

GalvinPreservationAssociates



**City of Fresno
North Park Survey:
Historic Context & Survey Report
-FINAL-**

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Introduction

Objectives and Goals

The City of Fresno has played an important role in the development of California and that history is shown today through the buildings and districts represented within the City. As such, the City has an interest in preserving, promoting and improving the historic resources and districts within Fresno for the educational, cultural, economic and general welfare of the public. In 1979, the City Council approved a Historic Preservation Ordinance (Article 4, Section 13 of the Fresno Municipal Code) to identify, protect and review changes to resources and districts that have a distinctive character or special historic, architectural, aesthetic or cultural value to the city, state or nation.

Through the historic preservation program, the City desires to continue to preserve and enhance the environmental quality and safety of the landmarks and districts; establish, stabilize and improve property values; and foster economic development. The Ordinance states that “the preservation, protection and use of historic resources and districts are a public necessity because of their character and value as visible reminders of the history and heritage of the city, state and nation.” (Section 13-401, Historic Preservation Ordinance).

The City’s Historic Preservation Commission is directed to identify, designate and preserve historic resources and districts owned by the city or located within the city limits and regulate the exterior alterations visible from public right-of-way which would affect the significance of those resources or districts. Among other duties and powers afforded the Commission, the City’s ordinance mandates that the Commission:

1. Maintain a current listing and description of designated Historic Resources, Historic Districts and Heritage Properties;
2. Conduct historical resource surveys of properties within the city limits in accordance with state survey standards and procedures;
3. Recommend uses of adopted historical resource surveys in planning and development processes; and
4. Publicize, maintain and periodically update historical resource surveys.

Therefore, in accordance with the City’s Historic Preservation Ordinance, the City maintains a Local Register of Historic Resources, which includes buildings, structures, objects, sites and districts that have sufficient integrity and are significant in Fresno’s history. As of July 2006 there are 255 individual listings on the Register. Twenty-seven buildings on the Local Register are also listed on the National Register of Historic Places. In addition to individual

listings, Fresno has two designated historic districts, the Porter Tract (near Fresno City College) and the Chandler Airfield/Fresno Municipal Airport. At least twelve other districts have been recommended through surveys or community specific plans.

Previous Surveys and Designations

In 1994, the Department of Housing and Neighborhood Revitalization contracted John Edward Powell and Michael J. McGuire to prepare a Supplementary Historic Building Survey for the proposed Ratkovich Plan Area in the City of Fresno. This survey supplemented a prior study conducted in 1977; the *Historic preservation element, An Element of the Fresno-Clovis Metropolitan Area General Plan*. The Powell report reassessed approximately 2,490 properties located within the Ratkovich Plan area, which was bounded by the 180 Freeway on the north, 41 Freeway on the east, and 99 Freeway on the west. As part of the study, Powell identified several potential historic districts located within the study area. The historic districts varied from clusters of individual properties to entire neighborhoods where at least two-thirds of the sites contributed to preserving the architectural character of the district as it would have appeared originally.

Five potential districts were reviewed that had previously been identified by Brenda M. Carter (*Historic Districts Plan: Historic Structures Plan*). One of the potential district areas identified was the North Park Historic District, which is the subject of this current study.

The triangular shaped proposed North Park Historic District area was identified in Powell's report and included the area bounded by the 180 Freeway and Belmont Street to the north, Roosevelt Avenue to the west, Divisadero Street to the south, and Blackstone Avenue to the east (See Figure 1). However, at the time of his study, a permit-by-permit review of the area was not possible under the scope; yet their calculated statistics from a preliminary field assessment supported local district designation. Of the 643 properties within the proposed area, 67.5 percent of the buildings were identified as looking like they did when the area first developed.

Powell recommended that the City closely monitor the neighborhood to preserve its potential district status, as unsympathetic infill had grossly compromised the area. He further recommended that the City undertake a comprehensive survey of the area as a method to stabilize the Lowell/Jefferson Neighborhood section of downtown Fresno.

City of Fresno - Historic Resources - Central Area

Updated on August 9, 2005

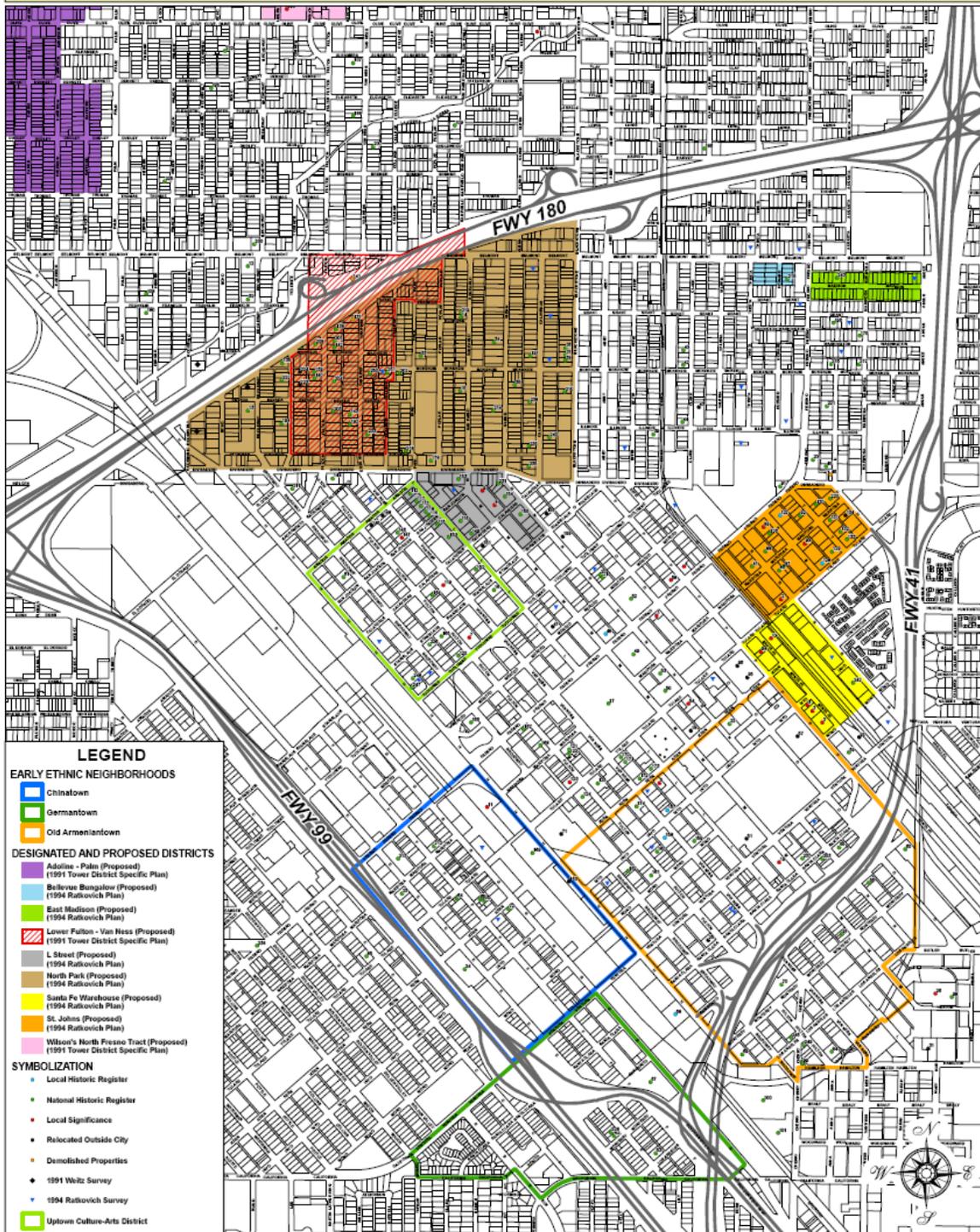


Figure 1: City of Fresno's map existing and potential historic districts. The brown shaded area indicates Powell's proposed North Park area that is the subject of this survey.

Therefore, in response to these recommendations, the City contracted Galvin Preservation Associates Inc. (GPA) to prepare a historic context for the proposed North Park Historic District and to conduct an intensive level survey of the buildings in the area to identify any potentially significant historic properties and/or districts. GPA worked with local historians Jon Brady with J&R Environmental and Bill Secrest as well as architectural researcher John Edward Powell to complete these studies. Following is a discussion of the survey project area.

Description of Project Study Area

The North Park survey area is located just north of downtown Fresno (See Figure 2). It began to develop in the late part of the nineteenth century and was primarily built out by the 1920s. The neighborhood is made up of single family residential buildings, although there are a few commercial buildings located along the southern boundary and a few multi-residential buildings spotted throughout. J.E. Powell's 1994 report identified the potential North Park Historic District to include the area bounded by the 180 Freeway to the north and west, Divisadero Street to the south, and Blackstone Avenue to the east; however, this current survey only includes the western half of the proposed district area.

The area covered in this survey included all the parcels located within Roosevelt Avenue on the west, Divisadero Street on the south, the 180 Freeway on the north, and the east side of College Avenue on the east. The survey does not re-evaluate properties that were previously evaluated within the study boundaries. Following is a map of the project survey area.

Survey and Historic Context Methodology

This survey report and historic context for the North Park area was prepared by Galvin Preservation Associates Inc. (GPA), in conjunction with J&R Environmental and a local historian and architectural researcher. The project team completed the studies on behalf of and under the guidance of the City of Fresno's Historic Preservation Project Manager in the Planning and Development Department. The GPA project team consisted of several professionals that meet the *Secretary of Interior's Professional Qualifications for History and Architectural History*. The survey and development of the draft historic context were conducted from October 2007 to May 2008. The final report was completed in September through December, 2008.

The draft historic context and the historical resource survey were developed in accordance with the *Secretary of Interior's Standards and Guidelines for Historic Preservation* and National Register Bulletin 24, *Guidelines for Local Survey: A Basis for Preservation Planning*. The Project was conducted in three phases to include: 1) preliminary site study and archival research, 2) field survey and draft historic context preparation, and 3) post survey data entry and preparation of final reports.

Preliminary Site Study and Archival Research

The first phase of work included gathering the necessary data for developing a historic context and building a foundation for conducting the historic resources survey. The purpose of the preliminary archival research was to compile data to develop the historic context for the North Park area, which included the identification of potentially significant individuals, historical events and development patterns. This research was used to build the foundation for developing a detailed historic context that could be used for evaluating the individual properties. The steps undertaken as part of this phase included the following:

1. Meeting with the City Historic Preservation Project Manager. The project team met with the City to identify the specific needs of the survey as well as to gather information on previous studies and resources that were available to the survey team. The project manager clarified the goals for the City and reviewed the project scope and schedule.
2. Review of the project area. The project team collected historic plat maps, Sanborn Maps, aerial photographs, previous reports and studies, and reference books, etc. that covered the project area to

better understand how the area developed over time and to understand what previous information was available. The historic maps were used to identify the project boundaries and development patterns and were also used to establish an approximate number of buildings located in the study area and determine the approximate build dates for the individual buildings.

3. Initial site visit and orientation. The project team drove around the project area to get a feel for the types of resources and to identify potential research themes. The initial site visit was used to orient the project team to major streets and building stock, and to compare the built environment with information gained from the map review. The project team took brief notes on some of the buildings that appeared to be potentially significant architecturally and buildings that may contribute to a potential historic district(s). The team took photographs and general notes of the character defining features of the buildings and the neighborhood features. This information guided the more focused research that was used in developing the draft historic context.
4. Assembling archival historical data. Archival research was oriented toward the identification and development of Fresno and the North Park Survey area. Archival research was conducted at the Chicago Title Company Archives in Fresno, the California Room at the Fresno County Library, the Fresno County Hall of Records, the Archives of the Historic Preservation Manager's Office, City of Fresno Department of Planning, the Fresno Irrigation District Office, the Woodward Special Collections, Henry Madden Library, California State University, Fresno, the Map Room at the Henry Madden Library California State University, Fresno, the Fresno Bee Archives, the Archives of J&R Environmental, and various online sources. Information gathered at these repositories included historic maps, photographs, building permits, newspaper articles, City directories, deeds of trusts, published biographies, previous written histories, etc. This information was used as a foundation for developing the historic contexts for the project study area.

Field Survey and Development of Draft Historic Context

The second phase of the project included conducting the field survey and inventory, and developing a draft historic context. Using the information prepared in the first phase of the project, the project team looked at the

properties and historical data collectively, and at a more detailed level. The second phase consisted of the following:

1. Systematically photographing all the buildings located in the project study area. The project team worked on foot to photograph and index all properties located within the project study area. Notes were taken on the architectural features and condition of the buildings for use in preparing the inventory forms.
2. Preparing draft inventory forms for all the buildings inventoried. The project team prepared architectural descriptions and DPR 523A forms for each building within the project study area that had not been previously evaluated. This included buildings of all ages that were present at the time of the survey. The project team noted the architectural typology, year built, condition and integrity of each building and identified the current and past owners and basic property data on the DPR 523A forms.
3. Preparing a draft historic context. The project historian prepared a draft historic context of the North Park Survey Area that included information on the chronological development of the area. Important information was compiled on the important historical personages associated with the development of the area as well as important or significant individuals that resided in the study area. In addition to important persons, the context also covered other developmental themes such as the movement of residential living outside the historic Fresno core, the transition of the area from single-family to multi-family residential, the changes in the primary corridors to commercial avenues, and the representative architectural types of buildings such as turn-of-the-century worker's cottages and high style Craftsman buildings.
4. Mapping the survey area. The project team prepared a series of developmental maps of the survey area to better understand the building typologies by date, style, and location. These maps were later incorporated into the historic context and assisted in identifying the properties that may have individual significance due to their age, locational pattern, or association with a significant trend in Fresno's history.
5. Researching individual buildings. The project team researchers conducted additional research on the individual buildings located in the project study area. Research was conducted at the local building department to identify any alterations that had been made to the buildings over time. The researchers also looked for names of previous owners associated with the property and the original building permits, if

available. The researchers also studied historic City directories to identify persons and businesses associated with each individual property.

6. Meeting with the Historic Preservation Project Manager to review preliminary findings. Once the draft historic context had been prepared and the maps of the survey had been completed, the project team met with the Historic Preservation Project Manager to review the preliminary determinations. The purpose of this meeting was to identify any missing information and to preliminarily inform the City of the survey findings.
7. Identifying historic district boundaries and contributing & non-contributing buildings. The project team drove the survey area with the draft historic context in hand and identified areas that appeared to constitute a historic district. These districts were closely related to the developmental patterns of the area. Additionally, the project team identified which buildings retained sufficient integrity to contribute to the significance of each district as well as those buildings that were located within the district boundaries but did not contribute to the district. Notes on the buildings were taken on the draft inventory forms. The project team also cross checked the preliminary building information in the field (ie. address, parcel number, photographs, etc.) to ensure accuracy of the information.
8. Preparing the DPR 523B forms. Utilizing the draft historic context and identified historic themes the project team sorted the inventory forms into groups that represented each historic context. Notes were taken on buildings that represented multiple historic contexts. Then, the project team prepared the DPR 523B forms that included property specific information on the individual building as well as information on the previous owners, architect, area or theme that the building represented, etc. Determinations were made as to which properties may be significant individually, based on their identified historic context or theme. The project team then prepared the Draft DPR 523B forms to include significance statements and a summary of the associated context. Evaluations of significance were made based on the National Register, California Register, and local designation criteria. The study did not re-evaluate properties that had previously been evaluated.

Post Survey Data Entry and Preparation of Reports

The last phase of the project included assembling the survey information in order to create and peer review the DPR 523 forms, reviewing and editing the

draft historic context, identifying possible future research and/or information gaps, providing a discussion of the results of the survey and suggestions as to how the findings will be incorporated into the local planning process. This phase also included inserting and completing sources/notes, maps, formatting and citations for the draft historic context. Following is the method for completing the third phase of the project:

1. Peer reviewing/editing the DPR 523 forms. The draft historic context was circulated to several individuals who each participated in identifying information gaps as well as typographical and grammatical edits. The draft historic context was reviewed by the City of Fresno's Historic Preservation Project Manager, and was peer reviewed by the survey project manager and principal architectural historian, one local historian and one local architectural researcher for content and clarity.
2. Finalizing district boundaries and contributing/non-contributing buildings. Based on the information gained through the final edit of the historic context and inventory forms, the project team made final determinations as to where the district boundaries were located and which buildings contributed to the districts. This information was then included in the final inventory forms. Some of the properties that were previously evaluated (not as a part of this study) were identified as contributing or non-contributing to the proposed historic districts even if they received a status code previously. However, no new inventory forms were prepared for these buildings. Therefore, the district boundary maps may indicate that a property contributes to the historic district, but the reader will need to reference the prior inventory form for information on the property.
3. Assigning status codes to all buildings and site within the districts and project study area. Based on integrity and known information on the properties, each were given one of several codes (see Appendices A and B for description of each status code):
 - **2S2.** Individual property determined eligible for the National Register by a consensus through Section 106 process. Listed in the California Register. This status code was given to properties previously evaluated within the survey area that had gone through the Section 106 process as part of the 140 Freeway project or other federal process.

- **3B.** Appears eligible for National Register both individually and as a contributor to a National Register eligible district through survey evaluation.
- **3D.** Appears eligible for National Register as a contributor to a National Register eligible district through survey evaluation.
- **3S.** Appears eligible for National Register as an individual property through survey evaluation. This status code was given to properties that appear to be individually eligible for the NR and are located outside potentially eligible historic districts.
- **5D3.** Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
- **5S1.** Individual property that is listed or designated locally. This status code was given to properties previously evaluated and listed on the local register.
- **5S3.** Appears to be individually eligible for local listing or designation through survey evaluation. This status code was given to properties that appear to be locally significant that are located outside of potentially eligible historic districts.
- **5B.** Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
- **6L.** Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- **6Z.** Found ineligible for NR, CR or Local designation through survey evaluation. This status code was given to properties that were evaluated under the established historic contexts but did not meet any criteria or had poor integrity.
- **7R.** Identified in Reconnaissance Level Survey: Not evaluated. This status code was given to those properties that are less than 50 years old and therefore only received a DPR 523A form.
- **7N.** Needs to be reevaluated. These are properties that may need to be evaluated at a future date under separate or additional contexts or properties that may require additional research.

3. Finalizing draft historic context.

Once all of the inventory forms were completed and the information was incorporated into the draft historic context, the context was reviewed by J. E. Powell and Bill Secrest provided Particular attention was directed toward the accuracy of information provided, completeness and clarity of the historic context statement, spelling and grammar, and formatting of sources/notes, maps and citations. The document was then submitted to Andrea Galvin, principal architectural historian with GPA and the City of Fresno staff for review. This phase included incorporating comments from all parties, and formatting and editing the final draft historic context.

4. Present final historic context and inventory findings to the City Historic Preservation Project Manager and Historic Preservation Commission. Andrea Galvin of GPA presented the final findings to the City to discuss the recommendations of the survey and to begin a forum of implementing some of the recommendations.

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North Park Area Historic Context Statement

Early Development of Fresno as a Railroad and Agricultural Center; Layout of the Original Town Boundaries (1856-1880)

The North Park survey area is a late nineteenth century- early twentieth century residential neighborhood that is located just north of downtown Fresno in Fresno County. Fresno County was formed in 1856 from portions of Mariposa, Merced and Tulare counties, with the town of Millerton designated as the first seat of government. Millerton remained the county seat until 1874 when it was moved to the more centrally located city of Fresno.ⁱ

The city of Fresno was founded in the early 1870s near land formerly known as the A. Y. Easterby Ranch. A few years prior, the Central Pacific Railroad had completed the western segment of the transcontinental railroad and decided to connect the northern part of California with the City of Los Angeles to the south.ⁱⁱ Easterby's Ranch was located nearly half way between Sacramento and Los Angeles. The railroad line was planned to traverse Fresno County, with its principal stop located at Sycamore (now Herndon) on the San Joaquin River. Construction crews commenced work on the rail line in Sacramento on December 31, 1869. During an inspection tour in November 1871, several officials of the Central Pacific Railroad including its director, Leland Stanford, visited the 2,000-acre A. Y. Easterby Ranch east of Fresno's eventual site.ⁱⁱⁱ Upon seeing the fields of "gently-waving green grain," Stanford exclaimed "Wonderful! Here we must build the town".^{iv} The site was located in the "Sinks of Dry Creek," the lowest spot between the San Joaquin and Kings rivers.^v The City of Fresno was thereby established.

Shortly after Stanford's visit to Easterby's Ranch, a real estate subsidiary of the Central Pacific known as the Contract and Finance Company purchased 4,480 acres of land from a German Syndicate of San Francisco, to which Easterby belonged. This group of real estate speculators comprised primarily German-born members who had previously purchased 80,000 acres of undeveloped central California land from William S. Chapman.^{vi}

By the spring of 1873, railroad track had been laid as far south as the new Fresno town site. By April, it had side tracks and a turning table. Over the course of the next month, the town was surveyed by Edward H. Mix who divided it into "302- by 400-foot blocks, with 25- by 150-foot lots and twenty-foot alleys" (See Figure 1).^{vii} This original grid paralleled the Central Pacific tracks with present-day Divisadero Street (then Silvia Avenue) as the northern boundary of the railroad town. The Court House and Civic Center were

centrally located and took up four city blocks. The streets running northwest to southeast were given letter names, whereas the avenues running southwest to northeast were named after the neighboring counties. The cost of individual lots ranged from \$60 to \$250 depending on their proximity to the civic center and the railroad tracks. Within two years, the city boasted of having “four general stores, two fruit stores, one drugstore, three hotels, two restaurants, six saloons, two law offices, two physicians, one tinsmith, one saddle shop, two butcher shops, three blacksmiths, one tailor, the *Expositor* [newspaper], and twenty-five private residences”.^{viii}



Figure 3: Original (1873) layout of lots and blocks of downtown Fresno (Figure 6.25 from John W. Reps’ book “Cities of the American West: A History of Frontier Urban Planning”, Princeton University Press).

As the community grew in stature and increased population, county residents called for a change in the county seat from Millerton to Fresno. Eventually, a formal petition to move the governmental seat to Fresno was submitted to the County Board of Supervisors. On March 23, 1874, by special election, Fresno emerged as the winner and became the new county seat.

The city of Fresno eventually grew to become the San Joaquin Valley's leading agricultural center. This is due in part not only to the presence of the railroad, but also to the development of an agricultural colony system that was established by outside capital in the early 1880s. In the colony system, land speculators purchased large tracts of land, divided them mostly into 20-acre lots, and sold them to small-scale farmers. In many instances, the speculators built roads and irrigation canals in the colonies and lined them with decorative trees and plantings (See Figure 2). The irrigation canals brought water from the Kings River to the plains around Fresno which facilitated the rapid growth of the agricultural market.^{ix} Hence, promoters advertised the colonies as self-contained units with ample water to grow crops and raise a family.



Figure 4: Photo of a twenty acre Colony Farm in Fresno County ca. 1890. Courtesy of Fresno County Library (<http://content.cdlib.org/ark:/13030/kt0f59p9w7/?brand=oac>)

Due to the vast plains of flat land, fertile soil, and access to water, Fresno became the center of the raisin industry. Other local crops that proved profitable for farmers included peaches, nectarines, apricots, figs, and almonds. The colony farmers became increasingly successful as transportation systems connected their operations to outside markets in a more streamlined

and efficient manner. The local road system was extensive and had been well-maintained, even in the early phases of county development. Once the farmers got their crops to Fresno, the railroad tracks transported their goods to national and worldwide markets.

Because Fresno was marketed to outside investors and potential farmers across the state, both the county and the city of Fresno grew steadily from its inception to the turn of the twentieth century as a prosperous agricultural community.

Late Nineteenth Century Rapid Growth, City Incorporation, Land Speculation & Residential Development Outside the Original Town Grid (1880-1900)

With the agricultural success of Fresno, the city experienced rapid growth in the last two decades of the nineteenth century. From 1880 to 1885 the population more than tripled from 1,112 to 3,464 inhabitants. As a result, land speculators began to purchase and develop land outside the original town grid.

The first major addition to Fresno's northern city limits was the Villa Homestead Tract, which was platted by W. H. McKenzie in 1880. The tract was located to the northeast of the original town grid and was bounded by Belmont Avenue to the north, Blackstone Avenue to the west, First Street to the east, and Divisadero Street (then Silvia) to the south (See Figure 3).^x Unlike the original 1873 town grid that was laid out in a northwest alignment following the railroad tracks, this new tract and all subsequent tracts were laid out in a true north/south axis. One previous study on the development of Fresno (Hattersley-Drayton, 2003) notes the following:

...today, when one crosses "Divisadero Street" it is necessary to make a 45% shift in entering the old part of the town. Odd-shaped triangular lots exist where the newer grid system meets the old. Divisadero Street, which runs along the southern edge of Dickey Playground, was developed beginning in 1906. Through a series of land acquisitions over the next several years, Silvia Street (which dead-ended at what is now the southeast corner of the playground) and Nielsen Avenue were renamed "Divisadero." As late as 1919, however the two segments of the street did not connect. Sometime after 1919 a new 80-foot swath on a gentle S curve was cut through the block and the two streets were joined (Sanborn Insurance Maps 1898, 1919, 1950).^{xi}

The following map illustrates the new development emerging north and east of the original town grid on a true north/south axis. Several of these new

developments began to take form even before the town's incorporation.

