

Pinedale Historic Resource Survey

October 2007

Prepared for the
City of Fresno
Planning & Development Department
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I. Executive Summary

In April 2007, the City of Fresno Planning & Development Department retained Planning Resource Associates, Inc. (PRA) to conduct a reconnaissance and intensive level historic resource survey of an approximate thirty-block area located within the community of Pinedale, in the north area of Fresno, in order to determine the potential for historical significance of the properties under the National Register of Historic Places, the California Register of Historical Resources, and the City of Fresno Local Register of Historic Resources. The historical resource survey was conducted as part of a larger planning and review process for the proposed non-contiguous Pinedale Historic District. The survey expands upon preliminary fieldwork carried out by City staff in 2004 and supports Objectives A-2.a of Goal A of the 2007 *Pinedale Neighborhood Plan: A Component of the Bullard Community Plan* adopted by the City Council February 6, 2007.

The Pinedale Survey area contains properties located within the boundaries of Pinedale. The thirty-block survey area is bounded by Blackstone Avenue to the east, Ingram Avenue to the west, Alluvial Avenue to the north, and Herndon Avenue to the south.

The focus of the Pinedale Historic Property Survey was to complete a reconnaissance and intensive level historic property survey, documentation, and evaluation of Pinedale. The purpose of this Historic Property Survey Report (HPSR) is to inform the City of Fresno Planning and Development Department, as well as other municipal agencies and community organizations, of the history of Pinedale, and to identify those properties within the survey boundaries that may be considered potentially historically/architecturally significant and potentially eligible for inclusion on the National Register of Historic Places, the California Register of Historical Resources, and the City of Fresno's Local Register of Historic Resources.

Fourteen survey area properties were documented by PRA on DPR 523 Forms. Of those fourteen properties:

- None (0) are listed on the National Register of Historical Places, the California Register of Historical Resources, or the City of Fresno Local Register of Historic Resources;
- None (0) have been formally determined eligible for listing on the National Register of Historic Places.
- Twelve (12) appear to be eligible as contributors to an historic district eligible for inclusion on the California Register of Historical Resources and as a City of Fresno Local Historic District; and
- Two (2) appear individually eligible for inclusion on the California Register of Historical Resources, and for designation as City of Fresno Historic Resource's or Heritage Properties.

This survey is not intended to constitute a final determination as to the actual historic or cultural value of the properties listed herein. Consistent with the holdings in *Citizens for Responsible Development in West Hollywood v. City of West Hollywood* (1995) 39 Cal. App. 4th 490, this survey is not intended to be used to identify "historic resources" for purposes of CEQA without further action by the City's Historic Preservation Commission and the Fresno City Council. Only the Fresno City Council has authority under the City of Fresno Historic Preservation Ordinance (Fresno Municipal Code Chapter 13, Article 4) pursuant to procedures found therein to declare historic contributors to a Local Historic District or historic resources designated under the Local Register of Historic Resources.

A map illustrating the survey boundaries is included as Appendix A. Historic Sanborn Fire Insurance Maps for the survey area are included as Appendix B. A survey property inventory is included as Appendix C.



DPR 523 Series Forms for the survey properties are included as Appendix D, and professional qualification summaries for the PRA project team members are included as Appendix E.

II. Introduction

At the request of the City of Fresno Planning and Development Department PRA has conducted a historic property survey of Pinedale containing a total of approximately thirty blocks in what is now north Fresno. The survey area is bounded by Blackstone Avenue to the east, Ingram Avenue to the west, Alluvial Avenue to the north, and Herndon Avenue to the south. The survey area is primarily characterized by a series of single-story and two-story residential buildings interspersed with commercial buildings and vacant lots. In addition, the survey area includes the Pinedale Elementary School, a community center complex, and a local branch of the Fresno County Public Library.

III. Methodology

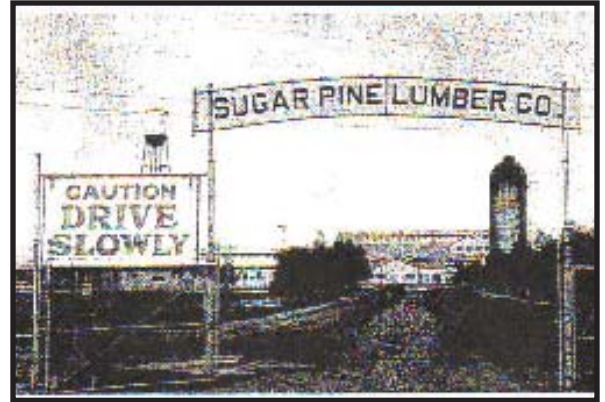
Research efforts were significantly aided by contributions of the following individuals and organizations:

- David Rodriguez (Pinedale History Project);
- Karana Hattersley-Drayton, Historic Preservation Project Manager (City of Fresno);
- William B. Seacrest, Jr. (Fresno Public Library, California History and Genealogy Room); and
- Maria Ortiz (Fresno City and County Historical Society).

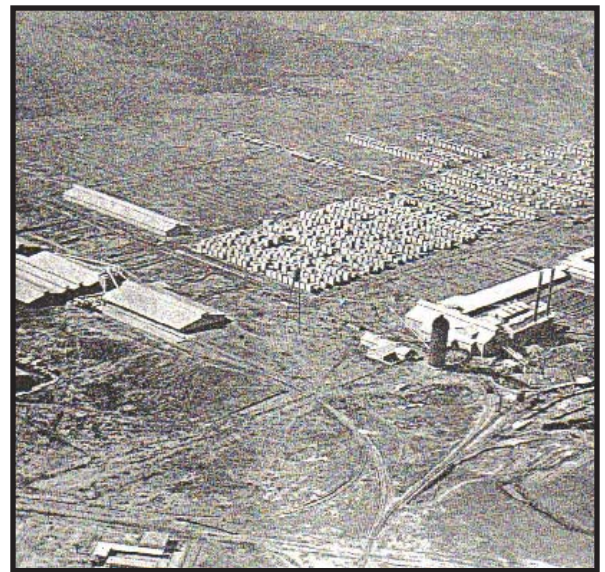
The methodological approach for the Pinedale Historic Property Survey consisted of reconnaissance level field survey work, building photography, historical research, and property documentation and evaluation.

This survey was conducted using the Secretary of the Interior's Standards and Guidelines for Identification, National Register Bulletin No. 14 titled *How to Apply National Register Criteria for Evaluation*, National Register Bulletin No. 24 titled *Guidelines for Local Surveys: A Basis for Preservation Planning*, California Office of Historic Preservation Technical Assistance Bulletin No. 3 titled *California Register of Historical Resources: Questions and Answers*, and California Office of Historic Preservation Technical Assistance Bulletin No. 6 titled *California Register and National Register: A Comparison*.

PRA visited the survey area during the month of May 2007 and walked and drove the approximate thirty blocks that comprise the survey area. At this time, the buildings within the survey



Entrance to Sugar Pine Lumber Co., c. 1923.
Source: Photo courtesy of David Rodriguez



Aerial view of Sugar Pine Lumber Mill, c. 1923.
Source: *Rails to the Minarets: The Story of the Sugar Pine Lumber Co.*, 1980.

boundaries were photographed and brief architectural descriptions were prepared for the properties. A more intensive survey of the area took place on June 14, 2007, in which structures that manifested potential eligibility were photographed and selected for further study. During the months of May and June research was conducted on the community of Pinedale. The PRA project team consisted of Lauren M. MacDonald, Architectural Historian and Preservation Planner. Lauren meets the Secretary of the Interior's Professional Qualification Standards in the disciplines of Architectural History and History.

The Area of Potential Effect (APE) for the proposed project includes the properties contained within the footprint of the existing Pinedale community. The APE boundaries were not extended further because the project area is bounded on all four sides by recent commercial development.

Local research activities included a review of documents and project files available at the City of Fresno's Planning and Development Department, the City of Fresno Housing and Community Development Division, the Fresno County Assessors Office, the Fresno County Public Library California History and Genealogy Room, and the Fresno City and County Historical Society.

Published works on the history of Fresno as well as a review of *Polk's City Directories* for Fresno (1920s - 1960s) was conducted at the Fresno County Public Library California History and Genealogy Room. Historic photographs and ephemera collections were reviewed at the Fresno City and County Historical Society. Previously prepared preservation planning documents prepared for Pinedale were reviewed including the 2007 *Pinedale Neighborhood Plan: A Component of the Bullard Community Plan*, as well as files maintained by the City of Fresno Historic Preservation Project Manager, Karana Hattersley-Drayton. Several additional sources were reviewed in the Pinedale History Project Collection, under the direction of David Rodriguez. Additional research was conducted with reference materials contained within PRAs in-house library and via the internet for information pertaining to the survey area, including published works on historic architectural styles for 20th Century American residential and commercial buildings.

The City of Fresno Planning and Development Department construction permit records were reviewed to obtain building construction dates and construction permit records in order to document exterior alterations made to properties within the survey boundaries. However, the earliest records on file at the City date from the 1960s. Prior to 1979, Pinedale was located within Fresno County and early construction permit records are no longer on file at the Fresno County Office of Planning and Development.

IV. Property Setting

The boundaries of the Pinedale neighborhood have traditionally been defined as Blackstone Avenue to the east, Ingram Avenue to the west, Alluvial Avenue to the north, and Herndon Avenue to the south. Commercial development once interspersed within the Pinedale community is now primarily located along the east boundary of Blackstone Avenue, one of Fresno's major commercial and light industrial thoroughfares, as designated in the City of Fresno General Plan 2025. The survey area is located within the boundaries of the original Pinedale townsite. The environment primarily consists of residential buildings dating from the 1920s through the 1940s. Some light commercial buildings are located on the perimeter of the project site and vacant lots are interspersed throughout the project boundaries. The local community center, public school, and public library are located along the eastern edge of the project area. The property west of North Ingram Avenue, adjacent to the Pinedale neighborhood was once the site of the Sugar Pine Lumber Company mill. In later years the Calcot cotton processing facility owned the site. Today the property is the site of the Palm Bluffs Business Center.



Pinedale has undergone a number of significant changes over the past 84 years. The Sanborn maps from 1924 and 1929 reveal that a considerable number of residential dwellings have been altered or are no longer extant. The Enterprise Canal, which ran north south at a diagonal, and was once open, has been piped underground.

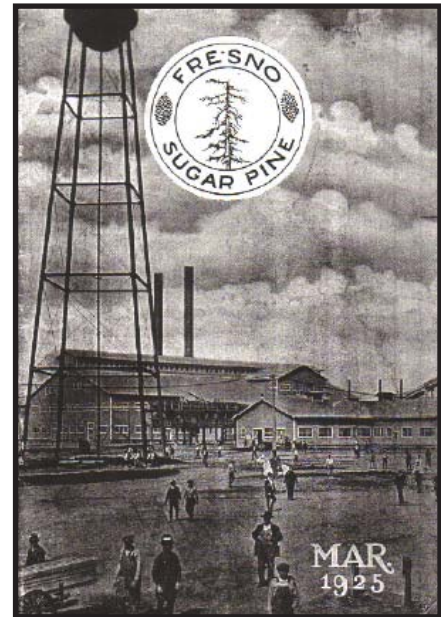
V. Historical Overview

The Pinedale neighborhood has served a variety of purposes since its beginnings in 1923 as a mill town to house employees for the Sugar Pine Lumber Company. Through its many phases and periods of development a community with pride and identity has emerged. The cultural history of the project includes three periods of significance: the first period of significance is 1923-1933, during the operation of the Sugar Pine Lumber Company; the second period of significance is 1933-1945, the time following the close of the Mill and use of the site by the U.S. Army for both a Japanese relocation camp and Camp Pinedale; a third period of significance is post World War II through the 1950s.

