Historic Name: San Joaquin Baking Company      B2. Common Name: 161 L Street  
B3. Original Use: Warehouse      B4. Present Use: Warehouse  
\* B5. **Architectural Style:** Commercial Vernacular  
\* B6. **Construction History:** c. 1945 – 1949 – present on the 1950 Sanborn

\* B7. Moved? No

\* **B8. Related Features:** 150 to 160 L Street – San Joaquin Baking Company – across the street

<b>B9a. Architect:</b>	Unknown	<b>b. Builder:</b>	Unknown, Possible J. T. Cowan
<b>* B10. Significance:</b>	Theme Commercial Architecture	<b>Area</b>	Fresno, California
<b>Period of Significance</b>	1945-1960	<b>Property Type</b>	Commercial
		<b>Applicable Criteria</b>	iii

This brick building was built as a warehouse for the San Joaquin Baking Company sometime in the 1940s. It is present on the 1950 and 1970 Fresno Sanborn Maps, but it does not appear on the earlier 1931 Map. The 1931, 1928 and 1918 Sanborn Maps show small wood-frame dwellings on several parcels along this part of L Street. The 1931 Map does show the 150 to 160 L Street San Joaquin Baking Company building across the street on the east side of L Street. The building at 161 L Street shares characteristics with other brick warehouses in the survey area. In fact, J. T. Cowan completed a number of projects for the Bakery building across the street and it is possible that Cowan built this structure.

The San Joaquin Baking Company was a long-time Fresno business was founded before the Great Depression hit the San Joaquin Valley, survived these hard years, continued through World War II, expanded after building a warehouse across the street and remains in place today as Rainbo Baking. In July 1933, company president F. D. Bradford explained to the *Fresno Bee* that bread prices would increase because of the associated rise in wheat and flour prices.

**\* B12. References:**

Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



(Sketch Map with north arrow required.)

## CONTINUATION SHEET

Property Name: San Joaquin Baking Company 161 L Street, Fresno, CA 93721  
Page 3 of 5

**\* P3a. Description Continued:**

The Los Angeles Street elevation has four loading docks with roll down doors. The east side of the building along the rail line is angled to accommodate the former right of way.

**\* B10. Significance Continued:**

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 161 L Street is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

## CONTINUATION SHEET

Property Name: San Joaquin Baking Company 161 L Street, Fresno, CA 93721  
Page 4 of 5



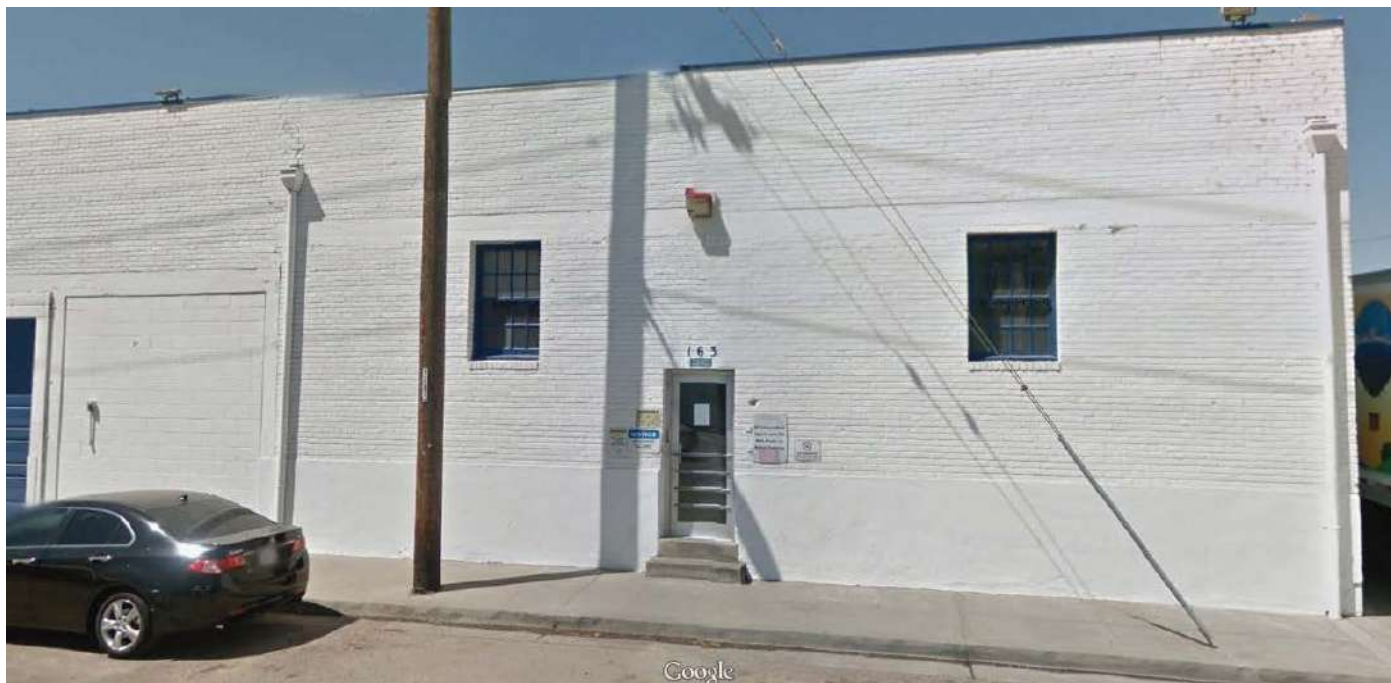
Above: The far west end of the L Street elevation near the railroad right of way.

Below: The end wall of the building adjacent to the rail line and the long L Street elevation.



## CONTINUATION SHEET

Property Name: San Joaquin Baking Company 161 L Street, Fresno, CA 93721  
Page 5 of 5



A close up view of the L Street elevation at the corner of Los Angeles Street showing the concrete foundation, the concrete bond beam, the office entry and windows.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 5D3

Review Code      Other Listings  
                         Reviewer      Date

Page 1 of 3 \*Resource Name or #: State Bureau of Market News - 2305 Los Angeles Street – Resource Number 84  
P1. Other Identifier: APN - 46823202

- \*P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981  
c. Address 2305 Los Angeles Street Fresno, CA 93721  
d. Other Locational Data: APN - 46823202  
\* P3a. Description:

This is a one-story, common bond, brick warehouse at the corner of Los Angeles and M Streets. Just below the roofline, there is a concrete bond beam commonly seen in the small-scale brick buildings in this vicinity. There are a series of windows, with concrete sills across the Los Angeles and M Street facades. The fenestration appears to have originally been nine-light, metal industrial sash windows, but many of these have been replaced with sliding aluminum windows. There are two pedestrian doors at the Los Angeles side of the structure. The building has a flat roof. Character-defining features included: red brick, concrete bond beam, remaining industrial sash windows, and the flat roof.



P5a. Photograph or Drawing

- \* P3b. Resource Attributes:  
HP6: 1 – 3 Story Commercial Building  
\* P4. Resources Present: Building  
P5b. Description of Photo:  
Looking NE: Jan 2015  
\* P6. Date Constructed/Age and  
Source: Historic  
1947: Building Permit  
\* P7. Owner and Address:  
Alan R. Hopkins; Scot Schultz, et al  
2862 W Kensington Lane  
Fresno, CA 93711  
\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123  
\* P9. Date Recorded:  
January 2015  
\* P10. Survey Type: Intensive

Phase I

- \* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey  
\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet





## CONTINUATION SHEET

Property Name: State Bureau of Market News 2305 Los Angeles Street, Fresno, CA 93721  
Page 3 of 3

### \*B10. Significance (continued)

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 2305 Los Angeles is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

### \* B12. References (continued)

Powell, John Edward, and Michael J. McGuire. *Supplementary Historic Building Survey: Historic Resources Survey (Ratkovich Plan), Fresno, California*. Fresno, Calif: California State University, Fresno Foundation, 1994.

Walker, Ben Randall, and Arthur Hamilton Cawston. *Fresno Community Book*. Fresno, CA: H. Cawston, 1946.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 5D3

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: Electrical Products Corporation - 160 M Street – Resource Number 92

P1. Other Identifier: APN - 46823307

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 160 M Street Fresno, CA 93721

d. Other Locational Data: APN - 46823307

\* P3a. Description:

This is a one-story, common bond, brick building at the corner of M and Los Angeles Streets. The building has a flat roof. Just below the roofline, there is a concrete bond beam commonly seen in the small-scale brick buildings in this vicinity. There are a series of large plate glass windows on both the M and Los Angeles elevations of the structure. A simple, almost Streamline Moderne, decorative element wraps the corner just above the windows. A pedestrian door is located along M Street. There is a roll down door at the north end of the Los Angeles Street elevation. Character-defining features included: red brick, concrete bond beam, large windows with decorative corner element, and the flat roof.



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

\* P3b. Resource Attributes:

HP6: 1 – 3 Story Commercial

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking NE: Jan 2015

\* P6. Date Constructed/Age and

Source: Historic  
1949; Building Permit

\* P7. Owner and Address:

Carol Myers & Richard Telesco  
505 W Scott  
Fresno, CA 93704

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO)

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT _____ <b>BUILDING,</b>
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\* **Resource Name or #** Electrical Products Corporation 160 M Street, Fresno, Ca 93721 \* **NRHP Status Code – 5D3**  
 Page 2 of 3

**B1.** Historic Name: Electrical Products Corporation      **B2.** Common Name: 160 M Street  
**B3.** Original Use: Neon Sign Manufacturing      **B4.** Present Use:  
**\* B5. Architectural Style:**  
**\* B6. Construction History:** Original construction 1949  
  
**\* B7. Moved?** No  
**\* B8. Related Features:** None  
  
**B9a. Architect:** Unknown      **b. Builder:** Fred Lynd  
**\* B10. Significance: Theme** Commercial Architecture      **Area** Fresno, California  
**Period of Significance** 1949-1960      **Property Type** Commercial      **Applicable Criteria** local iii

This building was constructed in 1949 for Roy & James Telesco, owners. Fred Lynd contractors constructed the building at a cost of \$10,000. Both the 1950 and 1970 Fresno Sanborn Maps (Sheet 25) indicate that the building was used for Neon Sign Manufacturing. Both the 1950 and 1960 City Directories identify the occupant as the Electrical Products Corporation – neon sign manufacturers. The 1970 Fresno City Directory lists the Federal Sign & Signal Corporation at this address.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 160 M Street is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

**\* B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

**\* Date of Evaluation:** June 2015

(This space reserved for official comments.)



(Sketch Map with north arrow required.)

## CONTINUATION SHEET

Property Name: Electrical Products Corporation 160 M Street, Fresno, CA 93721  
Page 3 of 3

### \*B10. Significance (continued)

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 5D3

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: International Harvester - 250 M Street – Resource Number 97  
P1. Other Identifier: APN – 46823204      Also 2304 Monterey Street

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 250 M Street / 2304 Monterey Street Fresno, CA 93721

d. Other Locational Data: APN – 46823204      Also 2304 Monterey Street

\* P3a. Description:

This large parcel is at the corner of M and Monterey Streets with addresses on both streets. There are two buildings forming an L-shape with parking and loading dock areas in the remaining area of the parcel. The building at the corner of M and Monterey is a brick structure with a bow truss roof. The structure's main elevation faces Monterey Street. This façade has a series of bays that are open air at the north end. There is a two-story space in the middle of the structure that appears to house office areas. The south end of the Monterey elevation has two roll down doors and a pedestrian door with a concrete overhanging awning. Just below the roofline, there is a concrete bond beam commonly seen in the small-scale brick buildings in this vicinity. The M Street elevation has a series of clerestory industrial sash windows. The other structure on the site sits in the northeast corner of the lot. This building is a corrugated metal shed / warehouse with a barrel roof. It has a series of roll down doors along the south elevation. The building's character-defining features are the use of brick, the bond beam, multi-paned windows, bow truss roof and open-air bays.



P5a. Photograph or Drawing

\* P3b. Resource Attributes:  
HP6:

\* P4. Resources Present: Building

P5b. Description of Photo:  
Looking NE: Jan 2015

\* P6. Date Constructed/Age and  
Source: Historic  
1949; Building Permits

\* P7. Owner and Address:  
Anthony Fiscaro  
4347 S. Hughes  
Fresno, CA 93706

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:  
January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** International Harvester 250 M Street, Fresno, Ca 93721 \* **NRHP Status Code** – 5D3  
 Page 2 of 3

<b>B1.</b> Historic Name: International Harvester <b>B3.</b> Original Use: Sales & Warehouse * <b>B5. Architectural Style:</b> Commercial Vernacular * <b>B6. Construction History:</b> 1949 original construction  * <b>B7. Moved?</b> No * <b>B8. Related Features:</b> Two buildings on site with yard in between  <b>B9a. Architect:</b> Engineer, Wayne Taul * <b>B10. Significance: Theme</b> Commercial Architecture <b>Period of Significance</b> 1949-1960 <b>Property Type</b> Commercial <b>Applicable Criteria</b> local iii	<b>B2.</b> Common Name: 250 M Street <b>B4.</b> Present Use: Warehouse      <b>b. Builder:</b> Harris Construction Company <b>Area</b> Fresno, California
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This building was constructed in 1949 for International Harvester by Harris Construction at a cost of \$55,000. Wayne Taul was the engineer. The building appears on the 1950 and 1970 Sanborn Maps (Sheet 24) clearly marked “Auto Truck Sales and Service, International Harvester Company. In 1902, J.P. Morgan merged the McCormick Harvesting Machine Company and Deering Harvester Company, along with three smaller agricultural equipment firms, to form International Harvester. The company thrived creating a truly, general-purpose tractor designed by industrial designer Raymond Loewy. The Fresno International Harvester sales and service center previously occupied another site. This building was constructed after World War II.

Founded in 1914 by the Harris family, the Harris Construction Company is one of the longest-running businesses in the central San Joaquin Valley. The company’s early projects were primarily commercial and included offices, banks, and grocery stores. The Manchester Center (1950s) and the spiral parking garage on Van Ness Avenue (1970s) were later projects (Rodriguez, “Fresno’s Harris Construction Celebrates Centennial). The company operated from an office at 264 Palm Avenue from 1940 through at least 1960. By 1969 their offices had moved to 1505 N. Chester Avenue (Polk Fresno city directories, 1940, 1960, and 1969). The Harris family continued to own the company until 1986, when it was purchased by Richard Spencer (Rodriguez, “Fresno’s Harris Construction Celebrates Centennial).

\* **B12. References:**  
 Sanborn Maps City of Fresno (1950, 1970); Polk’s Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: International Harvester 250 M Street Fresno, CA 93721  
Page 3 of 3

### \*B10. Significance (continued)

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 250 M Street is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

### \* B12. References (continued):

Rodriguez, Robert. "Fresno's Harris Construction Celebrates Centennial." *Fresno Bee*. 22 October 2014. Web. March, 2015.

### Photograph Continuation:



250 M Street – Second building on the site at the northeast corner of the lot.



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5D3**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** Marbo Quality Foods – Resource Number 132

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 322 N Street, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46820216

\* **P3a. Description:**

The property at 322 N Street includes three joined buildings constructed at different times, and a loading area at the southwest corner. The building at the center (1952) and the building at the east (1958) read as one building from the street. Both buildings are rectangular and one story, but the building at the east is slightly longer and its south and north facades terminate in stepped parapets (the center building has a flat roofline). Described together, the main (N Street) façade is asymmetrical. The walls are brick laid in common bond. A concrete bond beam wraps the walls near the roofline. The building has a raised foundation to accommodate a loading dock at the west façade. There are two pedestrian entrances at the center and west of the south façade. There are eight window openings at the same façade: the five at the west are recessed, multi-light metal windows; the three at the east have been filled. There are no openings at the east façade. (See Continuation Sheet)

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking NE: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic, 1952/1958 (building records)

\* **P7. Owner and Address:**

Takao Oto, Trustee  
3695 N. Van Ness  
Fresno, CA 93704

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

I

\* **P11. Report Citation:** City of Fresno

South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Marbo Quality Foods / 322 N Street, Fresno, Ca 93721      \* **NRHP Status Code** 5D3  
 Page 2 of 3

<b>B1.</b> Historic Name: Marbo Quality Foods <b>B3.</b> Original Use: Commercial * <b>B5. Architectural Style:</b> Commercial Vernacular * <b>B6. Construction History:</b> See continuation sheet.  * <b>B7. Moved?</b> No * <b>B8. Related Features:</b> None	<b>B2.</b> Common Name: 322 N Street <b>B4.</b> Present Use: Commercial      <b>B9a. Architect:</b> Unknown <b>b. Builder:</b> Farina Brothers * <b>B10. Significance:</b> <b>Theme</b> Commercial Architecture <b>Area</b> Fresno, California <b>Period of Significance</b> 1952/1958 – c. 1960 <b>Property Type</b> Commercial/Warehouse <b>Applicable Criteria</b> iii
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**Building History**  
 In 1952 the property was owned by Martin Berberian and it was used by Marbo Quality Foods for a food packing and processing plant through at least the 1960s. Before moving to the 322 N Street site, Marbo had its headquarters at 400 O Street (*The Fresno Bee*, July 13, 1952). Marbo packaged and distributed dried beans, fruits, nuts, and candy.

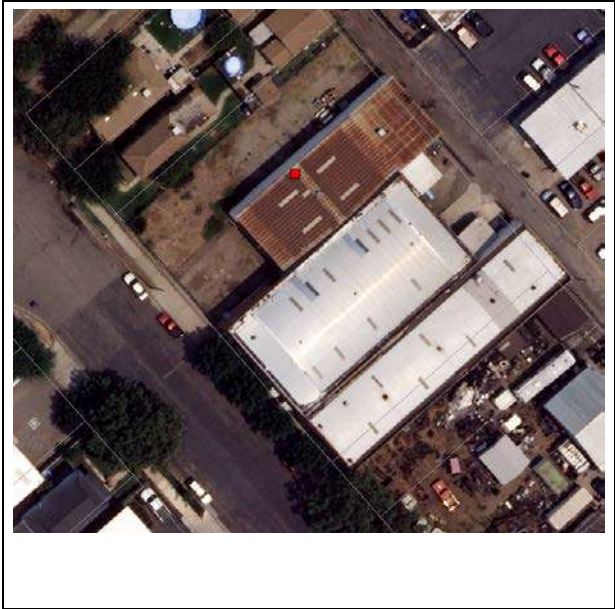
**Farina Brothers**  
 Farina Brothers Construction Company, the builder in charge of constructing 322 N Street, operated in Fresno in the 1940s. The company specialized in brick and stonework. The headquarters were located at 1215 Palm (*The Fresno Bee*, 1940s).

(See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.  
  
 \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson  
  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: Marbo Quality Foods / 322 N Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The west façade is dominated by a large metal roll-up door at a loading dock and three multi-light metal windows at the south. Also at the west façade, an addition with concrete masonry unit walls and standing-seam metal roof was added. The addition is dominated by a loading dock at the south façade and large, metal sliding doors.

The property's character-defining features include: high, one-story massing; stepped parapets and flat rooflines; asymmetrical façade; brick walls; concrete bond beam; concrete masonry unit base; recessed, multi-pane metal windows; metal rolling doors; loading docks.

### B6. Construction History (continued)

According to building permits, in 1942 a house that was located on the property was moved outside the city. In 1952, a warehouse building was constructed. A second building was added at the east side of the property in 1958. A loading dock was added soon thereafter.

### B10. Significance (continued)

#### Significance Statement

In spite of minor modifications, the building at 322 N Street appears to retain high integrity. Aspects of integrity for location, setting, design, materials, workmanship, feeling, and association are mostly intact.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 322 N Street is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple engaged pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

### B12. References (continued)

"Food Products Firm Constructs New Building," *The Fresno Bee*, July 13, 1952.

Various advertisements, *The Fresno Bee*, 1940s.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 5D3

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: United Warehouse Company - 351 O Street - Resource Number 143

P1. Other Identifier: APN - 46820202

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 351 O Street Fresno, CA 93721

d. Other Locational Data: APN - 46820202

\* P3a. Description:

This two-story brick warehouse has a series of pilasters along the east elevation, facing a large parking lot. There are a series of second floor "crane" loading doors or openings. The north end of the east elevation has four industrial sash windows with concrete sills. There are two pedestrian doors also along the east elevation. The concrete bond beam below the roofline is broken by the pilasters along both the east and north elevations. The building has a flat roof. There appears to be a simple concrete footing that shows just below the brick at the base of the building. Character-defining features include: the concrete bond beam below the cornice, industrial sash windows, the pilasters, and the brickwork. A number of doors and windows have been altered.

\* P3b. Resource Attributes:



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

HP6: 1 – 3 Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking SW: Jan 2015

\* P6. Date Constructed/Age and

Source: Historic  
1955; Building Permits

\* P7. Owner and Address:

Kirk M. Wethey  
351 O Street  
Fresno CA 93721

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

\* Resource Name or # United Warehouse Company 351 O Street, Fresno, Ca 93721 \* NRHP Status Code – 5D3  
Page 2 of 3

**B1.** Historic Name: United Warehouse Company

**B2.** Common Name: 351 O Street

**B3.** Original Use: Warehouse

**B4.** Present Use: Warehouse

**\* B5. Architectural Style:** Commercial Vernacular

**\* B6. Construction History:** Constructed 1955

\* B7. Moved? No

\* B8. Related Features: None

**B9a. Architect:** Unknown

**b. Builder:** Larsen Ratto Company

**\* B10. Significance: Theme** Commercial Architecture

**Area** Fresno, California

**Period of Significance** 1955-1960

### Property Type

Commercial

<b>Applicable Criteria</b>	local iii
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This building was constructed in 1955 for the United Warehouse Company at a cost of \$50,000. The City of Fresno Building Record indicates the structure was 100 x 125 feet. Larsen & Ratto was the contractor; no architect is listed on the building record. The Larsen Ratto Construction Company was headed by president Robert S. Larsen and operated from an office at 1901 E. Hedges Ave. by 1960 through at least 1969 (Polk Fresno City Directories, 1960 and 1969) (*Fresno Bee*, 16 April 1967, 138)

The building at 351 O Street is present on the 1970 Fresno Sanborn Map (Sheet 33), but is not present on the 1950 Sanborn (Sheet 33). The 1970 Fresno City Directory lists the Smart & Final Iris Company wholesale grocery company at this address. A building permit from 1968 indicates that Smart & Final Iris Company was a wholesale grocer and that at this time they installed a new sign on the building. The address is not listed in the 1960 City Directory.

**\* B1 2. References:**

Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: United Warehouse Company 351 O Street, Fresno, CA 93721  
Page 3 of 3

### \*B10. Significance (continued)

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 351 O Street is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 5D3

Review Code      Other Listings  
                         Reviewer      Date

Page 1 of 3      \* Resource Name or #: Miles Building - 1104 Parallel Avenue – Resource Number 151

P1. Other Identifier: APN - 46802009

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 1104 Parallel Avenue, Fresno, CA 93721

d. Other Locational Data: APN - 46802009

\* P3a. Description:

This is a one-story, common bond, brick warehouse with a smooth stucco finished front elevation with an engaged window wall design. The building has been painted white; the front façade was likely originally a smooth, unpainted stucco finish and the side elevations red brick. The building has a concrete bond beam (visible only at the side elevations), commonly seen in the small-scale brick buildings in this vicinity. The front façade is asymmetrical with an almost centered pedestrian door with glass block sidelights. There is a simple overhang above the entry. The front door appears to be a replacement and there is also a screened door at this location. There are two window groupings on the north side of the front door and one to the south. The window groupings consist of multi-paned metal casement windows that appear to remain operable. Character-defining features included: use of brick, concrete bond beam, multi-paned metal casement windows, glass block side lights, and simple overhang at door.

P5a. Photograph or Drawing



\* P3b. Resource Attributes:

HP6. 1 -3 Story Commercial

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking NW: Jan 2015

\* P6. Date Constructed/Age and

Source: Historic 1947: Building Permit

\* P7. Owner and Address:

Baron Real Estate Inc.

PO Box 223

Manhattan Beach, CA 90266

\* P8. Recorded by:

architecture + history

B. Maley, J. Stock, S. Watson

1715 Green Street

San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Miles Building 1104 Parallel Avenue, Fresno, Ca 93721      \* **NRHP Status Code – 5D3**  
 Page 2 of 3

**B1.** Historic Name: Miles Building                      **B2.** Common Name: 1104 Parallel Avenue  
**B3.** Original Use: Warehouse / Office                      **B4.** Present Use: Warehouse / Office  
 \* **B5. Architectural Style:** Engaged Window Wall / Commercial Vernacular  
 \* **B6. Construction History:** 1947 – original construction  
  
 \* **B7. Moved?** No  
 \* **B8. Related Features:** None  
  
**B9a. Architect:** Unknown                      **b. Builder:** Harris Construction Company  
 \* **B10. Significance: Theme** Commercial Architecture      **Area** Fresno, California  
    **Period of Significance** 1947-1960      **Property Type** Commercial      **Applicable Criteria** local iii

This warehouse and office was constructed in 1947 for W. R. and Emma Miles by Harris Construction Company at a cost of \$25,000.00. The City of Fresno building record notes that the building measured 50 x 100 feet. The structure is present on both the 1950 and 1970 Sanborn Maps (Sheet 46). The 1950 Sanborn Map text is difficult to read but it appears to say Wholesale Grocery, but this is cut off. The 1970 Map reads "Appliance Warehouse." This building is not listed in the 1950 City Directory by its street address. The 1960 City Directory notes that the building was occupied by Valley Air Conditioning Supply. The 1970 Directory indicates Mallet's TV was the occupant. A coin laundry company was the tenant in 1980.

Founded in 1914 by the Harris family, the Harris Construction Company is one of the longest-running businesses in the central San Joaquin Valley. The company's early projects were primarily commercial and included offices, banks, and grocery stores. The Manchester Center (1950s) and the spiral parking garage on Van Ness Avenue (1970s) were later projects (Rodriguez, "Fresno's Harris Construction Celebrates Centennial"). The company operated from an office at 264 Palm Avenue from 1940 through at least 1960. By 1969 their offices had moved to 1505 N. Chester Avenue (Polk Fresno city directories, 1940, 1960, and 1969). The Harris family continued to own the company until 1986, when it was purchased by Richard Spencer (Rodriguez, "Fresno's Harris Construction Celebrates Centennial").

\* **B12. References:**  
 Sanborn Maps City of Fresno (1950 and 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None  
  
 \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson  
  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Miles Building 1104 Parallel Avenue Fresno, CA 93721  
Page 3 of 3

### \*B10. Significance (continued)

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 1104 Parallel Avenue is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

### \* B12. References (continued):

Rodriguez, Robert. "Fresno's Harris Construction Celebrates Centennial." *Fresno Bee*. 22 October 2014. Web. March, 2015.

### Photograph Continuation:



A detailed view of the front elevation.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 5D3

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \*Resource Name or #: Diel Brothers, D & D Beverage - 1530 Pearl Street – Resource Number 157

P1. Other Identifier: APN - 46803012

\*P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 1530 Pearl Street, Fresno, CA 93721

d. Other Locational Data: APN - 46803012

\* P3a. Description:

This is a one-story brick building with a front façade composed of two different elements. The south end of the east (front) elevation is slightly inset from the plane of the north side. The south end has a bank of windows below an angled overhang. This angle appears on the 1970 Sanborn Map. At the far end of this element is a pedestrian door. The upper part of the south end of the front facade has been sheathed in corrugated metal siding that obscures the concrete bond beam. The bond beam is visible on the north and south side elevations. The south end of the structure has a Mid Century Modern Commercial Vernacular character. The north end of the front façade has a roll down door toward the middle of the building and three clerestory windows at the far north end. The concrete bond beam on this building has been painted blue. The building is capped with a bow truss roof. The building's character-defining features are the concrete bond beam, use of brick, the clerestory windows, and the bow truss roof. Character-defining features are the use of brick, bow truss roof, and the concrete bond beam.



P5a. Photograph or Drawing

\* P3b. Resource Attributes:

HP6: 1 – 3 Story Commercial

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking NE: Jan 2015

\* P6. Date Constructed/Age and

Source: Historic  
1948; Building Permit

\* P7. Owner and Address:

Savage, Schwabenland, et al  
762 Lavender Court  
San Marcos, Ca 92069

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

**\* Resource Name or #**      Diel Brothers, D & D Beverage      1530 Pearl Street, Fresno, Ca 93721      **\* NRHP Status Code – 5D3**  
**Page 2 of 2**

**B1.** Historic Name: Diel Brothers, D & D Beverage **B2.** Common Name: 1530 Pearl Street

**B3.** Original Use: Warehouse

**B4.** Present Use: Warehouse

\* B5. **Architectural Style:** Mid Century Commercial Vernacular

\* B6. Construction History: Original construction 1948

\* B7. Moved? No

\* B8. Related Features: None

**B9a. Architect:** Unknown

**b. Builder:** Harris Construction Co.

\* **B10. Significance: Theme** Commercial Architecture

**Area** Fresno, California

Period of Significance 1948-1960

Property Type	Commercial
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<b>Applicable Criteria</b>	local iii
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This warehouse was constructed in 1948 for A. Diel by Harris Construction Company at a cost of \$80,000.00. The City of Fresno Building Record indicates that the structure was 100 x 120 feet. The Diel Brothers owned D & D Beverage in Fresno. The family also constructed the building at 2335 Los Angeles Street, which was also constructed by Harris Construction. The building at 1530 Pearl appears on the 1970 Sanborn Map (Sheet 102). However, despite a 1948 construction date, the building does not appear on the 1950 Sanborn Map (Sheet 102). The 1950 City Directory lists A. Diel Company (beer distributors) at this address. The 1960 City Directory lists Sears Roebuck and Company Warehouse as this location.

A 1966 Building Permit describes an alteration to accommodate “retail meat sales.” This permit was issued to Daniel Diel of Huntington Boulevard in Fresno. The 1970 City Directory identifies General Environment Corp. heating / air conditioning access equipment manufacturers. The 1980 City Directory lists two businesses at this address: Al’s Distributing Inc. (beer) and Weldit Company West.

**\*B12. References:**

Sanborn Maps City of Fresno (1950 and 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

**\*B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

**\*Date of Evaluation:** June 2015

(This space reserved for official comments.)



(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Property Name: Diel Brothers, D & D Beverage 1530 Pearl, Fresno, CA 93721  
Page 3 of 3

### \*B10. Significance (continued)

Founded in 1914 by the Harris family, the Harris Construction Company is one of the longest-running businesses in the central San Joaquin Valley. The company's early projects were primarily commercial and included offices, banks, and grocery stores. The Manchester Center (1950s) and the spiral parking garage on Van Ness Avenue (1970s) were later projects (Rodriguez, "Fresno's Harris Construction Celebrates Centennial"). The company operated from an office at 264 Palm Avenue from 1940 through at least 1960. By 1969 their offices had moved to 1505 N. Chester Avenue (Polk Fresno city directories, 1940, 1960, and 1969). The Harris family continued to own the company until 1986, when it was purchased by Richard Spencer (Rodriguez, "Fresno's Harris Construction Celebrates Centennial").

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 1530 Pearl Street is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

### \* B12. References (continued):

Rodriguez, Robert. "Fresno's Harris Construction Celebrates Centennial." *Fresno Bee*. 22 October 2014. Web. March, 2015.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 5D3

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: Morris P. Kirk & Sons 845 S. Topeka Avenue - Resource Number 181  
P1. Other Identifier: APN - 46802028S

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 845 S. Topeka Avenue, Fresno, CA 93721

d. Other Locational Data: APN - 46802028S

\* P3a. Description:

This one-story, red brick office and warehouse building was constructed in 1951. The brick is laid in common bond (5 rows of stretchers then a row of headers). There is a concrete bond beam, typical of the area, just under the cornice line. The building is raised on a concrete foundation to accommodate a loading dock that runs along the side elevations. There is an office entry at the center of the front elevation with a series of concrete stairs and a metal railing. Above the entry is a projecting fixed metal awning. The east end of the front façade has three windows. The west end has a single window that appears to be altered, a roll down door and a second single window immediately west of the front entry. The windows have simple brick sills. The front door is a solid door with no lights and is likely a replacement. The building has a double bow truss roof, reflecting two eras of construction. There are vertical concrete beams at the side elevations. This property is one of the few brick office and warehouses in the survey area that also has a brick fence around a portion of the site.



P5a. Photograph or Drawing

\* P3b. Resource Attributes:

HP6: 1 – 3 Story Commercial

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking NE: Jan 2015

\* P6. Date Constructed/Age and

Source: Historic  
1951; Building Permit

\* P7. Owner and Address:

Rick's Drywall  
American Exp. Insulation  
1850 W. Marriott # B  
Exeter, CA 93221

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Morris P. Kirk & Sons 845 S. Topeka Avenue, Fresno, Ca 93721 \* **NRHP Status Code – 5D3**  
 Page 2 of 2

**B1.** Historic Name: Morris P. Kirk & Sons      **B2.** Common Name: 845 S. Topeka Avenue  
**B3.** Original Use: Warehouse      **B4.** Present Use: Warehouse  
**\* B5. Architectural Style:** Commercial Vernacular  
**\* B6. Construction History:** Original construction in 1951 and addition by Taul and Harris Construction in 1952.  
  
**\* B7. Moved?** No  
**\* B8. Related Features:** brick fence

**B9a. Architect:** Unknown      **b. Builder:** Harris Construction Co.  
**\* B10. Significance: Theme** Commercial Architecture      **Area** Fresno, California  
**Period of Significance** 1947-60      **Property Type** Commercial      **Applicable Criteria** local iii

This structure does not appear on the 1950 or the 1970 Sanborn Map as this part of Topeka does not appear to have been mapped. The City of Fresno Building Record lists the original construction as 1951 by Harris Construction totaling \$20,000.00. Building permits were located for an addition to 845 Topeka in 1952. Harris Construction built the addition for Morris P. Kirk & Sons at a cost of \$21,000.00. The engineer for the 1952 addition was Wayne Taul. The use identified on the permit for the addition was “factory.” A sketch on the permit shows that the building was essentially doubled in size with the addition. Morris P. Kirk & Sons was a Nevada and California based company that manufactured lead allied products. This building is not listed in the 1950 Fresno City Directory. The 1960 and 1970 City Directories both list Morris P. Kirk & Sons metal dealers and Smelter Supply company lead salvage at this location. The 1980 City Directory identifies Central Valley Tom’s Sales Inc. vending machines.

Founded in 1914 by the Harris family, the Harris Construction Company is one of the longest-running businesses in the central San Joaquin Valley. The company’s early projects were primarily commercial and included offices, banks, and grocery stores. The Manchester Center (1950s) and the spiral parking garage on Van Ness Avenue (1970s) were later projects (Rodriguez, “Fresno’s Harris Construction Celebrates Centennial). (See Continuation Sheet)

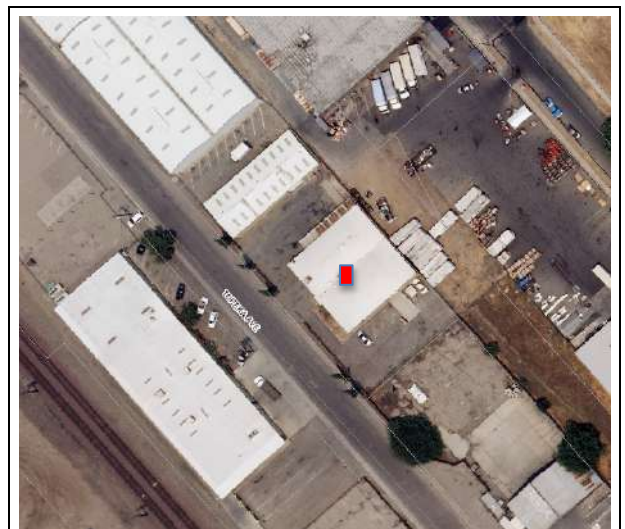
**\* B12. References:**  
 Sanborn Maps City of Fresno (1950 and 1970); Polk’s Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

**\* B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

**\* Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Morris P. Kirk & Sons 845 S. Topeka Avenue, Fresno, CA 93721  
Page 3 of 4

### \* P3a. Description (continued)

Character-defining features are the use of brick, concrete bond beam, the original window openings (windows are likely replacements), the bow truss roof, raised concrete foundation and concrete loading docks.

### \*B10. Significance (continued)

The company operated from an office at 264 Palm Avenue from 1940 through at least 1960. By 1969 their offices had moved to 1505 N. Chester Avenue (Polk Fresno city directories, 1940, 1960, and 1969). The Harris family continued to own the company until 1986, when it was purchased by Richard Spencer (Rodriguez, "Fresno's Harris Construction Celebrates Centennial").

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 845 Topeka Avenue is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

### \* B12. References (continued):

Rodriguez, Robert. "Fresno's Harris Construction Celebrates Centennial." *Fresno Bee*. 22 October 2014. Web. March, 2015.

## CONTINUATION SHEET

Property Name: Morris P. Kirk & Sons 845 S. Topeka Avenue, Fresno, CA 93721  
Page 3 of 4

### Photograph Continuation



The east elevation of 845 Topeka



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code – 5D3**

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* **Resource Name or #:** McKesson & Robbins - 2949 Townsend Avenue – Resource Number 185

**P1. Other Identifier:** APN - 46803044

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, Calif; 1963, revised 1981

**c. Address** 2949 Townsend Avenue, Fresno, CA 93721

**d. Other Locational Data:** APN – 46803044

\* **P3a. Description:**

This is a one-story, common bond, brick warehouse with a concrete bond beam below the cornice. The building has an L-shaped plan with the east end forming the L-shape. This portion of the structure is lower in height than the western section of the structure and could be an addition. The building has a concrete foundation with a loading dock servicing the two roll down doors on the east face of this portion of the structure. The pedestrian entry, marked by a blue canvas awning, is via a set of stairs on the east elevation of the L portion. The building has pilasters below the bond beam. The main portion of the building is capped with a barrel roof. The north elevation is slightly curved to accommodate the rail line that would have accessed this warehouse. A third section of the building appears to be an even more recent addition to the building on the west side. This element is not of brick construction; it is a concrete block building. Character-defining features included: red brick, concrete bond beam, pilasters and barrel roof.

\* **P3b. Resource Attributes:**



P5a. Photograph or Drawing

HP6. 1 – 3 Story Commercial Building  
\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking NE: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic 1954; Building Permit

\* **P7. Owner and Address:**

Charlene Richtel, Trust

Estelle Boro, Trust

2863 W. Athens

Fresno, Ca 93711

\* **P8. Recorded by:**

architecture + history

B. Maley, J. Stock, S. Watson

1715 Green Street

San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

Phase I

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** McKesson & Robbins 2949 Townsend Avenue, Fresno, Ca 93721 \* **NRHP Status Code** – 5D3  
 Page 2 of 3

<b>B1.</b> Historic Name: McKesson & Robbins <b>B3.</b> Original Use: Warehouse * <b>B5. Architectural Style:</b> Commercial Vernacular * <b>B6. Construction History:</b> Constructed 1954 J. T. Cowan  * <b>B7. Moved?</b> No * <b>B8. Related Features:</b> None	<b>B2.</b> Common Name: 2949 Townsend Avenue <b>B4.</b> Present Use: Warehouse
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<b>B9a. Architect:</b> Wayne Taul, Structural Engineer * <b>B10. Significance: Theme</b> Commercial Architecture <b>Period of Significance</b> 1954-1960	<b>b. Builder:</b> J. T. Cowan <b>Area</b> Fresno, California <b>Property Type</b> Commercial <b>Applicable Criteria</b> local iii
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This building was designed by engineer Wayne Taul and constructed by J. T. Cowan, contractor in 1954 for Dr. Phillip Richtel, owner. Drawings by Wayne Taul note that it was a warehouse and office building for McKesson & Robins, Inc. The building cost \$48,000.00 in 1954. It is present on the 1970 Sanborn Map (Sheets 25 and 34), and is marked Liquor Warehouse. The building is not present on the 1950 map. This address is not listed in the 1950 Fresno City Directory. 1960 City Directory lists McKesson & Robins Inc., wholesale liquors at this address. The 1970 City Directory identified McKesson Liquor Company wholesalers at this location. The 1980 City Directory lists McKesson Wine & Spirit Company at this address.

This building is one of a number of brick warehouses built by J. T. Cowan in the survey area. James Thomas Cowan (known as J.T. Cowan) was a native of Fresno, born 15 November 1892. His father, David Cowan, had established a construction business in the city in 1885. J.T. Cowan assumed leadership of the company in 1919 and operated the business in Fresno for 50 years. His office was located at 1221 Fulton Street from 1933 through at least 1940 (Polk Fresno city directories, 1933 and 1940). Cowan largely worked on commercial buildings and shopping centers, but also constructed some residences in Fig Gardens and the Sunnyside district. Notable projects include: J.B. Hill Company's warehouse on North H Street, Turpin's furniture store on Fulton Street, several residences on Van Ness Boulevard, and Brix Court Apartments at 1325-41 M Street (Walker, 340-341). Wayne Taul was a licensed mechanical, electrical, civil, structural and metallurgical engineer, with office at 2610 Woodward and also 1939 Van Ness in Fresno. The survey team did not find any other information about this engineer.

\* **B12. References:**  
 Sanborn Maps City of Fresno (1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 2949 Townsend, Fresno, CA 93721  
Page 3 of 3

### \*B10. Significance (continued)

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 2949 Townsend Street is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

### \* B12. References continued:

Powell, John Edward, and Michael J. McGuire. *Supplementary Historic Building Survey: Historic Resources Survey (Ratkovich Plan), Fresno, California*. Fresno, Calif: California State University, Fresno Foundation, 1994.

Walker, Ben Randall. *The Fresno County Blue Book: Containing Facts and Impressions for the Better Understanding of Fresno County Past and Present: with Biographies of Representative Fresno County People*. Fresno, CA: A.H. Cawston, 1941.

### Photo Continuation:



A view from slightly further to the east so that the barrel roof and is visible, and the western addition is seen at the far end.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5D3**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** Grand Tire & Rubber Company – Resource Number 201

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 320 Van Ness Avenue Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46827111

\* **P3a. Description:**

The property at 320 Van Ness Avenue contains a 50'x125' building that occupies the entire lot. The building is a high one story, has a rectangular footprint, and is covered by a bowstring-truss roof with parapets. The building's walls are red brick with a concrete bond beam. The main façade (Van Ness) is asymmetrical. The primary pedestrian entrance is a metal glazed door located at the east of the façade. To the east is a window comprised of glass blocks. At the center of the main façade is a large, metal, roll-up door.

The building's character-defining features are: one-story form, rectangular footprint, bowstring-truss roof with parapet, red brick walls, concrete bond beam, asymmetrical façade, and façade window and door openings.

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking NW: Jan 2015

\* **P6. Date Constructed/Age and Source:** Historic - 1957 (building records)

\* **P7. Owner and Address:**  
Myron Enterprises, LLC  
1275 S. Maple  
Fresno, CA 93702

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno  
South Van Ness Industrial District

Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Grand Tire & Rubber Company / 320 Van Ness Avenue, Fresno, Ca 93721      \* **NRHP Status Code** 5D3  
 Page 2 of 3

<b>B1.</b> Historic Name: Grand Tire & Rubber Company <b>B3.</b> Original Use: Commercial * <b>B5. Architectural Style:</b> Commercial Vernacular * <b>B6. Construction History:</b> The building was constructed in 1957. According to City of Fresno building records, the building has undergone few if no changes.  * <b>B7. Moved?</b> No * <b>B8. Related Features:</b> None	<b>B2.</b> Common Name: 320 Van Ness Avenue <b>B4.</b> Present Use: Commercial      <b>B9a. Architect:</b> Fisher & McNulty <b>b. Builder:</b> Unknown * <b>B10. Significance:</b> <b>Theme</b> Commercial Architecture <b>Area</b> Fresno, California <b>Period of Significance</b> 1957 – c. 1960 <b>Property Type</b> Commercial/Warehouse <b>Applicable Criteria</b> iii
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**Block History**  
 In 1906, the Sanborn map shows that the north side of the 300 block of Van Ness was mostly vacant except for a dwelling at the northwest corner. The south side was half vacant with three dwellings clustered at the west. By 1918, the north side of the block was almost fully developed with dwellings. The south side remained unchanged since 1906. In 1928, the Sanborn map shows the north side of the block with a mix of dwellings and new commercial. H. Paul's Nursery was located at the northeast corner. The south side contained all new industrial and commercial building, including the Blake, Moffitt & Towne wholesale paper company at center and Bekins at the southeast. By 1950, the north side of the block contained a mix of dwellings and some vacant parcels where dwellings had been demolished. The south side was unchanged except for the addition of new warehouses and automotive-related buildings. In 1970, the Sanborn map shows that San Benito cut through the west side of the block. At the north there were three dwellings on the remaining parcels. (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Grand Tire & Rubber Company / 320 Van Ness Avenue, Fresno, CA 93721  
Page 3 of 3

### B10. Significance (continued)

#### Building History

According to city directories, the building was vacant after it opened. One of the first known tenants was the Grand Tire & Rubber Company, which occupied the building from the 1970s through at least the 1980s.

#### Fisher & McNulty

Hugh McNulty was born in St. Louis in 1892 and lived in Fresno from infancy. He graduated from Stanford University in Mining Engineering and formed a partnership with R.P. Fisher in 1920. The company constructed numerous buildings of note including the Pantages Theatre and Twining Laboratories, the latter designed by Charles Butner (Winchell, [History of Fresno County](#)). They constructed the Spanish Revival/Italian Renaissance home on 3702 E. Huntington.

#### Significance Statement

The building appears to retain high integrity.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 320 Van Ness Avenue is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple engaged pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code--5D3

Review Code      Other Listings      Reviewer      Date

Page 1 of 4      \* Resource Name or #: Dried Fruit Association - Resource Number 210

P1. Other Identifier: 1855 S. Van Ness Avenue

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South

c. Address: 1855 S. Van Ness Avenue, Fresno, CA 93721

d. Other Locational Data: APN – 46831309

\* P3a. Description:

The property at 1855 S. Van Ness Avenue contains one building, which occupies the entire lot. The building is one story and has a rectangular footprint. A flat roof surrounded by a parapet tops the building. The building's walls are common bond red brick with a board-formed concrete bond beam in the upper walls at the side and rear elevations.

At the façade (west elevation) a stepped parapet tops the wall. The edges of the parapet, tops of the storefronts below, and corners of the building are accented with red soldier bricks and stacked bricks. A "DFA of California" sign is mounted on the upper wall. At the ground level, two identical storefronts span the width of the façade. (See continuation sheet.)

P5a.



\* P3b. Resource Attributes:

HP8. Industrial building

\* P4. Resources Present: X Building

☐ Structure ☐ Object ☐ Site ☐ District ☐  
Element of District ☐ Other (Isolates,  
etc.)

P5b. Description of Photo

Looking NE: Jan 2015

\* P6. Date Constructed/Age and  
Source: ☐ 1946 (Building Record, 25  
Feb. 1946)

\* P7. Owner and Address:

DFA of California  
710 Striker Avenue  
Sacramento, CA 95834

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

P10. Survey Type: Intensive Phase

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Dried Fruit Association , 1855 S. Van Ness Avenue, Fresno, CA 93721      \* **NRHP Status Code--5D3**  
 Page 2 of 4

<b>B1.</b> Historic Name: Dried Fruit Association <b>B3.</b> Original Use: office * <b>B5. Architectural Style:</b> Commercial vernacular * <b>B6. Construction History:</b> In 1946, the commercial building at 1855 S. Van Ness Avenue was constructed (Building Record, 25 Feb. 1946). Around 2005, the storefronts were remodeled with new windows and wall cladding (Google street view, 2007).	<b>B2.</b> Common Name: None <b>B4.</b> Present Use: office  * <b>B7. Moved?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Unknown <b>Date Moved:</b> N/A <b>Original Location:</b> N/A * <b>B8. Related Features:</b> None  <b>B9a. Architect:</b> Unknown <b>b. Builder:</b> Fisher & McNulty * <b>B10. Significance:</b> <b>Theme</b> Commercial Architecture <b>Area</b> Fresno, California <b>Period of Significance</b> c. 1946 - c. 1960 <b>Property Type</b> Commercial <b>Applicable Criteria</b> 3
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**Block History**  
 The building at 1855 S. Van Ness Avenue was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

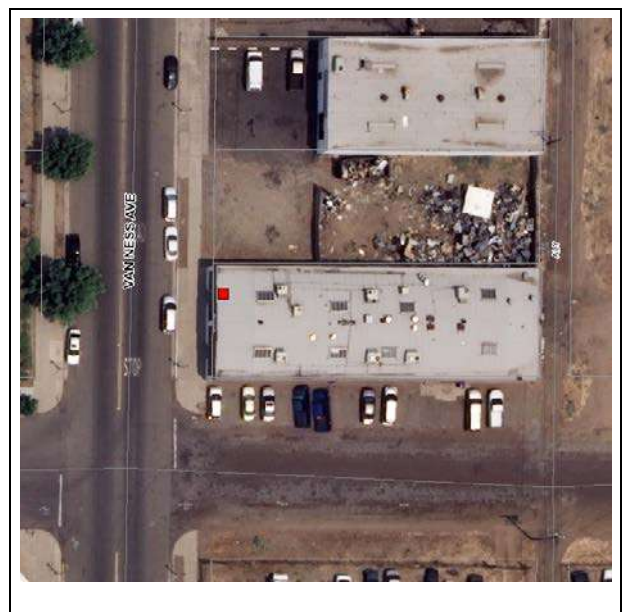
Sanborn maps indicate that from 1918 through at least 1931, consistent with the surrounding development, there was a single-family dwelling and auto garage at 1855 S. Van Ness Avenue (Sanborn map, 1918 and 1931). (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Dried Fruit Association, 1855 S. Van Ness Avenue, Fresno, CA 93721

Page 3 of 4

**\* P3a. Description continued:**

The storefronts appear to be heavily altered. Each storefront is symmetrical with a wood door and wood transom in a deeply recessed opening. Flanking the recessed opening are four light fixed metal windows with mirrored glazing. Below the windows, the walls are clad in slate tile. The sides of the recessed openings are canted and have two-light metal windows with mirrored glazing above tile.

The building's character-defining features are: one-story form, rectangular footprint, flat roof surrounded by a parapet, common bond red brick walls, board-formed concrete bond beam in the upper walls at the side and rear elevations, symmetrical façade, stepped parapet, soldier and stacked-brick accents, two symmetrical storefronts, and wood doors and transoms in canted, deeply recessed openings.

**\* B10. Significance continued:**

**Building History**

In 1946, Pacific Mill and Mine Supply hired Fisher and McNulty, general contractors, to construct a new commercial building on the property for \$13,000. The building housed two storefronts: 1855 and 1859 S. Van Ness Avenue (Building Record, 25 Feb. 1946). In 1947, the two storefronts housed the Dried Fruit Association of California (1855 S. Van Ness Avenue) and Coast Laboratories (1859 S. Van Ness Avenue). Through 1980, the Dried Fruit Association of California remained in 1855 S. Van Ness Avenue. The company, now known as DFA of California, currently owns and occupies the entire building.

The Dried Fruit Association was founded in 1908. The company works with processors, packers, and exporters to ensure their products meet food safety standards through GMP (good manufacturing product) audits, food safety training and consulting, and laboratory testing services. The company currently has offices in Fresno (subject property), Kerman, and Yuba City ("Safe Food is Our Business").

The storefront at 1859 S. Van Ness Avenue housed Coast Laboratories, which shared its space with M.F. Bartholomew in 1951-52 and Shepherd Industries consulting engineers in 1960. In 1970, 1859 S. Van Ness Avenue was vacant, and in 1980 it housed Valley Friction (Polk Fresno city directories, 1947, 1951-52, 1960, 1970, and 1980).

**Fisher & McNulty**

Hugh McNulty, of Fisher & McNulty, was born in St. Louis in 1892 and lived in Fresno from infancy. He graduated from Stanford University in Mining Engineering and formed a partnership with R.P. Fisher in 1920. See continuation sheet. The company constructed numerous buildings of note in Fresno including the Pantages Theatre and Twining Laboratories, the latter designed by Charles Butner (Winchell, History of Fresno County). They also constructed the Spanish Revival/Italian Renaissance home at 3702 E. Huntington. In addition to the subject property, within the survey area, their buildings include: 1854 S. Anna Street, 1954 S. Anna Street, and an addition to 2012 S. Pearl Avenue.

**Significance Statement**

The building at 1855 S. Van Ness Avenue appears to retain a fair-to-good degree of integrity. Integrity of location, design, setting, workmanship, feeling, and association are mostly intact. Integrity of materials has been compromised by the replacement of the building's windows and lower storefront walls. Because the overall storefront forms and doors and transoms are intact, the building retains the feeling of a midcentury commercial building.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 1855 S. Van Ness Avenue is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are

## CONTINUATION SHEET

Property Name: Dried Fruit Association, 1855 S. Van Ness Avenue, Fresno, CA 93721  
Page 4 of 4

found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

**\* B12. References continued:**

"Safe Food is Our Business." DFA of California. No date. Web. 13 April 2015.

Winchell, Lilbourne Alsip, and Ben R. Walker. *History of Fresno County and the San Joaquin Valley: Narrative and Biographical*. Fresno, CA: A.H. Cawston, 1933.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 5D3

Other Listings  
Review Code

Review er

Date

Page 1 of 3

\* Resource Name or #: Bakersfield Freight - 122 Walker Street – Resource Number 222

P1. Other Identifier:

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 122 Walker Street Fresno, CA 93721

d. Other Locational Data: APN – 46802016S

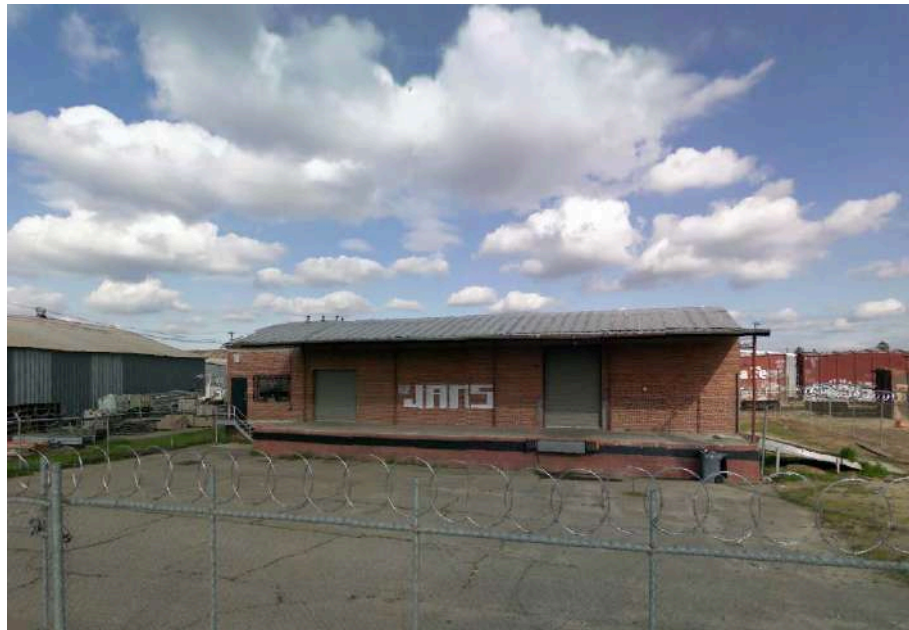
\* P3a. Description:

The property at 122 Walker Street is very difficult to access or see from public streets. The property contains one building on a large parcel. A large parking area is located in front of the building to the west. The property is enclosed by a chain-link, metal fence. The building is one story and has a rectangular footprint. A barrel roof sheathed in corrugated metal tops the building. The building's walls are red brick with a concrete bond beam at the roofline.

The main (Walker Street) façade is asymmetrical. At the far left is the main pedestrian entrance, which is accessed by metal steps. The door is obscured by a metal security grill. To the right of the door is a window, also obscured by a metal security grill. The rest of the main façade is dominated by a concrete loading dock that spans the width of the building. (See continuation sheet.)

\* P3b. Resource Attributes:

P5a.



HP6. 1 – 3 Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Photo looking NW

\* P6. Date Constructed/Age and

Source: Historic; c. 1951, metroscan

\* P7. Owner and Address:

John & Barbara Mesrobian  
9309 E. North  
Sanger, CA 93657

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive Phase

I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

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



## STRUCTURE, AND OBJECT RECORD

\* Resource Name or #      Bakersfield Freight      122 Walker Street Fresno, Ca 93721      \* NRHP Status Code - 5D3  
Page    2    of    3

**B1.** Historic Name: Bakersfield Freight

**B2.** Common Name: 122 Walker Avenue

**B3.** Original Use: Commercial

**B4.** Present Use: Unknown

\* B5. Architectural Style: Commercial Vernacular

\* **B6. Construction History:** Project drawings located in the permit file are difficult to read but appear to be for a warehouse for Mooreman Feeds. The date is illegible.

\* B7. Moved? No

\* B8. Related Features: None

**B9a. Architect:** R.B. Welty (engineer)

**b. Builder:** Unknown

\* B10. Significance: Theme Commercial Architecture

**Area** Fresno, California

**Period of Significance** 1951-1960

<b>Area</b>	Fresno, California		
<b>Property Type</b>	Commercial	<b>Applicable Criteria</b>	local iii

## Building History

This building is present on the 1970 Sanborn Map (Sheet 34) and a 1962 historic aerial photograph, but it is not present on the 1950 Sanborn Map. County Metroscan records indicate the property was constructed in 1951. The 1970 Sanborn Map indicates it is a brick "transfer warehouse." Walker Avenue is not listed in the 1950 or earlier City Directories. The 1960 City Directory lists this building as vacant. The 1970 City Directory indicates the structure was the Bakersfield Freight Company. The 1980 City Directory has Crest Distributing Company at this address. (See Continuation Sheet)

\* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Bakersfield Freight 122 Walker Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

There are two, metal, roll-up doors at left and right of center. The loading dock area is protected by a corrugated metal shed roof, which is supported by simple, metal posts. The south façade is symmetrical and features three, tall, narrow window openings (material and light configuration cannot be seen from street). The arched upper portion of the façade wall is sheathed in corrugated metal. The north and east facades cannot be viewed from the street.

The building's character-defining features are: one story massing; rectangular footprint; barrel roof sheathed in corrugated metal; red brick walls with a concrete bond beam at the roofline; asymmetrical main façade; concrete loading dock; metal, roll-up doors; façade window and door openings.

### B10. Significance (continued)

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 122 Walker Street is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D3

Review Code      Other Listings      Reviewer      Date

Page 1 of 4      \* Resource Name or #: 2610 E. Woodward Avenue - Resource Number 225  
P1. Other Identifier: 2031 S. Anna Street

- \* P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South  
c. Address: 2610 E. Woodward Avenue, Fresno, CA 93721  
d. Other Locational Data: APN – 46833207

\* P3a. Description:

The parcel at 2610 E. Woodward Avenue occupies the western half of the block bounded by E. Woodward Avenue, S. Van Ness Avenue, E. California Avenue, and S. Sarah Street. The building occupies most of the property, with the exception of a small parking lot/loading area that wraps the northeast corner. It appears that an enclosed passage connects the building at 2610 E. Woodward Avenue with the building to the west at 2018 S. Van Ness Avenue.

The building at 2610 E. Woodward Avenue is one-story and has an “L”-shaped footprint. The building is composed of three parts. There is a large flat-roofed section at the south end of property. North of this, there is a section covered by a bowstring-truss roof. The third section is a flat-roofed office at the north end of the building, which faces E. Woodward Avenue. The walls of the two front sections are brick, and those of the rear section are reinforced concrete. Rolled roofing covers all portions of the roof. Translucent panels are located in the north end of the bowstring truss, providing light to the interior. (See continuation sheet.)

P5a.



\* P3b. Resource Attributes:

HP8. Industrial building

\* P4. Resources Present: X Building

P5b. Description of Photo:

Looking SW: Jan 2015

\* P6. Date Constructed/Age and

Source: 1956 (Building Record, 18 Apr. 1956).

\* P7. Owner and Address:

Delsner Commercial Properties  
2018 S. Van Ness Avenue  
Fresno, CA 93721

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #**    2610 E. Woodward Avenue, Fresno, CA 93721    \* **NRHP Status Code** 5D3  
 Page    2    of    4

<b>B1.</b> Historic Name: None <b>B3.</b> Original Use: Warehouse/office * <b>B5. Architectural Style:</b> Midcentury Modern * <b>B6. Construction History:</b>	<b>B2.</b> Common Name: None <b>B4.</b> Present Use: Warehouse/office
--	--

In 1956, a building was constructed at 2610 E. Woodward Avenue (Building Record, 18 Apr. 1956). Around 1985, 2031 S. Anna Street, formerly a separate parcel, was joined with 2610 E. Woodward Avenue. A reinforced-concrete addition, which filled the entire southern portion of the lot, was constructed at this time (historicaerials.com).

\* **B7. Moved?**    ☐ No  
 \* **B8. Related Features:**  
 None

**B9a. Architect:** Unknown    **b. Builder:** J.T. Cowan, contractor, and H. Wayne Taul, structural, civil, mechanical, and electrical engineer  
 \* **B10. Significance:**    **Theme**    Commercial Architecture    **Area**    Fresno, California  
    **Period of Significance**    c. 1956 – c.1960    **Property Type**    Commercial    **Applicable Criteria** 3

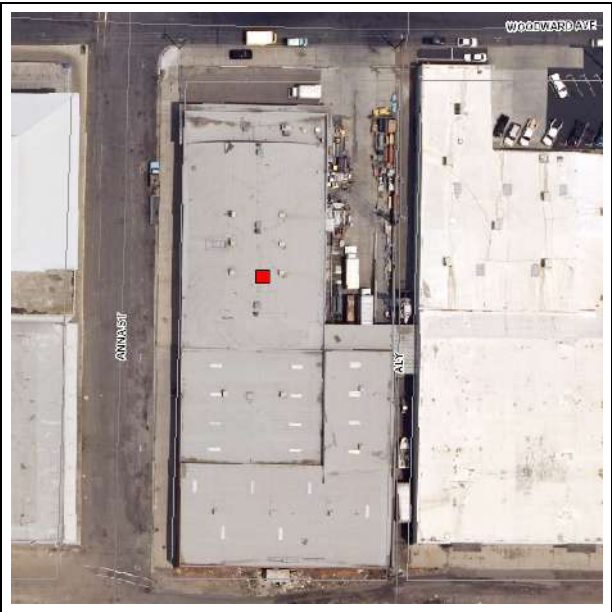
**Block History**  
 The building at 2610 E. Woodward Avenue was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton]. By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

Sanborn maps indicate that in 1918, the property currently known as 2610 E. Woodward Avenue was divided into five lots. Consistent with the surrounding development, three of the five lots included a single-family dwelling and outbuildings (Sanborn maps, 1918:15). (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**  
 \* **B14. Evaluator:**    architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:**    June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 2610 E. Woodward Avenue, Fresno, CA 93721

Page 3 of 4

### \* P3a. Description continued:

At the north (E. Woodward Avenue) elevation of the office, there are two metal ribbon windows composed of 14 large lights. Between the two windows, there is a single metal pedestrian door. At the west end, there are two metal roll-down doors. A flat cantilevered metal awning spans this elevation and wraps to the east elevation.

At the west (S. Anna Street) elevation, there are eight windows. Each is composed of three nine-light industrial steel sash. The lower three lights appear to be an operable sash.

Chain-link/barbed-wire fencing surrounds the parking/loading area.

The building's character-defining features are: one-story form, rectangular footprint (1956 portion of the building), flat and bowstring-truss roofs, brick walls, translucent panels located in the north end of the bowstring truss, metal ribbon windows composed of 14 large lights, metal pedestrian door, metal roll-down doors, flat cantilevered metal awning, and industrial steel sash windows.

### \* B10. Significance continued:

#### Building History

By 1950, all buildings on the northern half of the current parcel had been moved or demolished. In 1956, the Sanfran Corporation hired J.T. Cowan, contractor, and H. Wayne Taul, structural, civil, mechanical, and electrical engineer, to construct a building for \$60,000 (Building Record, 18 Apr. 1956).

By 1960 through at least 1970, United Parcel Service occupied the 1956 building. As late as 1970, 2031 S. Anna Street (the southern portion of the current parcel) was a separate property and housed scrap metal storage and an office (Sanborn map, 1970:15).

By 1980, Thrifty-Best Rubbish Service (also located across the street at 2607 E. Woodward Avenue) occupied the 1956 building (Polk Fresno city directory, 1980). Around 1985, the southern half of the current parcel was joined with 2610 E. Woodward Avenue. A reinforced-concrete addition, which filled the entire southern portion of the lot, was constructed at this time (historicaerials.com, 1998). The property is currently owned by Delsner Commercial Properties.

#### James Thomas Cowan

James Thomas Cowan (known as J.T. Cowan) was a native of Fresno, born 15 November 1892. His father, David Cowan, had established a construction business in the city in 1885. J.T. Cowan assumed leadership of the company in 1919 and operated the business in Fresno for 50 years. His office was located at 1221 Fulton Street from 1933 through at least 1940 (Polk Fresno city directories, 1933 and 1940). Cowan largely worked on commercial buildings and shopping centers, but also constructed some residences in Fig Gardens and the Sunnyside district. Notable projects include: J.B. Hill Company's warehouse on North H Street, Turpin's furniture store on Fulton Street, several residences on Van Ness Boulevard, and Brix Court Apartments at 1325-41 M Street (Walker, 340-341).

#### Statement of Significance

The building at 2610 E. Woodward Avenue appears to retain a high degree of integrity. Integrity of location, design, setting, materials, workmanship, feeling, and association are mostly intact. A major addition has been built at the rear of the building but is minimally visible from E. Woodward Avenue. No alterations have been made to the façade of the original building.

This property does not appear to reach the level of significance necessary to be individually eligible for the



## CONTINUATION SHEET

Property Name: 2610 E. Woodward Avenue, Fresno, CA 93721  
Page 4 of 4

Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 2610 E. Woodward Avenue is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building appears to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance. The resources in this architecturally significant thematic historic district represent a finite group of resources related to one another in a clearly distinguishable architectural idiom. The district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area.