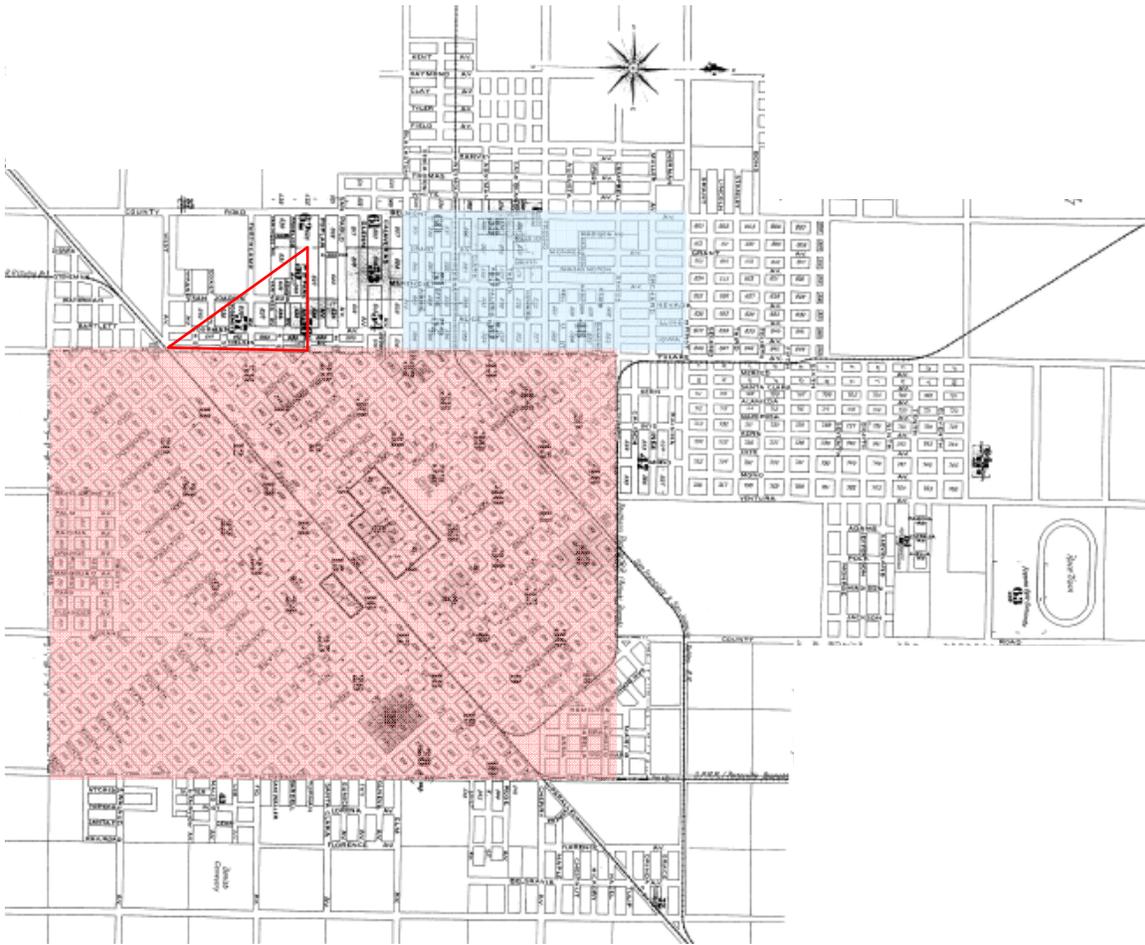


Figure 5: 1889 Map of Fresno showing original town boundaries laid out parallel to the railroad tracts and new areas developing north and northeast of downtown. The pink shaded area indicates the original railroad town grid and the blue shaded area indicates the location of first tract north of town, the Villa Homestead Tract located to the northeast of the original town grid. The red triangle shows the project study area. (1898 Sanborn Insurance Map)

The town was incorporated 1885, yet it still did not have a “...police force, sewer system or truly efficient fire department”, and “cattle were still roaming the dusty streets that became winter lakes” (See Figure 4).^{xii} However, with the city's incorporation, the local government could collect much needed property taxes and other municipal assessments. This additional revenue clearly contributed to the progress of the city, as it was said that in 1885 the “...street grades and town lot numbers had been established and four years later the first street paving was accomplished”.^{xiii}



Figure 6: View of L Street and Old Mill Ditch in 1884 showing the types of buildings and unpaved, muddy streets. Courtesy of Fresno County Library (<http://content.cdlib.org/ark:/13030/kt7x0nc9nt/?brand=oac>).

Fresno's economy was booming by 1887; Real estate transactions during that year reflected the upward spiraling economy. During the month of April alone, the county recorder reported 375 deed transactions totaling in excess of one million dollars. The boom was hailed as a "matter of fact" as relatively inexpensive land and low startup costs played a role in the ongoing prosperity of the economy.^{xiv} The last 70 original Central Pacific's town site holdings were purchased by Jefferson Guy Rhodes in August 1887, and by November over 1,100 deeds had been filed with the Fresno County Recorder.^{xv} Land sales started to move beyond the city limits, especially north of present-day Divisadero Street, demonstrating the need to expand both the residential and commercial areas of the city.

With Fresno's economy still in high gear, new buildings continued to be erected. In 1889, the cost of construction on Mariposa Street amounted to close to one million dollars. The *Fresno Morning Republican* noted that it was hard for any business to fail during this period.^{xvi} By 1890, the city population was estimated at just under 10,890, and the county had a population of approximately 31,158.^{xvii}

Prior to this boom period in Fresno, most of the property within a five-block radius of Mariposa and J Street (later, Fulton) sold for a nominal \$62.50 for a standard lot and \$125.00 for a corner lot. However, during the boom times, one source notes that the land prices shot up and by 1911 "within a radius of five miles the prices ranged from \$150 to \$200 [per lot] and as high as \$300 for

a pair”.^{xviii} With the growth of the downtown area, both commercial and residential buildings could be found along K Street (later Van Ness), between Tulare and Inyo streets. More outlying residential areas, such as those along O Street, were still in relatively rural settings.^{xix}

As properties were selling at a premium within the city limits, the City began to annex additional land for commercial and residential development outside the original city limits. In 1887, the City annexed the first addition, the Woodward Addition, which was located at the southern end of the community; however, the greatest growth was directed to the north and west of the city limits.^{xx}



Figure 7: Birdseye view of Fresno looking east ca. 1901 showing orientation of original town grid along the SPRR tracks and the movement of housing to the north of the city. The red outline delineates a portion of the project study area. (Figure 6.27 from John W. Reps’ book “Cities of the American West: A History of Frontier Urban Planning”, Princeton University Press).

As the demand for new housing grew out of the boom in Fresno, several land speculators and land owners subdivided their land in the outlying areas into several housing lots.

Land Developers and the Development of Tracts in the North Park Survey Area (1884-1920)

The project survey area, the North Park area, is primarily a late 19th century neighborhood that developed during Fresno’s rapid growth period just north of downtown with its southern boundary at Divisadero Street. The study area is bounded by Belmont Avenue to the north, Roosevelt Avenue (formerly West Avenue) to the west, College Avenue (formerly Jensen and Froelich Avenues) to

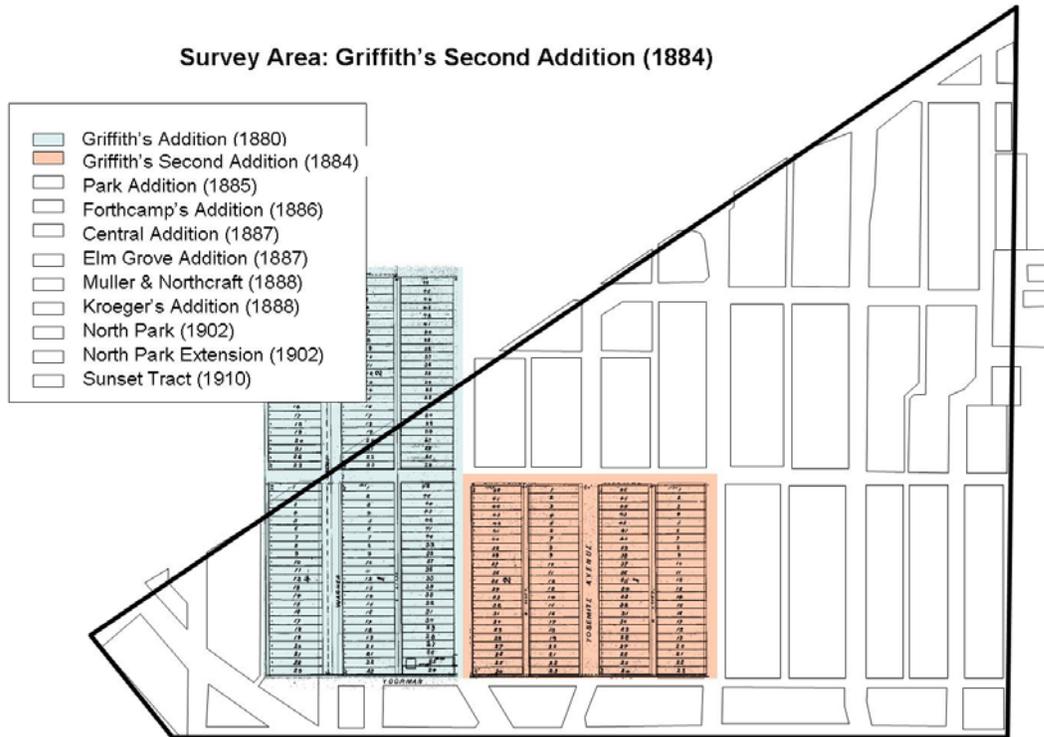
the east; and Divisadero Street (formerly Neilsen/Silvia Avenue) to the south. Within this area, twelve subdivisions evolved between 1884 and 1910. They include: 1) Griffith's Addition (1884); 2) Griffith's Second Addition (1884); 3) Park Addition (1885); 4) Forthcamp's Addition (1886); 5) Central Addition (1887); 6) Elm Grove Addition (1887); 7) Muller and Northcraft Addition (1888), 8) Kroeger's Addition (1888); 9) North Park Addition (1902); 10) North Park Extension (1902-1903); and 11) the Sunset Tract (1910).

Architectural historian Karen Weitze, Ph.D. completed an excellent discussion of late 19th century and early 20th century neighborhoods north of Fresno's original city limits in a 1991 report entitled *Historic Architectural Survey Report for a Proposed Freeway in the City of Fresno, 6-FRE-41-R23.8/R29.5, 6-FRE-180-R56.1/R60.9 06-025721*. The report was prepared for the California Department of Transportation, District 6, in Fresno. Other substantial contributions to that work include John Edward Powell's *Supplementary Historic Building Survey Historic Resource Survey (Ratkovich Plan) Fresno, California*. Both studies are briefly summarized here; for a more in-depth discussion of this topic, the reader is referred to both works.

Upper, middle, and working class families resided within the eleven subdivisions that became the North Park area between 1884 and 1910. As part of a much larger discussion, Weitze (1991) explains that the development of working class neighborhoods bordered the more affluent neighborhoods in the North Park survey area. Contrary to the social and economic segregation that was occurring in many parts of the country, Fresno's experience was just the opposite, especially in the North Park area. The affluent families resided only one street away from the working class enclaves. The uppermost-value homes within the North Park area are found along the parallel axes of Forthcamp (N. Fulton) and Van Ness. Through a series of archival research, this study looks at the different neighborhoods and housing tracts to attempt to identify why this housing pattern took place.

A large part of the project study area is dedicated to working-class housing stock. Evocative of this are the Kroeger Addition, Griffith's Addition and Griffith's Second Addition, the Park Addition, and the Muller and Northcraft Additions. In general the North Park subdivisions were home to more upper class and affluent families; however, over time they became populated with a mix of blue- and white-collar workers such as engineers for local railroad companies, teachers, policemen, painters, auto mechanics, day laborers, and fruit packers. Following is a discussion of each of the subdivisions in the order that they each developed with a discussion of some of the building types and styles that evolved in those areas throughout the years.

Griffith's Addition and Griffith's Second Addition:



The first two subdivisions to develop in the North Park study area were the Griffith's Addition and Griffith's Second Addition. These two subdivisions were surveyed and platted by John S. Eastwood in 1884. Eastwood was prominent as a civil engineer and surveyor. He designed the flume that carried water and lumber from Shaver to Clovis and, more importantly, he was known for his survey work associated with the eventual construction of the Big Creek Hydroelectric Project in eastern Fresno County.^{xxi}

The two subdivisions form an "L" shape; Griffith's Addition is bounded by Mildreda Avenue on the North, the alley between Echo and Roosevelt (formerly Wagner Avenue) to the west, Broadway Avenue (formerly Coast Avenue) on the east, and the north side of Voorman Avenue on the south; Griffith's Second Addition is bounded by Nevada Avenue (formerly San Joaquin Avenue) on the north, Broadway Avenue (formerly Coast Avenue) on the west, Fulton Street (formerly Sierra Avenue) on the east, and the north side of Voorman Avenue on the south. Each block was laid out with 46 lots each and an alley in between. The lot sizes appear to have been laid out with working-class neighborhoods in mind as they were only 25' wide by 160' deep with twenty foot alleys.

The names of the two subdivisions refer to Samuel N. Griffith, real estate agent and general promoter, who resided at the intersection of Voorman and San

Pablo avenues and who was responsible for the subdivision of the area.^{xxii} He was also described as a “...picturesque promoter and visionary of Fresno...” involved in a number of ventures in the city over a period of time.



For example, at the turn of the century, Griffith and his long-time partner William K. McKenzie were owners of what had been known as the “Fiske Block” (See Figure 6). This property had at one time been owned by John D. Fiske who was shot on July 26, 1890 down at the intersection of Mariposa and J Streets. In 1914, Griffith financed the construction of the Griffith-McKenzie building in partnership with the heirs of McKenzie, who had died five years earlier. At the time of its construction, this building was Fresno’s first skyscraper. Eventually, the Helm family took over ownership of the building that later became known as the “Helm” Building.^{xxiii}

Figure 8: Photo of the Fiske Block in Fresno ca. 1890.
Courtesy of Fresno County Library.

Housing in the Griffith’s Addition and Second Addition was predominantly working class housing. The 100 block of Wagner Avenue (present-day Echo) presently contains some early working-class housing dating to the 1884-1905 period, with some homes having been heavily modified.^{xxiv} The oldest home on the block, a vacant hall and parlor residence located at 172 N. Echo Avenue, was constructed circa 1884. Additional late 19th century working-class housing is also located on the 100 blocks of Broadway and Yosemite avenues. There is also an excellent example of a partial streetscape on the 100 block of Yosemite Avenue.^{xxv}

The development of the 100 block of N. Echo began to take shape circa 1885 through 1905. However, with the area not being annexed into the city until 1899, residences on the 100 block of N. Echo do not appear on the Sanborn maps until 1906. However, the presence of homes with tank houses, such as the one at 140 N. Echo Avenue or the residence at 158 N. Echo Avenue with its 20-foot-high water tank and windmill suggest homes were well established by the turn of the century.^{xxvi} By 1906, many of the original lots were home to a number of working class families; in 1918, one lot on the west side of Echo was used as a lumber yard.^{xxvii}



A. 140 N. Echo Ave.



B. 132 N. Echo Ave.



C. 124 N. Echo Ave.

Long-time residents of the 100 block of N. Echo Avenue (originally known as Wagner Avenue) included William L. Samelson, a fruit packer, who was born in New York in 1874; Erwin S. Martin, 47 years of age, a motorman for the local power and light company in 1910, worked for the Southern Pacific Railroad as a flagman in 1921 (Fresno City Directory 1921); and Edward Daniels, who resided at 187 N. Echo Avenue between 1910 and 1961 and was the foreman at the Pierce Lumber Company. Most of the families living on this block were born in this country as were their parents. One source (Hattersley-Drayton 2004) noted the following:

From early Sanborn Insurance maps and Polk Directories it is apparent that unlike either Forthcamp (Fulton) or Van Ness Avenues to the east, this part of Fresno was a working class neighborhood. This area was annexed to the City of Fresno in 1899. The Polk Directory of 1911 indicates mostly 'Anglo' surnames on this street (in contrast to the Scandinavian and German Neighborhood immediately east).

The families located on the 100 block of N. Echo Avenue are representative of those found in other working-class neighborhoods within the project study area as well.

The buildings within the Griffith's Addition along N. Echo Avenue are located on moderately narrow (50' wide x 160' deep) lots. The houses are primarily small rectangular single story residences, with full-width front porches. Many of the residences have pyramid shaped roofs, with the exception of a few that have front gabled roofs. The houses were simple in form and decoration, and were primarily symmetrical on the façade with the main entrance flanked by a window on either side. Because this area developed prior to the automobile, these residences did not historically contain garages or outbuildings, yet there is access to the residences from the rear alley. Additionally, this area did not have sidewalks or street trees. Today there are narrow concrete sidewalks and a few of the residences have put in narrow side-driveways, although most houses continue to utilize street parking.

Although some of the original working housing remains, there does appear to be some alterations to these buildings. As previously noted, the earliest residence on N. Echo is the circa 1884 hall and parlor residence at 172 N. Echo. The residences at 150 and 158 N. Echo Avenue date to the 1890s and were constructed in the vernacular tradition with Queen Ann elements.

With few exceptions, the 100 block of N. Echo Avenue continues to house working class families. On the south end of the block, several commercial buildings have been constructed in the last 50 years. Three post-1950 multiple-family housing complexes were constructed on the west side of the block on a previously L-shaped parcel with an address of 157 N. Echo in 1918. A lumber storage building (no associated name) was located on the parcel.^{xxviii} In 1950, a six-plex apartment building was built; a second larger apartment complex was constructed in 1963 just north of the other apartment complex. By the 1970s there were three apartment complexes located side-by-side at 143, 157, and 163 N. Echo Avenue. Due to the intrusions of the modern buildings, this area does not retain enough continuity to constitute a historic district.



143-153 N. Echo Ave.



157 N. Echo Ave.



163 N. Echo Ave.

Other examples of working-class housing can be found on the 100 block of N. Broadway and Yosemite avenues. An excellent row of existing examples of middle-class housing can be found on the 100 block of N. Yosemite Avenue. Three residences located at 181, 164 (originally 168), and 172 N. Yosemite were all built around the turn of the century.^{xxix} The current owner of the residence at 181 N. Yosemite indicated that an architect by the name of Samuelson had designed all three houses (there were actually four – 185 N. Yosemite no longer standing). However, the Supplementary Historic Building Survey/Ratkovich Plan indicated that a Christian L. Samuelson was the builder (perhaps not an architect).



181 N. Yosemite Ave.



168 N. Yosemite Ave.



172 N. Yosemite Ave.

The Yosemite Avenue neighborhood has similar houses to those in the Echo Avenue neighborhood; however, the houses here were constructed primarily in the first five years of the twentieth century. The houses are set back from the street with concrete sidewalks and a planting strip with concrete curb cuts. There are no streetlights or street furniture facing the street although there are a variety of mature trees along the street. Most of the houses have access to rear from the alley; a few of the houses have put paved side-driveways leading to a detached garage in the rear. The houses are primarily single-story, rectangular houses with partial or full-width front porches under the principal roof. Some of the houses have small elevated concrete berms enclosing the front lawn. Most of the houses have a concrete walkway leading to concrete steps.



145 N. Yosemite Ave.



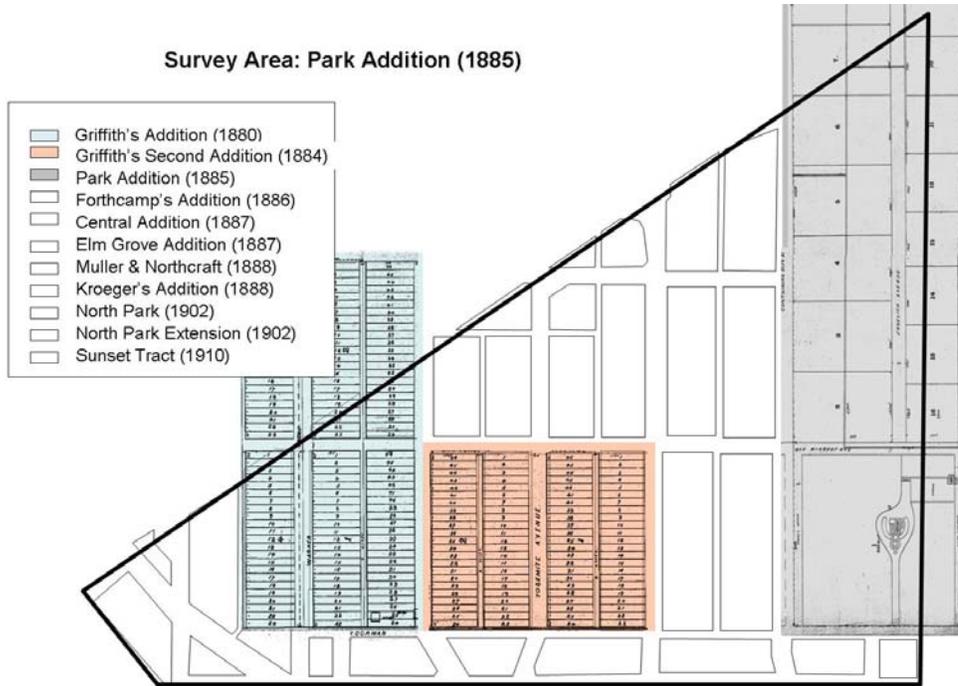
161 N. Yosemite Ave.



169 N. Yosemite Ave.

Due to the cohesive nature of several residences along North Yosemite Avenue, this area appears to constitute a local historic district. Several of the homes are intact examples of the turn of the century workers and middle-class housing in the northern Fresno neighborhoods.

Park Addition (1885)



The next development established in the project study area was the Park Addition. The owner of the land, Otto Froelich, was responsible for this addition. Like many other land owners north of the original town grid, he chose to subdivide his land for future development. In August 1885, Samuel N. Griffith had the platted subdivision map recorded of the area and named Froelich's section the "Park Addition" because there was a small park laid out in the middle of the area as the centerpiece.^{xxx} An avenue bearing Froelich's name ran north through the Park Addition (this street was later re-named College Avenue).

Otto Froelich (1828-1898) was a pioneer of both the county and city of Fresno. Froelich, born in Denmark, first arrived at Millerton when it was a thriving mining town in the 1860s. He eventually acquired a business in Millerton but later moved it to the plains when the rail town of Fresno was established in 1872. According to one source, Froelich was one of the first to start the [flight] to the plains to lay the foundations of the future Fresno City.^{xxxi}

Froelich, along with several other businessmen, established the first county bank in Fresno operating under the name of Barth & Froelich. Later Froelich was appointed as post master, but eventually resigned that post in order to dedicate his time to the business of wine making. Eventually, Froelich moved

to San Francisco where he worked for August Weihe who also played a prominent role in land development in the city of Fresno.^{xxxii}

The Park Addition consisted of 16 lots, which were bounded by Belmont Avenue on the north, Van Ness Avenue on the west, Park Avenue on the east, and Voorman Avenue on the south. Lot 1 was approximately 9 acres in size and had a large estate surrounded by a large park like area, while the other 15 lots ranged from one-acre to 2-acres in size (See Figure 7, 1880 map). The size of the lots suggest that they were laid out with more affluent families in mind, however early maps indicate that over time, portions of the Park Addition were acquired and incorporated into other subdivisions (Elm Grove 1887, Muller & Northcraft 1888, and North Park 1902) and the area became a working class neighborhood instead (See Figure 7, 1902 Map).^{xxxiii}

The remaining area of the Park Addition today consists of the houses on the east side of College Avenue from Franklin Avenue to McKenzie Avenue and both sides of College Avenue from McKenzie Avenue to Nevada Avenue. Although originally laid out with large plots, the houses that developed along College Avenue were largely working and middle class in size, whereas those areas of the Addition that were incorporated into other subdivisions (Muller & Northcraft and North Park) that faced onto N. Van Ness Ave. were developed with more affluent houses on larger lots (See Figure 7, 1919 & 1950 Maps).