Sugar Pine Lumber Company

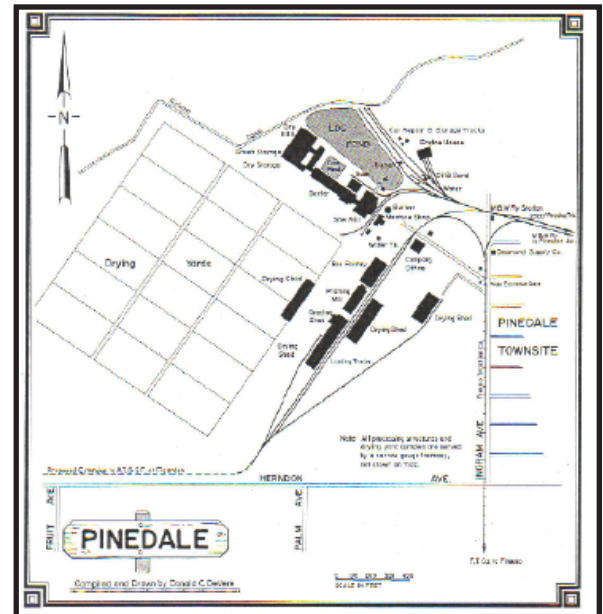
The Sugar Pine Lumber Company of Pinedale existed from 1921-1933. The \$5 million lumber mill, built on a 575 acre site located 8 miles north of downtown Fresno, installed and operated some of the most modern sawmill and logging equipment in the United States at that time. "At its peak in the mid-twenties, it represented an investment of some \$12 million and was producing an average of 100 million board feet of lumber annually."¹ The entire operation consisted of an electrically operated sawmill complex at Pinedale; the Minarets and Western Railway (M&W Railway), a fifty-six-mile-long line which ran from Pinedale to Bass Lake; the community of Central Camp; and the Sugar Pine Lumber Company Wood Railroad.

The multimillion-dollar operation of the Sugar Pine Lumber Company was conceived by Elmer Cox, principle developer and general manager of the Madera Sugar Pine Company. In 1919, Cox purchased 13,000 acres of virgin timberland located southeast of the Madera Sugar Pine Company's cutting operation headquarters at Central Camp. Central Camp was a company town located 11 miles north of Bass Lake complete with worker cottages, a school, and general store. In addition to the 13,000 acres, Cox had options to log adjacent United States Forest Service tracts of timber as well as some private holdings. In all, Cox had secured timber rights to over 50,000 acres of timber which averaged 50 percent sugar pine, with the expectation of logging for 30 years.²



View of Pinedale Sawmill, note water tower in foreground.

Source: *Fresno Sugar Pine*, Vol. II, No. 3, March 1925.



Map of the sawmill complex at pindale.

Source: *Rails to the Minarets: The Story of the Sugar Pine Lumber Co.*, 1980.

Financial backing for Cox's endeavor was provided by Arthur H. Fleming and Robert C. Gillis.³ Cox convinced Fleming and Gillis that the land east of Bass Lake provided great opportunity for long-term logging. However, before logging could commence the construction of a railroad was necessary to open the area and transport logs down from the timber resources in the mountains above Bass Lake to a modern lumber mill in the San Joaquin Valley.

The M&W Railway was incorporated on March 19, 1921. Construction of the M&W was done by the Warren Construction Company in 1922 and 1923, at a cost of \$4 million. An engine house, shops, and yards were built at Pinedale. The fifty-six-mile-long line of the M&W Railway extended from Pinedale to Bass Lake; then continuing to the community of Central Camp, and the Sugar Pine Lumber Company "Woods Railroad" connecting miles of logging branch lines.⁴ The entire rail transportation system, from the woods around Bass Lake to the mill site at Pinedale, represented an investment of approximately \$6 million.⁵

With the M&W Railway established, the Sugar Pine Lumber Company was incorporated on July 16, 1921. Fleming was named president, Cox general manager, and Gillis vice-president. With plans underway for constructing the largest and most modern lumber mill in the country, a site for the mill had to be decided on. Several potential sites were discussed. However, J.C. Forkner, developer of Fresno's Fig Garden area encouraged the Fresno Chamber of Commerce to hold a fund drive to purchase the land north of Fresno (in the Fig Garden tract) and donate it to the mill site. A drive to raise \$250,000 to buy a mill site was launched in November 1921.⁶ The campaign raised \$200,000 and on March 7, 1922, 574 acres on the south bank of the San Joaquin River was deeded to the Sugar Pine Lumber Company.⁷

The Sugar Pine Lumber Company Mill officially opened on July 1, 1923, at a cost exceeding \$4 million. It was projected that the plant would employ a workforce of 2,000 with a monthly payroll of \$268,000. The Sugar Pine Lumber Company sought to be a modern lumber company at the forefront of technology with the most modern and sophisticated equipment in the United States. The mill was complete with 15 buildings with over 14 acres of floor area; four electrically powered band saws with a daily cutting capacity of 600,000 board feet of lumber; and steam heated concrete drying kilns to steam the pitch out of the lumber, thus reducing the weight for lower shipping costs. All of these modern methods were capable of processing forty boxcar loads of lumber a day. In addition to the modern technology employed at the mill site, the most up-to-date logging methods and machinery were applied to its woods operation. Long cable "skylines" reached into the woods from high "spartrees" located at various loading points along the railroad. The cable systems were powered by electrically powered "yarders" mounted on special railroad cars. Electricity was supplied by a network of power lines which originated at a hydroelectric generating plant just below the Bass Lake Dam. The benefits of using electrically powered logging machinery were stated as a "reduction in fire danger, eliminate fuel and water supply problems and result in less equipment maintenance."⁸

The first season of operations, 1923, resulted in the production of 45 million board feet of lumber. Production increased to 100 million board feet of lumber in 1924 and 1925, followed by 117 million board feet in 1926. The production of 100 million board feet of lumber resulted in the transportation of 13,000 rail car loads of logs to the mill at Pinedale. However, in 1931, the company's last year of operation, production dropped to 50 million board feet of lumber.⁹

Problems within the company's management were evident early on and the high price of the company's production equipment caused the company to lose money. Eight months after the mill began operation, Elmer Cox resigned his position as general manager and quit the corporation. Cox's departure as general manager was followed by a succession of four different managers in the span of 10 years. The effects of



constant change did not help to stabilize the company, and this coupled with the expense of the Company's technology, and the stock market crash of 1929, which eliminated the lumber market, left the Sugar Pine Lumber Company in dire financial conditions.

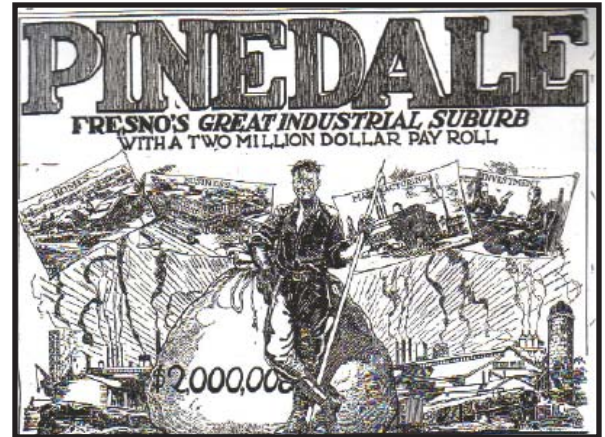
In September 1931 a large lumber order totaling \$140,000 was received from the East. The shipment, known as the "Sugar Pine Special," resulted in the shipping of a 108-car train of lumber from the Pinedale mill. The shipment required three locomotives that stretched from the mill to Blackstone Avenue. Though it generated much needed publicity, the order was not enough to revive the company. The Sugar Pine Lumber Company was pronounced bankrupt in November of 1931.¹⁰ With the closure of the mill about 50 percent of the residents and businesses in Pinedale moved to more established and successful pockets of Fresno and surrounding communities resulting in a decline in further development.

On November 18, 1935 the properties of the Sugar Pine Lumber Company were sold at auction for \$350,000 to the Pensacola Company of Los Angeles. In April 1937 the Pensacola Company sold sixty-eight acres of the Pinedale Mill property to the Valley Compress Company for \$90,000, and in 1941, an additional \$8,500 was paid for the remainder of the site.¹¹ The former Sugar Pine Lumber Company was located on what is now the Palm Bluffs Corporate Center Business Park, west of N. Ingram Avenue.

Pinedale Townsite

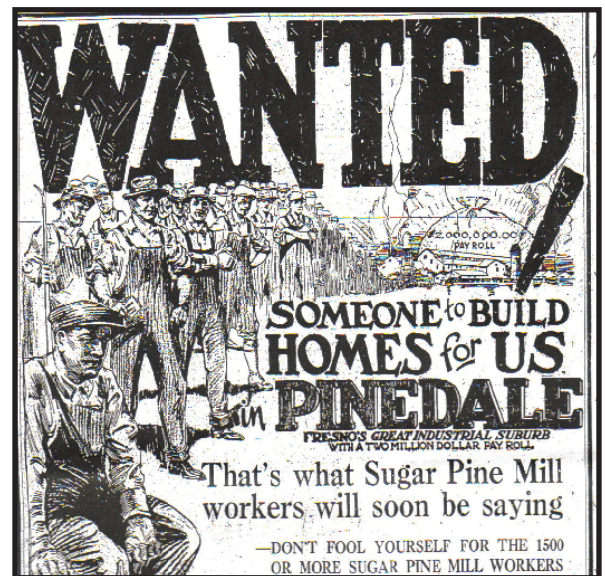
The town of Pinedale was founded in 1923 as a mill town to house employees of the Sugar Pine Lumber Company. The townsite, located immediately east of the mill site, was well received as "Fresno's Great Industrial Suburb, with a two-million-dollar payroll."¹² The land was subdivided and developed by the Gorham Land Company of Santa Monica. To represent the industry that founded the town, streets were named after tree species including Birch, Spruce, and Sugar Pine Avenues. A few street names have changed over the years: Ingram Avenue was initially called "Helm," and Alluvial was first called "Oak."¹³ The grid was bisected south to north by the Enterprise Canal.

Pinedale was intended to provide the employees with a modern community, which included homes and commercial amenities with every street graded, sidewalks, and cement curbs. The Pinedale Realty Company advertised "lots at \$140 and up with rigid building restrictions to protect the desirability of the community," all of which were "7 miles out Blackstone Ave. paved highway all the way."¹⁴ During the mill's peak years of production, 1923 through 1935, the town population of 450 was clustered around the blocks closest to the



Advertisement for Pinedale.

Source: "The Fresno Bee," Wednesday, February 28, 1923.



Advertisement for Pinedale.

Source: "The Fresno Bee," Wednesday, April 14, 1923.

mill along the northwest border with an expected population increase to 5,000 persons. “Pinedale is slowly but surely taking the form of a city that is housing and caring for a large part of the employees of the Sugar Pine Lumber Company which lies north of the city’s limits.”¹⁵

Development included residential and commercial structures, complete with a community hall, church, public school, and Hotel Pinedale. The hotel, located on Minarets Avenue, was complete with a lunch counter and dining room. The majority of commercial businesses, including lumber company offices, saloons, a garage for 30 cars, restaurants, grocery stores, even an “open air moving pictures” (drive-in movies) were establishments on Minarets near what is now Ingram Avenue.