**\* B12. References continued:**

Powell, John Edward, and Michael J. McGuire. *Supplementary Historic Building Survey: Historic Resources Survey (Ratkovich Plan), Fresno, California*. Fresno, CA: California State University, Fresno Foundation, 1994.

Walker, Ben Randall. *The Fresno County Blue Book: Containing Facts and Impressions for the Better Understanding of Fresno County Past and Present: with Biographies of Representative Fresno County People*. Fresno, CA: A.H. Cawston, 1941.

City of Fresno  
South Van Ness Industrial District  
Historic Resources Survey

Ineligible Resources

architecture + history, llc in association with  
watson heritage consulting and  
jody stock, architectural historian

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code—6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3  
P1. Other Identifier:

\* Resource Name or #: General Transfer Company - 2

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South

c. Address 1865 S. Anna Street. Fresno, CA 93721

d. Other Locational Data: APN - 46831207

\* P3a. Description:

The property at 1865 S. Anna Street contains four buildings: a small commercial building and connected shed on S. Anna Street and two larger sheds at the rear of the property. A metal standing-seam fence surrounds much of the lot. The one-story commercial building has a rectangular footprint and is covered by a hipped roof. Wood shingles clad the roof, and exposed rafter ends are visible at the eaves. A brick chimney is located on the north slope of the roof. The walls of the wood-framed structure are clad in stucco and bear evidence of alterations to the number, placement, and size of window openings. All visible windows are vinyl replacements. At the façade (west elevation), there is a modern wood door flanked by windows. A fabric-covered awning shelters the entrance, windows, and concrete landing.

The commercial building is connected to the shed to the north by a gabled addition with stucco-covered walls. The one-story shed has a rectangular footprint and a gabled roof. Sheets of corrugated metal clad the roof and walls. (See continuation sheet.)

P5a.



\* P3b. Resource Attributes:

HP6: 1-3 story commercial building.

\* P4. Resources Present: X Building

P5b. Description of Photo:

Looking NE: Jan 2015

\* P6. Date Constructed/Age and Source: 1929, 1944 (building permit) and c.1960 (Sanborn maps, 1950 and 1970)

\* P7. Owner and Address:

Not listed.

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase I

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

\* Resource Name or # General Transfer Company, 1865 S. Anna Street, Fresno, CA 93721

\* NRHP Status Code—6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Transfer Company

B4. Present Use: industrial

\* B5. Architectural Style: Vernacular commercial

\* B6. Construction History:

In 1929, building permits were issued for three buildings: an office, a warehouse, and an unidentified building. In 1937, a 16'x20' addition was added to the office, and in 1944 a new garage was built (Building Record, 18 Apr. 1929, 6 May 1929, 26 May 1929, 9 Dec. 1937, and 8 Apr. 1944). By 1950, three of the four buildings currently on the site were in place: the office, small warehouse (now connected to the office), and the truck storage building east of the office. In addition to these three, there was a truck repair building at the center of the property (Sanborn map, 1950: 15). (See continuation sheet.)

\* B7. Moved? ☐ No

\* B8. Related Features: None

B9a. Architect: Unknown

b. Builder: 1944 garage--Harris Construction Co.

\* B10. Significance: Theme Commercial Development Area Fresno, California

Period of Significance Property Type Commercial Applicable Criteria

**Block History**

The buildings at 1865 S. Anna Street were constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

**Building History**

In 1929, three buildings were constructed on the property at 1865 S. Anna Street by E.O. Hurlburt et. al, General Transfer Company. The buildings replaced an earlier residence on the site (Sanborn map, 1918: 15). General Transfer Company occupied the property through 1951 and used the buildings as an office, warehouse, truck storage building, and truck repair building. (See continuation sheet.)

## \* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

## B13. Remarks:

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: General Transfer Company, 1865 S. Anna Street, Fresno, CA 93721  
Page 3 of 3

**\* P3a. Description continued:**

At the west façade, there is a hanging door on a rail, which is also clad in corrugated metal. South of the door is an opening, possible a pedestrian door, which has been covered with plywood.

An open-sided large shed is located east of a commercial building. The wood-frame structure has a rectangular footprint. A gabled roof tops the building. The roof and gable ends are clad in corrugated metal panels. A fourth shed is located at the northeast corner of the lot. The wood-frame structure has a rectangular footprint, and a gable roof tops the building. The roof and walls are clad in corrugated metal panels. A large opening with a metal grill is located in the east elevation.

The small commercial building's character-defining features are: blocky massing, hipped roof, wood shingles, exposed rafter ends, brick chimney, and stucco wall cladding. The one-story shed's character-defining features are: blocky massing, gabled roof, corrugated metal roof and wall cladding, and hanging door on rail. The open-sided large shed's character-defining features are: wood-frame structure, rectangular footprint, gabled roof, corrugated metal panels on roof and gable ends, and open walls. The fourth shed's character-defining features are: wood-frame structure, rectangular footprint, gabled roof, corrugated metal panels on roof and walls, and large opening in east elevation.

**\* B6. Construction History continued:**

By 1962, the truck repair building had been demolished, and a second truck storage building was constructed abutting the north side of the existing truck storage building. By that year, the arrangement and number of buildings matched its current configuration ([historicaerials.com](http://historicaerials.com)). In 2014, all of the office windows were replaced with vinyl sliding and single-hung windows. Stucco patching suggests the window opening size and placement may have been altered as well (Google street view, 2014).

**\* B10. Significance continued:**

By 1960, the property was home to Martin G.B. Trucking Co., and by 1970, the property was vacant. In 1980, "Target Sales Co. Olympus Recycling" operated at the property (Polk Fresno City Directory, 1951-52, 1960, 1970, and 1980).

**Significance Statement**

The property at 1865 S. Anna Street appears to retain a fair degree of integrity. Integrity for location, setting, feeling, and association are mostly intact. However, due to the replacement of the office's windows and apparent alteration of window opening size and placement, the integrity of office's design, materials and workmanship have been compromised. Although the other buildings (small warehouse, truck storage building, and second truck storage building) appear to be intact, the office was one of the original 1929 buildings and was an essential part of operating a transfer company or truck repair facility on the site. As a result, the compromised integrity of the office has had a substantial impact on the integrity of the property as a whole.

The buildings at 1865 S. Anna Street do not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this property is typical of the pattern of development that occurred in this neighborhood, it is not an outstanding example of a commercial property within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The buildings are not the work of a master, nor are they exceptional examples of their type, period, or method of construction.



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* **Resource Name or #:** Valley Ice Co. Warehouse – Resource Number 5

**P1. Other Identifier:** 1854 S. Anna Street

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address** 2541 E. Braly Avenue, Fresno, CA 93721

**d. Other Locational Data:** APN - 46831102

\* **P3a. Description:**

The property at 2541 E. Braly Avenue contains a single building at the southwest corner; the remainder of the lot is used for parking. The one-story wood-frame building has a rectangular footprint. A gabled roof tops the building, and a stepped parapet is located at the west end. A vent with fan is mounted in the stepped parapet. Standing seam and corrugated metal sheeting clads most of the walls and roof. At the south elevation (facing Braly Avenue), there are two pairs of large hanging doors on rails. Standing-seam panels also clad the doors. The roof flares slightly at the east end, ostensibly to allow for taller doors.

At the east elevation (facing S. Anna Street), the walls are covered with plywood panels. An "Arctic Glacier" sign and modern floodlight are mounted in the gable end, and a metal pedestrian door is located at the north end. (See continuation sheet).

\* **P3b. Resource Attributes:**

P5a.



HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking NE: Jan 2015

\* **P6. Date Constructed/Age and Source:** 1945 (building permit)

\* **P7. Owner and Address:**

Arctic Glacier  
1654 Marthaler Lane  
W. St. Paul Minnesota, MN 55118

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* **Resource Name** Valley Ice Co. Warehouse, 2541 E. Braly Avenue, Fresno, CA 93721      \* **NRHP Status Code** 6Z  
 Page 2 of 3

**B1.** Historic Name: None      **B2.** Common Name: None  
**B3.** Original Use: Warehouse      **B4.** Present Use: Warehouse  
**\* B5. Architectural Style:** Vernacular commercial  
**\* B6. Construction History:**

The current warehouse was built in 1945. In 1951, a storage building was constructed, and a foundation was poured for a second building, which was moved to the site (Building Record, 28 Jul. 1945, 16 Apr. 1951, 6 Aug. 1951). Neither of these 1951 buildings is extant. The eastern half of the current building was demolished c. 2010 (Google street view, 2007 and 2014).

\* **B7. Moved?** ☐ No

\* **B8. Related Features:** None

**B9a. Architect:** Unknown      **b. Builder:** Fisher & McNulty  
**\* B10. Significance:** **Theme** Commercial Development      **Area** Fresno, California  
**Period of Significance**      **Property Type** Commercial      **Applicable Criteria**

**Block History**

The warehouse at 2541 E. Braly Avenue was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

**Building History**

Sanborn maps indicate that in 1918 the property at 2541 E. Braly Avenue included three residential buildings and a vacant lot. (See continuation sheet).

**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

**\* B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson  
**\* Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Valley Ice Co. Warehouse, 2541 E. Braly Avenue, Fresno, CA 93721  
Page 3 of 3

**\* P3a. Description continued:**

The building's character-defining features are: wood-frame structure, rectangular footprint, gabled roof, stepped parapet at west end, standing seam and corrugated metal cladding, large hanging doors on rails, and flared roof at east end.

**\* B10. Significance continued:**

In 1945, contractors Fisher & McNulty constructed a \$5,900 building for Valley Ice Co. The warehouse was the only building on the site, and it was used for "auto trucks" and "paint spraying" (Sanborn map, 1950:15).

Hugh McNulty was born in St. Louis in 1892 and lived in Fresno from infancy. He graduated from Stanford University in Mining Engineering and formed a partnership with R.P. Fisher in 1920. The company constructed numerous buildings of note including the Pantages Theatre and Twining Laboratories, the latter designed by Charles Butner (Winchell, History of Fresno County). They also constructed the Spanish Revival/Italian Renaissance home on 3702 E. Huntington Boulevard.

In 1951, California Ice Co. owned the property and built a "storage" building. In addition, a foundation was poured for a building to be moved to the site (Building Record, 16 Apr. 1951 and 6 Aug. 1951). By 1970, both of the 1951 buildings had been demolished. The 1945 building was the only structure on the property and was used for truck equipment repair and parts. The northern portion of the lot was parking (Sanborn map, 1970:15). The eastern half of the 1945 building was demolished c. 2010 (Google street view, 2007 and 2014). The property is currently owned by Arctic Glacier USA Inc. The occupants of the property in the intervening years (1952-present) have not been identified; neither 2541 E. Braly Avenue nor 1854 S. Anna Street (alternate address) was listed in city directories in these years.

**Significance Statement**

The warehouse at 2541 E. Braly Avenue appears to retain a poor degree of integrity. Integrity of location, setting, feeling, and association are mostly intact. However, integrity of design, materials, and workmanship have been compromised by the demolition of the eastern half of the building, which faced S. Anna Street.

The building at 2541 E. Braly Avenue does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of an industrial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

**\* B12. References continued:**

Winchell, Lilbourne Alsip, and Ben R. Walker. *History of Fresno County and the San Joaquin Valley: Narrative and Biographical*. Fresno, CA: A.H. Cawston, 1933.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code—6Z

Review Code      Other Listings      Date  
                         Reviewer

Page 1 of 3      \* Resource Name or #: George Rosenberg Home – Resource Number 6

P1. Other Identifier: 2821 E. Braly Avenue

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South

c. Address: 2615 E. Braly Avenue, Fresno, CA 93721

d. Other Locational Data: APN - 46832105

\* P3a. Description:

The building at 2615 E. Braly Avenue is a single-story, wood-frame residence with a roughly rectangular footprint. The core of the building is a square house with a truncated pyramidal roof. A hipped roofed rear addition extends backward from the square section to form an "L" shape. An addition covered by a combination of shed and flat roofs fills the "L" to create the rectangular footprint. Composition shingles and rolled roofing cover the hipped sections. A brick chimney projects from the rear slope of the hipped roof. The eaves have shallow overhangs. The building's walls are clad in horizontal wood drop-novelty siding surmounted by a wide, wood cornice board. No original windows are visible; replacement windows include a variety of types, from smaller wood double-hung windows (siding indicates window openings were once larger) to fixed sash. A full-width porch spans the front (south) façade. A hipped roof covered in rolled roofing tops the porch. The walls of the porch have been infilled, but elements of the original structure are visible including wood corner posts and lintels. The lower portion of the porch wall has been encased in horizontal wood clapboards. (See continuation sheet.)

\* P3b. Resource Attributes:

HP2. Single family property

\* P4. Resources Present: X Building

P5b. Description of Photo:

Looking NW: Jan 2015

\* P6. Date Constructed/Age and Source: c. 1890 (style) moved to property c. 1920 (Sanborn map, 1918)

\* P7. Owner and Address:

Kenneth M. and Freida Nagy et al  
2821 E. Braly Avenue  
Fresno, CA 93721

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

P5a.



\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** George Rosenberg Home, 2615 E. Braly Avenue Fresno, CA 93721      \* **NRHP Status Code**—6Z  
 Page 2 of 3

- |   |   |
|---|---|
| <b>B1.</b> Historic Name: None<br><b>B3.</b> Original Use: single-family residence<br>* <b>B5. Architectural Style:</b> Vernacular Italianate<br>* <b>B6. Construction History:</b> | <b>B2.</b> Common Name: None<br><b>B4.</b> Present Use: single-family residence |
|---|---|

The building appears to have been constructed c. 1890 and moved to the site sometime after 1918. By 1950, the residence appears to have a footprint on a Sanborn map similar to the current building, and a small auto garage was located at the rear lot line (not extant). According to building permits, by 1969 the house's front porch had been partially infilled, and the windows on the east side of the residence had been replaced.

- \* **B7. Moved?** ☐ Unknown  
 \* **B8. Related Features:** None

- |   |   |
|---|---|
| <b>B9a. Architect:</b> Unknown  | <b>b. Builder:</b> Unknown                                  |
| * <b>B10. Significance: Theme</b> Development of Residential Subdivisions | <b>Area</b> Fresno, California                              |
| <b>Period of Significance</b>   | <b>Property Type</b> Residential <b>Applicable Criteria</b> |

**Block History**

The residence at 2615 E. Braly Avenue is within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

**Building History**

In 1918, the lot at 2821 E. Braly Avenue was vacant. (2615 E. Braly Avenue was known as 2821 E. Braly Avenue in historic records.) However, the form and detailing of the residence currently on the property suggest it was constructed earlier, c. 1890, and may have been moved to the site. The address was not listed in the 1920 city directory. (See continuation sheet.)

\* **B12. References:**

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

- \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: George Rosenberg Home, 2615 E. Braly Avenue, Fresno, CA 93721

Page 3 of 3

### \* P3a. Description continued:

Above, wood bracing, fixed windows, and a variety of siding materials roughly cover the porch. A door with metal security gate is located in the center of the porch. The residence is the only building on the property. A decorative metal fence spans the front of the house and separates the building from parking at the front of the lot. Vertical wood and chain-link fencing is located at the sides.

The building's character-defining features are: single-story form, mansard and hipped roofs, brick chimney, shallow eave overhangs, wood drop-novelty siding, wide wood cornice board, and full-width porch (including hipped roof and wood corner posts and lintels).

### \* B10. Significance continued:

George Rosenberg lived in the house in 1925, and Frank H. Hulburd, a watchman, and Delia Hulburd, his wife, occupied the house in 1926 (Fresno Polk city directory, 1925 and 1926). According to the federal census, in 1930, George Neilmeier and his wife (unnamed), both Russian Germans, lived in the residence with their children: Alec, Walter, Herman, Martha, and Emma. George worked as a mechanic at a packing plant. Building permits indicate that by 1933, the property was owned by M.M. Jelladian, and Jose and Mathilde Barella had purchased the building by 1936. In 1940, the federal census and city directories list different occupants. The census indicates that the residents were Helen Suddjian, a divorced mother from Turkey who lived with her four daughters: Armenoosh, Armenonoosh, Zovanoosh, and Diana. City directories for the same year show Silvio J. Licciardo and Angela A. Licciardo, his wife, lived in the house in 1940. Silvio was an office manager for Sperry Flour Company.

By 1944, city directories show that William Brehmer owned and lived in the house. From at least 1947 to 1951, Elias and Guadalupe Ponce lived in the residence. The 1950 federal census lists Elias as a winery worker. By 1950, Sanborn maps indicate that the character of the subject block was starting to change: although dwellings occupied many of the surrounding lots, commercial facilities and warehouses had encroached. Challenge Cream and Butter Association, an olive oil company, a warehouse, and a dairy supply company were located on the northeast corner of the subject block.

According to building permits, from at least the mid 1950s through the early 1980s, George and Freda Nagy owned and lived in the residence. Mrs. Nagy worked part time as a homemaker aid. In the early 1970s the Department of Planning and Inspection attempted to have the house demolished as a blighted property, but the Nagys refused to move. The property is currently owned by Kenneth M. and Freida Nagy et al.

### Significance Statement

The building retains a poor degree of integrity: only the location is intact. Due to alterations to the front of the building and the replacement of windows, the design, materials, workmanship, feeling, and association have been negatively affected. In addition, the surrounding area has shifted from a predominantly residential neighborhood to a commercial district resulting in the loss of integrity of setting.

The building at 2615 E. Braly Avenue does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a residential building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: 165 Broadway Street – Resource Number 10

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address** 165 Broadway Street, Fresno, CA 93721

**d. Other Locational Data:** APN - 46702047

\* **P3a. Description:**

The building at 165 Broadway Street fills the lot and has an irregular footprint. A rail spur borders the south elevation. A raised parapet surrounds the roof. The walls of the concrete structure are clad in cement plaster with large recessed panels, the remnants of storefronts that have been infilled.

On the Broadway Street elevation, there are two large metal roll-down doors and two smaller metal roll-down doors. On the E. Hamilton Avenue elevation, there are two industrial steel-sash windows covered with metal security grills, a fabric awning above one of the industrial windows, two metal pedestrian doors, a large loading-bay doors, a windows and pedestrian door covered by security grills, and, finally, a second large loading bay opening. (See continuation sheet.)

\* **P3b. Resource Attributes:**

P5a.



HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking S: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 1925 (Sanborn maps, 1918 and 1928)

\* **P7. Owner and Address:**

Rob Solley Trustee  
2141 Tuolumne #J  
Fresno, CA 93721

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* **Resource Name or #** 165 Broadway Street, Fresno, CA 93721      \* **NRHP Status Code** 6Z  
 Page 2 of 3

- |   |   |
|---|---|
| <b>B1.</b> Historic Name: None<br><b>B3.</b> Original Use: warehouse<br>* <b>B5. Architectural Style:</b> Commercial vernacular<br>* <b>B6. Construction History:</b> | <b>B2.</b> Common Name: None<br><b>B4.</b> Present Use: warehouse |
|---|---|

No original building permits were on file for 165 Broadway Street. The current building is not shown on the 1918 Sanborn map nor is the address listed in the 1925 city directory. The building is indicated on the 1928 map, suggesting a c.1925 construction date. In 1966, the building received a \$30,000 rehabilitation (Building Permit, 4 Oct. 1966). It is likely that the storefronts facing Broadway Street were infilled as part of this project.

- \* **B7. Moved?** ☐ No  
 \* **B8. Related Features:** None

- |   |  |
|---|--|
| <b>B9a. Architect:</b> Unknown<br>* <b>B10. Significance: Theme</b> Commercial Development<br><b>Period of Significance</b> | <b>b. Builder:</b> Unknown<br><b>Area</b> Fresno, California<br><b>Property Type</b> Commercial <b>Applicable Criteria</b> |
|---|--|

#### Block History

In 1918, the property at 165 I Street (Broadway was called I Street at the time) was home to Hollenbeck & Bush Planing Mill Co. (Sanborn map, 1918: 14). By 1928, the planning mill had been demolished, and the current building had been constructed. The building housed six "concrete and glass fronts" facing Broadway Street, and four smaller offices and storage spaces facing E. Hamilton Avenue (Sanborn map, 1928:14). Two of the Broadway Street fronts were vacant, and the remainder were used as a warehouse and furniture warehouses. Several of the Broadway Street spaces were "L"-shaped, providing direct access at southeast side of the building to the Southern Pacific Railroad spur (Sanborn map, 1928:14)

#### Building History

Three Gs Distilleries Corp. was listed as the building occupant in 1936, and Henry Moradian insurance was located at the property in 1940. In 1944 and 1947, 165 Broadway was not included in city directories (Polk Fresno city directories, 1926-1947). (See continuation sheet.)

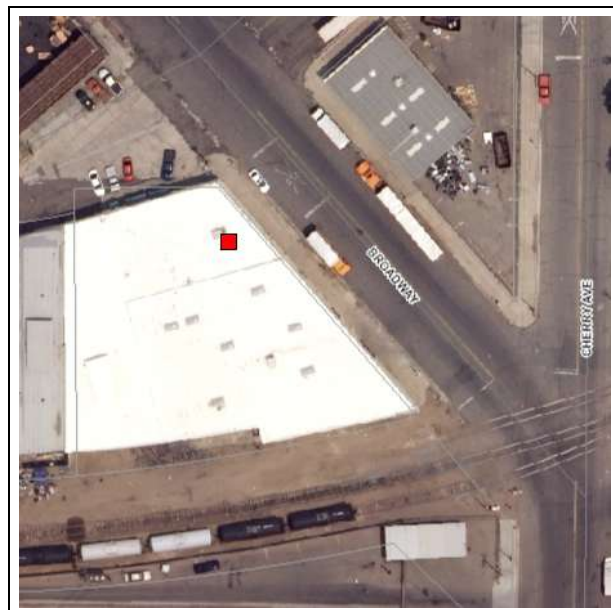
#### \* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

#### B13. Remarks:

- \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
     B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 165 Broadway Street, Fresno, CA 93721  
Page 3 of 3

**\* P3a. Description continued:**

Although located on a separate parcel, the property to the west abuts and continues the form and materials of 165 Broadway. The two buildings give the appearance of a single building.

The building's character-defining features are: irregular footprint following rail lines, raised parapet, flat roof, concrete walls covered in cement plaster, recessed panels (remnants of storefronts), loading dock openings, metal roll-down doors, and industrial steel-sash windows.

**\* B10. Significance continued:**

In 1950, the building was labeled Devlin Drew Co. on the Sanborn map. The Devlin-Drew Co. was headed by Ralph Drew and had been known in the preceding decades as the Fresno district distributors of Philco radio equipment (*Fresno Bee*, 20 June 1935). The building's façade on Broadway Street was divided into seven spaces--a mix of shops and storage. The rear of the building was occupied by a "tire rebuilding" business (Sanborn map, 1950:14). In the early 1950s, the Devlin-Drew Co. operations in the building were identified as refrigerator sales, and by 1960 the business was called Devlin-Drew Co. electrical appliances (Polk Fresno city directories, 1951-52 and 1960).

In 1966, the building received a \$30,000 rehabilitation (Building Permit, 4 Oct. 1966). It is likely that the storefronts facing Broadway Street were infilled as part of this project. In addition, the 1970 Sanborn map indicates that the shops and storage along Broadway Street had been combined into two spaces: a shop and an appliance warehouse. The former tire rebuilding space facing E. Hamilton Avenue was also being used as an appliance warehouse. The Devlin-Drew Co continued to occupy the building through at least 1980 (Polk Fresno city directory, 1980). The property is currently owned by Solley Rob Trustee.

**Significance Statement**

The building at 165 Broadway Street appears to retain a poor degree of integrity. Integrity of location and association are mostly intact. Integrity of design, materials, workmanship, and feeling have been compromised by the infill of all of the original concrete and glass fronts facing Broadway Street. Because the building is relatively simple in detail, the loss of the storefronts significantly alters the building's character. In addition, the modifications have changed the orientation of the building: it now appears to face E. Hamilton Avenue rather than Broadway Street. Although the building is surrounded by other industrial buildings, integrity of setting has been diminished by the introduction of Highway 41 nearby to the west

The building at 165 Broadway Street does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** Ace Service Station – Resource Number 12

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 215 Broadway Street Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46830710

\* **P3a. Description:**

The property at 215 Broadway Street consists of a gas station and associated buildings on a corner lot. The primary building is L-shaped in plan and a single story. The gas pump area is covered by a curvilinear, metal canopy supported by narrow posts. Ghosting of original signage on the canopy is still visible: "Mobilgas" at the front (see historic photograph on page 4) and "Ace Service" at the east. At the south end of the canopy is an office or garage building. To the south of that is a secondary building. A large parking area is located at the north side of the parcel, adjacent to the canopy. The property is difficult to see from the street so further details are unknown. Character-defining features include: L-shaped canopy and office/garage building; curvilinear canopy with original lettering still visible; parking area to west of canopy.

P5a.



\* **P3b. Resource Attributes:** HP6. 1-3  
Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**  
Looking SW: Jan 2014

\* **P6. Date Constructed/Age and Source:** Historic - c. 1925 / 1940  
(building records)

\* **P7. Owner and Address:**  
Colonial Van & Storage  
6001 88<sup>th</sup> Street  
Sacramento, CA 95828

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**  
January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



## STRUCTURE, AND OBJECT RECORD

\* Resource Name or # Ace Service Station / 215 Broadway Street, Fresno, Ca 93721 \* NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Ace Service Station

B2. Common Name: 215 Broadway Street

B3. Original Use: Commercial

B4. Present Use: Commercial

\* B5. Architectural Style: Streamline Modern

\* B6. Construction History:

According to building permits and historic newspaper research, the Ace Service Station was built on the site c. 1925. In 1926 a restroom was added. In 1930 a building permit was issued for a new building on the site. A garage building was added in 1938. In 1940, the streamline modern canopy was built over the pumps. In 1942 the service station garage received a 46'x77' addition. By 1970, the Sanborn map shows that the service station had been expanded to its existing configuration.

\* B7. Moved? No

\* B8. Related Features: None

B9a. Architect: Unknown (1925) / Unknown (1940)

b. Builder: Unknown (1925) / H.T. Gettins (1940)

\* B10. Significance: Theme Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development Area Fresno, California

Period of Significance 1925/1940 Property Type Commercial/Gas Station Applicable Criteria iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

## \* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

B13. Remarks: None.

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Ace Service Station / 215 Broadway Street, Fresno, CA 93721  
Page 3 of 4

### B10. Significance (continued)

#### Block History

Broadway was called I Street through at least 1918. In 1906, the Sanborn map shows the north side of the 200 block of Broadway as mostly vacant with a few dwellings. On the south side of the block, every parcel was developed with dwellings. By 1918, the north side of the block was a mix of dwellings and commercial buildings. The south side of the block was filled with mostly dwellings and two small commercial buildings at the east. The 1931 Sanborn shows the north side of the block filled with a mix of commercial buildings, including automotive-, storage-, and restaurant-related uses. The south side of the block continued to be mostly residential. By 1950, the character of the block had been transformed. The dwellings on the south side had been replaced by two gas stations, an auto-wrecking yard, and a small commercial building. The north side of the block was largely unchanged since 1931. The 1970 Sanborn shows the block mostly the same as it appeared in 1950, dedicated wholly to commercial and industrial uses.

#### Building History

From at least 1915 through 1918, the parcel at 215 Broadway had a barber shop and another small commercial building. Those buildings were demolished in the early 1920s and the Ace Service Station opened on the site in c. 1925. The station operated through at least the late 1940s. In 1944, an Ace advertisement read: "For nineteen years Ace Service has served San Joaquin Valley motorists and commercial truck operators twenty-four hours each day, seven days each week. This service is being continued in spite of present difficult war conditions. 27 People to serve you" (*The Fresno Bee*, April 16, 1944). From at least 1930 through the 1940s, the service station was owned by Charles Pashayan. By 1952, Pashayan had opened another Ace Service Station at 564 Broadway, and the operation at 215 Broadway was managed by John Sinerchio. The Ace Service Station closed sometime after 1953. By 1960, the site was listed as vacant in the city directory. In 2015, the buildings are used by Colonial Van & Storage Company.

#### Significance Statement

The building appears to retain moderate-to-high integrity of location, setting, design, materials, workmanship, feeling, and association. Condition is poor.

The property at 215 Broadway Street has moderate integrity and does not meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this property is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

### B12. References (continued)

Advertisement, *The Fresno Bee*, Page 9, Sunday, April 16, 1944.

Advertisement, *The Fresno Bee*, October 1941.

## CONTINUATION SHEET

Property Name: Ace Service Station / 215 Broadway Street, Fresno, CA 93721  
Page 4 of 4

**ACE SERVICE**  
FRESNO'S LARGEST SERVICE STATION AND COMMERCIAL TIRE CENTER

*Announces*

**A Statement of Policy**

TIRE PRICES INCREASING! Well, we could say we saw it coming, because we did anticipate a sharp advance in tire costs and for the past several months have steadily built up our inventory of WORLD FAMOUS FEDERAL PASSENGER TIRES and TUBES.

After much thought and deliberation we have decided NOT TO APPLY THE INCREASED PRICE on this huge stock of tires and tubes, purchased at the old price, even though it means sacrificing additional profit. Therefore, we offer FRESNO and San Joaquin Valley Motorists . . . . .

**QUALITY FEDERAL PASSENGER TIRES AND TUBES**  
Manufactured and Guaranteed by the world's largest producers of rubber at OUR LOW COMMERCIAL PRICES IN EFFECT PRIOR TO OCTOBER 20th.

The ACE SERVICE management cordially invites you to come 'down and see our large stock, and compare our prices on your size—This will mean a substantial saving to you.

**BETTER HURRY—THIS OFFER LIMITED TO STOCK ON HAND**

**30--60--90 DAY TERMS IF DESIRED**  
AT NO ADDED COST

**WE NEED WORN - SMOOTH TIRES**  
FOR OUR RECAPPING DEPT.  
AND WILL GIVE YOU  
**MAXIMUM TRADE-IN ALLOWANCE**  
ON YOUR NEW TIRE PURCHASE

BUY AT THE FOOT OF BROADWAY AND SAVE

**ACE SERVICE**  
ALWAYS OPEN—DAY AND NIGHT  
SINCE 1925

215 BROADWAY FRESNO PHONE 3-7253

October 1941 advertisement for Ace Service. (*The Fresno Bee*, October 1941)

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** California Chrome Plating – Resource Number 13

**P1. Other Identifier:** 232 Broadway Street

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 220 Broadway Street Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46830214

\* **P3a. Description:**

The property at 220 Broadway Street is comprised of two buildings: the one on the right constructed c. 1960 and the one on the left c. 1971. The building at the right is a single story in height and rectangular in plan. The walls are concrete block. The roof is flat. The primary (Broadway) façade has a pedestrian door at right of center and two industrial, divided-lite, metal windows. There is a single pedestrian entrance at the east façade and a shed-roofed addition used for storage. The building at the left is a high one story in height, is covered by a flat roof, and has walls of concrete block. There is a single pedestrian entrance right of center, and a recessed opening at the center used to house mechanical equipment.

Character-defining features of both buildings are: rectangular plans, flat roofs, concrete-block walls, façade window and door openings.

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking NW: Jan 2014

\* **P6. Date Constructed/Age and**

**Source:** Historic – c. 1960/c. 1971  
(building records / Sanborn  
maps/historic aerials)

\* **P7. Owner and Address:**

California Jonick LLC  
6345 N. Poplar  
Fresno, CA 93704

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

\* Resource Name or #  
Page 2 of 3

California Chrome Plating / 220 Broadway Street, Fresno, Ca 93721

\* NRHP Status Code 6Z

B1. Historic Name: California Chrome Plating

B2. Common Name: 220 Broadway Street

B3. Original Use: Commercial / Light Industrial

B4. Present Use: Commercial

\* B5. Architectural Style: Commercial Vernacular

\* B6. Construction History:

The 1918 Sanborn map shows a small commercial building and oil and gas storage at 230 and 230½ Broadway. (These were all demolished by 1918.) Sometime between 1918 and 1928 (c. 1923), a small pump works building was constructed at 220 Broadway. Sometime between 1950 and 1970 (c. 1960), a second building was constructed on the parcel, to the west of the original building. Sometime after 1970, the original building was demolished, leaving a vacant lot. In c. 1971, a new warehouse building was constructed at 232 Broadway on the west side of the parcel.

\* B7. Moved? No

\* B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development

Area Fresno, California

Period of Significance c. 1960 /c. 1971 Property Type Commercial Applicable Criteria iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

## \* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

B13. Remarks: None.

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: California Chrome Plating / 220 Broadway Street, Fresno, CA 93721  
Page 3 of 3

### B10. Significance (continued)

#### Block History

Broadway was called I Street through at least 1918. In 1906, the Sanborn map shows the north side of the 200 block of Broadway as mostly vacant with a few dwellings. On the south side of the block, every parcel was developed with dwellings. By 1918, the north side of the block was a mix of dwellings and commercial buildings. The south side of the block was filled with mostly dwellings and two small commercial buildings at the east. The 1931 Sanborn shows the north side of the block filled with a mix of commercial buildings, including automotive-, storage-, and restaurant-related uses. The south side of the block continued to be mostly residential. By 1950, the character of the block had been transformed. The dwellings on the south side had been replaced by two gas stations, an auto-wrecking yard, and a small commercial building. The north side of the block was largely unchanged since 1931. The 1970 Sanborn shows the block mostly the same as it appeared in 1950, dedicated wholly to commercial and light industrial uses.

#### Building History

From at least 1932 through the early 1950s, the building at 220 Broadway was occupied by Art's Service Station owned by Armenian immigrant Art Abram. In 1936, another Armenian immigrant, Arsen Tufenkian, was part of an auto repair business at 220 Broadway. The buildings occupied by those businesses were demolished. The existing buildings housed California Chrome Plating through at least 1980.

#### Significance Statement

Both buildings appear to retain high integrity of location, setting, design, materials, workmanship, feeling, and association.

Although the building at 220 Broadway Street retains high integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** C.B. Redispuds Co. – Resource Number 14

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

**c. Address** 223 Broadway Street Fresno, CA 93721

**d. Other Locational Data:** APN - 46830706

\* **P3a. Description:**

The property at 223 Broadway Street is comprised of two buildings: an older office building at the left and a more recent warehouse at the right. There is a parking and storage area to the east. The office building is rectangular in plan and one story in height. The roof is flat and wrapped in a crested parapet sheathed in wood shingles. The main façade (Broadway Street) is faced with brick veneer at the base and vertical wood siding above. The primary pedestrian entrance, a metal glazed door, is at the left. To the left of the door is a window opening filled with glass blocks. At the right of the main façade is a band of ganged, single-lite windows. The door and window surrounds are wood. The east façade is slightly recessed and used for storage; a single pedestrian door is at the far right. Character-defining features are: rectangular plan; flat roof with crested parapet; brick veneer base and vertical wood siding at main façade; door and window openings at main façade. (See continuation sheet.)

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking SW: Jan 2014

\* **P6. Date Constructed/Age and Source:** Historic – 1946/c. 1960 (building records/Sanborn maps)

\* **P7. Owner and Address:**

Michael & Teri Garrison  
5677 N. 7<sup>th</sup>  
Fresno, CA 93710

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

\* **P11. Report Citation:** City of Fresno

South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* Resource Name or # C.B. Redispuds Co. / 223 Broadway Street, Fresno, Ca 93721 \* NRHP Status Code 6Z  
 Page 2 of 3

B1. Historic Name: C.B. Redispuds Co. B2. Common Name: 223 Broadway Street  
 B3. Original Use: Commercial B4. Present Use: Commercial  
 \* B5. Architectural Style: Commercial Vernacular  
 \* B6. Construction History:

The smaller office building was constructed in 1946 (building records). The larger warehouse building does not appear on the 1950 Sanborn map but does appear in 1970, so it was constructed c. 1960.

\* B7. Moved? No

\* B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development Area Fresno, California

Period of Significance 1946/c. 1960 Property Type Commercial Applicable Criteria iii

### Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

### \* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

B13. Remarks: None.

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: C.B. Redispuuds Co. / 223 Broadway Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The warehouse building at the right is rectangular in plan and a high one story in height. The roof is flat and the walls are reinforced concrete block. At the far left of the main façade is a solid pedestrian door. A large, metal, roll-up door is set within the center of the façade. Character-defining features are: rectangular plan; flat roof; concrete block walls; door openings at main façade.

### B10. Significance (continued)

#### Block History

Broadway was called I Street through at least 1918. In 1906, the Sanborn map shows the north side of the 200 block of Broadway as mostly vacant with a few dwellings. On the south side of the block, every parcel was developed with dwellings. By 1918, the north side of the block was a mix of dwellings and commercial buildings. The south side of the block was filled with mostly dwellings and two small commercial buildings at the east. The 1931 Sanborn shows the north side of the block filled with a mix of commercial buildings, including automotive-, storage-, and restaurant-related uses. The south side of the block continued to be mostly residential. By 1950, the character of the block had been transformed. The dwellings on the south side had been replaced by two gas stations, an auto-wrecking yard, and a small commercial building. The north side of the block was largely unchanged since 1931. The 1970 Sanborn shows the block mostly the same as it appeared in 1950, dedicated wholly to commercial and light industrial uses.

#### Building History

One of the building's first uses was as a restaurant-related business owned by Ray Hill. In at least 1952 and 1953, C.B. Redispuuds Co. operated out of the building, specializing in "ready-peeled, ready-cut potatoes" for fast-food chains serving French fries. In the early 1960s, Hays Welding Supply was located in the building. Soon after, Fresno Neon Sign Company used the building as their main office. By 1980, A.R.S. Risers Inc. was located at the address. In 2015, the building is occupied by Engine Masters.

#### Significance Statement

The building at the left, originally constructed in 1946, was modified in the c. 1960s and retains low integrity of design, materials, workmanship, and feeling. Integrity of location, setting, and association are intact. The building at the right, constructed c. 1960, appears to retain high integrity of location, setting, design, materials, workmanship, feeling, and association.

The property at 223 Broadway Street has a building with low integrity and a building with high integrity. Together, the buildings have insufficient integrity and do not meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this property is typical of the pattern of development that occurred in this neighborhood, the buildings are not outstanding examples of commercial buildings within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The buildings are not the work of a master, nor are they an exceptional example of its type, period, or method of construction.

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**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4

\* Resource Name or #: 240 Broadway Street – Resource Number 15

P1. Other Identifier:

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, CA, 1981

c. Address 240 Broadway Street Fresno, CA 93721

d. Other Locational Data: APN - 46830209

\* P3a. Description:

The property at 240 Broadway Street is comprised of multiple buildings connected to form a U around a central parking area enclosed by a fence. The building at the far right is a single-story storefront with a rectangular plan. The roof is flat and has a parapet over the main facade (Broadway). The walls are concrete block. A pedestrian entrance is at the far left (blocked) and two window openings are at right with divided-lite industrial sash windows and concrete sills. This building has an addition at the back that connects to a large shed building at the rear of the parcel (cannot see from street). Character-defining features are: rectangular plan, flat roof with parapet, concrete block walls, façade window and door openings, concrete sills.

The other building that faces Broadway Street is at the far left of the parcel. It is a single story, has a flat roof, and the walls are brick. The main façade (Broadway) has a pedestrian entrance at the far right comprised of a solid door in an opening with a simple surround; a metal security door covers the door. At the left is a tall, narrow window opening with a simple sill. (See continuation sheet.)

P5a.



\* P3b. Resource Attributes: HP6. 1-3  
Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking NE: Jan 2014

\* P6. Date Constructed/Age and

Source: Historic – c.  
1923/1936/1944/1954 (Sanborn  
maps, historic aerials, building records)

\* P7. Owner and Address:

Electric Motor Shop, Inc.  
P.O. Box 446  
Fresno, CA 93709

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* Resource Name or #      240 Broadway Street, Fresno, Ca 93721      \* NRHP Status Code 6Z  
 Page    2    of    4

<b>B1.</b> Historic Name:      236/240/242 Broadway <b>B3.</b> Original Use: Commercial / Light Industrial <b>* B5. Architectural Style:</b> Commercial Vernacular <b>* B6. Construction History:</b>	<b>B2.</b> Common Name:      240 Broadway Street <b>B4.</b> Present Use: Commercial
--	--

The building at 242 Broadway was constructed sometime between 1918 and 1928 (c. 1923). In 1936, an open-air shed building was constructed at the back of the parcel at 240 Broadway. In 1944, a new garage was added. The building at 236 Broadway was built in 1954. Sometime after 1970, all three buildings were combined, created a large, U-shaped structure with parking in the middle.

**\* B7. Moved?** No  
**\* B8. Related Features:** None.

<b>B9a. Architect:</b> Unknown	<b>b. Builder:</b> Unknown	
<b>* B10. Significance: Theme</b> Late 19 <sup>th</sup> and 20 <sup>th</sup> Century Commercial Development	<b>Area</b> Fresno, California	
<b>Period of Significance</b> 1923/1936/1944/1954	<b>Property Type</b> Commercial	<b>Applicable Criteria</b> iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

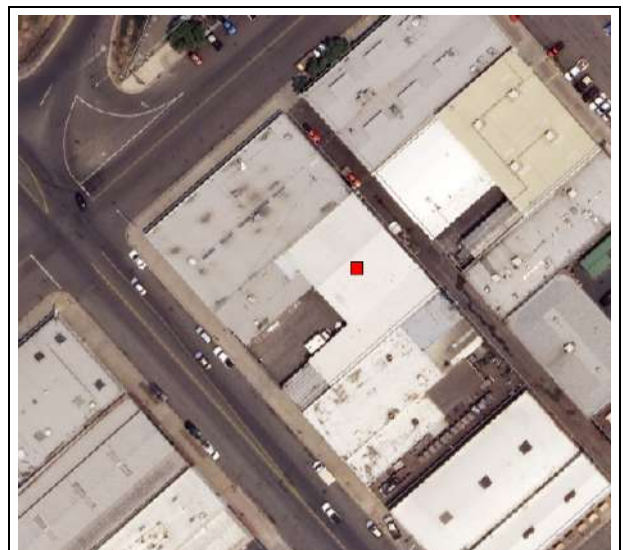
**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

**\* B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

**\* Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 240 Broadway Street, Fresno, CA 93721

Page 3 of 4

### P3a. Description (continued)

The window is a divided-lite, wood, double-hung window. The building has multiple additions at the back and east façade (cannot see from street). Character-defining features are: rectangular plan, flat roof, brick walls, façade window and door openings, window sill, door surround.

### B10. Significance (continued)

#### Block History

Broadway was called I Street through at least 1918. In 1906, the Sanborn map shows the north side of the 200 block of Broadway as mostly vacant with a few dwellings. On the south side of the block, every parcel was developed with dwellings. By 1918, the north side of the block was a mix of dwellings and commercial buildings. The south side of the block was filled with mostly dwellings and two small commercial buildings at the east. The 1931 Sanborn shows the north side of the block filled with a mix of commercial buildings, including automotive-, storage-, and restaurant-related uses. The south side of the block continued to be mostly residential. By 1950, the character of the block had been transformed. The dwellings on the south side had been replaced by two gas stations, an auto-wrecking yard, and a small commercial building. The north side of the block was largely unchanged since 1931. The 1970 Sanborn shows the block mostly the same as it appeared in 1950, dedicated wholly to commercial and light industrial uses.

#### Building History

In the mid-1920s, a sheetmetal works owned by D.E. Healy was located on the site. Beginning around 1936, Fresno Auto & Truck Laundry took over the building at 242 Broadway. It was owned by Armenian Mose G. Mosesian and stayed in operation through at least 1941. By 1950, Andrew Andonian owned an auto laundry business on the site. In 1960, the business was called Broadway Steam Clean. In 1944, Jack's Garage opened in a new garage building on the site. From 1945 until at least 1953, the building was occupied by Schedler Tire Shop, owned by Ed Schedler. In 1953 the owner of 242 Broadway was W.J. Voit Rubber Company. Fresno Furniture Company was located at 242 Broadway in at least 1963. As of 2015, the buildings on the site are owned by the Electric Motor Shop.

#### Significance Statement

The brick building at the far left of the parcel has high integrity of location, design, materials, workmanship, and association. Integrity of setting and feeling are moderate given the number of rear/side additions and the enclosure of the entire parcel by a fence. The building at the far right of the parcel has high integrity of location, design, workmanship, and association. Integrity of setting and feeling are moderate given the number of rear/side additions and the enclosure of the entire parcel by a fence. Integrity of materials is moderate because the original pedestrian entrance has been blocked in.

The buildings on the property at 240 Broadway Street have a combined level of moderate integrity and do not meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this property is typical of the pattern of development that occurred in this neighborhood, the buildings are not outstanding examples of commercial buildings within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The buildings are not the work of a master, nor are they an exceptional example of its type, period, or method of construction.

### P5a. Photo (continued)

DPR 523L (9/2013)

## CONTINUATION SHEET

Property Name: 240 Broadway Street, Fresno, CA 93721

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Photo of Building at Left of Parcel

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DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** Electric Motor Shop – Resource Number 17

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 250 Broadway Street Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46830213

\* **P3a. Description:**

The property at 250 Broadway Street consists of a single building filling the entire parcel. The building is a high one story with a flat roof. The walls are reinforced concrete block. The south (Broadway Street) façade has a single pedestrian entrance at the far left. The rest of the façade is broken up by narrow window openings filled with glass block spaced evenly across the building. The east (Monterey Street) façade has a primary pedestrian entrance in a recessed alcove just right of center; the wall of the alcove is vertical wood siding. Two other pedestrian entrances are at the left and right sides of the façade. The rest of the façade is broken up by narrow window openings filled with glass block spaced evenly across the building. The north façade features a metal roll-up door that faces an alley.

Character-defining features are: rectangular footprint, flat roof, concrete block walls, glass-block windows, façade door and window openings.

P5a.



\* **P3b. Resource Attributes:**

HP6. 1-3 Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking NW: Jan 2014

\* **P6. Date Constructed/Age and**

**Source:** Historic – c. 1960 (Sanborn maps)

\* **P7. Owner and Address:**

Frank S. Caglia, Trustee

P.O. Box 446

Fresno, CA 93709

\* **P8. Recorded by:**

architecture + history

B. Maley, J. Stock, S. Watson

1715 Green Street

San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Electric Motor Shop / 250 Broadway Street, Fresno, Ca 93721      \* **NRHP Status Code** 6Z  
 Page 2 of 3

<b>B1.</b> Historic Name: Electric Motor Shop <b>B3.</b> Original Use: Commercial * <b>B5. Architectural Style:</b> Commercial Vernacular * <b>B6. Construction History:</b> In 1965, a welding and boiler works building that had been on the site since the 1920s was demolished and a new building was constructed at 250 Broadway Street.	<b>B2.</b> Common Name: 250 Broadway Street <b>B4.</b> Present Use: Commercial
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\* **B7. Moved?** No  
 \* **B8. Related Features:** None.

<b>B9a. Architect:</b> H. Wayne Taul (engineer)	<b>b. Builder:</b> Unknown
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\* **B10. Significance:** **Theme** Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development      **Area** Fresno, California

**Period of Significance** c. 1960      **Property Type** Commercial      **Applicable Criteria** iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**  
 Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

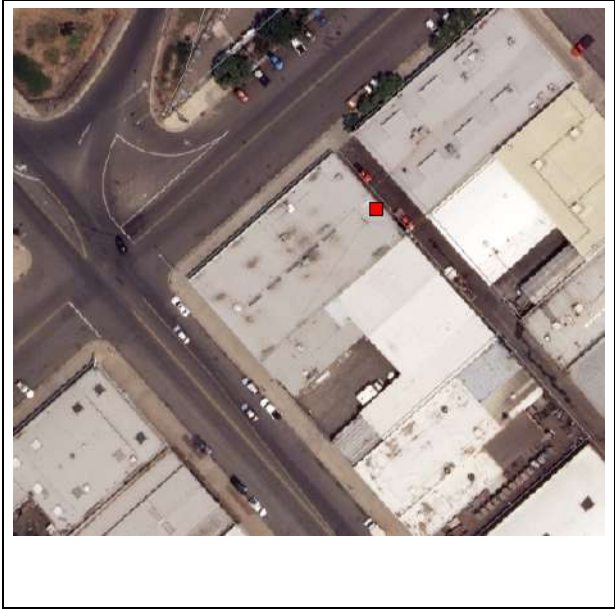
\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: Electric Motor Shop / 250 Broadway Street, Fresno, CA 93721  
Page 3 of 3

### B10. Significance (continued)

#### Block History

Broadway was called I Street through at least 1918. In 1906, the Sanborn map shows the north side of the 200 block of Broadway as mostly vacant with a few dwellings. On the south side of the block, every parcel was developed with dwellings. By 1918, the north side of the block was a mix of dwellings and commercial buildings. The south side of the block was filled with mostly dwellings and two small commercial buildings at the east. The 1931 Sanborn shows the north side of the block filled with a mix of commercial buildings, including automotive-, storage-, and restaurant-related uses. The south side of the block continued to be mostly residential. By 1950, the character of the block had been transformed. The dwellings on the south side had been replaced by two gas stations, an auto-wrecking yard, and a small commercial building. The north side of the block was largely unchanged since 1931. The 1970 Sanborn shows the block mostly the same as it appeared in 1950, dedicated wholly to commercial and light industrial uses.

#### Building History

In 1965, the Electric Motor Shop company demolished two existing buildings that had been on the site since the 1920s and built a new building. The company continues to occupy the building at 250 Broadway. Frank Caglia was the owner in 1965.

#### Significance Statement

The building at 250 Broadway Street appears to retain high integrity of location, setting, design, materials, workmanship, feeling, and association.

Although the building at 250 Broadway Street retains high integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* Resource Name or #: 251 Broadway Street – Resource Number 18

P1. Other Identifier:

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, CA, 1981

c. Address 251 Broadway Street Fresno, CA 93721

d. Other Locational Data: APN - 46830701

\* P3a. Description:

The property at 251 Broadway Street includes one building, a combination office/warehouse. The one-story building has a roughly rectangular footprint and a combination flat and bow-truss roof. The walls are reinforced concrete block. There are two primary facades: north (facing Broadway) and west (facing Monterey). The primary pedestrian entrance is located at the office at the northwest corner. It consists of a glazed door. To the right is a window opening with a jalousie window. At the center of the north façade is a pair of tall, metal sliding doors with industrial divided-lite sashes. At the far left of the north façade are a pair of large, industrial, divided-lite sash windows. At the west façade, there is a small window opening at the far left; a pair of tall, metal sliding doors with industrial divided-lite sashes at left of center; a pair of large, industrial, divided-lite sash windows; and a large, metal, roll-up door at far right. There is a pedestrian entrance just left of the roll-up door that accesses the warehouse. There is a parking lot to the south. (See continuation sheet.)

P5a.



\* P3b. Resource Attributes: HP6. 1-3  
Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking SE: Jan 2014

\* P6. Date Constructed/Age and

Source: Historic – 1964 (building records)

\* P7. Owner and Address:

Pauline Seibert, Trustee  
10015 Fig Grove Road  
Madera, CA 93638

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* Resource Name or #      251 Broadway Street, Fresno, Ca 93721      \* NRHP Status Code 6Z  
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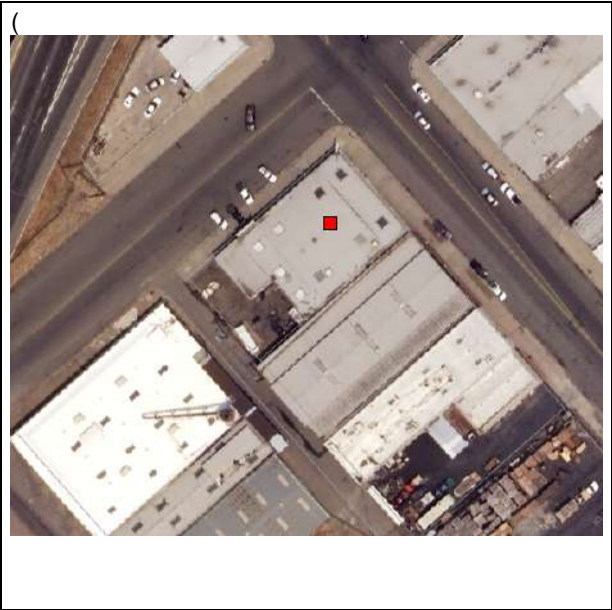
<b>B1.</b> Historic Name:      251 Broadway Street <b>B3.</b> Original Use: Commercial <b>* B5. Architectural Style:</b> Commercial Vernacular <b>* B6. Construction History:</b> The building was constructed in 1964, according to building records.  <b>* B7. Moved?</b> No <b>* B8. Related Features:</b> None. <b>B9a. Architect:</b> H. Wayne Taul (engineer) <b>* B10. Significance: Theme</b> Late 19 <sup>th</sup> and 20 <sup>th</sup> Century Commercial Development	<b>B2.</b> Common Name:      251 Broadway Street <b>B4.</b> Present Use: Commercial  <b>b. Builder:</b> Unknown <b>Area</b> Fresno, California  <b>Period of Significance</b> 1964 <b>Property Type</b> Commercial <b>Applicable Criteria</b> iii
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**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**  
 Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.  
  
**\* B14. Evaluator:**      architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson  
  
**\* Date of Evaluation:**      June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 251 Broadway Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

Character-defining features are: rectangular plan; flat and bow-truss roofs; concrete block walls; industrial, divided-lite sash windows; metal sliding doors with divided-lite sashes; other various window and door openings.

### B10. Significance (continued)

#### Block History

Broadway was called I Street through at least 1918. In 1906, the Sanborn map shows the north side of the 200 block of Broadway as mostly vacant with a few dwellings. On the south side of the block, every parcel was developed with dwellings. By 1918, the north side of the block was a mix of dwellings and commercial buildings. The south side of the block was filled with mostly dwellings and two small commercial buildings at the east. The 1931 Sanborn shows the north side of the block filled with a mix of commercial buildings, including automotive-, storage-, and restaurant-related uses. The south side of the block continued to be mostly residential. By 1950, the character of the block had been transformed. The dwellings on the south side had been replaced by two gas stations, an auto-wrecking yard, and a small commercial building. The north side of the block was largely unchanged since 1931. The 1970 Sanborn shows the block mostly the same as it appeared in 1950, dedicated wholly to commercial and industrial uses.

#### Building History

In the 1940s, a gas station was located on the site. In the 1950s and 1960s, United Radio Cabs was located in the building. In the mid-1960s, the building was demolished and a new auto service building was constructed. In 1980 the building was occupied by Service Body Works.

#### Significance Statement

The building appears to retain high integrity of location, setting, design, materials, workmanship, feeling, and association.

Although the building at 251 Broadway Street retains high integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** Morris Hogan Auto Trim Shop – Resource Number 19

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 303 Broadway Street Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46830605

\* **P3a. Description:**

The property at 303 Broadway Street is comprised of a 40'x50' prefab building on a triangular lot. The building is rectangular in plan and is covered by a gabled, standing-seam metal roof. The walls are standing-seam metal panels. The main façade (facing Broadway) has the primary pedestrian door at left of center (solid door) and an aluminum slider at far left. The east façade has two window openings. At the west façade, there is a large, sliding, standing-seam metal door. All window openings are protected by metal security grills. The property is enclosed by a metal fence. Character-defining features are: rectangular plan; gabled roof; standing-seam metal panel walls; façade door and window openings.

P5a.



\* **P3b. Resource Attributes:**

HP6. 1-3 Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking SW: Jan 2014

\* **P6. Date Constructed/Age and**

**Source:** Historic – 1967 (building permits)

\* **P7. Owner and Address:**

James & Marcia Womble

Joseph & Deborah Hill

5434 E. Copper

Clovis, CA 93619

\* **P8. Recorded by:**

architecture + history

B. Maley, J. Stock, S. Watson

1715 Green Street

San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION HRI# _____	Primary # _____	DEPARTMENT _____ <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Morris Hogan / 303 Broadway Street, Fresno, Ca 93721    \* **NRHP Status Code** 6Z  
 Page 2 of 3

**B1.** Historic Name: Morris Hogan Auto Trim Shop                      **B2.** Common Name: 303 Broadway Street  
**B3.** Original Use: Commercial    **B4.** Present Use: Commercial  
 \* **B5. Architectural Style:** Prefab  
 \* **B6. Construction History:**

The building was constructed in 1967, according to building permits.

\* **B7. Moved?** No  
 \* **B8. Related Features:** None.

**B9a. Architect:** Unknown    **b. Builder:** Unknown  
 \* **B10. Significance: Theme** Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development                      **Area** Fresno, California  
    **Period of Significance** 1967                      **Property Type** Commercial                      **Applicable Criteria** iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Morris Hogan / 303 Broadway Street, Fresno, CA 93721  
Page 3 of 3

### B10. Significance (continued)

#### Block History

Broadway was called I Street through at least 1918. In 1906, the Sanborn map shows the north side of the 300 block of Broadway Street mostly vacant except for three dwellings. At the south, the Fresno Transfer Company yard was at the west and a single dwelling was at the east. By 1918, a few dwellings had been constructed on the north side of the block, and an auto-wrecking yard and a junk shop were located at the east. To the south, the Fresno Transfer Company had expanded and filled more of the west side of the block. At the east there was a laundry and a bicycle shop. In 1931, the north side of the block contained the J.D. Halstead Lumber Company at the west and a few dwellings and commercial buildings filling the rest of the parcels. The south side contained a gas station at the west, a lumber shed, and vacant parcels. The character of the block was totally changed by 1950. State Route 41 cut through the west side of the block. The remaining parcels at the north were developed with mostly commercial buildings and a single dwelling. The south side of the block included an auto-body shop and the Fresno Neon Sign Company. The 1970 Sanborn map shows that the freeway right-of-way took away even more of the block, leaving no buildings at the north and only a single building at the southeast corner.

#### Building History

In the early 1920s the parcel at 301-311 Broadway Street had a sheet-metal works building. From the late 1920s through the 1960s, buildings on the property housed automotive-related buildings. In the 1950s, the Fresno Neon Sign Company was at 311 Broadway. Sometime in the 1960s, the buildings on the property were demolished and in 1967 Morris Hogan commissioned a new building at 301 Broadway for his auto trim business. In 1980, K&S Auto Trim upholsters was located in the building.

#### Significance Statement

The building at 303 Broadway Street appears to retain high integrity of location, setting, design, materials, workmanship, feeling, and association.

Although the building at 303 Broadway Street retains high integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: Auto Repair Shop - 2902 E. Butler Avenue - Resource Number 20

P1. Other Identifier: APN - 46823301

\* P2. Location: Unrestricted

- \* a. County: Fresno
- \* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981
- c. Address 2902 E. Butler Avenue Fresno, CA 93721
- d. Other Locational Data: APN – 46823301

\* P3a. Description:

This small, one-story, concrete block building sits on an irregularly shaped parcel at the intersection of Butler Avenue and Los Angeles Street. There is a roll down door and a pedestrian door on the east elevation. Three windows line the north elevation. The building has a flat roof with a simple metal band of flashing as a cap. Concrete paving surrounds the building. A rail spur runs to the immediate south of the structure.

\* P3b. Resource Attributes:



P5a. Photograph or Drawing

HP6. 1 – 3 Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking S: Jan 2015

\* P6. Date Constructed/Age and

Source: Historic 1964: Building Permit

\* P7. Owner and Address:

Ara Boghosian, Trust  
1526 W Paul  
Fresno, CA 93711

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive Phase

I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO)

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* **Resource Name or #**    Auto Repair Shop    2902 E. Butler Avenue, Fresno, Ca 93721    \* **NRHP Status Code – 6Z**  
 Page    2    of    2

**B1.**    Historic Name:    Auto Repair Shop    **B2.**    Common Name: 2902 Butler Ave  
**B3.**    Original Use: Auto Repair    **B4.**    Present Use: vacant  
**\* B5. Architectural Style:**    Commercial Vernacular  
**\* B6. Construction History:**    City of Fresno Building Permit November 1964

**\* B7. Moved?** No  
**\* B8. Related Features:**    Railroad tracks  
**B9a. Architect:**    Unknown    **b. Builder:** Unknown  
**\* B10. Significance: Theme**    Commercial    **Area**    Fresno, California  
**Period of Significance**    None    **Property Type**    Commercial    **Applicable Criteria**

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**  
 Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

**Building History**  
 The building appears on the 1970 Fresno Sanborn Map (Sheet 25), but not the 1950 Sanborn Map (Sheet 25). A 1964 building permit that is difficult to read seems to indicate the structure was constructed at that time. The 1970 Sanborn marks the building as an auto repair shop. The 1970 City Directory indicates the building was vacant. The address is not listed in the 1960 City Directory. The building does not have any character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**    None

**\* B14. Evaluator:**    architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson

**\* Date of Evaluation:**    June 2015

(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 – 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: Sperry Flour Company - 2964-74 E. Butler Avenue - Resource Number 23  
P1. Other Identifier: APN - 46803002

- \* P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981  
c. Address 2964-74 E. Butler Avenue, Fresno, CA 93721  
d. Other Locational Data: APN - 46803002  
\* P3a. Description:

This one-story, reinforced concrete, rectangularly-shaped warehouse has a loading dock facing Butler Avenue. The building sits on a rectangular lot measuring approximately 220 feet by 140 feet and occupies much of the lot. The front façade has a series of louvered openings over the concealed windows behind. The roof is flat with a roof monitor to help light the interior. There are projecting, overhanging fixed awnings at the loading dock bays and at the pedestrian entry. The loading dock and the roof monitor are the key character-defining features of this building.

\* P3b. Resource Attributes:



P5a. Photograph or Drawing

HP6. 1 – 3 Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:  
Looking South: Jan 2015

\* P6. Date Constructed/Age and Source:  
Historic; circa 1928 Sanborn Map

\* P7. Owner and Address:  
Zinkin Family Partners  
5 River Park Pl W #203  
Fresno, CA 93720

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:  
January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO)



State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Sperry Flour Company - 2964-74 E. Butler Avenue, Fresno, Ca 93721      \* **NRHP Status Code – 6Z**  
 Page 2 of 3

- |   |   |
|---|---|
| <b>B1.</b> Historic Name: Sperry Flour Company<br><b>B3.</b> Original Use: Warehouse<br><b>* B5. Architectural Style:</b> Commercial Vernacular<br><b>* B6. Construction History:</b> No original building permit located. Present on the 1928 Sanborn Map. No listing for this address in 1926 City Directory.<br><br><b>* B7. Moved?</b> No<br><b>* B8. Related Features:</b> Front loading dock<br><br><b>B9a. Architect:</b> Unknown<br><b>* B10. Significance: Theme</b> Commercial Architecture | <b>B2.</b> Common Name: 2964-74 E. Butler Avenue<br><b>B4.</b> Present Use: Vacant<br><br><b>b. Builder:</b> Unknown<br><b>Area</b> Fresno, California<br><b>Period of Significance</b> 1928 <b>Property Type</b> Commercial <b>Applicable Criteria</b> |
|---|---|

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

**Building History**

This building appears on the 1928, 1931, 1950 and 1970 Fresno Sanborn Maps (Sheet 34). It is not present on the 1918 Sanborn (Sheet 34). The 1928 and 1932 Sanborn maps indicate the Sperry Flour Company Warehouse occupied the building. By 1950, the building is marked General Mills Inc., Sperry Division, Flour Warehouse. In 1952, the General Mills Company constructed a conveyor house on the roof the existing warehouse. Thomas J. Prichard, Jr. was the contractor for that project. General Mills completed further alterations on the building in 1962. Calumet Construction completed these alterations, which included construction of an office within the warehouse. (See Continuation Sheet)

**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

**\* B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

**\* Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Sperry Four Company - 2964-74 E. Butler Avenue Fresno, CA 93721  
Page 3 of 3

### Building History continued

By the time the 1970 Sanborn Map was completed the building was occupied with a Sundries and Furniture Warehouse. The 1950 and 1960 City Directories indicate General Mills Inc. Flour occupied 2964 Butler. The 1970 City Directory indicated it the building was used to house Calelectron Warehouse (this business occupied 2930 Butler at the same time)

### \* B10. Significance continued

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While it appears to have been, through the mid 1960s, consistently used by flour manufacturers as a warehouse, this does not elevate the building to a level of significance necessary for individual listing. It does not appear to have a strong connection with the commercial

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code – 6Z**

Review Code      Other Listings      Reviewer      Date

Page 1 of 6      \* Resource Name or #: Oluf's Warehouse      3095 Butler Avenue      Resource Number 27

**P1. Other Identifier:** APN - 46802086S      also -- 85, 87, 95, 167, 215 and 235 Sante Fe Avenue

\* **P2. Location:** Unrestricted

\* a. **County:** Fresno

\* b. **USGS 7.5':** Fresno South, Calif; 1963, revised 1981

c. **Address** 3095 Butler Avenue – also 85, 95, 167 and 235 Sante Fe Avenue, Fresno, CA 93721

d. **Other Locational Data:** APN - 46802086S

\* **P3a. Description:**

This is a long, curved parcel, conforming to associated rail lines, with multiple buildings. This is the same parcel as 85, 87, 95, 167, 215, and 235 Sante Fe. See the DPR form for that address – Resource Number 163.

\* **P3b. Resource Attributes:**



P5a. Photograph or Drawing

HP6. 1 – 3 Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**  
Looking SW: Jan 2015

\* **P6. Date Constructed/Age and Source:** Historic various dates; multiple buildings

\* **P7. Owner and Address:**  
Ellis Serrano  
851 E. Bardsley  
Tulare, CA 93274

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**  
January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: Holt Lumber, Inc. Truss Plant – Resource Number 33

P1. Other Identifier: 1841 S. Cherry Avenue

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South

c. Address 1855 S. Cherry Avenue, Fresno, CA 93721

d. Other Locational Data: APN - 46831103

\* P3a. Description:

The property at 1855 S. Cherry Avenue is part of the Holt Lumber Inc. complex of buildings. There are two buildings on the parcel, a large office/warehouse and an open shed. The office/warehouse is composed of two parts: a large prefabricated warehouse at the rear, and a wood-framed office at the front. The office portion is one-story with a rectangular footprint. It is topped by a flat roof surrounded by a projecting cornice. Particle board siding clads the walls and cornice, and simple horizontal wood boards wrap the building at the water-table level and cornice. At the west elevation, which faces S. Cherry Avenue, there are three grouped windows: the outer are composed of three windows, and the center is four. The windows are tall, narrow, and fixed, and the glass is tinted. There are no doors on this elevation. Letters spelling out "Holt Lumber Inc." are mounted on the cornice flanked by two signs that read "Truss Plant." A third sign, "Trusses," is mounted on the south side of the cornice. The one-story prefabricated warehouse has a rectangular footprint and is topped by a low-pitched gabled roof. (See continuation sheet.)