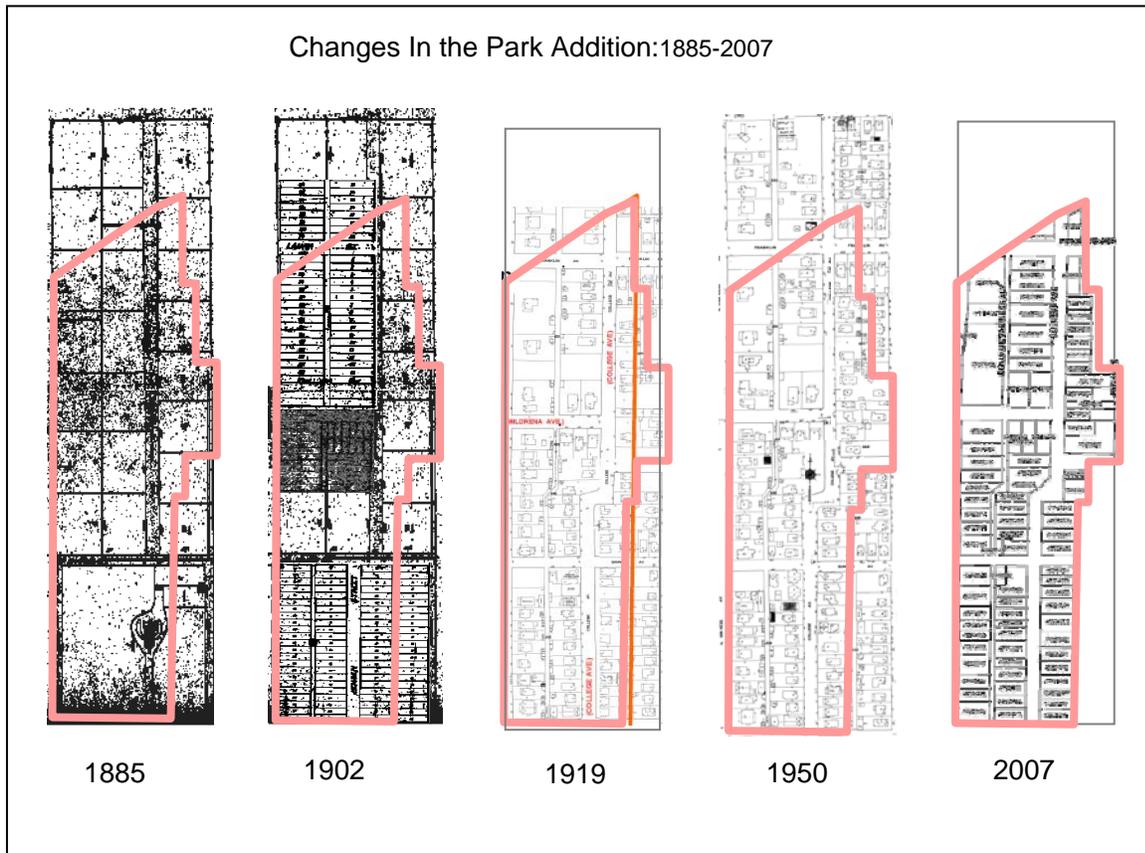


Figure 9: Illustration showing changes in the tract development of the Park Addition from 1885-2007.

There are a few houses on the east side of College constructed prior to 1898 in the folk Victorian and upright & wing styles. However, the remaining properties didn't develop until after 1907.



One of the earliest residences to be constructed in this area that still remains is the residence located at 258 N. College Avenue. This residence was constructed in a modest folk Victorian style with a full front porch supported by turned columns. This residence appeared on the 1898 Sanborn Map and appears to have been moved slightly south when E. McKenzie Avenue was cut through to N. Park.

Today, the houses facing onto College Avenue represent a variety of architectural styles and dates ranging from 1885 to 1950. Many of the houses have been altered. The street is 50 feet wide and the neighborhood has a slight jog in the street between Nevada Avenue (formerly Sumner Ave.) and McKenzie Avenue. The area has concrete sidewalks and gutters with a very small planting strip. Garage access is from the alley in the rear. Although there are some street trees aligning the street, they are not regular in type or pattern. There are several apartment buildings and buildings constructed after 1950 in this area as well.

The building types and styles represented in this neighborhood vary. Because this was one of the earliest Additions to the northern limits of the City, there are a few buildings that were constructed in the folk Victorian and upright & wing styles that were constructed prior to the turn of the twentieth century. The upright and wing style residence is characterized by a tall and narrow upright section of the house with a moderately pitched front gabled roof and return eaves with a wing section that forms an “L” or “T” shape that has a cross gabled roof. The windows are typically tall and narrow and the siding is made of horizontal drop siding. The residence at 204 N. College Ave. appears to have a tank house to the rear of the property, indicating that it was constructed prior to the city’s incorporation.



243 N. College Ave. (ca. 1904)



204 N. College Ave.



234 N. College Ave.

There are a few residences that were constructed around the turn of the twentieth century that are similar in size and scale to those worker’s residences along North Yosemite Avenue. These are primarily one story rectangular residences with hipped roofs, wide overhanging eaves and small dormers; the porches are supported by simple columns. The style appears to be derived from the Neoclassical form, although the scale of the buildings are rather small. Following are some examples of the modest Neoclassical workers cottages found in the Park Addition.



215 N. College Ave.



225 N. College Ave.



326 N. College Ave.

Most of the residences in this area were first developed between 1907 and 1918, although there have been several newer buildings replacing older ones within the past twenty years. The American Foursquare style and Craftsman styles were popular during this time and naturally, many of the buildings were constructed in these two styles. The area appeared to primarily be middle and working class as many of the homes are modest in size in comparison to the neighborhoods that were developing around the same time to the west. There are a couple of American Foursquare examples on the northern corners of N. College and E. Nevada Streets. These buildings are characterized by their two-story, box-like form with wood materials, low pitched roof, wide overhanging eaves and exposed rafters, horizontal wood siding, and rectangular windows. Unlike the earlier Victorian and Upright & Wing residences that were constructed prior to these buildings, the residences are more square and squatty and less vertically arranged. Following are a few examples of the American Foursquare type of architecture in the Park Addition area.



201/203 N. College Ave.



200 N. College Ave.

Similar to the American Foursquare style, the Craftsman style was also popular during the period 1907-1918. In the Park Addition area, the Craftsman buildings were of modest size, likely due to the fact that this area was developing as a working or middle class area. Unlike the two story American Foursquare residences, the Craftsman residences were constructed in a bungalow form and were modest in ornamentation. The typical Craftsman style is constructed of wood with stone or brick foundations, has multiple front

or intersecting moderately-pitched gable roofs (sometimes with dormers), wide overhanging eaves with exposed rafter tails and the windows are more horizontally arranged, often times with paired double-hung windows flanking a fixed window with multiple lights. Other character-defining features of the Craftsman style include the use of natural materials, decorative ornament such as knee braces under the eaves, extended perkins, extended lintels over the windows, decorative attic vents, and wide or battered posts supporting the porch.



231 N. College Ave.



356 N. College Ave.



348 N. College Ave.

There are a few very good examples of 1 ½ and two-story Craftsman residences that are located in the northern portion of the Park Addition (300 block of N. College and 1000 block of E. Franklin). These residences are larger in size and scale than the houses on the 200 block and more closely relate to some of the more affluent residences that were developed as part of the Muller & Northcraft Addition (1888) and North Park area (1902) to the west.



1048 E. Franklin/
385 N. College Ave.



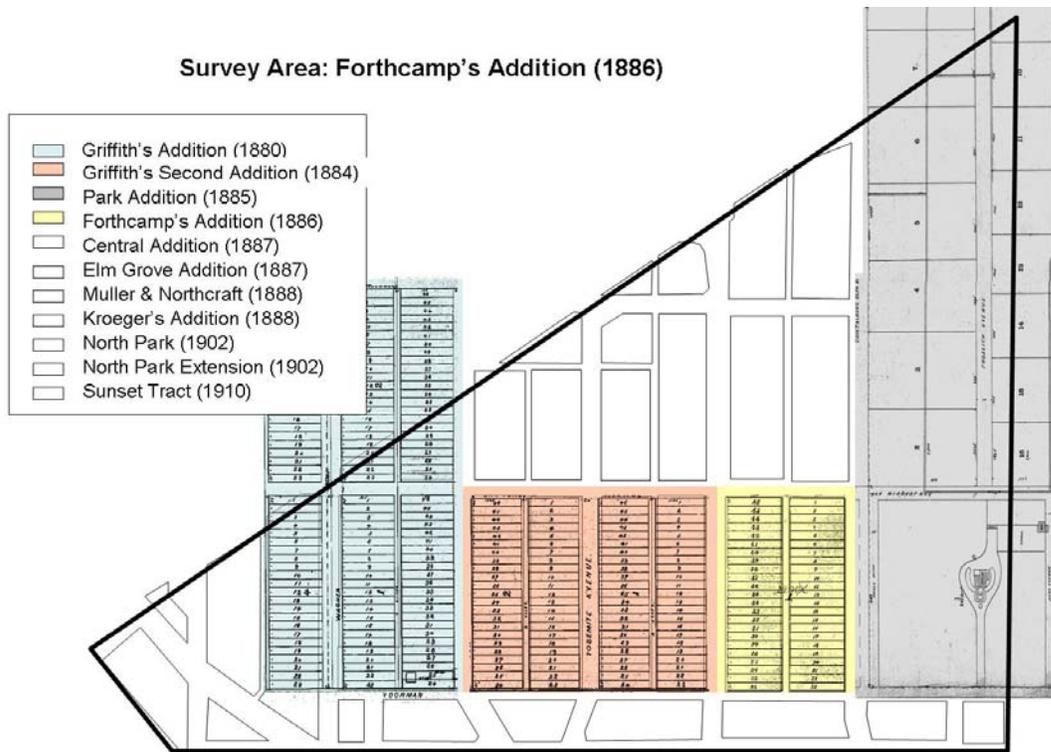
1105 E. Franklin Ave.



1102/1104 E. Franklin
Ave. (side view- altered)

Most of the residences located in the Park Addition were constructed prior to 1920; however, there is one ca. 1930s period revival residence and a few in-fill properties that were constructed in the minimal traditional and ranch styles. There are also several buildings that have been heavily altered (Craftsman bungalows). Overall, the area lacks cohesion of architectural style, setback, materials, size, and scale due to the individual alterations to the buildings and the in-fill properties. The area continues to house working class families. Some of the larger buildings have been converted into multi-family housing.

Forthcamp Addition (1886)



The forth subdivision to develop within the project study area was the Forthcamp Addition, which was divided in 1886 from the original home site of John D. Forthcamp. This area makes up the present day eastern side of the 100 block of Fulton St. and the western side of the 100 block of N. Van Ness Ave. John D. Forthcamp had a 20-acre farm located on the outskirts of the bulging edges of the original town grid that included a home suitable to the needs of his family and his station in the community. It comprised a dwelling, barns and tank house that were surrounded by “a sea of hogwallows”.^{xxxiv} (See figure 8)

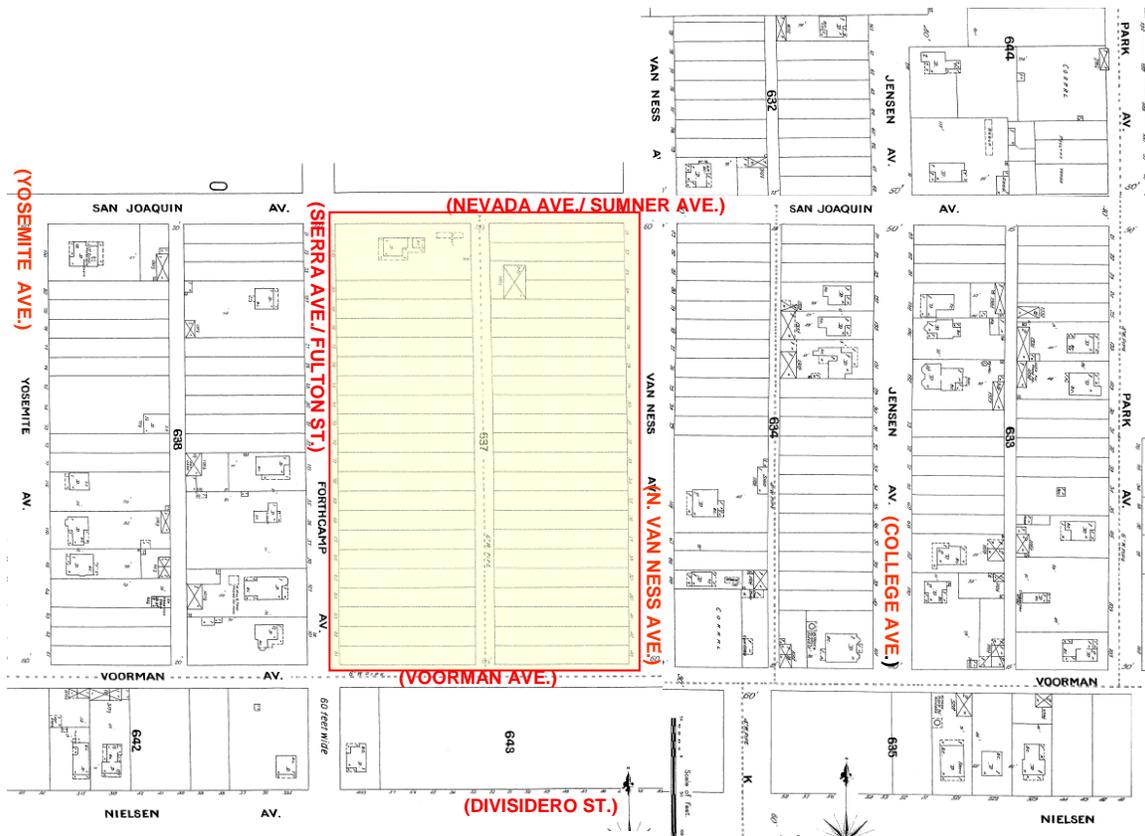


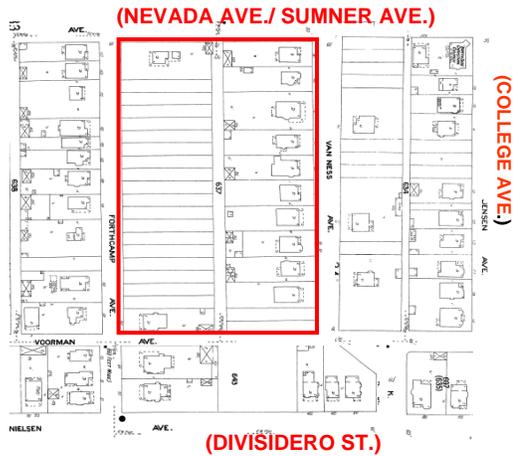
Figure 10: View of 1898 Sanborn Map showing the property owned by J. D. Forthcamp. The shaded yellow area shows the property as it was divided into parcels in 1886, although there was still only one residence and outbuildings on the land.

Born in Hanover, Germany, John D. Forthcamp came to California in 1870 and eventually moved to Fresno County in 1874. He distinguished himself locally as a superintendent of several large land holdings; part of his responsibilities included laying out the vineyards for the Henrietta Vineyards, Margherita Vineyards, and the Weihe Vineyards.^{xxxv} With time, he became recognized as one of the leading sheep men in the state. The income from this enterprise became the nucleus of a large fortune realized from land speculation.

Forthcamp eventually laid out his farm into town lots. It was surveyed and platted in 1886 by Ingvarth Teilman. Shortly thereafter, Forthcamp filed the map with the County Recorder's Office of the City of Fresno. The addition was bounded by San Joaquin Avenue (present-day Nevada Avenue) on the north, Forthcamp Avenue (present-day Fulton Street) on the west, Van Ness Avenue on the east, and Voorman Avenue on the south. The subdivision consisted of 46 narrow and deep lots.

The original lots within the Forthcamp subdivision were only 25 feet wide and 160 feet deep, with an alley in between. Most of the early home owners purchased two or three lots a piece, as today the lot sizes vary from 50 to 100 feet wide.

In 1898, there was only one residence within the subdivision. It was located at the southeast corner of San Joaquin and Forthcamp avenues (See figure right).^{xxxvi} By 1906, most of the lots facing Van Ness Avenue were occupied with single-family residences, while there were only two residences on the Forthcamp Avenue side of the subdivision.^{xxxvii}



Because the residences that faced onto N. Van Ness Avenue were built between 1898 and 1906, several of the residences were constructed in the modest Neoclassical cottage style similar to those residences found along the 100 block of North Yosemite. The buildings are primarily one story in height and rectangular in form. They have pyramid roofs with wide boxed overhangs. Most of the residences have a small dormer and a front porch supported by columns. The siding is constructed of horizontal wood drop siding and the windows are tall and narrow; although a few of the windows have been paired to flank a larger fixed window with multi-lights above. A few of the residences show remnants of the folk Victorian style with decorative rafters and multi-light windows, although it is apparent that the form of the building is beginning to transition into the stylistic details that were emerging with the Craftsman era; a few battered columns sitting atop wood piers and the three-part window configuration. Also, some of these residences appear slightly larger than those worker's houses along N. Yosemite due to the early addition of dormers to the attic and rear of the properties to maximize space within the house (ie. 113 N. Van Ness). Only a few of the residences show some modifications to the exterior elevations (161 & 183 N. Van Ness). By 1906, several of the residences had stables in the rear off the alley access. Today, these outbuildings have likely been converted to automobile garages or have been removed. Today, the residents primarily park on the street.



113 N. Van Ness Ave.



125 N. Van Ness Ave.



135 N. Van Ness Ave.

Overall, the streetscape along the 100 block of N. Van Ness Avenue remains very intact. North Van Ness Avenue is 60' wide with concrete curb cuts and sidewalks. There is a moderate planting strip along the street with a variety of mature street trees. The houses are consistently set back from the street and are of a similar size and scale. Both sides of the 100 block of N. Van Ness Avenue visually represent what the early additions to the city looked like and the way people lived around the turn of the century. Therefore, it appears to constitute a local historic district.

In contrast to the 100 block of N. Van Ness Avenue, the 100 block of N. Fulton Avenue didn't develop until after 1907 and the development occurred sporadically. The lot sizes along N. Fulton Street are mostly 50' to 100' wide and the types of residences and buildings vary. Although Forthcamp's residence was located on the southeast corner of Forthcamp Ave. and San Joaquin Ave. (today Fulton St. and Nevada Ave.), the residence was replaced between 1907 and 1918 with a very large multi-family residence designed in the Classical (almost plantation looking) style at 178-182 N. Fulton St. Next to it was constructed a large Foursquare style two-story residence with a full width front porch. The two lots immediately to the south have remained vacant. There were three other residences that had been constructed on the east side of N. Fulton Street prior to 1918; however, these have all been replaced with new development.



178-182 N. Fulton St. (c. 1907-



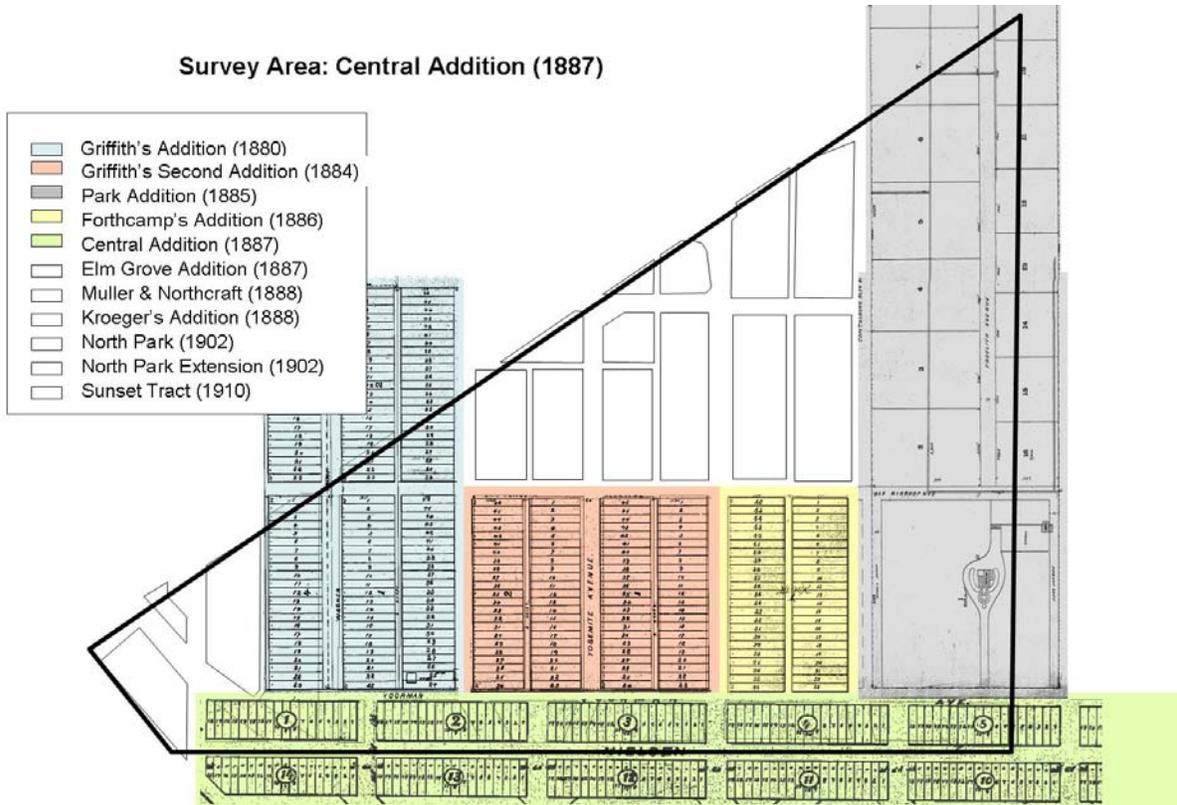
174 N. Fulton St. (c. 1907-1918)

1918)

Although the Forthcamp Addition was laid out as early as 1886, the east side of N. Fulton Ave. did not develop until after the neighborhoods directly to the north began to develop. This area, the North Park neighborhood became the home of affluent families. It appears that due to the age of the two remaining residences on the 100 block of N. Fulton Street, as well as their similar scale and architectural style, that these two remaining residences are more closely related to the neighborhood directly to the north; the 200 and 300 blocks of N. Fulton Street (part of the North Park neighborhood).

In addition to the single family residences that had popped up within the Forthcamp Addition, there is one other multi-family complex. This set of buildings located at 142-160 N. Fulton Street emerged in the early 1940s and consists of a “U” shaped bungalow court designed in a Spanish Colonial Revival style. This bungalow court residential type is further discussed in the section below relating to the transition of the neighborhood to more of a multi-family transient area.

Central Addition (1887)



Several other parcels of land north of present-day Divisadero Street were subdivided in 1887, one of which was the Central Addition. This addition was designed and developed by Ingvarth Teilman. Mr. Teilman had arrived in Fresno from his native country of Denmark in 1878. Following an on-the-job accident in which his left hand was sheared off, Teilman received financial assistance from friends and fellow members of the Odd Fellows Lodge that allowed him to attend the Van Der Nailen School of Engineering in San Francisco. Upon returning to Fresno, Teilman began to work first privately and then for the City of Fresno as a land surveyor. He took the position of City Engineer in Fresno.^{xxxviii}

While Mr. Teilman was involved in the survey and platting of a number of additions to the city, he designed and developed the Central Addition (1887) on his own. The original subdivision included 14 blocks each divided into 18 lots (only Blocks 1-4 and a portion of Block 5 of the original platted Central Addition are within the current study area.). The subdivision was bounded by Voorman Avenue on the north, the Southern Pacific railroad corridor and

Cemetery Road on the west, N Street on the east, and Nielsen Avenue (present-day Divisadero Street) bisected the subdivision. There was no through street as a southern boundary. This addition bridged a portion of the original city grid and the southern boundary of Griffith's Addition and Second Addition, Forthcamp's Addition, and the Elm Grove Addition, all within the current study area.^{xxxix}

The lots of the Central Addition were laid out with dense populations in mind as the lots were narrow and deep (25 feet wide and 133 feet deep with 60 foot wide street bisecting the lots); it is possible that these additions were intended for working class families. Today the blocks within the original Central Addition area include a number of commercial buildings along the north side of Divisadero Street and a few multiple-family housing units.

Today the Central Addition flanks Divisadero Street (formerly Nielsen Ave. and Silvia Ave.). This is a busy east-west corridor that is 90 feet wide and creates the southern boundary of the study area. The division separates the original City grid that was laid out parallel to the railroad tracts from the northern neighborhoods that popped up around the turn of the century. While this street originally had residential buildings facing the street, over the century several of the lots were converted to commercial resulting in large surface parking lots and setbacks from the street. There are just a couple of residential remnants remaining from the early part of the twentieth century in the Central Addition. These residences were constructed with Craftsman and Spanish Colonial style influences although most were designed as multi-family units. There is one early commercial building and one single family residence left from prior to the 1920s (See below). The remaining properties along East Divisadero are commercial buildings that were constructed in the mid part of the twentieth century. These buildings are discussed further in the Commercial Development section of this context.