The Fresno Traction Company provided service for employees who worked at the mill to commute to their homes in the greater Fresno area by extending a branch from its San Joaquin River line to the mill site. “There are numerous other business buildings and nearly a hundred homes in this community which can be reached by highway or by the Fresno Traction Company.”¹⁶ The Pinedale streetcar line opened on July 30, 1923 with fares at 20 cents. The first car left the Southern Pacific Depot in Fresno at 6:20 a.m. and arrived in Pinedale at 7:07 a.m. Initial service was expected to carry 700 passengers with an expected growth in ridership to 1,000-3,000 passengers daily. In addition to streetcar service to Pinedale for mill employees, those wishing to transfer service to the Western and Minarets Railroad that ran to the Sierra Nevada Mountains was also provided by the Pinedale streetcar line. The line continued until 1932 with an increase in fares to 25 cents in 1924. With the closure of the mill the Pinedale line lost ridership and never grew to the desired size, officially closing in 1932.¹⁷

During its early years, Pinedale’s development was oriented toward providing modest housing with a purely functional purpose. The housing stock was typically comprised of small, single-family dwellings. The majority of these dwellings were cottages built of wood construction. Pinedale’s domestic architecture is best understood through typological descriptions as vernacular, working class housing. Thus, homes in the Pinedale neighborhood include gable end and side gable cottages, square houses with pyramidal roofs, and several examples of true bungalows (Karana Hattersley-Drayton, “Pinedale Neighborhood Plan,” 2007). The 1924 and 1929 Sanborn Maps show that the majority of the homes were located on the blocks closest to the mill along the southwest border of Fresno. The *Fresno Morning Republican* newspaper article of September 9 1923, included pictures of “typical bungalows” constructed by the workers. The two types shown include a rectangular plan gable end cottage and a side gabled house that appears to be of the hall and parlor type. An article from the *Fresno Morning Republican* dated January 20, 1924, describes three new homes under construction; as six-room bungalows at a cost of approximately \$3,000. Of these three homes, the Barbosa brothers constructed two bungalows on College Avenue near Pinedale Avenue. The Rueda brothers constructed the third bungalow on Oak Avenue. Buildings matching the description of the six-room bungalows appear on the 1924 Sanborn Map. The brief article goes on to say that Y. Martinez completed the construction of his restaurant on Oak Avenue and has opened it for business, with future plans for constructing a lodging house at the rear of the restaurant. The 1924 Sanborn map identifies a Mexican Restaurant with lodgings in the southwest corner of the property, located on Oak Avenue (now Alluvial) near College Avenue.¹⁸

Community Profile

Members of the community were primarily comprised of mill employees. A variety of ethnic groups resided in the Pinedale community, including immigrants from Mexico, some African Americans, and Caucasians. The three different ethnic groups that comprised the Pinedale community resided in separate neighborhoods within Pinedale. The boundaries of the Hispanic community can be defined as the canal to the east, Alluvial



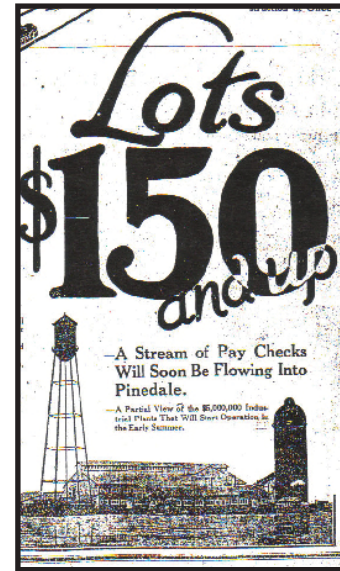
(Oak) Avenue to the north, Ingram (Helm) Avenue to the west, and Minarets Avenue to the south. The boundaries that defined the African American community can be roughly defined as the canal to the west, Alluvial (Oak) Avenue to the north, Abby Avenue to the east, and Minarets Avenue to the South.¹⁹ Paragraph 21 of the CC&R's for the establishment of Pinedale call out that "no part of any of the lots in Pinedale shall ever at any time be sold, conveyed, leased or rented to any person other than of the White or Caucasian race: and that no part of any of the said lots shall ever at any time be used or occupied, by any person other than one of the White or Caucasian race, Except such as are in the employ the owner or tenants fo said lots, residing thereon." These strict regulations were never enforced. However, they illustrate the level of racial segregation in existence at the time of Pinedale's establishment.

Despite the demise of the lumber mill, the community of Pinedale continued to thrive. Left over scrap lumber from the mill was used to construct new homes and buildings in Pinedale, including Saint Agnes Church.²⁰ In the mid-1940s, housing was constructed along what is now N. Ingram Avenue. Some of those structures remain as examples of residential development within the Community of Pinedale while the former mill site was leased to the U. S. Army. A number of adobe residences were constructed during the 1940s. The same extended family constructed approximately four of the dwellings. The adobe was made on-site using resources located in the area. Straw was collected from land adjacent to the Pinedale boundary across the street from Oak Avenue (now Alluvial). The straw was then mixed with dirt and mud from a pit typically located on the building site to form the adobe bricks.

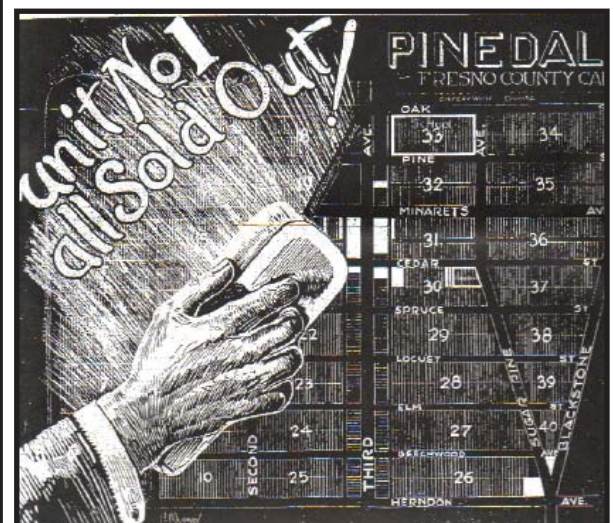
Today Pinedale continues to represent an ethnically diverse community with a vested interest in the welfare and future of their neighborhood.

Military Base Camp

From August 1942 until October 1947 the Valley Compress Company leased the former site of the Sugar Pine Mill to the United States Army as a United States Army Signal Corps training school and named "Camp Pinedale."²¹ Camp Pinedale was the Western Signal Aviation Unit Training Center, and the only post in the Air Forces that trained and prepared men in the Signal Aviation Units of the Army Air Forces for overseas movement.²² Ten thousand soldiers were quartered at the camp. For approximately two months, from May to June 1942, the property was used as a temporary internment camp for 5,000 Japanese-Americans pending their transfers to permanent relocation camps.²³



Advertisement for residential lots in Pinedale.
Source: "The Fresno Bee," Saturday, March 3, 1923.



Advertisement for residential lots in Pinedale.
Source: "The Fresno Bee," Saturday, March 22, 1923.

Japanese Internment Camp

The bombing of Pearl Harbor initiated the development of internment camps throughout the west coast. On May 11, 1945, the Western Defense Command in San Francisco ordered the evacuation of all Japanese, whether alien or citizen, from Fresno and Madera Counties, affecting more than 1,000 American and foreign born Japanese in the City and County of Fresno.²⁴ The Japanese internees were comprised of foreign and American born Japanese from Kern County, the southwestern part of Tulare County, and military areas in Washington and Oregon.²⁵ Units of the 748th Military Police Battalion from Fort Ord were stationed in Fresno as guards for the assembly centers.

The two assembly center sites selected were the Fresno County Fairgrounds and an undeveloped industrial area of Pinedale. More than 500 buildings were constructed between the Pinedale Assembly Center and Fresno Fairgrounds.²⁶ For the local community this meant a brief flurry of work as temporary housing was constructed at the former mill site. The Pinedale Assembly Center included an 80-acre tract of land with 10 barrack blocks, each with 26 buildings, and a separate block built for the military police and administration.²⁷ The structures were designed for living quarters and other facilities. Pinedale proved to be an ideal location for an assembly center as it provided many of the necessary components. The site included a large number of adaptable, pre-existing facilities suitable to provide the community services of power, water, as well as a geographic context that made it easy to confine and separate the evacuees from the general population, while maintaining access to roads and railroads for eventual transfer to relocation centers. Although assembly centers were surrounded by barbed wire fences and patrolled by armed military police, large open spaces were included for recreation and allied activities.

The Japanese were interned at the Pinedale Assembly Center for approximately 2 months.²⁸ During that time the internees published their own newspaper, "The Pinedale Logger." The first issue was printed on May 23 1942, and reported "451 evacuees were included increasing Pinedale's population to 3, 044." The Pinedale Logger included stories on assembly center life and Camp Pinedale reports.

The Pinedale Assembly Center was emptied of 4,750 Japanese on July 23rd, 1942.²⁹ Of the 4,750, 446 were sent by train to the Tule Lake Relocation Center in Modoc County near the Oregon border and another 750 were sent to the Colorado River Relocation Center in Arizona. The remaining evacuees were transferred from the Pinedale Center to permanent camps.

Following the transfer of the interned Japanese, Camp Pinedale was used for the storage of clothing, parachutes, equipment, office supplies, and salvage materials. Joint use of the facility occurred after July 5, 1944, when the 840 Specialized Depot used approximately 190 acres of the facility for storage, salvaging and reconditioning. The remainder of the property was designated for Western Signal Aviation Unit Training Center.

During the time the United States Army leased the property, it constructed a sewage treatment plant and sewage treatment ponds on the northern portion of the property. These facilities were ultimately transferred to the Pinedale Public Utilities District (PPUD), which operated the facilities until the mid-1970s. The sewage treatment plant was removed with the development of the Palm Bluffs Business Park developed in 1998. In addition to establishing the PPUD facility, the Pinedale branch of the Fresno County Public Library was first established in 1942. The library was established at Camp Pinedale Army Corps school and replacement depot under authorization of the Fresno County Board of Supervisors on October 13, 1942.³⁰ The library is still a vital part of the Pinedale community.

Camp Pinedale relocated in 1945. In October 1947 the 569 acres composing the former Camp Pinedale reverted back to its owner Cecil F. White of the Valley Cotton Products Company and was called the Pinedale Compress and Warehouse Company.³¹

Post 1950

In April of 1951 the Pinedale Compress & Warehouse Co., located on the former site of the Sugar Pine Lumber Company, was sold to the California Cotton Co-operative Association Ltd. (CALCOT) of Bakersfield.³² The purchase of the Pinedale facilities included 500 acres of land and about 14 buildings for storing and compressing cotton.³³ Calcot Ltd. began warehousing cotton on approximately 235 acres. The Calcot property was generally located east of N. Harrison Avenue to N. Ingram Avenue, between W. Nees and W. Herndon Avenues. Prior to the Calcot acquisition of the property, Vendolator operated on the property for the manufacturing of military hardware, and eventually the manufacturing of vending machines. Vendolator leased the land from the Pinedale Compress and Warehouse Company. On April 23, 1963, Vendolator purchased the property previously leased from Calcot Ltd.

The Pinedale Elementary School was constructed in 1952 at a cost of \$496,856, on the site of the former Pinedale School built in 1924. The original school building was considered structurally unsafe and purchased by the Catholic Church in Pinedale and moved to the church grounds. The new campus, designed by Lewis C. Nelson & Sons of Selma consisted of 14 classrooms, a woodworking shop, a home economics room, two kindergarten rooms, and administrative offices.³⁴ The Pinedale School District was formed in 1924 and united with the Clovis Union High School on July 26, 1935. In 1959 they voted to become part of the Clovis Unified School District, with a total attendance of 744 students.³⁵

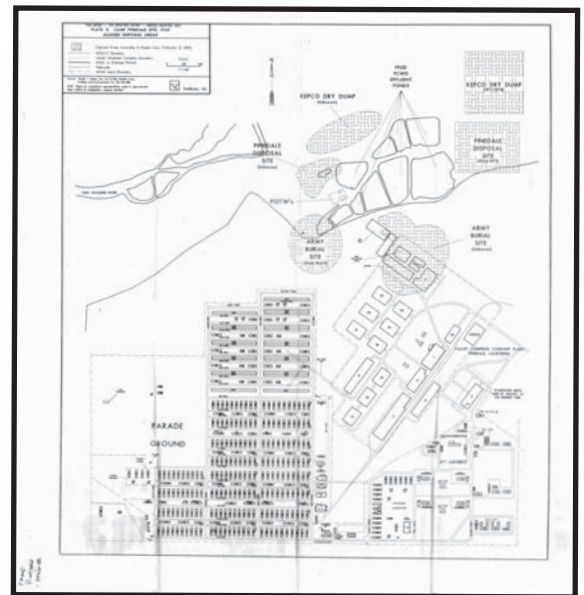
The Pinedale neighborhood was annexed into the City of Fresno in 1979. The main annexation included territory bounded by W. Herndon, N. Ingram, W. Alluvial and N. Blackstone Avenues. This annexation included approximately 207.6 acres and was supported by over 51% of the registered voters in the area.