\* P3b. Resource Attributes:

HP8. Industrial building

P5a.



\* P4. Resources Present: X Building

P5b. Description of Photo:

Looking NE: Jan 2015

\* P6. Date Constructed/Age and

Source: office/warehouse, c. 1985  
and open shed c. 2000  
(historicaerials.com, 1972, 1998, and 2002)

\* P7. Owner and Address:

Jack and Tom Properties, LLC  
1916 S. Cherry Avenue  
Fresno, CA 93702

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: BSO and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* **Resource Name** Holt Lumber, Inc. Truss Plant, 1855 S. Cherry Avenue, Fresno, CA 93721 \* **NRHP Status Code** 6Z  
 Page 2 of 3

**B1.** Historic Name: None **B2.** Common Name: Holt Lumber Inc. Truss Plant  
**B3.** Original Use: Office/manufacturing **B4.** Present Use: Office/manufacturing  
**\* B5.** Architectural Style: Commercial vernacular  
**\* B6.** Construction History:  
 The office/warehouse was constructed c.1985, and the open shed c. 2000 (historicaerials.com, 1972, 1998, and 2002)  
**\* B7.** Moved? ☐ No  
**\* B8.** Related Features: None

**B9a.** Architect: Unknown **b.** Builder: Unknown  
**\* B10.** Significance: Theme Commercial Development Area Fresno, California  
 Period of Significance Property Type Industrial Applicable Criteria  
 The truss plant buildings at 1855 S. Cherry Avenue were built c. 1985 and c. 2000 and do not appear to reach the age or level of significance necessary to be individually eligible for Fresno's Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the truss plant buildings are part of the Holt Lumber, Inc. complex of buildings (1916 S. Cherry Avenue). The office building for this complex was listed on Fresno's Local Register of Historic Resources in 1980 (#101). Resolution No. 6-80 designated the property for the following reasons:

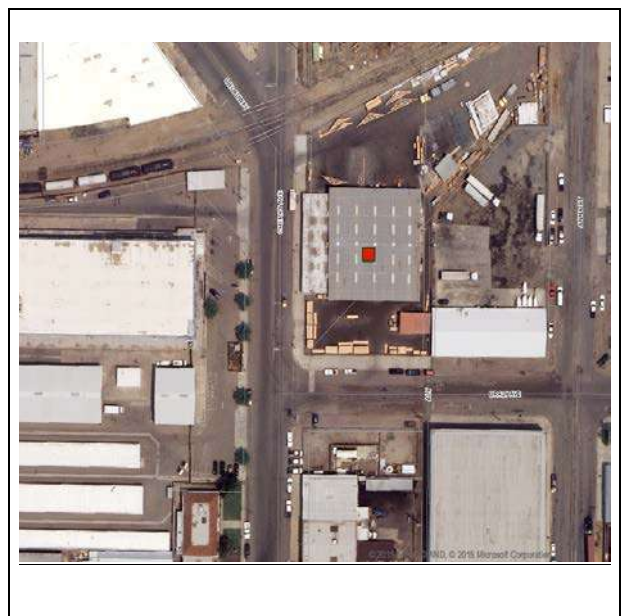
WHEREAS, the Holt Lumber, Inc., Building, located at 1916 South Cherry Avenue, was built in 1915; and, . . .  
 WHEREAS, the structure's quality of design and style obtain architectural importance, and,  
 WHEREAS, the structure is one of the oldest remaining in the neighborhood; and  
 WHEREAS, the structure exemplifies the best remaining architectural type of the neighborhood; and  
 WHEREAS, the structure materially benefits the historic character of the neighborhood; and . . .

The Holt Lumber, Inc. truss plant buildings at 1855 S. Cherry Avenue do not share the architectural design and style of the office building at 1916 S. Cherry Avenue. In addition, the truss plant buildings were constructed c. 1985 and c. 2000, 70 and 85 years after the office building. Since the truss plant buildings do not share the reasons for the significance of the office building, it does not appear that they should be considered part of the historic resource. (See continuation sheet.)

**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**  
**\* B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson  
**\* Date of Evaluation:** June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: Holt Lumber, Inc. Truss Plant, 1855 S. Cherry Avenue, Fresno, CA 93721  
Page 3 of 3

**\* P3a. Description continued:**

Corrugated steel sheeting clads the walls and roof. Sixteen translucent panels set in the roof provide light to the interior. At the west elevation, which faces E. Braly Avenue, there is a large loading dock recessed under the main roof, with two large metal roll-down doors.

The open shed is located at the east end of the property. It has a metal frame, and corrugated metal sheeting clads the roof. A chain link/razor wire fence surrounds much of the lot.

**\* B10. Significance continued:**

Finally, the boundary for the historic resource is the office building at 1916 S. Cherry Avenue and its landscaped setback. The remainder of the parcel is not included in the historic resource boundary (Webb, 2010:2). Since the listing excluded the remainder of the parcel at 1916 S. Cherry Avenue, it follows that the property at 1855 S. Cherry Avenue would not be included either.

A formal assessment will be made after the South Van Ness Industrial District Historic Survey is complete. This form represents an initial evaluation only. This property will be reevaluated and the DPR form revised to reflect the final survey findings.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 4      \* Resource Name or #: 1913 S. Cherry Avenue – Resource Number 34

P1. Other Identifier: 1921 S. Cherry Avenue

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South

c. Address 1913 S. Cherry Avenue, Fresno, CA 93721

d. Other Locational Data: APN - 46831410

\* P3a. Description:

The property at 1913 S. Cherry Avenue includes three buildings: the larger two fill the front portion of the lot, and the smaller building sits at the rear of the lot. The building to the south is a one-story brick garage with a rectangular footprint plus rear addition. A truncated gabled roof with surrounding parapet tops the building. The façade of the building (west elevation) is clad in buff-colored brick with orange accent brick lining the edges of the façade and garage openings. The orange brick around the garage openings extends to the edges of the building. Two large garage door openings dominate the façade. The openings have been infilled with concrete block painted dark green and a pedestrian door inserted in the northern opening. A metal security gate covers the pedestrian door.

To the north of the garage, there is a one-story warehouse. The walls of the building are corrugated steel sheeting on the façade and concrete block on the side elevations. A low-pitched gabled roof tops the building, and metal coping trims the eaves. A single pedestrian door is located at the south end of the façade, and a metal vent is located at the north end. (See continuation sheet.)

\* P3b. Resource Attributes:

HP8. Industrial building

\* P4. Resources Present: X Building

P5b. Description of Photo:

Looking SE: Jan 2015

\* P6. Date Constructed/Age and Source: c. 1925 and c. 1971 (Sanborn maps, 1918, 1925, and 1970 and historic aerials.com)

\* P7. Owner and Address:

Art and Mary Ann Cervantez  
2600 Norwich  
Clovis, CA 93611

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

P5a.



\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

\* Resource Name or # 1913 S. Cherry Avenue, Fresno, Ca 93721 \* NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Warehouse

B4. Present Use: Warehouse

\* B5. Architectural Style: Vernacular commercial

\* B6. Construction History:

1913 S. Cherry Avenue: No original building permits were located. A prefabricated warehouse was erected on the lot c. 1971, and a shed was added to the rear of the property c. 1985 (Sanborn map, 1970:15 and historicaerials.com). 1921 S. Cherry Avenue: No original building permits were located. The building, including rear wing, was constructed c. 1925 (Sanborn map, 1928:15). The garage doors had been infilled with cinderblock by 2007 (Google street view, 2007).

\* B7. Moved? ☐ No

\* B8. Related Features: Rear shed.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Commercial Development Area Fresno, California

Period of Significance Property Type Commercial Applicable Criteria

**Block History**

The buildings at 1913-1921 S. Cherry Avenue were constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

**Building History**

The current parcel was originally two lots: 1913 S. Cherry Avenue to the north and 1921 S. Cherry Avenue to the south. According to the 1918 Sanborn map, 1913 S. Cherry Avenue had a one-story residence, a bicycle repair shop, and several sheds. That year, 1921 S. Cherry Avenue was vacant. Most of the other buildings on the block were residential or vacant with the exception of a gas and oil storage building at 1901 S. Cherry Avenue and a shop at 1955 S. Cherry Avenue. (See continuation sheet.)

## \* B12. References:

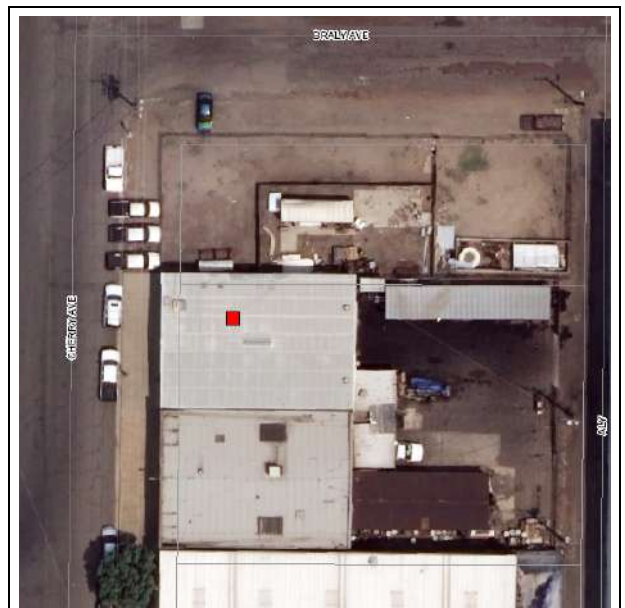
Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

## B13. Remarks:

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1913 S. Cherry Avenue, Fresno, CA 93721

Page 3 of 4

### \*P3a. Description continued:

"Precision Portable Machines" signs are located on the façade and north elevation. The third building, a one-story shed, has a long rectangular footprint. A shed roof tops the building, and corrugated metal panels clad the walls.

The brick garage's character-defining features are: blocky massing, truncated gabled roof with surrounding parapet, buff-colored brick with orange brick accents, and two large garage door openings. The prefabricated warehouse was constructed c. 1972 and the shed c. 1985. Neither is considered historic, and, as a result, character-defining features have not been identified for these buildings.

### \* B10. Significance continued:

From the mid 1920s to the early 1940s, the residence at 1913 S. Cherry Avenue was occupied by Charles Avakian, a tire and bicycle repairman (Polk Fresno city directories, 1926-1940). That addresses was not listed in city directories again in the subsequent decades suggesting the residence and ancillary buildings were demolished in the mid 1940s.

The building at 1921 S. Cherry Avenue was constructed c. 1925 and housed a "coffee roaster" (Sanborn map, 1928:15). The address was first listed in city directories in 1937 and was occupied by Dale Brothers Inc. wholesale coffee. By 1940, the building was home to West Coast Venetian Blind Company. The property was listed as vacant in city directories from 1947 through 1960. However, the 1950 Sanborn map indicates that the building was used as sack storage. By 1970, two companies--Valley Exchange Part Co. and Vepco Co.--were housed in the building. Both manufactured auto accessories (Polk Fresno city directory, 1970).

A prefabricated warehouse was erected at 1913 S. Cherry Avenue c. 1972, and a shed was added to the rear of the property c. 1980 (historicaerials.com). By that year, Valley Exchange Part Co. occupied all three buildings, and it is likely the lots were combined into one parcel around this time. In 2007, 1913 S. Cherry Avenue was home to Precision Portable Machine, and 1921 S. Cherry Avenue was occupied by A&E (Google street view, 2007). The property is currently owned by Art and Mary Ann Cervantez.

Since the three buildings at 1913 and 1921 S. Cherry Avenue were constructed on two separate lots nearly five decades apart, assessing their integrity separately is the most appropriate approach. The buildings at 1913 S. Cherry Avenue was constructed c. 1971 and c. 1985; they are not considered historic for the purposes of this survey, and their integrity has not been evaluated.

### Significance Statement

The building at 1921 S. Cherry Avenue appears to retain a good degree of integrity. Integrity for location, setting, workmanship, feeling, and association are intact. The infill of the garage door openings with concrete block has somewhat diminished integrity of design and materials. However, because of the change of material (brick to concrete block) and the contrasting paint color (buff/orange to dark green), the placement, size and original use of the garage doors is evident.

Although the building at 1921 S. Cherry Avenue retains good integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While the building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

## CONTINUATION SHEET

Property Name: 1913 S. Cherry Avenue, Fresno, CA 93721  
Page 4 of 4

**P5a. Photograph continued:**



**P5b. Description of Photo:** Looking NE: Jan 2015



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** Safeway Stores, Inc. – Resource Number 43

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 143 Fulton Street Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46830305

\* **P3a. Description:**

The building at 143 Fulton Street is located on a large triangular parcel. The building is located at the rear of the lot and is fronted by a large parking area. The building is rectangular in plan. The walls are cinder block and the building is covered by a metal, front-facing gable roof. A large, metal, roll-up door fills most of the Fulton-facing façade. There are three window openings in the east façade; the windows are covered by metal security grills. There is an addition at the west façade; it is constructed of wood walls and is covered by a wood shed roof. The property is surrounded by a metal security fence.

The building's character-defining features are: rectangular plan; cinder-block walls; metal, gabled roof; metal roll-up door.

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking S: Jan 2014

\* **P6. Date Constructed/Age and**

**Source:** Historic – 1952 (building records)

\* **P7. Owner and Address:**

Nathan & Clara Moehlman  
5257 E. Pine  
Fresno, CA 93727

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

I

\* **P11. Report Citation:** City of Fresno

South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #**      Safeway Stores, Inc. / 143 Fulton Street, Fresno, Ca 93721      \* **NRHP Status Code** 6Z  
 Page    2    of    3

**B1.** Historic Name:      Safeway Stores Inc. Garage      **B2.** Common Name:      143 Fulton Street  
**B3.** Original Use: Light Industrial      **B4.** Present Use: Unknown  
 \* **B5. Architectural Style:**      Industrial Vernacular  
 \* **B6. Construction History:**

In 1952 a permit was issued for a new garage building for Safeway Stores.

\* **B7. Moved?**      No  
 \* **B8. Related Features:** None.

**B9a. Architect:**      Unknown      **b. Builder:**      Grey & Kessian  
 \* **B10. Significance: Theme**      Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development      **Area**      Fresno, California  
    **Period of Significance**      1952      **Property Type**      Commercial      **Applicable Criteria**      iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

\* **B14. Evaluator:**      architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:**      June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Safeway Stores, Inc. / 143 Fulton Street, Fresno, CA 93721  
Page 3 of 3

### B10. Significance (continued)

#### Block History

Fulton was called J Street through at least 1918. In 1906, the Sanborn map shows the north side of the 100 block of Fulton Street mostly vacant at the east and filled with dwellings at the west. At the south, there were three dwellings. In 1918, the north side of the block had dwellings at the west and the San Joaquin Grocery Company filling most of the eastern side of the block. The south side of the block was fully developed with dwellings. By 1931, the north side of the block was fully developed with the former San Joaquin Grocery building and the Tyre Brothers Glass company at the west. The south side of the block had an ice cream factory at the west corner and dwellings at the east. In 1950, the Sanborn map shows that Safeway Stores Inc. had taken over all the parcels at the north. The south side of the block contained commercial buildings at the west and the Safeway Stores Inc. garage at the east. The block remained virtually the same in 1970.

#### Building History

In 1952, Safeway Stores Inc. built a new garage building on the property and used it as an auto repair shop for their delivery trucks. Safeway owned the property through at least the 1980s.

#### Significance Statement

The building at 143 Fulton Street appears to retain high integrity. Aspects of integrity for location, setting, design, materials, workmanship, feeling, and association are mostly intact.

Although the building at 143 Fulton Street retains high integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* Resource Name or #: Sharpe's Boiler Service – Resource Number 46

P1. Other Identifier:

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, CA, 1981

c. Address 149 Fulton Street Fresno, CA 93721

d. Other Locational Data: APN - 46830302

\* P3a. Description:

The property at 149 Fulton Street contains a 2,700 square-foot building on a .13-acre parcel. It is rectangular in plan and one story. The roof is flat with a parapet toward the main façade and the walls are brick. The Fulton Street façade is asymmetrical. The main entrance door is located left of center and is covered by a metal security door. To the left and right of the entrance are fixed windows of varying sizes; all windows are covered by metal security grills.

Character-defining features are: rectangular plan; flat roof; and brick walls.

\* P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

\* P4. Resources Present: Building

P5a.



P5b. Description of Photo:  
Looking SW: Jan 2014

\* P6. Date Constructed/Age and  
Source: Historic – 1953 (Assessor)

\* P7. Owner and Address:  
Michael & Svetlana Krikorian  
6425 Randall Ct.  
Pleasanton, CA 94566

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type:  
Intensive Phase I

\* P11. Report Citation: City of Fresno  
South Van Ness Industrial District

Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* Resource Name or #      Sharpe's Boiler Service / 149 Fulton Street, Fresno, Ca 93721      \* NRHP Status Code 6Z  
 Page    2      of    3

**B1.** Historic Name:      Sharpe's Boiler Service      **B2.** Common Name:      149 Fulton Street  
**B3.** Original Use: Commercial      **B4.** Present Use: Commercial  
**\* B5. Architectural Style:**      Commercial Vernacular  
**\* B6. Construction History:**

Sometime between 1950 and 1970 (c. 1960), a dwelling on the property was demolished and a new commercial building was constructed (Sanborn maps). In 1978, a permit was issued for alterations to the building—likely the concrete addition at the rear (building records).

**\* B7. Moved?**      No

**\* B8. Related Features:** None.

**B9a. Architect:**      Unknown      **b. Builder:**      Unknown

**\* B10. Significance: Theme**      Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development      **Area**      Fresno, California

**Period of Significance**      c. 1960      **Property Type**      Commercial      **Applicable Criteria**      iii

### Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

### \* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

**\* B14. Evaluator:**      architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson

**\* Date of Evaluation:**      June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: Sharpe's Boiler Service / 149 Fulton Street, Fresno, CA 93721  
Page 3 of 3

### B10. Significance (continued)

#### Block History

Fulton was called J Street through at least 1918. In 1906, the Sanborn map shows the north side of the 100 block of Fulton Street mostly vacant at the east and filled with dwellings at the west. At the south, there were three dwellings. In 1918, the north side of the block had dwellings at the west and the San Joaquin Grocery Company filling most of the eastern side of the block. The south side of the block was fully developed with dwellings. By 1931, the north side of the block was fully developed with the former San Joaquin Grocery building and the Tyre Brothers Glass company at the west. The south side of the block had an ice cream factory at the west corner and dwellings at the east. In 1950, the Sanborn map shows that Safeway Stores Inc. had taken over all the parcels at the north. The south side of the block contained commercial buildings at the west and the Safeway Stores Inc. garage at the east. The block remained virtually the same in 1970.

#### Building History

In 1970, the building at 149 Fulton was occupied by Sharpe's Boiler Service, a boiler repair company. By 1980, the building occupant was Fulton Machine and Manufacturing, also specializing in boiler repairs.

#### Significance Statement

The building at 149 Fulton Street appears to retain high integrity. Aspects of integrity for location, setting, design, materials, workmanship, feeling, and association are mostly intact.

Although the building at 149 Fulton Street retains high integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* Resource Name or #: Germain Seed & Plant Co. – Resource Number 52

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* a. **County:** Fresno

\* b. **USGS 7.5':** Fresno South, CA, 1981

c. **Address** 254 Fulton Street Fresno, CA 93721

d. **Other Locational Data:** APN - 46827506

\* **P3a. Description:**

The property at 254 Fulton Street contains two buildings combined into one. The building is located to the west of a large, triangular parking lot or vacant lot. The building is rectangular in plan and one story. The roof is flat. The walls are reinforced concrete covered in stucco. The Fulton Street façade is mostly symmetrical with the exception of building materials: smooth stucco covering the upper wall of the building at the left, and cinder block (set at a cant) in the upper wall of the building at the right. The lower half of both buildings is sheathed in brick. There are two pedestrian entrances at the Fulton Street façade, set just off center to the right and left; the entrances are recessed, and the doors are metal and glass with transoms above. Ribbons of clerestory windows stretch across the façade.

Character-defining features are: rectangular plan; flat roof; reinforced concrete walls sheathed in smooth stucco, cinder block, and brick; symmetrical façade; and recessed entrances; clerestory windows.

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:** Looking NW: Jan 2014

\* **P6. Date Constructed/Age and Source:** Historic – c. 1940/1961 (Sanborn maps/building records)

\* **P7. Owner and Address:**  
Jan Hugenroth  
2534 W. San Madele  
Fresno, CA 93711

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**  
January 2015

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

\* **P11. Report Citation:** City of Fresno

South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #**      Germain Seed & Plant Co. / 254 Fulton Street, Fresno, Ca 93721      \* **NRHP Status Code** 6Z  
 Page    2    of    3

**B1.** Historic Name: Germain Seed & Plant Co./Billings Distributing Co.      **B2.** Common Name: 254 Fulton Street  
**B3.** Original Use: Commercial      **B4.** Present Use: Commercial  
 \* **B5. Architectural Style:** Commercial Vernacular  
 \* **B6. Construction History:**

A reinforced concrete building was constructed at 260 Fulton Street sometime between 1931 and 1950 (Sanborn maps). In 1961, a building was constructed immediately adjacent at 254 Fulton (building records). In 1969, a building permit shows that the façade of 254 Fulton was altered; it was at this point that the two buildings likely were combined and made to look similar at the Fulton façades.

\* **B7. Moved?** No  
 \* **B8. Related Features:** None.  
**B9a. Architect:** Unknown      **b. Builder:** Unknown  
 \* **B10. Significance:** **Theme** Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development      **Area** Fresno, California

**Period of Significance** c. 1940/1961      **Property Type** Commercial      **Applicable Criteria** iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Germain Seed & Plant Co. / 254 Fulton Street, Fresno, CA 93721  
Page 3 of 3

### B10. Significance (continued)

#### Block History

Fulton was called J Street through at least 1918. In 1906, the Sanborn map shows the north side of the 200 block of Fulton mostly developed with large dwellings. At the northeast corner was a dwelling with a large barn and corral. The south side of the block was vacant except for a large dwelling at the southeast corner. By 1918, the north and south sides of the block were almost wholly developed with dwellings. In 1928, the Sanborn map shows Cherry Avenue cut through the block, leaving only a single parcel developed (with a dwelling) at the north. The south side of the block showed a change from a totally residential use to partially commercial. In 1950, the north side of the block contained a mix of mostly commercial and industrial uses and a single dwelling. The south side of the block featured the Electric Motor Shop at the southwest corner and a few residual dwellings. The 1970 Sanborn map shows the block essentially unchanged since 1950, with the exception of a gas station at the southeast corner.

#### Building History

The first known tenant in the building at 260 Fulton Street was the Germain Seed & Plant Co., which occupied the building beginning in the mid- and late 1940s. By 1950, the tenant was Harry H. Billings' radio distribution company. In 1961 Billings expanded into a new building at 254 Fulton and operated under the name Billings Distributing Company, specializing in washers and dryers. The company was in the building through at least the 1980s.

#### Significance Statement

The original building on the parcel (260 Fulton) was altered substantially in 1961 when the second building (254 Fulton) was constructed and the two were made to look like a single building. Basing integrity on how the combined building appeared in 1961, integrity of appears to be high. Aspects of integrity for location, setting, design, materials, workmanship, feeling, and association are intact.

Although the building at 254 Fulton Street retains high integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: Fresno Planing Mill Warehouse – Resource Number 54  
P1. Other Identifier:

- \*P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South  
c. Address 241 H Street, Fresno, CA 93721  
d. Other Locational Data: APN - 46702041S  
\* P3a. Description:

A single building is located on the property at 241 H Street. The single-story building has a rectangular-shaped footprint. A bowstring truss roof covered with rolled roofing tops the building. Seven vents are located on the roof. The building's walls are precast concrete tilt-up panels with two loading dock door openings in the façade (north elevation). Paint patterns indicate that two additions at the façade have been recently removed. A metal fence surrounds the property.

The building's character-defining features are: single-story form, rectangular-shaped footprint, bowstring truss roof, reinforced concrete walls, and loading dock door openings.



- \* P3b. Resource Attributes:  
HP8. Industrial building
- \* P4. Resources Present: X Building
- P5b. Description of Photo:  
Looking S: Jan 2015
- \* P6. Date Constructed/Age and Source: 1953 (building permit).
- \* P7. Owner and Address:  
Jose M. and Esmeralda Lorenzo  
1433 W. Sierra  
Fresno, CA 93711
- \* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123
- \* P9. Date Recorded: January 2015
- \* P10. Survey Type: Intensive Phase

- \* P11. Report Citation:  
City of Fresno South Van Ness Industrial District Historic Resource Survey
- \* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name** Fresno Planing Mill Warehouse, 241 H Street, Fresno, CA 93721      \* **NRHP Status Code** 6Z  
 Page 2 of 3

**B1.** Historic Name: Fresno Planing Mill Warehouse      **B2.** Common Name: None  
**B3.** Original Use: Warehouse      **B4.** Present Use: Warehouse  
 \* **B5. Architectural Style:** Vernacular commercial  
 \* **B6. Construction History:**

The building was constructed in 1953 (building permit, 14 May 1953). Paint patterns suggest that two additions at the front of the building have been recently removed.

\* **B7. Moved?** ☐ No  
 \* **B8. Related Features:** None

**B9a. Architect:** Unknown      **b. Builder:** L.H. Hansen & Sons  
 \* **B10. Significance:** Theme Commercial Development      Area Fresno, California  
    Period of Significance      Property Type Commercial      Applicable Criteria

#### Building History

In 1918, the future site of the warehouse at 241 H Street was occupied by two companies: Klamath Lumber Co. and Alex Lion's Co. fruit packing house. The large Madera Lumber Co. and Hagopian and Setrakian Co. fruit packing house were located to the west. By 1950, the property housed lumber storage for the Fresno Planing Mill Co. Inc., which was located across H Street. At this time, the biggest change to the neighborhood was the construction of U.S. Highway 99 to the west. In 1953, L.H. Hansen & Sons, with Civil Engineer Hugh B. Brewster, constructed the building at 241 H Street for the Fresno Planing Mill.

Within the survey area between 1962 and 1972, a roadway for California State Route 41 was built along the east side of U.S. Highway 99 (historicaerals.com). As a result, the property at 241 H Street was immediately adjacent to the highways. By 1970, the building was used as a door and plywood warehouse (Sanborn map, 1970:65). The address was not listed in the 1980 city directory. Jose M. and Esmeralda Lorenzo currently own the property.

#### L.H. Hansen

L.H. Hansen was born in Denmark 1 August 1879. He completed his apprenticeship as a carpenter in his native country before immigrating to the United States at age 21. After living in the Midwest, Hansen settled in Fresno in 1930. L.H. Hansen & Sons operated from an office at 313 Palm Ave. by 1951 through at least 1960 (Polk Fresno city directories, 1951-52 and 1960). (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerals.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

#### B13. Remarks:

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Fresno Planing Mill Warehouse, 241 H. Street, Fresno, CA 93721  
Page 3 of 3

**\* B10. Significance continued:**

**Significance Statement**

The company was a successful contracting firm working throughout the San Joaquin Valley. They were responsible for the construction of numerous commercial and educational buildings and contracted extensively with the government during World War II. Notable projects include the old Fresno City Hall, Fresno County Jail, and a building for Fresno Photoengraving at 748-750 Fulton Street (Walker, 381).

The warehouse at 241 H. Street is little altered and appears to retain a high degree of integrity. Integrity of location, design, materials, workmanship, feeling, and association are intact. Since U.S. Highway 99 was constructed prior to the building at 241 H. Street, and Highway 41 was constructed about a decade after the building, the introduction of the highways does not have a major affect on integrity of setting.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building was constructed by the Fresno Planing Mill (1820 Monterey Street), which was listed on Fresno's Local Register of Historic Resources in 1979 (#69). Resolution No. 81-79, which designated the property, give the following reasons for its listing:

WHEREAS, the Fresno Planing Mill located at 1820 Monterey Street, was built in 1917; and,  
WHEREAS, the simple, utilitarian structure has remained unchanged since its construction; and,  
WHEREAS, the structure serves as headquarters for a mill that has been responsible for the majority of the millwork in the Fresno area for over 75 years, and,  
WHEREAS, the structure exemplifies a particular and distinct architectural style and industry; and . . .

The warehouse at 241 H Street does not share these characteristics and does not appear to be eligible as part of the Fresno Planing Mill property. The building at 241 H Street was built in 1953, 36 years after the planning mill building was constructed in 1917. It does not have the same long historical association with a business and does not appear to currently be part of the Fresno Planing Mill operation. Unlike the building at 1820 Monterey Street, which served as the company's headquarters, 241 H Street was an ancillary structure on a discontiguous parcel. Finally, the Fresno Planing Mill was designated for its distinct architectural style, which is not shared by the 1953 tilt-up concrete building at 241 H. Street.

Although the building at 241 H Street retains high integrity, it does not appear to meet the level of significance necessary to be individually eligible for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While the building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

**\* B12. References continued:**

Walker, Ben Randall, and Arthur Hamilton Cawston. *Fresno Community Book*. Fresno, CA: H. Cawston, 1946.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* **Resource Name or #:** Graybar Electric – Resource Number 55

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address** 2626 E. Hamilton Avenue, Fresno, CA 93721

**d. Other Locational Data:** APN - 46831201

\* **P3a. Description:**

The one-story building at 2626 E. Hamilton Avenue has a rectangular-shaped footprint. The walls are reinforced cinder block covered with cement plaster. The building is comprised of three parts: a warehouse, office, and loading dock. The warehouse is the largest and is topped by a low-pitched gabled roof. The west (S. Anna Street) elevation has steel industrial-sash windows set high in the wall and a single roll-up metal door.

The office and loading dock form the building's façade (E. Hamilton Avenue elevation). The office has a flat roof, and its façade is framed by projecting sidewalls and a coping along the roofline. At the east end, there are two windows composed of pairs of six-light steel casements with two-light transoms. A "Graybar" sign is mounted above the windows. To the west, there are two glazed doors with transoms. The doors are accessible from a concrete stairway and landing, which is surrounded by a pipe handrail. A flat roof supported by metal posts shelters the entrance and stairway. West of the entrance, there is another window with paired casements and transoms. (See continuation sheet.)

\* **P3b. Resource Attributes:**

P5a.



HP6. 1-3 story commercial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking SE: Jan 2015

\* **P6. Date Constructed/Age and Source:** 1959 (building permit)

\* **P7. Owner and Address:**

Graybar Electric Co. Inc.  
PO Box 12603  
Dallas TX 75225

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

* Resource Name or #	Graybar Electric, 2626 E. Hamilton Avenue, Fresno, CA 93721	* NRHP Status Code 6Z
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Page 2 of 3

**B1.** Historic Name: Graybar Electric

**B2. Common Name:** Graybar Electric

**B3.** Original Use: Warehouse

**B4.** Present Use: Warehouse

\* **B5. Architectural Style:** Commercial Vernacular

\* B6. Construction History:

The building was constructed in 1959 and has been little altered.

\* B7. Moved? ☐ No

\* B8. Related Features: None

**B9a. Architect:** Unknown

**b. Builder:** contractor J.T. Cowan and engineer H. Wayne Taul

Local	Thirteen	Unknown	27	London	contractor	off	South	and
* B10.	Significance:	Theme	Commercial	Development	Area	Fresno,	California	

Period of Significance	Property Type	Commercial	Applicable Criteria
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## Block History

The building at 2626 E. Hamilton Avenue was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

## Building History

In 1959, Gray-Bar Electric Co. hired contractor J.T. Cowan and engineer H. Wayne Taul to construct the warehouse/office at 2626 E. Hamilton Ave (Building Record, 1 Sep. 1959). The building would house the Fresno branch of Graybar for the next five-and-a-half decades. The property is currently owned by Graybar Electric Co. Inc. and is one of the company's 250 North American locations.

Currently, the Graybar Co. is a distributor of electric supplies and communications and data networking products. When it was founded in 1869 in Cleveland, Ohio, it was a small manufacturer of telegraph equipment. Initially called Gray & Barton, the company was started by inventor Elisha Gray, entrepreneur Enos Barton, and venture capitalist Anson Stager. Gray & Barton changed their name to Western Electric in 1872. (See continuation sheet.)

\* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Graybar Electric, 2626 E. Hamilton Avenue, Fresno, CA 93721  
Page 3 of 3

**\* P3a. Description continued:**

The loading dock spans the remainder of the façade and consists of a concrete base and stairway, two large loading dock doors with a box bay window between, and a flat metal awning supported by metal posts.

The building's character-defining features are: one-story form, rectangular-shaped footprint, reinforced cinder block walls covered with cement plaster, low-pitched gabled roof over warehouse, steel industrial-sash windows, flat roof over office, projecting sidewalls and a coping at office, pairs of six-light steel casements with two-light transoms, "Graybar" sign, door openings and transoms, concrete stairway and landing, pipe handrail, flat roof sheltering entrance, loading dock with concrete base and stairway, loading dock doors, box bay window, and flat metal awning over loading dock.

**\* B10. Significance continued:**

In the 1890s, the company expanded, creating a second business--the wholesale distribution of electrical products from various manufacturers. This offshoot eventually became Graybar. In 1929, the employees purchased Western Electric for \$9 million, making it the first large corporation in the United States to be owned entirely by its employees (Blodgett, 2009: 10). Despite two world wars and the Great Depression, Graybar continued to expand in the first half of the twentieth century. In the decade after World War II, pent-up demand for housing and consumer products such as cars, washing machines, and electric stoves led to a surge in the U.S. economy and a corresponding increase in building construction. Almost all new buildings required cable, wire, conduit, switches, fixtures, and other electrical supplies (Blodgett, 2009:72). As a result, between 1945 and 1960, Graybar dramatically expanded with 50 new branches, the greatest increase in the company's history. Economic development and population growth were particularly strong in the West and Southwest. Between 1945 and 1962, Graybar opened a dozen new branches in California, Arizona, New Mexico, and Texas including the Fresno branch at 2626 E. Hamilton Avenue (Blodgett, 2009:76).

**James Thomas Cowan**

James Thomas Cowan (known as J.T. Cowan) was a native of Fresno, born 15 November 1892. His father, David Cowan, had established a construction business in the city in 1885. J.T. Cowan assumed leadership of the company in 1919 and operated the business in Fresno for 50 years. His office was located at 1221 Fulton Street from 1933 through at least 1940 (Polk Fresno city directories, 1933 and 1940). Cowan largely worked on commercial buildings and shopping centers, but also constructed some residences in Fig Gardens and the Sunnyside district. Notable projects include: J.B. Hill Company's warehouse on North H Street, Turpin's furniture store on Fulton Street, several residences on Van Ness Boulevard, and Brix Court Apartments at 1325-41 M Street (Walker, 340-341).

**Significance Statement**

The building at 2626 E. Hamilton Avenue is little altered and appears to retain a high degree of integrity. Integrity of location, design, setting, materials, workmanship, feeling, and association are intact.

Although the building at 2626 E. Hamilton Avenue retains high integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While the building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

**\* B12. References continued:**

Blodgett, Richard. "Timeless Values, Enduring Innovation: The Graybar Story." Old Lyme, Connecticut: Greenwich Publishing Group Inc, 2009.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code—6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: J.T. Kennedy Grocery – Resource Number 56

**P1. Other Identifier:**

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South

c. Address 2746 E. Hamilton Avenue, Fresno, CA 93721

d. Other Locational Data: APN - 46831387

\* P3a. Description:

The property at 2746 E. Hamilton Avenue includes two buildings, a storefront/warehouse and a shed. The storefront/warehouse is a single-story building with a rectangular footprint and consists of two parts: a brick storefront and an attached warehouse. The storefront has a flat roof, and its walls are brick topped by a metal coping at the parapet. The façade (north elevation) is symmetrical. At the center, there is a deeply recessed entrance with a single door. On either side, there are large window openings with canted windows and walls angled inward toward the entrance. The bulkheads are tiled. Plywood covers all of the window openings, and a metal gate flush with the facade spans the entrance and canted walls. Vertical wood board-and-batten siding covers a transom, which extends across the complete storefront including windows and entrance. At the side (east) elevation facing S. Sarah Street, there are two openings, likely a door and a window, which have been infilled with plywood. Corrugated steel sheeting clads the walls and roof of the warehouse. A gabled roof tops the building. (See continuation sheet.)

\* P3b. Resource Attributes:

HP6. 1-3 story commercial building

\* P4. Resources Present: X Building

**P5b. Description of Photo:**

Looking SW: Jan 2015

\* P6. Date Constructed/Age and Source: c. 1925 and c. 1945 (Sanborn maps, 1918, 1928, and 1950)

\* P7. Owner and Address:

Frank Lamarche  
1037 W. Bullard #185  
Fresno, CA 93711

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

P5a.



\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

B1. Historic Name: None  
B2. Common Name: None  
B3. Original Use: Restaurant and warehouse  
B4. Present Use: Vacant  
\* B5. Architectural Style: Vernacular commercial  
\* B6. Construction History:

The brick commercial building was constructed c. 1925 (Polk Fresno city directories, 1925 and 1926). The warehouse and shed were built c. 1945. At some point prior to 2007, the warehouse's original iron cladding had been replaced with corrugated steel panels.

\* B7. Moved? ☐ No

\* B8. Related Features: Shed

<b>B9a. Architect:</b>	Unknown	<b>b. Builder:</b>	Unknown
<b>* B10. Significance:</b>	Theme	Commercial Development	<b>Area</b> Fresno, California
<b>Period of Significance</b>		<b>Property Type</b> Commercial	<b>Applicable Criteria</b>

## Block History

The buildings at 2746 E. Hamilton Avenue were constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

## Building History

The property at 2746 E. Hamilton Avenue was residential in 1918 (Sanborn map, 1918). The address was not listed in the 1920 city directory. In 1926, two addresses were listed for the property in city directories: 2746 E. Hamilton Avenue, occupied by J.A. Ginavan and 2748 E. Hamilton Avenue, occupied by J.T. Kennedy grocery. It is likely that the grocery was the current brick commercial building, suggesting a c. 1925 construction date. On the 1928 Sanborn map, a residence is shown at 2746 E. Hamilton Avenue. (See continuation sheet.)

**\* B1 2. References:**

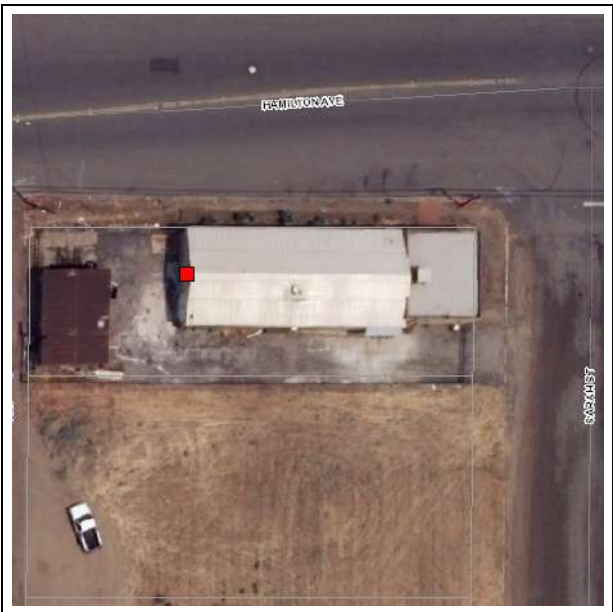
Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: J.T Kennedy Grocery, 2746 E. Hamilton Avenue, Fresno, CA 93721  
Page 3 of 3

**\* P3a. Description continued:**

There are no openings on the north elevation but at the west elevation, there is an aluminum window in the gable end and a pair of plywood doors at the south end. At the rear of the property, there is a one-story shed with a rectangular footprint. A shed roof tops the building. The walls and roof are covered with corrugated iron panels. At the north elevation, there is a single pedestrian door, which is covered in corrugated iron panels. At the west elevation, there is a large door opening covered with plywood.

The brick storefront's character-defining features are: rectangular footprint, flat roof, brick walls, symmetrical façade, deeply recessed entrance with single door opening, large storefront and canted window openings, transom openings, walls angled inward toward the entrance, and tile beneath storefront window opening. The warehouse's character-defining features are: rectangular footprint, one-story form, metal sheet wall and roof cladding, and gabled roof. The shed's character-defining features are: one-story form, rectangular footprint, shed roof, corrugated iron panels covering walls and roof, pedestrian door covered in corrugated iron panels, and large door opening.

**\* B10. Significance continued:**

A shop/restaurant with a footprint matching the current brick commercial building is indicated at 2748 E. Hamilton Avenue. In 1929, the residence was vacant, and the commercial building housed G.G. Treloggen Restaurant. By 1936, James Rees lived in 2746 E. Hamilton Avenue, and Coleman Products Co. food manufacturers occupied 2748 E. Hamilton Ave (Polk Fresno city directories, 1929 and 1936). The Coleman Products Co. owned and occupied the property for the next several decades. Sometime in the 1940s, the residence was demolished, and by 1950 the current warehouse and rear shed were in place. As indicated on the 1950 Sanborn map, the brick commercial building was used as an office, and the warehouse was a food factory.

By 1960, Coleman Products Co. had been joined on the property by Coleman Brothers Pickle Co. manufacturers. In 1970, the uses of the brick building and warehouse remained the same, and the rear shed functioned as a pickle warehouse (Sanborn map, 1970:16). According to city directories, by 1980 Coleman Products Co. and Jarman Distributing were the occupants. The brick commercial building's openings are currently boarded, and the current owner is not listed in Fresno's APN database.

**Significance Statement**

The three buildings at 2746 E. Hamilton Avenue appear to retain a fair-to-good degree of integrity overall. Integrity of location, design, setting, feeling, and association are mostly intact. Integrity of materials and workmanship have been compromised by the infill of brick building's window openings and the replacement of the warehouse's cladding. Although infilled or covered, the size and placement of the brick building's openings (windows, transoms, and doors) appear to be intact, and the building clearly reads as a commercial storefront. The corrugated iron panels, which originally clad the roof and walls of warehouse, have been replaced with steel panels. Although this represents a loss of materials and workmanship, the steel panels are similar to the original iron panels and, as a result, the negative impact to integrity is somewhat lessened.

Although the buildings at 2746 E. Hamilton Avenue retain a fair-to-good degree of integrity, they do not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While the buildings are typical of the pattern of development that occurred in this neighborhood, the buildings are not outstanding examples of commercial buildings within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The buildings are not the work of a master, nor are they exceptional examples of their type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* **Resource Name:** Challenge Cream and Butter Association Office and Storage – Resource Number 57  
**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

\* **c. Address** 2818 E. Hamilton Avenue, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46832110

\* **P3a. Description:**

There are two buildings on the property at 2818 E. Hamilton Avenue: a commercial building at the corner facing E. Hamilton Avenue and a second building facing S. Sarah Street.

The commercial building is one story and has a rectangular footprint. A flat roof tops the building. At the façade, E. Hamilton Avenue elevation, a false mansard roofs wrap the parapet and extends to the east and west elevations. Wood shake shingles clad the mansard. The walls are sheathed in diagonal wood siding with stacked brick at the lower portion. Close to the center, there is a recessed entrance with a pair of glazed aluminum doors. There are multiple windows including ribbon windows at the west end of this elevation. The windows are all aluminum fixed with tinted glazing. The second building is located at the rear of the property and is connected at its north end to the building facing E. Hamilton Avenue. It is located behind a parking lot and bushes and is minimally visible from the street. The one-story building has a rectangular footprint. A gabled roof clad in membrane roofing tops the building. (See continuation sheet.)

\* **P3b. Resource Attributes**

P5a.



HP6. 1-3 story commercial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking SW: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Commercial building facing E. Hamilton Avenue, 1953 (Building Record, 7 Apr. 1953). Truck storage/cold storage building facing S. Sara Street, c. 1955 (Sanborn map, 1950 and historicaerials.com).

\* **P7. Owner and Address:**

Douglas and Roberta L. Trustees  
2818 E. Hamilton Avenue  
Fresno, CA 93721

\* **P8. Recorded by:** (Name, affiliation, and address): architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name** Challenge Cream & Butter Association Office & Storage, 2818 E. Hamilton Ave., Fresno, CA 93721 \* **NRHP Status Code** 6Z  
 Page 2 of 3

**B1.** Historic Name: Challenge Cream and Butter Association Office and Storage    **B2.** Common Name: Professional Print and Mail  
**B3.** Original Use: Office and truck storage/cold storage    **B4.** Present Use: Commercial printing and storage

\* **B5. Architectural Style:** Commercial vernacular

\* **B6. Construction History:**

In 1953, an "Office and Sales" building was constructed facing E. Hamilton Avenue (Building Record, 7 Apr. 1953). Around 1955, the truck storage/cold storage building facing S. Sarah Street was built (Sanborn map, 1950 and [historicaerials.com](http://historicaerials.com)).

\* **B7. Moved?** ☐ No

\* **B8. Related Features:** None

**B9a. Architect:** Unknown

**b. Builder:** Larsen-Ratto Construction Company

\* **B10. Significance:** Theme Commercial Development Area Fresno, California

Period of Significance Property Type Commercial Applicable Criteria N/A

#### Block History

The buildings at 2818 E. Hamilton Avenue were constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton]. By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant. In 1918, the entire subject block (1021) was vacant, although surrounding blocks show residential development. By 1931, single-family residences had been built on the subject block, and the parcels directly to the east of 2818 E. Hamilton Avenue had been developed by Canham's Dairy. Challenge Cream and Butter Association replaced Canham's Dairy by 1950. The subject property remained vacant through at least 1950 (Sanborn maps, 1918, 1931, and 1950:16).

#### Building History

In the 1950s, Challenge Cream and Butter Association expanded their operations to the west to include the subject property. In 1953, the company hired Larsen-Ratto Construction Company to build an "Office and Sales" building at 2818 E. Hamilton Avenue for \$35,000 (Building Record, 7 Apr. 1953). (See continuation sheet.)

#### \* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; [Historicaerials.com](http://Historicaerials.com); and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

#### B13. Remarks:

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: Challenge Cream and Butter Association Office and Storage, 2818 E. Hamilton Avenue, Fresno, CA 93721  
Page 3 of 3

**\*P3a. Description continued:**

Stucco covers the walls, and the windows are vinyl sliding. A chain link/bared-wire fence surrounds portions of the lot.

The commercial building's character-defining features are: one-story form, rectangular footprint, and flat roof (it appear the building has been substantially altered). The second building's character-defining features are: one-story form, rectangular footprint, gabled roof, and stucco wall cladding.

**\*B10. Significance continued:**

The Larsen-Ratto Construction Company, headed by president Robert S. Larsen, operated from an office at 1901 E. Hedges Avenue by 1960 through at least 1969 (Polk Fresno city directories, 1960 and 1969). Within the survey area, they also built 2012 S. Pearl Street and 2018 S. Van Ness Avenue. Challenge Cream and Butter Company had been founded in Los Angeles in 1911 to sell the products of cooperative creamery associations in Riverdale and Tulare. The Danish Creamery Association in Fresno joined the company in 1916, and the name was changed to Challenge Cream and Butter Association. In the 1920s, the association expanded to Idaho and opened a marketing branch in San Francisco. In the 1930s, the company further expanded by joining with Star Valley Cheese Company and extending their operations into Oregon. During World War II, the government commandeered a large portion of the company's production. In the late 1940s, the company opened plants in San Jose and Berkeley ("Challenge Dairy 100 Year History Timeline").

Around 1955, Challenge Cream and Butter Association built the truck storage/cold storage building facing S. Sarah Street on the southern half of the subject parcel. Challenge Cream and Butter Association owned the property through 1970. By 1980, it housed Group Marketing Insurance Corp. and California Crop Insurance Agency (Polk Fresno city directory, 1980). The Challenge Cream and Butter Association buildings on the property to the east were demolished c. 1985 (historicaerials.com).

The property is currently owned by Douglas E. and Roberta L. Carlile Trustees and is occupied by Professional Print and Mail.

**Significance Statement**

The buildings at 2818 E. Hamilton Avenue appear to retain a poor-to-fair degree of integrity. Integrity of location, setting, feeling, and association are mostly intact. Integrity of design materials, and workmanship have been compromised at the office and sales building by the replacement of the windows with aluminum sash with tinted glazing and the addition of a false mansard roof, diagonal wood siding, and brick veneer. Integrity of materials has also been compromised by the replacement of the truck storage/cold storage building's windows with vinyl sliding windows.

The buildings at 2818 E. Hamilton Avenue do not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While the buildings are typical of the pattern of development that occurred in this neighborhood, the buildings are not outstanding examples of commercial buildings within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The buildings are not the work of a master, nor are they exceptional examples of their type, period, or method of construction.

**\*B12. References:**

"Challenge Dairy 100 Year History Timeline." *Challenge Dairy*. No date. Web. 7 April 2015.

*Fresno Bee*. 16 April 1967, 138.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code – 6Z**

Review Code      Other Listings      Reviewer      Date

Page 1 of 3 \* **Resource Name or #:** Mid-Continental Laboratories of California 2943, 2949, and 2953 E. Hamilton Avenue  
**P1. Other Identifier:** APN – 46803034 This also has 1744 – 1780 Pearl Street Address – Resource Number 61

\* **P2. Location:** Unrestricted

\* **a. County;** Fresno

\* **b. USGS 7.5':** Fresno South, Calif; 1963, revised 1981

\* **c. Address** 2943, 2949, and 2953 E. Hamilton Avenue Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46803034 – This also has 1744 – 1780 Pearl Street Address

\* **P3a. Description:**

This building sits at the corner of E. Hamilton Avenue and Pearl Street. It is a one-story, warehouse complex with a small restaurant or cafe at the front of the building. The front portion of the structure is brick, whereas the rear, warehouse, element appears to be a Butler-type building with corrugated metal siding. The restaurant portion has two, large windows on either side of the pedestrian entrance. The roof is flat with a significant overhang at the front elevation. The restaurant is painted to look like a railroad boxcar. The east end of the front elevation is brick with a centered roll down door and two small windows or vents. This element of the building is likely the oldest and it shares some common features with other brick buildings in the survey area, including a concrete bond beam. The character-defining features include brick construction and the concrete bond beam.

\* **P3b. Resource Attributes:**



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

HP6 1 – 3 Story Commercial

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking NE: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic 1966: Building Permit

\* **P7. Owner and Address:**

Doris A. Flint, Trustee  
4791 Keane Drive  
Carmichael, CA 95608

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

Phase I

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Mid-Continental Laboratories of California 2943-53 E. Hamilton Fresno, Ca 93721  
 Page 2 of 3 \* **NRHP Status Code – 6Z**

**B1.** Historic Name: Mid-Continental Laboratories of California    **B2.** Common Name: 2943-53 E. Hamilton  
**B3.** Original Use: Warehouse    **B4.** Present Use: Vacant  
**\* B5. Architectural Style:**  
**\* B6. Construction History:** Pre-1950 original construction; café added 1966.  
  
**\* B7. Moved?** No  
**\* B8. Related Features:** None

**B9a. Architect:** Unknown    **b. Builder:** Unknown  
**\* B10. Significance: Theme** Commercial Architecture    **Area** Fresno, California  
**Period of Significance** 1945-1960    **Property Type** Commercial    **Applicable Criteria** 3 / C

This building appears on the 1950 and 1970 Sanborn Maps (Sheet 102); it is not present on the 1931 Sanborn. It is marked “flooring materials warehouse” on the 1970 Sanborn. On the 1950 Sanborn the building is labeled Mid-Continental Laboratories of California – Manufacturers of Yeast Cultures. The restaurant / café addition at the front is not present on the 1950 Sanborn Map, but does appear on the 1970 map. A difficult to read building permit for the café addition appears to read 1966. It was constructed for \$3,000 for Ara Der Haichedian. The permit is signed by Earl E. Scott and day laborers are listed as the contractor. The metal, “Butler Building” type warehouse behind is post-1970 as it is not on the Sanborn. The 1970 City Directory has Sally’s Coffee Shop at 2949 E. Hamilton. There is not a listing for a café or restaurant at this address in the 1960 City Directory. The 1960 Directory does list Murray B. Marsh Co. Carpets at this address. (See Continuation Sheet).

**\* B12. References:**  
 Sanborn Maps City of Fresno (1931, 1950, 1970); Polk’s Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None  
  
**\* B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson  
  
**\* Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Mid-Continental Laboratories of California 2943, 2949 and 2953 E. Hamilton Avenue, Fresno, CA 93721  
Page 3 of 3

### \*B10. Significance (continued)

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 2943-53 E. Hamilton is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building was evaluated as a potential contributor to a thematic historic district of brick warehouse and office building. The historic district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area. However, this structure does not retain integrity of design, materials or workmanship diminishing its ability to convey its significance. It is, therefore, not eligible as a contributor to the district.

### Photo Continuation:



A view of the side (Pearl Street) elevation of the building showing the older brick portion of the structure.



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**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \*Resource Name or #: Sears Roebuck Warehouse - 3025 E. Hamilton Avenue – Resource Number 62

P1. Other Identifier: APN - 46803026

\*P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 3025 E. Hamilton Avenue, Fresno, CA 93721

d. Other Locational Data: APN – 46803026

\* P3a. Description:

This one-story, reinforced concrete structure sits on a large lot at the corner of Hamilton Avenue and Pearl Streets. The 1970 Sanborn map indicates has a concrete floor, and interior wood trusses. Additionally, an interior mezzanine level was located at the southeast corner of the structure. The south, or front facing, elevation has a loading dock with a simple metal overhang. The building has a bow truss roof. The access to the property is limited and it is not easily viewed from the public right of way. It is difficult to see all the features of the front façade because of the extensive items stored outside the loading dock.



P5a. Photograph or Drawing

\* P3b. Resource Attributes:  
HP6 1 – 3 Story Commercial

\* P4. Resources Present: Building

P5b. Description of Photo:  
Looking North: Jan 2015

\* P6. Date Constructed/Age and  
Source: Historic 1955; Building  
Permit

\* P7. Owner and Address:  
Don Knight Family Partnership  
660 Driver Valley Road  
Oakland, OR 97462

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:  
January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Sears Roebuck Warehouse 3025 E. Hamilton Avenue, Fresno, Ca 93721    \* **NRHP Status Code** – 6Z  
 Page 2 of 3

**B1.** Historic Name: Sears Roebuck Warehouse      **B2.** Common Name: 3025 Hamilton Avenue  
**B3.** Original Use: Warehouse      **B4.** Present Use: Warehouse  
 \* **B5. Architectural Style:** Commercial Vernacular  
 \* **B6. Construction History:** Built in 1955 for Sears Roebuck Company  
  
 \* **B7. Moved?** No  
 \* **B8. Related Features:** Large lot with storage yard

**B9a. Architect:** Unknown      **b. Builder:** L. H. Hansen & Sons  
 \* **B10. Significance: Theme** Commercial      **Area** Fresno, California  
     **Period of Significance** 1955      **Property Type** Commercial      **Applicable Criteria**

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

**Building History**

This building was constructed as a Sears Roebuck Company Storage facility in February 1955. The original cost was \$180,000 and the contractor was L. H. Hansen & Sons. A small addition was constructed later that year in November 1955. The 1960 City Directory indicates it was still used by Sears Roebuck & Company as a warehouse. The building is marked on the 1970 Fresno Sanborn Map (Sheet 98) as a grocery warehouse for Mayfair Markets. It is not present on the 1950 Sanborn. The 1970 City Directory identifies 3025 Hamilton as the Arden Farms Warehouse. (See Continuation Sheet).

\* **B12. References:**

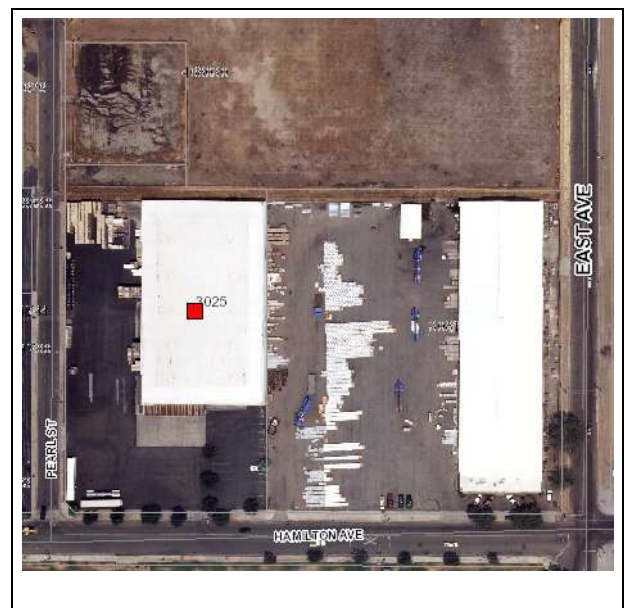
Sanborn Maps City of Fresno (1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Sears Roebuck Warehouse 3025 E. Hamilton Avenue Fresno, CA 93721  
Page 3 of 3

### \* B10. Significance continued:

The builder, L.H. Hansen was born in Denmark 1 August 1879. He completed his apprenticeship as a carpenter in his native country before immigrating to the United States at age 21. After living in the Midwest, Hansen settled in Fresno in 1930. L.H. Hansen & Sons operated from an office at 313 Palm Ave. by 1951 through at least 1960 (Polk Fresno city directories, 1951-52 and 1960). The company was a successful contracting firm working throughout the San Joaquin Valley. They were responsible for the construction of numerous commercial and educational buildings and contracted extensively with the government during World War II. Notable projects include the old Fresno City Hall, Fresno County Jail, and a building for Fresno Photoengraving at 748-750 Fulton Street (Walker, 381).

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

### \* B12. References continued:

Powell, John Edward, and Michael J. McGuire. *Supplementary Historic Building Survey: Historic Resources Survey (Ratkovich Plan), Fresno, California*. Fresno, Calif: California State University, Fresno Foundation, 1994.

### Photographs continued:



A view of the east end of the south-facing front façade.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code – 6Z**

Review Code      Other Listings  
                         Reviewer      Date

Page 1 of 2      \* **Resource Name or #:** DD & JA Corsaro Brothers - 25 L Street – Resource Number 66

**P1. Other Identifier:** APN – 46824006      may have had 2701 E. Hamilton address at one point

\* **P2. Location:** Unrestricted

\* **a. County;** Fresno

\* **b. USGS 7.5':** Fresno South, Calif; 1963, revised 1981

\* **c. Address** 25 L Street Fresno, CA 93721

\* **d. Other Locational Data:** APN – 46824006

\* **P3a. Description:**

This structure sits on a rectangular lot at the corner of L Street and E. Hamilton Avenue. It is a one-story reinforced concrete structure with interior wood beams. The main façade faces L Street and appears to have been altered over time. There are several small windows on either side of a central roll down door. The structure has a flat roof. Irregular in plan, there is a cut out along the Hamilton Street elevation forming a small courtyard between the east and west ends of the building. This small courtyard appears to have originally separated the storage facility from a manufacturing facility.



P5a. Photograph or Drawing

\* **P3b. Resource Attributes:**

HP6: 1 – 3 Story Commercial

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking West: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic  
1958; Building Permit

\* **P7. Owner and Address:**

Westfield Investments  
25 L Street  
Fresno CA 93727

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO)



State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* Resource Name or # DD & JA Corsaro Brothers 25 L Street, Fresno, Ca 93721 \* NRHP Status Code – 6Z  
 Page 2 of 2

B1. Historic Name: DD & JA Corsaro Brothers B2. Common Name: 25 L Street  
 B3. Original Use: Food Preparation & Warehouse B4. Present Use: Unknown  
 \* B5. Architectural Style: Commercial Vernacular  
 \* B6. Construction History: Originally constructed 1958; addition 1967.  
 \* B7. Moved? No  
 \* B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown  
 \* B10. Significance: Theme Commercial Area Fresno, California  
 Period of Significance 1958 Property Type Commercial Applicable Criteria

This structure was constructed in 1958 for DD & JA Corsaro Brothers at a cost of \$18,000. The 1958 permit indicates that the structure was built by “day laborers.” An addition was constructed in 1967. The 1970 Sanborn Map (Sheet 25) shows the present structure. The west end of the building is marked “Potato Warehouse,” whereas the east end is marked “French Fried Potato Manufacturing.” The 1970 Sanborn also marks this building with the address 2701 E. Hamilton Avenue. The 1970 City Directory lists Kitchen Best Inc Prepared Foods as the occupant of the building. The 1960 City Directory identifies C. B. Redi Spuds Inc Prepared Foods as the building’s occupant.

The 1950 Sanborn (Sheet 25) indicates this lot was part of “California Park.” The 1950, 1931, 1928 and 1918 Sanborn Maps (Sheet 25) all show the “California Park” occupying this slightly irregularly-shaped block bounded by L Street, San Diego, San Bernardino, Hamilton and Van Ness. There was a small restroom structure in the northwest corner of the park near the intersection of L and San Diego Avenue. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within the context of this survey. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

\* B12. References:  
 Sanborn Maps City of Fresno (1950, 1970); Polk’s Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

B13. Remarks: None

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 2 \* Resource Name or #: Sturges, Rodgers, Tawney Warehouse - 37, 45, and 53 L Street – Resource Number 67  
P1. Other Identifier: APN - 46824013

- \* P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981  
c. Address 37, 45, and 53 L Street Fresno, CA 93721  
d. Other Locational Data: APN - 46824013  
\* P3a. Description:

This one-story, reinforced concrete and hollow brick warehouse sits on an irregularly-shaped lot. The building faces south along L Street near the intersection of E. Hamilton Avenue. It is divided into three sections to accommodate three businesses. There is a projecting overhang at the roofline. The east and west businesses each have two roll down doors, while the central business division has one roll down door. This building has no character-defining features.



P5a. Photograph or Drawing

\* P3b. Resource Attributes:  
HP6: 1 – 3 Story Commercial

\* P4. Resources Present: Building

P5b. Description of Photo:  
Looking NW: Jan 2015

\* P6. Date Constructed/Age and  
Source: Historic 1956; Building  
Permit

\* P7. Owner and Address:  
Betty Rogers Trustee  
6132 N Alva  
Fresno CA 93711

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:  
January 2015

\* P10. Survey Type: Intensive

Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO)



\* **Resource Name or #** Sturges, Rodgers, Tawney Warehouse 37, 45, and 53 L Street Fresno, Ca 93721 \* **NRHP Status Code – 6Z**  
**Page 2 of 2**

**B1.** Historic Name: Sturges, Rodgers, Tawney Warehouse **B2.** Common Name: 37 L Street  
**B3.** Original Use: Warehouse **B4.** Present Use: Warehouse  
\* **B5. Architectural Style:** Commercial Vernacular  
\* **B6. Construction History:** Originally built in 1956; addition 1958; appears to have been altered  
  
\* **B7. Moved?** No  
\* **B8. Related Features:** None

**B9a. Architect:** Unknown **b. Builder:** Unknown  
\* **B10. Significance: Theme** Commercial **Area** Fresno, California  
**Period of Significance** 1956 **Property Type** Commercial **Applicable Criteria**

This warehouse was constructed in 1956 for owners Sturges, Rodgers, Tawney at a cost of \$30,000. The contractor was Walker & Walker. In 1957 a 16 x 32 foot loading dock was added (\$1,000.00 day labor). In 1958, an 18 x 28 foot addition was constructed to the warehouse (\$500.00 day labor). The 1970 Sanborn Map (Sheet 25) shows the present structure. Both the 1970 and 1960 Fresno City Directory indicates that Huntington State Lines occupied 37 L Street; R. L. Tawney liquor warehouse occupied 45 L Street; and Fresno Bass Lake Freight Line occupied 53 L Street.

The 1950 Sanborn (Sheet 25) indicates this lot was part of "California Park." The 1950, 1931, 1928 and 1918 Sanborn Maps (Sheet 25) all show the "California Park" occupying this slightly irregularly-shaped block bounded by L Street, San Diego, San Bernardino, Hamilton and Van Ness. There was a small restroom structure in the northwest corner of the park near the intersection of L and San Diego Avenue. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

\* **B12. References:**

Sanborn Maps City of Fresno (1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

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(Sketch Map with north arrow required.)

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code – 6Z**

Review Code      Other Listings      Reviewer      Date

Page 1 of 3 \* **Resource Name or #:** Libby, McNeill & Libby Raisin Packing - 1810 Los Angeles Street – Resource Number 82  
**P1. Other Identifier:** APN - 46702026

\* **P2. Location:** Unrestricted

- \* **a. County:** Fresno
- \* **b. USGS 7.5':** Fresno South, Calif; 1963, revised 1981
- \* **c. Address** 1810 Los Angeles Street Fresno, CA 93721
- \* **d. Other Locational Data:** APN - 46702026

\* **P3a. Description:**

This large, one-story concrete and brick structure was built to conform to the curve of the Southern Pacific Railroad spur line that ran to the south. The building has a flat roof and appears to have been constructed in sections to accommodate several uses or tenants. The front walls along Los Angeles Street appear to be concrete, whereas the end walls appear to be brick with regularly spaced pilasters or buttresses. The building has been altered over time with a number of openings along L Street. The roofline undulates along Los Angeles Street indicating varying sections of the building. The western end of the structure has been removed. The brick end walls appear to be the primary character-defining features of the structure.