617 E. Divisadero Street

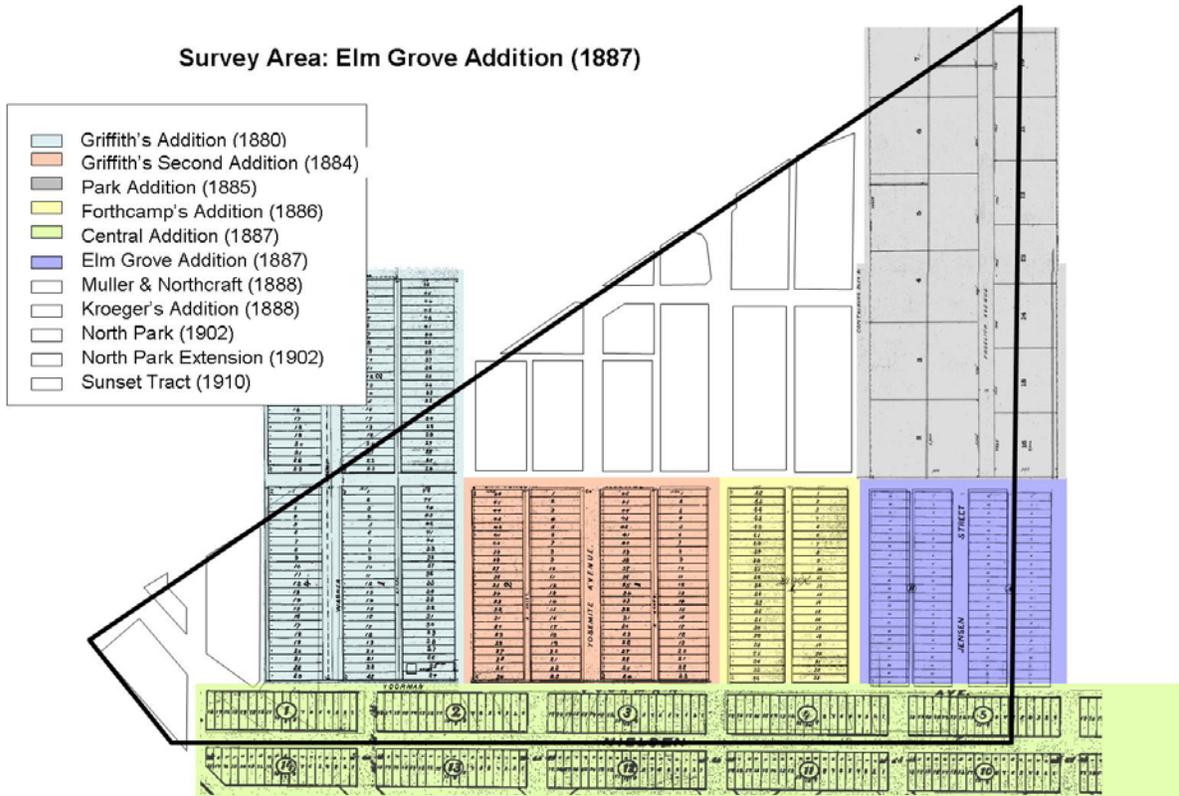


729 E. Divisadero Street



834-840 E. Voorman Ave

Elm Grove Addition (1887)



The Elm Grove Addition was surveyed and platted in the same year as the Central Addition. Within the study area, this addition is located in the east side of the 100 block of N. Van Ness Ave. as well as both sides of the 100 block of N. College Ave. The addition was, in fact, Lot 1 (approximately 9 acres) of the Park Addition (1885). The subdivision map was filed in the Office of the County Recorder for the City of Fresno on September 20, 1887 at the request of Martin Jensen. The Elm Grove Addition was subdivided again by Henry Banta three years later.^{x1}



1885



1898

The 1887 subdivision consisted of Lots A and B, each with 46 equally divided lots that measured 25 feet wide and 115 feet deep. While the subdivision is bounded by San Joaquin Avenue (present-day Nevada Avenue) on the north, Van Ness Avenue on the west, Voorman Avenue to the south and Park Avenue to the east, only Lots 24 through 46 of Lot A that fronted Jensen Avenue (present-day College Avenue) are within the present study area. Shortly after the subdivision was filed with the County Recorder's Office, advertisements appearing in the

local newspaper were promoting the 50-plus lot subdivision. The advertisement noted that the 50 lots were located only six blocks from the Court House grounds and were “covered with every variety of Fruit, Forest and Nut-Bearing Tree thirteen years old.”^{xli}

In 1898, at least one-third of the lots on both sides of Jensen Avenue (present-day College Avenue) were occupied with single-family residences. A two-story residence was located at 110 N. Jensen, which consisted of several lots that had a corral and several out buildings however, these buildings had been replaced by 1918.



The east side of the 100 block of N. Van Ness Avenue has a good collection of residences ranging in date from 1890-1920. There is one residence that dates to before 1898 that is located mid-block at 136 N. Van Ness Avenue. This residence, the Adam Baird House, was constructed in 1890 as a two story Italianate residence and is on the City’s historic register (# 233).

The remaining existing properties (with the exception of the office building located on the southeast corner of N. Van Ness and Nevada avenues) were constructed between 1907 and 1918. Most of these residences were constructed in the Foursquare, Neoclassical and Craftsman styles. The street is cohesive in setting and setback. There are tree lined streets and a sidewalk. The lot sizes are 50 to 75 feet wide but only approximately 120 feet deep (as opposed to the 160’ depth of most of the lots in the northern City boundaries). The majority of the residences on the east side of the 100 block of N. Van Ness are two stories in height (slightly larger than the earlier one-story residences on the opposite side of the street). The residences along the east side of the block appear to have been designed for more affluent or larger families. However, there are a few single family residences and a few of the buildings were built as or converted into multi-family units. Following are some examples of the two-story residences in the Elm Grove Addition.



106-110 N. Van Ness Ave.



114-116 N. Van Ness Ave.



172 N. Van Ness Ave.

In contrast to N. Van Ness Avenue, however, the houses that developed along N. College Avenue (formerly Jensen Ave.) just one street to the east were smaller working class houses. The working class examples within the lower College Avenue neighborhood represent a wide variety of turn-of-the-century architectural styles.

The 100 block of College Avenue is only 50 feet wide and has a smaller scale and feel to it than N. Van Ness Avenue. The lot sizes are mostly only 50 feet wide by 115 feet deep and the houses are nearly all one story. A few of the lots are slightly elevated on berms and have small concrete stoops and walkways leading to their front entries; a few also are surrounded by low fencing. The street is lined by a variety of mature trees that are planted in a narrow planting strip. There are narrow scored concrete sidewalks and no street lighting; parking is primarily on the street with the exception of only one or two curb cuts leading to narrow side driveways. Historically, the parking access was from the rear alley.



In 1898 there were nine houses lining the 100 block of N. College (formerly Jensen Ave.). They were likely constructed in very modest vernacular styles. However, only one of those houses remains at 168 N. College Avenue. It is a single story, modest worker's cottage with a cross gable roof and bay window. It is characterized by its original channel drop siding, wide verge boards, and tall, narrow wood cased double hung windows. The porch

is recessed under a slight shed roof. This is the earliest remaining property on this block.

By 1906, nearly all of the lots on the 100 block of N. Jensen had been developed. The buildings that were constructed during this period are similar to the worker's housing that had developed along N. Yosemite Avenue and the east side of N. Van Ness Avenue, although they appear to have more details from the folk Victorian style and a little less of the Neoclassical cottage form. The houses that were constructed between 1899 and 1906 along the 100 block of N. College Avenue are single story wood framed, asymmetrical, blocky houses with pyramid roofs. Some have small recessed porches under the principal roof (as opposed to the symmetrical full width front porches of the Neoclassical cottages). The siding is varied with the use of both horizontal drop siding and decorative siding (scalloped shingles). Additionally, the windows are

tall and narrow and have wide wooden surrounds. The post supports and decorative details show elements of machine working that had become popular in the Victorian era at the end of the nineteenth century such as the turned spindles, porch supports and the carved rafter tails and dentils. Following are some examples of the worker's cottages that were constructed during this period.



109 N. College Ave.



129 N. College Ave.



137 N. College Ave.

By 1920, the 100 block of N. College Ave. had changed; the remaining empty lots had been filled in with modest single family residences and several of the earlier residences had been replaced. The architectural style that was most popular between 1907 and 1920 was the Craftsman style; hence several good examples of this style popped up in a modest scale in this neighborhood as well. After the turn of the century, several popular catalogue books were being published that had ready-made architectural floor plans that owners could purchase along with pre-cut materials. This made house construction much easier and accessible to the masses. A few of the Craftsman styles residences along N. College Avenue appear that they may have been constructed from standard architectural plans ordered from builder's catalogue books. These buildings are characterized by front gable or multi-gable roofs, shingle siding, full width front porches under the principal roof supported by battered piers or posts, wide entry doors, exposed rafter tails, knee braces under the eaves, wide window surrounds and horizontally arranged windows with multi-light panes.



112 N. College Ave.



118 N. College Ave.

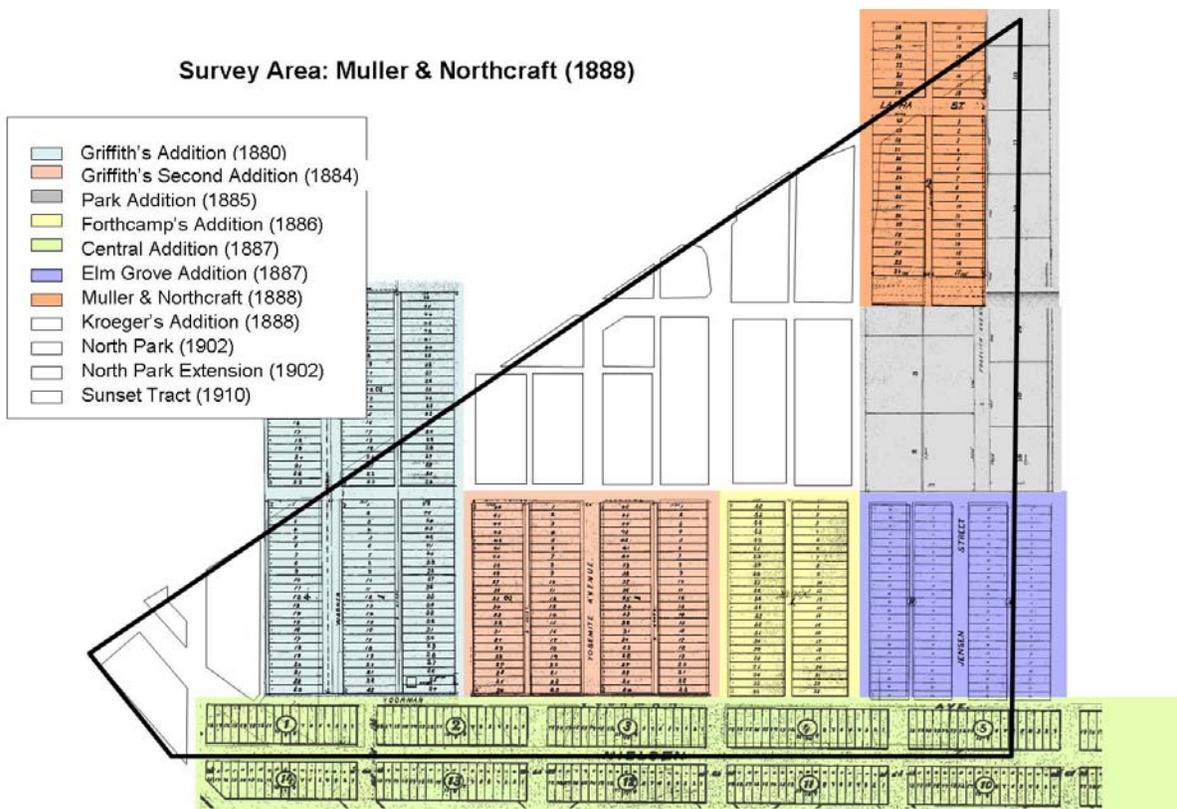


180 N. College Ave.

Today, this area continues to house working class families. A few properties had been replaced between 1920 and 1950; these houses were constructed in modest Spanish Colonial Revival styles or Minimal Traditional styles. Although

there are several representations of early turn-of-the-century residential architecture, many of these houses have been altered to some degree and there have been several modern houses and apartment buildings constructed within the streetscape that break up any continuity of early housing that might have been represented at one time. Nearly half of the properties in the 100 block have changed from single-family residential zoning to multi-family zoning (R-1 to R-4). Therefore, due to the mixed nature of building types and styles, this area does not exhibit the continuity necessary to comprise a historic district.

Muller and Northcraft Addition (1888)



The Muller and Northcraft Addition was divided in 1888; just south of present-day Belmont Avenue between Van Ness and Froelich (present-day N. College) avenues. One of its owners, Matthew W. Muller, was a prominent but often overlooked citizen of Fresno. Most of the subdivisions were linked to some of the more prominent men in the community. Matthew W. Muller was a local grain merchant who rose to the position of Commander of the Third Brigade of the California National Guard. Over time, Muller became known as General Muller. He was a militia official, grain farmer, and founder of the Shaver Lake Fishing Club.^{xlii}

The Muller and Northcraft Addition was one of the subdivisions that Weitze (1991) identified as a working class neighborhood. It was re-platted from a portion of the Park Addition, which included Lots 5-8 of that addition. Originally, the Muller and Northcraft Addition was bounded by Belmont Avenue to the north, Van Ness Avenue to the west, Froelich Avenue (present-day N. College) to the east, and what eventually become Mildreda Avenue to the south. In 1902, the southernmost eight lots were re-platted as part of the North Park Addition. The subdivision included Block 1 (36 lots) and Block 2 (40 lots). According to the Fresno Sanborn maps for 1906, there were only a few homes within the subdivision. By 1918, most of the lots on the west side of Froelich (later N. College) were occupied with single-family residences. The Van Ness side of the subdivision was occupied by larger homes on oversized lots.^{xliii} These lots are now vacant. However, there are still a few good examples of 1 ½ and 2 story Craftsman style residences that are located in the west side of the 300 block of N. College, which was formerly part of the Park Addition.

These residences are larger in size and scale than the houses on the 200 block of the same street and more closely relate to some of the more affluent residences that were developed as part of the North Park area, which would develop after 1902 to the west. It appears that although the Muller & Northcraft Addition was platted in 1888, that the residences were not constructed until after 1907. Nearly all of the residences located in the Muller & Northcraft Addition were constructed between 1907 and 1918 in the Craftsman style. These residences appear to have been constructed for more affluent families than the other residences that had been built along College Avenue. This is likely because it was developing at the same time as the North Park area to the west that was developed with larger lots and larger homes. The following properties represent the larger two-story Craftsman style residences that were constructed in the Muller & Northcraft Addition.



367 N. College Ave.



379/381 N. College Ave.

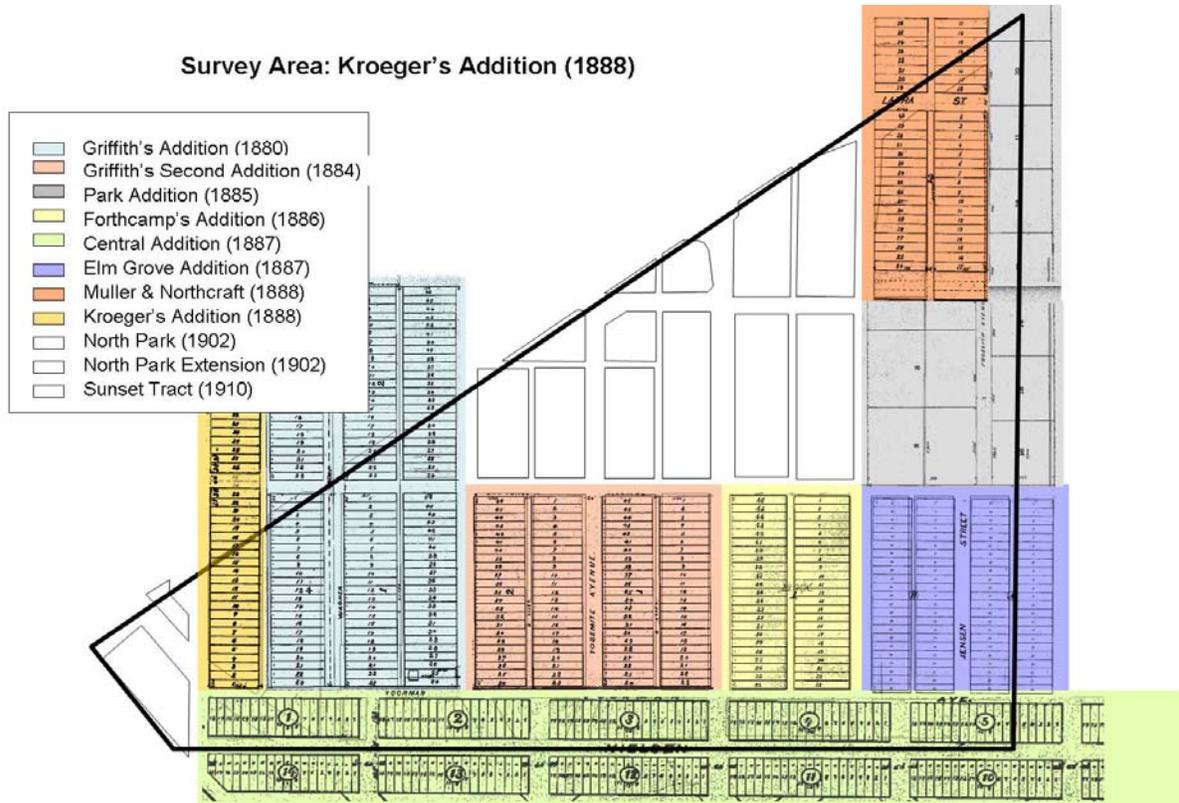


385 N. College Ave. / 1048
E. Franklin

By 1905, most of the unplatted land south of Belmont Avenue within the project study area that had not already been developed rapidly filled in with

large lots and fine examples of upscale residences. This area became part of the North Park Addition and North Park Extension.

Kroeger's Addition (1888)



The Kroeger's Addition was platted near the western boundary of the project study area in 1888.^{xliv} This subdivision was only a half-block wide; fronting the east side of N. West Avenue (present-day Roosevelt Avenue). It extended from Voorman Avenue in the south to Belmont Avenue in the north. The subdivision included ninety individual lots that were 25 feet wide by 144 feet deep.^{xlv} This long and narrow addition had deep and narrow lots that appeared most suitable for densely placed worker's housing, which is similar to the Central Addition that was platted the same year. Additionally, their location near the railroad line was in close proximity to industrial work along the line. These lots may have been configured with shotgun housing in mind.

Although the Kroeger Addition had been platted in 1888, it was not until circa 1890 that the first home was constructed at the southern end of the addition. The first listing in the city directory of 1891 notes the presence of Maurice O'Brien at 264 N. West Avenue (previously a county road) within the Kroeger Addition (Polk Directory, 1892), but by the end of the decade O'Brien's name was no longer associated with that address. Rather, James Anton, a laborer,

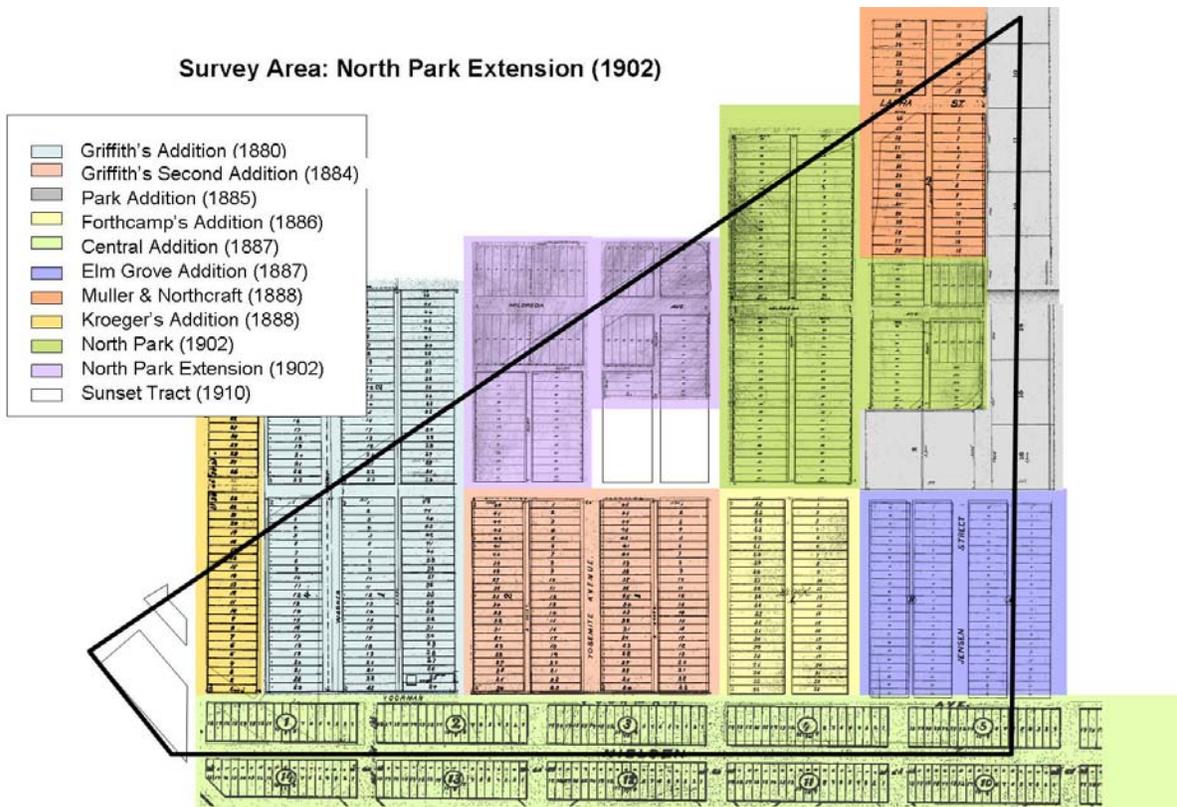
was identified in the U.S. Census for 1900 at the same address. Beyond the O'Brien home (later the Anton residence) very little construction occurred within the southern one-third of the Kroeger Addition; however, by the turn of the century a number of homes were being constructed to accommodate the needs of working class families. By 1918, many of the lots within the Kroeger Addition were filled with single-family homes.^{xlvi} Weitze (1991:5) notes that worker housing continued to be built in the area of Kroeger's Addition, Griffith's Addition, and Griffith's Second Addition through circa 1915.

Due in large part to the construction of the 180 Freeway, this subdivision has little left within its boundaries. There is one residence located at 136/138 N. Roosevelt Avenue that appears to have been constructed prior to the turn of the twentieth century, although the Sanborn maps don't show it until after 1919. More research may be necessary on this property, although it appears that the building was likely moved to this location at some point. It appears that it might qualify as a local landmark as an excellent example of a Stick style multi-family worker's residence. There are no other examples of this property type within the study area.



Although not in the immediate survey area, one of the earliest subdivisions to be platted in the general area of Divisadero Street was the **American Addition**. It was platted in 1887 just outside the project study area and encompassed a triangular area bounded by Thorne Avenue, Divisadero Street and the Southern Pacific Railroad tracks. Weitze (1991:4) notes that the area was developed "...in light industrial use during the 1920s-40s, but parcels immediately adjacent to the railway did see late 19th century use." A boarding house neighborhood appears to have developed near the junction of H Street, and Roosevelt and Voorman avenues. Employees working at the Standard Oil warehouse resided within this area during the 1890s. It appears that the multi-family residence at 136/138 N. Roosevelt is an example of the type of buildings that would have comprised the boarding house neighborhood.

North Park Addition & North Park Extension (1902)



The North Park Addition was first developed in 1902 on unplatted land that was owned by Carlton Curtis and later the Curtis Estate. Most of the development surrounding the North Park neighborhood occurred around the first part of the twentieth century and was limited to working class neighborhoods. However, as the city grew in population and economy, several upper and middle-class residents eventually moved to the upcoming fashionable North Park area.

During the decade of the 1880s, Carlton Curtis purchased a large plat of land south Belmont Avenue and west of present-day Van Ness Avenue. It was on this land that Curtis built a mansion amongst landscaping that set the property apart from the surrounding area. The Curtis mansion was located in a "...setting of trees and shrubs notable from afar." It was due to the park like setting that the Curtis family named the estate "North Park".^{xlvii}

North Park Study Area: 1906 Sanborn

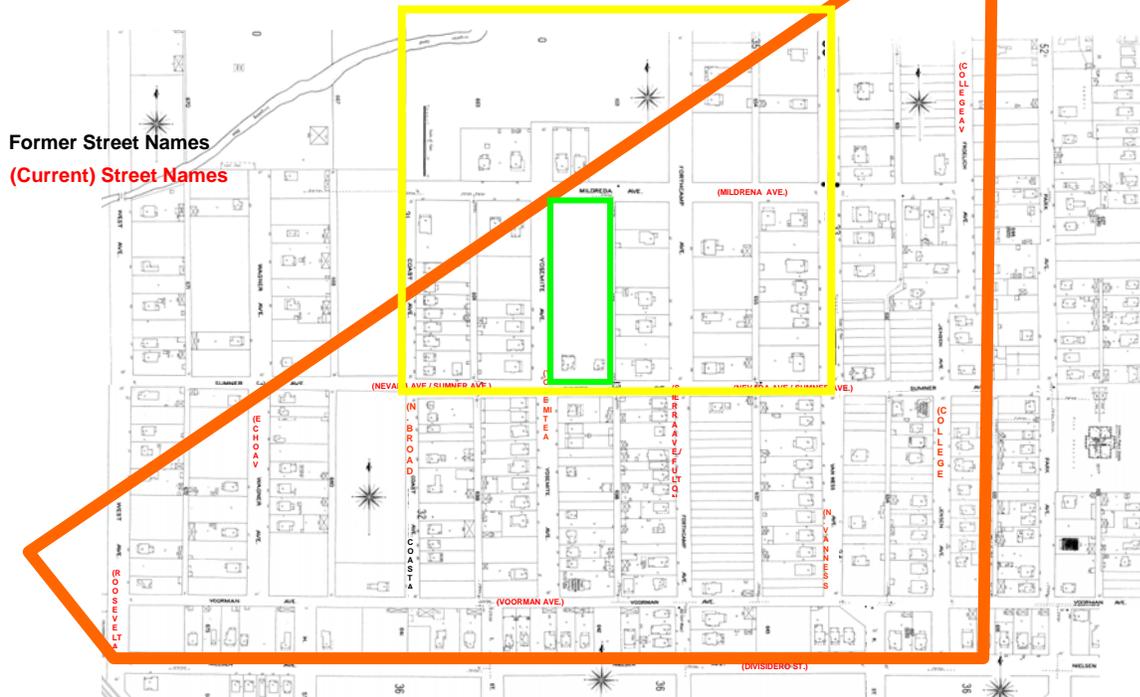


Figure 11: Illustration of 1906 Sanborn Map. The red area indicates the project study area, whereas the yellow area depicts the likely property owned by Curtis. The green box surrounds the residence presumed to have been lived in by the Curtis family, as evidenced by the south-facing orientation and the ca. 1880s irregular shape of the house (in contrast to the rectangular east-west facing residences surrounding the property). This residence was gone by 1918.