VI. Architectural Styles and Property Types Observed

The survey area features a range of historic-era and modern period residential property types in an assortment of architectural styles. Residential buildings dating from the c. 1923 - c. 1950 period of development in Pinedale reflect typical working class housing from the 20th century. The primary housing type employed was the Bungalow. Additional styles evident in Pinedale were the Tudor style, Shingle style, Craftsman Bungalow, American Foursquare, and



View of Camp Pinedale entrance gate.
Source: Photo courtesy of David Rodriguez.



Plan of Camp Pinedale entrance gate.
Source: Plan Courtesy of David Rodriguez.

shotgun type.

Bungalow (c. 1900 to c. 1930s): The Bungalow was the dominant type for smaller houses built throughout the country during the first half of the 20th century. The Bungalow was very popular with the working class as it provided a simple, usable plan that could be built with inexpensive materials. Character defining features of the Bungalow include a low-pitched gabled roof with wide exposed eaves, porches, either full or partial-width, with roof supported by tapered, square columns.³⁶ The majority of homes constructed in Pinedale are representative of the Bungalow type.

Craftsman (c. 1900 to c. 1930s): The Craftsman style, influenced by the English Arts and Crafts movement flourished in the mild California climate allowing for an integration of interior and exterior spaces. The style is often associated with bungalows; yet many two-story houses were designed with Craftsman features. Character defining features of the Craftsman style include wide overhanging eaves, exposed rafters and purlins, massive piers, gabled roofs, porches, and dormers.³⁷ The residence at 7039 San Pablo Avenue is the only two-story Craftsman style home in Pinedale. The dwelling at 309 Fir Avenue was also constructed in the vernacular Craftsman bungalow style.

Shingle (c. 1880s to c. 1900s): The single most identifiable feature of a Shingle style home is continuous shingle wall cladding and shingle roofing with some decorative detailing applied to exterior wall surfaces. Shingle style homes are typically asymmetrical in form with irregular, steeply pitched rooflines with intersecting cross gables and multi-level eaves. The Shingle style is most closely associated with the Queen Anne, Colonial Revival and Richardsonian Romanesque styles.³⁸ The home at 404 Birch Avenue is the single remaining extant example of the Shingle style in Pinedale.

Tudor (c. 1890 to c. 1940): Identifying features of the Tudor style generally include an asymmetrical façade with a steeply pitched cross-gabled roof, decorative half-timbering, massive chimneys, and tall, narrow windows, usually in multiple groups. The style is loosely based on a variety of late Medieval English prototypes. The home located at 7121 San Pablo Avenue is a rare example of the Tudor style in Pinedale.³⁹

Colonial Revival (c. 1880s to c. 1955): The Colonial Revival style emerged from an interest in the houses of early European settlers on the east coast. Character defining features of the Colonial Revival style include an accentuated front door with a portico or pediment, and a symmetrical façade. The Colonial Revival style is associated with the Georgian and Adam styles, with secondary influence from the Postmedieval English or Dutch Colonial prototypes.⁴⁰ The 'American Foursquare' house type is classified under the Colonial Revival style of architecture. The American Foursquare consists of a hipped roof, two-story dwelling traditionally divided into four separate units (two units per floor). Colonial Revival design elements are usually featured on the front elevation. Examples of the Colonial Revival style extant in Pinedale include the home located at 421 Spruce Avenue and the American Foursquare located at 164 Herndon Avenue.

Shotgun House (c. 1880 to c.1930): The Shotgun house is a one-story urban form of the common gable-front folk house type, which first became common in growing southern cities in the late 19th century. A shotgun house is a narrow gable-front dwelling one room wide. The housing type was popular with Black freedmen migrating to southern urban centers following the Civil War. There are two possible origins of the shotgun house, origins can be traced to the West Indies, and from Africa to early Haitian influence in New Orleans. The second possible origin is that they are one-room-deep, hall and parlor plans of the rural South turned sideways to accommodate narrow urban lots.⁴¹ The residence at 7218 N. College Avenue is an extant

example of a Shotgun House.

Adobe: Adobe is a natural building material constructed of earth mixed with water and straw to form a brick that is dried in the sun. Adobe buildings also offer significant advantages in hot, dry climates, as they remain cooler because adobe stores and releases heat very slowly⁴² Extant adobe homes in the Pinedale community include: 235 W. Alluvial Avenue, 241 W. Alluvial Avenue (1936), 313 W. Alluvial Avenue (1936), 409 W. Alluvial Avenue (1935), 325 W. Alluvial Avenue (1924), 175 W. Beechwood Avenue (1946),. Another adobe that was demolished was located at 269 W. Alluvial and was constructed in 1936 (TRW).

VII. Potential Significance Criteria

Following is an overview of the historic preservation framework for the Pinedale Historic Property Survey.

National Register of Historic Places

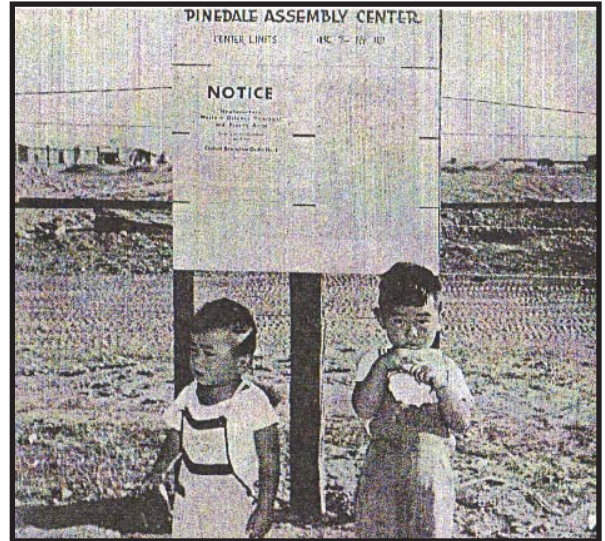
In order for a property to qualify for the National Register of Historic Places it must meet one of the four National Register Criteria for Evaluation listed below by being associated with an important historic context and retaining historic integrity of those features necessary to convey its significance. According to National Register Bulletin 14, the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and;

- A. That are 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 lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important to history or prehistory.⁴³

California Register of Historical Resources

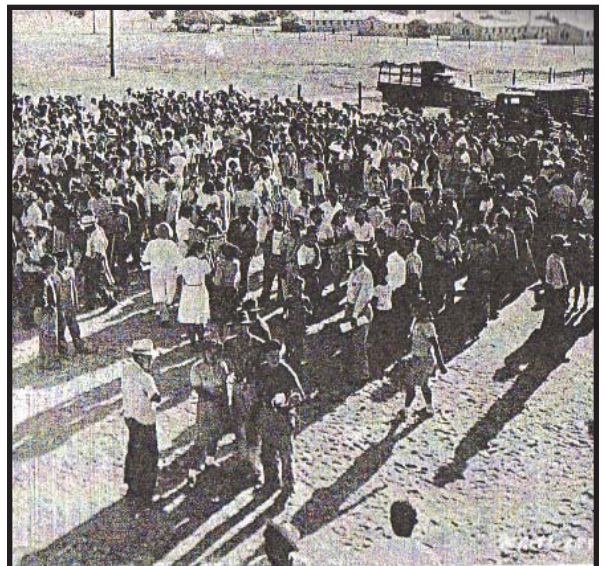
The California Register of Historical Resources is modeled after the National Register program and includes:

- Resources formally determined eligible for, or listed in, the National Register of Historic Places



Photograph of two evacuees at the Pinedale Assembly Center, c. 1942.

Source: *Japanese Evacuation*, Wartime Civil Control Administration, 1942.



Pinedale Assembly Center, Evacuees prior to departing for Relocation Center, c. 1942.

Source: *Japanese Evacuation*, Wartime Civil Control Administration, 1942.

through federal preservation programs administered by the Office of Historic Preservation including:

- o The National Register Program;
- o Tax Certification (Evaluation of Significance, part 1, 36 CFR Part 67); and
- o National Historic Preservation Act (Section 106, 16 U.S.C. 470f) reviews of federal undertakings;
- State Historical Landmarks numbered 770 or higher;
- Points of Historical Interest recommended for listing by the State Historical Resources Commission;
- Resources nominated for listing and determined eligible in accordance with criteria and procedures adopted by the SHRC, including
 - o Individual historic resources and historic districts;
 - o Resources identified as significant in historical resources surveys which meet certain criteria; and
 - o Resources and districts designated as a city or county landmarks pursuant to a city or county ordinance when the designation criteria are consistent with California Register criteria.

Resources eligible for listing in the California Register include buildings, structures, objects, or historic districts that retain historic integrity and are historically significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California or the United States;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. It has yielded, or has potential to yield, information important to the prehistory or history of the local area, California, or the nation.⁴⁵

City of Fresno Historic Preservation Ordinance (Municipal Code § 13 Article 400-424)

Contained within the Chapter 13 of the City of Fresno Municipal Code, the City of Fresno Historic Preservation Ordinance provides for the designation, preservation, promotion and improvement of historic resources and districts for educational, cultural, economic and general welfare of the public and the City of Fresno.⁴⁶ The Historic Preservation Ordinance provides three categories of designation for properties in Fresno – Historic Resource, Heritage Property, and Local Historic District.

Historic Resource Designation

The City of Fresno Historic Preservation Commission and City Council may designate any building structure, object or site as a Historic Resource if it is found to meet the following criteria:

1. It has been in existence more than fifty years and it possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:
 - 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 or 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 is likely to yield, information important in prehistory or history.⁴⁷

Additionally, a property may be eligible for designation as an Historic Resource if it is less than fifty years old and meets the above-listed criteria, and is found to have exceptional importance within the appropriate historical context at the local, state, or national level.⁴⁸

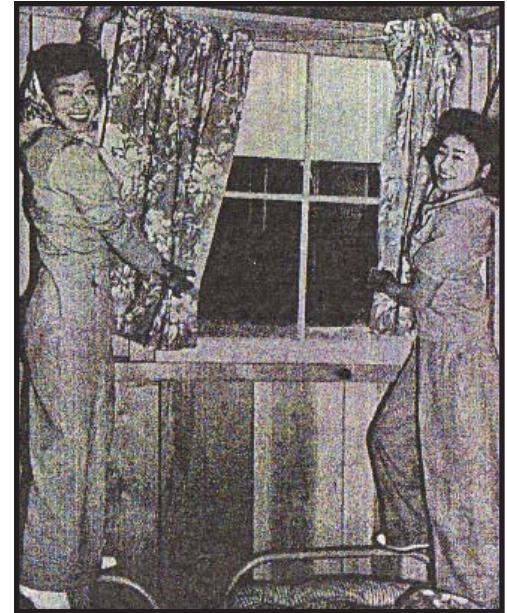
Heritage Property Designation

Any building, structure, object or site may also be eligible for designation as a Heritage Property by the City of Fresno Historic Preservation Commission if it is found by the Commission to be worthy of preservation because of its historical, architectural or aesthetic merit.⁴⁹

Local Historic District

In order for a group of properties to be designated as a Local Historic District (LHD) by the City of Fresno there must be a 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. Additionally, the proposed LHD must meet one or more of the following criteria:

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 culture and development of the city; or
3. It embodies the 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 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.⁵⁰



Pinedale Assembly Center, two evacuees in their accommodation, c. 1942.

Source: *Japanese Evacuation*, Wartime Civil Control Administration, 1942.

Integrity

Under the National Register integrity is defined as the ability of a property to convey its significance. Under the California Register integrity is defined as the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. For the resource to be eligible under either the National or California Registers, a majority of the seven aspects of integrity should be retained.