\* **P3b. Resource Attributes:**

HP6: 1 – 3 Story Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**  
Looking SW: Jan 2015

\* **P6. Date Constructed/Age and Source:** Historic - Post 1918,  
Pre-1928 Sanborn Maps; circa 1926

\* **P7. Owner and Address:**  
Carmela & Pasquale De Santis  
PO BOX 1905  
Clovis, CA 93613

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**  
January 2015

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



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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

\* **Resource Name or #** Libby, McNeill and Libby Raisin Packing 1810 Los Angeles Street, Fresno, Ca 93721

Page 2 of 3

\* **NRHP Status Code** – 6Z

**B1.** Historic Name: Libby, McNeill and Libby Raisin Packing **B2.** Common Name: 1810 Los Angeles Street  
**B3.** Original Use: Raisin Packing **B4.** Present Use: Warehouse  
\* **B5. Architectural Style:** Commercial Vernacular  
\* **B6. Construction History:**  
Not on 1918 Sanborn; on the 1928 Sanborn as Libby Raisin Packing Co.; not listed in 1925 City Directory

\* **B7. Moved?** No

\* **B8. Related Features:** None

**B9a. Architect:** Unknown

**b. Builder:** Unknown

\* **B10. Significance: Theme** Commercial **Area** Fresno, California

**Period of Significance** c. 1926 **Property Type** Commercial **Applicable Criteria**

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

**Building History**

This large building complex appears on the 1928, 1931, 1950 and 1970 Fresno Sanborn Maps (Sheets 13 and 14 – extends to both sheets). The buildings are marked 1810 through 1844 Los Angeles (also have addresses on Broadway at intersection of Los Angeles). The 1918 Fresno Sanborn Map shows the “Worswick Street Paving Company as occupying a portion of this site. The 1928 and 1931 Sanborn Maps are marked “Libby, McNeill and Libby Company” Raisin Packing plant and warehouses. The 1950 and 1970 Sanborn Maps are marked Devlin Drew Company. Libby, McNeill, and Libby, founded in Chicago, was the precursor company to the famous Libby’s label. (See Continuation Sheet)

\* **B12. References:**

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk’s Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



(Sketch Map with north arrow required.)

## CONTINUATION SHEET

Property Name: Libby, McNeill and Libby Raisin Packing 1810 Los Angeles Street, Fresno, Ca 93721  
Page 3 of 3

### \* B10. Significance (continued)

The 1925 City Directory does not list businesses at this address indicating the building may not have been constructed at that time. 1929 Fresno City Directory lists the following for Los Angeles Avenue: 1818 Fresno Home Packing Company; 1820 Lawrence Warehouse Co.; 1828 Valvoline Oil Co.; 1832 H. G. Davis Poultry Shop; 1840 was vacant; and 1844 was vacant.

The 1936 Fresno City Directory has the following businesses at these Los Angeles addresses: 1810 Libby, McNeill and Libby; 1822 Simonian Karikin Fruit Packing; 1832 Rex Beverage Company; and 1836 vacant. The 1944 Fresno City Directory lists a number of these addresses as vacant; the only occupied space was 1828 Sigler's Inc. welding supplies.

The 1950 Fresno City Directory indicates the following: 1810 William Volker & Co wholesale linoleum and 1822 vacant. The 1960 Fresno City Directory indicates the following: 1810 vacant; 1818 Lake Sales floor coverings wholesale; 1822 Shoger Beer Distributing Co.; and 1828 Sigler's Inc. welding supplies. The 1970 Fresno City Directory indicates the following: 1810 Valair wholesale air conditioning; 1818 vacant; 1822 vacant; 1828 Sigler's Inc. welding supplies.

The building at 1810 Los Angeles does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood and it is an early example of a brick warehouse, the building is not an outstanding example of a commercial brick warehouse within this context. Further, it has been altered as a portion of the structure has been demolished. No important persons within the history of Fresno or this neighborhood appear to be associated with the property. Although it was associated with a significant commercial business, the lack of integrity impairs the resources' ability to convey its association with the Libby canning label. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \*Resource Name or #: Diel Brothers, D & D Beverage - 2335 Los Angeles Street – Resource Number 85  
P1. Other Identifier: APN - 46823201

- \*P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981  
c. Address 2335 Los Angeles Street Fresno, CA 93721  
d. Other Locational Data: APN - 46823201  
\* P3a. Description:

This is a one-story brick building with a symmetrical front façade along Los Angeles Street consisting of two roll down doors flanking two pedestrian doors. Each roll down door has a small concrete overhang, whereas the pedestrian doors have larger overhanging fixed concrete awnings. The side elevation has a series of twelve roll down doors. The front of the building is sheathed in a different, perhaps altered, brick. The building has a flat roof. While this building is similar to some of the other brick warehouses in the survey area, it does not have a key character-defining feature of those buildings – a concrete bond beam below the cornice.



P5a. Photograph or Drawing

- \* P3b. Resource Attributes:  
HP6: 1 – 3 Story Commercial  
\* P4. Resources Present: Building  
P5b. Description of Photo:  
Looking NE: Jan 2015  
\* P6. Date Constructed/Age and  
Source: Historic  
1947; Building Permit  
\* P7. Owner and Address:  
Diel Brothers  
PO Box 9334  
Fresno, CA 93791  
\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123  
\* P9. Date Recorded:  
January 2015  
\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** (Assigned by recorder) 2335 Los Angeles Street, Fresno, Ca 93721      \* **NRHP Status Code** – 6Z  
 Page 2 of 2

- B1.** Historic Name: Diel Brothers, D & D Beverage      **B2.** Common Name: 2335 Los Angeles Street  
**B3.** Original Use: Warehouse      **B4.** Present Use: Warehouse  
**\* B5. Architectural Style:**  
**\* B6. Construction History:** Original construction 1947; addition 1969  
  
**\* B7. Moved?** ☐  
**\* B8. Related Features:** None

**B9a. Architect:** Walter Wagner      **b. Builder:** Harris Construction Co.  
**\* B10. Significance:** Theme Commercial      Area Fresno, California  
 Period of Significance 1947      Property Type Commercial      Applicable Criteria 3

The eastern end of this warehouse was constructed in 1947 for the Diel Brothers. The cost was \$55,000 and Harris Construction was the contractor with Walter Wagner serving as architect. The 1970 Fresno City Directory indicates that 2335 was occupied by D & D Beverage Beer Wholesalers and 2345 was occupied by Diel Brothers Beer Distributors. The 1960 and 1950 City Directories simply list 2345 Diel Brothers Beer Distributors. This reflects the building addition completed in 1967 to western end of the Los Angeles façade. This is also reflected on the 1950 and 1970 Fresno Sanborn Maps (Sheet 24) with the east end appearing on the 1950 Map labeled “wholesale beer.” The addition is shown on the 1970 Map. The building is still owned by the same family. The family also constructed the building at 1530 Pearl Street. It was also constructed by Harris Construction Company.

Founded in 1914 by the Harris family, the Harris Construction Company is one of the longest-running businesses in the central San Joaquin Valley. The company’s early projects were primarily commercial and included offices, banks, and grocery stores. The Manchester Center (1950s) and the spiral parking garage on Van Ness Avenue (1970s) were later projects (Rodriguez, “Fresno’s Harris Construction Celebrates Centennial”). The company operated from an office at 264 Palm Avenue from 1940 through at least 1960. By 1969 their offices had moved to 1505 N. Chester Avenue (Polk Fresno city directories, 1940, 1960, and 1969). The Harris family continued to own the company until 1986, when it was purchased by Richard Spencer (Rodriguez, “Fresno’s Harris Construction Celebrates Centennial”).

**\* B12. References:**  
 Sanborn Maps City of Fresno (1950 and 1970); Polk’s Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

**\* B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

**\* Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 2335 Los Angeles, Fresno, CA 93721  
Page 3 of 3

**\*B10. Significance (continued)**

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While it is similar to some of the other brick warehouses in the survey area, it does not have a key character-defining feature of those buildings – a concrete bond beam below the cornice.

**\* B12. References (continued):**

Rodriguez, Robert. "Fresno's Harris Construction Celebrates Centennial." *Fresno Bee*. 22 October 2014. Web. March, 2015.

<b>State of California The Resources Agency</b> <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial <b>NRHP Status Code – 6Z</b>
Review Code	Other Listings Reviewer	Date

Page 1 of 2 \* **Resource Name or #:** Owens Corning Warehouse - 81 M Street – Resource Number 86  
**P1. Other Identifier:** APN - 46803038

- \* **P2. Location:** Unrestricted
- \* **a. County;** Fresno
  - \* **b. USGS 7.5':** Fresno South, Calif; 1963, revised 1981
  - \* **c. Address** 81 M Street, Fresno, CA 93721
  - \* **d. Other Locational Data:** APN - 46803038
- \* **P3a. Description:**

This is a one-story warehouse with a front loading dock. The loading dock area has a fixed overhanging awning, several roll down doors, a metal railing and a stair leading up to the area. The other side of the front elevation has a series of windows facing out to M Street that likely light the office space for this warehousing facility. The building has a flat roof. There are no significant character-defining features.

\* **P3b. Resource Attributes:**



P5a. Photograph or Drawing

HP6: 1 – 3 Story Commercial

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**  
Looking NE: Jan 2015

\* **P6. Date Constructed/Age and Source:** Historic – On 1970 Sanborn

\* **P7. Owner and Address:**  
Martin & Margaret Weiss  
8207 Callaghan Road #400  
San Antonio, TX 78230

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**  
January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO)

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* **Resource Name or #** Owens Corning Warehouse 81 M Street, Fresno, Ca 93721      \* **NRHP Status Code** – 6Z  
 Page 2 of 2

**B1.** Historic Name: Owens Corning Warehouse      **B2.** Common Name: 81 M Street  
**B3.** Original Use: Warehouse      **B4.** Present Use: Warehouse  
 \* **B5. Architectural Style:** Mid Century Modern  
 \* **B6. Construction History:** Pre-1970; permits limited.  
  
 \* **B7. Moved?** No  
 \* **B8. Related Features:** Loading docks

**B9a. Architect:** Unknown      **b. Builder:** Unknown  
 \* **B10. Significance:** Theme Commercial      Area Fresno, California  
    Period of Significance 1920      Property Type Commercial      Applicable Criteria

This building is present on the 1970 Sanborn Map (Sheet 25, marked 77 M Street or Heaton). It was not present on the 1950 Sanborn. The 1970 Map indicates it was used for Fiberglass working and warehouse. The 1970 City Directory indicates that Owens-Corning Fiberglass Supply and Contracting Division was located at 77 M Street (now 81 M Street). The building sits across the street from the historic Fresno Brewing Company and this lot was once part of that brewing business with storage and beer cellars in this location. The present building was constructed c. 1965. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within the context of this survey. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

\* **B12. References:**  
 Sanborn Maps City of Fresno (1950 and 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(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 – 6Z**

Review Code      Other Listings      Reviewer      Date

Page 1 of 2      \* Resource Name or #: Tawney & Sons Liquors – 123 M Street – Resource Number 89

P1. Other Identifier: APN - 46823604

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 123 M Street, Fresno, CA 93721

d. Other Locational Data: APN - 46823604

\* P3a. Description:

This one-story warehouse resembles a pre-fabricated Butler Building. The structure has a central roll down door facing M Street. There are two, aluminum sliding windows at the north end of the front façade that likely light the office for this business. The roof is a low-pitched center gabled roof running perpendicular to the street. The building does not have any significant distinguishing features.



P5a. Photograph or Drawing

\* P3b. Resource Attributes:

HP6: 1 – 3 Story Commercial

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking W: Jan 2015

\* P6. Date Constructed/Age and

Source: Historic circa 1965; on 1970 Sanborn

\* P7. Owner and Address:

Clyde Prickett Trustee

123 M Street

Fresno, CA 93721

\* P8. Recorded by:

architecture + history

B. Maley, J. Stock, S. Watson

1715 Green Street

San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO)



## STRUCTURE, AND OBJECT RECORD

\* Resource Name or # Tawney & Sons Liquors 123 M Street, Fresno, Ca 93721 \* NRHP Status Code – 6Z  
Page 2 of 2

B1. Historic Name: Tawney & Sons Liquors B2. Common Name: 123 M Street  
B3. Original Use: Warehouse B4. Present Use: Warehouse  
\* B5. Architectural Style: Commercial Vernacular - Butler Building  
\* B6. Construction History: circa 1965  
  
\* B7. Moved? No  
\* B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown  
\* B10. Significance: Theme Commercial Area Fresno, California  
Period of Significance 1965 Property Type Commercial Applicable Criteria

This building appears on the 1970 Sanborn Map (Sheet 25), marked as a “Beverage Warehouse”. It is not present on the 1950 San Map, which illustrates a two-story dwelling at this location. The 1980 Fresno City Directory lists Pricketts Distributing Wholesale Beverages at this address. This company continues to operate from the building today. The 1970 City Directory lists R. L. Tawney & Sons Wholesale Liquors at 123 M Street. In 1960 the address was listed as Vacant. In 1950, Mrs. M. E. Huntzicker lived in the house that used to be present on this lot. No building permits were located for this address. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within the context of this survey. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

\* B12. References:

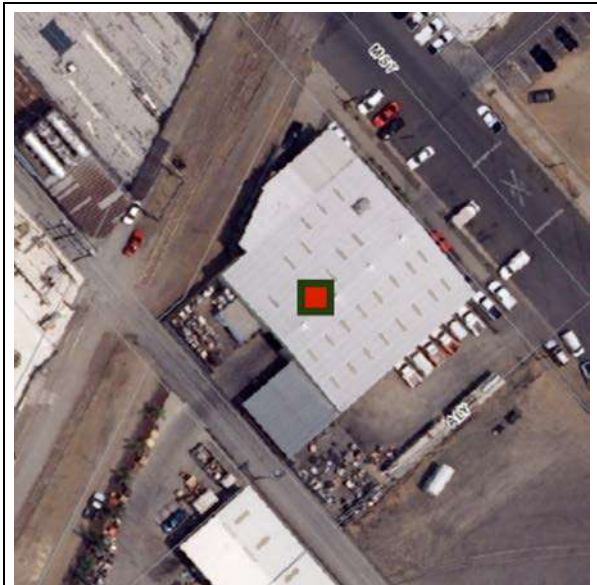
Sanborn Maps City of Fresno (1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

B13. Remarks: None

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \*Resource Name or #: Fuller Paint Company Warehouse # 2 – 124 M Street – Resource Number 90

P1. Other Identifier: APN - 46823311

\*P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 124 M Street Fresno, CA 93721

d. Other Locational Data: APN – 46823311

\* P3a. Description:

This is a one-story, masonry building with a concrete frame and brick and concrete masonry unit infill. The entrance is at the southeast corner of the front façade. There are two, single pane, fixed windows on either side of the entry. A set of concrete step leads to the door. A line of stone veneer has been added to the base of the building. The building has a series of industrial sash windows along the west façade. It is most likely that the building was not painted white originally; it would have been red brick at the front elevation and exposed masonry blocks on the sites within the concrete frame. The roof is flat with a slightly raised parapet at the front elevation. The character-defining features are use of brick (although painted) and the industrial sash windows at the side.

\* P3b. Resource Attributes:



P5a. Photograph or Drawing

HP6: 1-3 Story Commercial

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking NE: Jan 2015

\* P6. Date Constructed/Age and

Source: Historic 1945; Building Permit

\* P7. Owner and Address:

Gusmer Inc  
81 M Street  
Fresno, CA 93721

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive

Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Fuller Paint Company Warehouse # 2 – 124 M Street, Fresno, Ca 93721      \* **NRHP Status Code** – 6Z  
 Page 2 of 3

- B1.** Historic Name: Fuller Paint Company Warehouse # 2      **B2.** Common Name: 124 M Street  
**B3.** Original Use: Warehouse      **B4.** Present Use: Unknown  
 \* **B5. Architectural Style:** Commercial Vernacular  
 \* **B6. Construction History:** Constructed 1945.  
  
 \* **B7. Moved?** No  
 \* **B8. Related Features:** 2244 Los Angeles Street, just across the street, was also a W. P. Fuller Company building.  
  
**B9a. Architect:** Fred Swartz      **b. Builder:** Harris Construction Company  
 \* **B10. Significance:** Theme Commercial      Area Fresno, California  
    Period of Significance 1945      Property Type Commercial      Applicable Criteria

Harris Construction constructed this building in 1945 for the W. P. Fuller Company. Fred Swartz was the architect. The total cost was \$17,000. The building appears on the 1970 and 1955 Sanborn Maps (Sheet 25). The 1970 Sanborn notes that the building was used as a wool warehouse. The 1950 Sanborn is marked Fuller Paint Company Warehouse # 2. The structure is not present on the 1931 Sanborn Map (also Sheet 25). The 1970 Fresno City Directory lists three businesses in this building: Cross Equipment & Sales, appliance dealers; Fresno Wool Company, wool brokers; and Nassau Cable Inc., electronic wire and cable distributors. The 1950 and 1960 City Directories do not have a listing for this address.

The W. P. Fuller & Company dates its beginnings to 1849, the year William Parmer Fuller (1827-1890) left New Hampshire seeking gold in California. Unsuccessful in his search for gold, Fuller took up several entrepreneurial pursuits in Sacramento, forming a partnership in the paint and glass business with Seton Heather. By 1862 the company headquarters of Heather & Fuller had moved to San Francisco, and by 1868, a new partnership had been formed with William Franklin Whittier; Whittier, Fuller & Co. had their main offices at Front and Pine Streets, and built the largest plant on the Pacific Coast. This partnership dissolved in 1894, and the reorganized W. P. Fuller & Company began to realize plans to dominate the paint, oil and glass market in the Western United States. (See Continuation Sheet)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Fuller Paint Company Warehouse # 2 – 124 M Street, Fresno, CA 93721  
Page 3 of 4

### \* B10. Significance continued

During the following three decades, the firm greatly expanded its business territory, opening multiple branches (need exact number and locations), first in other parts of California and then in the Pacific Northwest, followed by the Intermountain West and Arizona. In 1873, the firm began to manufacture white lead and mixed paints, to polish and bevel glass, to make mirrors in a factory on Fremont Street in San Francisco. Four years after W. P. Fuller's death in 1890, the Fuller family bought out Whittier's share in the company. Margaret Fuller, William's widow, and his son, W. P. Fuller managed the firm. Under their direction, a huge industrial plant of sixteen buildings covering approximately twelve acres was developed at Point San Bruno near South San Francisco. At the time of the April 1906 San Francisco earthquake, the W. P. Fuller Company occupied offices at 301 Mission Street, completed just a few months earlier, according to the plans of well-known San Francisco architect, Albert Pissis. This building was completely destroyed in the post-earthquake fires that burned a large portion of San Francisco. The large plant south of the city was essentially unharmed and remained in use for many years after.

The firm remained family-owned and operated through the third generation; William Parmer Fuller, Jr. (1888-1970) served as president of the business from 1924 to 1946. By 1935, the company covered California, Washington, Oregon, Arizona, Nevada, Utah, Montana and Idaho. In 1967 the company was purchased by the O'Brien Corporation and became known as Fuller-O'Brien, a name it continues to use today. The company is thought to be the oldest paint company in the West.

In San Francisco, the Fuller Company hired the firm of George Alexander Wright and Willis Polk to design a four-story brick warehouse (the W. P. Fuller Glass Warehouse – listed on the National Register of Historic Places) for their expanding mirror business. This building was under construction at the time of the 1906 earthquake and burned but was rebuilt to the original plans. Wright was also the designer of the South San Francisco Plant for the Fuller Company.

The firm also had a building in Salt Lake. The National Register nomination for this structure states "the design for the concrete frame and curtain wall construction probably originated in the national offices of the W. P. Fuller Company in San Francisco, but was executed by local contractors John F. and Henry E. Schraven." It is possible that a similar process was employed to build the W. P. Fuller Company warehouse and store in Fresno. The original building permit was not located but a Building History Card in the Fresno Planning Department noted that on February 25, 1922 Permit # 977 was issued for a \$95,000 Warehouse. The builder or architect is not listed or it is too faint to see (double check microfiche; can't see on printed version). The December 6, 1922 edition of *Paint, Oil and Chemical Review* notes that: "Manager Norton of the Fresno Branch of the W. P. Fuller & Co. was a visitor in San Francisco this week."

Founded in 1914 by the Harris family, the Harris Construction Company is one of the longest-running businesses in the central San Joaquin Valley. The company's early projects were primarily commercial and included offices, banks, and grocery stores. The Manchester Center (1950s) and the spiral parking garage on Van Ness Avenue (1970s) were later projects (Rodriguez, "Fresno's Harris Construction Celebrates Centennial"). The company operated from an office at 264 Palm Avenue from 1940 through at least 1960. By 1969 their offices had moved to 1505 N. Chester Avenue (Polk Fresno city directories, 1940, 1960, and 1969). The Harris family continued to own the company until 1986, when it was purchased by Richard Spencer (Rodriguez, "Fresno's Harris Construction Celebrates Centennial").

### \* B10. Significance continued

## CONTINUATION SHEET

Property Name: Fuller Paint Company Warehouse # 2 - 124 M Street, Fresno, CA 93721  
Page 3 of 4

Fred 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).

This property does not appear to possess historic significance within the context of commercial enterprises in the survey area. While it is associated with the Fuller Paint Company, the building at 2244 Los Angeles is more fully associated with this important west coast company. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within the context of this survey. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property.

**\* B12. References (continued):**

Rodriguez, Robert. "Fresno's Harris Construction Celebrates Centennial." *Fresno Bee*. 22 October 2014. Web. March, 2015.

Broschinsky, Korral. National Register Nomination. W. P. Fuller Paint Company Office and Warehouse, 404 West 400 South, Salt Lake City, UT, September 2005.

Maley, Bridget and Jody Stock. National Register Nomination. W. P. Fuller Paint Company Glass Warehouse, 50 Green Street, San Francisco, Ca, March 2001.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3

\* Resource Name or #: Homelite Sales - 211 M Street – Resource Number 93

P1. Other Identifier: APN - 46823516

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 211 M Street Fresno, CA 93721

d. Other Locational Data: APN - 46823516

\* P3a. Description:

This is a one-story commercial building at corner of M Street and Los Angeles Streets. The office space wraps around the front of the building to the west side adjacent to a parking lot. The very front of the office has a lobby space lit by tall windows facing M Street. This element also has a wall of stone veneer. The building's flat roof overhangs in various locations. Another set of tall windows lines the west side. The taller, rear component of the building is warehouse space. This appears to be of concrete construction. The front office element of the building forms the structure's character-defining features including the large windows, the stone veneer and the overhanging roof lines.

\* P3b. Resource Attributes:

HP6 1 -3 Story Commercial Building



P5a. Photograph or Drawing

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking NE: Jan 2015

\* P6. Date Constructed/Age and Source: Historic 1961; Building permits

\* P7. Owner and Address:

Linda & Lee Hilton Cheney  
862 E. Bedford  
Fresno, CA 97320

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO)

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* **Resource Name or #**    Homelite Sales 211 M Street, Fresno, Ca 93721    \* **NRHP Status Code** – 6Z  
 Page    2    of    3

<b>B1.</b> Historic Name:    Homelite Sales <b>B3.</b> Original Use:    Office and Retail * <b>B5. Architectural Style:</b> Mid-Century Modern / Contemporary * <b>B6. Construction History:</b> 1961 original construction  * <b>B7. Moved?</b> No * <b>B8. Related Features:</b> Parking lot	<b>B2.</b> Common Name:    211 M Street <b>B4.</b> Present Use:    Industrial Caster & Wheel Office  <b>B9a. Architect:</b> Litzie & Daley <b>b. Builder:</b> F. B. Sterns Construction * <b>B10. Significance:</b> <b>Theme</b> Commercial <b>Area</b> Fresno, California <b>Period of Significance</b> 1961 <b>Property Type</b> Commercial <b>Applicable Criteria</b>
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**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**  
 Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

**Building History**  
 This building was constructed in 1961 as the Homelite Sales & Service Center for \$30,000. This Ventura, California based company sold and repaired lawn mowers, chain saws and the like. F. B. Sterns Construction of Iota Road in Fresno was the contractor and Litzie & Daley, with offices at 1516 N. West Avenue, were the architects. Little information was located on either firm. (See Continuation Sheet)

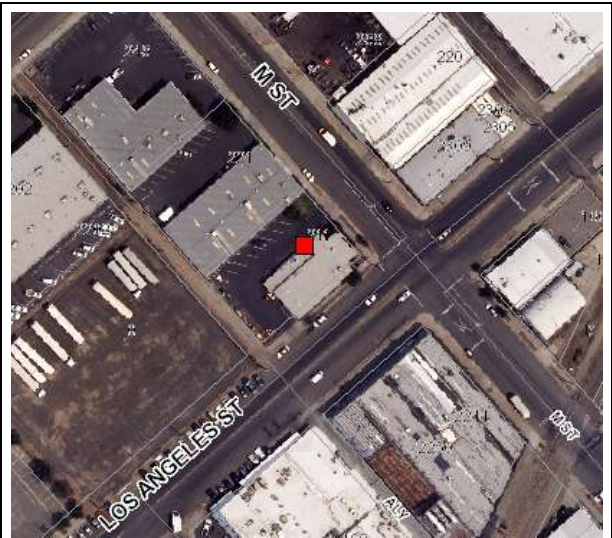
\* **B12. References:**  
 Sanborn Maps City of Fresno (1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**    None

\* **B14. Evaluator:**    architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:**    June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name Homelite Sales 211 M Street, Fresno, Ca 93721 Fresno, CA 93721  
Page 3 of 3

### Significance and Building History continued:

The building appears on the 1970 Fresno Sanborn Map (Sheet 24), but it is not present on the 1950 Map. The 1970 Fresno City Directory lists the Homelite-Division Textron Inc. as occupying the building. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 2      \* Resource Name or #: Wholesale Electric Supply - 220 M Street – Resource Number 94

P1. Other Identifier: APN - 32034682

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 220 M Street Fresno, CA 93721

d. Other Locational Data: APN - 32034682

\* P3a. Description:

This is a one-story, corrugated metal building. At the western half of the M Street façade there is an exaggerated awning that covers this portion of the front elevation. There is a single pedestrian door and several windows on the west end. The east end of the building, constructed later, has a single, roll down door and a much more simplified façade configuration. The building has a flat roof. The large awning on the west end of the structure is the only character-defining feature.

\* P3b. Resource Attributes:

HP6: 1 – 3 Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking NE: Jan 2015

\* P6. Date Constructed/Age and Source: Historic 1948; Building Permits

\* P7. Owner and Address:  
Alan Hopkins, Scot Schultz et al.  
2862 W. Kensington Lane  
Fresno, Ca 93711

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:  
January 2015

\* P10. Survey Type: Intensive  
Phase I



P5a. Photograph or Drawing

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO)

## STRUCTURE, AND OBJECT RECORD

\* **Resource Name or #** Wholesale Electric Supply 220 M Street, Fresno, Ca 93721 \* **NRHP Status Code** – 6Z  
Page 2 of 2

**B1.** Historic Name: Wholesale Electric Supply **B2.** Common Name: 220 M Street  
**B3.** Original Use: Warehouse **B4.** Present Use: Warehouse  
\* **B5. Architectural Style:** Commercial Vernacular  
\* **B6. Construction History:** 1948 original – addition later in 1960s.

\* **B7. Moved?** No  
\* **B8. Related Features:** None

**B9a. Architect:** Unknown **b. Builder:** Petterson & McGill  
\* **B10. Significance: Theme** Commercial **Area** Fresno, California  
**Period of Significance** 1948 **Property Type** Commercial **Applicable Criteria**  
**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

#### Building History

The western portion of this building was constructed in 1948 for Donald Hopkins, by Petterson & McGill contractors. This element appears on the 1950 Sanborn Map (Sheet 24) and is marked “Wholesale Electric Supply.” The eastern end appears to have been reconfigured and added onto the structure by the time the 1970 Sanborn Map (Sheet 24) was completed. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

\* **B12. References:**

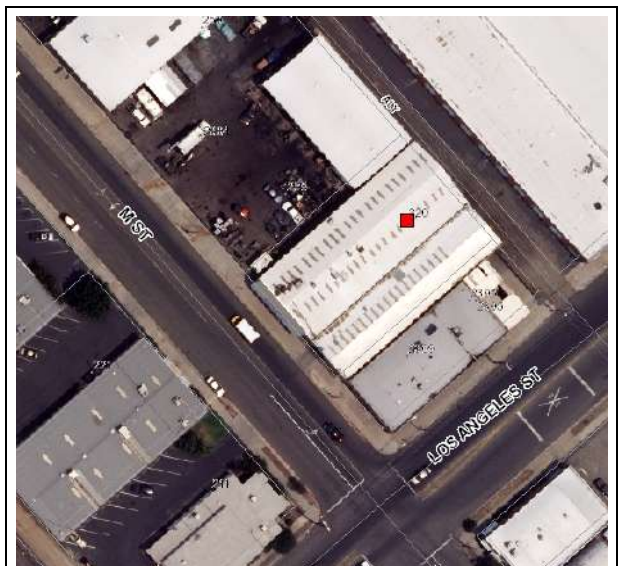
Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(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 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* Resource Name or #: The John Heine Home – Resource Number 99

P1. Other Identifier:

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, CA, 1981

c. Address 304 M Street Fresno, CA 93721

d. Other Locational Data: APN - 46823109

\* P3a. Description:

The residence at 304 M Street is a one-story building with a rectangular footprint. The roof is gabled and covered with composition asphalt shingles. A narrow shed roof spans the width of the M Street façade. Walls are covered with textured stucco. The M Street façade is asymmetrical. A small recessed entrance porch is at the far right and an aluminum slider window is at the left. The porch is supported by a single post. The main entrance door is located off the entrance porch. A metal security grill covers the door. All visible windows appear to be replacements. A chain-link fence encircles the front yard. An outbuilding is located at the rear of the property. (See continuation sheet.)

P5a.



\* P3b. Resource Attributes: HP2.  
Single Family Property

\* P4. Resources Present: Building

P5b. Description of Photo:  
Looking N: Jan 2015

\* P6. Date Constructed/Age and  
Source: Historic, c. 1902 (Sanborn  
maps)

\* P7. Owner and Address:  
Paul & Josephine Soligian, Trustees  
5681 N. Briarwood  
Fresno, CA 93711

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:  
January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* **Resource Name or #** John Heine / 304 M Street, Fresno, Ca 93721      \* **NRHP Status Code** 6Z  
 Page 2 of 3

<b>B1.</b> Historic Name: The John Heine Home <b>B3.</b> Original Use: Residential * <b>B5. Architectural Style:</b> Residential Vernacular * <b>B6. Construction History:</b> See continuation sheet.	<b>B2.</b> Common Name: 304M Street <b>B4.</b> Present Use: Residential
--	--

\* **B7. Moved?** No  
 \* **B8. Related Features:** None

<b>B9a. Architect:</b> Unknown * <b>B10. Significance: Theme</b> Armenian Town <b>Period of Significance</b> c. 1902	<b>b. Builder:</b> Unknown <b>Area</b> Fresno, California <b>Property Type</b> Residential	<b>Applicable Criteria</b> i/iii
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**Context: Armenian Town (1914-1960)**

Armenians first settled west of Fresno's Southern Pacific tracks but around 1914 they began to move into a 64 square block area bounded by Broadway on the west, the Southern Pacific tracks on the south, O Street on the east, and Kern Street on the north (Bulbulian 2001:37). "Armenian Town" included residences, bakeries, schools and churches. In the early years Armenians preferred to live on lettered streets, I Street to O as well as on Los Angeles and Monterey Streets as these were paved and relatively free of dust in summer and mud in winter. Younger families began to move out of Armenian Town following World War II and by the 1960s and 1970s the neighborhood had lost its distinct ethnic identity (Bulbulian 2001:39). The southern section of this former ethnic enclave, from San Benito Street past Los Angeles Street, is included within the project boundaries although it is important to note that the construction and significance of some properties predates their association with Armenian Town. The residence at 304 M Street is one of hundreds of residential properties constructed in the project area around the turn of the 20<sup>th</sup> century. (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
     B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: John Heine Home / 304 M Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The building's character-defining features include: one-story massing; gabled roof; recessed entrance porch.

### B6. Construction History (continued)

The building was constructed c. 1902. A new garage was added in 1917 and again in 1952. Both garages were removed at unknown dates. The building is heavily altered. At least one addition exists at the rear of the building, and the original wood walls have been stuccoed. An outbuilding was added at the rear of the property sometime after 1970.

### B10. Significance (continued)

#### Building History

According to city directories and census data, the first known resident at 304 M Street was German-Russian immigrant and janitor John Heine, who lived there with his wife, Pauline, from 1915 to c. 1918. In 1920, S.M. Zhamgotchian lived in the house. In 1925, the resident was Aram Sarkisian. Apkar Minsian, a peddler, and his wife, Virginia, lived on the property in the 1940s. Grikor Khanzadian, a carpenter, and his wife, Mary, lived there from at least 1950 through 1968. Raymond Allen was a tenant in 1970 and Susan Fisher in 1980.

#### Significance Statement

The residence at 304 M Street has low integrity. Aspects of integrity for location, design, and association are mostly intact. Loss of ornamentation and articulation, replacement windows, and stuccoed walls results in low integrity of materials, workmanship, and feeling. Although the building is surrounded by a few other residential buildings on the block, integrity of setting has been diminished by the introduction of State Route 41 to the immediate west and the loss of a majority of residences that originally filled the surrounding blocks.

The building at 304 M Street does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a residential building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code—6Z**

Review Code      Other Listings      Reviewer      Date

Page 1 of 3

\* **Resource Name or #:** 1820 S. Mary Street - Resource Number 109

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address:** 1820 S. Mary Street, Fresno, CA 93721

**d. Other Locational Data:** APN - 46832102

\* **P3a. Description:**

The property at 1820 S. Mary Street contains one building, which occupies most of the parcel. The building is one story and has a rectangular footprint. A bowstring-truss roof surrounded by a parapet tops the building. The building's walls are red brick with a board-formed concrete bond beam in the upper walls.

The façade, S. Mary Street elevation, is asymmetrical. Close to the center of the façade, there is an entrance comprising a glazed aluminum door flanked by partial-height aluminum sidelights above brick walls. Metal security grills cover all three openings. Above the entrance, there is a plastered panel, likely an infilled transom. A "Schwan's Company" sign is mounted on the panel. South of the entrance, there is a pair of windows, and north of the entrance there is a single window. (See continuation sheet.)

P5a.



\* **P3b. Resource Attributes:**

HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking SW: Jan 2015

\* **P6. Date Constructed/Age and Source:** 1951 (Metroscan)

\* **P7. Owner and Address:**  
Not listed.

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



## STRUCTURE, AND OBJECT RECORD

\* Resource Name or # 1820 S. Mary Street, Fresno, CA 93721 \* NRHP Status Code—6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: Schwan's Auto Paint and Repair and Montana Products

B3. Original Use: Commercial

B4. Present Use: Auto repair

\* B5. Architectural Style: Vernacular commercial

\* B6. Construction History:

Original drawings for the building were located, but the construction date was not legible. It appears the building was constructed 1951 (Metroscan).

\* B7. Moved? ☐ No

\* B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Commercial Architecture Area Fresno, California

Period of Significance Property Type Commercial Applicable Criteria

**Block History**

The building at 1820 S. Mary Street was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton]. By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

In 1918, the entire subject block (1021) was vacant, although surrounding blocks show residential development (Sanborn map 1918:16). From 1931 through 1951, the subject property was home to an olive oil factory (Sanborn map, 1931:16 and Polk Fresno city directory, 1941-52). By 1960, the property was vacant in city directories (See continuation sheet.)

**\* B12. References:**

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 1820 S. Mary Street, Fresno, CA 93721  
Page 3 of 3

**\* P3a. Description continued:**

The windows are all replacement aluminum sliders. At the north end of the façade, a single pedestrian door opening has been infilled with brick. Three metal awnings cover the windows and entrance. "Montana Production" and "Auto Body Supplies & Tools" signs are attached to the walls.

The building's character-defining features are: one-story form, rectangular footprint, bowstring-truss roof with a surrounding parapet, red brick walls, board-formed concrete bond beam, asymmetrical façade, and façade window and door openings.

**\* B10. Significance continued:**

**Building History**

The 1970 Sanborn map shows the footprint of the current building; it was occupied by the Produce Machinery Company (Polk Fresno city directory, 1970). Two businesses were housed in the building in 1980: Central Valley Confection Vending and Central Valley Vending of California (Polk Fresno city directory, 1980).

In 1985, the Steam Works Company, located at 1551 E. Street, sought the necessary permits to operate a Turkish Bath & Mens Health Club on the property, but it is not clear if this ever opened (Building Record, 7 Mar. 1985). Schwan's auto paint and repair and Montana Products currently occupy the building.

**Significance Statement**

The building at 1820 S. Mary Street appears to retain a fair/good degree of integrity. Integrity of location, design, feeling, and association are mostly intact. Integrity of materials and workmanship have been compromised by the replacement of the building's windows with aluminum sash. In addition, the entrance has been altered with the installation of an aluminum door and sidelights and the brick infill of the lower portion of the walls on either side. Despite these alterations, the overall size and placement of the openings is largely intact.

The building at 1820 S. Mary Street does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code—6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: California Syrup and Extract Manufacturing Company – Resource Number 110  
P1. Other Identifier:

- \* P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South  
c. Address 1824 S. Mary Street, Fresno, CA 93721  
d. Other Locational Data: APN - 46832103  
\* P3a. Description:

The property at 1824 S. Mary Street contains one building. The building is one story and has a rectangular footprint. A low-pitched gabled roof tops the building. At the façade (east elevation), there is a stepped parapet. The walls are clad in cement plaster with brick on the lower portion. An "Acme Refrigeration Service" sign is painted on the wall. There is a pedestrian door opening flanked by one window opening to the south and two window openings to the north. The door and window openings are covered by plywood panels. A metal roll-down door is located at the north end of the façade.

The building's character-defining features are: one-story form, rectangular footprint, low-pitched gabled roof, stepped parapet at façade, cement plaster wall cladding, and door and window openings at facade.

P5a.



\* P3b. Resource Attributes: HP8.  
Industrial building

\* P4. Resources Present: X Building

P5b. Description of Photo:  
Looking W: Jan 2015

\* P6. Date Constructed/Age and Source: c. 1925 (Sanborn map, 1918 and Building Record, 14 Mar. 1929).

\* P7. Owner and Address:  
Yoko K. Freund  
5601 E. Tappey Drive  
Fresno, CA 93727

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase  
I

\* P11. Report Citation:  
City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name** California Syrup and Extract Manufacturing Company, 1824 S. Mary Street    \* **NRHP Status Code**—6Z  
 Page    2    of    3

<b>B1.</b> Historic Name: California Syrup and Extract Manufacturing Company <b>B3.</b> Original Use: Manufacturing * <b>B5. Architectural Style:</b> Vernacular commercial * <b>B6. Construction History:</b> Original building permits were not located. The building was constructed c. 1925 (Polk Fresno city directory 1920 and 1925 and Building Record, 14 Mar. 1929). In 1929, the building was altered (Building Record, 14 Mar. 1929). * <b>B7. Moved?</b> <input type="checkbox"/> No * <b>B8. Related Features:</b> None	<b>B2.</b> Common Name: Acme Refrigeration Service <b>B4.</b> Present Use: Unknown
--	---

<b>B9a. Architect:</b> Unknown * <b>B10. Significance: Theme</b> Commercial Development <b>Period of Significance</b>	<b>b. Builder:</b> Unknown <b>Area</b> Fresno, California <b>Property Type</b> Industrial <b>Applicable Criteria</b> N/A
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**Block History**  
 The building at 1824 S. Mary Street was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant. In 1918, the entire subject block (1021) was vacant, although surrounding blocks show residential development (Sanborn map 1918:16).

**Building History**  
 The current building was constructed c. 1925 (Polk Fresno city directory 1920 and 1925 and Building Record, 14 Mar. 1929). In 1929, California Syrup and Extract Manufacturing Company altered the building for \$1,995.00 (Building Record, 14 Mar. 1929). California Syrup and Extract Manufacturing Company remained in the building through at least 1944 (Polk Fresno city directory, 1944). (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**  
 \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
     B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: California Syrup and Extract Manufacturing Company, 1824 S. Mary Street, Fresno, CA 93721  
Page 3 of 3

**\* B10. Significance continued:**

In 1950, R.H. Dangler Bottler occupied the building, and in 1960 it was home to Dealer's Choice Bottling Company, a local soda manufacturer (Polk Fresno city directories, 1950 and 1960).

From 1970 through at least 1980, Acme Refrigeration Service was located in the building (Polk Fresno city directories, 1970 and 1980). A painted "Acme Refrigeration Service" sign remains on the facade. The property is currently owned by Yoko K. Freund.

**Significance Statement**

The building at 1824 S. Mary Street appears to retain a fair degree of integrity. Integrity of location, design, feeling, and association are mostly intact. Integrity of design, materials and workmanship have been compromised by the infill of the building's windows and pedestrian door, introduction of a brick veneer at the lower wall, and insertion of a metal roll-down door.

The building at 1824 S. Mary Street does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code—6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: 1828 S. Mary Street – Resource Number 111

**P1. Other Identifier:**

- \* P2. **Location:** Unrestricted
  - \* a. **County:** Fresno
  - \* b. **USGS 7.5':** Fresno South
  - c. **Address** 1828 S. Mary Street, Fresno, CA 93721
  - d. **Other Locational Data:** APN – 46832104
- \* P3a. **Description:**

The property at 1828 S. Mary Street contains one building. The building is one story and has a rectangular footprint. A gabled roof clad in rolled roofing tops the building. A roof monitor sits on the ridgeline, and a vent is located in the gable end. The building's walls are common bond red brick with a board-formed concrete bond beam in the upper walls. At the façade, east elevation, there is a pedestrian door covered with a metal security gate and a metal roll-down door. There are no windows on the façade.

The building's character-defining features are: one-story form, rectangular footprint, gabled roof, roof monitor, red brick walls, board-formed concrete bond beam, vent in the gable end, asymmetrical façade, and façade door openings.

- \* P3b. **Resource Attributes:** HP8. Industrial building

P5a.



- \* P4. **Resources Present:** X Building

**P5b. Description of Photo:**  
Looking W: Jan 2015

- \* P6. **Date Constructed/Age and Source:** 1945 (Metroscan).

\* P7. **Owner and Address:**  
Juan I. and Maria A. Molina  
1828 S. Mary Street  
Fresno, CA 93721

\* P8. **Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

- \* P9. **Date Recorded:** January 2015

- \* P10. **Survey Type:** Intensive Phase I

- \* P11. **Report Citation:**  
City of Fresno South Van Ness Industrial District Historic Resource Survey

- \* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* Resource Name or # 1828 S. Mary Street, Fresno, CA 93721 \* NRHP Status Code—6Z  
 Page 2 of 3

B1. Historic Name: None B2. Common Name: None  
 B3. Original Use: Warehouse B4. Present Use: Warehouse

\* B5. Architectural Style: Commercial vernacular

\* B6. Construction History:

No original building permits were located. The front (brick) portion of the building was constructed in 1945 (Metroscan). The rear portion was built c. 1960.

\* B7. Moved? ☐ No

\* B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Commercial Architecture Area Fresno, California  
 Period of Significance Property Type Industrial Applicable Criteria N/A

#### Block History

The building at 1828 S. Mary Street was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant. In 1918, the entire subject block (1021) was vacant, although surrounding blocks show residential development. The subject property remained vacant in 1931 (Sanborn maps 1918 and 1931:16).

#### Building History

According to Metroscan, the building was constructed in 1945. In 1947, 1828 S. Mary was not listed in city directories, but the front (brick) half of the current building is shown on the 1950 Sanborn map, suggesting a c. 1948 construction date. In 1950, the building was used as a dairy supplies warehouse (Sanborn map, 1950:16). (See continuation sheet.)

#### \* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

#### B13. Remarks:

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1828 S. Mary Street, Fresno, CA 93721  
Page 3 of 3

### \* B10. Significance continued:

The subject property was not listed in city directories in the early 1950s, but by 1960, Challenge Cream and Butter Association occupied the building and used it as a warehouse (Polk Fresno city directories, 1951-52 and 1960). Challenge Cream and Butter Association operated a creamery at 1804 S. Mary Street (since demolished). The Danish Creamery Association in Fresno joined the company in 1916, and the name was changed to Challenge Cream and Butter Association. In the 1920s, the association expanded to Idaho and opened a marketing branch in San Francisco. In the 1930s, the company further expanded by joining with Star Valley Cheese Company and extending their operations into Oregon. During World War II, the government commandeered a large portion of the company's production. In the late 1940s, the company opened plants in San Jose and Berkeley ("Challenge Dairy 100 Year History Timeline").

The rear half of the building at 1828 S. Mary Street was constructed c. 1960 (historicaerials.com, 1962). In 1970, Sanborn maps indicate that the front half of the building continued to be used as a dairy supplies warehouse, and the addition was used for truck repair. The two lots to the south (part of the current parcel) were parking (Sanborn map, 1970:16). By 1976, the building was divided into four rooms: two storage warehouse rooms, an office, and a bottle room (Building Record, 9 Apr. 1976). Kings Canyon Water Company bottled water occupied the building in 1980 (Polk Fresno city directory, 1980). The building is currently owned by Juan I. and Maria A. Molina.

### Significance Statement

The building at 1828 S. Mary Street appears to retain a high degree of integrity. Integrity of location, design, setting, materials, workmanship, feeling, and association are largely intact. An addition was built at the rear of the building c. 1960 but is minimally visible from the public right-of-way. The pedestrian and metal roll-down door openings are intact, although the doors themselves may have been replaced. These possible changes do not significantly impact the façade's appearance.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 1828 S. Mary Street is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. Many of these buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

Although consistent with district contributors in materials, this building does not have many of the features common to the contributors such as: multi-light industrial sash or clerestory windows, simple pilasters, or bow-truss roof and does not appear to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance.

### \* B12. References continued:

"Challenge Dairy 100 Year History Timeline." *Challenge Dairy*. No date. Web. 7 April 2015.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: 1905 S. Mary Street – Resource Number 112

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address** 1905 S. Mary Street, Fresno, CA 93721

**d. Other Locational Data:** APN – 46832312

\* **P3a. Description:**

The property at 1905 S. Mary Street is part of the Rand Machine Works complex. It contains a one-story prefabricated warehouse with a rectangular footprint. The building is topped by a low-pitched gabled roof, which has been extended with a shed-roofed addition on the south side. Corrugated steel sheeting clads the walls and roof. Translucent panels set in the roof provide light to the interior. Small metal brackets brace the gable end. The façade (S. Mary Street elevation) is symmetrical. Above, in the gable end, there is vent and a “Rand Machine Works” sign. Below the gable end, an intermediate cornice has been added. Brick clads the lower portion of the walls. In the center, there is a single metal pedestrian door, which is flanked by two windows on each side. The windows are covered with metal security grills.

The building's character-defining features are: one-story form, rectangular footprint, low-pitched gabled roof, corrugated steel sheeting on walls and roof, translucent panels in roof, symmetrical façade, gable-end vent, metal brackets at eaves, and façade fenestration pattern.

P5a.



\* **P3b. Resource Attributes:**

HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking SE: Jan 2015

\* **P6. Date Constructed/Age and Source:** 1951 (Building Record, 26 Dec. 1951).

\* **P7. Owner and Address:**

Robert W. and Linda L. Rand Trustees  
14465 Killarney Drive  
Madera, CA 93638

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

\* Resource Name or # 1905 S. Mary Street, Fresno, CA 93721 \* NRHP Status Code 6Z  
Page 2 of 3

<b>B1.</b> Historic Name: None	<b>B2.</b> Common Name: Rand Machine Works
<b>B3.</b> Original Use: Warehouse	<b>B4.</b> Present Use: Warehouse/office
* <b>B5.</b> <b>Architectural Style:</b> Prefabricated building	
* <b>B6.</b> <b>Construction History:</b>	
In 1951, a new building was constructed (Building Record, 26 Dec. 1951). Around 1985, an addition was built on the south side of building, and a shed was built at the rear of the property (historicaerials.com).	

\* B7. Moved? ☐ No

\* B8. Related Features: None

<b>B9a. Architect:</b>	Unknown	<b>b. Builder:</b>	L.B. Pipes Company
<b>* B10. Significance:</b>	Commercial Development	<b>Area</b>	Fresno, California
<b>Period of Significance</b>	<b>Property Type</b> Industrial	<b>Applicable Criteria</b>	N/A

## Block History

The building at 1905 S. Mary Street was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

## Building History

In 1918, there was a very small residence and shed on the subject property, but by 1931, only the shed remained (Sanborn map, 1918, 1931:16). In 1951, the Robert Braun Company hired L.B. Pipes Company to construct a new building on the property for 17,000 (Building Record, 26 Dec. 1951). (See continuation sheet.)

\* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1905 S. Mary Street, Fresno, CA 93721  
Page 3 of 3

**\* B10. Significance continued:**

Over the subsequent decades, 1905 S. Mary Street was home to several businesses including: Gray Lift Inc. in 1960; an industrial parts warehouse in 1970; and Olson Manufacturing Company, packaging equipment, in 1980 (Polk Fresno city directories, 1960, 1970, 1980 and Sanborn 1970:16).

By 2007, the property was part of the Rand Machine Works complex of buildings in the area (Google street view, 2007). The building continues to operate as part of Rand and is currently owned by Robert W. and Linda L. Rand, Trustees.

**Lloyd Pipes Company**

The Lloyd Pipes Company, founded by L.B. Pipes Sr., was the Fresno-area franchised builder of Pascoe Steel Corporation pre-engineered metal buildings (*Fresno Bee*. 14 March 1965, 108). The company operated from an office at 2762 S. Elm Avenue in 1960 and 1407 N. Thesta Street in 1969 (Polk Fresno city directories, 1960, and 1969). In addition to the warehouse at 1905 S. Mary Street, the company built the grandstand at the Sacramento Fairgrounds for \$281,781, the Sierra Furniture company building in Visalia, a prefabricated grandstand for the 21<sup>st</sup> District Agricultural Fairgrounds near Madera, and a \$125,225 metal addition to the industries warehouse at the California Training Facility in Soledad (*Bakersfield Californian*. 22 December 1955, 15 and *Fresno Bee*. 26 May 1963, 110).

**Significance Statement**

The building at 1905 S. Mary Street appears to retain a fair degree of integrity. Integrity of location, setting, materials, workmanship, and association are mostly intact. Integrity of design and feeling been somewhat compromised by the introduction of brick veneer at the lower portion of the façade's walls and an intermediate cornice.

The building at 1905 S. Mary Street does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of an industrial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

**\* B12. References continued:**

*Bakersfield Californian*. 22 December 1955, 15.

*Fresno Bee*. 26 May 1963, 110.

*Fresno Bee*. 14 March 1965, 108.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 4      \* Resource Name or #: 7Up Bottling Company Warehouse – Resource Number 119  
P1. Other Identifier: 2025 S. Mary Street

- \* P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South  
c. Address 2001 S. Mary Street, Fresno, CA 93721  
d. Other Locational Data: APN – 46834209  
\* P3a. Description:

The property at 2001 S. Mary Street is part of the 7UP Bottling Company complex. Three buildings are located on the lot: two prefabricated buildings and a concrete-block building.

Both prefabricated warehouses have rectangular footprints and are topped by low-pitched gabled roofs. Corrugated steel sheeting clads the walls and roofs, and vents are located on the ridgeline. Fourteen translucent panels set in each roof provide light to the interior. Vents and small metal brackets are located at the gable ends. At the west elevation, the northern prefabricated building has a metal roll-down door, a metal pedestrian door, and a window with a metal security grill. The southern prefabricated building has a window with a metal security grill and a metal roll-down door. (See continuation sheet.)

\* P3b. Resource Attributes:

P5a.



HP8. Industrial building

\* P4. Resources Present: X Building

P5b. Description of Photo:  
Looking SE: Jan 2015

\* P6. Date Constructed/Age and Source: Northern half of the prefabricated building, c. 1955. Southern half of prefabricated building, 1956. Concrete-block building, c. 1965 (Building Record, 29 Feb. 1956, [historicaerials.com](http://historicaerials.com), and Sanborn map, 1970:16).

\* P7. Owner and Address:  
Not listed.

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase I

\* P11. Report Citation:  
City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name** 7Up Bottling Company Warehouse, 2001 S. Mary Street, Fresno, CA 93721      \* **NRHP Status Code** 6Z  
 Page 2 of 4

<b>B1.</b> Historic Name: None <b>B3.</b> Original Use: Warehouse * <b>B5. Architectural Style:</b> Prefabricated building and Commercial vernacular * <b>B6. Construction History:</b> Original drawings for the southern portion of the prefabricated building indicate that the northern half of the building was constructed first, c. 1955. The southern addition was constructed in 1956 (Building Record, 29 Feb. 1956). The reinforced concrete block building was constructed c. 1965 (historicaerials.com and Sanborn map, 1970:16).  * <b>B7. Moved?</b> <input type="checkbox"/> No * <b>B8. Related Features:</b> None	<b>B2.</b> Common Name: 7UP Company <b>B4.</b> Present Use: Warehouse       <b>B9a. Architect:</b> Unknown <b>b. Builder:</b> Harold Schlitz, engineer * <b>B10. Significance:</b> <b>Theme</b> Commercial Development <b>Area</b> Fresno, California <b>Period of Significance</b> <b>Property Type</b> Industrial <b>Applicable Criteria</b> N/A
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**Block History**  
 The buildings at 2001 S. Mary Street were constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

**Building History**  
 In 1918, there was a single-family dwelling on the property at 2001 S. Mary Street. The residence remained through 1931 but was demolished or moved sometime prior to 1950 to make room for a soft drink warehouse (Sanborn maps, 1918, 1931, and 1950). (See continuation sheet.)

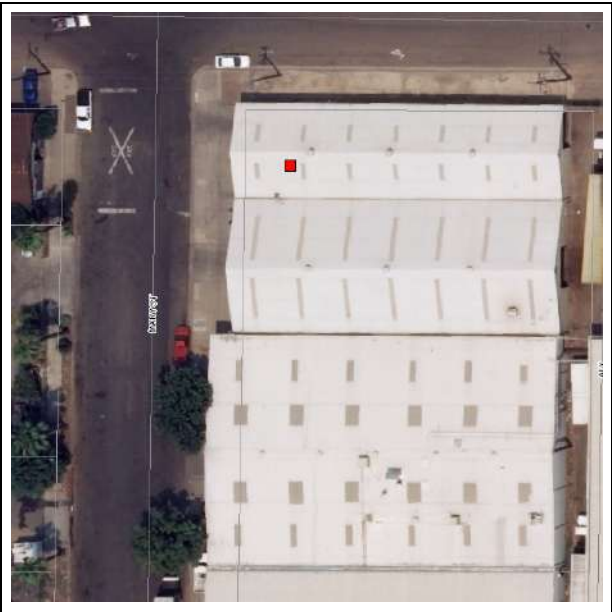
\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 7Up Bottling Company Warehouse, 2001 S. Mary Street. Fresno, CA 93721

Page 3 of 4

### \*P3a. Description continued:

The concrete-block building also has a rectangular footprint and is topped by a low-pitched gabled roof. Corrugated steel sheeting clads the roof, and 24 translucent panels are set in the roof to provide light to the interior.

The walls of the building are concrete block scored to resemble square tiles block in stacked bond. Attached concrete block piers divide the façade (west elevation) into six bays. The fourth bay has a large metal roll-down door. The building matches the adjacent building at 2047 S. Mary Street.

The prefabricated buildings' character-defining features are: one-story form, rectangular footprint, low-pitched gabled roofs, corrugated steel sheeting on walls and roofs, vents and small metal brackets located at the gable ends, metal roll-down doors, metal pedestrian door, and window openings.

The concrete-block building's character-defining features are: one-story form, rectangular footprint, low-pitched gabled roof, corrugated steel sheeting roof cladding, concrete block scored to resemble square blocks laid in stacked bond, attached concrete block piers, and metal roll-down door.

### \*B10. Significance continued:

Original drawings for the southern half of the building indicate that the northern half was constructed first, c. 1955. The southern addition was constructed in 1956 as a "Commercial Bldg." for 7Up Bottling Company. Both buildings were steel prefabricated Butler buildings, erected under the supervision of Harold Schlitz, engineer (Building Record, 29 Feb. 1956). A concrete-block building was constructed c. 1965.

The 7UP Company's roots date back to 1920 in St. Louis, Missouri, when C.L. Grigg founded The Howdy Corporation named after his popular Howdy Orange drink. Grigg spent two years developing a new lemon-lime flavored soda, which he introduced two weeks before the fateful October 1929 stock market crash. The new product entered a market with more than 600 lemon-lime soda competitors and was saddled with the name "Bib-Label Lithiated Lemon-Lime Soda." Despite the inauspicious timing and label, the soda sold well. Grigg later changed the name of the soda to 7UP. In 1936, in honor of the popularity of the lemon-lime beverage, Grigg changed the name of The Howdy Corporation to the Seven-Up Company. By the late 1940s, 7UP had become the third best-selling soda in the world. Philip Morris acquired the Seven-Up Company in 1978. The domestic operations of the company were sold to a private investment group in 1986, and it was merged with the Dallas-based Dr. Pepper ("Cadbury Schweppes: Americas Beverages.")

Soda bottling works like the building at 2001 S. Mary Street mixed drink ingredients, bottled the beverage, and then distributed the final product to wholesalers. Many bottling companies were franchises of larger parent companies.

Although there is no signage on the building, it appears that the subject property and all of the buildings on the subject block continue to operate as a 7UP bottling plant.

### Butler Buildings

Butler buildings are prefabricated, or pre-engineered, metal buildings sold by the Butler Company of Kansas City, Missouri. The company was founded in 1901 as the manufacturer of stock tanks, which became known as "Butler bins." In 1910, they built their first metal building, a garage. The company developed a pre-engineered rigid-frame metal building in 1939 ("Butler Building System," 3). That year, the company won a government contract for 14,500 grain storage bins ("Butler Manufacturing Company History"). The

## CONTINUATION SHEET

Property Name: 7Up Bottling Company Warehouse, 2001 S. Mary Street. Fresno, CA 93721  
Page 4 of 4

rigid-frame buildings became extremely popular in the postwar building boom, and the company increasingly focused on buildings rather than agricultural structures. Expanding on their success, the company opened a Butler research center in Kansas City in 1958, and by 1969 the line had developed into a "comprehensive building system" ("Butler Building System," 3).

### Significance Statement

The buildings at 2001 S. Mary Street appear to retain a high degree of integrity. Integrity of location, design, setting, materials, workmanship, feeling, and association are intact. No alterations are visible from the street.

Although the buildings at 2001 S. Mary Street retain high integrity, they do not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While the buildings are typical of the pattern of development that occurred in this neighborhood, the buildings are not outstanding examples of industrial buildings within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The buildings are not the work of a master, nor are they exceptional examples of their type, period, or method of construction.

### \*B12. References:

"Butler Building System." No date. Bluescopesteel.com, 10 April 2015.

"Butler Manufacturing Company History." No date. Fundinguniverse.com, 10 April 2015.

"Cadbury Schweppes: Americas Beverages." 28 April 2008. [www.webarchive.org](http://www.webarchive.org), 7 April 2015.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: Nesbitt Bottling Company – Resource Number 121

P1. Other Identifier:

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South

c. Address 2020 S. Mary Street, Fresno, CA 93721

d. Other Locational Data: APN – 46834129

\* P3a. Description:

The property at 2020 S. Mary Street contains two abutting prefabricated buildings. Both have rectangular footprints and are topped by low-pitched gabled roofs. Corrugated steel sheeting clads the roofs and most of the walls. Translucent panels set in each roof provide light to the interior. Small metal brackets are located at the gable ends. At the façade (west elevation), a shed-roofed awning clad in shake shingles spans the width of the buildings, breaking for a metal roll-down door in the northern building. Beneath the awnings, the walls have been clad in vertical wood siding and brick. At least one pedestrian door is located in the southern building (obscured by plants). A vent is located in the southern gable end, and a sign, which reads, "Duggan's Concessions/Central California Catering" is mounted in the northern gable end. At the front of the lot, there is a parking/loading area surrounded by a chain-link/barbed-wire fence. (See continuation sheet.)

P5a.



\* P3b. Resource Attributes:

HP8. Industrial building

\* P4. Resources Present: X Building

P5b. Description of Photo:

Looking W: Jan 2015

\* P6. Date Constructed/Age and Source: Southern half, 1947 (Building Record, 22 Dec. 1947). Northern half, c. 1955 (historicaerials.com).

\* P7. Owner and Address:

Not listed.

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet



## STRUCTURE, AND OBJECT RECORD

\* **Resource Name** Nesbitt Bottling Company, 2020 S. Mary Street, Fresno, CA 93721

**\* NRHP Status Code 6Z**

Page 2 of 3

**B1.** Historic Name: None

**B2. Common Name:** Central California Catering and Duggan's Concessions

**B3.** Original Use: Bottling works

**B4.** Present Use: Warehouse

\* B5. Architectural Style: Prefabricated building

**\* B6. Construction History:**

The southern half of the current building was constructed in 1947 (Building Record, 22 Dec. 1947). An addition of similar form, materials and size was built abutting the north side of the existing building c. 1955 (Sanborn map, 1950 and [historicaerials.com](http://historicaerials.com), 1962). Sometime prior to 2007, false fronts and shake shingle shed roofs were added to the lower portion of the building's facade (Google street view, 2007).

\* B7. Moved? ☐ No

\* B8. Related Features: None

**B9a. Architect:** Unknown

**b. Builder:** Wilhelm Steel Company

* B10. Significance:	Theme	Commercial Development	Area	Fresno, California
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<b>Period of Significance</b>	<b>Property Type</b>	Commercial	<b>Applicable Criteria</b>	N/A
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## Block History

The buildings at 2020 S. Mary Street were constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

Sanborn maps indicate that in 1918, the current property was divided into two lots, 2012 and 2020 S. Mary Street. Consistent with the surrounding development, there was a single-family dwelling on each lot. The residences remained in 1931, but by 1944, 2012 S. Mary Street was vacant in city directories, and 2020 S. Mary Street was not listed. (See continuation sheet.)

**\* B1 2. References:**

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Nesbitt Bottling Company, 2020 S. Mary Street, Fresno, CA 93721  
Page 3 of 3

**\* P3a. Description continued:**

The prefabricated buildings' character-defining features are: one-story form, rectangular footprint, low-pitched gabled roofs, corrugated steel sheeting on walls and roofs, vent and small metal brackets in gable ends, metal roll-down doors, pedestrian door openings, and window openings.

**\* B10. Significance continued:**

**Building History**

Wayde H. Clarke hired Wilhelm Steel Company to construct a bottling works building at 2020 S. Mary Street in 1947. The steel-frame, iron-clad building cost \$13,000 (Building Record, 22 Dec. 1947). The single-family residence remained at 2012 S. Mary Street (Sanborn, 1950, 16).

Nesbitt Bottling Company of Fresno, a local bottler and dealer of Nesbitt label soda, occupied the new building in 1948. The company advertised the introduction of their product to the Fresno market in the *Fresno Bee*:

Many people in the Valley who have been hungry for a good tasting Orange drink will be pleased to hear that Nesbitt's California Orange is now available. And they will be more than pleased with the taste of Nesbitt's --a nationally sold drink . . . known by millions for its delicious real orange flavor. Try Nesbitt's Orange today. If your dealer doesn't stock Nesbitt's, ask him to call the local Nesbitt Bottler, the Nesbitt Bottling Co. Telephone No. 3-1482, 2020 Mary St., Fresno (*The Fresno Bee*. Newspapers.com, 27 May 1948)

By 1962, the residence at 2012 S. Mary Street had been replaced by an addition to the bottling works. The new building matched the original structure in form, length, and material, but was slightly wider. Nesbitt Bottling Company remained at 2020 S. Mary Street through at least 1970. By 1980, it was occupied by Central California Catering (Polk Fresno city directories, 1970 and 1980). Currently, Central California Catering remains in the building and shares space with Duggan's Concessions.

**Significance Statement**

The buildings at 2020 S. Mary Street appear to retain a poor-to-fair degree of integrity. Integrity of location, setting, workmanship, and association are mostly intact. Integrity of design, materials and feeling have been compromised by alterations to the building's façade including the addition of: shed-roofed awning clad in shake shingles spanning the width of the building, vertical wood siding, and brick veneer. The alterations changed the character of the building from a utilitarian industrial warehouse to an office building.

The buildings at 2020 S. Mary Street do not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While the buildings are typical of the pattern of development that occurred in this neighborhood, the buildings are not outstanding examples of commercial buildings within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The buildings are not the work of a master, nor are they exceptional examples of their type, period, or method of construction.

**\* B12. References continued:**

*The Fresno Bee*. Newspapers.com, 27 May 1948. Web. 10 Apr. 2015.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** Better Buy Wholesale Grocers – Resource Number 127

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 2349 Monterey Street, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46823108

\* **P3a. Description:**

The property at 2349 Monterey Street includes a large, 50'x150' warehouse building and a parking lot to the south. The high one-story building is rectangular in plan and has a flat roof. Walls are concrete and ornamented with pilasters at regular intervals. The main (Monterey Street) façade is symmetrical. It is dominated by a loading dock stretching the width of the façade and is covered by a flat, metal roof. There are three large door openings (either metal sliding doors or roll-down doors) crowned by ganged, metal, multi-light, transom windows. At the south of the main façade, likely where the office is located, there are two small, metal, multi-light windows. A chain-link fence encircles the parking lot. (See continuation sheet.)

P5a.



\* **P3b. Resource Attributes:** HP6. 1-3  
Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**  
Looking NW: Jan 2015

\* **P6. Date Constructed/Age and Source:** Historic, 1961 (building permit)

\* **P7. Owner and Address:**  
Sebenius Family Trust  
2160 Fine Ave.  
Fresno, CA 93727

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**  
January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #**      Better Buy Wholesale Grocers / 2349 Monterey Street, Fresno, Ca 93721      \* **NRHP Status Code** 6Z  
 Page    2    of    3

**B1.** Historic Name:      Better Buy Wholesale Grocers      **B2.** Common Name:      2349 Monterey Street  
**B3.** Original Use: Commercial      **B4.** Present Use: Commercial  
 \* **B5. Architectural Style:**      Mid-Century Modern Vernacular  
 \* **B6. Construction History:**  
 See continuation sheet.  
  