During the latter 1880s, Mr. Curtis began to sell off small tracts of land on all sides of his estate (See figure 9). This trend continued even after his death. A real estate entrepreneur and capitalist, William G. Uridge, purchased the first five acres of Curtis’s land around 1895; a transaction that proved particularly successful for him in the following decade as he immediately set about selling and developing the land.^{xlvi} Uridge supervised the survey and leveling of the subdivision. Lots were laid out north to south rather than east to west as was traditionally practiced. The main east to west thoroughfare was labeled Mildreda Avenue in honor of Mrs. Mildreda Curtis.

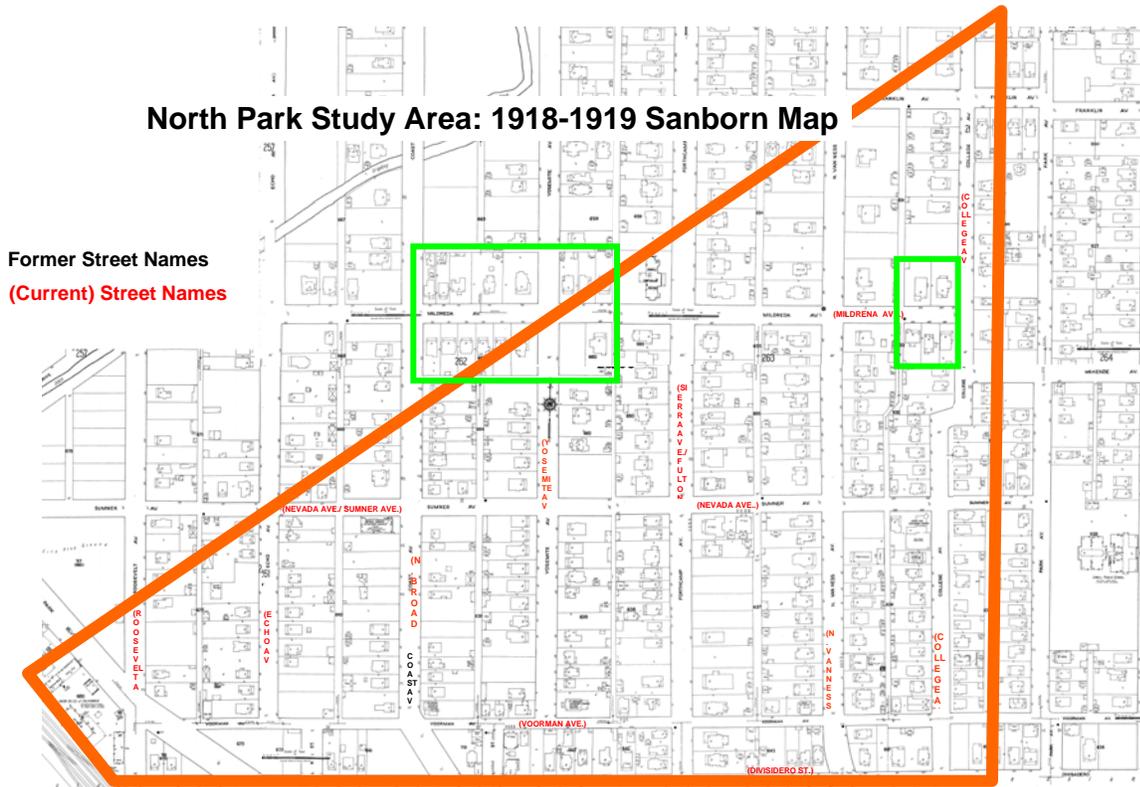


Figure 12: View of 1918-1919 Sanborn Map. Red line indicates project study area, whereas the green boxes indicate the north/south orientation of Uridge’s lots facing onto Mildreda Avenue that he named after Mildreda Curtis.

In January, 1902, Uridge, in partnership with local architect and land speculator Benjamin G. McDougall (1865-1937), recorded the North Park Addition with the County Recorder’s Office. The North Park Addition had an irregular shape that was bounded by San Joaquin Avenue (present-day Nevada) to the south, Franklin and Mildreda avenues, Forthcamp Avenue (present day Fulton Street), and Van Ness/College Avenues.

In June the same year, Uridge partnered with W. B. Holland to develop the North Park Extension, which was located directly to the west of the North Park Addition. They contracted Invert Teilman, licensed surveyor, to lay out the area. Mr. Teilman had been responsible for laying out the Central Addition a few years before. The subdivision was laid out beginning at a point on the west side of Forthcamp Ave. (later Fulton St.) 273 feet north of the intersection point of the north line of San Joaquin Ave. and the west line of Forthcamp Ave., thence north along west line of Forthcamp Ave., 452 feet, thence at a right angle west 740 feet thence at a right angle south 390.42 feet, thence at a right angle east 420 feet, thence at a right angle south 62.08 feet, thence at a right angle east 320 feet to a point of beginning. The lots were generally 25 feet wide by 150 feet deep, with a few variations within. The entire sub-division included

83 lots that were primarily laid out in a north/south orientation facing both sides of Mildreda Avenue, with the exception of lots facing Yosemite and Coast from San Joaquin to the alley south of Mildreda and the west side of Forthcamp Avenue.

The first residents of this new posh North Park area included both Uridge at 370 N. Van Ness Avenue and McDougall at 314 N. Van Ness Avenue. Benjamin G. McDougall was trained as an architect in his father's office and owned an architectural firm in Fresno with his brothers Charles C. and George B. McDougall. Architectural researcher J.E. Powell writes about McDougall in the following paragraphs...

... Benjamin G. McDougall was born in San Francisco on January 10, 1865. He began his architectural studies in 1883, studying at the California School of Design and working in his father's office...Like his brothers, he trained under his father. They worked with him as B. McDougall & Sons before forming their own firm, McDougall Bros.

During the mid-1890s the brothers had offices in San Francisco and Bakersfield. Benjamin moved to Bakersfield in 1896 and captured an impressive list of commissions for municipal buildings, schools, banks, business blocks, hotels, and homes in the Valley. Charles and George ran the San Francisco office. Their first major effort to do work in Fresno came in 1896 when they submitted plans for an orphanage. However, the project was later abandoned by the County Board of Supervisors as too costly. At the turn of the century, Benjamin moved the office to Fresno. Among the firm's projects were the Kings County Jail (1898), the Hanford Carnegie Library (1905), the Merced Security Savings Bank (1905), the Visalia First National Bank (1905), and many residences in Fresno. After the 1906 San Francisco earthquake, McDougall Bros. closed its Fresno office...^{xlix}

The North Park Addition and the North Park Extension became one of the more affluent areas after the turn of the century and included some of the most civic-minded and leading citizens within the community. In these more prominent areas of the greater North Park area, the first arrivals tended to be from the real estate and building industries. Often they sought to insure their success by taking up residence in a subdivision they might own and through advertising they could reap huge profits on their investments.

Most of the development of the greater North Park area occurred between 1902 and 1915; therefore most of the residences were designed in styles that were popular at the time. Architecturally, the North Park neighborhoods included

designs that reflected the changing attitudes of society in regard to outdoor living and sanitation. As a rejection of the Victorian-era small rooms, cluttered interiors and exterior brick-a-brack, the architectural styles of the first decade of the twentieth century emphasized simple craftsmanship over ornamented decoration and more connection with nature with a fluid relationship between the interior and exterior by using natural materials and creating spaces to bring the outdoors inside such as the incorporation of large porches and windows. According to Weitze:

...Many of the houses incorporated open-air sitting porches and screened-in sleeping porches as a part of their design – often with porches on two levels of a dwelling, and with more than one porch per residence. The appearance of most houses was affected by the Arts and Crafts movement, either with Colonial Revival detail or with a combination of Colonial Revival and Craftsman bungalow aesthetics. The indoor-outdoor life philosophy was further noteworthy in the presence of the Sample Sanitarium of 1912-13 at the center of the neighborhood.¹



Figure 13: Views of the Sample Sanitarium located at 311 N. Fulton St. The Sample Sanitarium is a local City of Fresno Landmark (No. 208).

The North Park Addition became the city’s first streetcar suburb.ⁱⁱ Some of Fresno’s most prominent families left the comfort of their mansions in the L Street district to be a part of what the Fresno Evening Democrat described in 1903 as Fresno’s version of “Nob Hill.”ⁱⁱⁱ It appears to have supplanted the area of K Street between Tulare and Kern Avenues that Walker (1941:143) had previously been referred to as Fresno’s version of “Nob Hill.”

Two major north/south corridors run through the heart of the North Park tract; N. Van Ness Avenue and Fulton Street (formerly Northcamp Avenue and Sierra Avenue). These were two early routes north of the original town boundaries. However, not much was happening in the areas along these

corridors prior to 1902 as the area hadn't been divided yet.

Fulton Street (formerly Northcamp Avenue) was the route of one of the first streetcars. The Northcamp streetcar line was first introduced in 1902 and was one of three routes developed for the Fresno City Railway, which extended from downtown to points north. The Northcamp streetcar line was constructed at the same time that the North Park Addition and North Park Extension were platted. The presence of the streetcar may have contributed to the desirability of the area to higher class and more professional class citizens, as they could easily commute to downtown where their businesses were located. Typically, prior to the automobile, housing would have been constructed in close proximity to where people worked, so outlying areas of the community would have been less desirable for the professional class that traditionally work in the City's core. Therefore, prior to the construction of the streetcar line, most of the City's elite lived along L Street, which was still in closer proximity to downtown.

Prior to the turn of the century, most of the houses constructed in the northern tracts were modest working class cottages, which might have housed residents working for nearby industries, such as those along the rail line. In contrast, however, by 1906 many larger, more affluent residences had been constructed in the newly platted North Park area. Although speculative, it is possible that the presence of the streetcar coupled with the availability of larger lots contributed to the more upper class moving to the area despite the presence of working class residences just a few blocks away.

To accommodate the streetcar, Fulton Street (formerly Northcamp Avenue) is a wider tree-lined street with larger setbacks than adjacent neighborhoods that largely developed in the decade before. Both Fulton Street and N. Van Ness Avenue are wider than the adjacent streets and have a grander feel. Many of the early residents purchased multiple parcels, so the overall size of each lot is much larger than the worker's neighborhoods to the south, east, and west. Many of the houses are set farther back from the street and there is a greater distance between the houses; the streets have wider planting strips flanking the street with large, mature street trees and street lights. A few of the houses also have remnant hitching posts. The houses are larger in scale, as many of them were built by rather prominent residents and designed by architects. When compared with the adjacent streets, the North Park area and North Park Extension have clearly definable boundaries due to their lot sizes, setbacks, landscaping, and prominence of the architectural styles and house sizes.



Figure 14: Photos illustrating the character defining features of the North Park and North Park Extension area including large lots, deep setbacks, wide planting strip, streetlamps, scored concrete sidewalks and hitching posts.

As previously noted, **William G. Uridge** and **Benjamin G. McDougall**, architect and land speculator, were the first to build homes in the North Park Addition. Uridge's residence was located at **370 N. Van Ness Avenue**, while McDougall constructed his home on a lot at **314 N. Van Ness Avenue**.

They were soon followed by such prominent people as Albert G. Wishon, the general manager of the San Joaquin Light and Power Company (340 N. Van Ness Ave.); Matthew H. McIndoo, a farmer (345 N. Van Ness Ave.); F. A. Boole, the manager of the Sanger Lumber Company (340 N. Van Ness); Ira H. Brooks, president of the Brooks Furniture Company (350 N. Van Ness); R. B. Parker, president of Parker Roth Company (235 N. Van Ness); William D. Coates, manager of the Sperry Flour Company (264 N. Van Ness); and Chester H. Rowell, the onetime proprietor of the Fresno Morning Republican and later columnist for the San Francisco Chronicle (269 N. Fulton). The Rowell Residence, was designed by famous architect Bernard Maybeck; it was destroyed for commercial development after use as a Fresno State College sorority house for a number of years.^{liii}



Ira H. Brooks and his family resided at **350 N. Fulton Street** circa 1906. His name appears in the Fresno city directory in 1904 (R.L. Polk 1906-1918). It appears that Mr. Brooks was the owner of a thriving enterprise – the Brooks Furniture Company. Prior to this, Ira was a junior partner in the furniture business of Bowling & Brooks located at 1210 I Street prior to 1905. During his junior partnership he and his family resided at 1860 I Street (R.L. Polk 1900-1905), but eventually had his own home built at 350 N. Fulton Street circa 1905. He commissioned a large two-story, Craftsman Dutch Colonial Revival dwelling. According to the Fresno city directories, he resided there through 1922. The following year, Mrs. M. C. Brooks is listed as the

primary residence (R.L. Polk 1922-1925). Today, this home has been relocated to 226 N. Fulton Street as a result of the construction of State Route 180. The Brooks home is presently listed on the City of Fresno Local Register of Historic Resources (H.P. # 204).



Albert G. Wishon also moved into the North Park area in 1904 after he commissioned Fresno architect, Alexander Culbertson Swartz to design his home located at **340 N. Fulton**. Wishon came to California with his wife from Missouri. Upon arriving in the San Joaquin Valley, Wishon became gainfully employed with the San Joaquin Lumber Company between 1889 and 1891. Later he worked as bookkeeper for the Tulare County Bank, leaving that job in 1893. During the 1890s when many men were losing their fortunes and businesses to the crash of the national economy in 1893, Wishon was self-employed. He worked in the real estate business in Tulare County, especially around the communities of Tulare and Visalia. Eventually, Wishon founded the Mount Whitney Power Company in 1899. His business was extremely successful due in large part to the development of electrical agricultural pumping. By 1902, Wishon had established a new company, the San Joaquin Light and Power Company; this ultimately brought Wishon to Fresno where established permanent residence. His success ultimately allowed him to head up the Fresno City Railway and the Fresno Water Company.

Wishon's stay in the North Park area was short term. As the community continued to advance north and new and more prominent neighborhoods developed, Wishon moved north as well. Wishon left his two story N. Fulton Colonial Revival home for the more prestigious E. Huntington Boulevard location where he took up residence on the 3000 block of that boulevard in 1915.

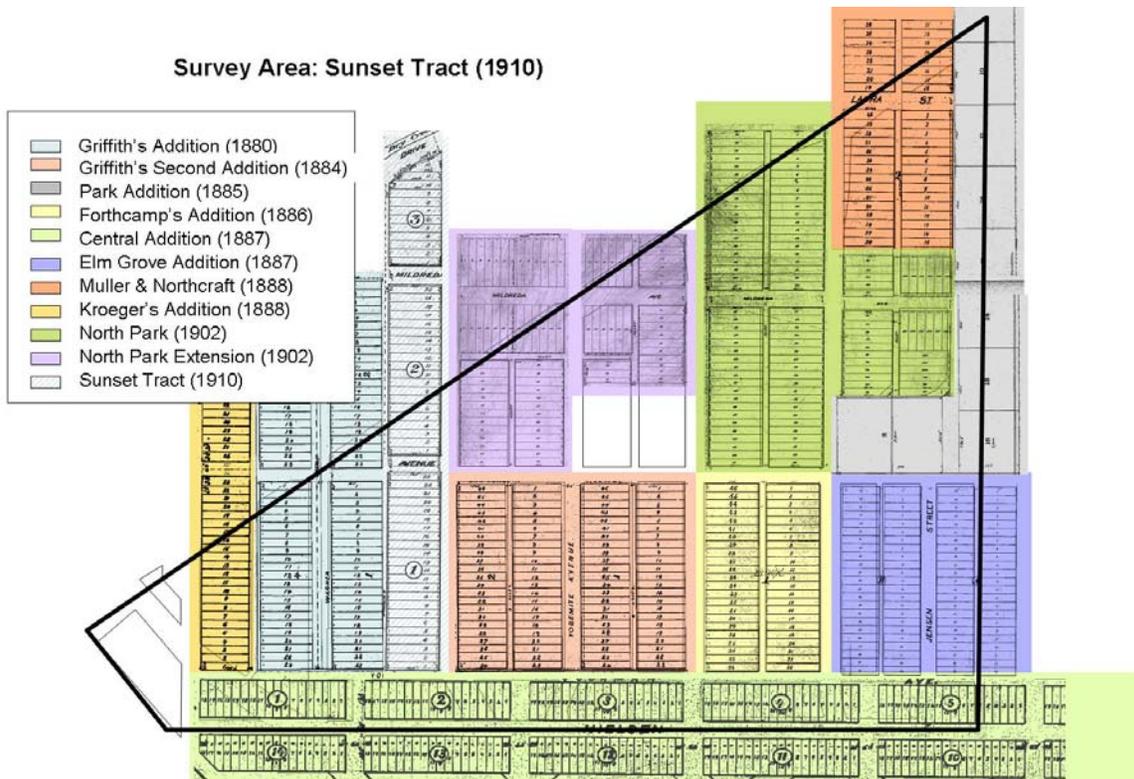
The former Wishon residence is one of three large-scale residences dating to the 1904-1907 period on the east side of the 300 block of N. Fulton Street at 304 N. Fulton. The A.G. Wishon home, constructed in 1904 in the Colonial Revival tradition is on the City of Fresno Local Register of Historical Resources (H.P. # 138).



The **John G. Porter** residence currently at **320 N. Fulton Street** was moved to this location from 420 N. Van Ness Avenue. The residence was moved to this location by Caltrans as a result of the construction of State Route 180. Porter is perhaps most famous in the annals of local history as a builder and real estate developer. The Porter Tract of 1915 was the brain child of John G. Porter. According to the Fresno city directories for 1908 and 1909, Porter was listed as a bookkeeper at the First National Bank. It appears that his job as bookkeeper was secondary to his primary job as carpenter. Weitze notes that the residence at 420 N. Van Ness may have been the first home built for the builder, himself.^{liv} It appears that Porter resided on N. Van Ness until 1914, but the following year he was listed as residing at 940 E. Cambridge Avenue within the Porter Tract.

Presently, the former Porter home is located at 320 N. Fulton Street. The Craftsman Shingle style home (1909) is listed on the City of Fresno Local Register of Historic Resources as the Porter-Bernard Home (H.P. #205).

Sunset Tract (1910)



One of the last additions to the greater North Park neighborhood was the Sunset Tract of 1910. This rather narrow, linear neighborhood extended from Voorman Avenue on the south and running north to Belmont Avenue on the west side of Coast Avenue (present-day Broadway). This area was home to some of the prominent rural German, Danish, and Swedish families. This tract actually overlays the eastern side of Griffith Second Addition of 1884. The tract included two and a half blocks running north from Voorman Avenue to Dry Creek; the lots remained 25 feet wide by 160 feet deep from when they were first laid out in 1884. However, it appears that no buildings were erected in this tract prior to the establishment of the Sunset Tract, as the Sanborn Map from 1898 does not show any buildings on the lots. It is interesting to note that only one building was constructed prior to 1906 on the northwest corner of the intersection of N. Broadway (formerly Coast Ave.) and Voorman Ave. (See Figure 14). However, by 1919 nearly all the lots had been developed on the west side of N. Broadway.

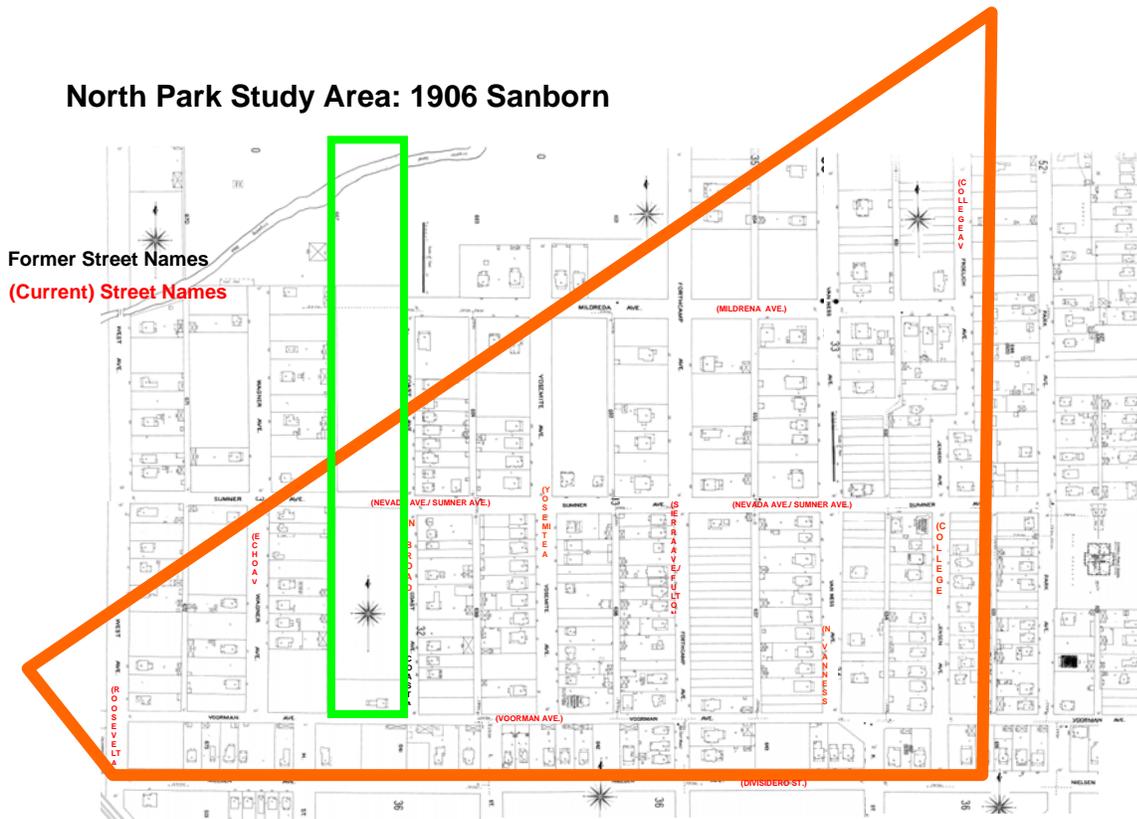


Figure 15: View of 1906 Sanborn Map illustrating the area that became the Sunset Tract (highlighted in green) with only one residence. This was the last neighborhood within the project study area to develop. This streetscape developed sporadically between 1907 and 1948.

Development of A Municipal Transportation System (1887- 1920s); Changes in the Northern Residential Neighborhoods

With the city's growth beyond the original town grid and distant from the central core, a municipal transportation system became necessary to access these northern neighborhoods. In 1887, several horse-drawn trolley car franchises were awarded enterprises extending their service "from the railroad depot through the commercial district and from there into the surrounding and growing residential areas".^{lv}

Several horse-drawn trolley franchises were obtained as early as 1887, but were forfeited eventually. However, over the next couple of years, several lines were established. One of the lines was established by Thomas E. Hughes "...who laid a line from the depot, along Tulare Street to I, thence to Ventura Street and eastward to the Fair grounds." A second line ran from the depot up Mariposa Street to K (later, Van Ness) Street, then up Tulare Street to its terminus.^{lvi} According to Edward Hamm Jr., author of "When Fresno Rode the Rails" (1933:48), the most important trolley line was the Fresno, Belmont, and Yosemite Railroad, which began at the Southern Pacific Railroad depot and ran along Mariposa Street to J (later, Fulton) Street and then north along J Street to the northern city limits (then Silvia Avenue, now Divisadero Street). At Tuolumne Street, the line split, proceeding along O Street where it turned into Blackstone Avenue, then only a country road. The line terminated at Belmont Avenue where the system's car barns and stables were located.^{lvii} (See Figure 15).