A resource that has lost its historic character and/or appearance and may be considered eligible for listing on the National Register may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

Integrity evaluations are made on the basis of an understanding of the property's retention of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity is assessed with reference to the particular criteria for which the resource is eligible for listing.

The City of Fresno Historic Preservation Ordinance maintains a similar standard for integrity and the seven elements of integrity are incorporated into the significance criteria for the Historic Resource designation category.

VIII. Survey Findings

The Pinedale historical resource survey consisted of a review of fourteen (14) properties located within the physical boundaries of the Pinedale community. The properties were documented by PRA on DPR 523 Series Forms, which are included as Appendix B of this Document. Of these fifteen (14) properties identified, twelve (9) were constructed before 1933, and appear to have been constructed between approximately 1923-1933; three (3) were constructed by 1945, between approximately 1933-1945; two (2) were constructed before 1955, and appear to have been constructed between (1947-1952). Following is a summary of the findings pertaining to the properties contained within the survey area and the California Historical Resource Status Codes (CHRSC) assigned to each property by PRA.⁵¹

- Fourteen (14) appear ineligible for inclusion on the National Register of Historic Places and the California Register of Historical Resources;
- Twelve (12) appear eligible for inclusion on the Fresno Local Register of Historic Resources and consequently, the California Register of Historical Resources, as part of a non-contiguous Pinedale Residential Historic District; and
- Three (3) appear potentially individually eligible for inclusion on the Fresno Local Register of Historic Resources as either Fresno Historic Resources or Heritage Properties.

National Register Eligible Properties

There are no properties eligible for the National Register.

California Register Potentially Eligible Properties

Twelve (12) properties within the survey area appear to be potentially eligible for listing on the California Register of Historical Resources as part of a Pinedale Historic District. These properties are:

- 389 W. Alluvial Avenue
- 106 W. Beechwood Avenue
- 404 W. Birch Avenue
- 7218 N. College Avenue
- 7239 N. College Avenue



- 309 W. Fir Avenue
- 164 W. Herndon Avenue
- 7013 N. Maroa Avenue
- 347 W. Locust Avenue
- 284 W. Pinedale Avenue
- 7039 N. San Pablo Avenue
- 7121 N. San Pablo Avenue
- 421 W. Spruce Avenue

City of Fresno Local Register of Historic Resources—Potentially Individually Eligible Heritage Properties

Two (2) properties in the survey area appear eligible for designation as Local Historic Resources and eligible for inclusion on the City of Fresno Local Register of Historic Resources. These properties are:

- 284 W. Pinedale Avenue
- Pinedale Water Tower

Potential Pinedale Historic District

A majority of the properties surveyed appear to be potentially eligible as contributors to a non-contiguous Pinedale Historic District of small vernacular residential building types. A District Record (DPR Form 523D) was also completed for the Pinedale Historic District. Potential resources located within the survey boundaries that were identified as potentially significant contributors to the Pinedale Historic District are:

- 389 W. Alluvial Avenue
- 106 W. Beechwood Avenue
- 404 W. Birch Avenue
- 7218 N. College Avenue
- 7239 N. College Avenue
- 309 W. Fir Avenue
- 164 W. Herndon Avenue
- 7013 N. Maroa Avenue
- 347 W. Locust Avenue
- 7039 N. San Pablo Avenue
- 7121 N. San Pablo Avenue
- 421 W. Spruce Avenue



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- ¹⁰ Ibid, 231.
- ¹¹ Ibid, 232.
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- ¹³ Sanborn Insurance Map - Fresno, CA, Sheets 3-5, 1924
- ¹⁴ *The Fresno Bee*, Saturday, March 3, 1923, 4C-5C.
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- ²⁰ Informal Interview David Rodriguez, June 2007
- ²¹ Clough, Charles W. & William B. Seacrest Jr., *Fresno County The Pioneer Years: From the Beginnings to 1900* (Panorama West Books: Fresno, CA) 232.
- ²² Camp Pinedale promotional brochure, 5.
- ²³ Clough, Charles W. & William B. Seacrest Jr., *Fresno County The Pioneer Years: From the Beginnings to 1900* (Panorama West Books: Fresno, CA) 232.
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⁵¹ Formerly referred to as the National Register of Historic Places (NRHP) Status Codes, available online at the California State Office of Historic Preservation homepage, publications and forms page. <http://www.ohp.parks.ca.gov/pages/1069/files/chrstatus%20codes.pdf>

APPENDIX A

MAP OF PINEDALE SURVEY BOUNDARIES

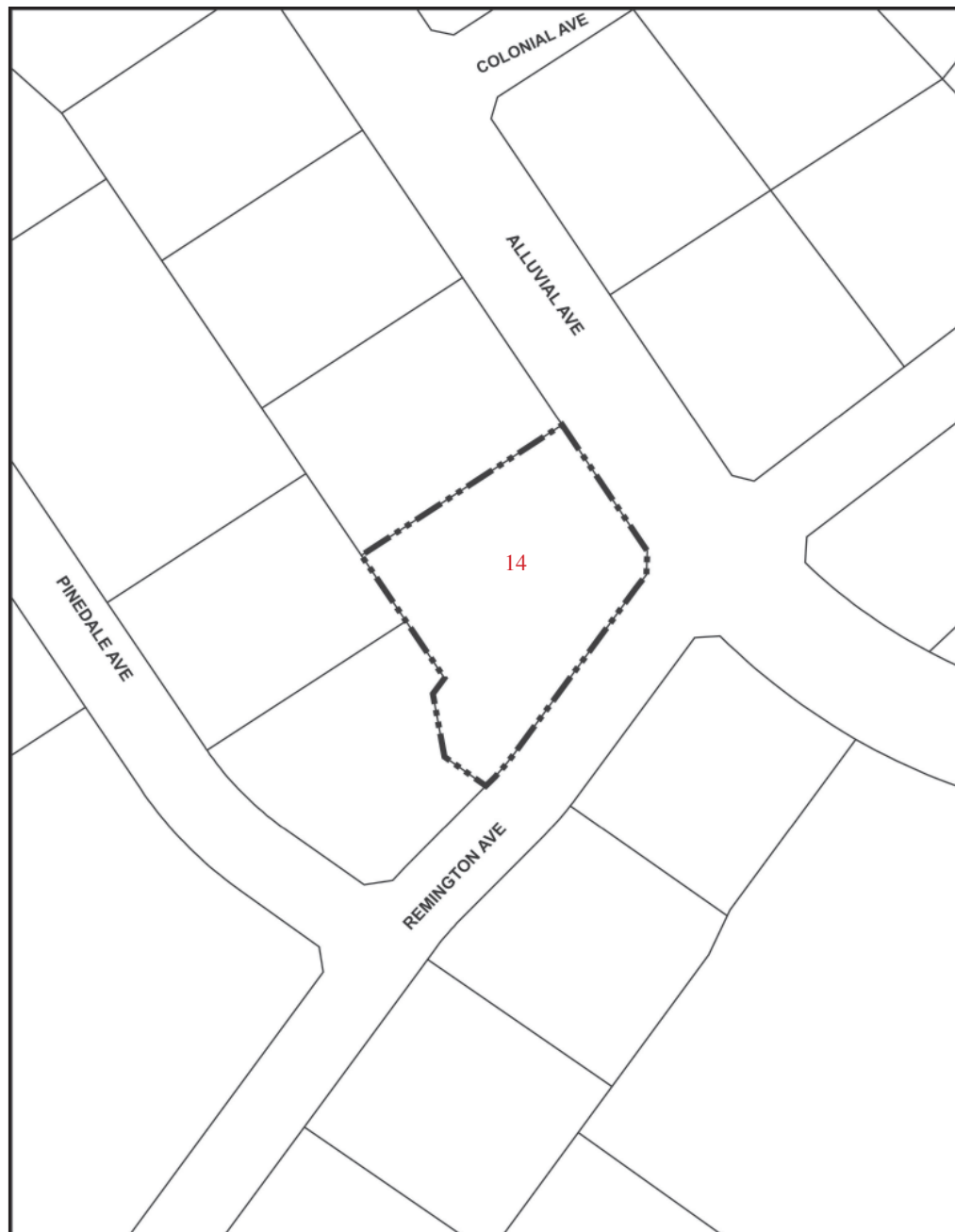




Map of Pinedale Survey Boundaries

- 1) 389 W. Alluvial Avenue
- 2) 106 W. Beechwood Avenue
- 3) 404 W. Birch Avenue
- 4) 7218 N. College Avenue
- 5) 7239 N. College Avenue
- 6) 309 W. Fir Avenue
- 7) 164 W. Herndon Avenue
- 8) 347 W. Locust Avenue
- 9) 7013 N. Maroa Avenue
- 10) 284 W. Pinedale Avenue
- 11) 7039 N. San Pablo Avenue
- 12) 7121 N. San Pablo Avenue
- 13) 421 W. Spruce Avenue





Map of Pinedale Survey Boundaries

14) Water Tower



APPENDIX B

HISTORIC SANBORN FIRE INSURANCE MAPS
1924-1929



This is a detailed historical map of the Pine Dale area, showing streets, property lots, and various buildings. The map includes labels for 'OAK', 'PINE DALE', 'MINARETS', 'MAROA', 'HELM', and 'AV.' streets. It also features a compass rose, a scale bar, and a copyright notice for 2015 by the Sanborn Map Co.

The map shows a grid of streets and property lots. Key features include:

- Streets:** OAK, PINE DALE, MINARETS, MAROA, HELM, and AV. are labeled.
- Buildings:** Various buildings are shown, including a 'GARAGE' (20' x 40'), a 'LOBBY' (20' x 20'), and a 'HOTEL' (20' x 20').
- Other Features:** A 'SUGAR PINE LUMBER CO.' building is shown, along with a 'GARAGE' (20' x 40') and a 'LOBBY' (20' x 20').
- Map Elements:** A compass rose is located in the upper right, and a scale bar is in the lower right. The copyright notice 'Copyright 2015 by the Sanborn Map Co.' is at the bottom.

(302)
2
80'

3

MINARETS

PINEDALE

MAROA

AV.

OAK

HELM

AV.