 \* **B7. Moved?** No  
 \* **B8. Related Features:** None

**B9a. Architect:** H. Wayne Taul (engineer)    **b. Builder:** Larsen-Ratto (contractor)  
 \* **B10. Significance: Theme** Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development    **Area**      Fresno, California  
  
**Period of Significance** 1961      **Property Type** Industrial    **Applicable Criteria**    iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's  
 Fresno City Directories; Building Permits; Ancestry.com;  
 HistoricAerials.com; Google street view; and see City of Fresno South  
 Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
                                 B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Better Buy Wholesale Grocers / 2349 Monterey Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The property's character-defining features include: high, one-story massing; flat roof; concrete walls with simple pilasters at regular intervals; symmetrical façade; loading dock covered by a flat, metal roof; three large door openings crowned by ganged, metal, multi-pane windows at main façade.

### B6. Construction History (continued)

The warehouse building was constructed in 1961 by Larsen-Ratto according to plans by engineer H. Wayne Taul. There are no building permits showing alterations to the building.

### B10. Significance (continued)

#### Building History

In 1961 the building was owned by United Warehouse Company and leased to Better Buy Wholesale Grocers. A subsequent owner was the Market Grocery Wholesale Company from at least the 1970s and 1980s.

#### Significance Statement

The building at 2349 Monterey Street appears to retain high integrity. Aspects of integrity for location, setting, design, materials, workmanship, feeling, and association appear to be in intact.

Although the building at 2349 Monterey Street retains high integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.



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**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** Duey Auto Service – Resource Number 129

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 2431 Monterey Street, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46820206

\* **P3a. Description:**

The one-story building at 2431 Monterey Street has a rectangular-shaped footprint. There is a small parking lot to the south. The walls are reinforced cinder block. The Monterey Street façade (front) and rear facade walls rise several feet above the gabled roof, creating parapets. The Monterey Street façade is punctuated by two aluminum-slider windows. The south façade, which faces the parking lot, has three metal roll-down doors running from left to center right. At the far right of the façade is the primary pedestrian entrance, a solid metal door. There is a single pedestrian entrance door on the north façade. (See continuation sheet.)

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking W: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic, 1965 (building permit)

\* **P7. Owner and Address:**

Linda Manchesian  
6447 W. Olive  
Fresno, CA 93723

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

\* **P11. Report Citation:** City of Fresno

South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT _____ <b>BUILDING,</b>
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\* **Resource Name or #** Duey Auto Service / 2431 Monterey Street, Fresno, Ca 93721      \* **NRHP Status Code** 6Z  
 Page 2 of 3

**B1.** Historic Name: Duey Auto Service      **B2.** Common Name: 2431 Monterey Street  
**B3.** Original Use: Commercial      **B4.** Present Use: Commercial  
 \* **B5. Architectural Style:** Commercial Vernacular  
 \* **B6. Construction History:**  
 See continuation sheet.

\* **B7. Moved?** No  
 \* **B8. Related Features:** None

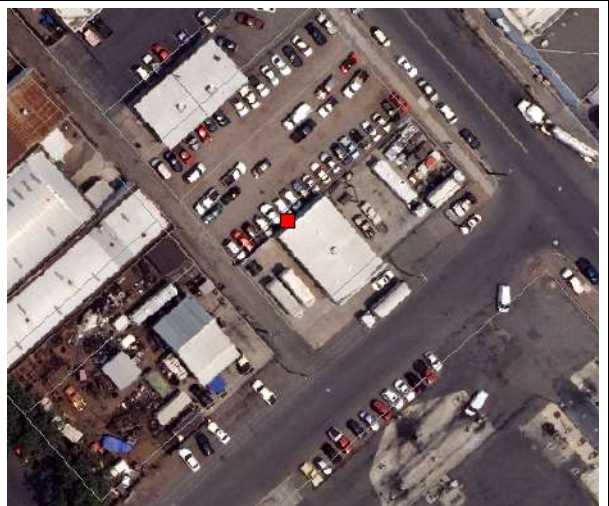
**B9a. Architect:** Unknown      **b. Builder:** Ellis, Bartlow, and Thomson (sp.)  
 \* **B10. Significance:** **Theme** Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development      **Area** Fresno, California

**Period of Significance** 1965      **Property Type** Commercial      **Applicable Criteria** iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**  
 Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None  
 \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:** June 2015



(This space reserved for official comments.)

## CONTINUATION SHEET

Property Name: Duey Auto Service / 2431 Monterey Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The property's character-defining features include: one-story massing; parking lot to south; reinforced cinder block walls; parapets; gabled roof; metal roll-down doors.

### B6. Construction History (continued)

According to building permits, this small commercial building was constructed in 1965 by contractor Ellis, Bartlow, and Thomson (sp.). No known alterations have occurred. In 1990 a dwelling that was located on the same parcel was demolished.

### B10. Significance (continued)

#### Building History

The building was first used as an automotive repair shop called Duey Auto Service.

#### Significance Statement

The building at 2431 Monterey Street appears to retain high integrity. Aspects of integrity for location, setting, design, materials, workmanship, feeling, and association are mostly intact.

Although the building at 2431 Monterey Street retains high integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* Resource Name or #: United Automotive Works – Resource Number 130

P1. Other Identifier:

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, CA, 1981

c. Address 304 N Street, Fresno, CA 93721

d. Other Locational Data: APN - 46820207

\* P3a. Description:

The property at 304 N Street is comprised of three buildings. The primary building is a one-story automotive repair shop with corrugated metal walls and a gabled, standing-seam metal roof with exposed wood rafters. The roof has a deep overhang over the Monterey Avenue façade that is supported by metal brackets. The Monterey Street façade is dominated by two large wood sliding doors, each with multi-light metal windows. The N Street façade and the north façade both have large corrugated metal sliding doors. A pedestrian door and two small windows were inserted into the rolling door at the N Street façade. The second building on the property is a small shed located to the south of the building described above. It is one story, the walls are sheathed in horizontal wood siding. The roof is gabled and has an overhang showing exposed rafter tails. The Monterey Street façade has a wood sliding door at the right, and two wood windows at the left; a square vent is located near the roof. The N Street façade has a double-hung, 1/1 wood window. The third building is located at the northwest corner of the property. Its walls and roof are corrugated metal panels. (See continuation sheet.)

P5a.



\* P3b. Resource Attributes: HP8.  
Industrial Building

\* P4. Resources Present: Building

P5b. Description of Photo:  
Looking NW: Jan 2015

\* P6. Date Constructed/Age and  
Source: Historic, 1937/1946  
(permits)

\* P7. Owner and Address:  
Lisa Catalano & Karen Jarrett  
12085 E. Cortland  
Sanger, CA 93657

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase  
I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

\* Resource Name or # United Automotive Works / 304 N Street, Fresno, Ca 93721 \* NRHP Status Code 6Z  
Page 2 of 3

**B1.** Historic Name: United Automotive Works

**B2.** Common Name: 304 N Street

**B3.** Original Use: Light Industrial

**B4.** Present Use: Unknown

\* **B5. Architectural Style:** Industrial Vernacular

**\* B6. Construction History:**

See continuation sheet.

\* B7. Moved? No

\* B8. Related Features: None

**B9a. Architect:** Unknown

**b. Builder:** Unknown

<b>* B10. Significance: Theme</b>	Late 19 <sup>th</sup> and 20 <sup>th</sup> Century Commercial Development	<b>Area</b>	Fresno, California
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<b>Period of Significance</b>	1937/1946	<b>Property Type</b>	Light Industrial	<b>Applicable Criteria</b>	iii
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## Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

**\* B1 2. References:**

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: United Automotive Works / 304 N Street, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The primary building's character-defining features include: one-story massing; corrugated metal walls and a gabled, standing-seam metal roof with exposed wood rafters; deep roof overhang facing Monterey Street; wood rolling doors; steel multi-pane metal windows.

The second building's character-defining features include: one-story massing; horizontal wood siding; gabled roof with overhang and exposed rafter tails; wood rolling door; wood windows.

The third building's character-defining features include: one-story massing; gabled roof; corrugated metal roof and walls.

### B6. Construction History (continued)

The property at 304 N Street originally contained a dwelling facing N Street, a smaller dwellings facing Monterey Street, and a small shed. By 1918 a second dwelling had been constructed between the two existing building, and two more sheds had been added. By 1931, one of the two Monterey-facing dwellings had been removed. According to building permits, an 18'x18' garage was built on the property in 1937. In 1937, a brick flue was constructed somewhere on the property. In 1946, a 5'x20' addition was added to the existing shop. The N Street dwelling was demolished sometime after 1970.

### B10. Significance (continued)

#### Building History

According to city directory and census data, the United Automotive Works was likely founded on the property by the Armenian Shirinian family. John Shirinian is listed in the 1940 census as an automotive mechanic. His father and mother, Krikor and Araxie Shirinian, are listed in the 1944 city directory at 304 N Street as residents of the dwelling. By 1960, Rich Shirinian, son of John, was living in the dwelling and serving as foreman of United Automotive Works at the rear of the property. United Automotive continues to operate at the property as of 2015.

#### Significance Statement

The buildings at 304 N Street appears to retain high integrity. Aspects of integrity for location, design, materials, workmanship, feeling, and association appear to be intact.

Although the buildings at 304 N Street retain high integrity, the property does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While the buildings are typical of the pattern of development that occurred in this neighborhood, the buildings are not outstanding examples of industrial buildings within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The buildings are not the work of a master, nor are they exceptional examples of their type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: Longhead Frozen Food Company - 120 O Street – Resource Number 139

P1. Other Identifier: APN – 46802055S

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 120 O Street Fresno, CA 93721

d. Other Locational Data: APN – 46802055S

\* P3a. Description:

This is a large, concrete building currently houses Lyon Magnus Plant # 3. The structure was constructed in two phases with the front of the building closest to O Street being the more recent addition. The building has a flat roof. Loading dock areas are on the east side of the structure. The Sanborn Maps indicate both the earlier and later portions of the structure have interior wood truss construction. The building has few distinguishing architectural features.



P5a. Photograph or Drawing

\* P3b. Resource Attributes:

HP6: 1 – 3 Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking west: Jan 2015

\* P6. Date Constructed/Age and

Source: Historic –  
pre-1950 Sanborn Map

\* P7. Owner and Address:

Robert E. Smittcamp  
3158 E. Hamilton Ave  
Fresno, CA 93702

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

Janaury 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO)

## STRUCTURE, AND OBJECT RECORD

\* **Resource Name or #** Longhead Frozen Food Company 120 O Street, Fresno, Ca 93721 \* **NRHP Status Code** – 6Z

Page 2 of 2

**B1.** Historic Name: Longhead Frozen Food Company **B2.** Common Name: 120 O Street

**B3.** Original Use: Cold Storage

**B4.** Present Use: Cold Storage

\* **B5. Architectural Style:** Commercial Vernacular

\* **B6. Construction History:** The rear portion of the building was built sometime before 1950 and after 1938 per Sanborn Maps. The front section closest to O Street is post-1970 as it is not on that Sanborn map.

\* **B7. Moved?** No

\* **B8. Related Features:** None

**B9a. Architect:** Unknown

**b. Builder:** Unknown

\* **B10. Significance: Theme** Commercial **Area** Fresno, California

**Period of Significance** pre-1950 **Property Type** Commercial **Applicable Criteria**

This building appears on the 1950 Map as the Longhead Frozen Food company. By the 1970 Sanborn Map, an addition was constructed at the front, O Street, side of the structure. The 1970 Map indicates the building housed cold storage, but there is no business name associated with the building. The 1931 Sanborn Map shows the Swastika Lumber Company on this large site. No original building permit was located for the structure; only a recent reroofing permit was located. A small advertisement for “peach pits” in the *Fresno Bee* in September 1944 indicates that Longhead Frozen Foods was freezing local peaches and then also selling the pits back to orchard managers. The 1950 Fresno City Directory lists J. H. Loughhead Cold Storage at this address. 1960 City Directory lists Loughhead Cold Storage and Loughhead Tungsten Mines Office as being present at this address. The 1970 and 1980 City Directories list “Fresno Cold Storage” at 120 O Street. There appear to be differing spellings of the company name: Longhead and Laughead.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within the context of this survey. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

\* **B12. References:**

Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(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 – 6Z**

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* **Resource Name or #:** Suncraft of California – 220 O Street – Resource Number 140

**P1. Other Identifier:** APN – 46802066S

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, Calif; 1963, revised 1981

**c. Address** 220 O Street      Fresno, CA 93721

**d. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
APN – 46802066S

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

This building is a simple corrugated metal clad structure with a projecting open-air storage, work or parking area facing O Street. The east side of the structure has a series of roll down doors. The west side a series of small windows. There is also a very small open air shed structure on the site. The lot is large with an angled north end to accommodate the adjacent railroad tracks. Portions of the lot are used to park truck trailers.



P5a. Photograph or Drawing

\* **P3b. Resource Attributes:**

HP6: 1 – 3 Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking NE: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** 1968 Building permit

\* **P7. Owner and Address:**

Lyons Magnus, Inc.

3158 E Hamilton

Fresno, CA93702

\* **P8. Recorded by:**

architecture + history

B. Maley, J. Stock, S. Watson

1715 Green Street

San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO)



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* **Resource Name or #**    Suncraft of California    220 O Street, Fresno, Ca 93721    \* **NRHP Status Code – 6Z**  
 Page    2    of    2

<b>B1.</b> Historic Name:    Suncraft of California <b>B3.</b> Original Use: Warehouse * <b>B5. Architectural Style:</b> Commercial Vernacular * <b>B6. Construction History:</b> 1968 original construction – building permit  * <b>B7. Moved?</b> No * <b>B8. Related Features:</b> Shed and large parking area for trailers	<b>B2.</b> Common Name:    220 O Street <b>B4.</b> Present Use: Warehouse
--	--

<b>B9a. Architect:</b> Unknown * <b>B10. Significance: Theme</b> Commercial <b>Period of Significance</b> 1968	<b>b. Builder:</b> Unknown <b>Area</b> Fresno, California <b>Property Type</b> Commercial <b>Applicable Criteria</b>
--	--

The structure is present on the 1970 Fresno Sanborn Map (Sheet 33) and is noted as Suncraft of California. It had an address of 160 O Street (not 220 O Street) at that time, but this is the same building. The entire lot is vacant on the 1950 Sanborn Map. Suncraft of California was a maker of Redwood Outdoor Furniture. A 1968 drawing for a “Butler Building” by Valley Steel Construction was located in the building permit files. The building permit itself was difficult to read. It appears to also list a business address of 95 Santa Fe, which appears to have been another Suncraft of California facility. The building is now used by Lyons Magnus, Inc. (See DPR form for 95 Sante Fe).

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within the context of this survey. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1950, 1970); Polk’s Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**    None

\* **B14. Evaluator:**    architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:**    June 2015

(This space reserved for official comments.)





<b>State of California The Resources Agency</b> <b>DEPARTMENT OF PARKS AND RECREATION</b> <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial <b>NRHP Status Code – 6Z</b>
Review Code	Other Listings Reviewer	Date

Page 1 of 1 \* Resource Name or #: Salvation Army - 710 and 804 Parallel Avenue – Resource Number 146

P1. Other Identifier: APN - 46082001

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 710 Parallel Avenue, Fresno, CA 93721

d. Other Locational Data: APN - 46082001

\* P3a. Description:

This is a large lot with three structures. Two of these structures are present on the 1970 Sanborn Map – 710 and 804 Parallel. The open air shed in between the two structures was not present in 1970. 710 Parallel is the northern-most structure on the lot, closest to Highway 41. This is a one-story, concrete office building with a portico at the north end. The structure has a flat roof, large windows and an overhanging, decorative roof at the north and south ends. The building has few distinguishing features.

The more southern structure, 804 Parallel is two-stories, with a large, overhanging, overly scaled, mansard style roof. The structure has multiple window and door openings types.

\* P3b. Resource Attributes:



P5a. Photograph or Drawing

HP6. 1 – 3 Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking W: Jan 2015

\* P6. Date Constructed/Age and Source: 1968-69 Building Permit

\* P7. Owner and Address:

Salvation Army  
PO BOX 22646  
Long Beach, CA 90801

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO)

## STRUCTURE, AND OBJECT RECORD

* Resource Name or #	Salvation Army 710 Parallel Avenue, Fresno, Ca 93721	* NRHP Status Code – 6Z
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Page 2 of 2

**B1.** Historic Name: Salvation Army

**B2.** Common Name: 710 – 804 Parallel Aveue

**B3.** Original Use: Offices and Warehouse

**B4.** Present Use: Offices and Warehouse

\* B5. Architectural Style:

\* **B6. Construction History:** 1966 construction

\* B7. Moved? No

\* **B8. Related Features:** Shed in between buildings.

**B9a. Architect:** Unknown

**b. Builder:** Unknown

**\* B10. Significance:** Theme Commercial Area Fresno, California

<b>Period of Significance</b>	None	<b>Property Type</b>	Commercial	<b>Applicable Criteria</b>	N/A
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These buildings appears on the 1970 Fresno Sanborn Map, but they are not present on the 1950 Sanborn. The Salvation Army built these structures for use as office and warehouse use. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

**\* B12. References:**

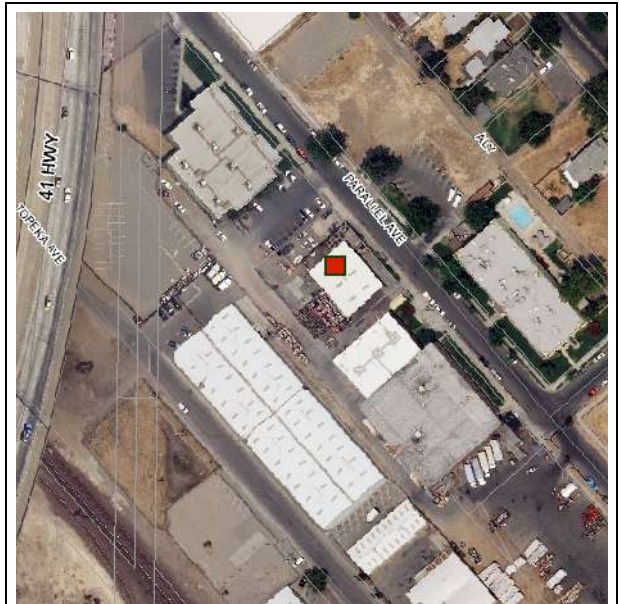
Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Salvation Army - 710 and 804 S. Parallel Avenue Fresno, CA 93721  
Page 3 of 3

Photograph continued:



The Salvation Army building at 804 S. Parallel.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: Heieck & Moran - 850 S. Parallel Avenue – Resource Number 147

P1. Other Identifier: APN - 46082002

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 850 Parallel Avenue, Fresno, CA 93721

d. Other Locational Data: APN - 46082002

\* P3a. Description:

This is a large parcel. The existing building takes up about half of the parcel. The building is a one-story, concrete block structure with a flat roof. Large, industrial sash windows line the Parallel Street façade. A pedestrian entry is located at the southern end of the Parallel Street elevation. There are two side lights on either side of the office entry. Three smaller windows are located in the center of the Parallel street façade. The industrial sash windows are the key features of the structure.

\* P3b. Resource Attributes:



P5a. Photograph or Drawing

HP6. 1 – 3 Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking E: Jan 2015

\* P6. Date Constructed/Age and Source: 1968-69 Building Permit

\* P7. Owner and Address:

Salvation Army  
PO BOX 22646  
Long Beach, CA 90801

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO)



\* **Resource Name or #** Heieck & Moran 850 S. Parallel Avenue, Fresno, Ca 93721 \* **NRHP Status Code – 6Z**  
Page 2 of 3

**B1.** Historic Name: Heieck & Moran **B2.** Common Name: 850 S. Parallel Avenue  
**B3.** Original Use: office and warehouse **B4.** Present Use: Adult Rehabilitation Center  
\* **B5. Architectural Style:** Commercial Vernacular  
\* **B6. Construction History:** 1948 original section, 1952 addition.  
  
\* **B7. Moved?** No  
\* **B8. Related Features:** None

**B9a. Architect:** Unknown **b. Builder:** Unknown  
\* **B10. Significance: Theme** Commercial **Area** Fresno, California  
**Period of Significance** None **Property Type** Commercial **Applicable Criteria**

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

**Building History**

The building appears on the 1970 Fresno Sanborn Map. It appears to have been constructed in two phases: a portion of the building appears on the 1950 Sanborn Map. The original portion of the structure was constructed in 1948 as a warehouse and office for Heieck & Moran, a wholesale plumbing company. It measured 80 x 110, cost \$35,000 and was built by Trewwhitt, Shields and Fisher. The addition of the same size (80 x 110) was built in 1952 for \$22,500. Plans found with the permit information indicate an office area at the front of the building and a warehouse to the rear.

\* **B12. References:**

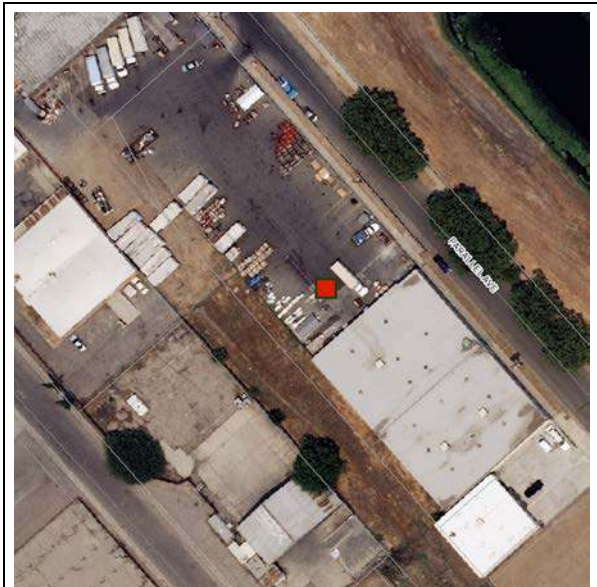
Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: Heieck & Moran 850 S. Parallel Avenue Fresno, CA 93721  
Page 3 of 3

### **B10. Significance continued:**

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code – 6Z**

Review Code      Other Listings      Reviewer      Date

Page 1 of 1 \*Resource Name or #: M. Barbarian Warehouse – 956, 964, & 976 Parallel Avenue – Resource Number 149  
P1. Other Identifier: APN – 46802050S

- \*P2. Location: Unrestricted  
 \* a. County: Fresno  
 \* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981  
 c. Address 956, 964, and 976 Parallel Avenue, Fresno, CA 93721  
 d. Other Locational Data: APN – 46802050S  
 \* P3a. Description:

This is a one-story concrete block warehouse with a series of four bow truss roofs structures that cover the warehouse. The building has four symmetrically placed roll down doors that face Parallel Avenue. An office with a pedestrian door and large window are located at the north end of the structure. These features are capped with a fixed, metal awing. The building appears to have been the target of extensive graffiti and has many layers of paint to conceal the graffiti.

\* P3b. Resource Attributes:



P5a. Photograph or Drawing

HP6. 1 – 3 Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:  
Looking SW: Jan 2015

\* P6. Date Constructed/Age and Source: 1968-69 Building Permit

\* P7. Owner and Address:  
Buchheim Family / Stewart Entrpr.  
Attn – Salt Dept  
PO BOX 11250  
New Orleans, LA 70181

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:  
January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO)

State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** M. Berbarian Warehouse 956, 964, and 976 Parallel Avenue, Fresno, Ca 93721 \* **NRHP Status Code** – 6Z  
 Page 2 of 2

<b>B1.</b> Historic Name: M. Berbarian Warehouse <b>B3.</b> Original Use: Warehouse * <b>B5. Architectural Style:</b> Commercial Vernacular * <b>B6. Construction History:</b> 1950 original construction.  * <b>B7. Moved?</b> No * <b>B8. Related Features:</b> None	<b>B2.</b> Common Name: 956, 964, and 976 Parallel Avenue <b>B4.</b> Present Use: Warehouse
--	--

<b>B9a. Architect:</b> Unknown * <b>B10. Significance: Theme</b> Commercial <b>Period of Significance</b> None	<b>b. Builder:</b> Unknown <b>Area</b> Fresno, California <b>Property Type</b> Commercial <b>Applicable Criteria</b>
--	--

The building appears on the 1970 Fresno Sanborn Map, but it is not present on the 1950 Sanborn Map. The 1970 Map is marked beer warehouse. The City of Fresno Building Record card indicates the structure was built in 1950 for M. Berbarian at a cost of \$50,000. Constructed by Blonder Enterprises, the building measured 120 x 125 feet. In 1953, day laborers constructed a garage addition at a cost of \$4,000. In the mid-1960s, a permit was requested for new signage advertising the Falstaff Brewing Company at this location.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

\* **B12. References:**  
 Sanborn Maps City of Fresno (1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(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 – 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* **Resource Name or #:** Red Triangle Oil Company – 1088 S. Parallel Avenue – Resource Number 150  
**P1. Other Identifier:** APN - 46802008

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, Calif; 1963, revised 1981

\* **c. Address** 1088 S. Parallel Avenue, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46802008

\* **P3a. Description:**

This is a roughly square parcel with a small brick structure sitting on a concrete foundation. The building is situated to the far west side of the lot with surface parking in front. The primary structure sits on the south end of the parcel, with an open air shed is adjacent to this structure to the north. The small brick building has a gable roof running parallel to the street that is sheathed in shingles. Corrugated metal siding covers the brick just below the roofline. There is a small loading dock accessing a garage door. There is a pedestrian door to the south of the loading dock and a small window to the south of the door.

\* **P3b. Resource Attributes:**



P5a. Photograph or Drawing

HP6. 1 – 3 Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking W: Jan 2015

\* **P6. Date Constructed/Age and Source:** 1968-69 Building Permit

\* **P7. Owner and Address:**  
Baron Real Estate Inc.  
PO Box 223  
Manhattan Beach, CA 90266

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**  
January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO)

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Red Triangle Oil Company 1088 Parallel Avenue, Fresno, Ca 93721 \* **NRHP Status Code** – 6Z  
 Page 2 of 2

<b>B1.</b> Historic Name: Red Triangle Oil Company <b>B3.</b> Original Use: Office and warehouse <b>* B5. Architectural Style:</b> Commercial Vernacular	<b>B2.</b> Common Name: 1088 S. Parallel Avenue <b>B4.</b> Present Use: unknown <b>* B6. Construction History:</b> 1948; addition 1951  <b>* B7. Moved?</b> No <b>* B8. Related Features:</b> None <b>B9a. Architect:</b> Unknown <b>b. Builder:</b> Unknown <b>* B10. Significance: Theme</b> Commercial <b>Area</b> Fresno, California <b>Period of Significance</b> None <b>Property Type</b> Commercial <b>Applicable Criteria</b>
--	--

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

**Building History**

These two small buildings appear on the 1970 Fresno Sanborn Map. The brick building appears on the 1950 Sanborn Map, but the shed to the north is not present. A 1946 building permit issued to the Red Triangle Oil Company indicates the brick building was 30 x 40 feet, cost \$3,000.00 and was constructed using day labor. A small addition measuring 9 x 16 was constructed for \$500 in 1951. This was likely the shed to the north.

**Significance**

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

**\* B12. References:**

Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

**\* B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

**\* Date of Evaluation:** June 2015

(This space reserved for official comments.)



(Sketch Map with north arrow required.)



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code – 6Z**

Review Code      Other Listings      Reviewer      Date

Page 1 of 1

\* **Resource Name or #:** 1120-22 Parallel Avenue – Resource Number 152

**P1. Other Identifier:** APN - 46802010

\* **P2. Location:** Unrestricted

\* **a. County;** Fresno

\* **b. USGS 7.5':** Fresno South, Calif; 1963, revised 1981

\* **c. Address** 1120-22 Parallel Avenue, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46802010

\* **P3a. Description:**

This is a rectangular parcel with a small building to the far west side of the parcel and extending almost to the property lines on the north and south end of the lot. The building on the site is a one story, corrugated metal warehouse with a project front awning covering a loading dock area. There is a roll down door to the far south end of the building. Several windows light the interior office space. These appear to be replacements and they are also covered with metal security bars. A pedestrian door is located to the north end of the front elevation. The building has a flat roof. A large parking area is located in front of the structure.

\* **P3b. Resource Attributes:**



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

HP6. 1 – 3 Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking W: Jan 2015

\* **P6. Date Constructed/Age and Source:** pre-1950 Sanborn Maps

\* **P7. Owner and Address:**

Baron Real Estate Inc.

PO Box 223

Manhattan Beach, CA 90266

\* **P8. Recorded by:**

architecture + history

B. Maley, J. Stock, S. Watson

1715 Green Street

San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO)

State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b>
<b>STRUCTURE, AND OBJECT RECORD</b>		

\* **Resource Name or #** 1020-22 Parallel Avenue, Fresno, Ca 93721      \* **NRHP Status Code** – 6Z  
 Page 2 of 2

<b>B1.</b> Historic Name: <b>B3.</b> Original Use: Warehouse * <b>B5. Architectural Style:</b> Commercial Vernacular * <b>B6. Construction History:</b> pre-1950 as this structure appears on 1950 map  * <b>B7. Moved?</b> No * <b>B8. Related Features:</b>  <b>B9a. Architect:</b> Unknown * <b>B10. Significance:</b> Theme Commercial <b>Period of Significance</b> None	<b>B2.</b> Common Name: 1020-22 Parallel Avenue <b>B4.</b> Present Use: Unknown  <b>b. Builder:</b> Unknown <b>Area</b> Fresno, California <b>Property Type</b> Commercial <b>Applicable Criteria</b>
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The building appears on the 1970 and 1950 Fresno Sanborn Maps (Sheet 46). The 1970 Sanborn Map labels the building “water cooler.” The 1950 Sanborn reads “storage.” A 1964 building permit issued to Harry Vineiquerra to erect a canopy over an existing loading dock is the oldest building permit in city files. The 1950 City Directory lists the Paterson & Wing Construction Company at this address. The 1960 City Directory has the Smith Trucking Company present at 1120 Parallel Avenue. The 1970 and 1980 City Directories list Yosemite Water Company at this address.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1950, 1970); Polk’s Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
     B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(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 – 5D3

Review Code      Other Listings      Reviewer      Date

Page 1 of 4      \* Resource Name or #: Herman & Todresio - 1156 Parallel Avenue – Resource Number 153

P1. Other Identifier: APN - 46802057

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 1156 Parallel Avenue, Fresno, CA 93721

d. Other Locational Data: APN – 46802057

\* P3a. Description:

This is a one-story, common bond, brick warehouse, a portion of which curves to conform to Parallel Avenue and the affiliated former rail lines of this area of Fresno. The building was constructed in two phases, with the addition that curves along Parallel being the later element. A visible line in the brick can be seen where the addition joins the original structure. The building has been altered over time with new openings, both windows and doors. Unlike other brick buildings in this area, this structure does not have the brick bond beam below the cornice. It does have a bow truss roof. The south end of the structure has a series of clerestory, hopper windows and a roll down door. A pedestrian door and a series of later windows conclude the original portion of the structure. The addition also appears to have similar clerestory windows, but they are boarded. Another roll down door is present in the addition. The building appears to be in somewhat poor condition with noticeable cracks in the brick where mortar has failed. Character defining features include: brick construction, clerestory hopper windows, curved façade of addition.



P5a. Photograph or Drawing

\* P3b. Resource Attributes:

HP6. 1 -3 Story Commercial

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking North: Jan 2015

\* P6. Date Constructed/Age and

Source: Historic 1948: Building Permit

\* P7. Owner and Address:

James M. Riley  
PO BOX 786  
Fresno, Ca 93712

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Herman & Todresio 1156 Parallel Avenue, Fresno, Ca 93721 \* **NRHP Status Code – 5D3**  
 Page 2 of 4

**B1.** Historic Name: Herman & Todresio **B2.** Common Name: 1156 Parallel Avenue  
**B3.** Original Use: Warehouse / Storage **B4.** Present Use: Warehouse / Storage  
 \* **B5. Architectural Style:**  
 \* **B6. Construction History:** 1948 – original construction – measured 120 x 125 – curved section added later  
  
 \* **B7. Moved?** ☐ No ☐ Yes ☐ Unknown **Date Moved:** N/A **Original Location:** N/A  
 \* **B8. Related Features:**  
 none

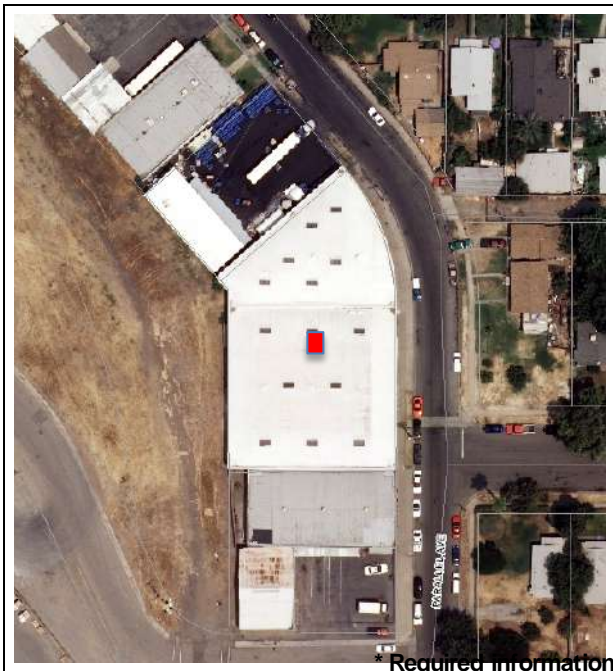
**B9a. Architect:** Unknown **b. Builder:** Harris Construction Company  
 \* **B10. Significance: Theme** Commercial Architecture **Area** Fresno, California  
**Period of Significance** 1945-1960 **Property Type** Commercial **Applicable Criteria** 3 / C

This warehouse was originally constructed in 1948 by the Harris Construction Company for Herman & Todresio at a cost of \$50,000.00. The building originally extended just to the curve in Parallel Avenue and was almost square in shape measuring 120 x 125. This configuration is present on the 1950 Sanborn Map (Sheet 46). The building is labeled “tire and wool warehouse” and had the address 1156 Parallel. There was a small dwelling present on the adjacent lot as the curve begins along Parallel Street (1140 Parallel). The building was expanded sometime between 1950 and 1970 when it appeared on 1970 Sanborn Map (Sheet 46) with the addition rounding the curve and it was marked on the map “metal parts and sheets warehouse.” Both the 1950 and 1956 City Directory identify Clingan & Fortier Steel at this address. Burlingame, California resident Alfred T. Fortier was president of this San Francisco-based company in 1951 (San Francisco City Directory). The 1960 and 1970 Fresno City Directory identify the Reynolds Aluminum Supply Company as occupying the building at 1156 Parallel. The 1980 City Directory lists United Foam Corporation at this address.

\* **B12. References:**  
 Sanborn Maps City of Fresno (1950 and 1970); Polk’s Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None  
  
 \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson  
  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: Herman & Todresio 1156 Parallel Avenue, Fresno, CA 93721  
Page 3 of 4

### \*B10. Significance (continued)

Founded in 1914 by the Harris family, the Harris Construction Company is one of the longest-running businesses in the central San Joaquin Valley. The company's early projects were primarily commercial and included offices, banks, and grocery stores. The Manchester Center (1950s) and the spiral parking garage on Van Ness Avenue (1970s) were later projects (Rodriguez, "Fresno's Harris Construction Celebrates Centennial"). The company operated from an office at 264 Palm Avenue from 1940 through at least 1960. By 1969 their offices had moved to 1505 N. Chester Avenue (Polk Fresno city directories, 1940, 1960, and 1969). The Harris family continued to own the company until 1986, when it was purchased by Richard Spencer (Rodriguez, "Fresno's Harris Construction Celebrates Centennial").

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 1156 Parallel is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. However, this structure does not appear to have the concrete bond beam below the cornice that is common with many of these structures. These buildings also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

This building was evaluated as a potential contributor to a thematic historic district of brick warehouse and office building. The historic district consists of a group of similarly designed brick buildings with the earliest constructed in 1945 and the latest c. 1960. Each served as either a warehouse or an office to a warehousing enterprise located to the rear, with some businesses having a retail component as well. They represent a cohesive grouping of structures within the survey area reflecting the commercial, warehousing, and light industrial activities historically found in the area. However, this structure does not possess a key character-defining features of these buildings the concrete bond beam and it has been altered over time. It does not retain integrity of design, materials or workmanship diminishing its ability to convey its significance. It is, therefore, not eligible as a contributor to the district.

### \* B12. References (continued):

Rodriguez, Robert. "Fresno's Harris Construction Celebrates Centennial." *Fresno Bee*. 22 October 2014. Web. March, 2015.



## CONTINUATION SHEET

Property Name: Herman & Todresio 1156 Parallel Avenue, Fresno, CA 93721  
Page 3 of 4

### Photograph Continuation:



Above: The north end of the addition.

Below: The south end of the original building showing the clerestory windows.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \*Resource Name or #: Penzoil Company - 1206 S. Parallel Avenue – Resource Number 154

P1. Other Identifier: APN - 46802013

\*P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 1206 S. Parallel Avenue, Fresno, CA 93721

d. Other Locational Data: APN - 46802013

\* P3a. Description:

This is a square parcel at the intersection of S. Parallel and S. Topeka Avenues. There are two structures on the site forming an L-shape with a parking area in the remaining portions of the parcel. The building that faces Topeka is a metal warehouse with a masonry end wall connecting to the second building on the site. This building has a gable roof behind the masonry wall. The building that faces parallel is a masonry block structure with a flat roof. It has several fixed overhanging awnings, one above the loading dock area and another at the east end over a pedestrian entry.



P5a. Photograph or Drawing

\* P3b. Resource Attributes:

HP6. 1 – 3 Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking north: Jan 2015

\* P6. Date Constructed/Age and Source: 1968-69 Building Permit

\* P7. Owner and Address:

John W. Nipp Trustee  
10745 N. Falcon Fair  
Fresno, CA 93730

\* P8. Recorded by: (Name, affiliation, and address): architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:  
January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO)

State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #**      Penzoil Company    1206 S. Parallel Avenue, Fresno, Ca 93721    \* **NRHP Status Code – 6Z**  
 Page    2    of    2

<b>B1.</b> Historic Name: Penzoil Company <b>B3.</b> Original Use:    Warehouse * <b>B5. Architectural Style:</b> Commercial Vernacular * <b>B6. Construction History:</b> One building is on 1950 Sanborn; north structure was not present in 1950. Both buildings on 1970 Sanborn.  * <b>B7. Moved?</b> No * <b>B8. Related Features:</b>  <b>B9a. Architect:</b> Unknown * <b>B10. Significance: Theme</b> Commercial <b>Period of Significance</b> None <b>Property Type</b> Commercial <b>Applicable Criteria</b>	<b>B2.</b> Common Name: 1206 S. Parallel Avenue <b>B4.</b> Present Use:    Unknown  <b>b. Builder:</b> Unknown <b>Area</b> Fresno, California
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These two buildings appear on the 1970 Fresno Sanborn Map, but only the south structure, closest to Topeka Avenue is shown on the 1950 Sanborn. The 1970 Sanborn indicates the structures were used for oil storage. The 1950 Sanborn reads “supply warehouse.” The 1980, 1970 and 1960 City Directories all indicate this site was used by Penzoil Company. This address is not listed in the 1960 City Directory.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1950, 1970); Polk’s Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**    None

\* **B14. Evaluator:**    architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:**    June 2015

(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—6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: 2012 S. Pearl Street – Resource Number 159

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address** 2012 S. Pearl Street, Fresno, CA 93721

**d. Other Locational Data:** APN – 46834202

\* **P3a. Description:**

The property at 2001 S. Mary Street is part of the 7UP Bottling Company complex and includes two buildings, which fill the entire lot. Both buildings are one story and have rectangular footprints. A flat roof covered with membrane roofing tops the northern building, and a low-pitched gabled roof behind a parapet tops the southern. The walls are reinforced concrete with cement plaster. At the façade (east elevation), the walls are plastered so that the division of the buildings is not evident. At the south end of the facade, the roof parapet is stepped with rounded corners. Two bands of horizontal coping divide the walls from the parapet above. A rectangular coping with semicircular ends intersects the bands and frames a "7UP Bottling Co." sign. Close to the center of the façade, there is a recessed entrance with a pair of glazed aluminum doors. To the south, there is a window, and to the north, there are two windows and a metal roll-down door. The windows are aluminum, four-light, fixed frame. The lower lights are fitted with an opaque material. The plastered walls are scarred suggesting changes to the original fenestration pattern. (See continuation sheet.)

P5a.



\* **P3b. Resource Attributes:**

HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo**

Looking SW: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** ☐ Core of southern half  
c. 1923. Major additions 1938, 1941,  
1953 (Building Records: 24 Aug. 1923;  
29 Apr. 1938, 25 Nov. 1941, and 8 Oct.  
1953).

\* **P7. Owner and Address:**

Web-Stan Associates LP  
P.O. Box 10126  
Fresno, CA 93745

\* **P8. Recorded by:** (Name, affiliation,  
and address): architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



## STRUCTURE, AND OBJECT RECORD

**\* Resource Name or #** 2012 S. Pearl Street, Fresno, CA 93721 **\* NRHP Status Code—6Z**

Page 2 of 3

**B1.** Historic Name: None

**B2.** Common Name: 7UP Company

**B3.** Original Use: Shop

**B4.** Present Use: Office/warehouse

\* B5. Architectural Style: Modern

**\* B6. Construction History:**

In 1923, a shop (the core of the southern half of the current building) was built (Building Record, 24 Aug. 1923). In 1938, an addition was built (Building Record, 29 Apr. 1938), and in 1941, a 50'x90' brick addition was constructed (Building Record, 25 Nov. 1941). In 1953, a 50'x40' addition was built (Building Record, 8 Oct. 1953); this is likely the addition, which extended the building to the front property line, giving it its current footprint (Sanborn map, 1970: 16).

\* B7. Moved? ☐ No

\* **B8. Related Features:** None

**B9a. Architect:** Unknown

**b. Builder:** Fisher & McNulty (1953 addition)

* B10. Significance:	Theme	Commercial Development	Area	Fresno, California
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<b>Period of Significance</b>	<b>Property Type</b>	Industrial	<b>Applicable Criteria</b>	N/A
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## Block History

The buildings at 2012 S. Pearl Street were constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

Sanborn maps indicate that in 1918, the current property was divided into two lots, the northern unlabeled, and the southern was 2012 S. Pearl Street. Consistent with the surrounding development, there was a single-family dwelling on the northern lot. The southern lot was vacant. (See continuation sheet.)

**\* B1 2. References:**

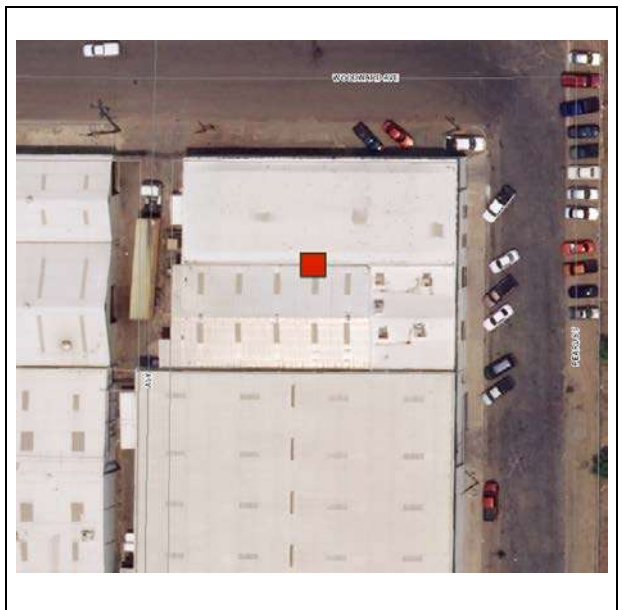
Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 2012 S. Pearl Street, Fresno, CA 93721  
Page 3 of 3

**\* P3a. Description continued:**

The building's character-defining features are: one-story form, rectangular footprint, flat and low-pitched gabled roofs, plastered reinforced-concrete walls, roof stepped parapet with rounded corners, and horizontal and circular coping.

**\* B10. Significance continued:**

**Building History**

In 1923, a shop (the core of the southern half of the current building) was built for J.A. McCullough for \$4,000 (Building Record, 24 Aug. 1923). The residence on the northern lot was demolished some time prior to 1928 (Sanborn map, 1928:16). City directories indicate that from 1926 through at least 1929, American Sheet Metal Products Company occupied the building. By 1936, the property was vacant (Polk Fresno city directory, 1936).

In 1938, a \$2,000 addition to the shop was built (Building Record, 29 Apr. 1938), and in 1941, a 50'x90' brick addition was built by J.B. Shorb for \$4,500 (25 Nov. 1941). From 1944 through at least 1951, B.P. Nettleton, a bottler, occupied the building (Polk Fresno city directory, 1944 and 1951-52).

By 1950, additions on the northern lot had doubled the size of the original shop building (Sanborn map, 1950:16). In 1953, Fisher & McNulty built a 50'x40' addition for \$6,000 (Building Record, 8 Oct. 1953). This is likely the addition shown on the 1970 Sanborn map, which extended the building to the front property line, giving it its current footprint (Sanborn, 1970:16).

By 1960, 7UP Bottling Company occupied the building (Polk Fresno city directory, 1960). Like the rest of the buildings on the subject block, 2012 S. Mary Street currently houses 7Up/RC Bottling Company.

**Significance Statement**

The building at 2012 S. Pearl Street appears to retain a poor-to-fair degree of integrity. Integrity of location, setting, workmanship, feeling, and association are mostly intact. Integrity of design and materials have been compromised by the removal of the building's windows and entrance doors and insertion of aluminum replacements. In addition, scars in the plaster suggest the size and placement of the windows were changed, a large metal roll-down door opening infilled, and a new metal roll-down door cut into the north end of the façade.

The building at 2012 S. Pearl Street does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of an industrial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 5      \* Resource Name or #: Guggenlime Fruit Packing 80, 90, 136, 150, 190, 200, 300, 350 Sante Fe Avenue  
P1. Other Identifier: APN - 46802086S      Resource Number -

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 80, 90, 136, 150, 190, 200, 300, 350 Sante Fe Avenue, Fresno, CA 93721

d. Other Locational Data: APN - 46802086S - also 3095 Butler Avenue

\* P3a. Description:

This is a long, curved parcel running from the intersection of Butler to just before Highway 41 crosses this area of Fresno. 80 Sante Fe is a one-story, corrugated metal warehouse at the southern end of the parcel, closest to Butler Avenue. It has limited openings with the primary vehicular door on the north side of the building. The structure has a low gable roof running parallel to the street.

90 (or 136 current address) Sante Fe is a small, one-story, wood-frame, stucco-clad office building. The structure has a gable roof running parallel to the street. The building is symmetrical with two pedestrian doors flanked by two aluminum sliding clerestory style windows along the Sante Fe Avenue elevation. Fencing surrounds the outdoor work area or yard. (See Continuation Sheet).

\* P3b. Resource Attributes:



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

HP6. 1 – 3 Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking N: Jan 2015  
80 Sante Fe

\* P6. Date Constructed/Age and

Source: Historic various, multiple structures

\* P7. Owner and Address:

Mohammad & Gamilah Hauter  
2070 W. San Ramon  
Fresno, CA 93711

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

\* **Resource Name or #** Guggenhime Fruit Packing 80, 90, 136, 150, 190, 200, 300, 350 Sante Fe Ave, Fresno  
Page 2 of 5 \* **NRHP Status Code – 6Z**

**B1.** Historic Name: Guggenhime Fruit Packing **B2.** Common Name: 80, 90, 136, 150, 190, 200, 300, 350 Sante Fe

**B3.** Original Use: Warehouses

**B4.** Present Use: Warehouses

\* **B5. Architectural Style:** Commercial Vernacular

\* **B6. Construction History:** Site was developed as early as 1928, but no resources remain from this early era.

\* **B7. Moved?** No

\* **B8. Related Features:** Multiple Buildings on site

**B9a. Architect:** Unknown

**b. Builder:** Unknown

\* **B10. Significance: Theme** Commercial **Area** Fresno, California

**Period of Significance** 1920 **Property Type** Commercial **Applicable Criteria**

80 Sante Fe is present on the 1970 Sanborn and is labeled iron warehouse, tractor warehouse. This structure was not present on the 1950 Sanborn; instead, a series of small tank structures marked this area of the parcel

90 (current address 136) Sante Fe is a small office building that was present on the 1970 Sanborn, but not on the 1950 Sanborn. The 1950 Sanborn has a larger warehouse in this location marked Hunt Foods Gugginhime Division.

150 Sante Fe is an open air warehouse building with arched roof. The structure is present on the 1970 Sanborn (marked grinding / welding steel works). It is also present on the 1950 Sanborn Map and is labeled raisin staging shed. It was part of the Hunt Foods Gugginhime Division. This structure is not present on the 1931 Sanborn.

190, 200 and 300 Sante Fe have been demolished. These structures appeared on the 1970, 1950, 1931 and 1928 Sanborn Map. They were part of the Hunt Foods Guggenhiem Division.

\* **B12. References:**

Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



(Sketch Map with north arrow required.)

## CONTINUATION SHEET

Property Name: 80, 90, 136, 150, 190, 200, 300, 350 Sante Fe Avenue Fresno, CA 93721

Page 3 of 5

### Description Continued

350 Sante Fe is a metal warehouse that appears on the 1970 Sanborn Map identified as a rug warehouse. It was not present on the 1950 Sanborn Map. Based on City Directory listings it appears this structure was built for the El Mar Packing Company which had fruit packing building on the opposite side of the street in the 1950s. (See Continuation Sheet)

150 Sante Fe is a large, open air, hanger style warehouse with an arching, bow truss roof structure. The side wall along Sante Fe is sheathed in corrugated metal that appears to have been patched and repaired haphazardly over time. The side walls sit on a low, canted concrete foundation wall that is also sheathed in corrugated metal. The roof is also sheathed in corrugated metal sheets.

190, 200 and 300 Sante Fe have been demolished. Some remnant concrete foundations remain where these structures once stood.

350 Sante Fe is a one-story, corrugated metal warehouse at the extreme north end of the parcel adjacent to Highway 41. The building has a gable roof running parallel to the street. Several large, vehicular doors are located on street facing elevation and one at each end centered under the gable.

### Significance Continued

Guggenhime and Company was a large, independent dried fruit packer in California, founded in 1897 by David J. Guggenhime. The company had packing houses in the Santa Clara Valley, San Joaquin Valley, Sacramento Valley, and Southern California. Guggenhime packed dried fruit, raisins, nuts, and honey packing under flower brand names: Pansy, Rosedale, Daphne, Carnation Pink, and Heliotrope. Guggenhime was acquired by Hunt Brands in 1946 for 1.5 Million dollars. Hunt Brand continued to use the buildings that Guggenhime had constructed along Sante Fe Avenue into the 1960s.

El Mar Packing Company was also a fruit packing company, but this firm started as a sardine canner in Monterey, as reflected in its name. This company had facilities on both sides of Sante Fe Avenue.

While these companies were important within the context of canning and fruit packing in Fresno, the resources that remain on this site do not retain enough integrity to convey the significance of the fruit packing industry in the survey area. They do not retain sufficient integrity necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While the buildings at 150 and 350 Sante Fe are typical of the pattern of development that occurred in this area of Fresno, these structures are not outstanding examples of commercial warehouse buildings within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The buildings are not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

## CONTINUATION SHEET

Property Name: 80, 90, 136, 150, 190, 200, 300, 350 Sante Fe Avenue Fresno, CA 93721  
Page 4 of 5

### Photographs Continued



Above: The office building at 90 / 136 Sante Fe

Below: 150 Sante Fe – marked on the 1950 Sanborn Map as a raisin shed.





## CONTINUATION SHEET

Property Name: 80, 90, 136, 150, 190, 200, 300, 350 Sante Fe Avenue Fresno, CA 93721  
Page 5 of 5

### Photographs Continued



Above: The site of 190, 200 and 300 Sante Fe (some remnant concrete foundations remain)  
Below: 350 Sante Fe at the far north end of the parcel, near Highway 41 overcrossing.



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code – 6Z**

Review Code      Other Listings      Reviewer      Date

Page 1 of 6      \* **Resource Name or #:** Oluf's Warehouse      85, 87, 95, 167, 215 and 235 Sante Fe Avenue  
**P1. Other Identifier:** APN - 46802086S      also - 3095 Butler Avenue

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, Calif; 1963, revised 1981

\* **c. Address** 85, 95, 167 and 235 Sante Fe Avenue, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46802086S - also 3095 Butler Avenue

\* **P3a. Description:**

This is a long, curved parcel, conforming to associated rail lines, with multiple buildings. The parcel runs roughly south to north with the building at 85 Sante Fe being the most southernly of the structures. A building with an address of 3095 Bulter Avenue used to occupy the very northern end of the lot, but this structure is no longer present, and that portion of the of the lot is vacant. 85 Sante Fe is a metal warehouse with a low gable roof running perpendicular to Sante Fe. There is an open air shed at the south end of the structure. A roll down door is present toward the center of the structure. This building appears on the 1970 Sanborn Map.

87 (or 89) and 91 Sante Fe appear to be connected structures. They abut each other and their gable roofs form a valley. These structures appear on the 1970 Sanborn Map. (See Continuation Sheet)

\* **P3b. Resource Attributes:**



P5a. Photograph or Drawing

HP6. 1 – 3 Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking SW: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic various dates;  
multiple buildings

\* **P7. Owner and Address:**

Ellis Serrano  
851 E. Bardsley  
Tulare, CA 93274

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

\* **Resource Name or #** Oluf's Warehouse 85, 95, 167, 215 and 235 Sante Fe Ave, Fresno, Ca 93721 \* **NRHP Status Code** – 6Z  
Page 2 of 6

**B1.** Historic Name: Oluf's Warehouse **B2.** Common Name: 85, 95, 167, 215 and 235 Sante Fe Ave  
**B3.** Original Use: Warehouse **B4.** Present Use: Unknown  
\* **B5. Architectural Style:** Commercial Vernacular  
\* **B6. Construction History:** Earliest structure is pre-1918.

\* **B7. Moved?** No  
\* **B8. Related Features:**

**B9a. Architect:** Unknown **b. Builder:** Unknown  
\* **B10. Significance: Theme** Commercial **Area** Fresno, California  
**Period of Significance** 1918 **Property Type** Commercial **Applicable Criteria**

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**

Commercial businesses in this area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

The 1970 Fresno Sanborn Map (Sheet 34) indicates a portion of this parcel was occupied by Suncraft Patio Furniture Manufacturing and Warehouses, including 85, 87, 89, and 95 Sante Fe. The 1950 Sanborn Map indicates that the majority of this large lot was vacant, except for 215 - 235 Sante Fe (marked on the 1950 Sanborn as 300 and 350 Sante Fe – Merzon Paking). This building also appears on the 1931, 1928 and 1918 Sanborn Maps. The address range for the building constantly changes. In 1950 it is marked as 300 and 350 Sante Fe, the Merzon Packin Company. In 1931 it is labeled 273 and 275 Sante Fe. The 1928 Sanborn is only labeled 235 Sante Fe (another number is crossed out) and the building is labeled Shasta Water company. The 1918 Sanborn identifies the building as the Oluf's Warehouse and General Storage, 215-235 Sante Fe. No building permits were located detailing the history of 215 – 235 Sante Fe Avenue. (See Continuation Sheet)

\* **B12. References:**  
Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



(Sketch Map with north arrow required.)

## CONTINUATION SHEET

Property Name: Oluf's Warehouse 85, 95, 167, 215 and 235 Sante Fe Ave, Fresno, Ca 93721  
Page 3 of 6

### Description Continued.

95 Sante Fe is a long metal warehouse almost in the center of the long parcel. This building does not appear on the 1970 Sanborn Map. Another, much smaller structure, marked 95 Sante Fe appears on the 1970 Sanborn Map.

167 Sante Fe sits in front of 95 Sante Fe and is on the 1970 Sanborn Map.

215 – 235 is located at the end of this long, curved parcel. This building appears to date to at least 1918.

### Significance Continued.

The 1980 Fresno City Directory lists 95 Sante Fe as occupied by Trans-International Corp, Paramount Hydraulic, and Bridgewater Manufacturing. No other odd number addresses are listed. The 1970 City Directory lists Suncraft of California at 95 Sante Fe, Harris Harvester at 167 Sante Fe. The addresses 225 and 235 Sante Fe are listed as vacant. The 1960 City Directory lists 95 Sante Fe as home to Suncraft of California and 231 Sante Fe as the Shasta Water company. No other odd numbers within the address range of this lot are listed. (See Continuation Sheet)

The 1950 City Directory lists 300 Sante Fe, the Merzon Packing company and 350 Sante Fe the Shasta Water Company (these businesses are in the building that is currently 215 – 235 Sante Fe). The 1944 City Directory lists Merzoian Fruit Packing company at 251 (likely 215 – 235). The 1940 City Directory has Merzoian Fruit Packing at 300 Sante Fe. 1936 City Directory Merzoian Fruit Packing is at 261 Sante Fe. The 1926 and 1929 City Directories both list 261 as vacant (no other 200 range properties listed).

Samual A. Merzoian is listed in the 1940 Census as a manager of a fruit packing plant. At that time he was 31 years old, owned his house (valuated at \$15,000), and had a wife (Leona age 25) and one, 1-year old son. The census indicates he was born in California in 1909. They lived in the same house (305 Brown Avenue, Fresno) in 1935.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While there are some older structures on the site, the entire parcel as a whole does not convey significance to an earlier era of commercial activity in this area. Further, the more modern intrusions on the site have impaired the overall integrity of this commercial and warehousing site.



## CONTINUATION SHEET

Property Name: Oluf's Warehouse 85, 95, 167, 215 and 235 Sante Fe Ave, Fresno, Ca 93721

Page 4 of 6

### Photographs Continued.



Above: 87 (or 89) and 91 Sante Fe, two metal warehouse structures, whose roofs abut forming a valley.  
Below: 95 Sante Fe, a long, one-story warehouse sits behind 167 Sante Fe.





## CONTINUATION SHEET

Property Name: Oluf's Warehouse 85, 95, 167, 215 and 235 Sante Fe Ave, Fresno, Ca 93721

Page 5 of 6



Above: 167 Sante Fe with 95 Sante Fe behind.  
Below: 215 to 235 Sante Fe looking northeast.



## CONTINUATION SHEET

Property Name: Oluf's Warehouse 85, 95, 167, 215 and 235 Sante Fe Ave, Fresno, Ca 93721

Page 6 of 6



Above: 215 to 235 Sante Fe the north end of the structure.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code—6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 4      \* Resource Name or #: Hooichi and Kuma Sumida Home – Resource Number 166

P1. Other Identifier:

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South

c. Address 1823 S. Sarah Street, Fresno, CA 93721

d. Other Locational Data: APN - 46832109

\* P3a. Description:

The residence at 1823 S. Sarah Street is a small one-story building with a rectangular footprint, excluding the front porch. A low-pitched, front-facing gabled roof tops the building. Exposed beam ends are visible at the gable ends. An intersecting side-facing gable roof with exposed beam ends covers the porch (gable and beam ends are visible at the south elevation). Composition asphalt shingles clad the main and porch roofs, and numerous vents are located on the roof. Horizontal beveled wood siding covers the walls of the wood-framed building. The façade is asymmetrical. At the north end, there is a single window, and at the south end a porch shelters a door and window. The porch's roof is supported by wood lintels resting on brick columns, and the porch base and stairway are concrete. A metal security grill covers the door. The two windows on the façade are replacement aluminum sliders. A chain-link fence surrounds the property. A gable-roofed outbuilding is located at the rear of the lot.

\* P3b. Resource Attributes:

HP2. Single family property

P5a.



\* P4. Resources Present: X Building

P5b. Description of Photo:

Looking W: Jan 2015

\* P6. Date Constructed/Age and Source: 1922 (building permit)

\* P7. Owner and Address:

JHS Family Limited Partnership and  
DBH Family Limited Partnership et al  
5917 Elwin Drive  
Visalia, CA 93291

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* **Resource Name** Hooichi and Kuma Sumida Home, 1823 S. Sarah Street, Fresno, CA 93721      \* **NRHP Status Code**---6Z  
 Page 2 of 4

- |   |   |
|---|---|
| <b>B1.</b> Historic Name: None<br><b>B3.</b> Original Use: Single-family residence<br>* <b>B5.</b> Architectural Style: Craftsman<br>* <b>B6.</b> Construction History: | <b>B2.</b> Common Name: None<br><b>B4.</b> Present Use: Single-family residence |
|---|---|

The residence was built in 1922 (Building Record, 3 Mar. 1922). In 1926, a garage was built on the property (Building Record, 15 Jan. 1926). By 1928, a second outbuilding had been constructed (Sanborn map, 1928: 16). Around 1960, the two outbuildings were demolished, and a larger commercial building was constructed at the rear of the property (Building Record, 5 Feb. 1964).

- \* **B7. Moved?** ☐ No  
 \* **B8. Related Features:** Building at rear of property.

- |   |  |
|---|--|
| <b>B9a. Architect:</b> Unknown<br>* <b>B10. Significance:</b> Theme Development of Residential Subdivisions | <b>b. Builder:</b> Roy Martin<br>Area Fresno, California |
| Period of Significance  | Property Type Residential      Applicable Criteria N/A   |

#### Block History

The residence was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton]. By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant. In 1918, the entire subject block (1021) was vacant, although surrounding blocks show residential development (Sanborn map 1918: 16).

#### Building History

In 1922, A. Sumida hired contractor Roy Martin to build two residences: one at 1823 S. Sarah Street and one next door at 1835 S. Sarah Street. Each was built for \$3,500 (Building Record, 3 Mar. 1922). In 1926, a garage was built on the property at 1823 S. Sarah Street (Building Record 15 Jan. 26). The 1928 Sanborn map indicates that by that year, in addition to the residence and garage, a second outbuilding had been constructed (Sanborn map, 1928: 16). (See continuation sheet.)

- \* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

#### B13. Remarks:

- \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: Hooichi and Kuma Sumida Home, 1823 S. Sarah Street, Fresno, CA 93721  
Page 3 of 4

### \* P3a. Description continued:

The building's character-defining features are: one-story form, rectangular building footprint, low-pitched front-facing gabled roof, exposed purlins, vertical wood slat vent, intersecting side-facing gabled roof over porch, horizontal beveled wood siding, asymmetrical façade, window and door openings, porch with wood lintels resting on brick columns, concrete porch base and stairway, and exposed beam and purlin ends.

### \* B10. Significance continued:

The property was not listed in the 1925 or 1926 city directories, but in 1930, the residence was home to Hooichi Sumida (b. 1880), his wife Kuma (b. 1895), and their three children: Hoomi (b. 1915), Sumiko (b. 1917), and Kinuyo (born 1921). Hooichi and Kuma were born in Japan and immigrated to the U.S. in 1896 and 1913 respectively. Hooichi was employed as an insurance agent (U.S. Federal Census, 1930).

By 1940, the Reifshneider (Russndeier) family had moved from the house next door at 1835 S. Sarah Street to 1823 S. Sarah Street. Emil Reifschneider (b. 1892) and his wife, Minnie (b. 1897), rented the property and lived there with their children: Melvina (b. 1914), Elmer (b. 1917), Edna (b. 1927), Virginia (b. 1929), and Jeanette (b. 1938). Emil Reifschneider was a German-speaking Russian who immigrated to the U.S. in 1910. The other family members were born in California. Emil worked as a machinist at a packing plant, and Elmer was employed as a laborer (U.S. Federal Census, 1930 and 1940). Stuart M. and Oma Evans rented and occupied the property by 1947. Stuart was a cabinetmaker at Hollenbeck-Bush Planing Mill Co. (Polk Fresno city directory, 1947). From the early 1950s through 1960, Harry M. Wakida lived in and owned the property (Polk Fresno city directory, 1951-52 and 1960).

According to building permits, beginning in 1960 there was a nonconforming use on the property, suggesting this is when the two outbuildings were demolished and replaced by a larger commercial building. In 1964, the property was owned by H.M. Hollister and housed Electric Motor Repair (Building Record, 5 Feb. 1964). The demolition of the two outbuildings and construction of a new commercial building are confirmed by the 1970 Sanborn map, which shows the residence at the front and a machine shop at the rear of the property. According to city directories for that year, the residence was rented by Rosie Muniz. By 1979, Central Valley Refrigeration owned the property (Building Record, 8 Aug. 1979), and in 1980 Angel Infante rented the residence (Polk Fresno city directory, 1980). The property is currently owned by JHS Family Limited Partnership.

### Roy Martin

Roy Martin was a local contractor who designed and built residences. His work includes the bungalows at 1827 and 1835 S. Sarah Street (built 1922), a \$16,700 residence for M. Brophy at 541 Terrace Avenue (built 1922), two apartment buildings at 805-835 Weldon Avenue for L.E. Smith for \$18,000 each, and the Tudor Revival residence at 3003 N. Van Ness Boulevard (built 1935) (*Building and Engineering News*: 16 December 1922: 28 and Powell, n.p.).

### Significance Statement

The residence at 1823 S. Sarah Street appears to retain a good degree of integrity. Integrity of location, design, workmanship, feeling, and association are mostly intact. Integrity of materials has been compromised by the replacement of the building's windows with aluminum sash. The window's openings, trim, and sill are intact. Integrity of setting has been diminished by the loss of a majority of residences that originally filled the surrounding blocks.

Although the building at 1823 S. Sarah Street retains good integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical



State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary# HRI # Trinomial
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**CONTINUATION SHEET**  
Property Name: Hooichi and Kuma Sumida Home, 1823 S. Sarah Street, Fresno, CA 93721  
Page 4 of 4

Resources or the National Register of Historic Places. While the building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a residential building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

**\* B12. References continued:**

*Building and Engineering News*. San Francisco, CA, 16 December 1922: 28.