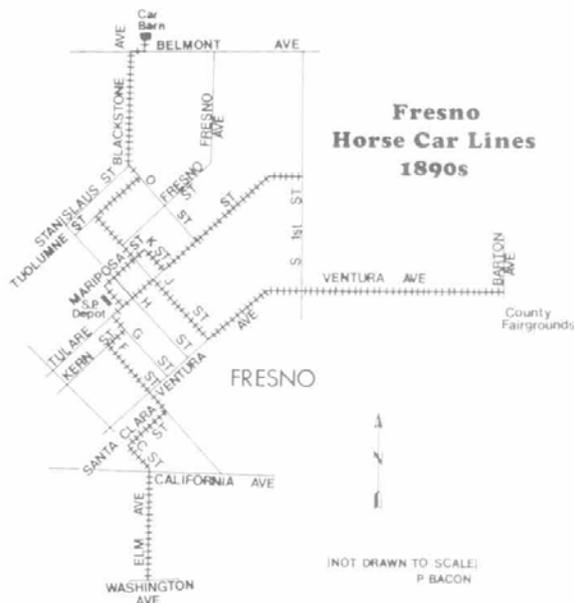


Figure 16: 1890s map showing the early rail lines in Fresno. The Car Barn was located near the terminus of Blackstone Avenue and Belmont Avenue. (From: "When Fresno Rode the Rails" Edward Hamm Jr.)

As Fresno's city limits moved north, additional streetcar service was developed. The Forthcamp streetcar line was first introduced in 1902 and was one of three routes developed for the Fresno City Railway, which extended from downtown to points north. The Forthcamp streetcar line ran north from downtown through the North Park study area. The other two routes extended to Sunnyside and to Recreation Avenues. All three routes were first constructed as single-track lines, but eventually efforts were made to expand the rail service by double tracking. The Forthcamp line appears to have been a high priority because work commenced on laying double track along Forthcamp Avenue the first year it was developed. The area along Forthcamp (present-day Fulton Street) between Belmont and Olive avenues was widened to accommodate the expanded street service, and the section of the street between Divisadero and Belmont was eventually widened.^{lviii} Winchell wrote:

"Originally, the Forthcamp Line was single-tracked, but by 1907 the traction company was proposing to double track all of its city lines, and the Forthcamp was high on the priority list. By 1909 Forthcamp Avenue was double-tracked clear to its terminus at Olive Avenue."^{lix}

While the development of housing north of the original grid spurred the construction of the streetcar lines, it appears that the lines were being constructed at the same time that the North Park Addition and North Park Extension were being platted. This may have contributed to the fact that the North Park areas drew the interest of the middle and higher classes, as they could now more easily access jobs and offices downtown. It appears that the North Park area was one of the first streetcar suburbs because it developed at the same time as the Forthcamp Line. Subsequently, Forthcamp (later Fulton Street) is a wider tree-lined street with larger setbacks than adjacent neighborhoods that largely developed in the decade before.

North Park Survey Area; Transition to Multi-family Transient Neighborhood (1920-1960)

After a period of time, the city limits continued to extend farther north. Consequently, once prominent neighborhoods like the North Park area were abandoned for more desirable areas. Families like the Wishon and Porter families left the North Park area between 1914 and 1917. After prominent families moved out of the neighborhood and with the onset of the Depression, the North Park area became more of a multi-family transient neighborhood.



147-149 N. Broadway St.



834-840 E. Voorman Ave.



122-128 N. Van Ness Ave.



933-943 E. Nevada Ave.



159 N. Broadway St.



264 N. Fulton St.

There were several factors that contributed to the change within the area. Primarily, with the onset of the Depression, many families began to rent rooms in their homes for extra money. Some of the vacant homes became investment properties that were converted to multiple family apartments^{lx}. Additionally, although the housing market in Fresno remained strong, many homes were unaffordable which forced residents to rent as an alternative to owning a home. Multiple-family housing sought to address the needs for those requiring affordable housing and for those unable to purchase a home. Also, because the downtown area remained the economic hub of the community, the multiple family housing in the North Park area proved convenient for people who desired to live close to their places of business.

Many of the earliest multi-family buildings were constructed in the first decade of the twentieth century, but were converted into multiple units in the 1940s.

Therefore, many of these early apartment buildings actually look like grand single family residences with multiple entrances. Apartment buildings from this era were often two story in massing, were symmetrical and had large full-width porches off the front of the building that covered the multiple entries. One building could have four doors on the front that led to each of the individual residences; often they would open to interior stairwells that led to the second floor units.

Architectural historian, Karen Weitze notes the presence of modest multiple-family apartments constructed in the 1920s and 1930s in the greater North Park neighborhood. Many of these apartment buildings were two-story, with alley access parking. Architecturally, these buildings incorporated treatments ranging from “...Tudor Revival builder bungalow flats to the Streamlined Spanish Colonial Revival.” Character-defining features of some of these apartment buildings included courtyards and landscaping.^{lxi} Some of the multi-family buildings that were built during this period were designed as multi-family and were less symmetrical as they were designed in styles that were more popular in the 20s and 30s. Some of the infill apartments from this period also incorporated garages to accommodate the increasingly popular automobiles. However, other apartments were converted from single family residences, such as the 254-262 N. Fulton (below), which is an excellent example of a Foursquare single family residence that was converted to apartments in the 1940s. Unlike the earlier apartments, this building has multiple entrances on the façade with individual stairways leading to the individual units. However, you can still see evidence of the Foursquare residence in the roofline and eaves.



241-253 N. Yosemite Ave.

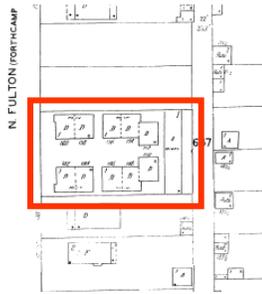


260-270 N. Yosemite Ave.

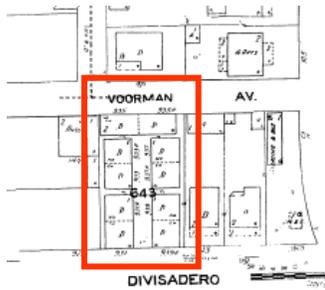


258,260,262 N. Fulton St.

There are a few examples of bungalow courts within the project area that date to the 1920s. Bungalow Courts played an important role in the early development of multiple-family housing in Fresno. Typically, these courts dated between 1910 and 1929. Bungalow courts were constructed in a cottage or bungalow style, usually around a central court and in double bar or a “U” shaped formation and are wood clad over a wood frame.^{lxii} Two such examples are located at 142-160 N. Fulton Street and the other is located at 931-939 E. Divisadero Street.



142-160 N. Fulton St.



931-939 E. Divisadero St.

During the Depression years, traditional styles were melded with new styles. It was during the 1930s that Fresno’s architects and builders began to experiment with a new, more modern form of design that captured “traditional styling” with Art Moderne, Art Deco, and Streamlined Moderne details. Perhaps because of costs, and the dwindling number of vacant lots in the city, the post-1930 court housing was largely designed with either duplex or four-plex units. It is likely that this period introduced designs that were more unique and deviated from earlier designs that appeared to rely on plan books.^{lxiii}

By the mid-1940s, the trend of modest multiple-family housing continued in parts of the greater North Park area but the apartment buildings became more utilitarian and less architecturally distinctive. The sudden influx of returning veterans from overseas duty with their families and the demand for cheap and affordable housing may have contributed to less ornate apartment complexes. However, courtyards and landscaping continued to be an important element in the design of these post-World War II apartments. In the late 1930s and 1940s, the minimal traditional style became popular, followed by the Ranch style. Therefore, many of the multi-family units were designed in these two styles. Primarily, the minimal traditional style had low pitched, multi-gable and hipped roofs with very little to no overhang on the eaves. Additionally, the buildings were often clad in stucco and had simple wood cased double hung windows or metal casement windows. These buildings had very little ornamentation, but began to exhibit large multi-light picture windows to bring

more light into the residences. Most of the minimal traditional multi-family residences were one story in height and were sprawling in plan, as the many cookie-cutter units shared walls to form little complexes.

After World War II, a multitude of styles of apartment complexes sprang up within the study area. There are several examples of single-story 4-plex apartment courts constructed in the 1940s. The design of the courts was simple with minimal landscaping and similar to a “U”-shaped court. Typically, these apartment courts were composed of buildings on three sides, with an open end toward the street. They were organized around a common public area that allowed for access to private areas (apartments) as well as to public spaces (the courtyard). However, absent from the apartment courts is “...a thin screen wall that connects the front two bars of the “U”.^{lxiv} The parking facilities located at the rear of the properties serve as the third side of the “U”-shaped court. Following are some examples of these types of multi-family residences.



157 N. Echo Ave.



125-127 N. Yosemite Ave.



1141 E. McKenzie Ave.

The 1950s ushered in another period of growth in Fresno resulting in continued development of multiple family housing in the greater North Park area. Development in the central city, however, occurred mostly as infill as older housing stock was demolished or new buildings were constructed on previously undeveloped tracts.^{lxv} Courtyard housing from the 1950s took on a more “contemporary design,” with less ornamentation. Several of these contemporary apartments are located on the 100 block of N. Yosemite. There are also examples on N. Echo Ave.

The 1950s saw the beginning of a new “modern” look, with an experimentation of geometric designs and new building materials. Architects were designing buildings with shed type roofs and wide overhangs, applied ornamentation in the form of pierced concrete block, stonework, vertical bands, and intersecting planes. Many of the buildings were boxy in form with very little decoration. This new “modern” look was representative of a new era of space exploration, television, and progress. Additionally, builders and architects were using new building materials such as sheet metal, paneling, metal, and glass in their designs. By this time, picture windows were large expanses of uninterrupted

glass as opposed to the multi-light picture windows from the decade before. There are some good examples of these mid-century apartment buildings below.



143-153 N. Echo Ave.



163 N. Echo Ave.

There are also some later examples of multi-family residential architecture from the 1970s to present in the study area. Many of these buildings are blocky in form and typically two story. The buildings use “modern” materials such as plywood sheathing and aluminum sliding windows. The design of these apartment buildings is not indicative of any identified “style” but is rather utilitarian in form and decoration, indicating an interest in cost savings. The blocky form of the two story buildings was easy to build and utilized the least amount of materials, while maximizing the number of units that could be built on the lot.



103 (102-106) N. Fulton St.



116 N. Yosemite Ave.



128-130 N. Yosemite Ave.

Other character defining features of this style include individual exterior entrances including a stairway leading to the units on the second floor. This form allowed for a feeling of individual living, as opposed to the turn of the century apartment buildings that had one shared entry with individual entrances off a central hall or apartment buildings that took on a look of an individual residence with multiple doors lined up on the first floor that would lead into each unit or up interior stairways to the second floor.

Commercial Development within the North Park District (1920-1960)

Most of the commercial development within the greater North Park area is located along E. Divisadero Street and the 100 blocks of Fulton, Broadway, Echo, and Roosevelt avenues. Many of the buildings date between the 1930s and late 1950s.

Within the project study area west of N. Van Ness Avenue, many of the buildings that fronted the north side of Divisadero Street were once residences; however, by the 1930s, Divisadero Street was home to a number of commercial enterprises ranging from restaurants to service stations^{lxvi}. Many of these businesses are located in buildings constructed of brick. Commercial storefronts prior to 1930 were constructed to the lot line and were often symmetrical in form. The massing was typically one story in height with large display windows flanking a central recessed entry. Often times the buildings had flat roofs or had barrel or gable roofs hidden by a parapet wall.



729 E. Divisadero St.



102-104 N. Broadway St.



2049 N. Broadway Ave.

The building located at 729 E. Divisadero is a typical early twentieth century commercial building, and one of the few dating to this period within the study area. Located on the northwest corner of Broadway and Divisadero Street is a three-story brick building that housed the Bixler Vapor Dry Cleaning Company (above). This dry cleaning company shared the building with several other businesses as well. On the northeast corner of Broadway and Voorman avenues is the Broadway Liquor (above at 102-104 N. Broadway) that dates to the 1930s. However, this building originally housed several storefronts.

By the end of the 1920s, many commercial buildings were being constructed setback from the lot line to accommodate the automobile. These buildings also began to take the form of the streamline modern style which was gaining popularity in the 1930s. The streamlined style was mostly used in commercial buildings and is characterized by the emphasis on horizontality, modernity, and streamlined lines which were representative of trains, cars, cruise ships, and other progressive modes of development during the day. The character

defining features of the streamline moderne style include curved corners, cantilevered overhanging projections, the use of glass block, corner entries, large expanses of glass display windows, flat roofs, narrow metal window and door surrounds, and smooth surfaces. There are some good examples of these commercial buildings below.



61-65 N. Fulton St.



50 N. Fulton St.

Moving into the 1950s and 1960s, commercial buildings continued a “modern” look, but became more angular. These buildings were stripped of ornamentation but instead of curved lines, the buildings became more geometric with intersecting planes and the use of new materials. There was an emphasis on large vertical elements intersecting with the smooth horizontal surfaces and cantilevered bands overhanging the entrances and walkways. Many of the buildings mixed building materials such as smooth brick, concrete block, and metal panels. A number of post-1960 businesses are located on the 100 block of N. Broadway, N. Fulton and N. Van Ness avenues. There are some excellent examples of these commercial buildings below.



50-56 N. Van Ness Ave.



25 N. Van Ness Ave.



57 N. Fulton St. / 875 E. Divisadero St.



575, 561 E. Divisadero St.



821 E. Divisadero St.



64 N. Fulton St.

Significance Findings & Results of Survey

The North Park survey area included a total of two hundred and sixty-five (265) parcels. Within those parcels, approximately two hundred and thirty-five (235) buildings were identified within the study area (some of the parcels were vacant lots). Over the past two decades, this area has been the subject of several prior studies, in which some buildings had been previously identified or evaluated. Therefore, this study only included the preparation of inventory forms for buildings that had not been previously identified or evaluated. However, some of the inventory forms for previously evaluated properties were updated to include new information, if appropriate.

The project team prepared one DPR 523 A (Primary Record) for every building in the project area that had not previously been evaluated and one DPR 523B (Building Structure Object Record) for each building that was constructed more than 45 years ago. At the conclusion of the survey project, the project team prepared approximately 195 DPR 523A inventory forms and approximately 175 DPR 523B forms. The complete set of inventory forms is located in Appendix C.

Results of Previous Studies in North Park Study Area

The North Park study area has been the subject of several prior studies that have covered portions of the area or have inventoried individual buildings associated with proposed development within the area. Therefore, these properties were not re-inventoried as part of this current study.

In 1991, Karen Weitze, Staff Historian with Dames & Moore, prepared a *Historic Architectural Survey Report (HASR) for the Proposed Freeway 180 Gap* in the City of Fresno for Caltrans District 6. The project covered a 2.2 mile stretch of proposed freeway alignment, including portions of the North Park area. The HASR documented 80 buildings within the project’s area of potential effect (APE); nineteen (19) of which were located in the current project study area. Following is a list of the properties previously identified as part of Weitze’s study.

Address	APN #/ Map Reference #	Description	Year Built	Prior Status Code
385 N. College	45914102	2-story Craftsman SFR	c.1916	6Z
1102 E. Franklin	45905301	2-story Craftsman SFR	c.1924	6Z
1105 E. Franklin	45905225	2-story Craftsman SFR	c.1919	6Z
337-343 N. Van Ness	45913306	Spanish Colonial Revival Apartments	c.1937	6Z
330 N. Fulton	45913332	Amazon Scholl Hays House	c.1907	6Z

340 N. Fulton	45913333	Albert G. Wishon house	1904	2S2
311 N. Fulton	45913217	Sample Sanitarium; Sequoia Hospital	1913	2S2
820 E. Mildreda	45922202	2-story Craftsman SFR	c.1911	6Z
260/262/266 N. Yosemite	45922223	Spanish Colonia Revival multi-plex	c.1932-1938	6Z
241-253 N. Yosemite	45922107	Spanish Colonial Revival Apartments	c.1938-42	6Z
221 N. Broadway	45921226	Edward J. Goodrich 2-story Craftsman SFR	c.1915	2S2
207 N. Broadway	45921212	2-story Colonial Revival bungalow	c.1913	6Z
187 N. Broadway	45929202	Bethel Danish Lutheran Church	1917	2S2
625 E. Nevada	45921239	1-story Craftsman cottage SFR	1914	6Z
187 N. Echo	45929142	1-story Colonial Revival Cottage SFR	c.1910-1915	6Z
189 N. Echo	45929139	1-story Queen Anne	c.1895-1900	6Z
420 N. Van Ness (currently at 320 N. Van Ness)	45913331	John G. Porter house; 2-story Craftsman (moved to current location)	c.1909	2S2
350 N. Fulton (currently located at 226 N. Fulton)	45922331	Ira H. Brooks house; 2-story Craftsman/Colonial Revival residence	c.1903-1905	2S2
172 N. Echo	45929217	Vernacular cottage	c.1884	6Z

Between September 1, 1993, and August 31, 1994, John Edward Powell and assistant Michael J. McGuire conducted a historic building survey of the Ratkovich Plan area, which encompasses 1500 acres of land in the triangular area generally bounded by Freeway 180 on the north, Freeway 41 on the east and Freeway 99 on the west. Powell and McGuire assessed approximately 2490 properties, consisting of public landscapes, industrial structures, residences, churches, commercial and municipal buildings, and objects of public art.

The survey was conducted under the auspices of the California State University, Fresno Foundation, a non-profit corporation and an organizational arm of California State University, Fresno Auxiliary Services. The contract called for the researchers to prepare formal evaluations for fifty properties potentially eligible for Fresno's Local Register of Historic Resources, identify properties that appeared eligible for inclusion in the National Register of Historic Places and identify any potential historic districts within the study area. Properties previously analyzed for Caltrans along the Freeway 180 Gap corridor were not to be reassessed; neither were properties previously placed on the Local Register.

In March 1994 Powell and McGuire submitted to the city's Historic

Preservation Commission a list of 159 properties that appeared eligible for inclusion in the city's Local Register. Incorporating public comments into their final selections, the researchers submitted the approved list of fifty properties to the city on June 1, 1994.

Powell and McGuire also were asked to identify potential historic districts located within the study area. They identified six potential districts, three of which had earlier been identified in a study prepared by Brenda M. Carter for the City of Fresno:

The following is a list of buildings located within the North Park Survey Area that were previously identified by J.E. Powell during his survey:

Address	APN #/ Map Reference #	Description	Year Built	Status Code
136 N. Van Ness Ave.	45931117	Adam Baird Home	c.1890	5S1
243 N. College Ave.	45923102	John B. Frinchaboy Home	c.1903	5S1
232 N. Yosemite Ave.	45922213	Christian L. Samuelson Home	1919	5S1
229 N. Yosemite Ave.	45922109	John Humiston Home	c.1905	5S1/5D3
250 N. Yosemite Ave.	45922215	T.E. Mellen Property	c.1907	3D

In 2006, Jon L. Brady with J&R Environmental Services prepared several intensive level inventory forms as part of the preparation of historic property surveys for *the Proposed City of Fresno Acquisition and Development of the Property at 340 North Van Ness (APN 459-141-33)* and for *the North Echo Avenue Project* in the City of Fresno. The nine (9) properties in the North Park survey area that Mr. Brady inventoried as part of those prior surveys are listed below (note the status codes include those assigned prior to this current survey).

Address	APN #/ Map Reference #	Description	Year Built	Status Code
1033 E. Mildreda Ave.	45914111	Harold M. Nelson Home	c.1908	6Z
337-343 N. Van Ness Ave.	45913306	R.T. and Grace Hall Apartment Building	1937	6L
280 N. Van Ness Ave.	45914201	Peter Droge Home	c.1905	6L
335-343 N. Van Ness Ave.	45913307	Dr. Robert T. Hall Home	c.1903	6L
317-329 N. Van Ness Ave.	45913308	Mike Ignacz Building	c.1951	6Z
158 N. Echo Ave.	45929215	Quezada Property	c.1900	6L
187 N. Echo Ave.	45929142	Rutherford Property	c.1910	6Z
157 N. Echo Ave.	45929132	Suarez Property	1950	6Z
150 N. Echo Ave.	45929214	Prado Property	c.1900	5S3

Additionally, in 2005 and 2006, the City of Fresno’s Historic Preservation Project Manager, Karana Hattersly-Drayton, prepared inventory forms for three (3) properties located within the project study area for inclusion in the City of Fresno’s Local Register of Historic Resources. Those properties include:

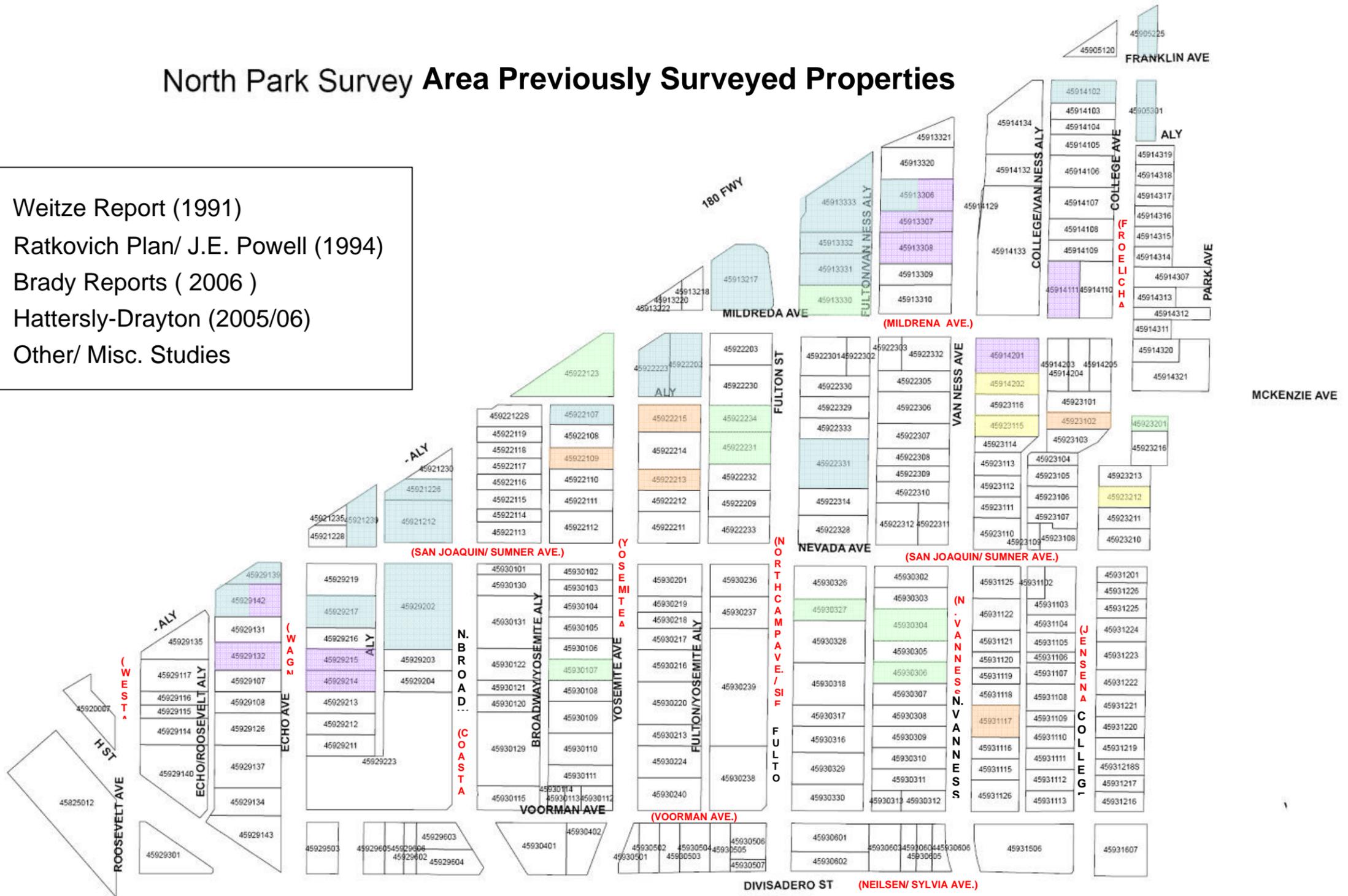
Address	APN #/ Map Reference #	Description	Year Built	Status Code
228 N. College	45923213	Henry Banta and Walter Banta Home	1898	5S1
248 N. Van Ness Ave.	45923115	John Fairweather Home	c.1905	5S1
264 N. Van Ness Ave.	45905301	W.D. Coates Home	c.1905	5S1

In addition to these prior studies/surveys of properties within the current study area, there are several other buildings that have been previously evaluated independently over the years. Some of these properties are currently listed on the local register of historic resources. Following is a map of properties that have been previously identified or surveyed as part of prior studies within the North Park Survey Area.

Figure 18: Map of Previously Surveyed Properties within the North Park Survey Area. (next page)

North Park Survey Area Previously Surveyed Properties

- Weitze Report (1991)
- Ratkovich Plan/ J.E. Powell (1994)
- Brady Reports (2006)
- Hattersly-Drayton (2005/06)
- Other/ Misc. Studies



Previously Evaluated Historic Properties

As a result of the aforementioned studies and other research on individual properties, several of the buildings located in the project study area were previously evaluated for historic significance. Some of the previously identified properties are listed on the National Register of Historic Places, the California Register of Historical Resources, or the City of Fresno Register of Historic Resources or have been formally determined to be eligible for listing on these registers. Following is a summary of the previously evaluated properties that are located within the North Park study area.