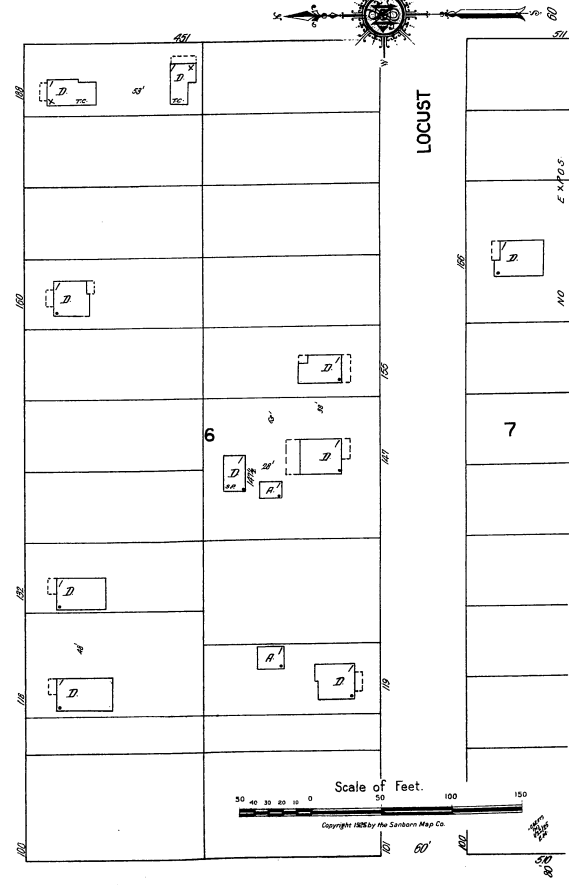
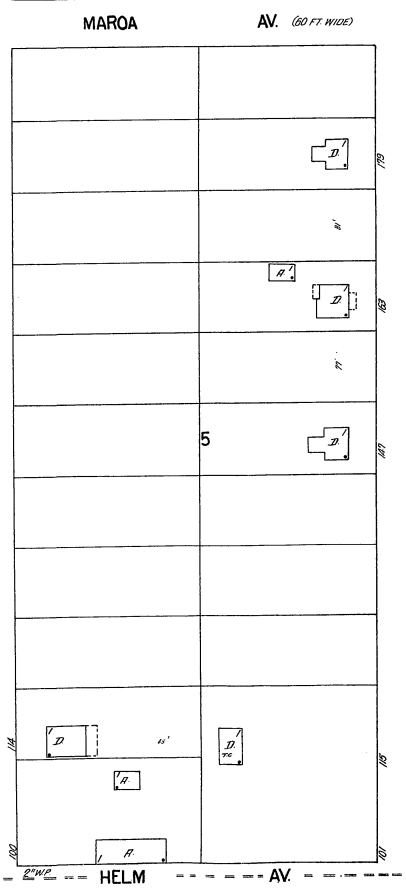
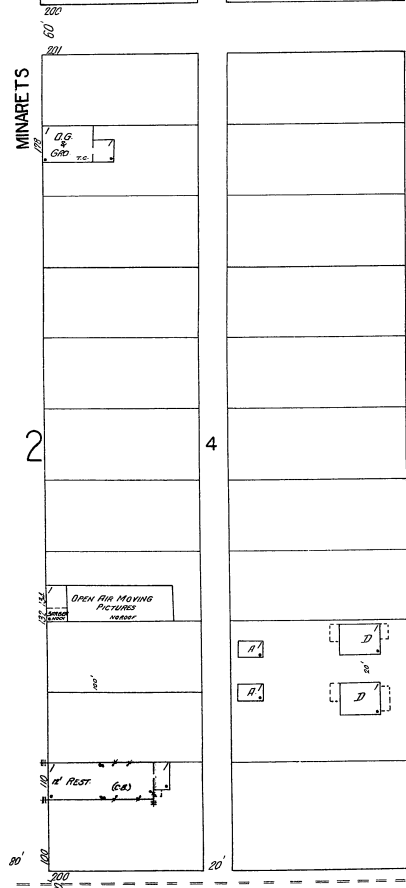
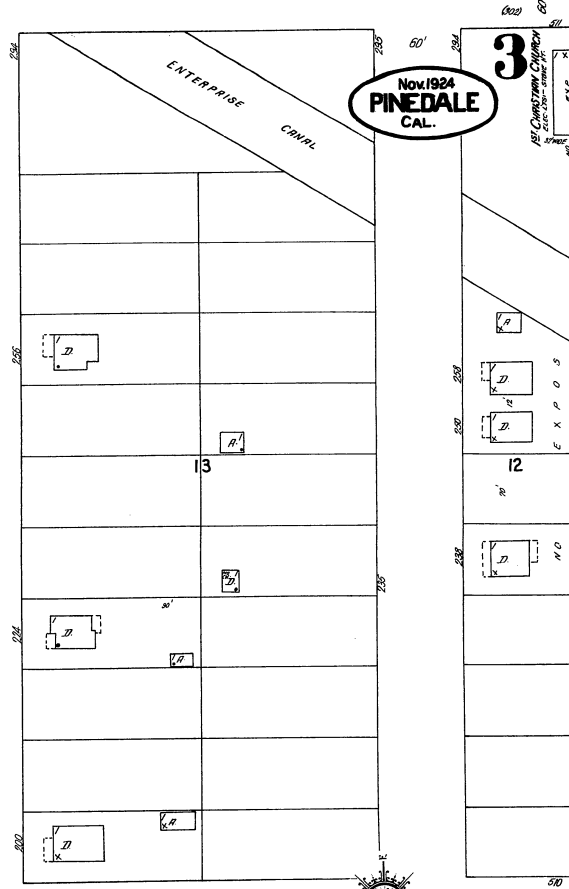
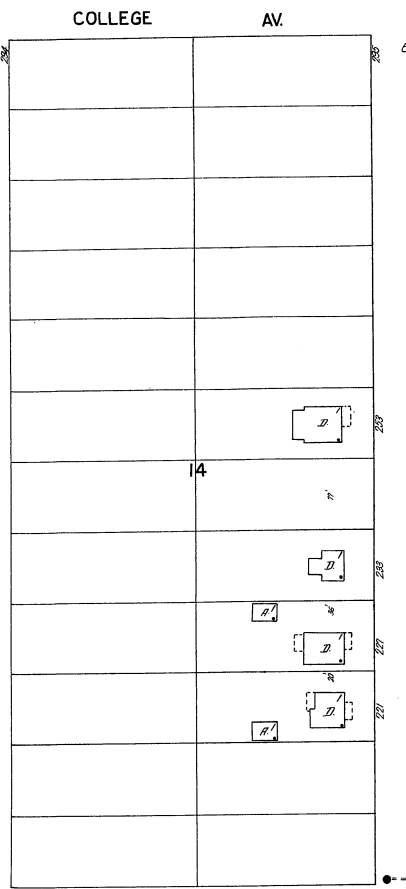
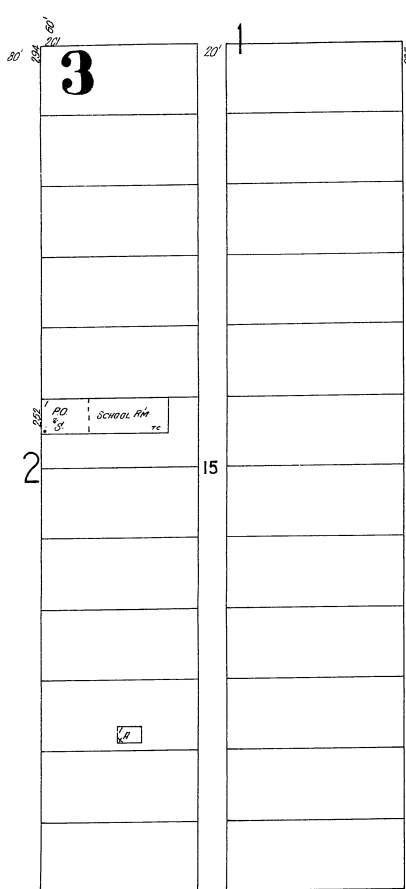
SUGAR PINE
LUMBER CO.'S.
GEN'L. OFF'S.

HOTEL PINEDALE

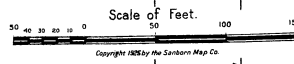
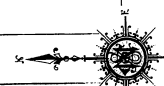
Scale of Feet.

50 100 150

Copyright 1925 by the Sanborn Map Co



Nov 1924
PINEDALE
CAL.



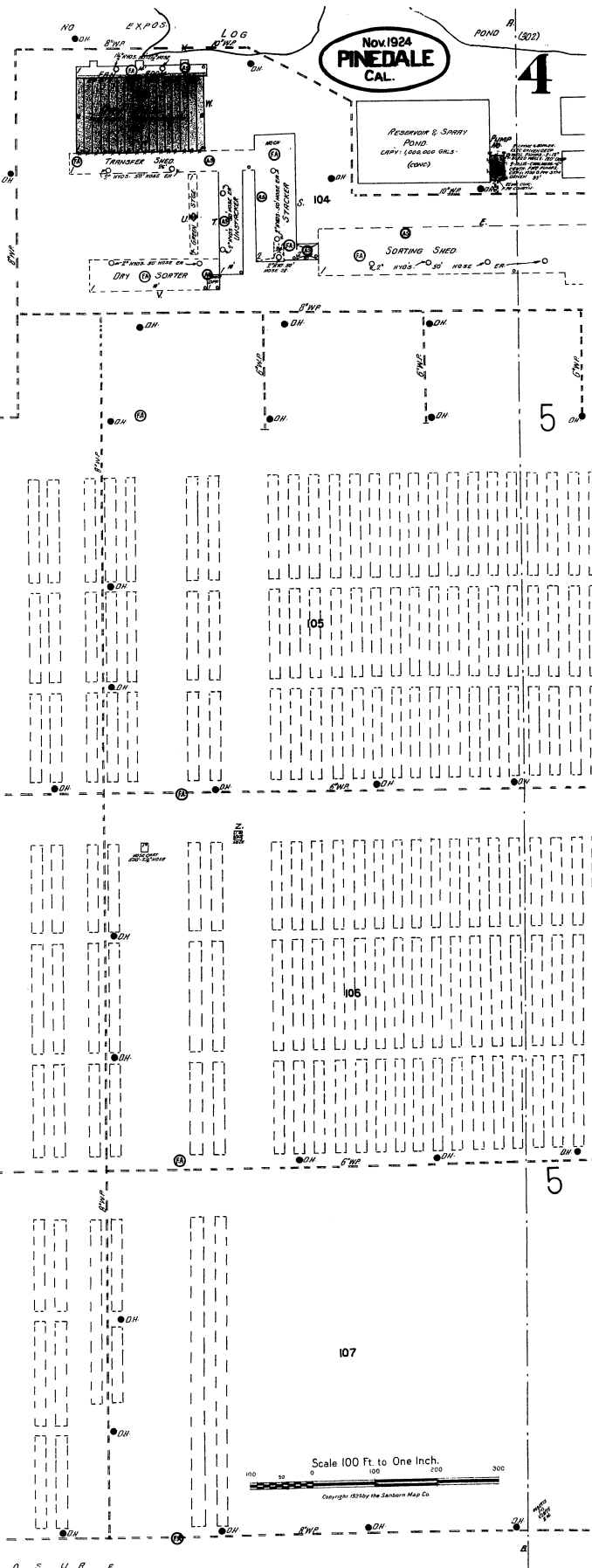
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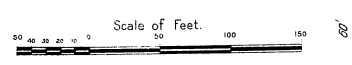
SUGAR PINE LUMBER CO.'S LUMBER YARD

8000 STOCK IN YARD & SHEDS - 30-MILLION FT.
 LUMBER PAID 1924
 LUMBER PAID 1924
 NOTE: ALL OUTSIDE YARD EQUIPPED WITH 100' STRUTS
 24" x 4" POSTS EACH