Powell, John Edward. *The Historical Significance of Fresno's North Van Ness Boulevard: [McKinley North to the Santa Fe Railroad]*. Fresno, CA: California State University, 1985.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code—6Z

Review Code      Other Listings      Date  
                         Reviewer

Page 1 of 3      \* Resource Name or #: Alex and Madeline Pennecker Home – Resource Number 168  
P1. Other Identifier:

- \* P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South  
c. Address 1843 S. Sarah Street, Fresno, CA 93721  
d. Other Locational Data: APN - 46832107  
\* P3a. Description:

The residence at 1843 S. Sarah Street is a small one-story building with a rectangular footprint. A low-pitched front-facing gable roof tops the building. Exposed beam ends and a wood vent are located in the gable end. Composition asphalt shingles clad the roof, and stucco covers the walls of the wood-framed building. At the façade (west elevation), a full-width porch is recessed under the main roof. At the base of the porch, there is solid balustrade. Both the balustrade and gable above are covered in stucco. Three simple wood posts support the porch roof. An off-center concrete stair leads to the porch. Behind the porch, there is a door flanked by windows; the spacing of the openings is asymmetrical. Particle boards cover all the openings. A chain-link fence surrounds the property. (See continuation sheet.)

\* P3b. Resource Attributes:

P5a.



HP2. Single family property

\* P4. Resources Present: X Building

P5b. Description of Photo:  
Looking NE: Jan 2015

\* P6. Date Constructed/Age and Source: c. 1925 (Sanborn maps, 1918 and 1928)

\* P7. Owner and Address:  
BDHOV LP  
LEHOV LP  
PO Box 3668  
Pinedale, CA 93650

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

\* **Resource Name** Alex and Madeline Pennecker Home, 1843 S. Sarah Street, Fresno, CA 93721\* **NRHP Status Code**—6Z

Page 2 of 3

**B1.** Historic Name: None**B2.** Common Name: None**B3.** Original Use: single-family residence**B4.** Present Use: vacant\* **B5. Architectural Style:** Craftsman\* **B6. Construction History:**

The residence and a small outbuilding were constructed c. 1925 (Sanborn map, 1928:16). A shed was constructed c. 1980. At an unknown date the walls of the residence and shed were stuccoed.

\* **B7. Moved?** ☐ No\* **B8. Related Features:**

Small garage south of residence.

**B9a. Architect:** Unknown**b. Builder:** Unknown\* **B10. Significance:** Theme Development of Residential Subdivisions Area Fresno, California

Period of Significance Property Type Residential Applicable Criteria N/A

**Block History**

The residence was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant. In 1918, the entire subject block (1021) was vacant, although surrounding blocks show residential development (Sanborn map 1918:16).

**Building History**

The residence and a small outbuilding were constructed c. 1925 (Sanborn map, 1928:16). Alex Pennecker, a laborer, and Madeline Pennecker, his wife, rented the house from at least 1925 through the late 1920s. By 1936, James T. and Lydia Wilson owned and occupied the property. James was employed as a driver for Canham's Dairies Inc. (Polk Fresno city directories, 1925, 1926, 1927, and 1936). (See continuation sheet.)

\* **B12. References:**

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Alex and Madeline Pennecker Home, 1843 S. Sarah Street, Fresno, CA 93721

Page 3 of 3

**\* P3a. Description continued:**

The building's character-defining features are: one-story form, rectangular footprint, low-pitched front-facing gable roof, exposed beam ends, wood vent in the gable end, stucco wall covering, full-width front porch recessed under main roof, solid porch balustrade, three simple wood porch posts, door and window openings, and asymmetrical facade fenestration pattern.

**\* B10. Significance continued:**

From the late 1930s to the mid 1940s, George A. and Alta Sherwin (b. 1904 and 1914) rented and lived at the property. George worked as a warehouseman for Better Buy Wholesale Grocers (Polk Fresno city directories, 1939 and 1944). The couple lived in the house with their three children Eddie (b. 1932), Doris (b. 1934), and Gladys (b. 1939) (U.S. Federal Census, 1940).

By the late 1940s, William and Amparo Quintos owned and resided at the property (Polk Fresno city directory, 1947). After William died c. 1975, Amparo remained in the residence through 2002 (U.S. Phone and Address Directories, 2002). She died in 2005 at the age of 102 (Find a Grave Index, 2005). The property is currently owned by BDHOV LP.

**Statement of Significance**

The residence at 1843 S. Sarah Street appears to retain a fair degree of integrity. Integrity of location, design, feeling, and association are mostly intact. Integrity of materials and workmanship have been compromised by the application of stucco to the building's walls. The window's openings, trim, and sills are intact. Integrity of setting has been diminished by the loss of a majority of residences that originally filled the surrounding blocks.

The residence at 1843 S. Sarah Street does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a residential building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code—6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: A.M.D Gilmore Home – Resource Number 175

**\* P2. Location:** Unrestricted

- \* a. **County;** Fresno
- \* b. **USGS 7.5':** Fresno South
- c. **Address** 1953 S. Sarah Street, Fresno, CA 93721
- d. **Other Locational Data:** APN - 46832209

**\* P3a. Description:**

The residence at 1953 S. Sarah Street is a small one-story building with a rectangular footprint. A front-facing gabled roof tops the building. Wood knee braces support the gable end, and exposed rafter ends are visible at the eaves. A vent in the gable end has been covered with plywood. Composition asphalt shingles clad the roof, and horizontal wood bevel siding covers the walls of the wood-framed building. The façade (west elevation) is symmetrical. A full-width porch is recessed under the main roof. The porch openings have been completely infilled with plywood panels and a door flanked by two windows on each side. A metal security grill covers the door, and the windows are aluminum sliders. The porch elements--such as solid balustrade covered in wood bevel siding and square wood porch supports--are visible. A concrete stair leads to the door. Two small sheds are located behind the residence, and a chain-link fence surrounds the property. (See continuation sheet.)

P5a.



**\* P3b. Resource Attributes:**  
HP2. Single family property

**\* P4. Resources Present:** X Building

**P5b. Description of Photo:**  
Looking SE: Jan 2015

**\* P6. Date Constructed/Age and Source:** 1911 (building permit)

**\* P7. Owner and Address:**  
Virginia and Tomas Rodriguez  
1953 S. Sarah Street  
Fresno, CA 93721

**\* P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

**\* P9. Date Recorded:** January 2015

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

**\* P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

**\* Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



\* **Resource Name** A.M.D Gilmore Home, 1953 S. Sarah Street, Fresno, CA 93721

\* **NRHP Status Code**—6Z

Page 2 of 3

**B1.** Historic Name: None

**B2.** Common Name: None

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

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

\* **B5. Architectural Style:** Craftsman

\* **B6. Construction History:**

The residence was built in 1911 (Building Record, 12 Jul. 1911). By 1918, an outbuilding had been constructed at the southeast corner of the subject property (Sanborn map, 1918:16). A rear porch as added to the residence c. 1941 (Sanborn maps, 1931 and 1950:16). By 1980, the original garage had been demolished, and c. 2003 a new garage was constructed (historicaerials.com). The residence's front porch was infilled c. 2005 (Google street view, 2007).

\* **B7. Moved?** ☐ No

\* **B8. Related Features:** Garage.

**B9a. Architect:** Unknown

**b. Builder:** J.O. Moore

\* **B10. Significance:** Theme Development of Residential Subdivisions Area Fresno, California  
Period of Significance Property Type Residential Applicable Criteria N/A

#### Block History

The residence at 1953 S. Sarah Street was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

#### Building History

In 1911, the residence at 1953 S. Sarah Street was built for A.M.D. Gilmore by J.O. Moore for \$1,000 (Building Record, 12 Jul. 1911). Sanborn maps indicate that by 1918, with the exception of the block to the north, the subject block and surrounding blocks were largely built out with residences. (See continuation sheet.)

#### \* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

#### B13. Remarks:

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: A.M.D. Gilmore Home, 1953 S. Sarah Street, Fresno, CA 93721  
Page 3 of 3

### **P3a. Description continued:**

The building's character-defining features are: one-story form, rectangular footprint, front-facing gabled roof, wood knee braces, exposed rafter ends, vent opening in gable end, horizontal wood bevel siding, wood-frame structure, symmetrical façade, full-width porch recessed under the main roof, solid porch balustrade covered in horizontal wood bevel siding, and square wood porch supports.

### **\* B10. Significance continued:**

From 1920 through the late 1930s, Andrew M. Storms (b. 1855), a laborer, and Catherine Storms (b. 1860), his wife, owned and lived at the property (Polk Fresno city directories, 1920 and 1938 and U.S. Federal Census, 1930). By 1940, John C. and Faustine Geier (b. 1914 and 1915) owned and lived at the property. John was an engineer from Montana, and Faustine was from Idaho.

The couple lived at the house with their son, John H. (b. 1935) and three lodgers, all from the Schlotthauer family: Roy (b. 1917), a night checker; Marjorie (b. 1920); and Judith (b. 1939) (U.S. Federal Census, 1940). August Gerringer occupied the property in 1944 (Polk Fresno city directory, 1944).

From the late 1940s through at least the early 1970s, Emilio and Carman Zaragoza owned and occupied the property. Emilio worked as a laborer and Carman as a helper (Polk Fresno city directories 1947-1970). By 1980, Lorenza Sorantes had rented the residence. The property is currently owned by Virginia Rodriguez.

### **Significance Statement**

The residence at 1953 S. Sarah Street appears to retain a poor degree of integrity. Integrity of location, feeling, and association are mostly intact. Integrity of design, materials, and workmanship have been compromised by the infill of the full-width front porch. Integrity of setting has been diminished by the loss of a majority of residences that originally filled the surrounding blocks.

The residence at 1953 S. Sarah Street does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a residential building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: 2021 S. Sarah Street – Resource Number 177

P1. Other Identifier:

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South

c. Address: 2021 S. Sarah Street, Fresno, CA 93721

d. Other Locational Data: APN – 46834128

\* P3a. Description:

The property at 2021 S. Sarah Street contains a one-story building with a rectangular footprint. Two abutting hipped roofs clad in composition shingles top the building. The walls are painted concrete block. At the façade (west elevation), there are two metal pedestrian doors flanked by metal roll-down doors.

The building's character-defining features are: one-story form, rectangular footprint, abutting hipped roofs, painted concrete block walls, metal pedestrian doors, and metal roll-down doors.

\* P3b. Resource Attributes

P5a.



HP8. Industrial building

\* P4. Resources Present: X Building

P5b. Description of Photo:  
Looking E: Jan 2015

\* P6. Date Constructed/Age and Source: 1962 (Building Permit, 19 Mar. 1962).

\* P7. Owner and Address:  
Sandra Lucia Perez  
4692 E. Lowe  
Fresno, CA 93702

\* P8. Recorded by  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* **Resource Name or #**    2021 S. Sarah Street, Fresno, CA 93721    \* **NRHP Status Code** 6Z  
 Page    2    of    3

<b>B1.</b> Historic Name: None <b>B3.</b> Original Use: Welding and machine shop * <b>B5. Architectural Style:</b> Vernacular commercial * <b>B6. Construction History:</b>	<b>B2.</b> Common Name: None <b>B4.</b> Present Use: Unknown
--	---

In 1962, a plaster-clad, reinforced concrete block welding and machine shop was built on the property (Building Permit, 19 Mar. 1962).

\* **B7. Moved?**    ☐ No  
 \* **B8. Related Features:**    None

<b>B9a. Architect:</b> Earle Edwin Scott * <b>B10. Significance:</b> <b>Theme</b> Commercial Development <b>Period of Significance</b> <b>Property Type</b> Industrial	<b>b. Builder:</b> J.T. Cowan Construction Co. <b>Area</b> Fresno, California <b>Applicable Criteria</b> N/A
--	--

**Block History**  
 The building at 2021 S. Sarah Street was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

Sanborn maps indicate that in 1918, the current property was divided into two lots: the southern unlabeled and the northern was 2019 S. Sarah Street. Consistent with the surrounding development, there was a single-family dwelling and two sheds on the northern lot. The southern lot was vacant. By 1928, the residence had been moved or demolished and only one small shed remained. By 1950, the shed was also gone, and both lots were vacant (Sanborn maps, 1928 and 1950:16). (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**  
 \* **B14. Evaluator:**    architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:**    June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 2021 S. Sarah Street, Fresno, CA 93721  
Page 3 of 3

### \* B10. Significance continued:

#### Building History

In 1962, contractor J.T. Cowan built a plaster-clad reinforced concrete block welding and machine shop on the property for Harry Lauck. Earle Edwin Scott was the architect (Building Permit, 19 Mar. 1962). From 1970 through at least 1980, Spekker Machine Company, a machine shop, occupied the building (Polk Fresno city directory, 1970 and 1980). The property is currently owned by Basil Pratt Family Limited Partnership.

#### James Thomas Cowan

James Thomas Cowan (known as J.T. Cowan) was a native of Fresno, born 15 November 1892. His father, David Cowan, had established a construction business in the city in 1885. J.T. Cowan assumed leadership of the company in 1919 and operated the business in Fresno for 50 years. His office was located at 1221 Fulton Street from 1933 through at least 1940 (Polk Fresno city directories, 1933 and 1940). Cowan largely worked on commercial buildings and shopping centers, but also constructed some residences in Fig Gardens and the Sunnyside district. Notable projects include: J.B. Hill Company's warehouse on North H Street, Turpin's furniture store on Fulton Street, several residences on Van Ness Boulevard, and Brix Court Apartments at 1325-41 M Street (Walker, 340-341).

#### Significance Statement

The building at 2021 S. Sarah Street appears to retain a high degree of integrity. Integrity of location, design, setting, materials, workmanship, feeling, and association are intact. No alterations are visible from the public right-of-way.

Although the building at 2021 S. Sarah Street retains high integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While the building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of an industrial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

### \* B12. References continued:

Powell, John Edward, and Michael J. McGuire. *Supplementary Historic Building Survey: Historic Resources Survey (Ratkovich Plan), Fresno, California*. Fresno, Calif: California State University, Fresno Foundation, 1994.

Walker, Ben Randall. *The Fresno County Blue Book: Containing Facts and Impressions for the Better Understanding of Fresno County Past and Present: with Biographies of Representative Fresno County People*. Fresno, CA: A.H. Cawston, 1941.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: Sturdy Products – Resource Number 178  
P1. Other Identifier: 2020, 2030, 2036, 2044, 2050 and 2054 S. Sarah Street

- \* P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South  
c. Address: 2030 S. Sarah Street, Fresno, CA 93721  
d. Other Locational Data: APN – 46833315  
\* P3a. Description:

The property at 2030 S. Sarah Street contains three buildings: an open shed, a concrete block building, and a prefabricated warehouse. The open shed has an irregular footprint. The steel structure has a shed roof clad in corrugated metal panels. The shed abuts the concrete-block building to the south.

The concrete-block building is two stories and has a rectangular footprint. A flat roof with surrounding parapet tops the building. The walls are concrete block. At the façade (east elevation) the concrete block is scored to resemble square blocks laid in stacked bond. The façade is symmetrical. At the first floor, there is a garage opening. At the second floor, there are two windows composed of pairs of four-light steel casements. Glass-block windows flank the casement windows. Between the casements, a "Sturdy Gun Safes" sign is mounted on the wall. A shed-roofed awning covered with corrugated metal panels projects from the south wall of the building. (See continuation sheet.)



\* P3b. Resource Attributes

HP8. Industrial building

\* P4. Resources Present: X Building

P5b. Description of Photo:

Looking SW: Jan 2015

\* P6. Date Constructed/Age and Source: c. 1965 and c. 1985 (historicaerials.com)

\* P7. Owner and Address:

Basil Pratt Family Ltd. Partnership  
2030 S. Sarah Street  
Fresno, CA 93721

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT _____ <b>BUILDING,</b>
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\* **Resource Name** Sturdy Products, 2030 S. Sarah Street, Fresno, CA 93721      \* **NRHP Status Code** 6Z  
 Page 2 of 3

- |  |  |
|--|--|
| <b>B1.</b> Historic Name: None<br><b>B3.</b> Original Use: Machine shop<br>* <b>B5.</b> Architectural Style: Commercial vernacular<br>* <b>B6.</b> Construction History: | <b>B2.</b> Common Name: Sturdy Gun Safes<br><b>B4.</b> Present Use: Machine shop |
|--|--|

There are currently three buildings on the property: a c. 1965 concrete block building, c. 1985 large prefabricated warehouse at the south end of the property, and a c. 1985 at the north end of the property (historicaerial.com).

- \* **B7. Moved?** ☐ No  
 \* **B8. Related Features:** None

- |   |  |
|---|--|
| <b>B9a. Architect:</b> Unknown<br>* <b>B10. Significance: Theme</b> Commercial Development<br><b>Period of Significance</b> | <b>b. Builder:</b> Unknown<br><b>Area</b> Fresno, California<br><b>Property Type</b> Industrial <b>Applicable Criteria</b> N/A |
|---|--|

**Block History**

The buildings at 2030 S. Sarah Street were constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

Sanborn maps indicate that in 1918, the current property at 2030 S. Sarah Street was divided into six lots: 2020, 2030, 2036, 2044, 2050, and 2054. Consistent with the surrounding development, each of the six lots had a single-family dwelling and outbuildings. By 1928, all the residences but one had been moved or demolished (Sanborn maps, 1918 and 1928:16). A new residence had been built at 2020 S. Sarah Street by 1931. This second residence had been replaced with a "retinning" building by 1950 (Sanborn map, 1950:16). (See continuation sheet.)

- \* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

- \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Sturdy Products, 2030 S. Sarah Street, Fresno, CA 93721

Page 3 of 3

**\* P3a. Description continued:**

The prefabricated warehouse is one story and has a rectangular footprint. The building is topped by a low-pitched gabled roof. Corrugated steel sheeting clads the walls and roof. At the east elevation, which faces S. Sarah Street, there is a large metal roll-down door. A metal awning-like structure and two vents are located above the door. A shed-roofed awning covered with corrugated metal panels projects from the south wall of the building.

A chain-linked fence surrounds a storage yard at the west end of the property.

The concrete block building's character-defining features are: two-story form, rectangular footprint, flat roof with surrounding parapet, concrete-block walls, symmetrical façade, concrete block scored to resemble square blocks laid in stacked bond, garage opening, four-light steel casements, and glass-block windows.

The open shed and prefabricated warehouse were constructed c. 1985. Neither is considered historic, and character-defining features have not been identified.

**\* B10. Significance continued:**

**Building History**

Around 1965, a concrete-block building was constructed, replacing the residence and retinning building (historicaerials.com). From 1970 through 1980, Sturdy Products, sheet metal products manufacturing, occupied the property (Polk Fresno city directory, 1970 and 1980). Around 1985, the large prefabricated shed at the south end of the property and the open shed north of the concrete-block building had been built (historicaerial.com, 1972 and 1998). The property is currently owned by the Basil Pratt Family Ltd. Partnership and is home to Sturdy Gun Safes.

**Significance Statement**

The property at 1835 S. Sarah Street appears to retain a good degree of integrity. Although the large prefabricated warehouse and open shed were both constructed c. 1985 and are not historic, they are in character with the neighborhood and do not cause significant additional impact to the setting of the c. 1965 concrete block building. The concrete block building retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. No alterations to the building are visible from the public right-of-way.

Although the concrete-block building at 2030 S. Sarah Street retains good integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While the building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of an industrial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 4      \* Resource Name or #: Phelan Auto Warehouse - 825, 827, 829, 831, 833 Topeka Avenue  
P1. Other Identifier: APN – 46802075S      Resource Number - 180

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 825, 827, 829, 831, 833 Topeka Avenue, Fresno, CA 93721

d. Other Locational Data: APN - 46802075S

\* P3a. Description:

This is an irregularly-shaped parcel the northern end truncated by the freeway right of way. The building occupies most of the parcel except the extreme northern end. It is a large, long warehouse with a brick dividing wall in between the two warehouse spaces. The brick wall extends beyond the roofline and the stepped parapet is visible at the mid point of the structure. The warehouse has a series of roof monitors. The warehouse is sheathed in corrugated metal siding and the roofing material is also corrugated metal. There are several vehicle entries along the west (Topeka Avenue) elevation. The northern end has been modified from its original configuration and has a recently stuccoed finish and new window openings.

\* P3b. Resource Attributes:



P5a. Photograph or Drawing

HP6: 1 – 3 Story Commercial

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking S: Jan 2015

\* P6. Date Constructed/Age and

Source: Building Permit 1946

\* P7. Owner and Address:

J & J Holdings Inc.

7310 N. Remington

Fresno, CA 93711

\* P8. Recorded by:

architecture + history

B. Maley, J. Stock, S. Watson

1715 Green Street

San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive

Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Phelan Auto Warehouse 825, 827, 829, 831, 833 Topeka Ave, Fresno, Ca 93721  
 Page 2 of 4 \* **NRHP Status Code** – 6Z

**B1.** Historic Name: Phelan Auto Warehouse      **B2.** Common Name: 825, 827, 829, 831, 833 Topeka Ave  
**B3.** Original Use: Warehouse      **B4.** Present Use: Warehouse  
 \* **B5. Architectural Style:** Commercial Vernacular  
 \* **B6. Construction History:**  
  
 \* **B7. Moved?** No  
 \* **B8. Related Features:** None

**B9a. Architect:** Unknown      **b. Builder:** J. T. Cowan  
 \* **B10. Significance:** **Theme** Commercial Architecture      **Area** Fresno, California  
                                  **Period of Significance** 1946      **Property Type** Commercial      **Applicable Criteria**

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**  
 Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

**Building History**  
 J. T. Cowan built 825 Topeka in 1946 for J. J. Phelan as a warehouse. The City of Fresno Building Record card indicates the structure was 100 x 290 feet. In 1959 a “spray booth” measuring 24 x 40 was added to the building. Mr. Phelan was in automobile sales according to several articles of the period in the *Fresno Bee*. He likely had this warehouse built to house parts and perhaps excess cars. Mr. Phelan lived at 5475 East Tulare in 1948 when the *Fresno Bee* reported that robbers held him up in his neighborhood and shot him in the foot. (*Fresno Bee* June 30, 1948). The 1960 and 1970 Fresno City Directories both list Fresno Motors at 825 Topeka Avenue. The 1980 City Directory has Freeway Brake Service and Taylor’s Auto Body. Earlier City Directories do not have listings for Topeka Avenue.

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1950, 1970); Polk’s Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None  
  
 \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson  
  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: Phelan Auto Warehouse 825, 827, 829, 831, 833 Topeka Avenue Fresno, CA 93721

Page 3 of 4

### B10. Significance continued:

James Thomas Cowan (known as J.T. Cowan) was a native of Fresno, born 15 November 1892. His father, David Cowan, had established a construction business in the city in 1885. J.T. Cowan assumed leadership of the company in 1919 and operated the business in Fresno for 50 years. His office was located at 1221 Fulton Street from 1933 through at least 1940 (Polk Fresno city directories, 1933 and 1940). Cowan largely worked on commercial buildings and shopping centers, but also constructed some residences in Fig Gardens and the Sunnyside district. Notable projects include: J.B. Hill Company's warehouse on North H Street, Turpin's furniture store on Fulton Street, several residences on Van Ness Boulevard, and Brix Court Apartments at 1325-41 M Street (Walker, 340-341).

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. While this building was constructed by J. T. Cowan, who built many other warehouses in this area of Fresno, it is an exceptional example of its type, period, or method of construction and it has been significantly altered at the north elevation impairing its integrity.

### \* B12. References continued:

Powell, John Edward, and Michael J. McGuire. *Supplementary Historic Building Survey: Historic Resources Survey (Ratkovich Plan), Fresno, California*. Fresno, Calif: California State University, Fresno Foundation, 1994.

Walker, Ben Randall. *The Fresno County Blue Book: Containing Facts and Impressions for the Better Understanding of Fresno County Past and Present: with Biographies of Representative Fresno County People*. Fresno, CA: A.H. Cawston, 1941.

## CONTINUATION SHEET

Property Name: Phelan Auto Warehouse 825, 827, 829, 831, 833 Topeka Avenue Fresno, CA 93721  
Page 4 of 4

Photograph continued:



Above: A view looking south showing the roof structure and the brick dividing wall in the middle of the structure.  
Below: The altered northern end of the structure.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 14      \* Resource Name or #: Norman Morse Fruit Shed - 920, 935, 955, 1000 Topeka Avenue  
P1. Other Identifier: APN – 46802078      Resource Number 182

- \* P2. Location: Unrestricted  
 \* a. County: Fresno  
 \* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981  
 c. Address 920, 935, 936, 955, 1000 Topeka Avenue, Fresno, CA 93721  
 d. Other Locational Data: APN - 46802078  
 \* P3a. Description:

This is a parcel that spans both sides of Topeka Avenue; it is long and curved to conform to the adjacent rail lines. There are two remaining structures one each on either side of the street. Previously, there were additional buildings on the parcel. 920 Topeka is a one-story, warehouse with corrugated metal siding that sits at the north end of the parcel near the freeway. The building sits on a concrete foundation. There are several sliding vehicular doors along the Topeka Avenue side of the structure. The warehouse has a low-pitched gable roof. At the southern end of the building there is a projecting overhanging roof.

935 Topeka is an open air shed, with a rigid metal frame, and a corrugated metal roof. 955 and 1000 Topeka Avenue have both been demolished.



P5a. Photograph or Drawing

\* P3b. Resource Attributes:

\* P4. Resources Present: Building

P5b. Description of Photo:  
Looking NW: 920 Topeka Jan 2015

\* P6. Date Constructed/Age and Source: Multiple buildings 1960s

\* P7. Owner and Address:  
Gabrych Family Partnership  
2006 Highway 395  
Fallbrook, Ca 92028

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:  
January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

\* **Resource Name or #** Norman Morse Fruit Shed 920, 935, 955, 1000 Topeka Ave, Fresno, Ca 93721 \* **NRHP Status Code** – 6Z  
Page 2 of 4

**B1.** Historic Name: Norman Morse Fruit Shed

**B2.** Common Name: 920, 935, 955, 1000 Topeka Ave

**B3.** Original Use: Sheds and Warehouses

**B4.** Present Use: Warehouses

\* **B5. Architectural Style:** Commercial Vernacular

\* **B6. Construction History:** A structure for Norman Morse Fruits was built on part of this parcel in 1946 but it has been demolished.

\* **B7. Moved?** No

\* **B8. Related Features:**

**B9a. Architect:** Unknown

**b. Builder:** Unknown

\* **B10. Significance: Theme** Commercial **Area** Fresno, California

**Period of Significance** 1960s **Property Type** Commercial **Applicable Criteria**

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

**Building Histories**

920 Topeka Avenue was built in 1964 for the Nat Feinn & Sons Company by A. G. Schofield architect as a produce packing facility. The structure was valued at \$67,000.00. The 1970 City Directory lists Nat Feinn & Sons produce packers at this location.

\* **B12. References:**

Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



(Sketch Map with north arrow required.)

## CONTINUATION SHEET

Property Name: Norman Morse Fruit Shed 920, 935, 955, 1000 Topeka Avenue Fresno, CA 93721

Page 3 of 4

### B10. Significance continued:

#### Building Histories

935 Topeka is an open air, rigid frame storage structure built for the Fresno Paper Stock Company by Harold Schlitz & Associates Engineers. A drawing found in the building permit file was undated. The 1960 Fresno City Directory lists the Fresno Paper and Stock Co (waste paper) at 935 Topeka. The 1970 and 1980 City Directory lists Consolidated Fibers Inc. at 935 Topeka. There may have been another larger building with this address, but it no longer remains on the site.

R. G. Fisher built 955 Topeka for Morris Manoagian to house a Packing facility in 1958. The building cost \$35,000.00 and was one story in height. The 1960, 1970 and 1980 Fresno City Directories each list the Morris Fruit Company at 955 Topeka Avenue. This building no longer remains on the site.

1000 Topeka, a fruit shed, was built in 1946 for Norman Morse by R. B. Welty, engineer. The 1960, 1970 and 1980 Fresno City Directories each list the Dried Fig Advisory Board warehouse at this location. This building no longer remains on the site.

#### Significance

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.



## CONTINUATION SHEET

Property Name: Norman Morse Fruit Shed 920, 935, 955, 1000 Topeka Avenue Fresno, CA 93721  
Page 4 of 4



Above: The southern end of 920 Topeka Avenue.  
Below: 935 Topeka Avenue, an open air shed with metal frame.



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code – 6Z**

Review Code      Other Listings  
                         Reviewer      Date

Page 1 of 1      \* **Resource Name or #:** Midland Cold Storage – 944 Topeka Avenue – Resource Number 183

**P1. Other Identifier:** APN – 46802048S

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, Calif; 1963, revised 1981

**c. Address** 944 Topeka Avenue, Fresno, CA 93721

**d. Other Locational Data:**

APN – 46802048S

\* **P3a. Description:**

The concrete block structure on this site was built as cold storage facility in 1959. The building sits on a rectangular parcel that is almost entirely occupied by the structure. Constructed in two sections, each element has an arched, bow-truss roof. There are simple concrete block pilasters placed in regular increments around the building and a concrete block bond beam at the spring of the arched roof on the north end. Also at the north end there are two large, large vehicular door openings centered below each of the roof arches and the two pilasters. The east elevation along Topeka consists of 14 bays. The center most bays have pedestrian doors and a series of industrial sash windows lighting the high ceilinged space inside. At the southern end of the building there are open air processing areas that are wood frame.

\* **P3b. Resource Attributes:**



P5a. Photograph or Drawing

HP6: 1 – 3 Story Commercial

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking S: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic building permits and drawings 1959

\* **P7. Owner and Address:**

Nat Feinn & Son

920 S Topeka

Fresno, Ca 93721

\* **P8. Recorded by:**

architecture + history

B. Maley, J. Stock, S. Watson

1715 Green Street

San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Midland Cold Storage 944 Topeka Ave, Fresno, Ca 93721 \* **NRHP Status Code** – 6Z  
 Page 2 of 3

**B1.** Historic Name: Midland Cold Storage                      **B2.** Common Name: 944 Topeka Ave  
**B3.** Original Use: Cold Storage                                      **B4.** Present Use: Cold Storage  
**\* B5. Architectural Style:** Commercial Vernacular  
**\* B6. Construction History:** Built 1959

**\* B7. Moved?** No  
**\* B8. Related Features:** Open air sheds at south end

**B9a. Architect:** Unknown                                      **b. Builder:** Unknown  
**\* B10. Significance: Theme** Commercial                      **Area** Fresno, California  
**Period of Significance** 1959                      **Property Type** Commercial                      **Applicable Criteria**

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**  
 Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

**Building History**  
 A February 1959 drawing in the building permit records for this property indicates the building was designed by H. Kellenberg, engineer for R. G. Fisher Co. Inc. The drawing is labeled “refrigerated warehouse.” The 1960, 1970, and 1980 Fresno City Directories each list Midland Cold Storage at this location. The building is currently owned by Nat Feinn & Sons, produce packers, and is still used as cold storage. (See Continuation Sheet)

**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1950, 1970); Polk’s Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None  
**\* B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson  
**\* Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name Midland Cold Storage 944 Topeka Avenue Fresno, CA 93721  
Page 3 of 3

### B10. Significance continued:

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.



## CONTINUATION SHEET

Property Name Midland Cold Storage 944 Topeka Avenue Fresno, CA 93721  
Page 4 of 3

Photograph continuation:



Above: View looking north down Topeka showing that the south end of the structure is open air storage.  
Below: The center portion of the east elevation.





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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3 \* Resource Name or #: El Rancho Farms Grape Pkg – 945 and 956 Topeka Avenue – Resource Number 184

P1. Other Identifier: APN – 46802077S

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 945 and 946 Topeka Avenue, Fresno, CA 93721

d. Other Locational Data: APN – 46802077S

\* P3a. Description:

This is rectangularly shaped parcel. There are two, one-story corrugated metal buildings forming an L-shape plan at the north end and an open air shed at the south end. Portions of the parcel are used for parking. The warehouse to the far north on the parcel has a gable roof running perpendicular to the street. The adjacent warehouse has a gable roof running parallel with the street. These two structures are both wood-frame warehouses with corrugated metal siding and also metal roofing. The building at the south end of the parcel is an open air shed with a gable roof running parallel to the street. This shed sits on a raised concrete foundation accessed by a simple stair. There is very small enclosed portion of the building at the southern end of the structure.

\* P3b. Resource Attributes:



P5a. Photograph or Drawing

HP6: 1 – 3 Story Commercial

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking NE: Jan 2015

\* P6. Date Constructed/Age and Source: circa 1950s

\* P7. Owner and Address:  
Carmela & Pasquale Desantis  
PO Box 3377  
Fresno, CA 93650

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:  
January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** El Rancho Farms Grape Packing 945 and 946 Topeka Ave, Fresno, Ca 93721 \* **NRHP Status Code** – 6Z  
 Page 2 of 3

**B1.** Historic Name: El Rancho Farms Grape Packing      **B2.** Common Name: 945 and 956 Topeka Ave  
**B3.** Original Use: Unknown      **B4.** Present Use: Unknown  
 \* **B5. Architectural Style:** Commercial Vernacular  
 \* **B6. Construction History:** Unknown  
  
 \* **B7. Moved?** No  
 \* **B8. Related Features:** Open Air Shed

**B9a. Architect:** Unknown      **b. Builder:** Unknown  
 \* **B10. Significance:** Theme Commercial      Area Fresno, California  
    Period of Significance c. 1950s      Property Type Commercial      Applicable Criteria

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885 - 1970)**  
 Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation.

**Building History**  
 No building permits were located for this complex of buildings. The structures are present on the 1970 Sanborn Map (Sheet 42) and marked Fig Warehouse. They are also present on the 1950 Sanborn (Sheet 42) and labeled El Rancho Farms Grape Packing. The building was not present on the 1931 Sanborn Map (Sheet 42). El Rancho Farms was run by the Kirkorian family and from review of articles in the Fresno Bee appears to have had several locations throughout Fresno County, including Parlier, and in the Central Valley, including Bakersfield.

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None  
  
 \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson  
  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: El Rancho Farms Grape Packing 945 and 956 Topeka Avenue Fresno, CA 93721  
Page 3 of 3

### B10. Significance continued:

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial or industrial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

## CONTINUATION SHEET

Property Name: El Rancho Farms Grape Packing 945 and 956 Topeka Avenue Fresno, CA 93721  
Page 4 of 3

### Photographs continuation:



Above: A view looking northeast at the complex.  
Below: Looking east at the open air shed on the south end of the site.



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code – 6Z**

Review Code      Other Listings      Reviewer      Date

Page 1 of 2 \* **Resource Name or #:** Victor California Welding Sup Co - 22 Van Ness Avenue – Resource Number 186  
**P1. Other Identifier:** APN – 46824014 also 2723 Hamilton Avenue

- \* **P2. Location:** Unrestricted  
 \* **a. County;** Fresno  
 \* **b. USGS 7.5':** Fresno South, Calif; 1963, revised 1981  
 \* **c. Address** 22 Van Ness Fresno, CA 93721  
 \* **d. Other Locational Data:** APN - 46824014 also 2723 Hamilton Avenue  
 \* **P3a. Description:**

This one-story concrete structure has an irregular footprint as a result of it associated irregularly-shaped parcel at the intersection of E. Hamilton Avenue and Van Ness Avenue. The building is essentially two, roughly rectangularly-shaped elements that intersect at an angle. The Hamilton Avenue façade has two, fixed, overhanging awning structures, one at each of the two rectangular building components. There are a series of roll down doors, a loading dock and a pedestrian door along the Hamilton façade. The Van Ness façade has a few vent opening, but is otherwise devoid of architectural elements. The building has a flat roof. The building does not have any character-defining features.



P5a. Photograph or Drawing

- \* **P3b. Resource Attributes:**  
HP6: 1 -3 Story Commercial Building
- \* **P4. Resources Present:** Building
- P5b. Description of Photo:**  
Looking NE: Jan 2015
- \* **P6. Date Constructed/Age and Source:** Pre-1970: Sanborn Map
- \* **P7. Owner and Address:**  
Allen & Betty Grubb, Trust  
2018 S. Van Ness  
Fresno, CA 93721
- \* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123
- \* **P9. Date Recorded:**  
January 2015
- \* **P10. Survey Type:** Intensive  
Phase I

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO)



State of California The Resources Agency OF PARKS AND RECREATION HRI#	Primary #	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Victor California Welding Supply Co 22 Van Ness Avenue, Fresno, Ca 93721      \* **NRHP Status Code – 6Z**  
 Page 2 of 2

**B1.** Historic Name: Victor California Welding Supply Co      **B2.** Common Name: 22 Van Ness Avenue  
**B3.** Original Use: Warehouse      **B4.** Present Use: Warehouse  
 \* **B5. Architectural Style:** Commercial Vernacular  
 \* **B6. Construction History:** Constructed after 1950 and before 1970 (Sanborn Maps).  
 \* **B7. Moved?** No  
 \* **B8. Related Features:** None

**B9a. Architect:** Unknown      **b. Builder:** Unknown  
 \* **B10. Significance: Theme** Commercial      **Area** Fresno, California  
     **Period of Significance** 1967      **Property Type** Commercial      **Applicable Criteria**

No original building permit was located for this property. The building appears on the 1970 Fresno Sanborn Map (Sheet 25) and is labeled “Welding Supplies Warehouse.” It had the address of 2 Van Ness and 2723 Hamilton Avenue. The 1960, 1970 and 1980 City Directories identify the Victor California Welding Supplies Company as the occupant of this building. It is not listed in 1950 City Directory. The 1950 Sanborn (Sheet 25) indicates this lot was part of “California Park.” The 1950, 1931, 1928 and 1918 Sanborn Maps (Sheet 25) all show the “California Park” occupying this slightly irregularly-shaped block bounded by L Street, San Diego, San Bernardino, Hamilton and Van Ness. There was a small restroom structure in the northwest corner of the park near the intersection of L and San Diego Avenue.

In 1967 the Victor Equipment Company occupied the building and complied with a request from the City of Fresno to remove an illegal sign. No other building permits located. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. It does not appear to have a strong connection with the commercial and warehousing uses nearby.

\* **B12. References:**  
 Sanborn Maps City of Fresno (1950 and 1970); Polk’s Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
     B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(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 – 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 2      \*Resource Name or #: Atlas Beverage Company - 60 – 80 Van Ness Ave – Resource Number 187  
P1. Other Identifier: APN – 46824015      also 115 L Street

\*P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 60 – 80 Van Ness Avenue (115 L Street) Fresno, CA 93721

d. Other Locational Data: APN – 46824015      also 115 L Street

\* P3a. Description:

This warehouse is constructed of buff colored brick. It has a heavy, overhanging roof cornice that runs almost the entire length of the building. There are several roll down doors on the east side of the Van Ness façade. There is a pedestrian door into what is likely the office at the west end of the Van Ness façade. The front of the building, which holds the office, is irregular in its footprint whereas the rear of the structure, housing the warehouse is rectangular in shape. The building has a flat roof. The building does not have any character-defining features.



P5a. Photograph or Drawing

\* P3b. Resource Attributes:

HP6: 1 – 3 Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking north: Jan 2015

\* P6. Date Constructed/Age and

Source: Historic  
1964; Building Permit

\* P7. Owner and Address:

Maryann & Harry Brix  
4420 Hendrix Court  
San Jose, CA 95124

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO)

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT _____ <b>BUILDING,</b>
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\* **Resource Name or #** Atlas Beverage Company    60 – 80 Van Ness Avenue, Fresno, Ca 93721    \* **NRHP Status Code – 6Z**  
 Page 2 of 2

**B1.** Historic Name: Atlas Beverage Company                      **B2.** Common Name: 60 – 80 Van Ness Avenue  
**B3.** Original Use: Warehouse    **B4.** Present Use: Warehouse  
 \* **B5. Architectural Style:** Commercial Vernacular  
 \* **B6. Construction History:** 1964 original construction  
  
 \* **B7. Moved?** No  
 \* **B8. Related Features:** None

**B9a. Architect:** Unknown    **b. Builder:** Unknown  
 \* **B10. Significance: Theme** Commercial                      **Area** Fresno, California  
    **Period of Significance** 1920                      **Property Type** Commercial                      **Applicable Criteria**

This building was constructed for Michael Berberian, owner, by Ed Avedisian architect in 1964 at a cost of \$225,000. The building appears on the 1970 Fresno Sanborn Map (Sheet 25) and is labeled “Liquor Warehouse.” It also has the address of 77 L Street marked on the 1970 Sanborn. The 1970 and 1980 City Directories list Atlas Beverage Company at this address. No business is listed at this address in the 1960 City Directory. The 1950 Sanborn (Sheet 25) indicates this lot was part of “California Park.” The 1950, 1931, 1928 and 1918 Sanborn Maps (Sheet 25) all show the “California Park” occupying this slightly irregularly-shaped block bounded by L Street, San Diego, San Bernardino, Hamilton and Van Ness. There was a small restroom structure in the northwest corner of the park near the intersection of L and San Diego Avenue.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. It does not appear to have a strong connection with the commercial and warehousing uses nearby.

\* **B12. References:**  
 Sanborn Maps City of Fresno (1950 and 1970); Polk’s Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(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 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: T.J. Hammond Fig Packing & Storage Company – Resource Number 189

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* a. **County:** Fresno

\* b. **USGS 7.5':** Fresno South, CA, 1981

c. **Address** 101 Van Ness Avenue Fresno, CA 93721

d. **Other Locational Data:** APN - 46827717

\* **P3a. Description:**

The property at 101 Van Ness Avenue contains two buildings combined into one. At the west, the building faces the train tracks; at the east is a large parking lot. The building is rectangular in plan and one story over a basement. The roof is flat. The walls of the original building at the right are reinforced concrete covered in stucco; the walls of the building at the left are concrete block. The primary façade faces the parking lot to the west. The wall is broken up by pilasters. A concrete loading dock spans the width of the façade. The primary pedestrian entrance is at the far left; it is a glazed door with a transom windows above. It is accessed by steps leading up to the loading dock. At the center and right of the façade are two large loading doors. The door at the right is a metal roll-up door. The door at the center is a pair of tall, narrow doors. All doors are protected by flat awnings hung from the façade. The Van Ness façade has a pedestrian entrance at the far left and multiple windows of varying materials and sizes across the rest of the wall. (See continuation sheet.)

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:** Looking SE:  
Jan 2014

\* **P6. Date Constructed/Age and Source:** Historic – c. 1909/1959  
(Sanborn maps, building records)

\* **P7. Owner and Address:**  
Oelsner Commercial Properties  
2018 S. Van Ness  
Fresno, CA 93721

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno  
South Van Ness Industrial District

Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet



## STRUCTURE, AND OBJECT RECORD

\* Resource Name or # T.J. Hammond Fig Packing / 101 Van Ness Avenue, Fresno, Ca 93721 \* NRHP Status Code 6Z  
Page 2 of 3

**B1.** Historic Name: T.J. Hammond Fig Packing & Storage Co. **B2.** Common Name: 101 Van Ness Avenue

**B3.** Original Use: Commercial

**B4.** Present Use: Commercial

\* **B5. Architectural Style:** Commercial Vernacular

**\* B6. Construction History:**

A building was constructed on the property sometime between in c. 1909, according to Sanborn maps and city directories. Contractor W.H. Irwin carried out minor repairs in 1926. Fisher & McNulty designed an office and new restrooms in 1944. In 1959 a fire destroyed a portion of the building and contractor T.J. Prichard Jr. carried out repairs. Also in 1959, H. Wayne Taul designed a concrete block addition to the building at the east.

\* B7. Moved? No

\* **B8. Related Features:** None.

**B9a. Architect:** Unknown

**b. Builder:** Manning Brothers (1919) / H. Wayne Taul (1959)

\* **B10. Significance: Theme** Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development **Area** Fresno, California

<b>Period of Significance</b>	c. 1909/1959	<b>Property Type</b>	Commercial	<b>Applicable Criteria</b>	iii
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### Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

**\* B1 2. References:**

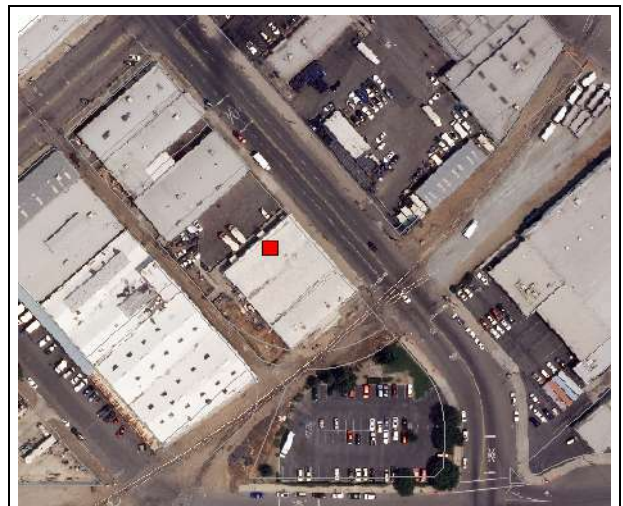
Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: T.J. Hammond Fig Packing & Storage Company / 101 Van Ness Avenue, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The window openings in the original building have arched openings; there are window openings set within the basement wall. The east façade facing the train tracks features a concrete loading dock and large loading door, as well as three window openings with divided-lite windows.

Character-defining features are: rectangular plan; flat roof; reinforced concrete and concrete block walls sheathed in smooth stucco; loading docks; arched window openings; windows and door openings of various sizes and configurations, including at loading docks and basement level.

### B10. Significance (continued)

#### Block History

Van Ness Avenue was called K Street through at least 1918. From 1906 through 1918, the Sanborn maps show the north side of the 100 block of Van Ness developed with a few dwellings. In 1906, the south side of the block was filled with the Eagle Packing House. In 1918, the south side of the block was filled with the T.J. Hammond Fig Packing and Storage Company. By 1928, the Sanborn map shows that block had changed from wholly residential to a mix of dwellings and few commercial uses. The buildings at the south side were occupied by the A. Levy & J. Zenter Company. By 1950, the Sanborn maps shows that the block had been totally changed. The north side was vacant (all buildings had been demolished). The south side was mostly vacant except for a single new building at the southwest corner. In 1970, the north side of the block was still vacant, while at the south almost every parcel had been developed with commercial and light-industrial buildings.

#### Building History

The first owner and occupant of the building, beginning in 1909, was T.J. Hammond, owner of T.J. Hammond Fig Packing and Storage Company. From at least 1918 through 1944, the building was occupied by the Levy A & J Zenter wholesale produce company. Graybar Electric was in the building in the 1950s. In the 1970s W.W. Grainger Inc., electrical supply and equipment was located in the building. In the 1980s the tenant was the Sittre Ceramic Products company.

#### Significance Statement

Some windows and doors have been replaced, so overall integrity is moderate. Aspects of integrity for location, setting, design, materials, workmanship, feeling, and association are mostly intact.

The building at 101 Van Ness Avenue does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** C.M. Volkman & Company – Resource Number 190

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

**c. Address** 135 Van Ness Avenue Fresno, CA 93721

**d. Other Locational Data:** APN - 46827703

\* **P3a. Description:**

The property at 135 Van Ness Avenue contains one building, which occupies the entire lot. The building is one story, has a rectangular footprint, and is covered by a bowstring-truss roof with parapets. The building's walls are red brick with a concrete bond beam in the upper walls. The main (Van Ness) façade is asymmetrical. The main façade wall is finished in scored stucco. The main pedestrian entrance is recessed at the center of the façade and comprised of a wood door framed by side lights and transom windows. A series of concrete steps access the door. The walls to the east and west of the entrance are concrete block. A flat, projecting awning covers the entrance. At the east of the façade is a metal roll-up door. At the west is a single, metal, industrial sash window. Bands of brick veneer frame the main façade at the corners, around the pedestrian entrance, and along the base. The building's character-defining features are: one-story form, rectangular footprint, bowstring-truss roof with surrounding parapet, red brick walls, concrete bond beam, asymmetrical façade, varying façade materials, including scored stucco, brick veneer, and concrete block, and façade window and door openings.

P5a.



\* **P3b. Resource Attributes:** HP6. 1-3  
Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking SW: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic – c. 1953 (new spaper articles)

\* **P7. Owner and Address:**

Merilyn Gobel, Trustee  
5385 N. Van Ness Blvd.  
Fresno, CA 93711

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** C.M. Volkman & Company / 135 Van Ness Avenue, Fresno, Ca 93721      \* **NRHP Status Code** 6Z  
 Page 2 of 3

<b>B1.</b> Historic Name: C.M. Volkman & Company <b>B3.</b> Original Use: Commercial <b>* B5. Architectural Style:</b> Mid-Century Modern <b>* B6. Construction History:</b> The building was constructed c. 1953, according to historic newspaper articles.	<b>B2.</b> Common Name: 135 Van Ness Avenue <b>B4.</b> Present Use: Commercial  <b>* B7. Moved?</b> No <b>* B8. Related Features:</b> None  <b>B9a. Architect:</b> Hugh B. Brewster <b>b. Builder:</b> Unknown <b>* B10. Significance:</b> <b>Theme</b> Commercial Architecture <b>Area</b> Fresno, California <b>Period of Significance</b> c. 1953 <b>Property Type</b> Commercial/Warehouse <b>Applicable Criteria</b> iii
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**Block History**  
 Van Ness Avenue was called K Street through at least 1918. From 1906 through 1918, the Sanborn maps show the north side of the 100 block of Van Ness developed with a few dwellings. In 1906, the south side of the block was filled with the Eagle Packing House. In 1918, the south side of the block was filled with the T.J. Hammond Fig Packing and Storage Company. By 1928, the Sanborn map shows that block had changed from wholly residential to a mix of dwellings and few commercial uses. The buildings at the south side were occupied by the A. Levy & J. Zenter Company. By 1950, the Sanborn maps shows that the block had been totally changed. The north side was vacant (all buildings had been demolished). The south side was mostly vacant except for a single new building at the southwest corner. In 1970, the north side of the block was still vacant, while at the south almost every parcel had been developed with commercial and light-industrial buildings. (See continuation sheet.)

**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**  
  
**\* B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson  
  
**\* Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: C.M. Volkman & Company / 135 Van Ness Avenue, Fresno, CA 93721  
Page 3 of 3

### B10. Significance (continued)

#### Building History

The building's first tenant was the C.M. Volkman & Company, a wholesale seed firm. The company used the building for warehouse and sales. The building's owners were A.M. Bopp and R.R. Gobel. In 1960, city directories show W.J. Lancaster Co. (appliances) at 135 Van Ness. In 1963, State Distributors Incorporated (appliances) was the tenant. From 1970 through at least 1980, Juillard-Alpha Liquor Distributing Company operated out of the building.

#### Significance Statement

The building appears to have high integrity, though the original materials at the main entrance have been modified. The building does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* Resource Name or #: Victor Equipment Company – Resource Number 191

P1. Other Identifier:

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, CA, 1981

c. Address 145 Van Ness Avenue Fresno, CA 93721

d. Other Locational Data: APN - 46827702

\* P3a. Description:

The property at 145 Van Ness Avenue contains one building, which occupies most of the lot. The building is one story, has an L-shaped footprint, and is covered by a bowstring- truss roof with a parapet. The building's walls are red brick with a board-formed concrete bond beam in the upper walls. The main façade (Van Ness) is symmetrical. The walls are finished in smooth stucco. A flat, projecting awning spans the entire façade just below the roofline. The main pedestrian entrance door is at the center of the façade and is comprised of two wood doors with lights. The doors are crowned by metal transom windows. Almost the entire façade contains a grid of large, single-pane windows. The bulkhead of the façade is decorated with brick veneer. A small parking lot is located to the east of the building. South of the parking lot is a newer, pre-fab building with a flat roof and standing-seam metal walls. The building's character-defining features are: one-story form, L-shaped footprint, bowstring-truss roof with parapet, red brick walls, board-formed concrete bond beam, symmetrical façade, and façade window and door openings.

\* P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

P5a.



\* P4. Resources Present: Building

P5b. Description of Photo:

Looking SW: Jan 2015

\* P6. Date Constructed/Age and Source: ☐ Historic - 1952 (building records)

\* P7. Owner and Address:  
Jose & Esmerelda Lorenzo  
1433 W. Sierra  
Fresno, CA 93711

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:  
January 2015

\* P10. Survey Type: Intensive Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT <b>BUILDING,</b>
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\* **Resource Name or #** Victor Equipment Company / 145 Van Ness Avenue, Fresno, Ca 93721      \* **NRHP Status Code** 6Z  
 Page 2 of 3

<b>B1.</b> Historic Name: Victor Equipment Company <b>B3.</b> Original Use: Commercial * <b>B5. Architectural Style:</b> Commercial Vernacular * <b>B6. Construction History:</b>	<b>B2.</b> Common Name: 145 Van Ness Avenue <b>B4.</b> Present Use: Commercial
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The building was constructed in 1952, according to building records. In 1964 the building received an addition and underwent interior modifications. In 2015, the building sustained major damage from a fire.

\* **B7. Moved?** No  
 \* **B8. Related Features:** None

<b>B9a. Architect:</b> Hugh B. Brewster (engineer) * <b>B10. Significance:</b> <b>Theme</b> Commercial Architecture <b>Period of Significance</b> 1945-1960 <b>Property Type</b> Commercial/Warehouse	<b>b. Builder:</b> J.T. Cowan (contractor) <b>Area</b> Fresno, California <b>Applicable Criteria</b> iii
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**Block History**  
 Van Ness Avenue was called K Street through at least 1918. From 1906 through 1918, the Sanborn maps show the north side of the 100 block of Van Ness developed with a few dwellings. In 1906, the south side of the block was filled with the Eagle Packing House. In 1918, the south side of the block was filled with the T.J. Hammond Fig Packing and Storage Company. By 1928, the Sanborn map shows that block had changed from wholly residential to a mix of dwellings and few commercial uses. The buildings at the south side were occupied by the A. Levy & J. Zenter Company. By 1950, the Sanborn maps shows that the block had been totally changed. The north side was vacant (all buildings had been demolished). The south side was mostly vacant except for a single new building at the southwest corner. In 1970, the north side of the block was still vacant, while at the south almost every parcel had been developed with commercial and light-industrial buildings. (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**  
 \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
     B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Victor Equipment Company / 145 Van Ness Avenue, Fresno, CA 93721  
Page 3 of 3

### B10. Significance (continued)

#### Building History

The building's first owner and tenant was the Victor Equipment Company, a company specializing in welding equipment and supplies. Victor was operating in Fresno as early as the 1930s. The company store was located at 251 N. H Street before moving to Van Ness. In the 1960s to 1970s, the Electrical Appliance Service Co. was the tenant. In the 1980s it was the Artistic Needle needlecraft kit manufacturing company.

#### J.T. Cowan

James Thomas Cowan (known as J.T. Cowan) was a native of Fresno, born 15 November 1892. His father, David Cowan, had established a construction business in the city in 1885. J.T. Cowan assumed leadership of the company in 1919 and operated the business in Fresno for 50 years. His office was located at 221 N. U Street from 1933 through at least 1940 (Polk Fresno City Directories, 1933 and 1940). Cowan largely worked on commercial buildings and shopping centers, but also constructed some residences in Fig Gardens and the Sunnyside district. Notable projects include: J.B. Hill Company's warehouse on North H Street, Turpin's furniture store on Fulton Street, several residences on Van Ness Boulevard, and Brix Court Apartments at 1325-41 M Street (Walker and Cawston, 340-41).

#### Significance Statement

In 2015, the building sustained major damage from a fire.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places.

### B12. References

Walker, Ben Randall and Arthur Hamilton Cawston. *Fresno Community Book* (Fresno, CA: H. Cawston, 1946) 340-41.

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DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** Bopp Warehouse – Resource Number 193

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 201 Van Ness Avenue Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46827606

\* **P3a. Description:**

The one-story building at 201 Van Ness Avenue has a rectangular-shaped footprint and a flat roof. There is a small parking lot to the north. The walls are reinforced cinder block. The primary pedestrian entrance is located at the center of the Van Ness Avenue façade; it is a metal glazed door crowned by a transom; a metal security grill covers the door. To the left of the entrance are two large, ganged metal windows. The east façade features a pedestrian door at left of center; a large, metal roll-up door; and a small, fixed window at the right. A flat awning hanging from the walls wraps the northwest corner of the building.

Character-defining features are: rectangular footprint; flat roof; parking lot to north; cinder-block walls; façade window and door openings.

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking S: Jan 2014

\* **P6. Date Constructed/Age and**

**Source:** Historic – c. 1953 (Sanborn maps/building records)

\* **P7. Owner and Address:**

James & Sharon Walker  
2679 W. Lake Van Ness Cir.  
Fresno, CA 93711

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno

South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

\* Resource Name or #  
Page 2 of 3

Bopp Warehouse / 201 Van Ness Avenue, Fresno, Ca 93721

\* NRHP Status Code 6Z

B1. Historic Name: Bopp Warehouse

B2. Common Name: 201 Van Ness Avenue

B3. Original Use: Commercial

B4. Present Use: Commercial

\* B5. Architectural Style: Commercial Vernacular

\* B6. Construction History:

In the 1940s, one of two dwellings located on the property were demolished. Sometime between 1950 and 1956, the existing building was constructed on the site and the second dwelling at the rear of the property was demolished.

\* B7. Moved? No

\* B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development Area Fresno, California

Period of Significance c. 1953 Property Type Commercial Applicable Criteria iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

## \* B12. References:

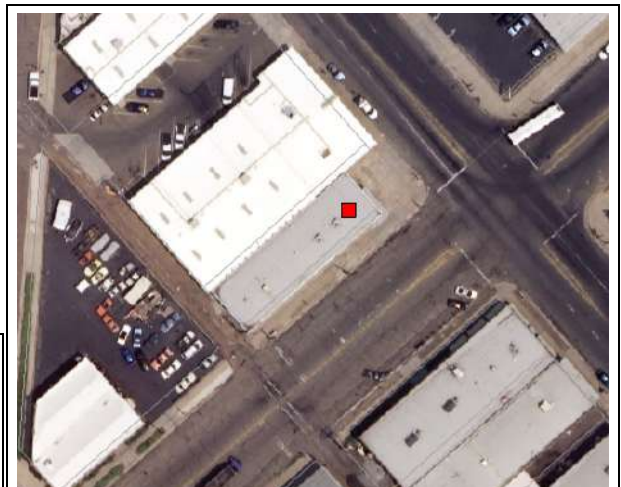
Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

B13. Remarks: None.

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Bopp Warehouse / 201 Van Ness Avenue, Fresno, CA 93721  
Page 3 of 3

### B10. Significance (continued)

#### Block History

From 1906 to 1918, Sanborn maps show that the 200 block of Van Ness Avenue was filled with residences on the north and south sides of the streets. By 1918 some vacant lots started to appear. Between 1928 and 1931, the composition of the block started to change with industrial and commercial sites introduced in between existing residences. Between 1950 and 1970, many dwellings still existed on the block but new automotive-related commercial buildings had been built. Cherry Avenue was cut through the west side of the block c. 1940s, creating a flatiron parcel at the south west side. By 1970, all but one dwelling on the south side of the block had been demolished, leaving a few vacant lots and a few new buildings.

#### Building History

The building's first use was as the Bopp Warehouse, in c. 1953. From the 1960s through the 1970s, the building was occupied by the Gordon Equipment Company, industrial machine parts and supplies. In 1980, the building was occupied by the Fresno Insulation Company.

#### Significance Statement

The building at 201 Van Ness Avenue appears to retain high integrity. Aspects of integrity for location, setting, design, materials, workmanship, feeling, and association are mostly intact.

Although the building at 201 Van Ness Avenue retains high integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.



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DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** Seaside Service Station – Resource Number 198

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

**c. Address** 241 Van Ness Avenue, Fresno, CA 93721

**d. Other Locational Data:** APN - 46827601

\* **P3a. Description:**

The two buildings at 241 Van Ness Avenue are located on a large triangular lot near the intersection of Cherry Avenue, Monterey Street, and Van Ness Avenue. Built in ca. 1945, the building that faces Van Ness is a rectangular, 1-story commercial building designed with Art Deco ornamentation. The walls are constructed of concrete with metal siding (likely steel). The building sits on a concrete foundation and is capped by a flat roof with a low parapet. The primary façade faces northeast and is two bays wide. The left bay contains the main entry door flanked by two windows. A single window punctuates the right bay. The north façade is four bays wide and features a metal roll-up door in the second bay from left and a wood entrance door and a window in the second bay from the right. (See continuation sheet.)

P5a.



\* **P3b. Resource Attributes:** HP6.  
Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking SW: Jan 2015

\* **P6. Date Constructed/Age and Source:** Historic, c. 1945

\* **P7. Owner and Address:**

Gordon, Richard D. Inc.

P.O. Box 11610

Fresno, CA 93774

\* **P8. Recorded by:**

architecture + history

B. Maley, J. Stock, S. Watson

1715 Green Street

San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** Seaside Service Station / 241 Van Ness Avenue, Fresno, Ca 93721      \* **NRHP Status Code** 6Z  
 Page 2 of 3

**B1.** Historic Name: Seaside Service Station      **B2.** Common Name: 241 Van Ness Avenue  
**B3.** Original Use: Commercial      **B4.** Present Use: Vacant  
**\* B5. Architectural Style:** Art Deco  
**\* B6. Construction History:**

No original building permits exist for either of the two buildings. The address first appears in city directories in 1944 as "vacant." Based on city directory and historic newspaper research, the buildings appear to have been constructed in the mid-1940s. The buildings appear on the 1948 and 1950 Sanborn Fire Insurance Company maps. In 1970 the Sanborn map shows that one of the three buildings was no longer extant. The buildings were demolished (with permits) in early 2015. (See continuation sheet.)

**\* B7. Moved?** No  
**\* B8. Related Features:** None

**B9a. Architect:** Unknown      **b. Builder:** Unknown  
**\* B10. Significance:** **Theme** Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development      **Area** Fresno, California

**Period of Significance** c. 1945      **Property Type** Commercial      **Applicable Criteria** iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. The service station at 241 Van Ness was one of many automobile-related commercial businesses in the project area in the mid-to-late 20<sup>th</sup> century.

**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

**\* B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson  
**\* Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Seaside Service Station / 241 Van Ness Avenue, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

A loading dock abuts and extends the length of the north façade. Art Deco ornamental details include tall, thin, and angular columns spaced evenly across the facades; and a band course composed of five narrow, horizontal bars wrapping the top quarter of the building. The building is in poor condition. The second building on the parcel, which faces Cherry Avenue, is obscured by a high fence, but it appears to be of similar construction to the building facing Van Ness: rectangular plan, flat roof, concrete walls, and a band course. The building appears to be in poor condition. A small addition is located at the rear of the two buildings.

The property's character-defining features include: triangular-shaped parcel, siting of the buildings on the parcel, concrete construction, metal siding (building facing Van Ness), Art Deco ornamentation (columns and band courses), and loading dock.

### B10. Significance (continued)

#### Building History

The two buildings at 241 Van Ness Avenue were constructed as part of the Seaside Service Station in the mid-1940s (Polk Fresno City Directory, 1947). When the triangular-shaped parcel was originally developed, it contained a curvilinear building near the center of the lot (not extant) and two buildings at the eastern edge (extant). The building facing Van Ness was used for automotive service (labeled "Grease" on the 1950 Sanborn map), and the building facing Cherry was a restaurant (Sanborn Fire Insurance Company, 1950). The Seaside Service Station was owned by mechanic Jasper M. Oftedal. Oftedal's son, Jasper Jr., worked as an attendant (Polk Fresno City Directory, 1947; *The Fresno Bee*, 1948). The Oftedals operated the gas station through at least 1949, but by 1951 the buildings were vacant (Polk Fresno City Directory, 1949-1951). In 1957, *The Fresno Bee* announced that Henry A. Bopp and Pete D. Sommers opened Bopp Sommers tire company at 241 Van Ness: "Bopp has been engaged in the tire business since 1929 and his partner since 1944." Bopp Sommers stayed in operation through at least 1965 when Henry Bopp died unexpectedly (*The Fresno Bee*, 1965). By 1970, the curvilinear building on the parcel had been removed and a business specializing in hearing aids was operating out of the existing buildings on the site (Sanborn Fire Insurance Company, 1970; *The Fresno Bee*, 1970). In 1982, the buildings were owned by Weco Oxygen Supply, a Fresno-based company specializing in welding and automotive paint supplies (City of Fresno Mechanical Permit, 1982). The buildings appear to be vacant or used for storage.

#### Significance Statement

The buildings were demolished (with permits) in early 2015.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* Resource Name or #: San Joaquin Tire Company – Resource Number 199

P1. Other Identifier:

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, CA, 1981

c. Address 250 Van Ness Avenue, Fresno, CA 93721

d. Other Locational Data: APN - 46827214

\* P3a. Description:

The one-story building at 250 Van Ness Avenue has an L-shaped footprint. The roof is flat with parapets. There is a parking lot to the west. The walls are painted reinforced concrete block. The south portion of the L features a series of openings at the west façade: from left to right, two roll-down metal doors, a solid metal pedestrian doors, two wider roll-down metal doors, a window, and a solid metal pedestrian door. This façade is shaded by a canopy roof. The south façade of the L features three small window openings with aluminum sliders. The north portion of the L has a pedestrian door at the south façade and three symmetrical windows openings at the west façade. (See continuation sheet.)

P5a.



\* P3b. Resource Attributes: HP6. 1-3  
Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:  
Looking NE: Jan 2015

\* P6. Date Constructed/Age and  
Source: Historic, 1963 (building  
permits)

\* P7. Owner and Address:  
Bruce & Elaine Vetter, Trustee  
4007 E. Rialto  
Fresno, CA 93726

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase  
I

\* P11. Report Citation: City of Fresno

South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** San Joaquin Tire Company / 250 Van Ness Avenue, Fresno, Ca 93721      \* **NRHP Status Code** 6Z  
 Page 2 of 3

<b>B1.</b> Historic Name: San Joaquin Tire Company <b>B3.</b> Original Use: Commercial * <b>B5. Architectural Style:</b> Commercial Vernacular * <b>B6. Construction History:</b> See continuation sheet.  * <b>B7. Moved?</b> No * <b>B8. Related Features:</b> None	<b>B2.</b> Common Name: 250 Van Ness Avenue <b>B4.</b> Present Use: Commercial
--	---

<b>B9a. Architect:</b> Unknown	<b>b. Builder:</b> Larson & Ratto	
* <b>B10. Significance:</b> <b>Theme</b> Late 19 <sup>th</sup> and 20 <sup>th</sup> Century Commercial Development <b>Area</b> Fresno, California		
<b>Period of Significance</b> 1963	<b>Property Type</b> Commercial	<b>Applicable Criteria</b> iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**  
 Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials.com; Google street view; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: San Joaquin Tire Company / 250 Van Ness Avenue, Fresno, CA 93721  
Page 3 of 3

### P3a. Description (continued)

The property's character-defining features include: one-story massing; parking lot to west; reinforced cinder block walls; parapets; flat roof; metal roll-down doors.