National Register of Historic Places

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

There are 29 sites in the City of Fresno that are currently listed on the National Register of Historic Places (National Register). However, none of the currently listed 29 sites are located within the project study area. There are, however, several buildings that have previously been determined eligible for listing on the National Register that are located within the project study area.

In 1990 and 1991 Dr. Karen Weitze prepared a report for the California Department of Transportation on historic properties in the area of central Fresno affected by the "180 Gap" freeway project. Weitze studied eighty pre-1946 structures during that survey and determined that thirteen were potentially eligible for the National Register of Historic Places. Of the thirteen National Register eligible properties identified as part of Weitze's study, seven (7) are located in the current project study area. These seven properties were therefore not re-evaluated as part of this study. Rather, updates were made to the original inventory forms for the following seven previously evaluated buildings:

1. *Bethel Danish Lutheran Church (1917)

187 N. Broadway

Henry F. Starbuck, Architect

Flemish Revival with Craftsman details

Potentially eligible under Criterion A (as associated with the early 20th-

century Fresno Danish community, and as associated with the German, Swedish and Danish neighborhood of the Sunset Tract); and, Criterion C (as representative of the Flemish Revival with Craftsman details, and as the work of California architect Henry F. Starbuck).

2. **Edward J. Goodrich Home (ca. 1911)**

221 N. Broadway

Craftsman bungalow

Potentially eligible under Criterion B (as associated with the life of Edward J. Goodrich, prominent Fresno County farmer and civic leader); and, Criterion C (as an excellent representation of the Craftsman bungalow style and method of construction).

3. ***Sample Sanitarium (1912-1913)**

311 N. Fulton

Henry F. Starbuck, Architect

Spanish Colonial Revival

Potentially eligible under Criterion A (as associated with the development of the greater North Park neighborhood, ca. 1902-1920, and as representative of early 20th-century health care facilities); and, Criterion C (as representative of the early Spanish Colonial Revival in a rare and unusual building type, and as the work of California architect Henry F. Starbuck).

4. ***Ira H. Brooks Home (ca. 1903-1905)**

226 N. Fulton (relocated from 350 N. Fulton)

Craftsman bungalow with Colonial Revival details

Potentially eligible under Criterion A (as associated with the initial development of North Park, ca. 1902-1910); Criterion B (as associated with Ira H. Brooks, president of the Brooks Furniture Company); and, Criterion C (as an excellent early example of Fresno Arts and Crafts architecture, here combining details from both Craftsman and Colonial Revival aesthetics).

5. ***Albert G. Wishon Home (1904)**

340 N. Fulton

A. C. Swartz, Architect

Colonial Revival

Potentially eligible under Criterion A (as associated with the initial development of North Park, ca. 1902-1910); Criterion B (as associated with Albert G. Wishon, manager of the San Joaquin Light and Power Company, the Fresno City Railroad and the Fresno Water Company); and, Criterion C (as an excellent example of the Colonial Revival and as representative of local master architect A. C. Swartz).

6. **Matthew H. McIndoo Home (ca. 1905)**

345 N. Van Ness

Mission Revival/Craftsman

Potentially eligible under Criterion A (as associated with the initial

development of North Park, ca. 1910-1910); Criterion B (as associated with the prominent farming and land investment McIndoo family); and, Criterion C (as an excellent example of early Arts and Crafts Fresno architecture, here combining the Mission Revival and Craftsman aesthetics).

7. *John G. Porter Home (1909)

320 N. Fulton (relocated from 420 N. Van Ness)
Craftsman bungalowoid

Potentially eligible under Criterion A (as associated with the development of the greater North Park neighborhood, ca. 1902-1920); Criterion B (as associated with John G. Porter, Fresno builder and developer); and, Criterion C (as representative of the oversized Craftsman bungalowoid style, and as possibly the first major work of local master builder John G. Porter).

Two additional properties in the project area had previously been determined potentially eligible for the National Register, and so were not included in Weitze's report. They are as follows:

1. *Charles H. Cobb Home (1913)

271 N. Yosemite (relocated from 437 N. Fulton)
Neoclassical

2. *Ivan Carter McIndoo Home (1913)

310 N. Fulton (relocated from 410 N. Van Ness)
Craftsman Shingle Bungalowoid

*In the Local Register of Historic Resources

Local Register of Historic Resources

The Local Register of Historic Resources for Fresno, California, contains 221 existing buildings. Nineteen (19) buildings in the North Park survey area are currently listed on the Local Register. They include the following:

Local Register #	Address	Owner	Year Built	Architect	Architectural Style	Comments
HP 206	174 N. Fulton	Kutner Home	1910	Williams & Harrison	Colonial Revival	
HP 140	235 N. Fulton	Alexander Home	1908	Unknown	Neoclassical	
HP 139	245 N. Fulton	Farr Home	1907	Unknown	Shingle Colonial Revival	Elmer Jewett Farr - Builder
HP 254	330 N. Fulton	Amazon S. Hays	Unkn wn	Unknown	Colonial Revival (American Foursquare)	
HP 208	311/313 N. Fulton	Sample's Sanitarium	1913	Starbuck & Swartz	Spanish Colonial Revival	

HP 142	310 N. Fulton	McIndoo-Phillips Home	1913	Unknown	Craftsman Shingle	Moved from 410 N. Van Ness
HP 13	183 N. Broadway	Bethel Danish Lutheran Church	1917	Henry F. Starbuck	Flemish Revival with Craftsman detail	A.P. Anderson - builder
HP 135	271 N. Yosemite	Cobb Home	1913	Unknown	Neoclassical	
HP 138	340 N. Fulton	A.G. Wishon Home	1904	A.C. Swartz	Colonial Revival	
HP 143	171 N. Van Ness	McAlpine Home	1900	Unknown	Folk Victorian	
HP 192	153 N. Van Ness	Barkalew Home	1911	Unknown	Neoclassical Cottage	
HP 194	153 N. Yosemite	Thomase Cowan Home	1906	Unknown	Neoclassical Cottage	
HP 202	258 N. College	Moore-Koop Home	Ca. 1895	Unknown	Folk Victorian	
HP 222	229 N. Yosemite	John Humiston Home	Ca. 1905	Unknown	Vernacular Cottage	
HP 223	232 N. Yosemite	Christian L. Samuelson Home	1919	Unknown	Craftsman Bungalowoid	
HP 233	136 N. Van Ness	Adam Baird Home	1890	Unknown	Italianate	Adam Baird - Builder
HP 250	248 N. Van Ness	John Fairweather Home	Ca 1905	Unknown	Neoclassical Cottage	
HP 251	243 N. College	John B. Frinchaboy Home	Ca1903	Unknown	Queen Anne	
HP 253	264 N. Van Ness	W.D. Coates Home	Ca 1905	Unknown	Colonial Revival, Prairie and Italian Renaissance Elements	

Evaluation Criteria for Identified Properties

GPA worked with the City of Fresno Planning Staff to identify buildings within the project area that have the potential to meet federal, state, or local landmark criteria. The project team evaluated the buildings within their identified historic context to determine if any of the buildings may be potentially eligible for the National Register or California Register either individually or as contributing elements to a potential historic district.

The criteria for inclusion in the **National Register of Historic Places** include those properties that are:

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- 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

- D. That has yielded, or may be likely to yield, information important in prehistory or history.

The criteria for inclusion in the **California Register of Historical Resources** include any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:

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; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

According to the **City of Fresno's Designation Criteria** as outlined in the City's Historic Preservation Ordinance [Article 4 of Chapter 13 of the Fresno Municipal Code, Section 13-406], a historic resource is "any building, structure, object or site that meets 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:
 - a. It is associated with events that have made a significant contribution to the broad patterns of our history; or
 - b. It is associated with the lives of persons significant in our past; or
 - c. 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
 - d. It has yielded or may be likely to yield, information important in prehistory or history.
2. It has been in existence less than fifty years; it meets the criteria of subdivision (1) of the subsection (a) of this section and is of exceptional importance within the appropriate historical context, local, state or national.

Additionally, the resources were evaluated to determine whether or not they meet the criteria as an historic district. The City of Fresno’s Historic Preservation Ordinance defines a local historic district as “any finite group of resources related to one another in a clearly distinguishable way or any geographically definable area which possesses a significant concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.” The Local Historic District must be significant as well as identifiable and it must meet Local Register Criteria for listing on that Register.

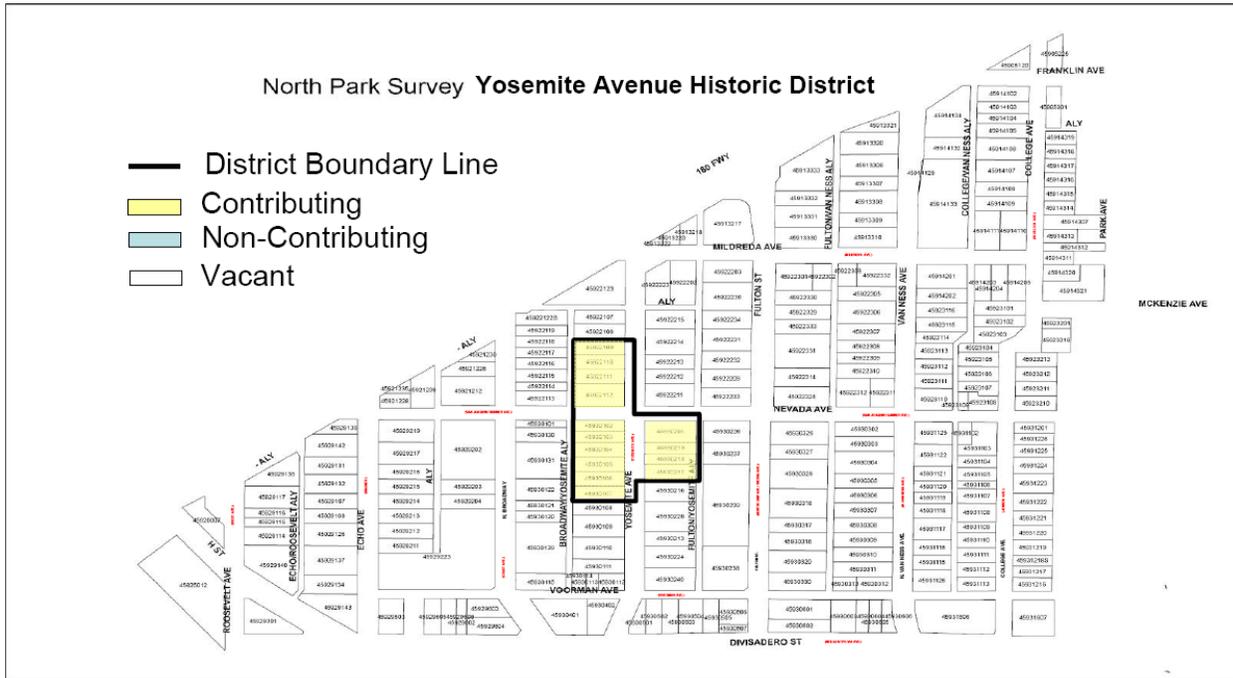
The **Local Historic District Criteria** include properties that meet one of the following:

1. It exemplifies or reflects special elements of the city’s cultural, social, economic, political, aesthetic, engineering, or architectural heritage, or
2. It is identified with a person or group that contributed significantly to the cultural and development of the city, or
3. It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship, or
4. structures within the area exemplify a particular architectural style or way of life important to the city, or
5. The area is related to a designated historic resource or district in such a way that its preservation is essential to the integrity of the designated resource or Local Historic District, or
6. The area has potential for yielding information of archaeological interest.

Identification of Historic Districts

GPA reviewed all the properties located within the proposed “North Park Historic District” area to determine whether or not the entire survey area constituted a historic district as defined by the National, state, and local register criteria. After review of the survey area, the project team, in conjunction with the City staff, determined that there was not enough integrity within the entire survey area for it to constitute a historic district. However, after review of the historic context and historic maps of the survey area, it appears that there are three smaller neighborhoods within the overall survey area that share a visual quality or continuity and that appear to qualify as historic districts. One district appears eligible for the National Register of Historic Places, and two areas appear to meet the local register criteria as a local historic district. Following is a summary of these districts.

Yosemite Avenue Worker's Cottage Local Historic District.



This potentially eligible local historic district is located on the 100 block of N. Yosemite Avenue. It includes fourteen (14) parcels on the west and east side of the block, just south of Nevada Avenue. With the exception of one residence that was built in ca. 1915, all of the buildings were constructed prior to 1906.

The Yosemite Avenue neighborhood is an excellent example of a turn of the century worker's cottage streetscape; nearly all of the houses were constructed primarily in the first five years of the twentieth century and maintain high integrity of location, setting, design, materials, workmanship, feeling and association.

The houses are set back from the street with concrete sidewalks and a planting strip with concrete curb cuts. There are no streetlights or street furniture facing the street although there are a variety of mature trees along the street. Most of the houses have access to rear from the alley; a few of the houses have put paved side-driveways leading to a detached garage in the rear. The houses are primarily single-story, rectangular houses with partial or full-width front porches under the principal roof. Many of the houses are designed in the Colonial Revival cottage style and have hipped roofs. Some of the houses have small elevated concrete berms enclosing the front lawn. Most of the houses have a concrete walkway leading to concrete steps. Following are a few examples of the worker's cottages that contribute to the Yosemite Avenue Local Historic District:



Due to the cohesive nature of several residences along North Yosemite Avenue, this area appears to constitute a local historic district. Several of the homes are intact examples of the turn of the century workers and middle-class housing in the northern Fresno neighborhoods. Specifically, the district:

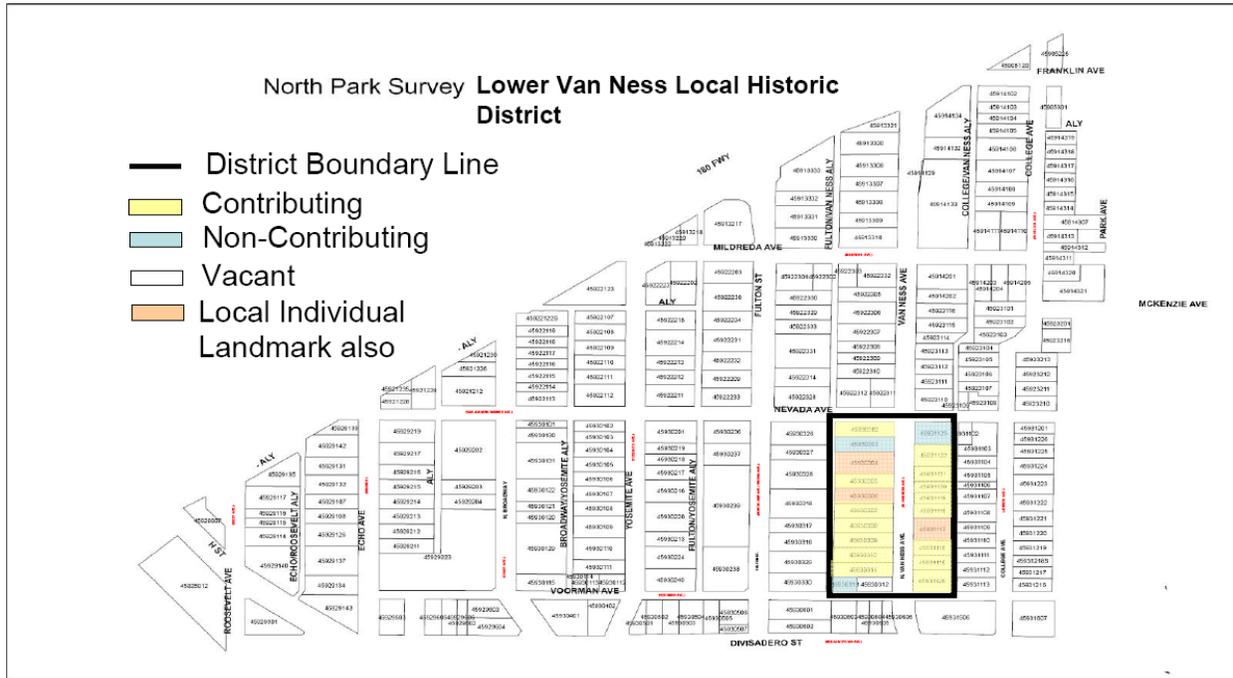
- Exemplifies or reflects the special elements of the city’s cultural, social, economic, political, aesthetic, engineering, or architectural heritage, because it illustrates how neighborhoods at the turn of the century looked like and how persons of the working class lived at the turn of the century and what their tastes in housing was; and
- It contains a strong concentration of buildings within the area that exemplify a particular architectural style or way of life important to the city. Although these buildings are not of “high style,” they still are very nice representations of buildings of a certain economic and social class and are very intact and well maintained. They are all of similar architectural style and are concentrated within a cohesive row, which adds to the understanding of the historic streetscape.

The Yosemite Avenue Local Historic District includes fourteen (14) contributing buildings and no non-contributing buildings. All but one of these buildings received a status code of 5D3 because they appear to contribute to a district that appears eligible for local listing or designation through survey evaluation. Two building received a status code of 5B because they are locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a

district that is locally listed, designated, determined eligible or appears eligible through survey evaluation. Two contributing buildings are currently listed on the Local Register of Historic Resources; these properties also have a 5S1 status code:

Address	APN #/ Map ID #	Description	Year Built	Status Code
181 N. Yosemite Ave.	459-301-03	1-story neoclassical cottage	c.1898-1906	5D3
175 N. Yosemite Ave.	459-301-04	1-story neoclassical cottage	c.1898-1906	5D3
169 N. Yosemite Ave.	459-301-05	1-story neoclassical cottage	c.1898-1906	5D3
161 N. Yosemite Ave.	459-301-06	1-story neoclassical cottage	c.1898-1906	5D3
153 N. Yosemite Ave.	459-301-07	1-story neoclassical cottage	c.1898-1906	5S1/5D3
145 N. Yosemite Ave.	459-301-08	1-story transitional Victorian to neoclassical cottage	c.1898-1906	5D3
180 N. Yosemite Ave.	459-302-01	1-story Victorian cottage	pre- 1898	5B
172 N. Yosemite Ave.	459-302-19	1-story neoclassical cottage	c.1898-1906	5D3
168 N. Yosemite Ave.	459-302-18	1-story neoclassical cottage	c.1898-1906	5D3
164 N. Yosemite Ave.	459-302-17	1-story neoclassical cottage	1907-1919	5D3
229 N. Yosemite Ave.	459-221-09	1-story neoclassical cottage	c.1898-1906	5S1/5D3
225 N. Yosemite Ave.	459-221-10	1-story neoclassical cottage	c.1898-1906	5D3
215 N. Yosemite Ave.	459-221-11	1-story neoclassical cottage	c.1898-1906	5D3
209 N. Yosemite Ave.	459-221-12	2-story American Foursquare residence	c.1898-1906	5B

Lower Van Ness Local Historic District.



This potentially eligible historic district is located on the 100 block of N. Van Ness Avenue. It includes twenty-one (21) contributing buildings and two (2) non-contributing parcels. The district boundaries include all those buildings facing the east and west sides of the 100 block of N. Van Ness Avenue between Nevada Avenue to the north and Voorman Avenue to the south. The district comprises properties that were constructed between 1898 and 1919 in the Neoclassical cottage, Victorian, and Craftsman styles.

The residences that faced onto N. Van Ness Avenue were built between 1898 and 1906; several of the residences were constructed in the modest Neoclassical cottage style similar to those residences found along the 100 block of North Yosemite. The buildings are primarily one story in height and rectangular in form. They have pyramid roofs with wide boxed overhangs. Most of the residences have a small dormer and a front porch supported by columns. The siding is constructed of horizontal wood drop siding and the windows are tall and narrow; although a few of the windows have been paired to flank a larger fixed window with multi-lights above. A few of the residences show remnants of the folk Victorian style with decorative rafters and multi-light windows, although it is apparent that the form of the building is beginning to transition into the stylistic details that were emerging with the Craftsman era; a few battered columns sitting atop wood piers and the three-part window configuration. Also, some of these residences appear slightly larger than those worker's houses along N. Yosemite due to the early addition of dormers to the

attic and rear of the properties to maximize space within the house (ie. 113 N. Van Ness). Only a few of the residences show some modifications to the exterior elevations (161 & 183 N. Van Ness). By 1906, several of the residences had stables in the rear off the alley access. Today, these outbuildings have likely been converted to automobile garages or have been removed. Today, the residents primarily park on the street.



113 N. Van Ness Ave.



125 N. Van Ness Ave.



135 N. Van Ness Ave.

Overall, the streetscape along the 100 block of N. Van Ness Avenue remains very intact. North Van Ness Avenue is 60' wide with concrete curb cuts and sidewalks. There is a moderate planting strip along the street with a variety of mature street trees. The houses are consistently set back from the street and are of a similar size and scale. Both sides of the 100 block of N. Van Ness Avenue visually represent what the early additions to the city looked like and the way people lived around the turn of the century. Therefore, it appears to constitute a local historic district.



The east side of the 100 block of N. Van Ness Avenue has a good collection of residences ranging in date from 1890-1920. There is one residence that dates to before 1898 that is located mid-block at 136 N. Van Ness Avenue. This residence, the Adam Baird House, was constructed in 1890 as a two story Italianate residence and is on the City's historic register (# 233).

The remaining existing properties (with the exception of the office building located on the southeast corner of N. Van Ness and Nevada avenues) were constructed between 1907 and 1918. Most of these residences were constructed in the Foursquare, Neoclassical and Craftsman styles. The street is cohesive in setting and setback. There are tree lined streets and a sidewalk. The lot sizes are 50 to 75 feet wide but only approximately 120 feet deep (as opposed to the 160' depth of most of the lots in the northern City boundaries). The majority of the residences on the east side of the 100 block of N. Van Ness are two stories in height (slightly larger than the earlier one-story residences on the opposite side of the street). The

residences along the east side of the block appear to have been designed for more affluent or larger families. However, there are a few single family residences and a few of the buildings were built as or converted into multi-family units. Following are some examples of the two-story residences along the east side of the 100 block of N. Van Ness Avenue.



106-110 N. Van Ness Ave.



114-116 N. Van Ness Ave.



172 N. Van Ness Ave.

Due to the cohesive nature of several residences along the 100 block of N. Van Ness Avenue, this neighborhood appears to constitute a local historic district. Several of the homes are intact examples of the turn of the century housing for middle and upper middle-class housing in the northern Fresno neighborhoods and it reflects the way the city looked and felt prior to 1920. Like the Yosemite Avenue Local Historic District, the Lower Van Ness Local Historic District:

- Exemplifies or reflects the special elements of the city’s cultural, social, economic, political, aesthetic, engineering, or architectural heritage, because it illustrates the aesthetic and architectural appearance of the neighborhoods that were popping up around the turn of the century just north of the original town boundaries. The area reflects what the city looked like and how persons of the middle and upper-middle class lived during this time and what their tastes in housing were; and
- It contains a strong concentration of buildings within the area that exemplify a particular architectural style or way of life important to the city. Although these buildings are not of “high style,” they still are very nice representations of buildings of a certain economic and social class and are very intact and well maintained. They illustrate a collection of architectural styles that were popular prior to 1920 and are concentrated within a cohesive row, which adds to the understanding of the historic streetscape.