SCALE 100 FT. TO AN INCH



1



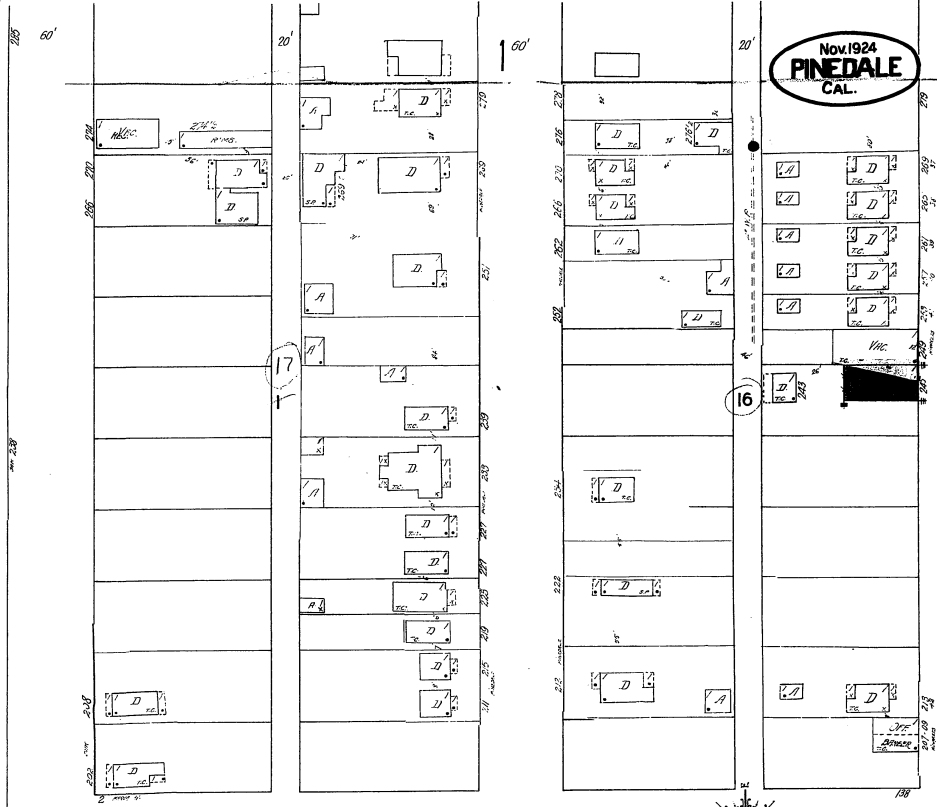
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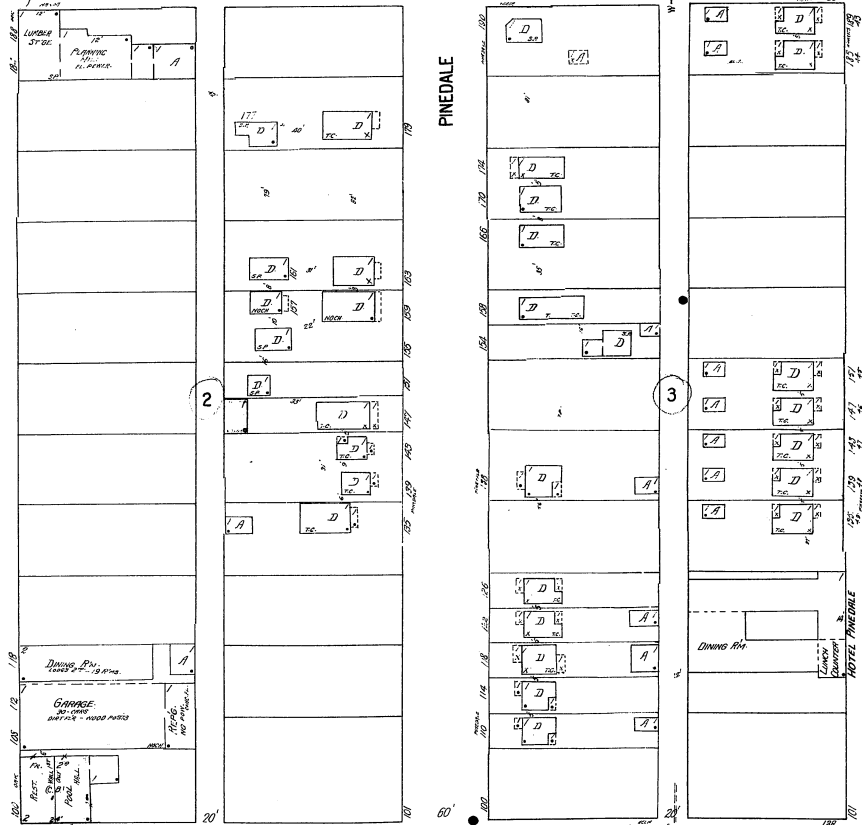
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3 - DEC 1970
Library of Congress



2

3

OAK



MINARETS

3

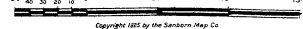
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AV.

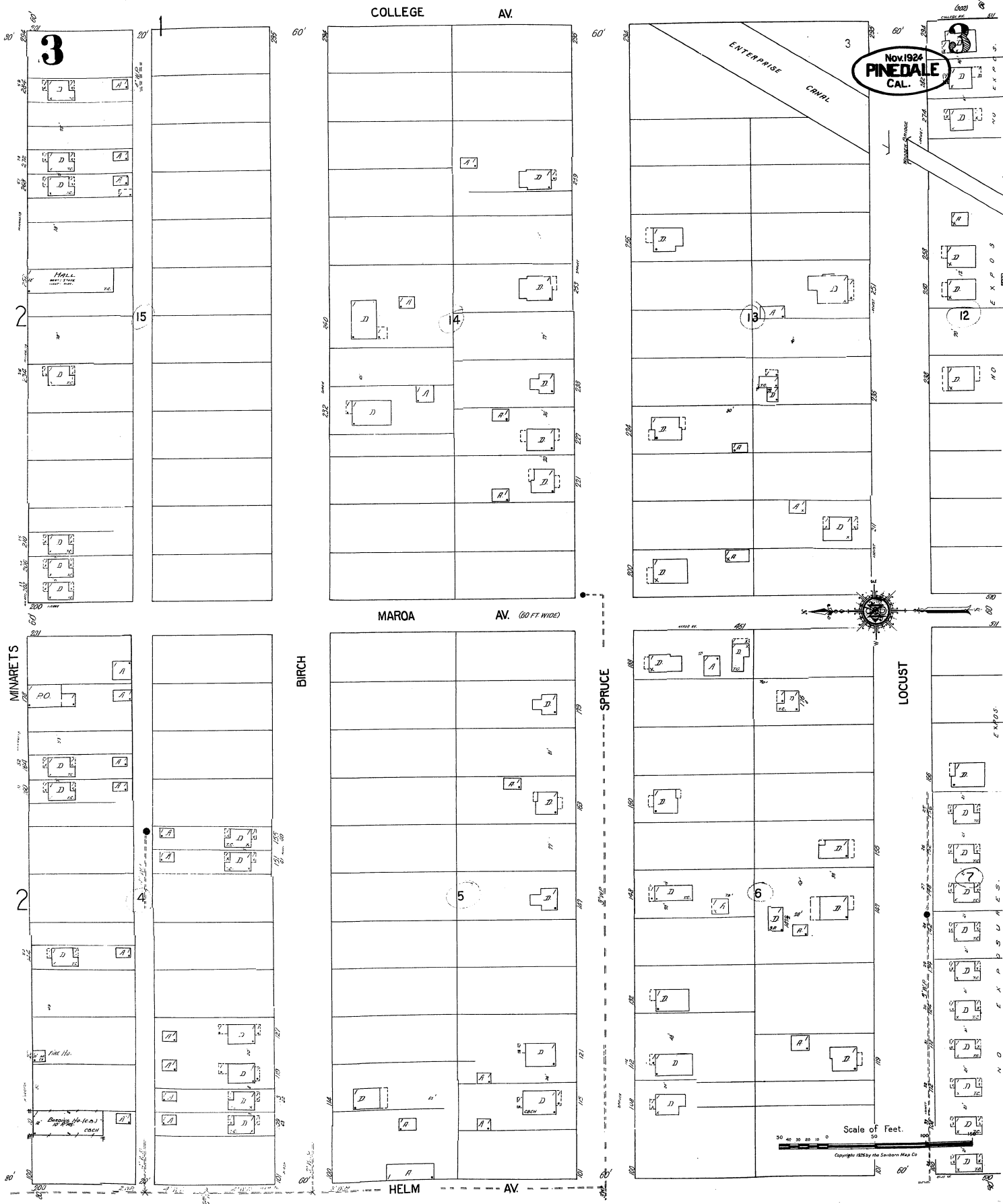
PINE DALE

5

Scale of Feet.



Copyright 1922 by the Standard Map Co.



4

4

SCALE 100 FT TO AN INCH



SUGAR PINE LUMBER CO'S LUMBER YARD

SEE SHEET NO. 3 FOR WHITMAN LUMBER PILES 4" ALLEY WIDE BETWEEN STACKS
NOTE: ALL OUTSIDE PILES EQUIPPED WITH 100' STANDARD 2" X 4" RAIL GIRDERS

Nov 1924
PINEDALE
CAL.

RESERVOIR & SPRAY POND
CAP. 1,000,000 GALS.
(CONC.)

LOADING SHED

2" X 4" RAIL GIRDERS 100' ST.

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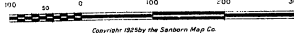
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DRY SCOTTER

Scale 100 Ft. to One Inch.



Copyright 1924 by the Sanborn Map Co.

N O

E X P O S U R E

APPENDIX C

SURVEY PROPERTY INVENTORY



Street Address	Street Name	APN	Year Built	Property Type	Current/Previous Historical Status	Previous Historical Status	PRA DPR Form	CRHR Code
389	Alluvial	303-033-33	1934/1947	Adobe	None	None	Yes	5D3
106	Beechwood	303-161-59	1952	Pumitile	None	None	Yes	5D3
404	Birch	303-071-30	1927	Shingle	None	None	Yes	5D3
7218	College	303-082-25	1940	Shotgun	None	None	Yes	5D3
7239	College	303-074-38	1932	Bungalow	None	None	Yes	5D3
309	Fir	303-143-18	1925	Bngalow American	None	None	Yes	5D3
164	Herndon	303-165-39	1924	Foursquare	None	None	Yes	5D3
347	Locust	303-114-20	1924	Bungalow Minimal	None	None	Yes	5D3
7013	Maroa	303-142-09	1945	Traditional	None	None	Yes	5D3
284	Pinedale	303-041-26	1945	Bungalow Craftsman	None	None	Yes	5S3
7039	San Pablo	303-152-11	1925	Bungalow	None	None	Yes	5D3
7121	San Pablo	303-122-27	1935	Tudor	None	None	Yes	5D3
Water Tower	Alluvial	405-544-09	1923	Industrial	None	None	Yes	5S3

APPENDIX D

DEPARTMENT OF PARKS & RECREATION 523 SERIES FORMS
DISTRICT RECORD (DPR 523D FORM)

(PREPARED BY PLANNING RESOURCE ASSOCIATES, INC.)



Planning Resource Associates, Inc.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial N/A

NRHP Status Code 5D3

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Map Ref. #1

P1. Resource Name(s) or Number: 389 W. Alluvial Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Fresno North, 1965, Photorevised 1981; Parcel located in Section 33, T12S/R20E

c. Address: 389 W. Alluvial Avenue

d. Assessor's Parcel Number: 303-033-33

***P3a. Description:**

The 389 W. Alluvial Avenue property is located on the south side of W. Alluvial Avenue at the intersection of N. Maroa and W. Alluvial Avenues. This single-story, wood-frame, Adobe home was constructed in 1947. This residence has a long rectangular footprint with a front gabled roof covered with composite material. A full width porch runs the expanse of the primary (north) elevation. The exterior walls are clad in stucco. The main entrance is recessed along the primary (north) elevation. The windows on the primary elevation are comprised of vinyl-frame, single-hung, sash. Windows located on the west and east elevations are comprised of wood-frame, double-hung, sash.

***P3b. Resource Attributes:** HP2 Single Family Property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other
P5b Photo date: June 14, 2007



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

Date: 1934

City of Fresno Planning and
Development Department

Date: 1947

David Rodriguez

***P7. Owner and Address:**

Carlos & Esperanza Garcia
350 S. Eighth St.
Kerman, CA 93630

***P8. Recorded by:**

Lauren MacDonald
Architectural Historian
Planning Resource Associates,
Inc.
Fresno, CA 93721

***P9. Date Recorded:** July 24,

2007

***P10. Survey Type:** Intensive Level: Pre-1961 Properties

***P11. Report Citation:**

Planning Resource Associates, Inc., *Pinedale Historic Resource Survey*, October 2007

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5D3

*Resource Name or # 389 W. Alluvial Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single family Residence

***B5. Architectural Style:** Vernacular bungalow of Adobe construction

***B6. Construction History:**

Originally constructed in 1934 (American Title Company, TRW). The original building permits do not exist for this residence. A review of extant building permits located at the City of Fresno Planning and Development Department (1923-1960) indicate that no major alterations have been made to the building. According to David Rodriguez, a home of wood construction (built in 1934) was moved from another location in Pinedale to this site, at this time (1947) additions were made to the home. Construction of the later 1947 addition consisted of adobe bricks made on site. At a later date stucco was applied to the exterior elevations.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Working Class History

Area: Pinedale (Fresno)

Period of Significance: 1933-1945 **Property Type:** Residential, Adobe **Applicable Criteria:** 1, 3

The subject parcel was developed with the single-story dwelling identified as 389 W. Alluvial Avenue in 1947. An incremental review of Fresno City Directories from 1923 to 1960 includes a listing for Pinedale residents and their related occupations. However, no residential address is included in these listings. After 1960, Pinedale listings were recorded in their own publication. However, the whereabouts of these Pinedale directories are unknown and could not be reviewed for the purposes of this report. Overall, no direct association between residence and occupant could be made for 389 W. Alluvial Avenue.