### B6. Construction History (continued)

A residence was built on the property at 250 Van Ness Avenue sometime between 1918 and 1928. The dwelling was demolished sometime between 1950 and 1970. In 1963 the existing building was constructed on the property.

### B10. Significance (continued)

#### Building History

The building at 250 Van Ness was constructed for the San Joaquin Tire Company in 1963. The San Joaquin Tire Company continued to operate at the site through at least the 1980s.

#### Significance Statement

The building at 250 Van Ness Avenue appears to retain high integrity. Aspects of integrity for location, setting, design, materials, workmanship, feeling, and association are mostly intact.

Although the building at 250 Van Ness Avenue retains high integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\* **Resource Name or #:** 334 Van Ness Avenue – Resource Number 202

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 334 Van Ness Avenue Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46827112

\* **P3a. Description:**

The property at 334 Van Ness Avenue is comprised of a single building. The building is rectangular in plan and one story in height. The roof is flat and wrapped in a crested parapet sheathed in wood shingles. The main façade (Broadway Street) is faced with brick veneer. The primary pedestrian entrance, a wood door, is at the left; it is accessed by brick steps. To the left and right of the door are single-lite windows. At the right of the main façade is a pair of large, single-lite windows and a secondary pedestrian door. A brick planter spans the base of the main façade. There is an addition at the rear of the building. Character-defining features are: rectangular plan; flat roof with crested parapet; brick veneer at main façade; door and window openings at main façade.

P5a.



\* **P3b. Resource Attributes:** HP6.  
1-3 Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking NE: Jan 2014

\* **P6. Date Constructed/Age and**

**Source:** Historic - c. 1923 (Sanborn maps)

\* **P7. Owner and Address:**

Chilingerian Investments, LP  
1310 S. Sierra Vista  
Fresno, CA 93702

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno

South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* Resource Name or #      334 Van Ness Avenue, Fresno, Ca 93721      \* NRHP Status Code 6Z  
 Page    2    of    3

**B1.** Historic Name:    334 Van Ness Avenue                      **B2.** Common Name:    334 Van Ness Avenue  
**B3.** Original Use: Commercial                                      **B4.** Present Use: Commercial  
**\* B5. Architectural Style:**    Commercial Vernacular  
**\* B6. Construction History:**

Sometime between 1918 and 1928 (c. 1923), dwellings located on the parcel were demolished and a small, L-shaped office building was constructed. By 1970, the office building had been expanded to the east and north. The façade appearance of the building at the left was modified at some point, but there are no records of this.

**\* B7. Moved?**    No  
**\* B8. Related Features:** None.

**B9a. Architect:**    Unknown                                      **b. Builder:**    Unknown  
**\* B10. Significance: Theme**    Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development      **Area**      Fresno, California  
**Period of Significance**    c. 1923      **Property Type**    Commercial      **Applicable Criteria**    iii

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

**\* B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; HistoricAerials; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:** None.

**\* B14. Evaluator:**    architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson

**\* Date of Evaluation:**    June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 334 Van Ness Avenue, Fresno, CA 93721  
Page 3 of 3

### B10. Significance (continued)

#### Block History

In 1906, the Sanborn map shows that the north side of the 300 block of Van Ness was mostly vacant except for a dwelling at the northwest corner. The south side was half vacant with three dwellings clustered at the west. By 1918, the north side of the block was almost fully developed with dwellings. The south side remained unchanged since 1906. In 1928, the Sanborn map shows the north side of the block with a mix of dwellings and new commercial. The south side contained all new industrial and commercial building, including the Blake, Moffitt & Towne wholesale paper company at center and Bekins at the southeast. By 1950, the north side of the block contained a mix of dwellings and some vacant parcels where dwellings had been demolished. The south side was unchanged except for the addition of new warehouses and automotive-related buildings. In 1970, the Sanborn map shows that San Benito cut through the west side of the block. At the north there were three dwellings on the remaining parcels.

#### Building History

The Hazel M. Paul Nursery was located at 334 Van Ness in at least the early 1940s. From the mid-1940s to 1950 the building was vacant. In the 1980s California Safeguard Specialists, a safety equipment company, occupied the building.

#### Building Significance

The building, originally constructed in c. 1923, was modified in the c. 1960s and retains low integrity of design, materials, workmanship, and feeling. Integrity of location, setting, and association are intact.

The building at 334 Van Ness Avenue does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3

\* Resource Name: Minnimax Building – Resource Number 204

P1. Other Identifier:

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South

c. Address: 1803 S. Van Ness Avenue, Fresno, CA 93721

d. Other Locational Data: APN – 46831301

\* P3a. Description:

There are two buildings on the property at 1803 S. Van Ness Avenue, an office and a shed. The office is one story and has a roughly rectangular footprint. A very low-pitched gabled roof clad in composition shingles tops the building. The building has wide overhanging eaves, and horizontal wood siding fills the gable end. The walls are brown brick and cement plaster. The building abuts a tall concrete block wall, which separates 1803 S. Van Ness Avenue from the property to the south. At the west (S. Van Ness Avenue) elevation, there are four evenly spaced windows. At the north (E. Hamilton Avenue) elevation, there is a cement-plastered projection. Two indented panels mark the face of the projection, and molding lines the top. West of the projection, there is a metal pedestrian door, a window, and a pair of metal pedestrian doors. All of the windows on both elevations are covered with thick security grills. (See continuation sheet.)

\* P3b. Resource Attributes:

P5a.



HP6. 1-3 story commercial building

\* P4. Resources Present: X Building

P5b. Description of Photo:

Looking SE: Jan 2015

\* P6. Date Constructed/Age and Source: c. 1960

\* P7. Owner and Address:

Westfield Investment & Associates LLC  
25 L Street  
Fresno, CA 93721

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet.



## STRUCTURE, AND OBJECT RECORD

\* **Resource Name** Minnimax Building, 803 S. Van Ness Avenue, Fresno, CA 93721

\* NRHP Status Code 6Z

Page 2 of 3

**B1.** Historic Name: None

**B2.** Common Name: None

**B3.** Original Use: Food processing and sales

**B4.** Present Use: Office

\* B5. **Architectural Style:** Commercial vernacular

\* B6. Construction History:

No original building permits were located. The current buildings were constructed c. 1960 (Polk Fresno city directory, 1960 and [historicaerials.com](http://historicaerials.com), 1962). At some point between 2007 and 2015, the front building and site features were altered: the windows were changed, the rear of the building was clad in cement plaster, molding was added to the cornice, and the site wall was reconfigured and stuccoed.

\* B7. Moved? ☐ No

\* B8. Related Features: None

**B9a. Architect:** Unknown

**b. Builder:** Unknown

\* **B10. Significance:** Theme Commercial Development Area Fresno, California

Significance:	Theme	Commercial Development	Area	Theme, California
Period of Significance	Property Type	Commercial	Applicable Criteria	N/A

## Block History

The buildings at 1803 S. Van Ness Avenue were constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton]. By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant. In 1918, the property at 1803 S. Van Ness Avenue was occupied by a single-family dwelling, consistent with the surrounding development. By 1928, the residence had been moved or demolished, and a gas station had been built on the property (Sanborn maps, 1918 and 1928:15). In 1951, the property was vacant. (See continuation sheet.)

\* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

## B13. Remarks:

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Minnimax Building, 1803 S. Van Ness Avenue, Fresno, CA 93721  
Page 3 of 3

**\* P3a. Description continuation:**

A low wall surrounds the west and north sides of the property. Cement plaster clads the wall, and a simple concrete coping lines the top. Stone veneer covered piers mark breaks in the wall. At the northwest corner, an arched wall segment cuts off the corner to create a planting bed. A metal gate is located in the north side. The rear shed is one-story and has a rectangular footprint. A shed roof covered in corrugated metal sheeting tops the building. The walls are clad in cement plaster. A single doorway in the north elevation has been infilled with plywood.

**\* B10. Significance continued:**

**Building History**

By 1960, Minninax of Fresno, a frozen foods company, occupied the property, suggesting that a commercial building had been constructed on the lot by that time. From 1970 through at least 1980, State Center Meat Co., wholesalers, occupied the buildings (Polk Fresno city directories, 1951-52, 1960, 1970, and 1980).

The property is currently owned by Westfield Investment & Associates, LLC.

**Significance Statement**

The building at 1803 S. Van Ness Avenue appears to retain a fair degree of integrity. Integrity of location, setting, workmanship, and association are mostly intact. Integrity of design, materials, and feeling have been compromised by c. 2010 alterations, which changed the character of the property from a food processing, storage and sales facility to an office building.

The property at 1803 S. Van Ness Avenue does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this property is typical of the pattern of development that occurred in this neighborhood, the buildings are not outstanding examples of commercial buildings within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The buildings are not the work of a master, nor are they exceptional examples of their type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: 1815 S. Van Ness Avenue – Resource Number 205

P1. Other Identifier:

- \* P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South  
c. Address 1815 S. Van Ness Avenue, Fresno, CA 93721  
d. Other Locational Data: APN - 46831312

\* P3a. Description:

The property at 1815 S. Van Ness Avenue includes two buildings: a one-story structure with an "L"-shaped footprint and a smaller one-story shed with a square footprint. Only the front "L"-shaped building is visible from the street. A gabled roof covered with composition asphalt shingles tops the front building. At the west (S. Van Ness Street) elevation, the front wall extends above the roofline creating a false front and the impression that the building has a flat roof. Prefabricated panels clad the walls, and wood molding frames the corners and cornice. There are two openings: a garage door infilled with plywood panels and a pedestrian door with a metal security gate. "1815 S. Van Ness" is painted on the wall above the garage opening. A vertical wood-slat fence surrounds the property.

The building's character-defining features are: one-story form, blocky massing, gabled roof, and front wall extending above roofline to create false front. (The rear building is not visible from the street.)

\* P3b. Resource Attributes

HP8. Industrial building

\* P4. Resources Present: X Building

P5b. Description of Photo:

Looking NE: Jan 2015

\* P6. Date Constructed/Age and Source: moved c. 1947 (building permit) and c. 1960 (Sanborn maps, 1950 and 1970)

\* P7. Owner and Address:  
George Jr. and Alice Noroian  
5264 N. Colonial  
Fresno, CA 93704

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

P5a.



\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* Resource Name or # 1815 S. Van Ness Avenue, Fresno, CA 93721 \* NRHP Status Code 6Z  
 Page 2 of 3

- B1. Historic Name: None  
 B3. Original Use: Cabinet shop  
 \* B5. Architectural Style: Commercial vernacular  
 \* B6. Construction History:  
 B2. Common Name: None  
 B4. Present Use: Industrial

In 1947, a foundation was poured, and the current building was moved to the site (Building Record, 15 Dec. 1947). In 1959, the exterior of the building was stuccoed (Building Record, 8 Oct. 1959). Around 1960, a concrete block building for rug drying was constructed at the rear of the property (Sanborn maps, 1950 and 1970:15). A small addition was added to north side of main building c. 2000 ([historicaerials.com](http://historicaerials.com)). At an unknown date, painted panels were attached to the façade's wall, the garage opening was boarded, and a metal security grill was inserted in the pedestrian door opening (opening was also possibly enlarged).

- \* B7. Moved? ☐ No ☒ Yes ☐ Unknown Date Moved: 1947 Original Location: Unknown  
 \* B8. Related Features:  
 Concrete block building

- B9a. Architect: Unknown b. Builder: Unknown  
 \* B10. Significance: Theme Commercial Development Area Fresno, California  
 Period of Significance Property Type Commercial Applicable Criteria N/A

#### Block History

The buildings at S. Van Ness Avenue were constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant. (See continuation sheet.)

- \* B12. References:  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

#### B13. Remarks:

- \* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson  
 \* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1815 S. Van Ness Avenue, Fresno, CA 93721  
Page 3 of 3

### \* B10. Significance continued:

#### Building History

A duplex had been built at 1815 S. Van Ness Ave c. 1925 (Sanborn maps 1918 and 1928:15). In 1947, the duplex was gone, and a foundation was poured for a cabinet shop to be moved to the site. The property was owned by Thomas P. and Ethel L. Thompson (Building Record, 15 Dec. 1947). Although the Thompsons still owned the property in 1952, the city directory for that year indicates that Ray Burner Sales & Service oil burners, occupied the building (Building Permit, 30 Dec. 1952 and Polk Fresno city directory, 1951-52).

By 1959, H.G. Noroian, Jr. had purchased the property and opened Fresno Rug and Upholstery Cleaners (Building Record, 8 Oct. 1959 and Polk Fresno city directory, 1960). Around 1960, a concrete block building was constructed at the rear of the property to use for rug drying (Sanborn maps, 1950 and 1970: 15).

According to city directories, in 1970 the property was vacant, and in 1980 it was occupied by the Universal Church of God in Christ. The property remains in the Noroian family and is currently owned by George Noroian, Jr. and Alice Noroian.

#### Significance Statement

The industrial building at 1915 S. Van Ness Avenue appears to retain a poor degree of integrity. Integrity of location, setting, feeling, and association are mostly intact. Integrity of design, materials and workmanship have been compromised by modifications to the building's facade.

The building at 1918 S. Van Ness Avenue does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.



State of California ☐ The Resources Agency  
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**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code—6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 4      \* Resource Name or #: 1816 S. Van Ness Avenue – Resource Number 206

**P1. Other Identifier:**

**\* P2. Location:** Unrestricted

- \* a. **County:** Fresno
- \* b. **USGS 7.5':** Fresno South
- c. **Address:** 1816 S. Van Ness Avenue, Fresno, CA 93721
- d. **Other Locational Data:** APN - 46831208

**\* P3a. Description:**

The property at 1816 S. Van Ness Avenue includes three buildings: two one-story connected buildings with rectangular footprints, which face S. Van Ness Avenue, and an open shed at the rear of the property. A small square addition is located at the rear of the southern connected building. Both of the connected buildings are covered by roofs that are gabled at the west end and hipped at the east end. Membrane roofing clads the roofs, and there are skylights on the slopes. Parapets surround the roofs; at the rear of the buildings, the parapets are stepped. The connected buildings have concrete walls covered with cement plaster. The northern building's façade (east elevation) is symmetrical. In the center, there is an entrance surround with simple entablature. A single metal door is located in the center. An "Orchard Rite Pacific Distributing Inc." sign is mounted on the wall above. Flanking the sign, horizontal molding spans the face of the building. On either side of the door, simple molding outlines two large storefront-like openings (possibly former storefronts that have been infilled). (See continuation sheet.)

**\* P3b. Resource Attributes:**

P5a.



P8. Industrial building

**\* P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking SW: Jan 2015

**\* P6. Date Constructed/Age and Source:** 1920 and 1927 (building permits) and c. 1960 (Sanborn maps, 1950 and 1970)

**\* P7. Owner and Address:**

Donald E. and Mary Sue Gaab Trustees  
251 W. Main Street  
Los Gatos, CA 95030

**\* P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

**\* P9. Date Recorded:** January 2015

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

**\* P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

**\* Attachments:** Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** 1816 S. Van Ness Avenue, Fresno, CA 93721      \* **NRHP Status Code**—6Z  
 Page 2 of 3

<b>B1.</b> Historic Name: None <b>B3.</b> Original Use: Paint shop, warehouse, and office * <b>B5. Architectural Style:</b> Vernacular commercial * <b>B6. Construction History:</b> One of the two abutting buildings currently on the property was constructed as a paint shop in 1920. The second building, a shop and office, was constructed in 1927 (Building Record, 21 Jan. 1920 and 30 Jul. 1927). By 1950, the property had been extended to the south to include the parcel at 1826 S. Van Ness Avenue (Sanborn map, 1950:15). Some of the windows were replaced in 1958 (Building Record, 8 Dec. 1958). Around 1960, the current open shed behind the north building was constructed (Sanborn maps, 1950 and 1970:15). By 1970, the property had been further extended to the south to include the parcel at 1836 S. Van Ness Avenue. At an unknown date, the window/storefront openings at the buildings' facades were infilled, plastered, and small aluminum-sash windows inserted. In addition, the entrance appears to have been partially infilled, and a single pedestrian door inserted.	<b>B2.</b> Common Name: Orchard Rite, Pacific Distributing Inc. <b>B4.</b> Present Use: Warehouse and office
--	---

\* **B7. Moved?** ☐ No  
 \* **B8. Related Features:** Shed

<b>B9a. Architect:</b> Unknown	<b>b. Builder:</b> Unknown
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\* **B10. Significance:** Theme Commercial Development Area Fresno, California  
 Period of Significance Property Type Commercial Applicable Criteria N/A

**Block History**  
 The buildings at 1816 S. Van Ness Avenue were constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant. (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1816 S. Van Ness Avenue, Fresno, CA 93721  
Page 3 of 4

### \*P3a. Description continued:

In the center, there are three-part aluminum sliding windows. At the parapet, there is a long indented rectangular panel, and simple molding lines the parapet edge. At the side elevation facing E. Hamilton Avenue, there are 12 windows. At the east end, there are five three-over-one wood double hung windows. To the west, there are seven evenly spaced, large, steel industrial-sash windows composed of pairs of three-by-five light windows with pairs of operable six-light transoms above. Metal security grills cover all the windows on this elevation.

The southern connected building is simpler in detail. At the façade (east elevation), simple molding outlines two large storefronts-like panels matching those of the northern building. One panel has two windows, and the other has one. The windows are three-part aluminum sliders covered with metal security grills.

The shed at the rear of the property is a simple open metal structure topped by a shed roof covered with corrugated metal panels. Parking and storage areas are located west and south of the connected buildings. Chain link/barbed wire fencing surrounds the paved area.

The northern building's character-defining features area: one-story form; rectangular footprint; gabled roof, which is sloped (hipped) at the front; parapet surrounding the roof; stepped parapet at building's rear; concrete walls covered with cement plaster; symmetrical façade; simple molding outlining storefront-sized panels; indented rectangular panel and simple molding at parapet; three-over-one wood double-hung windows; and evenly spaced, large, steel industrial-sash windows composed of pairs of three-by-five light windows with pairs of operable six-light transoms above.

The southern building's character-defining features area: one-story form; rectangular footprint; gabled roof, which is sloped (hipped) at the front; parapet surrounding the roof; stepped parapet at building's rear; concrete walls covered with cement plaster; and simple molding outlining storefront-sized panels.

### \*B10. Significance continued:

#### Building History

In 1920, a paint shop was built on the property at 1816 S. Van Ness Avenue for \$10,000 for R.S. Listberger (Building Record, 21 Jan. 1920). In 1927, a second shop and office were constructed (Building Record, 30 Jul. 1927). The address was not listed in the 1920 and 1925 city directories. By 1928, Foster and Kleiser Co., outdoor advertising, owned and occupied the property. The northern building was used for sign printing with an office at the front, and the southern building was used for automobile storage, a warehouse and an office (Sanborn map, 1928:15).

Foster & Kleiser Co. was founded in 1901 in Portland, Oregon and Seattle, Washington by Walter Foster and George William Kleiser. The pair are credited with innovations in outdoor advertising, "propelling the industry from simple posters pasted onto any available surface to standardized structures that are uniform, attractive and often feature landscaping enhancements" (Blackstock, web). The company's signage was targeted at automobile drivers, and the increasing popularity of the automobile in the 1910s and 1920s led to growth in their business and major expansion plans. The company opened plants in Los Angeles, San Francisco and the East Coast. As part of this expansion, in 1923 the Fresno territory was acquired from Griffin Service and William G. Fahy Co. (Blackstock, web).

In 1952, the company was sold to W.R. Grace Co., but the Foster & Kleiser name was retained. In 1959, the company was purchased by Metropolitan Broadcasting who also kept the Foster and Kleiser Co. name as a division of their business. Foster & Kleiser remained at 1816 S. Van Ness Avenue until the Phoenix and

## CONTINUATION SHEET

Property Name: 1816 S. Van Ness Avenue, Fresno, CA 93721  
Page 4 of 4

Fresno branches were sold to Karl Eller in 1962 (Blackstock, web and Fresno Polk city directory, 1960).

Advan Inc. outdoor advertising occupied the buildings in 1970. By 1980, Cleveland Outdoor Advertising, Inc. and L'evart Signs occupied the buildings. The property is currently owned by Donald E. and Mary Sue Gaab Trustees and houses Orchard Rite, Pacific Distributing Inc.

### Significance Statement

The buildings at 1916 S. Van Ness Avenue appear to retain a fair degree of integrity. Integrity of location, setting, feeling, and association are mostly intact. Integrity of design, materials, and workmanship have been compromised by modifications to the buildings' facades. At an unknown date, the window/storefront openings at the buildings' facades were infilled, plastered, and small aluminum-sash windows inserted. In addition, the entrance appears to have been partially infilled, and a single pedestrian door inserted.

The buildings at 1816 S. Van Ness Avenue do not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this property is typical of the pattern of development that occurred in this neighborhood, it is not an outstanding example of a commercial property within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The buildings are not the work of a master, nor are they exceptional examples of their type, period, or method of construction.

### \*B12. References continued:

Blackstock, Joseph R. "Notable Kleiser's: Foster and Kleiser--the history of outdoor advertising." Blogspot, 1986. Web. 12 Mar 1915.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Date  
                         Reviewer

Page 1 of 3      \* Resource Name or #: 1835 S. Van Ness Avenue – Resource Number 208  
P1. Other Identifier:

- \* P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South  
c. Address: 1835 S. Van Ness Avenue, Fresno, CA 93721  
d. Other Locational Data: APN – 46831309  
\* P3a. Description:

The building is one story and has a rectangular footprint. A flat roof with surrounding parapet tops the building. The walls are concrete block. At the façade (west elevation), the concrete block is scored to resemble square blocks laid in stacked bond. There are three openings at this elevation: a window covered with metal security grill, metal pedestrian door, and a storefront system. The storefront system is composed of a glazed metal pedestrian door surrounded by metal-framed divided lights. A "LaNotte Refrigeration" sign is mounted at the top of the wall.

The building's character-defining features are: one-story form, rectangular footprint, flat roof with surrounding parapet, concrete-block walls scored to resemble square blocks laid in stacked bond, and door and window openings.

\* P3b. Resource Attributes



HP8. Industrial building

\* P4. Resources Present: X Building

P5b. Description of Photo:  
Looking NE: Jan 2015

\* P6. Date Constructed/Age and Source: c. 1965 (historicaerials.com, 1962 and 1972)

\* P7. Owner and Address:  
Frank B. La Notte  
1835 S. Van Ness Avenue  
Fresno, CA 93721

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:  
City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet



State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT _____ <b>BUILDING,</b>
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\* **Resource Name or #**    1835 S. Van Ness Avenue, Fresno, CA 93721    \* **NRHP Status Code** 6Z  
 Page    2    of    3

- |   |   |
|---|---|
| <b>B1.</b> Historic Name: None<br><b>B3.</b> Original Use: Warehouse<br>* <b>B5. Architectural Style:</b> Commercial vernacular<br>* <b>B6. Construction History:</b> | <b>B2.</b> Common Name: LaNotte Refrigeration<br><b>B4.</b> Present Use: Warehouse/office |
|---|---|

The current concrete-block building was constructed c. 1965 (historicaerials.com, 1962 and 1972). Prior to 2007, the garage door at the southern end of the façade was infilled with a glazed storefront system (Google street view, 2007).

- \* **B7. Moved?**    ☐ No  
 \* **B8. Related Features:** None

- |   |  |
|---|--|
| <b>B9a. Architect:</b> Unknown<br>* <b>B10. Significance: Theme</b> Commercial Development<br><b>Period of Significance</b> <b>Property Type</b> Commercial | <b>b. Builder:</b> Unknown<br><b>Area</b> Fresno, California<br><b>Applicable Criteria</b> N/A |
|---|--|

**Block History**

The building at 1835 S. Van Ness Avenue was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

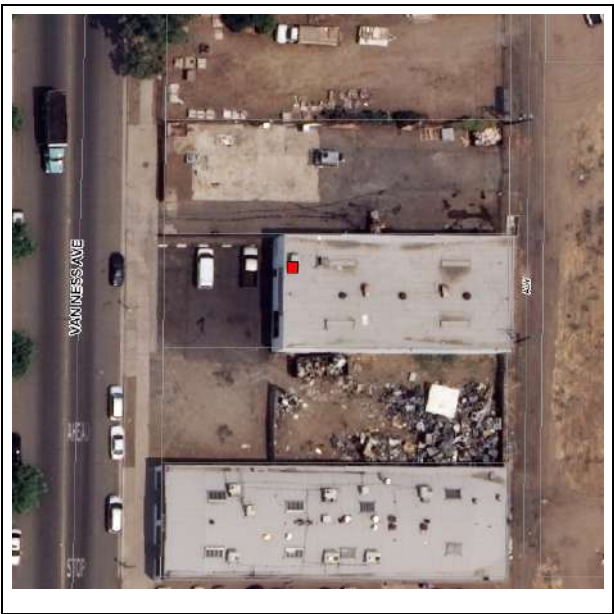
Although nearby lots were developed with single-family residences, the property at 1835 S. Van Ness Avenue was vacant on the 1918, 1931, and 1950 Sanborn maps. The building was not listed in the 1960 Polk Fresno city directory. (See continuation sheet.)

- \* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

- \* **B14. Evaluator:**    architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:**    June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1835 S. Van Ness Avenue, Fresno, CA 93721  
Page 3 of 3

**\* B10. Significance continued:**

**Building History**

The current concrete-block building was constructed c. 1965 (historicaerials.com), and by 1970, the building was used as a box warehouse (Sanborn map, 1970:15). In 1971, the property was owned and occupied by Ferrero Electric Inc., electric contractor (Building Record, 9 Mar. 1971). That company remained in the building through at least 1980 (Polk Fresno city directory, 1980). The building is currently owned Frank B. La Notte and houses LaNotte Refrigeration.

**Significance Statement**

The building at 1835 S. Van Ness Avenue appears to retain a good degree of integrity. Integrity of location, setting, materials, workmanship, feeling, and association are mostly intact. Integrity of design has been compromised by the insertion of a storefront system in a former garage-door opening at the facade. Despite this alteration, the overall size and placement of the opening is intact.

Although the building at 1835 S. Van Ness Avenue retains good integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While the building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: 1927 S. Van Ness Avenue - 214  
P1. Other Identifier: 1919 S. Van Ness Avenue

- \* P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South  
c. Address: 1927 S. Van Ness Avenue, Fresno, CA 93721  
d. Other Locational Data: APN – 46831613  
\* P3a. Description:

The one-story building has a rectangular footprint and is topped by a flat roof with surrounding parapet. At the west elevation, which faces S. Van Ness Avenue, the walls are clad in lava rock veneer, corrugated steel sheeting, and cement plaster. Close to the center, there is a pair of pedestrian doors with metal gates. To the south, there is a single pedestrian door and a band of windows covered with a security grill. A parking lot surrounded by a metal fence is located in front of the building.

The building's character-defining features are: one-story form, rectangular footprint, flat roof surrounded by a parapet, corrugated steel sheeting, cement plaster, and window and door openings.

\* P3b. Resource Attributes:



P8. Industrial building

\* P4. Resources Present: X Building

P5b. Description of Photo:  
Looking E: Jan 2015

\* P6. Date Constructed/Age and Source: 1964 (Building Record, 14 Aug. 1964)

\* P7. Owner and Address:  
Gilda A. Hudson Trustee  
2509 N. Renn  
Fresno, CA 93727

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:  
City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name or #** 1927 S. Van Ness Avenue, Fresno, CA 93721      \* **NRHP Status Code** 6Z  
 Page 2 of 3

**B1.** Historic Name: None      **B2.** Common Name: Anew Pearly Grove Baptist Church  
**B3.** Original Use: Warehouse      **B4.** Present Use: Church

\* **B5. Architectural Style:** Commercial vernacular  
 \* **B6. Construction History:**

In 1964, the current tilt-up concrete building was constructed (Building Record, 14 Aug. 1964).

\* **B7. Moved?** ☐ No  
 \* **B8. Related Features:** None

**B9a. Architect:** Unknown      **b. Builder:** Consolidated Construction Company and Kellenberg Engineers  
 \* **B10. Significance:** **Theme** Commercial Development      **Area** Fresno, California  
                                  **Period of Significance**      **Property Type** Commercial      **Applicable Criteria** N/A

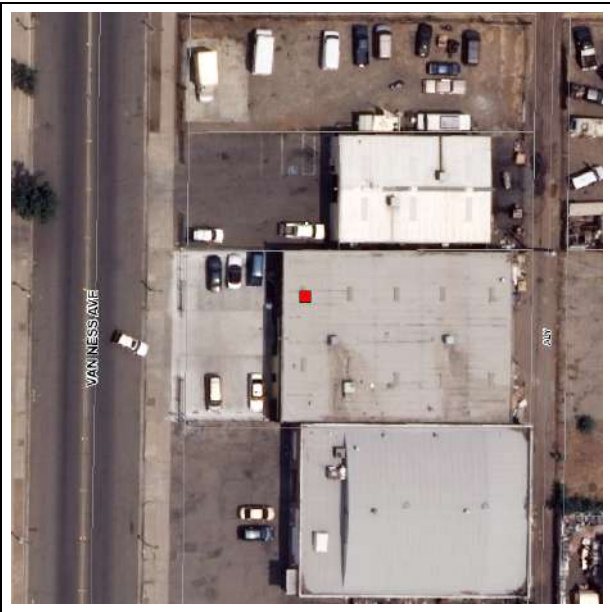
**Block History**  
 The building at 1927 S. Sarah Street was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

Sanborn maps indicate that in 1918, the property currently known as 1927 S. Van Ness Avenue was divided into two lots: 1919 and 1927. Consistent with the surrounding development, both lots included a single-family dwelling and outbuildings (Sanborn map, 1918:15). The residences remained through at least 1950 (Sanborn map, 1950:15). (See continuation sheet.)

\* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**  
 \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
                                  B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1927 S. Van Ness Avenue, Fresno, CA 93721  
Page 3 of 3

**\* B10. Significance continued:**

**Building History**

In 1964, a \$36,000, tilt-up concrete building was constructed to house a brake specialty warehouse for owner Robert Pappazian. The building was erected by Consolidated Construction Company under the supervision of Kellenberg Engineers (Building Record, 14 Aug. 1964).

In 1970, the building housed an auto parts warehouse (Sanborn maps, 1970:15). The property was not listed in the 1980 city directories. The property is currently owned by Gilda A. Huston Trustee and is home to Anew Pearly Grove Baptist Church.

**Significance Statement**

The building at 1927 S. Van Ness Avenue appears to retain a fair degree of integrity. Integrity of location, setting, workmanship, feeling, and association are mostly intact. Integrity of design and materials has been compromised by the addition of lava rock veneer to the façade.

The building at 1927 S. Van Ness Avenue does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code—6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 4      \* Resource Name or #: 1939 S. Van Ness Avenue – Resource Number 216

P1. Other Identifier:

- \*P2. Location: Unrestricted  
 \* a. County: Fresno  
 \* b. USGS 7.5': Fresno South  
 c. Address: 1939 S. Van Ness Avenue, Fresno, CA 93721  
 d. Other Locational Data: APN – 46831609  
 \* P3a. Description:

The one-story building has a rectangular footprint composed of two parts: a large warehouse with bowstring-truss roof and a narrow office portion with a flat roof. Translucent panels mounted on the end of the bowstring truss roof provide light to the interior. The building's walls are common bond red brick and at the side and rear elevations, there is a board-formed concrete bond beam in the upper walls. At the west, S. Van Ness Avenue, elevation, there is a window, which has been infilled with painted plywood. Next, there is an entrance composed of a pair of glazed metal doors framed by large metal two-light sidelights and a four-light transom. In the center of the elevation, there is a singled metal pedestrian door and a second window opening, which has been infilled with painted plywood. Finally, there is a loading dock with a wood paneled garage door. A flat awning mounted on the wall projects over the loading dock. A parking lot surrounded by metal fence is located in front of the building. (See continuation sheet.)

- \* P3b. Resource Attributes: HP8. Industrial building

P5a.



- \* P4. Resources Present: X Building

P5b. Description of Photo:  
Looking NE: Jan 2015

- \* P6. Date Constructed/Age and Source: 1954 (Building Record, 8 May 1954).

\* P7. Owner and Address:  
Sheldon and Jane McCarrel  
5772 SE Woodland Drive  
Gresham, OR 97080

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

- \* P9. Date Recorded: January 2015

- \* P10. Survey Type: Intensive Phase

- \* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	DEPARTMENT _____ <b>BUILDING,</b>
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\* **Resource Name or #**    1939 S. Van Ness Avenue, Fresno, CA 93721    \* **NRHP Status Code**—6Z  
 Page    2    of    4

- |   |   |
|---|---|
| <b>B1.</b> Historic Name: None<br><b>B3.</b> Original Use: Warehouse<br>* <b>B5.</b> <b>Architectural Style:</b> Commercial vernacular<br>* <b>B6.</b> <b>Construction History:</b> | <b>B2.</b> Common Name: None<br><b>B4.</b> Present Use: Warehouse |
|---|---|

In 1954, the current masonry warehouse was built (Building Record, 8 May 1954). Sometime prior to 2007, windows on the façade (west elevation) were infilled, and a garage door opening was fitted with a glazed storefront system (Google street view, 2007).

- \* **B7.**    **Moved?**    ☐ No  
 \* **B8.**    **Related Features:** None

**B9a.**    **Architect:** Unknown    **b.** **Builder:** J.T. Cowan, contractor, and H. Wayne Taul, structural, mechanical, and electrical engineer  
 \* **B10.**    **Significance:**    **Theme**    Commercial Architecture    **Area**    Fresno, California  
    **Period of Significance**    1945-1960    **Property Type**    Commercial    **Applicable Criteria** N/A

**Block History**

The building at 1939 S. Van Ness Avenue was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

Sanborn maps indicate that in 1918, a single-family residence and outbuildings were located at 1939 S. Van Ness Avenue, consistent with the surrounding development. The residence remained through at least 1950 (Sanborn map, 1918 and 1950:15). (See continuation sheet.)

- \* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

- \* **B14. Evaluator:**    architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:**    June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1939 S. Van Ness Avenue, Fresno, CA 93721

Page 3 of 4

**\* P3a. Description continued:**

The building's character-defining features are: one-story form, rectangular footprint, bowstring-truss and flat roofs, translucent panels mounted on the end of the bowstring truss, common bond red brick walls, board-formed concrete bond beam, and original door and window openings.

**\* B10. Significance continued:**

**Building History**

In 1954, a masonry warehouse was built on the property for Sanfran Company for \$24,500. J.T. Cowan was the contractor, and H. Wayne Taul was the structural, mechanical, and electrical engineer (Building Record, 8 May 1954).

By 1960, Stepaco Inc. barber supplies occupied the building. From 1970 through at least 1980, Alexander Sam Refrigeration and Abrac Inc. Commercial Refrigeration Equipment were housed in the building (Polk Fresno city directory, 1960, 1970 and 1980). The building is currently owned by Sheldon and Jane McCarrel.

**James Thomas Cowan**

James Thomas Cowan (known as J.T. Cowan) was a native of Fresno, born 15 November 1892. His father, David Cowan, had established a construction business in the city in 1885. J.T. Cowan assumed leadership of the company in 1919 and operated the business in Fresno for 50 years. His office was located at 1221 Fulton Street from 1933 through at least 1940 (Polk Fresno city directories, 1933 and 1940). Cowan largely worked on commercial buildings and shopping centers, but also constructed some residences in Fig Gardens and the Sunnyside district. Notable projects include: J.B. Hill Company's warehouse on North H Street, Turpin's furniture store on Fulton Street, several residences on Van Ness Boulevard, and Brix Court Apartments at 1325-41 M Street (Walker, 340-341).

**Significance Statement**

The building at 1939 S. Van Ness Avenue appears to retain a fair degree of integrity. Integrity of location, design, setting, workmanship, feeling, and association are mostly intact. Integrity of materials has been compromised by the infill of the building's windows with plywood and the infill of a garage-door opening with a glazed aluminum storefront system. The window and door openings were not altered in size, shape, or placement.

This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. However, the building at 1939 S. Van Ness Avenue is one of a number of warehouse buildings and small-scale, brick, office buildings, sometimes fronting a warehouse, that are found in the survey area. These buildings share common architectural features and materials including the use of brick and a concrete bond beam below the cornice. They also frequently include a common bond brick pattern, multi-light industrial sash or clerestory windows, simple pilasters, a bow truss roof, and concrete loading docks on side or rear elevations. Many of these structures were designed or constructed by several local Fresno architects, engineers and builders including: Fisher & McNulty, Hugh Brewster, J. T. Cowan, H. Wayne Taul, L. H. Hansen & Co., Fred Lynd, and Harris Construction, among others.

Although consistent with district contributors in form, because of alterations to the building's façade, the building does not appear to retain sufficient integrity to be a contributor to an historic district under the City of Fresno Historic Preservation Ordinance.

**\* B12. References continued:**

## CONTINUATION SHEET

Property Name: 1939 S. Van Ness Avenue, Fresno, CA 93721  
Page 4 of 4

Powell, John Edward, and Michael J. McGuire. *Supplementary Historic Building Survey: Historic Resources Survey (Ratkovich Plan), Fresno, California*. Fresno, CA: California State University, Fresno Foundation, 1994.

Walker, Ben Randall. *The Fresno County Blue Book: Containing Facts and Impressions for the Better Understanding of Fresno County Past and Present: with Biographies of Representative Fresno County People*. Fresno, CA: A.H. Cawston, 1941.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: 1949 S. Van Ness Avenue – Resource Number 225  
P1. Other Identifier: 1943 and 1953 S. Van Ness Avenue and 2721 E. Woodward Avenue

- \*P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South  
c. Address: 1949 S. Van Ness Avenue, Fresno, CA 93721  
d. Other Locational Data: APN – 46831608

\* P3a. Description:

The one-story building has a rectangular footprint and is located at the front of the lot without a setback. A bowstring-truss roof covered in rolled roofing tops the building. The walls are common bond red brick, and there is a board-formed concrete bond beam in the upper walls. At the west (S. Van Ness Avenue) elevation, there are two windows. In the center of this elevation, there is a single metal door with transom above. The windows, door and transom are covered by metal security bars and a gate. It is likely that large storefront windows originally flanked the door, but these have been infilled and clad in random coursed stone veneer. Above, there is a narrow metal flat awning attached to the wall.

The building's character-defining features are: one-story form; rectangular footprint; bowstring-truss roof; common-bond red brick walls; board-formed concrete bond beam; original door, window and transom openings; and narrow metal flat awning.

- \* P3b. Resource Attributes: HP8. Industrial building

P5a.



- \* P4. Resources Present: X Building

P5b. Description of Photo:

Looking NE: Jan 2015

- \* P6. Date Constructed/Age and Source: ☐ 1951 (Building Record, 10 Jan. 1951)

\* P7. Owner and Address:

John G. and Lucianna D. Ventresca  
2720 W. San Carlow  
Fresno, CA 93711

- \* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

- \* P9. Date Recorded: January 2015

- \* P10. Survey Type: Intensive Phase

- \* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

- \* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet



## STRUCTURE, AND OBJECT RECORD

\* Resource Name or # 1949 S. Van Ness Avenue, Fresno, CA 93721 \* NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Egg hatchery

B4. Present Use: Unknown

\* B5. Architectural Style: Commercial vernacular

\* B6. Construction History:

In 1951, the current brick building was constructed (Building Record, 10 Jan. 1951). At some point prior to 2007, the large windows framing the front door were infilled (Google street view, 2007).

\* B7. Moved? ☐ No

\* B8. Related Features: None

B9a. Architect: Unknown

b. Builder: J.T. Cowan, contractor, and Hugh B. Brewster, civil engineer

\* B10. Significance: Theme Commercial Architecture Area Fresno, California

Period of Significance Property Type Commercial Applicable Criteria

**Block History**

The building at 1949 S. Van Ness Avenue was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

Sanborn maps indicate that in 1918, the property currently known as 1949 S. Van Ness Avenue was divided into three lots: 1943 and 1953 S. Van Ness Avenue and 2721 E. Woodward Avenue. Consistent with the surrounding development, each lot included a single-family dwelling. The property at 2721 E. Woodward Avenue also contained an outbuilding (Sanborn map, 1918:15). By 1928, the residences had been moved or demolished, and only the outbuilding remained (Sanborn map, 1928:15). (See continuation sheet.)

**\* B12. References:**

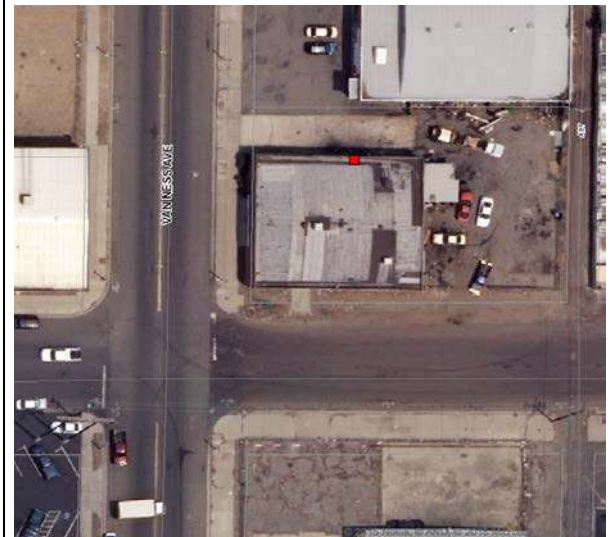
Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1949 S. Van Ness Avenue, Fresno, CA 93721  
Page 3 of 3

### \* B10. Significance continued:

#### Building History

In 1951, a brick building was constructed on the property for H. Globenfelt by contractor J.T. Cowan and Hugh B. Brewster, civil engineer. The building included a hatchery, egg room, and traying room (Building Record, 10 Jan. 1951). The property was not listed in the 1951-52 city directory.

By 1960, the building housed Jacuzzi Brothers, pumps, research, and swimming equipment company, and Universal Manufacturing Company pumps. The building was occupied by Kesco wholesale electrical supply in 1970 and Kings Electric Supply Company Inc., wholesale electrical supply, in 1980 (Polk Fresno city directories, 1960, 1970 and 1980). The building is currently owned by John G. and Luciana D. Ventresca.

#### James Thomas Cowan

James Thomas Cowan (known as J.T. Cowan) was a native of Fresno, born 15 November 1892. His father, David Cowan, had established a construction business in the city in 1885. J.T. Cowan assumed leadership of the company in 1919 and operated the business in Fresno for 50 years. His office was located at 1221 Fulton Street from 1933 through at least 1940 (Polk Fresno city directories, 1933 and 1940). Cowan largely worked on commercial buildings and shopping centers, but also constructed some residences in Fig Gardens and the Sunnyside district. Notable projects include: J.B. Hill Company's warehouse on North H Street, Turpin's furniture store on Fulton Street, several residences on Van Ness Boulevard, and Brix Court Apartments at 1325-41 M Street (Walker, 340-341).

#### Statement of Significance

The building at 1949 S. Van Ness Avenue appears to retain a fair/good degree of integrity. Integrity of location, design, setting, workmanship, feeling, and association are mostly intact. Integrity of materials has been compromised by the infill of two of the building's windows, which flank the front entrance. The window openings were not altered in size, shape, or placement, and therefore, the original rhythm of the openings is intact.

The building at 1949 S. Van Ness Avenue does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

### \* B12. References continued:

Powell, John Edward, and Michael J. McGuire. *Supplementary Historic Building Survey: Historic Resources Survey (Ratkovich Plan), Fresno, California*. Fresno, Calif: California State University, Fresno Foundation, 1994.

Walker, Ben Randall. *The Fresno County Blue Book: Containing Facts and Impressions for the Better Understanding of Fresno County Past and Present: with Biographies of Representative Fresno County People*. Fresno, CA: A.H. Cawston, 1941.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: Interstate Restaurant Supply Company – Resource Number 220  
P1. Other Identifier:

- \* P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South  
c. Address: 2018 S. Van Ness Avenue, Fresno, CA 93721  
d. Other Locational Data: APN – 46833206  
\* P3a. Description:

The parcel at 2018 S. Van Ness Avenue occupies the eastern half of the block bounded by E. Woodward Avenue, S. Van Ness Avenue, E. California Avenue, and S. Sarah Street. The building occupies most of the property, with the exception of a small parking lot at the northeast corner. It appears that an enclosed passage connects the building at 2018 S. Van Ness Avenue with the building to the west at 2610 E. Woodward Avenue.

The building at 2018 S. Van Ness Avenue is one-story and has a rectangular-shaped footprint with an ell at the north end. The building is composed of four parts. There is large flat-roofed section at the south end of property. Its walls are tilt-up concrete panels, and at the north side, the tops of the walls and the roof slope down to meet the abutting lower building sections. (See continuation sheet.)

\* P3b. Resource Attributes



- HP8. Industrial building  
\* P4. Resources Present: X Building  
P5b. Description of Photo:  
Looking SW: Jan 2015  
  
\* P6. Date Constructed/Age and Source: 1959, northern half of the current building (Building Permit, 7 Oct. 1959) c. 1965, southern half of current building (historicaerials.com 1962 and 1972).  
  
\* P7. Owner and Address:  
Paul F. Oelsner Trustees  
2018 S. Van Ness Avenue  
Fresno, CA 93721  
  
\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123  
  
\* P9. Date Recorded: January 2015  
  
\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:  
City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____	Primary # _____	DEPARTMENT <b>BUILDING,</b> <b>STRUCTURE, AND OBJECT RECORD</b>
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\* **Resource Name** Interstate Restaurant Supply Company, 2018 S. Van Ness Avenue, Fresno, CA 93721      \* **NRHP Status Code** 6Z  
 Page 2 of 3

**B1.** Historic Name: Interstate Restaurant Supply Company    **B2.** Common Name: Cresco Restaurant, Bar, Equipment and Supplies  
**B3.** Original Use: Warehouse/office      **B4.** Present Use: Warehouse/office

\* **B5. Architectural Style:** Commercial vernacular

\* **B6. Construction History:**

In 1959, a warehouse-office (northern half of the current building) was completed on the property (Building Permit, 7 Oct. 1959). Around 1965, the southern half of current building was constructed (historicaerials.com 1962 and 1972). The band of windows along S. Van Ness Avenue was infilled c. 2005, and the storefront windows at the building's northeast corner were infilled c. 2008 (Google street view, 2007).

\* **B7. Moved?** ☐ No

\* **B8. Related Features:** None

**B9a. Architect:** John R. Anderson (major addition)

**b. Builder:** Robert G. Fisher, contractor

\* **B10. Significance:** Theme Commercial Development      Area Fresno, California  
 Period of Significance      Property Type Commercial      Applicable Criteria N/A

#### Block History

The building at 2018 S. Van Ness Avenue was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

Sanborn maps indicate that in 1918, the property currently known as 2018 S. Van Ness Avenue was divided into six lots. Consistent with the surrounding development, there were four single-family dwellings and several outbuildings on the lots (Sanborn map, 1918:15). By 1928, only two residences remained, and by 1950 only one was extant (Sanborn map, 1928 and 1950:15). (See continuation sheet.)

#### \* B12. References:

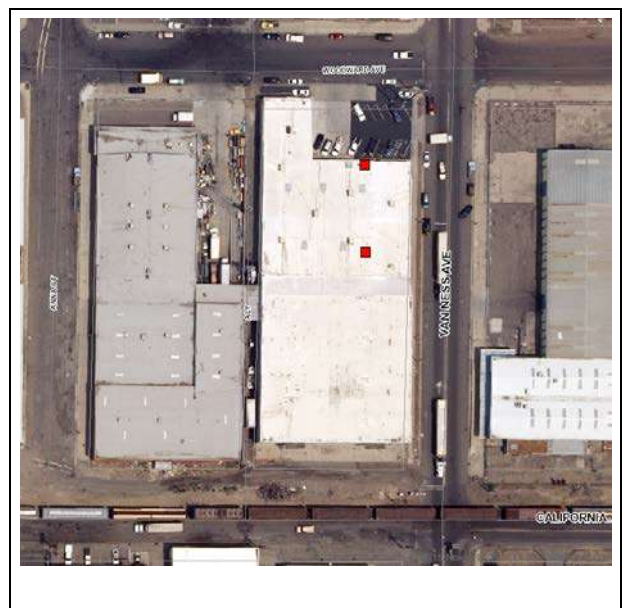
Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

#### B13. Remarks:

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
 B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Interstate Restaurant Supply Company, 2018 S. Van Ness Avenue, Fresno, CA 93721

Page 3 of 3

**\* P3a. Description continued:**

North of this, there are two sections: one is covered by a bowstring-truss roof and has reinforced concrete walls, and the second has a flat roof and brick walls. A projecting wood cornice wraps the brick section. An ell projects from the north wall of the bowstring-truss section. The ell has tilt-up concrete walls and a flat roof.

At the east (S. Van Ness Avenue) elevation, there are no openings. A long row of storefront windows has been infilled with vertical board siding. At the north elevation, there is a pair of glazed metal doors with transom and a single metal pedestrian door. At the south (E. California Avenue) elevation, there are two roll-down metal doors with flat metal awnings above. "Cresco," "Cresco Restaurant Equipment Co.," and "Cresco Restaurant, Bar Equipment & Supplies" signs are painted on the walls.

The building's character-defining features are: one-story form, rectangular-shaped footprint with an ell at the north end, flat and bowstring-truss roof sections, tilt-up concrete wall panels, reinforced concrete walls, brick walls, projecting wood cornice, and original door and windows openings.

**\* B10. Significance continued:**

**Building History**

In 1959, a warehouse-office for use by Interstate Restaurant Supply Company was built by owner Harold Roach Construction. Robert G. Fisher was the contractor for the project, which was completed for \$80,000 (Building Permit, 7 Oct. 1959).

Around 1965, the southern half of current building was constructed (historicaerials.com, 1962 and 1972). The southern addition cost \$125,000 and was commissioned by Interstate Restaurant Supply Company based in Los Angeles. It was designed by architect John R. Anderson from Pasadena (Building Record, no date). Interstate Restaurant Supply Company remained in the building through at least 1970. By 1980, International Food Service-Fresno Inc., hotel and restaurant supplies, occupied the building (Polk Fresno city directories, 1960, 1970, and 1980). The property is currently owned by Paul F. Delsner Trustee and houses Cresco Restaurant, Bar, Equipment and Supplies.

**Significance Statement**

The building at 2018 S. Van Ness Avenue appears to retain a fair degree of integrity. Integrity of location, setting, workmanship, feeling, and association are mostly intact. However, integrity of design and materials has been compromised by the infill of the building's windows: those on S. Van Ness Avenue with vertical board siding and the storefront windows flanking the main entrance door facing E. Woodward Avenue with brick.

The building at 2018 S. Van Ness Avenue does not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code—6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 4      \* Resource Name or #: 2045 S. Van Ness Avenue – Resource Number 221

P1. Other Identifier:

- \* P2. Location: Unrestricted  
 \* a. County: Fresno  
 \* b. USGS 7.5': Fresno South  
 c. Address: 2045 S. Van Ness Avenue, Fresno, CA 93721  
 d. Other Locational Data: APN – 46833316  
 \* P3a. Description:

The parcel at 2045 S. Van Ness Avenue occupies the western half of the block bounded by E. Woodward Avenue, S. Sarah Street, E. California Avenue, and S. Van Ness Avenue. The one-story building at 2045 S. Van Ness Avenue has an “L”-shaped footprint and is composed of two main sections: a prefabricated warehouse and a brick warehouse.

The prefabricated warehouse section has a rectangular footprint and is topped by a low-pitched gabled roof. Corrugated steel sheeting clads the walls and roof. At the west elevation, which faces S. Van Ness Avenue, there are two metal roll-down doors and a metal pedestrian door. (See continuation sheet.)

\* P3b. Resource Attributes

P5a.



HP8. Industrial building

\* P4. Resources Present: X Building

P5b. Description of Photo:  
Looking NE: Jan 2015

\* P6. Date Constructed/Age and Source: ☐ 1921 (Building Record, 15 Sep. 1921) and 1964 (Building Record, 20 Mar. 1964).

\* P7. Owner and Address:  
Oelsner Commercial Properties  
2018 S. Van Ness Avenue  
Fresno, CA 93721

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:  
City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

\* **Resource Name or #** 2045 S. Van Ness Avenue, Fresno, CA 93721

\* NRHP Status Code—6Z

Page 2 of 4

**B1.** Historic Name: None

**B2.** Common Name: None

**B3.** Original Use: Warehouse

**B4.** Present Use: Warehouse

\* B5. **Architectural Style:** Prefabricated building

\* B6. Construction History:

The current building configuration is the result of multiple additions. A platform was first built on the site in 1921 and enclosed within a year (Building Record, 15 Sep. 1921). In 1964, a prefabricated warehouse was added (Building Record, 20 Mar. 1964). Around 1985, an addition was built on the north end of the prefabricated warehouse, extending the building to its current footprint ([historicaerials.com](http://historicaerials.com)). Likely about this time, corrugated steel sheeting was added to the façade and cornice of the 1921 building.

\* B7. Moved? ☐ No

\* B8. Related Features: None

**B9a. Architect:** Unknown

**b. Builder:** Larsen-Ratto Construction Company (major alterations and addition)

<b>* B10.</b>	<b>Significance:</b>	<b>Theme</b>	Commercial Development	<b>Area</b>	Fresno, California
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Period of Significance	Property Type	Commercial	Applicable Criteria
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## Block History

The buildings at 2045 S. Van Ness Avenue were constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant. Sanborn maps indicate that in 1918, the property currently known as 2045 S. Van Ness Avenue was divided into five lots: 2005, 2017, 2027, 2037, and 2053. Consistent with the surrounding development, each of the five lots included a single-family dwelling and outbuildings (Sanborn maps, 1918:15). (See continuation sheet.)

\* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 2045 S. Van Ness Avenue, Fresno, CA 93721  
Page 3 of 4

**\* P3a. Description continued:**

The brick warehouse section has a roughly rectangular footprint, but the northwest corner of the building flares. Two abutting gabled roofs, which are hipped at the east ends, top the building. The west (S. Van Ness Avenue) elevation is likely brick underneath but has been clad in corrugated metal sheeting.

A projecting corrugated metal cornice obscures the gable end creating the appearance of a flat roof. There is a pedestrian door and two metal roll-down doors at this elevation. A flat metal awning spans the width of the west elevation wrapping to the north. It is cantilevered on the west and supported by metal poles on the north. At the south end of the building, there is a one-story addition with a flat roof. The roof is supported by metal posts, and the walls are largely screened in, although many panels are missing. There is a pedestrian door on the west side accessible by a concrete ramp.

A parking lot is located at the northwest corner of the building and is surrounded by chain link/barbed wire fencing.

The building's character-defining features are: one-story form, "L"-shaped footprint, two abutting gabled roofs, which are hipped at the east ends, low-pitched gabled roof over warehouse one-story addition with a flat roof, and brick walls. The original c. 1921 building has been substantially altered.

**\* B10. Significance continued:**

**Building History**

In 1921, the two southernmost residences were moved or demolished, and the property's owner, R. A. Winkler, constructed a "platform" for \$15,000 (Building Record, 15 Sep. 1921). In 1922, an existing warehouse (ostensibly the platform) was altered, suggesting that the platform had been enclosed with a roof and walls to create a warehouse within a year of initial construction (Building Record, 10 Nov. 1922).

The address was not listed in the 1925 city directory, but by 1926, Lacey Milling Company owned and occupied the property (Polk Fresno city directory, 1926). The building, which almost filled the lot, was divided into two spaces, grain and flour warehouses (Sanborn map, 1931:15). Lacey Milling Company remained in half of the building, 2053 S. Van Ness Avenue, through at least 1951 (Building Record, 30 Aug. 1951). The other half, 2045 S. Van Ness Avenue, was occupied by a variety of businesses including F.E. Whiton Feed (1936) and Samuel Jack sacks (1947) (Polk Fresno city directory, 1936 and 1947).

In 1954, the property was owned by Cudahy Packing Company, who hired Larsen-Ratto Construction Company to convert the building into a chicken hatchery for \$9,000 (Building Record, 23 Feb. 1954). By 1960, the building housed Western News Supply Company and Dooley Harry Company radios wholesale (Polk Fresno city directory, 1960).

In 1964, the property's owner, Hopper Machine Works, Inc. from Bakersfield, hired contractor Larsen-Ratto to construct a new steel warehouse perpendicular to the existing 1921 building. The new building measured 75'x150' and cost \$75,000 (Building Record, 20 Mar. 1964). The Larsen-Ratto Construction Company, headed by president Robert S. Larsen, operated from an office at 1901 E. Hedges Avenue by 1960 through at least 1969 (Polk Fresno City Directories, 1960 and 1969). Within the survey area, they built: 2818 E. Hamilton Avenue, 2012 S. Pearl Street, and 2018 S. Van Ness Avenue.

Hopper Machine Works Inc., machine supplies and tools, remained in the building through at least 1980 (Polk Fresno city directory, 1980).

## CONTINUATION SHEET

Property Name: 2045 S. Van Ness Avenue, Fresno, CA 93721  
Page 4 of 4

Around 1985, an addition was built on the north end of the steel warehouse, extending the building to its current footprint (historicaerials.com). Likely about this time, corrugated steel sheeting was added to façade and cornice of the 1921 building. The property is currently owned by Oelsner Commercial Properties.

### Significance Statement

The buildings at 2045 S. Van Ness Avenue appears to retain a poor degree of integrity. Several additions were made within the historic period and do not negatively affect the building's integrity. Integrity of location, setting, and association are mostly intact. However, integrity of design, materials, and workmanship have been compromised by the cladding of all portions of the 1921 building with corrugated steel panels and an addition to the prefabricated building c. 1985.

The buildings at 2045 S. Van Ness Avenue do not appear to retain sufficient integrity or meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this property is typical of the pattern of development that occurred in this neighborhood, it is not an outstanding example of a commercial property within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The buildings are not the work of a master, nor are they exceptional examples of their type, period, or method of construction.

### \* B12. References continued:

*Fresno Bee*. 16 April 1967, 138.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 6Z  
Other Listings  
Review Code  
Reviewer  
Date

Page 1 of 3

\* Resource Name or #: Harbor Plywood – 152 Walker Street – Resource Number 223

P1. Other Identifier:

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 152 Walker Street Fresno, CA 93721

d. Other Locational Data: APN – 46802081S

\* P3a. Description:

The property at 122 Walker Street is very difficult to access or see from public streets. The property appears to contain four principle buildings: three similar, one-story warehouse buildings at the north and a larger warehouse building at the south. The three warehouse buildings at the north are covered by front-facing gable roofs sheathed in metal. The walls appear to be metal. There are large door openings at the main (Walker Street) facades (material and door type unknown). The large warehouse at the south appears to be a Butler building with a front-facing gable roof and metal-panel walls. The main (Walker Street) façade contains a large door opening with sliding doors. There are no window or door openings visible at the south façade. No other facades are visible from the street. A chain-link metal fence encloses the property. Character-defining features of the three warehouse buildings at the north are: rectangular footprints; front-facing gable roofs; large door openings. Character-defining features of the large warehouse at the south are: rectangular footprint; front-facing gable roof; metal-panel walls; large door opening with sliding doors.



\* P3b. Resource Attributes:

HP6. 1 – 3 Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo: Photo looking NW

\* P6. Date Constructed/Age and

Source: Historic; c. 1956/1968

\* P7. Owner and Address:

St. Anthony's Bread Basket  
4831 E. Clinton  
Fresno, CA 93703

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

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



## STRUCTURE, AND OBJECT RECORD

\* Resource Name or # Harbor Plywood 152 Walker Street Fresno, Ca 93721

\* NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Harbor Plywood

B2. Common Name: 152 Walker Avenue

B3. Original Use: Commercial

B4. Present Use: Unknown

\* B5. Architectural Style: Commercial Vernacular

\* B6. Construction History:

No original building permits were located for the buildings on this property. In 1968, a "Butler Building" was added to an older structure on the site. The drawings in the building permit file read: "addition to factory building for Lundgren Door and Plywood." The project cost \$16,600.00. (This is the structure with the single gable roof closest to Butler Ave on the south side)

\* B7. Moved? No

\* B8. Related Features: None

B9a. Architect: F. E. MacDonald, Jr. (1968) (engineer) b. Builder: Unknown

\* B10. Significance: Theme Commercial Development Area Fresno, California  
Period of Significance c. 1956/1968 Property Type Commercial Applicable Criteria N/A

**Context: Late 19<sup>th</sup> and 20<sup>th</sup> Century Commercial Development (1885-1970)**

Commercial businesses in the project area developed quickly over the late 19th and early 20th centuries, aided by connections to both the Southern Pacific rail corridor (through branch lines) and by direct access to the Santa Fe Atchison Topeka line on the east. Although enterprises connected to fruit packing predominated in the earliest years, a review of Sanborn Fire Insurance maps indicates a trend towards diversification of businesses and in later years to businesses connected to transportation and automobile repair. Buildings were designed in streetcar commercial, classic revival, Art Deco, Mission Revival, and vernacular commercial, the later with little stylistic articulation. (See continuation sheet.)

**\* B12. References:**

Sanborn Maps City of Fresno (1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

B13. Remarks: None

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Harbor Plywood 152 Walker Street, Fresno, CA 93721  
Page 3 of 3

### B10. Significance (continued)

#### Building History

These structures are present on the 1970, but not the 1950 Sanborn Map (Sheet 34. The 1970 Sanborn Map indicates it is an iron warehouse and that the yard adjacent is used for lumber storage. Walker Avenue is not listed in the 1950 or earlier City Directories. The 1960 City Directory lists this building as housing Harbor Plywood. The 1970 City Directory indicates the structure was vacant. The 1980 City Directory has Casual Craft Inc., makers of outdoor furniture, at this address.

#### Significance Statement

The buildings appear to retain good integrity of location, setting, design, materials, workmanship, feeling, and association.

Although the property at 152 Walker Street appears to retain good integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While this property is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The buildings are not the work of a master, nor are they an exceptional example of their type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name: Strawberry Growers Association – Resource Number 224  
P1. Other Identifier: 1953 S. Anna Street

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South

c. Address: 2607 E. Woodward Avenue, Fresno, CA 93721

d. Other Locational Data: APN – 46831509

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

There is a small single-story building with a rectangular footprint located at the southwest corner of the property. The walls are concrete block, and a flat roof tops the building. A freestanding "Allen Company Recycling Center" sign is mounted on the roof. The façade (E. Woodward Avenue elevation) is asymmetrical: there is a window, metal pedestrian door with glazing in the upper half, and two more windows. Metal grills cover all of the windows, and fabric awnings are mounted above the two westernmost windows. Concrete block fencing topped with razor wire and metal posts surrounds the lot, and there are large metal gates on the west and south sides.

The building's character-defining features are: one-story form, rectangular footprint, concrete block walls, flat roof, asymmetrical facade, original windows/window openings and doors/door openings.

\* P3b. Resource Attributes:

P5a.



HP6. 1-3 story commercial building

\* P4. Resources Present: X Building

P5b. Description of Photo:

Looking NE: Jan 2015

\* P6. Date Constructed/Age and Source: ☐ 1956 (Building Record, 3 Apr. 1956).

\* P7. Owner and Address:  
Cedarwood Young Company  
14618 Arrow Highway  
Baldwin Park, CA 91706

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

State of California <input type="checkbox"/> The Resources Agency OF PARKS AND RECREATION      HRI# _____ <b>STRUCTURE, AND OBJECT RECORD</b>	Primary # _____	<b>BUILDING,</b> DEPARTMENT _____
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\* **Resource Name or #** Strawberry Growers Association, 2607 E. Woodward Avenue, Fresno, CA 93721      \* **NRHP Status Code** 6Z  
 Page 2 of 3

- |   |   |
|---|---|
| <b>B1.</b> Historic Name: None<br><b>B3.</b> Original Use: Office<br>* <b>B5. Architectural Style:</b> Modern<br>* <b>B6. Construction History:</b> | <b>B2.</b> Common Name: Allan Company<br><b>B4.</b> Present Use: Office |
|---|---|

In 1956, the current office was constructed on the property (Building Record, 3 Apr. 1956). A commercial scale was also installed that year (Building Record, 10 Apr. 1956).

- \* **B7. Moved?** ☐ No  
 \* **B8. Related Features:** None

- |  |  |
|--|--|
| <b>B9a. Architect:</b> Unknown<br>* <b>B10. Significance:</b> <b>Theme</b> Commercial Development<br><b>Period of Significance</b> | <b>b. Builder:</b> S.A. Branch<br><b>Area</b> Fresno, California<br><b>Property Type</b> Commercial <b>Applicable Criteria</b> N/A |
|--|--|

**Block History**

The building at 2607 E. Woodward Avenue was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

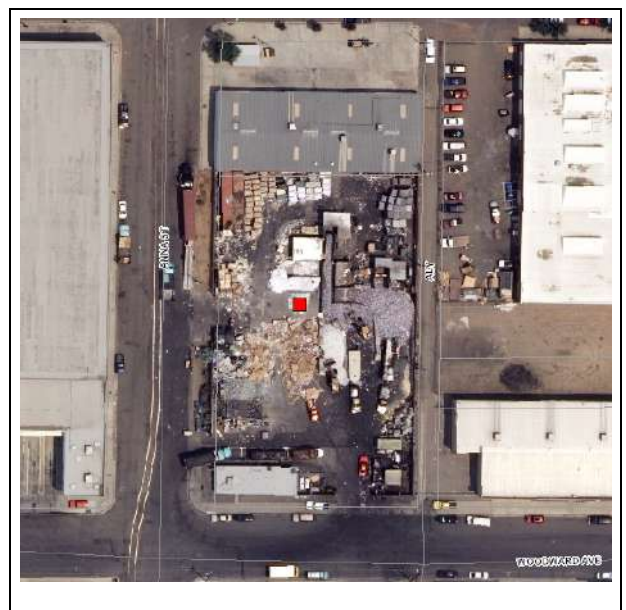
Sanborn maps indicate that in 1918, the property currently known as 2607 E. Woodward Avenue was divided into five lots. Only the southernmost lot, 1953 S. Anna Street, had a building, a single-family residence. By 1928, a warehouse had been built behind the residence. The four remaining lots remained vacant until c. 1940 when a shed was built on one (Sanborn map, 1928, 1931 and 1950). (See continuation sheet.)