The Lower Van Ness Avenue Local Historic District includes twenty (20) contributing buildings and two (2) non-contributing parcels. The contributing buildings received a status code of 5D3 because they appear to contribute to a district that appears eligible for local listing or designation through survey evaluation, whereas the two non-contributing parcels received a status code of 6Z because they appear ineligible for the national Register, California Register

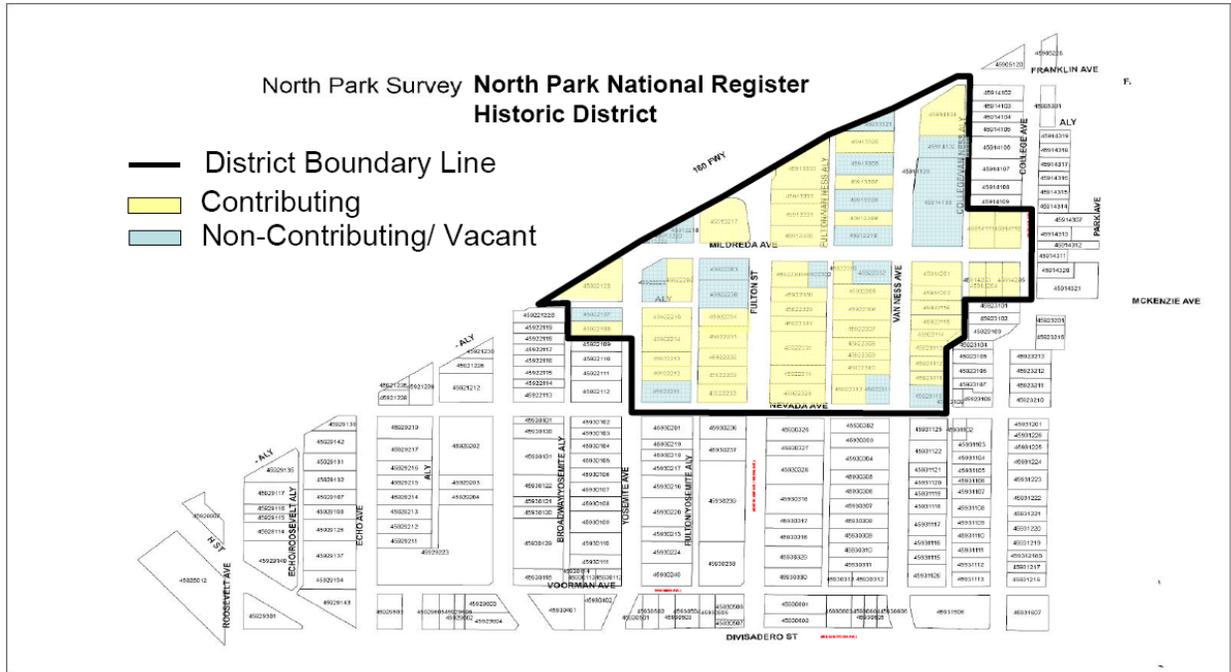
or local designation through survey evaluation. A few of the buildings within this potential historic district also received a status code of 5B because they are locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation. There are three (3) properties that are currently listed on the local register of historic resources (they have a 5S1 status code). Following is a list of properties that contribute to the local historic district. The properties with a 5B status code include those buildings that are also individually eligible or listed locally:

Address	APN #/ Map ID #	Description	Year Built	Status Code
187 N. Van Ness Ave.	459-303-02	1-story transitional Victorian to neoclassical cottage	c.1898-1906	5D3
171 N. Van Ness Ave.	459-303-04		c. 1899-1906	5S1
161 N. Van Ness Ave.	459-303-05	2-story vernacular cottage	c.1898-1906	5D3
153 N. Van Ness Ave.	459-303-06		1911	5S1
145 N. Van Ness Ave.	459-303-07	1-story neoclassical cottage	c.1898-1906	5D3
135 N. Van Ness Ave.	459-303-08	1-story neoclassical cottage	c.1898-1906	5D3
125 N. Van Ness Ave.	459-303-09	1 ½ story transitional Victorian to Craftsman cottage	c.1898-1906	5D3
113 N. Van Ness Ave.	459-303-11	1-story neoclassical cottage w/2-story addition	c.1898-1906	5D3
172 N. Van Ness Ave.	459-311-22	2-story Craftsman single family residence	c.1907-1918	5D3
174,176 N. Van Ness Ave.	459-311-22	1-story Craftsman single family residence	c.1908-1918	5D3
166 N. Van Ness Ave.	459-311-21	1-story neoclassical cottage	c.1898-1907	5D3
158 N. Van Ness Ave.	459-311-20		c. 1907-1919	5D3
156 N. Van Ness Ave.	459-311-19	1-story Craftsman residence	c.1907-1918	5D3
144 N. Van Ness Ave.	459-311-18	1 ½ story Neoclassical single family residence	c. 1907-1918	5D3
136 N. Van Ness Ave.	459-311-17		1890	5S1
122-128 N. Van Ness Ave.	459-311-16	2-story Craftsman multi-family residential	c.1918-1925	5D3
114,116 N. Van Ness Ave.	459-311-15	2-story Neoclassical multi-family residential	c.1898-1906	5D3
106,108,110 N. Van Ness Ave.	459-311-26	2-story American Foursquare multi-family residential	c.1907-1918	5D3

Following are a list of the properties that are located within the boundaries of the proposed Lower Van Ness Local Historic District but that do not contribute to the significance of the district:

Address	APN #/ Map ID #	Description	Year Built	Status Code
183 N. Van Ness Ave.	459-303-03	1-story neoclassical cottage (altered)	c.1898-1906	6Z
190 N. Van Ness Ave.	459-311-25	1-story commercial	c.1970	6Z

North Park National Register Historic District.



There is one area within the North Park study area that appears eligible for the National Register of Historic Places as a historic district because it includes an area with a concentration or linkage of buildings that are united by their historic development and context.

The North Park Addition and the North Park Extension became one of the more affluent areas after the turn of the century and included some of the most civic-minded and leading citizens within the community. Most of the development of the North Park tracts occurred between 1902 and 1919; therefore most of the residences were designed in styles that were popular at the time.

The district is eligible under National Register Criterion A and California Register Criterion 1 for its association with and representation of the movement of prominent individuals in Fresno's history to the first northern streetcar suburb in Fresno. It is also eligible under National Register Criterion C and California Register Criterion 3 for the large collection of early Twentieth Century and Craftsman architecture in Fresno. The North Park National Register District is eligible at the local level of significance and the period of significance extends from 1902 to 1919.

The proposed National Register eligible historic district is bounded by the 180 Freeway to the north, the west facing side of Yosemite Avenue to the west, the east facing side of N. Van Ness Avenue to the east, and Nevada Avenue to the south. The district boundaries include approximately sixty-six (66) parcels, with forty-nine (49) contributing buildings, nine (9) non-contributing buildings and eight (8) vacant lots. Several of the buildings located in the proposed National Register Historic District were previously evaluated individually and determined eligible for either the National Register of Historic Places or the local register of historic resources. Therefore, although these properties were not re-evaluated as part of this study, they have been identified as contributing buildings to the proposed historic district (some of the buildings have been given a status code of 3B). The inventory forms from the previously evaluated properties are not included in Appendix C of this report. However, following is a list of proper as part of this study that contribute to the significance of the historic district.

House #	Street Name	APN #/ Map ID #	Historic Tract	Yr. Built	Status Code
311	N Fulton St	45913217	North Park Extension (1902)	1913	2S2/ 5S1/ 3B
340	N Fulton St	45913333	North Park (1902)	1907-1919	2S2/ 5S1/ 3B
226	N Fulton St	45922331	North Park (1902)	1903-1905	2S2/ 5S1/ 3B
320	N Van Ness Ave.	45913331	North Park (1902)	1909	2S2/ 5S1/ 3B
243	N Van Ness Ave	45922307	North Park (1902)	1899-1906	3B
908	E Mildreda Ave	45922301	North Park (1902)	1907-1919	3D
1032-1034	E Mildreda Ave	45914203	North Park (1902)	1899-1906	3D
1036	E Mildreda Ave	45914204	North Park (1902)	1920	3D
1047	E Mildreda Ave	45914110	North Park (1902)	1899-1906	3D
1048	E Mildreda Ave	45914205	North Park (1902)	1899-1906	3D
934	E Mildreda Ave	45922303	North Park (1902)	1899-1906	3D
275	N College Ave	45914205	North Park (1902)	1899-1906	3D
205	N Fulton St	45922233	North Park (1902)	Ca. 1900	3D
206	N Fulton St	45922328	North Park (1902)	1899-1906	3D
215	N Fulton St	45922209	North Park (1902)	1907-1919	3D
222, 223	N Fulton St	45922314	North Park (1902)	1907-1919	3D
225	N Fulton St	45922232	North Park (1902)	1899-1906	3D
242	N Fulton St	45922333	North Park (1902)	1907-1919	3D
216	N Van Ness Ave	45923111	Park Addition (1885)	1907-1919	3D
221	N Van Ness Ave	45922310	North Park (1902)	1907-1919	3D
224	N Van Ness Ave	45923112	Park Addition (1885)	1907-1919	3D
227	N Van Ness Ave	45922309	North Park (1902)	1899-1906	3D
232	N Van Ness Ave	45923113	Park Addition (1885)	Ca. 1910	3D
233-237	N Van Ness Ave	45922308	North Park (1902)	1899-1906	3D

House #	Street Name	APN #/ Map ID #	Historic Tract	Yr. Built	Status Code
255	N Van Ness Ave	45922306	North Park (1902)	1899-1906	3D
261	N Van Ness Ave	45922305	North Park (1902)	1907-1919	3D
345	N Van Ness Ave	45913320	North Park (1902)	1899-1906	3D
366	N Van Ness Ave	45914134	Muller & Northcraft (1888)	1898/ 1918	3D
224	N Yosemite Ave	45922212	North Park Extension (1902)	1917	3D
242	N Yosemite Ave	45922214	North Park Extension (1902)	1911	3D
250	N Yosemite Ave	45922215	North Park Extension (1902)	1907-1919	3D
274	N. Fulton Ave	45922301	North Park (1902)	1907-1919	3D
237	N. Yosemite Ave	45922108	North Park Extension (1902)	1907-1918	3D

Identification of Buildings that May Be Individually Significant

There are some buildings that were identified in this study that were located outside of the three proposed historic district boundaries that may have individual significance or that may be eligible for special consideration in the local planning process. These are typically buildings that are either 1) very good representations of their architectural style, are 2) the earliest buildings that were constructed within the study area that still retain moderate to high level of historic integrity and original building materials, or 3) are good examples of at least one of the identified historic contexts (such as the transition from the North Park neighborhood into a multi-family residential neighborhood during the Great Depression or the early working class subdivisions).

These properties were given a status code of 5S3 (Appears to be individually eligible for local listing or designation through survey evaluation) if they appeared individually significant at the local level under any of the identified historic contexts if they met at least one of the local register criteria. There were ten (10) properties that received a status code of 5S3. They are as follows:

45931112	109	N College Ave	Elm Grove Addition (1887)	pre-1898	5S3
45931109	137	N College Ave	Elm Grove Addition (1887)	1899-1906	5S3
45931105	163	N College Ave	Elm Grove Addition (1887)	pre-1898	5S3
45923210	200	N College Ave	Park Addition (1885)	pre-1898	5S3
45923211	204	N College Ave	Park Addition (1885)	pre-1898	5S3
45923216	234, 236	N College Ave	Park Addition (1885)	Ca. 1890s	5S3
45929214	150	N Echo Ave	Griffiths Addition (1880)	1899-1906	5S3
45922330	258-264	N Fulton St	North Park (1902)	1899-1906	5S3

45929115 136-138 N Roosevelt Ave Kroegers Addition (1887) 1920-1948 5S3

If a building was identified as unusual or not individually meeting one of the local register criteria, but may be determined important to the City of Fresno at a later date, then the building was given a status code of 6L. These buildings would require additional individual evaluation under an applicable context at a later date, as determined by the City Planning Department. There were thirty-two (32) buildings that may receive special consideration in local planning.

45930401	729	E Divisadero St	Central Addition (1887)	pre-1898	6L
45922312	933-943	E Nevada Ave	North Park (1902)	1899-1906	6L
45930115	102, 104	N Broadway	Griffiths Second Addition (1884)	1907-1919	6L
45922114	210	N Broadway	North Park Extension (1902)	1899-1906	6L
45922115	218	N Broadway	North Park Extension (1902)	1899-1906	6L
45914106	351-353	N College Ave	Muller & Northcraft (1888)	1907-1919	6L
45923213	228-230	N College Ave	Park Addition (1885)	1898	6L
45931217	112	N College Ave	Elm Grove Addition (1887)	Ca. 1910-1920	6L
45931218S	118	N College Ave	Elm Grove Addition (1887)	1911	6L
45931110	129	N College Ave	Elm Grove Addition (1887)	1899-1906	6L
45931222	146	N College Ave	Elm Grove Addition (1887)	1899-1906	6L
45931106	159	N College Ave	Elm Grove Addition (1887)	1915	6L
45931224	168	N College Ave	Elm Grove Addition (1887)	pre-1898	6L
45931104	171	N College Ave	Elm Grove Addition (1887)	pre-1898	6L
45931226	180	N College Ave	Elm Grove Addition (1887)	1907-1919	6L
45931201	186	N College Ave	Elm Grove Addition (1887)	1898-1906	6L
45923107	215	N College Ave	Park Addition (1885)	1899-1906	6L
45923106	225	N College Ave	Park Addition (1885)	1898-1906	6L
45923105	231	N College Ave	Park Addition (1885)	1907-1919	6L
45923103	239	N College Ave	North Park (1902)	1899-1906	6L
45914314	326	N College Ave	Park Addition (1885)	1898-1906	6L
45914107	343	N College Ave	Muller & Northcraft (1888)	1898-1906	6L
45914317	348	N College Ave	Park Addition (1885)	1907-1915	6L
45914318	356	N College Ave	Park Addition (1885)	1907-1918	6L
45914104	367	N College Ave	Muller & Northcraft (1888)	1907-1919	6L
45929212	132	N Echo Ave	Griffiths Addition (1880)	1899-1906	6L
45929108	141	N Echo Ave	Griffiths Addition (1880)	1899-1906	6L
45929215	158	N Echo Ave	Griffiths Addition (1880)	1899-1906	6L
45929211	60, 124	N Echo Ave	Griffiths Addition (1880)	1899-1906	6L
45913306	337-343	N Van Ness Ave	North Park (1902)	1920-1948	6L
45913307	331-335	N Van Ness Ave	North Park (1902)	Ca. 1903	6L/ 6L/
45914201	280	N Van Ness Ave	North Park (1902)	1899-1906	3D

Identification of Buildings that Will Require Further Evaluation

There were several properties identified that may require further evaluation. This is due to the fact that the current study did not cover all possible applicable contexts, if additional contexts may have been relevant. For example, there were two courtyard apartment buildings in the study area, but these properties would need to be evaluated against similar properties from a larger geographic area (citywide), as two samples are not enough to adequately determine significance. Additionally, there were several other properties that were from the mid-century. Some of these properties were multi-family buildings and others were commercial in typology. However, like the courtyard apartments, this study did not cover mid-century modern architecture and therefore additional research would be required to identify additional examples of mid-century architecture citywide. These properties received a status code of 7N. There were fifteen (15) properties that received this status code. A complete matrix of all properties and their associated status codes can be found in Appendix B.

Additionally, there were several properties that were not evaluated as part of this study because they were less than 45 years old. These properties received a status code of 7R (Identified in Reconnaissance Level Survey: Not evaluated) because they were recorded but not evaluated. These properties only have a DPR 523A form prepared; therefore these properties will need further evaluation in the future once they turn 45 years old or older. There were twenty two (22) buildings that were covered in the reconnaissance level survey.

Identification of Buildings that Are Not Historically Significant

There were several properties that were evaluated against the National Register of Historic Places, the California Register of Historical Resources, and the local register that were determined to not be historically significant because they did not meet any of the established criteria on any of the registers. These were typically buildings that were heavily altered or buildings that did not convey a strong association to any identified historic context. Therefore, these properties were given a status code of 6Z (Found ineligible for NR, CR or Local designation through survey evaluation).

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Conclusion & Recommendations

The City of Fresno contracted Galvin Preservation Associates Inc. (GPA) and J&R Environmental Services to conduct a survey of the North Park area in the City of Fresno. The survey included the development of a historic context and an intensive level survey of properties within the survey area. The survey area was first identified by a study completed by J.E. Powell in 1994 and included the area roughly bounded by the 140 Freeway to the north, Roosevelt Avenue to the east, the east side of College Avenue on the east and Divisadero Street on the south. The survey was conducted between November, 2007 and May 2008.

The survey included the inventory of 265 parcels and the evaluation of all buildings that are more than 50 years old within the survey area.

There were several historic contexts that were defined after the preliminary historic research was completed. As opposed to the research themes, the historic contexts are more property-specific to the resources located within the project area and are derived from comparing the built environment present to the information gained from researching the area's historical development. The historic contexts define how each property was evaluated for historic significance or will be evaluated in the future. The historic contexts are the broad patterns of historical development within the district area that are represented by the built environment present.

The historic contexts that were identified within the study area are:

- 1) Early Development of Fresno as a Railroad & Agricultural Center; Layout of the Original Town Boundaries (1856-1880);
- 2) Late Nineteenth Century Rapid Growth, City Incorporation, Land Speculation & Residential Development Outside Original Town Grid (1880-1900);
- 3) Land Developers and the Development of Tracts in the north Park Survey Area (1884-1920);
- 4) Development of a Municipal Transportation System and Change in the Northern Residential Neighborhoods (1887-1920s);
- 5) North Park Survey Area- Transition to Multi-family Transient Neighborhood (1920-1960); and
- 6) Commercial Development Within the North Park District (1920-1960).

There were several different resource types that were identified within the area. These resources were broken down into five categories: 1) single-family residences; 2) multi-family residences; 3) commercial buildings; 4) institutions such as churches and a sanitarium. The buildings were designed in a wide variety of architectural styles that range in date from 1885 to the present, although the majority of the buildings were constructed prior to 1920.

Conclusions:

Of the 265 parcels that were surveyed as part of this survey:

- (30) were vacant parcels
- (43) were previously identified or evaluated in previous studies
- (0) are currently listed on the National Register of Historic Places
- (22) are currently listed on the Local City of Fresno Historical Register
- (6) were previously determined eligible for the National Register

As a result of the current survey, GPA recommends that there are:

- (195) Properties were inventoried on DPR 523A forms (this includes all properties located within the survey boundaries that had not been previously recorded or evaluated on State DPR 523A forms)
- (175) Properties were more than 50 years old and were evaluated on DPR 523B forms
- (1) Historic district is eligible for the National Register of Historic Places
 - (31) properties contribute to the NR eligible Historic District
 - (9) properties do not contribute to the NR eligible Historic District
- (2) Historic districts qualify as a City of Fresno Local Historic District
 - (35) properties contribute to one of the Local Historic Districts
 - (2) properties do not contribute to the Local Historic Districts
- (10) Properties appear to be individually eligible for the Local Historical Register through survey evaluation (5S3) (including those previously evaluated)
- (32) Properties were determine ineligible for local listing or designation through the survey process, but they may warrant special consideration in local planning (these properties received a status code of 6L)

- (66) Properties were evaluated within the identified historic contexts and determined not to meet the National Register, California Register or local designation criteria (these properties received a status code of 6Z)
- (37) Properties were identified and evaluated within the identified historic contexts, but may require additional research under separate, additional contexts or may require additional study in the future when the properties turn 50 years old (these properties received a status code of 7N)
- (22) Properties were identified but not evaluated because they were less than 50 years old (these properties received a status code of 7R- Identified in Reconnaissance Level Survey: Not evaluated)

Recommendations:

After review of the North Park Survey, GPA recommends that the City of Fresno and the Historic Resources Commission consider the following:

1. Consider local designation of the recommended historic districts present within the survey area.
2. Consider defining the district areas with special signage to promote awareness and pride within the community.
3. Notify property owners of their potential historic status and inform them of the pros and cons of this potential designation.
4. Consider preparation of a National Register nomination for the North Park Historic District so that property owners may be eligible for financial incentives associated with eligible historic properties including those listed on the National Register of Historic Places.
5. Post information from this survey on the City's website or otherwise make the information readily available to the public.
6. Consider extending the survey area to include the properties along the 300 blocks of N. Broadway, Yosemite, Fulton, and the 400 block of Fulton and N. Van Ness to identify properties that would contribute to the potential North Park National Register Historic District.
7. Research the properties along the 100 block of Echo Avenue more closely to identify the related industries that the properties might have been

associated with to determine whether or not some of the properties may be significant locally.

8. Conduct additional research on the properties identified in the previous section, including those properties that were constructed prior to 1898 that are still intact and maintain a moderate to high level of integrity.
9. Re-evaluate the mid-century apartment buildings located at 143 N. Echo Avenue and 127 N. Echo Avenue at a later date once these buildings become more than 50 years old, as they are good examples and have architectural interest as potential mid-century resources. These resources would have to be compared with other similar resource types within a larger context within the City of Fresno.
10. Evaluate the bungalow courts located at 142-160 N. Fulton Street and 931-939 E. Divisadero Street within the larger context of bungalow courts in the City of Fresno as there were not enough buildings of this resource type within this survey to definitively determine significance within this context without the comparison to similar building types within a larger geographic area.
11. Re-evaluate the mid-century commercial buildings at a later date within a larger context of mid-century architecture once the buildings turn 50 years old. There are a few commercial buildings within the survey area that have particular architectural interest and may become significant in the future.
12. Research some of the property owners of the earliest residences (pre-1898) and the properties within the North Park National Register Historic District more thoroughly to identify whether or not there are other significant individuals associated with the properties other than those that have already been identified.
13. Research 136,138 N. Roosevelt Avenue more thoroughly to identify whether or not the building was moved, and if so, from where. The Sanborn maps indicate that it wasn't present in its current location until after 1918, however the building style and type indicate that it was constructed prior to the turn of the twentieth century. If the building has associations to a boarding house for nearby industry on the railroad tracts, it may potentially meet the local landmark criteria.

List of Preparers and Acknowledgements

The City of Fresno's North Park Area Survey Report and Historic Context were prepared under contract to the City of Fresno by Galvin Preservation Associates Inc. (GPA) in coordination with J&R Environmental Services. The work was completed between October 2007 and May 2008. The GPA team members who participated with the survey are Andrea Galvin, Jennifer Krintz, Christeen Taniguchi, Ben Taniguchi, Abraham Sheppard, Wendy Nettles and Tonya West. The J&R Environmental Services team members included Jon Brady, Bill Secrest, J.E. Powell, Jonathan B. Brady, Katherine E. Kellum, and Justin M. Brady.

GPA worked under the guidance of **Karana Hattersley-Drayton**, Historic Preservation Project Manager with the City of Fresno's Planning and Development Department who was very responsive and helpful throughout the survey process.

Andrea Galvin, principal architectural historian with GPA, served as the overall project manager for this project. She has a Master of Science Degree from the University of Pennsylvania in Historic Preservation, a Certificate in Preservation Planning from Istanbul Technical University, and a Bachelor of Science Degree in Environmental Design from the University of California, Davis. Ms. Galvin was the primary contact person for the City, peer reviewed the historic context and prepared the overall summary report. She also prepared all maps and illustrations associated with this project.

Christeen Taniguchi, senior architectural historian with GPA, was the survey task leader. She oversaw the survey team and peer reviewed the inventory forms for this project. Ms. Taniguchi also assisted with the preparation and quality control of the evaluation of properties and the preparation of the DPR 523B forms. Ms. Taniguchi has a Master of Science Degree in Historic Preservation from the University of Pennsylvania and Bachelor of Arts Degree in History from the University of California, Los Angeles.

Jennifer Krintz is an architectural historian II with GPA. She worked under the Direction of Christeen Taniguchi to coordinate and track all survey activities and she peer reviewed the architectural descriptions and inventory forms for consistency and grammatical errors. Ms. Krintz has completed all her course work toward her Master of Historic Preservation Degree from XXX.

Jon L. Brady, architectural historian with J&R Environmental Services, conducted research and prepared the draft historic context for this project. Mr. Brady also photographed buildings within the survey area and oversaw the

building specific research on individual buildings. Mr. Brady has a Master of Arts in History and a Bachelor of Arts in Anthropology from California State University, Fresno. He has been working in the field of history and preservation in the Fresno area for a number of years.

Bill Secrest, independent researcher, worked as a sub-consultant to J&R Environmental Services for this project. Mr. Secrest conducted general contextual research and peer reviewed the initial draft of the historic context. He also peer reviewed the final historic context prepared for this project. Mr. Secrest has a Master of Science degree in Library Science from the College of Information, Florida State University and a Bachelor of Science degree in Journalism from California State University, Fresno. He is a local librarian and is very knowledgeable about the history of the Fresno area.

John Edwards Powell is a local architectural researcher who has a history and knowledge of the North Park Survey Area. He was responsible for reviewing the final historic context for accuracy and clarity. He has a Master of Arts Degree in painting and the history of design from the University of Idaho and a plethora of additional education in design, history, and architectural history across the nation. Mr. Powell was responsible for a large City survey of Fresno that was the impetus to this current study.

In addition to those mentioned above, the following team members greatly assisted in the completion of this report. These team members were responsible for photographing buildings, writing architectural descriptions, conducting research, preparing inventory forms, and peer reviewing other's work.

Ben Taniguchi, historian II with GPA, assisted with the preparation of architectural descriptions and inventory forms for the properties located within the survey area in January and February 2008.

Abraham Sheppard, architectural historian with GPA, prepared architectural descriptions of the properties located within the project survey area and assisted with the preparation of inventory forms in January 2008.

Wendy Nettles, independent contractor and historian, assisted with the preparation of architectural descriptions for the properties located within the survey area in January 2008.

Tonya West, administrative assistant with GPA, assisted with the inventory tracking, inserting photographs and property information into the inventory forms, transmission of documentation, and preparation of maps for this project between October 2007 and February 2008.

Jonathan B. Brady, research assistant with J&R Environmental Services, pulled building permits and researched the block books at Chicago Title Company Archives between late August and early September 2007.

Katherine E. Kellum, research assistant with J&R Environmental Services, pulled building permits and researched the block books at Chicago Title Company Archives and assisted in field work that included taking photographs of buildings within the project study area from late August through October 2007.

Justin M. Brady, research assistant with J&R Environmental Services, participated in the field work that included taking photographs of buildings within the project study area in October 2007.

The GPA key team members meet the Secretary of Interior's Professional Qualifications for History and/or Architectural History as set forth in 36 CFR Part 61. The local historians and architectural historians brought their knowledge of the Fresno area as well as their existing knowledge of the North Park area to ensure a high quality product for the City.

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