- \* **B12. References:**  
 Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

**B13. Remarks:**

- \* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
    B. Maley, J. Stock, and S. Watson  
 \* **Date of Evaluation:** June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: Strawberry Growers Association, 2607 E. Woodward Avenue, Fresno, CA 93721  
Page 3 of 3

**\* B10. Significance continued:**

**Building History**

In 1956, owner G. D. Jones Company hired builder S.A. Branch to construct an office on the property for \$2,500. The building was intended to house the Strawberry Growers Association (Building Record, 3 Apr. 1956). A commercial scale was also installed (Building Record, 10 Apr. 1956).

In the 1960 city directory, the Strawberry Exchange Co-op occupied the property, and in 1970 it was vacant. By 1980, Thrifty-Best Rubbish Service was located on the property (Polk Fresno city directory, 1980).

The property is currently owned by Cedarwood Young Company from Baldwin Park, California and is occupied by Allan Company.

**Significance Statement**

The building at 2607 E. Woodward Avenue appears to retain a high degree of integrity. Integrity of location, design, setting, materials, workmanship, feeling, and association are mostly intact. No alterations to the building are visible from the public right-of-way.

Although the building at 2607 E. Woodward Avenue retains high integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While the building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: 2730 E. Woodward Avenue – Resource Number 226

P1. Other Identifier: 2012, 2014, and 2016 S. Sarah Street and 2740 and 2750 E. Woodward Avenue

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South

c. Address: 2730 E. Woodward Avenue, Fresno, CA 93721

d. Other Locational Data: APN – 46833312

\* P3a. Description:

The property at 2730 E. Woodward Avenue includes a one-story building with a rectangular footprint. A flat roof tops the building, and the walls are concrete tilt-up panels. The panels divide the façade (north elevation) into seven bays. The first, third, fifth and seventh have a pebble-dash finish. The second, fourth, and sixth have vertical scoring. In the second bay, there is a three-part aluminum sliding window. An aluminum storefront system spans the width of the fourth bay and is composed of a pair of glazed doors flanked by six lights to the east and two to the west. Above, there is a six-light transom. A flat metal awning is suspended from the building's walls by rods. There are two small aluminum sliding windows in the fifth bay, and in the sixth, there is an entrance composed of a glazed aluminum door with sidelights and a small aluminum sliding window. Above the entrance, a flat metal awning is suspended from the building's walls by rods. In the seventh bay, there is a three-part aluminum sliding window. Metal grills and gates cover all of the openings on the façade. In the east (S. Sarah Street) elevation, there is a metal roll-down door and a pedestrian door with a metal gate. A parking lot is located north of the building. (See continuation sheet.)

\* P3b. Resource Attributes:

P5a.



HP6. 1-3 story commercial building

\* P4. Resources Present: X Building

P5b. Description of Photo:

Looking SW: Jan 2015

\* P6. Date Constructed/Age and Source: c. 1965 (Polk Fresno city directory, 1960 and historicaerials.com).

\* P7. Owner and Address:

Viejo Capital LLC.  
831 State Street, #245  
Santa Barbara, CA 93101

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

\* Resource Name or # 2730 E. Woodward Avenue, Fresno, CA 93721 \* NRHP Status Code 6Z

Page 2 of 3

**B1.** Historic Name: None

**B2.** Common Name: None

**B3.** Original Use: Commercial building

**B4.** Present Use: Commercial building (portion appears vacant)

\* B5. Architectural Style: Modern

\* B6. Construction History:

No original building permits were located for this address. Around 1965, the current building was constructed (Polk Fresno city directory, 1960 and [historicaerials.com](http://historicaerials.com), 1972).

\* B7. Moved? ☐ No

\* B8. Related Features: None

**B9a. Architect:** Unknown

**b. Builder:** Unknown

\* **B10. Significance:** Theme Commercial Development Area Fresno, California

Period of Significance	Property Type	Commercial	Applicable Criteria	N/A
------------------------	---------------	------------	---------------------	-----

## Block History

The building at 2730 E. Woodward Avenue was constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

Sanborn maps indicate that in 1918, the property currently known as 2730 E. Woodward Avenue was divided into three lots: 2004, 2012, and 2016 S. Sarah Street. Consistent with the surrounding development, single-family dwellings were located on all three (Sanborn maps, 1918:15). By 1928, the residence at 2016 had been moved or demolished. The residences at 2004 and 2012 remained through at least 1950 (Sanborn map, 1950: 16). (See continuation sheet.)

\* B12. References:

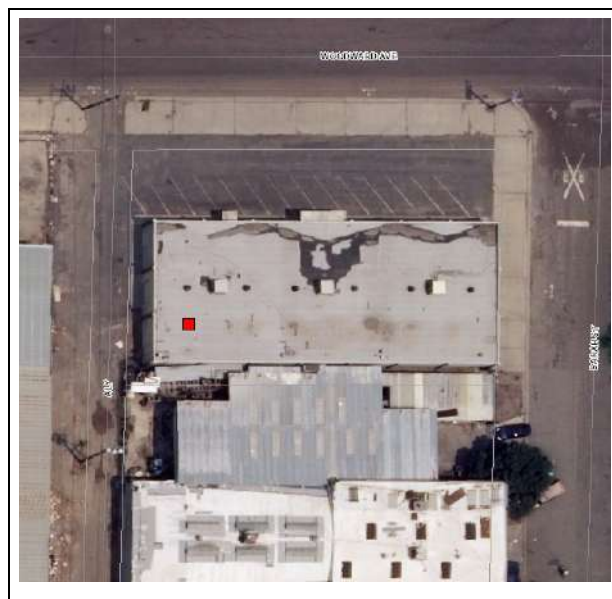
Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

## B13. Remarks:

\* **B14. Evaluator:** architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 2730 E. Woodward Avenue, Fresno, CA 93721  
Page 3 of 3

**\* P3a. Description continued:**

The building's character-defining features are: one-story form, rectangular footprint, flat roof, concrete tilt-up panel walls, alternating pebble-dash and vertical scoring finishes, aluminum sliding windows and storefronts, and flat metal awnings.

**\* B10. Significance continued:**

**Building History**

Around 1965, the current building was constructed (Polk Fresno city directory, 1960 and [historicaerials.com](http://historicaerials.com) 1962 and 1972). The property was occupied by Federal Mogul Service, wholesale bearings in 1970 and Maranda Verne & Son meat processing equipment in 1980 (Polk Fresno city directory, 1970 and 1980). The building is currently owned by Viejo Capital, LLC.

**Significance Statement**

The building at 2730 E. Woodward Avenue appears to retain a high degree of integrity. Integrity of location, design, setting, materials, workmanship, feeling, and association are intact. No alterations are visible from the public right-of-way.

Although the building at 2730 E. Woodward Avenue retains high integrity, it does not appear to meet the level of significance necessary for Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While the building is typical of the pattern of development that occurred in this neighborhood, the building is not an outstanding example of a commercial building within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The building is not the work of a master, nor is it an exceptional example of its type, period, or method of construction.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Review Code      Other Listings      Reviewer      Date

Page 1 of 3      \* Resource Name or #: 2735 E. Woodward Avenue – Resource Number 227

P1. Other Identifier: 1936 and 1954 S. Sarah Street

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South

c. Address: 2735 E. Woodward Avenue, Fresno, CA 93721

d. Other Locational Data: APN – 46833312

\* P3a. Description:

There are two buildings on the property at 2735 E. Woodward Avenue: a brick building at the northwest corner and a two-story building along the south property line. Chain-link/barbed-wire fencing backed by corrugated steel sheeting surrounds the lot. Each building is topped by a gabled roof clad in corrugated steel sheeting. The northern building is largely obscured by the fencing that surrounds the lot.

The southern building is two-stories. Steel metal sheeting covers the east wall, and cement plaster clads the south and west walls. At the east end of the first floor of the façade (S. Sarah Street elevation), there is a shed-roofed awning supported by posts. Beneath, there is a pedestrian door and two windows. To the west, there are four windows. All of the windows are covered with metal security grills, and the door has a metal security gate. At the second floor, there is a sign that reads "Central Valley Sales" and a single fixed window. All of the windows have simple wood trim. (See continuation sheet.)

\* P3b. Resource Attributes

P5a.



HP6. 1-3 story commercial building

\* P4. Resources Present: X Building

P5b. Description of Photo:

Looking NE: Jan 2015

\* P6. Date Constructed/Age and Source: brick factory, 1945 (Building Record, 6 Nov. 1945) and Butler building, 1974 (Building Record, 29 Oct. 1974).

\* P7. Owner and Address:

Rodolfo Cortez  
317 S. Willow  
Fresno, CA 93727

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Building, Structure, and Object Record (BSO) and Continuation Sheet

## STRUCTURE, AND OBJECT RECORD

\* Resource Name or # 2735 E. Woodward Avenue, Fresno, CA 93721 \* NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: Central Valley Sales

B3. Original Use: Broom factory

B4. Present Use: Commercial

\* B5. Architectural Style: Commercial vernacular and prefabricated building

\* B6. Construction History:

In 1945, a brick factory (likely the current building at 1936 S. Sarah Street) was built (Building Record, 6 Nov. 1945). In 1974, the Butler building at 2735 E. Woodward Avenue was constructed (Building Record, 29 Oct. 1974).

\* B7. Moved? ☐ No

\* B8. Related Features: None

B9a. Architect: Unknown b. Builder: J.R. Church (factory and additions) Valley Steel Construction (prefabricated building)

\* B10. Significance: Theme Commercial Development Area Fresno, California

Period of Significance Property Type Industrial Applicable Criteria N/A

**Block History**

The buildings at 2735 E. Woodward Avenue were constructed within Woodward's Addition, a 15-block tract added to the city sometime prior to 1888. In the first decade of the twentieth century, the area was almost exclusively residential [for more information on the development of residential subdivisions including Woodward's Addition, see *Historic Context: South Van Ness Industrial District (Fresno, California)* by Karana Hattersley-Drayton.] By 1918, the western half of Woodward's Addition had become more industrial, although some residential properties remained. The eastern half retained its residential character. By 1950, most of the residential buildings in the western half of Woodward's Addition had been replaced with industrial buildings. A similar transition occurred in the eastern half of the neighborhood in the subsequent decades, although a few residences are extant.

**Building History**

Sanborn maps indicate that in 1918, the property currently known as 2735 E. Woodward Avenue was divided into two lots: 1936 and 1954 S. Sarah Street. Consistent with the surrounding development, single-family dwellings and outbuildings were located on both (Sanborn maps, 1918:16). By 1928, the residence at 1936 S. Sarah Street had been moved or demolished. The residence at 1954 remained through at least 1931 (Sanborn map, 1928 and 1931:16). (See continuation sheet.)

## \* B12. References:

Sanborn Maps City of Fresno (1918, 1928, 1931, 1950, 1970); Polk's Fresno City Directories; Building Permits; Ancestry.com; Historicaerials.com; and see City of Fresno South Van Ness Industrial District Survey and Context Statement Bibliography.

## B13. Remarks:

\* B14. Evaluator: architecture + history, llc, San Francisco, Ca  
B. Maley, J. Stock, and S. Watson

\* Date of Evaluation: June 2015

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 2735 E. Woodward Avenue, Fresno, CA 93721  
Page 3 of 3

**\* P3a. Description continued:**

The brick building's character-defining features are: one-story form, gabled roof clad in corrugated steel metal sheeting, and brick walls (The building is largely obscured by a fence; this is a partial list). The Butler building was constructed in 1974. It is not considered historic, and character-defining features have not been identified.

**\* B10. Significance continued:**

Sometime before 1944, a factory was built on the property. In the 1940s, contractor J.R. Church built several buildings and additions for broom manufacturer Fred Lorenz: in 1944 a 30'x60' addition was made to a building for \$1,000 (Building Record, 7 Feb. 1944); in 1945, a brick factory was built for \$2,000 (Building Record, 6 Nov. 1945); and in 1947, a 24'x30' addition was constructed for \$500 (Building Record, 16 Sep. 1947).

The J.R. Church construction company operated from offices at 221 N. U Street from at least 1922 through 1940. In addition to 2735 E. Woodward Avenue, the company was responsible for a \$31,000 addition to the Fresno Sanitarium at 708 E. Street (1922), a store on G Street for Henry Bister (1919), and a \$2500 frame dwelling in the Mattewan Addition for C.W. Church (1919) (*Building and Engineering News*, 15 April 1922:9.)

Sanborn maps indicate that by 1950 both residences were gone, the lots combined, and there were two buildings on the property: a broom corn and handle storage building at 1936 S. Sarah Street and a one-story broom factory at 2735 E. Woodward Avenue. An incinerator was located between the two buildings.

Broom manufacturer Fred J. Lorenz remained on the property through at least 1947. From 1951 through 1970, Golden State Broom Company, manufacturers, occupied the buildings (Polk Fresno city directory, 1947, 1951-52 and 1970).

In 1974, Alstan Electric Company hired Valley Steel Construction to erect a Butler building for use as an office (Building Record, 29 Oct. 1974). The prefabricated building was constructed on the site of the one-story broom factory, which had been demolished or moved. Alstan Electric Company remained on the property through at least 1980 (Polk Fresno city directory, 1980). The property is currently owned by Rodolfo Cortez Castillo and is occupied by Central Valley Sales.

### Butler Buildings

Butler buildings are prefabricated, or pre-engineered, metal buildings sold by the Butler Company of Kansas City, Missouri. The company was founded in 1901 as the manufacturer of stock tanks, which became known as "Butler bins." In 1910, they built their first metal building, a garage. The company developed a pre-engineered rigid-frame metal building in 1939 ("Butler Building System," 3). That year, the company won a government contract for 14,500 grain storage bins ("Butler Manufacturing Company History"). The rigid-frame buildings became extremely popular in the postwar building boom, and the company increasingly focused on buildings rather than agricultural structures. Expanding on their success, the company opened a Butler research center in Kansas City in 1958, and by 1969 the line had developed into a "comprehensive building system" ("Butler Building System", 3).

### Significance Statement

The integrity of the property at 2735 E. Woodward Avenue has not been evaluated. The Butler building was constructed in 1974 and is not considered historic. The 1945 brick factory is only minimally visible from the street, and its integrity cannot be assessed.

The property at 2735 E. Woodward Avenue does not appear to meet the level of significance necessary for

## CONTINUATION SHEET

Property Name: 2735 E. Woodward Avenue, Fresno, CA 93721  
Page 3 of 3

Fresno's Local Register of Historic Resources, California Register of Historical Resources or the National Register of Historic Places. While the property is typical of the pattern of development that occurred in this neighborhood, the buildings are not outstanding examples of industrial buildings within this context. Further, no important persons within the history of Fresno or this neighborhood appear to be associated with the property. The buildings are not the work of a master, nor are they exceptional examples of their type, period, or method of construction.

**\* B12. References continued:**

"Butler Building System." No date. Bluescopesteel.com, 10 April 2015.

*Building and Engineering News*. San Francisco, CA, 15 April 1922: 9.

*Southwest Builder and Contractor*. Los Angeles: F.W. Dodge Co., 19 December 1919: 19 and 30.

City of Fresno  
South Van Ness Industrial District  
Historic Resources Survey

Post 1970 Properties  
Primary Records Only

architecture + history, llc in association with  
watson heritage consulting and  
jody stock, architectural historian

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: 1954 S. Anna Street - 3

P1. Other Identifier: 2525 E. Woodward Avenue

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South

c. Address 1954 S. Anna Street. Fresno, CA 93721

d. Other Locational Data: APN – 46831402

\* P3a. Description:

The property at 1954 S. Anna Street comprises the eastern half of the block bounded by S. Anna Street, E. Woodward Avenue, S. Cherry Avenue, and E. Braly Avenue. A large warehouse occupies most of the parcel. The building is composed of two sections: a large storage building with a rectangular footprint and a "C"-shaped section facing E. Woodward Avenue. Both sections of the building are reinforced concrete with flat roofs surrounded by parapets. Painted "United States Cold Storage" signs are located on the street-facing elevations—north, south, and east. The rectangular portion has only two openings: two steel pedestrian doors on the north elevation. The "C"-shaped section is lower in height. At the recessed center of the "C", there are seven loading dock openings fitted with metal roll-down doors. The westernmost opening is accessible by a ramp. A flat metal awning covers the loading docks. At the western arm of the "C" there is an opening fitted with metal grill on the street-facing elevation and a metal pedestrian door facing the loading area. At the eastern arm, there are sliding and fixed aluminum windows on the west, south, and east elevations. A recessed stairway and entry are accessible from the southwest corner. The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* P3b. Resource Attributes:

P5a.



HP8. Industrial building

\* P4. Resources Present: X Building

P5b. Description of Photo:

Looking NW: Jan 2015

\* P6. Date Constructed/Age and Source: c. 1985 (historicaerials.com)

\* P7. Owner and Address:

United States Cold Storage of Central California  
PO Box 2067  
Fresno, CA 93718

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Non

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: 2640 E. Braly Avenue – Resource Number 7

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

\* **c. Address** 2640 E. Braly Avenue, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46831510

\* **P3a. Description:**

The property at 2640 E. Braly Avenue includes a large pre-fabricated warehouse with a small parking lot to the north. The one-story warehouse has a rectangular footprint and is topped by a low-pitched gabled roof. Standing-seam steel sheeting covers the roof and the walls. Mechanical equipment is located on the roof.

On the E. Braly Avenue elevation, the walls of the eastern quarter are covered with stuccoed panels with false quoins at the corners. This section has a pedestrian door and aluminum sliding window. The western three-quarters feature three regularly spaced roll-down metal doors. Between the roll-down doors are three sash doors, two flush doors, three aluminum sliding windows, and one fixed window. A "Golden State Woodworking" sign is mounted near the center of this elevation.

The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* **P3b. Resource Attributes:**

P5a.



HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking SE: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 1985 (historicaerials.com)

\* **P7. Owner and Address:**

Harry S. & Ladell Farsakian, Michael A. Lopez  
2640 E. Braly Avenue #102  
Fresno, CA 93721

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 7R**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\* **Resource Name or #:** 150 Broadway Street – Resource Number 22

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 150 Broadway Street, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46830403S

\* **P3a. Description:**

The property at 150 Broadway Street includes a pre-fab warehouse with parking lots to the north and south. The one-story warehouse has a rectangular footprint and is topped by a flat roof. Standing-seam metal panels cover the roof and the walls. The north and east facades are topped by metal parapets. The primary pedestrian entrance is located at the center of the east façade. To the left is a metal roll-down door, and to the right are a small windows and a second metal roll-down door.

The building is not present on the 1970 Fresno Sanborn Map. The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking SW: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** c. 1985 (Sanborns, historic aerials)

\* **P7. Owner and Address:**

Jose & Esmeralda Lorenzo  
1433 W Sierra  
Fresno, CA 93711

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial

District Historic Resource Survey

\* **Attachments:** None

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \*Resource Name or #: Lyons Magnus Plant # 8 - 2907-09 E. Butler Avenue - Resource Number 21  
P1. Other Identifier: APN – 46802018S

\*P2. Location: ☐ Unrestricted

\*a. County: Fresno

\*b. USGS 7.5': Fresno South, CA, 1981

c. Address 2907-09 E. Butler Street Fresno, CA 93721

d. Other Locational Data: APN – 46802018S

\*P3a. Description:

This is a large, modern, concrete block warehouse sitting on an irregularly shaped parcel at the intersection of Butler Avenue and O Streets. The building itself is also irregular in plan to accommodate the curve of O Street on the east side of the structure. The upper portions of the building are sheathed in corrugated metal. There is likely an interior mezzanine level facing Butler along the south elevation, as there are a series of windows at this location. Along the Butler Street side of the building there are a series of roll down doors and a pedestrian entry. The building has a low-sloped gable roof. The building is not present on the 1970 Fresno Sanborn Map (Sheet 34); previous year Sanborn maps indicate this site was part of the Standard Oil Company. The building currently houses Lyons Magnus Plant # 8. The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\*P3b. Resource Attributes:

HP6. 1 – 3 Story Commercial Building

\*P4. Resources Present: Building

P5b. Description of Photo:

Looking NE: Jan 2015

\*P6. Date Constructed/Age and

Source Historic; Post-1970: not on 1970 Sanborn Map

\*P7. Owner and Address:

Lyons Magnus, Inc.  
3258 E. Hamilton  
Fresno, Ca 93702

\*P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\*P9. Date Recorded: January 2015

\*P10. Survey Type: Intensive Phase I



P5a. Photograph or Drawing

\*P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\*Attachments: None

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 7R**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\* **Resource Name or #:** 1841 S. Cherry Street – Resource Number 31

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 1841 S. Cherry Street, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46831108S

\* **P3a. Description:**

The property at 1841 S. Cherry Street includes a large warehouse and office building surrounded by lumber storage and parking areas. The warehouse building at the east side of the parcel has a rectangular footprint and is topped by a low-pitched, metal, gabled roof. The walls are standing-seam metal panels. The south façade (facing Braly) is punctuated by a pedestrian entrance at the left and two large, metal, roll-up doors at left of center and far right. The wall projects near the center of the façade. The north façade faces the railroad tracks and is a mirror image of the main façade, but with only one roll-up door. The office portion of the property is attached to the west façade of the warehouse. It is rectangular in plan and has a flat roof with a wide fascia. The walls appear to be wood. The north and south facades have roll-up doors. The south, west, and north facades are punctuated by tall, narrow, fixed-pane windows. Signage is affixed to the fascia of the office building. The property is surrounded by a metal security fence. The building is not present on the 1970 Fresno Sanborn Map. The property is less than 50 years in age and does not appear eligible for local, state, or national registers.

P5a.



\* **P3b. Resource Attributes:** HP6. 1-3  
Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**  
Looking NE: Jan 2015

\* **P6. Date Constructed/Age and Source:** 1978 (building records)

\* **P7. Owner and Address:**  
Jack and Tom Properties, LLC  
1916 S. Cherry  
Fresno, CA 93702

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**  
January 2015

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

\* **P11. Report Citation:** City of Fresno  
South Van Ness Industrial District

Historic Resource Survey

\* **Attachments:** None

DPR 523A (9/2013)

\* **Required information**

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \*Resource Name or #: 1927 S. Cherry Avenue – Resource Number 36

**P1. Other Identifier:** 1933 S. Cherry Avenue

\*P2. **Location:** Unrestricted

\* a. **County:** Fresno

\* b. **USGS 7.5':** Fresno South

c. **Address** 1927 S. Cherry Avenue, Fresno, CA 93721

d. **Other Locational Data:** APN - 46831411

\* P3a. **Description:**

A one-story warehouse fills most of the parcel at 1927 S. Cherry Avenue. The one-story building has a rectangular footprint and is topped by a low-pitched gabled roof. Vents are located on ridgeline, and translucent panels in the roof provide light to the interior. The roof and upper walls of the building are clad in corrugated steel sheeting. The lower portion of the walls are textured concrete block. At the façade (west elevation) there is a large metal roll-down door and a pedestrian door in a deeply recessed opening. A "Commercial Electro Plating" sign is mounted in the gable end. The Commercial Electro Plating company also occupies the property to the south at 1933 S. Cherry Avenue.

The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

P5a.



\*P3b. **Resource Attributes:**  
HP8. Industrial building

\* P4. **Resources Present:** X Building

**P5b. Description of Photo:**  
Looking NE: Jan 2015

\* P6. **Date Constructed/Age and Source:** c. 1985 (historicaerials.com)

\* P7. **Owner and Address:**  
Commercial Electro Plating Inc.  
1937 S. Cherry Avenue  
Fresno, CA 93721

\* P8. **Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. **Date Recorded:** January 2015

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

\* P11. **Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 7R**

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: 1937 S. Cherry Avenue – Resource Number

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* a. **County:** Fresno

\* b. **USGS 7.5':** Fresno South

c. **Address** 1937 S. Cherry Avenue, Fresno, CA 93721

d. **Other Locational Data:** APN - 46831409

\* **P3a. Description:**

The property at 1937 S. Cherry Avenue includes two buildings with a drive between. Both buildings are one story and have rectangular footprints. The northern building is much larger. A low-pitched gabled roof tops the building. Vents are located on the ridgeline, and translucent panels provide light to the interior. The roof and walls of the building are clad in corrugated steel sheeting. Shed-roofed steel-sheeting awnings supported by posts are located on the west and south elevations. The façade of the building (west elevation) has only two small windows. The entrance is on the south side of the building underneath one of the awnings. The entrance is accessible via a steel stairway and a ramp, both have pipe handrails. To the east there is a window, metal stairway to roof, and two metal roll-down doors. "Commercial Electro Plating" signs are mounted on the west and south elevations. Like the larger building, the smaller building is clad in corrugated steel sheeting. This building has a low-pitched shed roof. Two garage doors are located on the north elevation. The west and south elevations, which face S. Cherry Avenue and E. Woodward Avenue respectively, have no openings. The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* **P3b. Resource Attributes:**

P5a.



HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking NE: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 1985 (historicaerials.com)

\* **P7. Owner and Address:**

Hazel M. McQuone Trustee  
2211 Kenmore Drive W.  
Fresno, CA 93703

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: 2020 S. East Avenue – Resource Number 39

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address** 2020 S. East Avenue, Fresno, CA 93721

**d. Other Locational Data:** APN - 46804007S

\* **P3a. Description:**

The property at 2020 S. East Avenue is a large “L”-shaped parcel. The western portion is undeveloped, and the eastern portion includes two parking lots and an office building. The one-story building has a rectangular-shaped footprint and is topped by a flat roof with parapet. The walls are clad in cement plaster. Simple attached piers accent the corners and project above the parapet terminating with molding. The building’s windows are fixed. An entrance portico is located at the side (south) elevation. Like the building, it has a flat roof, and plaster covers the portico’s piers and cornice. Molding lines the top of the cornice.

The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* **P3b. Resource Attributes:**

P5a.



HP6. 1-3 story commercial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking NW: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 2003 (historicaerials.com)

\* **P7. Owner and Address:**

Zacky & Sons Poultry LLC.  
PO Box 12556  
Fresno, CA 93778

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: 2902 E. Hamilton Avenue – Resource Number 59

P1. Other Identifier: 3040 E. Hamilton Avenue, 1888 East Avenue

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South

c. Address 2902 E. Hamilton Avenue, Fresno, CA 93721

d. Other Locational Data: APN - 46804006S

\* P3a. Description:

The property at 2902 E. Hamilton Avenue is a very large parcel that spans the north end of the block from S. Mary Street on the west to S. E Avenue on the east. (The block includes portions of S. Pearl Street and E. Braly Avenue, creating a super block). A massive warehouse occupies most of the lot. The warehouse has a rectangular footprint with the exception of the loading docks on the west elevation. A flat roof behind parapet tops the building. The walls are tilt-up concrete panels. At the E. Hamilton Avenue elevation, there are regularly spaced metal vents. Eight pedestrian doors accessible by steel staircases are located between some of the vents. The west (S. Mary Street) elevation is dominated by 22 loading docks with metal roll-down doors. Close to the center of the building, there is a pedestrian door accessible by a steel staircase sheltered by a flat metal awning. To the south, the building steps back and there is a 23<sup>rd</sup> loading dock door. The east (S. E Avenue) elevation is similar and features a long row of loading docks with metal roll-down doors but at this elevation there are clerestory windows above the doors. Parking lots and paved areas for loading are located at the west, south, and east sides of the building. A small prefabricated shed is located at the northwest corner of the property.

The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

P5a.



\* P3b. Resource Attributes

HP8. Industrial building

\* P4. Resources Present: X Building

P5b. Description of Photo:

Looking SW: Jan 2015

\* P6. Date Constructed/Age and Source: c. 1985 (historicaerials.com)

\* P7. Owner and Address:

Charles Enterprises Inc.

1762 G

Fresno, CA 93706

\* P8. Recorded by:

architecture + history

B. Maley, J. Stock, S. Watson

1715 Green Street

San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: None

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code – 7R**

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* **Resource Name or #:** 2910 Heaton Avenue – D & M Investment Co. – Resource Number 64

**P1. Other Identifier:** APN - 46803037

\* **P2. Location:** Unrestricted

- \* **a. County:** Fresno
- \* **b. USGS 7.5':** Fresno South, Calif; 1963, revised 1981
- c. Address** 2910 Heaton Avenue Fresno, CA 93721
- d. Other Locational Data:** APN – 46803037

\* **P3a. Description:**

These large, one-story warehouses were built in 1977 for D & M Investment Company by Valley Steel Construction Company for \$274,000. The buildings are not present on the 1970 Sanborn Map (Sheet 25). The complex consists of two warehouses flanking a parking and loading area. The buildings are sheathed in corrugated metal. The structure on the east side of the lot appears to be only a warehouse, where as the building on the west side has offices along the Heaton Avenue elevation. This structure also has a slight overhang to the low gable roof. The lot is rectangular and consists of just over two acres. These structures have no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This property is not 50 years in age at the time of the current survey.



P5a. Photograph or Drawing

\* **P3b. Resource Attributes:**

HP6 1 – 3 Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking SE: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Historic  
1977; Building Permit

\* **P7. Owner and Address:**

Riverside Investments  
PO Box 28203  
Fresno, CA 93729

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: Satellite Jail - 110 M Street – Resource Number 88

P1. Other Identifier: APN – 46803046T

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 110 M Street Fresno, CA 93721

d. Other Locational Data: APN – 46803046T

\* P3a. Description:

This is a one-story, Butler-type building with single wide trailers appended to the sides. The building houses the County of Fresno's Satellite Jail. This building is not on the 1970 Sanborn Map (Sheet 25). The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This building is not 50 years in age at the time of the current survey.



P5a. Photograph or Drawing

\* P3b. Resource Attributes:

HP6: 1 – 3 Story Commercial

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking East: Jan 2015

\* P6. Date Constructed/Age and

Source: Post 1970 Sanborn Map

\* P7. Owner and Address:

Satellite Jail

County of Fresno

\* P8. Recorded by:

architecture + history

B. Maley, J. Stock, S. Watson

1715 Green Street

San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: none



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1

\* Resource Name or #: 221 M Street – Resource Number 95

P1. Other Identifier: APN - 46823523

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

\* c. Address 221 M Street Fresno, CA 93721

\* d. Other Locational Data: APN - 46823523

\* P3a. Description:

This is a one-story Butler type warehouse building. It has a pedestrian door surrounded with applied stone and a box-style overhanging fixed awning. There is a low gabled roof running perpendicular to the street. This building does not appear on the 1970 Sanborn Map (Sheet 24). This building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This property is not 50 years in age at the time of the current survey.

\* P3b. Resource Attributes:

HP6 1 – 3 Story Commercial

\* P4. Resources Present: Building

P5b. Description of Photo:  
Looking SW: Jan 2015

\* P6. Date Constructed/Age and  
Source: Historic, not on 1970  
Sanborn

\* P7. Owner and Address:  
Sonia Tutelian, Trustee  
906 N #200  
Fresno, CA 93721

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:  
January 2015

\* P10. Survey Type: Intensive



P5a. Photograph or Drawing

Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: none



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code – 7R**

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* **Resource Name or #:** Fresno Oxygen & Welding - 245 M Street – Resource Number 96

**P1. Other Identifier:** APN - 46823524

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, Calif; 1963, revised 1981

\* **c. Address** 245 M Street Fresno, CA 93721

\* **d. Other Locational Data:** APN – 46823524

\* **P3a. Description:**

This is a modern Butler type warehouse building. An earlier building used for welding (Sanborn Maps 1950 and 1970 Sheet 24) and two small residences were replaced in 1974 by the current structure. The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. This building is not 50 years in age at the time of the current survey.

\* **P3b. Resource Attributes:**



P5a. Photograph or Drawing

HP6: 1 – 3 Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking SW: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** Post 1970 Sanborn, 1974  
Building Permit

\* **P7. Owner and Address:**

Fresno Oxygen & Welding Supply  
PO Box 1666  
Fresno, Ca 93717

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** none

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 7R**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\* **Resource Name or #:** 337 M Street – Resource Number 106

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 337 M Street, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46823428

\* **P3a. Description:**

The property at 337 M Street includes a large commercial building with a small parking lot to the north. The one-story warehouse has a rectangular footprint and is topped by a low-pitched gabled roof. Vertical wood siding covers the walls. The wood roof has overhanging eaves with exposed rafter tails. Mechanical equipment is located on the roof. The M Street façade is dominated by a band of five fixed windows. A circular vent punctuates the façade at upper center. The main pedestrian entrance is a pair of doors at the far left of the north façade facing the parking lot. A metal roll-down door is located to the right. A pre-fab metal addition extends from the north façade into the parking lot; its walls are metal standing-seam panels. A chain-link fence encircles the parking lot. The building is not present on the 1970 Fresno Sanborn Map. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* **P3b. Resource Attributes:** HP6. 1-3  
Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**  
Looking SW: Jan 2015

\* **P6. Date Constructed/Age and Source:** 1971 (design drawings)

\* **P7. Owner and Address:**  
Pheng & Foua Vang  
337 M St.  
Fresno, CA 93721

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**  
January 2015

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

P5a.



\* **P11. Report Citation:** City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 7R**

Other Listings  
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Reviewer

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Page 1 of 1

\* Resource Name or #: 344 M Street – Resource Number 107

P1. Other Identifier:

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, CA, 1981

c. Address 344 M Street, Fresno, CA 93721

d. Other Locational Data: APN - 46823126

\* P3a. Description:

The property at 344 M Street includes a large pre-fab warehouse with a small parking lot to the south. The one-story warehouse has a rectangular footprint and is topped by a low-pitched gabled roof. Standing-seam metal panels cover the roof and the walls. Mechanical equipment is located on the roof. At the M Street façade, there is a roll-down metal door at the left. The main pedestrian entrance is a pair of sash doors just right of center. Those are flanked by two pairs of fixed windows. A "Trans Parts Inc." sign is mounted at upper right. A chain-link fence encircles the parking lot.

The building is not present on the 1970 Fresno Sanborn Map. The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

P5a.



\* P3b. Resource Attributes: HP6. 1-3  
Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:  
Looking NE: Jan 2015

\* P6. Date Constructed/Age and  
Source: c. 1985 (Sanborns, aerials)

\* P7. Owner and Address:  
Edwina Harrison, Trustee  
Frantz Joy, Trustee  
7717 N. Leonard  
Clovis, CA 93611

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:  
January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: None

State of California ☐ The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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NRHP Status Code 7R

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Page 1 of 1      \* Resource Name or #: 1804 S. Mary Street – Resource Number 108

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address** 1804 S. Mary Street, Fresno, CA 93721

**d. Other Locational Data:** APN - 46832111

\* **P3a. Description:**

The property at 1804 S. Mary Street includes one building, a one-story prefabricated warehouse, which covers most of the parcel. The building has a rectangular footprint and is topped by a low-pitched gabled roof. Corrugated steel sheeting clads the walls and roof. Ten translucent panels set in the roof provide light to the interior, and four mechanical units are located on the roof slopes. At the east elevation, which faces S. Mary Street, there are two openings: a large metal roll-down door and a metal pedestrian door covered by a metal awning. A flood light is mounted in the gable end. There are no openings on the north elevation, which faces E. Hamilton Avenue.

The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* **P3b. Resource Attributes:**

HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking SW: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 1985 (historicaerials.com)

\* **P7. Owner and Address:**

Douglas E and Roberta L. Carlile Trs  
2818 E. Hamilton Avenue  
Fresno, CA 93721

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

P5a.



\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 7R**

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: 1923 S. Mary Street – Resource Number 114

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address** 1923 S. Mary Street, Fresno, CA 93721

**d. Other Locational Data:** APN - 46832313

\* **P3a. Description:**

The property at 1923 S. Mary Street is part of the Rand company complex. There is one building on the parcel, a one-story prefabricated warehouse. The building has a rectangular footprint and is topped by a very low-pitched gabled roof. Corrugated steel sheeting clads the walls and roof. Fifteen translucent panels set in the roof provide light to the interior, and four vents are located on the ridgeline. At the west elevation, which faces S. Mary Street, there are four openings: two windows with metal security grills, a metal pedestrian door, and a large metal roll-down door with metal security grill. A metal vent and floodlight are mounted in the gable end. Above the windows, there is a "Rand Machine Works" sign. A loading/storage area enclosed by a chain link/pipe/barbed wire fence is located on the north side of the building.

The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* **P3b. Resource Attributes:**

HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking SE: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 1985 (historicaerials.com)

\* **P7. Owner and Address:**

Robert W. and Linda L. Rand, Trustees  
14465 Killarney Drive  
Madera, CA 93638

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

P5a.



\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: 1930 S. Mary Street – Resource Number 115

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

\* **c. Address** 1930 S. Mary Street, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46832313

\* **P3a. Description:**

The property at 1930 S. Mary Street is part of the Rand company complex. There is one building on the parcel, a one-story prefabricated warehouse. The building has a rectangular footprint and is topped by two abutting low-pitched gabled roofs (the rear portion is lower in height). Corrugated steel sheeting clads the walls and roof. Twenty translucent panels set in the roof provide light to the interior, and vents and mechanical equipment are located on the roof. At the east elevation, which faces S. Mary Street, there are five openings: two large metal roll-down doors with a metal pedestrian door and two fixed windows between. Two awnings cover the windows. Three floodlights and an illuminated "Rand Welding and Fabrication" sign are mounted in the gable end. A loading area enclosed by a chain link/pipe/barbed wire fence is located in front of the building.

The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* **P3b. Resource Attributes:**

P5a.



HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking NE: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 1985 (historicaerials.com)

\* **P7. Owner and Address:**

Robert W. and Linda L. Rand Trustees  
1955 S. Mary Street  
Fresno, CA 93721

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** June 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: 1941 S. Mary Street – Resource Number 116

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address** 1941 S. Mary Street, Fresno, CA 93721

**d. Other Locational Data:** APN - 46832315

\* **P3a. Description:**

The property at 1941 S. Mary Street is part of the Rand company complex. There is one building on the parcel, a prefabricated building with a rectangular footprint. The building includes warehouse and office sections. A flat roof with projecting cornice tops the building. Corrugated steel sheeting clads the walls, roof, and cornice. Vents and mechanical equipment are located on the roof. At the west elevation, which faces S. Mary Street, the two uses of the building are visible. A large metal roll-down door is located in the at the north end of the warehouse portion. At office portion (south end) an intermediate cornice marks the top of the first floor, and a flat awning projects over the entry. The cornice and awning are continuous and are covered with corrugated steel sheeting. Beneath the awning, there is a pedestrian door, a window, a glazed pedestrian door flanked by sidelights, and five more windows. The windows are aluminum with four lights. Three floodlights and an illuminated "Rand Machine Works" sign are mounted at the second floor level. The intermediate cornice wraps the corner of the building to the south, E. Woodward Avenue, side of the building. At the west end of the first floor, there is a window and a metal pedestrian door. Above, at the second floor, there are two windows. At the east end of this elevation, there is a large metal roll-down door. A parking area enclosed by a chain link/ barbed wire fence is located on the west and south sides of property.

The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

P5a.



\* **P3b. Resource Attributes:**

HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking SE: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 1985 (historicaerials.com)

\* **P7. Owner and Address:**

Robert W. and Linda L. Rand Trustees  
1955 S. Mary Street  
Fresno, CA 93721

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 7R**

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* **Resource Name or #:** 2047 S. Mary Street – Resource Number 122

**P1. Other Identifier:** 2035 S. Mary Street

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address** 2047 S. Mary Street, Fresno, CA 93721

**d. Other Locational Data:** APN – 46834210

\* **P3a. Description:**

The property at 2001 S. Mary Street is part of the 7UP Bottling Company complex. The building at 2047 S. Mary Street spans two parcels (46834206 and 46834210) and is a larger version of the adjacent building at 2025 S. Mary Street. The building has a rectangular footprint and is topped by a low-pitched gabled roof. Corrugated steel sheeting clads the roof, and 24 translucent panels are set in the roof to provide light to the interior. The walls of the building are concrete block scored to resemble square blocks laid in stacked bond. Metal vents are located at the base of the walls. Attached concrete block piers divide the façade (west elevation) into nine bays. The first bay has a pedestrian door opening, and the third and seventh bays have large metal roll-down door openings.

The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* **P3b. Resource Attributes**

HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking SE: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 1971 (Sanborn 1970:16 and [historicaerials.com](http://historicaerials.com), 1972)

\* **P7. Owner and Address:**  
Not listed.

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**  
City of Fresno South Van Ness

P5a.



Industrial District Historic Resource Survey

\* **Attachments:** None.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 7R**

Other Listings  
Review Code

Reviewer

Date

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\* **Resource Name or #:** 2130 Monterey Street – Resource Number 125

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 2130 Monterey Street, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46827217

\* **P3a. Description:**

The property at 2130 Monterey Street contains two buildings surrounded by driveways and large parking areas. The building at the front, which faces Monterey Street, is rectangular in plan and one story. The roof is flat and is wrapped with a wide fascia ornamented with bands of vertical boards. Walls are covered in narrow, textured concrete masonry units. The Monterey Street façade is asymmetrical. The main entrance door is located right of center and is glazed. To the left and right are fixed windows of varying sizes. Entrance door and windows have concrete masonry unit surrounds. Concrete steps and concrete walkways lead to the main entrance. The north façade is punctuated by a tall, narrow window opening. The south façade contains a tall, fixed window with a concrete masonry unit surround. The building at the rear of the property appears to be connected to the building at the front by a small, rectangular building. The rear building is a large and tall warehouse with a flat roof. The roof is wrapped with a wide fascia ornamented with bands of vertical boards. Walls are standing-seam metal panels. The south façade contains four roll-down metal doors. A tall chain-link fence separates the rear of the property from the sidewalk. The building is not present on the 1970 Fresno Sanborn Map. This property does not appear to be eligible for local, state, or national registers.

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking NE: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** 1975 (building permit)

\* **P7. Owner and Address:**

Sonia Tutelian, Trustee

906 N. St.

Fresno, CA 93721

\* **P8. Recorded by:**

architecture + history

B. Maley, J. Stock, S. Watson

1715 Green Street

San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

I

\* **P11. Report Citation:** City of Fresno  
South Van Ness Industrial District

Historic Resource Survey

\* **Attachments:** None



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 7R**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\* **Resource Name or #:** 2202 Monterey Street – Resource Number 126

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 2202 Monterey Street, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46823526

\* **P3a. Description:**

The property at 2202 Monterey Street contains a large, one-story rectangular building and parking lot to the north. The building has a flat roof. The main façade facing Monterey Street is bookended by high, wide walls of textured, concrete masonry units. The main façade is slightly recessed and is topped by a wide panel that stretches the width of the façade. There are three pedestrian entrances at the façade composed of glazed doors flanked by fixed, tinted windows. The rest of the façade is punctuated by ganged, fixed, tinted windows. A tall metal fence separates the parking lot from the sidewalk. The building is not present on the 1970 Fresno Sanborn Map. The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking NE: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** c. 1980 (Sanborns, aerials)

\* **P7. Owner and Address:**

Sonia Tutelian, Trustee

906 N. St.

Fresno, CA 93721

\* **P8. Recorded by:**

architecture + history

B. Maley, J. Stock, S. Watson

1715 Green Street

San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

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

I

\* **P11. Report Citation:** City of Fresno

South Van Ness Industrial District

P5a.



Historic Resource Survey

\* **Attachments:** None



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 7R**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\* **Resource Name or #:** 333 N Street – Resource Number 133

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 333 N Street, Fresno, CA 93721

\* **d. Other Locational Data:**

APN - 46823128

\* **P3a. Description:**

The property at 333 N Street includes a large warehouse with parking lots to the south, east, and north. The one-story warehouse has a rectangular footprint and is topped by a low-pitched gabled roof. The N Street façade is faced in textured and scored concrete. A boxy roof overhang composed of standing-seam metal panels overhangs the façade. At the left of the façade there are two metal roll-down doors. The main pedestrian entrance is a solid door at center right, and a fixed sash window is to the right of that. Secondary facades appear to be constructed of metal panels. A metal security fence separates the property from the sidewalk. The building is not present on the 1970 Fresno Sanborn Map. The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**  
Looking SW: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 1980

\* **P7. Owner and Address:**  
Edwina Harrison, Trustee  
Frantz Joy, Trustee  
7717 N. Leonard  
Clovis, CA 93611

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**  
January 2015

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

\* **P11. Report Citation:** City of Fresno

South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 7R**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\* Resource Name or #: 339 N Street – Resource Number 135

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 339 N Street, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46823104

\* **P3a. Description:**

The property at 339 N Street includes a 38' x 90' pre-fab warehouse with a small parking lot to the north. The one-story warehouse has a rectangular footprint and is topped by a low-pitched gabled roof. Standing-seam metal panels cover the roof and the walls. At the N Street façade, there is a roll-down metal door at the right. The main pedestrian entrance is a solid door just right of center. The building is not present on the 1970 Fresno Sanborn Map. The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking SW: Jan 2015

\* **P6. Date Constructed/Age and**

**Source:** 2000 (permits)

\* **P7. Owner and Address:**

Michael & Laurel Seibert  
10774 Sierra View  
Madera, CA 93638

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**

January 2015

\* **P10. Survey Type:**

Intensive Phase I

\* **P11. Report Citation:** City of Fresno

South Van Ness Industrial District  
Historic Resource Survey

\* **Attachments:** None

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 7R**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\* **Resource Name or #:** 355 N Street – Resource Number 138

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 355 N Street, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46823127

\* **P3a. Description:**

The property at 355 N Street includes a 150' x 79' pre-fab warehouse that fills almost the entire parcel. The one-story warehouse has a rectangular footprint and is topped by a low-pitched gabled roof. Standing-seam metal panels cover the roof and the walls. At the N Street façade, the main pedestrian entrance as a metal door at the far left. There is a roll-down metal door at center left. A chain-link fence encircles the parking lot. The building is not present on the 1970 Fresno Sanborn Map. The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* **P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

P5a.



\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking SW: Jan 2015

\* **P6. Date Constructed/Age and Source:** 1998 (permits)

\* **P7. Owner and Address:**  
Edwina Harrison & Frantz Joy  
7717 N. Leonard  
Clovis, CA 93611

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:**  
January 2015

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

\* **P11. Report Citation:** City of Fresno  
South Van Ness Industrial District  
Historic Resource Survey

\* **Attachments:** None



State of California The Resources Agency  
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**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: 325 O Street – Resource Number 142

P1. Other Identifier: APN - 46820203

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 325 O Street, Fresno, CA 93721

d. Other Locational Data: APN - 46820203

\* P3a. Description:

There is a small, one-story building on this lot set back from the street. It has a low gable roof running perpendicular to the street. There is a small aluminum slider window and a pedestrian door on the south end of the front façade. The building is sheathed in stucco and is devoid of any other architectural features. The rest of the lot is used for surface parking. The building does not appear on the 1970 Sanborn Map, which reads: "cartoon and canned goods storage in open" (Sheet 33). There is small building on the 1970 Sanborn, but it does not appear to be the present structure on the lot. The 1970 Sanborn marks this lot as 327 O Street. The 1950 Sanborn illustrates that the lot is vacant. The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.



P5a. Photograph or Drawing

\* P3b. Resource Attributes:

HP6. 1 – 3 Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking W: Jan 2015

\* P6. Date Constructed/Age and

Source: Not on 1970 Sanborn Map

\* P7. Owner and Address:

Kirk & Karen Wethey

978 E. Quincy

Fresno, CA 93720

\* P8. Recorded by:

architecture + history

B. Maley, J. Stock, S. Watson

1715 Green Street

San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: None

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \*Resource Name or #: Evergreen Cremation - 920 Parallel Avenue – Resource Number 148  
P1. Other Identifier: APN - 46802004

- \*P2. Location: Unrestricted  
\* a. County: Fresno  
\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981  
c. Address 920 Parallel Avenue, Fresno, CA 93721  
d. Other Locational Data: APN – 46802004  
\* P3a. Description:

This is a small, one-story building that was not present on the 1970 Sanborn Map (Sheet 42). The 1970 Sanborn marks this lot as lumber storage; no buildings are present. The current building is symmetrical with two pedestrian entrances and two roll down doors. The structure has a flat roof. The current tenant is Evergreen Cremation Service of California. The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.



P5a. Photograph or Drawing

- \* P3b. Resource Attributes:  
HP6. 1 – 3 Story Commercial Building  
\* P4. Resources Present: Building  
P5b. Description of Photo:  
Looking W: Jan 2015  
\* P6. Date Constructed/Age and Source: Not on 1970 Sanborn  
\* P7. Owner and Address:  
Buchheim Family / Stewart Entpr.  
Attn – Salt Dept  
PO BOX 11250  
New Orleans, LA 70181  
\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123  
\* P9. Date Recorded:  
January 2015  
\* P10. Survey Type: Intensive Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: None



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: St Anthony's Bread Basket - 1440 Pearl Street – Resource Number 156

P1. Other Identifier: APN - 46803005

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 1440 Pearl Street, Fresno, CA 93721

d. Other Locational Data: APN - 46803005

\* P3a. Description:

This is a one-story, pre-fabricated "Butler" style warehouse building built after 1970, as it is not on the 1970 Sanborn Map (Sheet 34). The building sits on an irregularly shaped lot at the corner of Pearl and Townsend Streets. The west end of the lot is curved to form to a former rail spur. The building sits on a raised brick foundation. It has a simple low-pitched, gable roof and few other architectural features of merit. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* P3b. Resource Attributes:



P5a. Photograph or Drawing

HP6. 1 – 3 Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking N: Jan 2015

\* P6. Date Constructed/Age and  
Source: Not on 1970 Sanborn Maps

\* P7. Owner and Address:  
St Anthony's Bread Basket  
4831 E. Clinton  
Fresno, CA 93703

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:  
January 2015

\* P10. Survey Type: Intensive  
Phase I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: Non

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code – 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \*Resource Name or #: Champion Building Products - 1626 Pearl Street – Resource Number 158

P1. Other Identifier: APN – 46803014S

\*P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, Calif; 1963, revised 1981

c. Address 1626 Pearl Street, Fresno, CA 93721

d. Other Locational Data: APN - 46803014S

\*P3a. Description:

This is a one-story, prefabricated warehouse. The building does not appear on the 1970 Fresno Sanborn Map (Sheet 102). The 1970 Map indicates the building present on the site at that time was used as a plywood warehouse. It was noted to have wood trusses and a concrete perimeter. Building permits dating to 1955 indicate that J. T. Cowan built a structure for William Zelhart at a cost of \$65,000.00. The building measured 167 x 120 feet. However, this is not the building currently present on the site. The current building is a prefabricated structure with a canted corner at the intersection of Pearl and Heaton. This corner feature is not present on the 1970 Sanborn Map. The 1980 City Directory lists Champion Building Products, Prefabricated Buildings at this location. It is assumed that the prior building was demolished and a new, prefabricated structure built at this location. The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.



P5a. Photograph or Drawing

\*P3b. Resource Attributes:

HP6. 1 – 3 Story Commercial Building

\*P4. Resources Present: Building

P5b. Description of Photo:

Looking N: Jan 2015

\*P6. Date Constructed/Age and  
Source: Not on 1970 Sanborn Map

\*P7. Owner and Address:

Gregory & Tirapelle  
1795 N. Fine  
Fresno, CA 93727

\*P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\*P9. Date Recorded:

January 2015

\*P10. Survey Type: Intensive  
Phase I

\*P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: None

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: 2020 S. Pearl Street – Resource Number 160

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address** 2020 S. Pearl Street, Fresno, CA 93721

**d. Other Locational Data:** APN – 46834215S

\* **P3a. Description:**

The property at 2020 S. Pearl Street is part of the 7UP Bottling Company complex. The building is a larger version of the adjacent buildings at 2025 and 2047 S. Mary Street. The building has a rectangular footprint and is topped by a low-pitched side-facing gabled roof. Corrugated steel sheeting clads the roof, and 40 translucent panels are set in the roof to provide light to the interior. The walls of the building are concrete block scored to resemble square blocks laid in stacked bond. At the east elevation, which faces S. Pearl Street, there are two large roll-down door openings and a recessed pedestrian entrance with a metal door.

The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* **P3b. Resource Attributes**

P5a.



HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking SW: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 1985 (historicaerials.com 1972 and 1998)

\* **P7. Owner and Address:**

Wer-Stan Associates LP  
P.O. Box 10126  
Fresno, CA 93745

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: 2428 San Benito Street – Resource Number 161

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address** 2428 San Benito Street, Fresno, CA 93721

**d. Other Locational Data:** APN – 46820220

\* **P3a. Description:**

The property at 2428 San Benito Street contains two buildings: a front garage and a rear shed. The garage is one-story and has a roughly rectangular footprint (the northeast corner is canted). The walls are clad in stucco at the front (east) elevation and a combination of metal panels, including corrugated vertical and horizontal steel, on the side (north) elevation. The only visible opening is a metal roll-down door at the east elevation. Above the door, a neon "8" is mounted on the wall. The rear shed is only minimally visible from the street. It has an irregular-shaped footprint and is topped by a cross-gable roof. The walls are clad in plywood.

The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

P5a.



\* **P3b. Resource Attributes:**

HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking W: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 1985

([www.historicaerials.com](http://www.historicaerials.com) 1972 and 1998)

\* **P7. Owner and Address:**

Arnold Frank  
1528 N. Sierra Vista  
Fresno, CA 93703

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: 1920 S. Sarah Street – Resource Number 171

P1. Other Identifier:

\*P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South

c. Address 1920 S. Sarah Street, Fresno, CA 93721

d. Other Locational Data: APN - 46831615

\* P3a. Description:

The property at 1920 S. Sarah Street includes one building, a one-story prefabricated warehouse. The building has a rectangular footprint and is topped by a gabled roof. Corrugated steel sheeting clads the walls and roof. Four translucent panels set in the roof provide light to the interior, and two vents are located at the ridgeline. At the east elevation, which faces S. Sarah Street, there are two openings: a large corrugated steel door hanging on a rail and a pedestrian door. A chain-link fence with barbed wire surrounds the property.

The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

P5a.



\* P3b. Resource Attributes:  
HP8. Industrial building

\* P4. Resources Present: X Building

P5b. Description of Photo

Looking E: Jan 2015

\* P6. Date Constructed/Age and Source: c. 1985 (historicaerials.com)

\* P7. Owner and Address:

Lino Jr. and Leticia Gomez  
1929 S. Sarah Street  
Fresno, CA 93721

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: None



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: 1943 S. Sarah Street – Resource Number 174

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address** 1943 S. Sarah Street, Fresno, CA 93721

**d. Other Locational Data:** APN - 46832210

\* **P3a. Description:**

The property at 1943 S. Sarah Street includes one building, a one-story prefabricated warehouse. The building has a rectangular footprint and is topped by a low-pitched gabled roof. Corrugated steel sheeting clads the walls and roof. At the west elevation, which faces S. Sarah Street, there are three openings: a windows covered by a metal security grill, a metal pedestrian door, and a large metal roll-down door. A small "FPOA" sign is mounted on the pedestrian door. A paved parking area is located in front of the building.

The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

P5a.



\* **P3b. Resource Attributes:**

HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking E: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 1985 (historicaerials.com)

\* **P7. Owner and Address:**

Wayne D. and Alvina L. Martin Trustees  
330 W. Paul  
Clovis, Ca 93612

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: 2053 S. Sarah Street- Resource Number 179

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address** 2053 S. Sarah Street, Fresno, CA 93721

**d. Other Locational Data:** APN - 46834123

\* **P3a. Description:**

The parcel spans the width of the block from S. Sarah to S. Mary Street. There are two very similar buildings on the property, both large prefabricated warehouses with rectangular footprints. Very low-pitched gabled roofs top the buildings. Projecting cornices obscure the rooflines and create the appearance of flat roofs. Corrugated steel sheeting clads the walls, roofs, and cornices. At the cornice, some portions of the corrugated steel sheeting have been replaced with translucent corrugated panels, which provide light to the interior of the buildings. At the west elevation of the building facing S. Sarah Street, the only opening is a large metal roll-down door. At this elevation, the lower portion of the walls has been covered with cement panels. A "Home of Sturdy Gun Safes" sign is mounted on the wall. On the south elevation, which faces E. California Avenue, there are three loading doors with corrugated steel doors hanging on rails. At the east elevation of the building facing S. Mary Street, there is one large opening that is covered by corrugated steel doors on rails. On the south elevation, which faces E. California Avenue, there is a second opening that is also covered by corrugated steel doors on rails. North of the buildings, there is a paved loading area, and south of the buildings, there is a paved storage area. A chain link fence surrounds the property.

The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

P5a.



\* **P3b. Resource Attributes:**  
HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**  
Looking NE: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 1985 (historicaerials.com)

\* **P7. Owner and Address:**  
Basil Pratt Family LTD Partnership  
2030 S. Sarah Street  
Fresno, CA 93721

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 7R

Other Listings  
Review Code

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\* Resource Name or #: 202 Van Ness Avenue – Resource Number 194

P1. Other Identifier:

\* P2. Location: Unrestricted

\* a. County: Fresno

\* b. USGS 7.5': Fresno South, CA, 1981

c. Address 202 Van Ness Avenue, Fresno, CA 93721

d. Other Locational Data: APN - 46827207

\* P3a. Description:

The property at 202 Van Ness Avenue includes a large commercial building with parking lots to the north and south. The one-story warehouse has a rectangular footprint and is topped by a low-pitched gabled roof with overhanging eaves. Walls are standing-seam metal panels. Mechanical equipment is located on the roof. The main (south) façade is slightly higher at the north side. Stairs that lead up to a walkway off the sidewalk at Los Angeles Street provide access to the main entrances at the south façade. The pedestrian entrances are at the far left and right. The entrances consist of pairs of glazed doors flanked by tall side lights. An aluminum slider window is at the far left of the façade. There are no openings at the east and west façades. The north façade has a metal roll-down door at the far left and three pedestrian doors at center and right. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

P5a.



\* P3b. Resource Attributes: HP6. 1-3  
Story Commercial Building

\* P4. Resources Present: Building

P5b. Description of Photo:

Looking SW: Jan 2015

\* P6. Date Constructed/Age and  
Source: c. 1985 (historic aerials)

\* P7. Owner and Address:

ST&J Properties LLC  
320 Kentucky St.  
Bakersfield, CA 93305

\* P8. Recorded by:

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded:

January 2015

\* P10. Survey Type: Intensive Phase

I

\* P11. Report Citation: City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: None

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 7R**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\* **Resource Name or #:** 207 Van Ness Avenue – Resource Number 195

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 207 Van Ness Avenue, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46827602

\* **P3a. Description:**

The property at 207 Van Ness Avenue includes a large commercial building with a parking lot to the north. The one-story warehouse has a rectangular footprint and is topped by a low-pitched gabled roof. Walls are a combination of concrete masonry units and smooth concrete panels at the main (Van Ness) façade and standing-seam metal panels at the secondary and rear facades. The roof over the main façade has overhanging eaves. Mechanical equipment is located on the roof. The right half of the Van Ness Street façade is dominated by a band of eight fixed, tinted windows. The main pedestrian entrance is a pair of glazed doors located at the far left of the north façade facing the parking lot; a transom window is above the entrance. A band of four fixed, tinted windows is to the left of the entrance. Two large metal roll-down doors are located to the right side of the north façade. The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

P5a.



\* **P3b. Resource Attributes:** HP6. 1-3  
Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**  
Looking SW: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 1985 (Sanborns, aerials)

\* **P7. Owner and Address:**  
Richard Gordon Inc.  
P.O. Box 11610  
Fresno, CA 93774

\* **P8. Recorded by:**  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:** City of Fresno

South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None

DPR 523A (9/2013)

\* **Required information**



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 7R**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\* **Resource Name or #:** 224 Van Ness Avenue – Resource Number 197

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South, CA, 1981

\* **c. Address** 224 Van Ness Avenue, Fresno, CA 93721

\* **d. Other Locational Data:** APN - 46827220

\* **P3a. Description:**

The property at 224 Van Ness Avenue contains a large building and a parking area to the southeast. The building is rectangular in plan and one story. The roof is flat and is wrapped with a wide, standing-seam metal fascia. Walls are textured and colored masonry units. The main (west) façade is asymmetrical. The main entrance door is located at the center and is a pair of glazed doors. A window opening is to the right of the door. At the far left of the west façade is a band of four window openings; at the far right is a single window opening. The south façade that faces the parking area has two small window openings and a pedestrian entrance at the left, and two large roll-down doors at left of center and far right. A tall, metal fence separates the rear of the property from the sidewalk. The building is not present on the 1970 Fresno Sanborn Map. The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of Historic Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

P5a.



\* **P3b. Resource Attributes:** HP6. 1-3  
Story Commercial Building

\* **P4. Resources Present:** Building

**P5b. Description of Photo:**

Looking NE: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 2000 (building records)

\* **P7. Owner and Address:**

Jose & Esmeralda Lorenzo  
1433 W. Sierra  
Fresno, CA 93711

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** June 2015

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

\* **P11. Report Citation:** City of Fresno

South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: 1846 S. Van Ness Avenue – Resource Number 209

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address:** 1846 S. Van Ness Avenue, Fresno, CA 93721

**d. Other Locational Data:** APN - 46831209

\* **P3a. Description:**

The property at 1846 S. Van Ness Avenue includes one building, a one-story prefabricated warehouse. The building has a rectangular footprint and is topped by a low-pitched gabled roof. Corrugated steel sheeting clads the walls and roof. Three translucent panels set in the roof provide light to the interior, and a vent is located on the ridgeline. There are no openings at the street-facing (east and south) elevations. At the west elevation, there are three openings: a metal pedestrian door and two metal roll-down doors. A paved loading/parking area is located west of the building, and a chain link/barbed wire fences surrounds the property.

The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* **P3b. Resource Attributes:**

P5a.



HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking NW: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 2000 (historicaerials.com)

\* **P7. Owner and Address:**

Donald E. and Mary Sue Gaab Trustees  
251 W. Main Street  
Los Gatos, CA 95030

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: 1911 S. Van Ness Avenue – Resource Number 213

P1. Other Identifier:

- \* P2. Location: Unrestricted
- \* a. County: Fresno
  - \* b. USGS 7.5': Fresno South
  - c. Address: 1911 S. Van Ness Avenue, Fresno, CA 93721
  - d. Other Locational Data: APN – 46831611
- \* P3a. Description:

The one-story prefabricated warehouse has a rectangular footprint and is topped by a low-pitched gabled roof. Corrugated steel sheeting clads the walls and roof. Three vents are located on the ridgeline. At the west elevation, which faces S. Van Ness Avenue, there is a pedestrian door with metal gate and a large roll-down door. A sign mounted above the roll-down door reads "The Best Produce Inc."

The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

P5a.



\* P3b. Resource Attributes:  
HP8. Industrial building

\* P4. Resources Present: X Building

P5b. Description of Photo:  
Looking E: Jan 2015

\* P6. Date Constructed/Age and Source: c. 1985 (historicaerials.com)

\* P7. Owner and Address:  
Luis Rojas  
3753 E. Robinson  
Fresno, CA 93726

\* P8. Recorded by:  
architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* P9. Date Recorded: January 2015

\* P10. Survey Type: Intensive Phase

\* P11. Report Citation:  
City of Fresno South Van Ness Industrial District Historic Resource Survey

\* Attachments: None.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 7R

Review Code      Other Listings      Reviewer      Date

Page 1 of 1      \* Resource Name or #: 1950 S. Van Ness Avenue – Resource Number 219

**P1. Other Identifier:**

\* **P2. Location:** Unrestricted

\* **a. County:** Fresno

\* **b. USGS 7.5':** Fresno South

**c. Address:** 1950 S. Van Ness Avenue, Fresno, CA 93721

**d. Other Locational Data:** APN – 46831505

\* **P3a. Description:**

The one-story prefabricated warehouse has an “L-shaped” footprint. It is topped by a flat roof surrounded by a projecting cornice. Corrugated steel sheeting clads the walls, roof, and cornice. At the east elevation, which faces S. Van Ness Avenue, there is a single metal pedestrian door and a sign, which reads “KESCO King’s Electric Supply Co. Inc.” At the south (E. Woodward Avenue) elevation, there is a single metal pedestrian door, a metal roll-down door, and a pair of glazed metal doors with sidelights. A “KESCO King’s Electric Supply Co. Inc.” sign is mounted on this elevation as well. A loading area surrounded by a chain link/barbed wire fence is located at the rear of the property.

The building has no character-defining features. This property does not appear to reach the level of significance necessary to be individually eligible for the Fresno Local Register of History Resources, California Register of Historical Resources, or the National Register of Historic Places. The property is less than 50 years in age.

\* **P3b. Resource Attributes**

P5a.



HP8. Industrial building

\* **P4. Resources Present:** X Building

**P5b. Description of Photo:**

Looking NW: Jan 2015

\* **P6. Date Constructed/Age and Source:** c. 1985 (historicaerials.com)

\* **P7. Owner and Address:**

Kings Electric Supply Company, Inc.  
P.O. Box 661  
Hanford, CA 93232

\* **P8. Recorded by:**

architecture + history  
B. Maley, J. Stock, S. Watson  
1715 Green Street  
San Francisco CA 94123

\* **P9. Date Recorded:** January 2015

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

\* **P11. Report Citation:**

City of Fresno South Van Ness Industrial District Historic Resource Survey

\* **Attachments:** None