This adobe home was built by Boeficio and Frank Garcia (father and son) in 1947 and has remained in the Garcia family. According to sources the central portion of the home is of wood construction and was moved from another location in Pinedale. At its current location adobe was added to the building and the home was expanded (Rodriquez 2007). Extant adobe homes in the Pinedale community include: 235 W. Alluvial Avenue, 241 W. Alluvial Avenue (1936), 313 W. Alluvial Avenue (1936), 409 W. Alluvial Avenue (1935), 325 W. Alluvial Avenue (1924) 175 W. Beechwood Avenue (1946),. Another adobe that was demolished was located at 269 W. Alluvial and was constructed in 1936 (TRW). The majority of the adobe homes located on W. Alluvial Avenue (Oak) have been constructed by and remain under the ownership of a single extended family.

The building retains a high degree of integrity; the location, design, setting, materials, workmanship, feeling, and association appear to remain unchanged.

The property at 389 W. Alluvial Avenue does not appear to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources. However, the dwelling does appear to be potentially eligible for the City of Fresno's Local Register of Historic Resources as a contributor to the potential Pinedale Historic District, as an excellent example of a working class house of Adobe construction in Pinedale.

B11. Additional Resource Attributes: No additional resource attributes

***B12. References:**

City of Fresno Planning and Development Department-Building Permit Records

Fresno County Library-California History & Genealogy Room, City Directories

David Rodriguez-Interview

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** July 24, 2007



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____ N/A _____

NRHP Status Code _____ 5D3 _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Map Ref. #2

P1. Resource Name(s) or Number: 106 W. Beechwood Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Fresno North, 1965, Photorevised 1981; Parcel located in Section 33, T12S/R20E

c. Address: 106 W. Beechwood Avenue

d. Assessor's Parcel Number: 303-161-59

***P3a. Description:**

This single-family residence located at 106 W. Beechwood Avenue was constructed in 1952. The property is comprised of the single-story building and a secondary structure, which appears to be a garage, located behind the main residence in the northwest corner of the property. The main residence is constructed of pumitile brick, a building material unique to the Fresno area. The residence displays a square plan with a pyramidal roof clad in composite shingles. The windows on the building are a combination of metal-frame, multi-light, casement and fixed windows. The primary (south) elevation is divided into two bays. The east bay projects from the main elevation and is covered with a partial hipped roof. A large, metal-frame, multi-pane, casement window punctuates this bay. A partial-width porch extends the length of the west bay, which is comprised of a centrally located rectangular, metal-frame, casement window. This residence is unique as one of the few remaining examples of pumitile brick buildings in the Pinedale area.

***P3b. Resource Attributes:** HP2 Single Family Property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b Photo date: June 14, 2007

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

Date: 1952

City of Fresno Planning and
Development Department

***P7. Owner and Address:**

Assembly of God Tabernacle Pinedale
P.O. Box 3537
Pinedale, CA 93650

***P8. Recorded by:**

Lauren MacDonald
Architectural Historian
Planning Resource Associates, Inc.
1416 N. Broadway, Fresno, CA 93721

***P9. Date Recorded:** July 24, 2007



***P10. Survey Type:** Intensive Level: Pre-1961 Properties

***P11. Report Citation:** Planning Resource Associates, *Pinedale Historic Resource Survey*, October 2007

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5D3

*Resource Name or # 106 W. Beechwood Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

***B5. Architectural Style:** vernacular

***B6. Construction History:**

The residence at 106 W. Beechwood was originally constructed in 1952 (American Title Company, TRW). A review of building permits located at the City of Fresno Planning and Development Department from c. 1962 to the present, indicate that no major alterations have been made to the building.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Working Class History

Area: Pinedale (Fresno)

Period of Significance: 1945-1955 **Property Type:** Residential, vernacular **Applicable Criteria:** 1, 3

The subject parcel was developed with the single-story dwelling identified as 106 W. Beechwood in 1952. An incremental review of Fresno City Directories from 1923 to 1960 includes a listing for Pinedale residents and their related occupations. However, no residential address is included in these listings. After 1960, Pinedale listings were recorded in their own publication. However, the whereabouts of these Pinedale directories are unknown and could not be reviewed for the purposes of this report. Overall, no direct association between residence and occupant could be made for 106 W. Beechwood.

The residence at 106 W. Beechwood is constructed of pumitile brick. Pumitile bricks are made from pumice(volcanic stone). The pumice was excavated at a pumitile manufacturing plant north of Friant Dam on the east side of Road 205 where it intersects with SR 145. Pumitile bricks were eventually rejected as a building material due to their lack of strength. Pumitile is significant as a local building material excavated from the Fresno area. Additional locations of Pumitile brick homes in the Pinedale neighborhood include 331 Spruce Avenue.

The building retains a high degree of integrity; the location, design, setting, materials, workmanship, feeling, and association appear to remain unchanged.

The property at 106 W. Beechwood does not appear to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources. However, the dwelling does appear to be potentially eligible for the City of Fresno's Local Register of Historic Resources, as a contributor to the proposed Pinedale Historic District, as an excellent example of pumitile construction that has high integrity to its period of significance.

B11. Additional Resource Attributes: No additional resource attributes.

***B12. References:**

Ephraim Smith, phone interview by Karana Hattersley-Drayton, Karana, January 31, 2007.

City of Fresno Planning & Development Department-Building Permit Records, Historic Site Records.

Fresno County Library-History and Genealogy Room and City Directories

**See Report Bibliography for complete list of references*

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** July 24, 2007

(This space reserved for official comments.)



North

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial N/A

NRHP Status Code 5D3

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Map Ref. #3

P1. Resource Name(s) or Number: 404 W. Birch Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Fresno North, 1965, Photorevised 1981; Parcel located in Section 33, T12S/R20E

c. Address: 404 Birch Avenue

d. Assessor's Parcel Number: 303-071-30

***P3a. Description:**

The 404 W. Birch Avenue property is located on the north side of Birch Avenue near the intersection of W. Birch and N. Maroa Avenues. This single-family residence built in 1927, is an example of the bungalow style with Shingle style influence. The home appears to be the only Bungalow in Pinedale with Shingle style influence and exhibits several character defining features typical to the Shingle style. Character defining features of the Shingle style include: continuous wood shingles, an asymmetrical façade, and a roof composed of intersecting cross gables and multi-level eaves. This one-story building features a compound plan, irregular footprint, and a low pitched cross gable roof covered in composite shingles with exposed rafters. Wood shingles cover the exterior elevation. The window type is similar throughout, comprised of square, vinyl-frame, multi-pane, single-hung, sash. A partial width porch is located on the southeast corner of the primary (south) elevation.

***P3b. Resource Attributes:** HP2 Single Family Property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other
P5b Photo date: June 14, 2007



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

Date: 1927

City of Fresno Planning and Development Department

***P7. Owner and Address:**

Rafael & Maria Arredono
404 Birch
Pinedale, CA 93650

***P8. Recorded by:**

Lauren MacDonald
Architectural Historian
Planning Resource Associates,
Inc.
Fresno, CA 93721

***P9. Date Recorded:** July 24, 2007

***P10. Survey Type:** Intensive Level: Pre-1961 Properties

***P11. Report Citation:**

Planning Resource Associates, Inc., *Pinedale Historic Resource Survey*, October 2007

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5D3

*Resource Name or # 404 W. Birch

B3. Original Use: Single Family Dwelling

B4. Present Use: Single Family Dwelling

***B5. Architectural Style:** vernacular bungalow with Shingle style elements

***B6. Construction History:**

Originally constructed in 1927 (American Title Company, TRW). The original building permits do not exist for this residence. A review of extant building permits located at the City of Fresno Planning and Development Department (1962-present) indicate that no major alterations have been made to the building.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Working Class History

Area: Pinedale (Fresno)

Period of Significance: 1923-1933

Property Type: Residential, Bungalow with Shingle style

influence Applicable Criteria: 1

The subject parcel was developed with the single-story dwelling identified as 404 W. Birch Avenue in 1926. An incremental review of Fresno City Directories from 1923 to 1960 includes a listing for Pinedale residents and their related occupations. However, no residential address is included in these listings. After 1960, Pinedale listings were recorded in their own publication. However, the whereabouts of these Pinedale directories are unknown and could not be reviewed for the purposes of this report. Overall, no direct association between residence and occupant could be made for 404 W. Birch.

The building retains a high degree of integrity; the location, design, setting, materials, workmanship, feeling, and association appear to remain unchanged.

The property at 404 W. Birch Avenue does not appear to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources. However, the dwelling does appear to be potentially eligible for the City of Fresno's Local Register of Historic Resources as a potential contributor to the Pinedale Historic District, as an excellent example of one of the oldest extant cottages in Pinedale and a rare example of a bungalow with Shingle style influence built in Pinedale.

B11. Additional Resource Attributes: No additional resource attributes

***B12. References:**

City of Fresno Planning and Development Department-
Building Permit Records

City of Fresno Municipal Code

Fresno City and County Historical Society

Fresno County Library-California History & Genealogy
Room, City Directories

McAlester, Virginia & Lee. *Dictionary of American Houses*

*See report bibliography for complete list of references

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** July 24, 2007

(This space reserved for official comments.)



Copyright 2005, if

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial N/A

NRHP Status Code 5D3

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Map Ref. #4

P1. Resource Name(s) or Number: 7218 N. College Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Fresno North, 1965, Photorevised 1981; Parcel located in Section 33, T12S/R20E

c. Address: 7218 N. College Avenue

d. Assessor's Parcel Number: 303-082-25

***P3a. Description:**

The 7218 N. College Avenue property is located on the east side of College Avenue. The single-family residence built in 1940, is an example of the shotgun house type. Characteristics of the shotgun house include, a narrow gable-end cottage, one room wide and two or more rooms deep. This small building is 640 square feet, and the lot is 106 feet wide and 65 feet deep. This building is one-story and features a rectangular footprint with a gable roof covered in composite shingles. A flat roof extends from the side (north) elevation. The window type consists of metal-frame sliders. A large shed roof overhang extends off the south elevation. All exterior elevations are covered in stucco. The main entrance is comprised of a single wood door with metal screen centrally located on the primary (west) elevation.

***P3b. Resource Attributes:** HP2 Single Family Property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b Photo date: June 14, 2007

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

Date: 1940

City of Fresno Planning and Development Department

***P7. Owner and Address:**

Elisea Call

1398 W. Indianapolis #101
Fresno, CA 93701

***P8. Recorded by:**

Lauren MacDonald
Architectural Historian
Planning Resource
Associates, Inc.
Fresno, CA 93721

***P9. Date Recorded:** July 24, 2007

***P10. Survey Type:** Intensive Level: Pre-1961 Properties

***P11. Report Citation:**

Planning Resource Associates, Inc., *Pinedale Historic Resource Survey*, October 2007

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5D3

*Resource Name or # 7218 W. College Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

***B5. Architectural Style:** shotgun house

***B6. Construction History:**

Originally constructed in 1926 (American Title Company, TRW). The original building permits do not exist for this residence. A review of extant building permits located at the City of Fresno Planning and Development Department indicate that no major alterations have been made to the building.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Working Class History

Area: Pinedale (Fresno)

Period of Significance: 1933-1945

Property Type: Residential, Shotgun House **Applicable**

Criteria: 1

The subject parcel was developed with the single-story dwelling identified as 7218 W. College Avenue in 1926. An incremental review of Fresno City Directories from 1923 to 1960 includes a listing for Pinedale residents and their related occupations. However, no residential address is included in these listings. After 1960, Pinedale listings were recorded in their own publication. However, the whereabouts of these Pinedale directories are unknown and could not be reviewed for the purposes of this report. Overall, no direct association between residence and occupant could be made for 7218 W. College Avenue.

It appears that the home has undergone significant alterations. The addition with shed roof along the north elevation appears to be a later addition as does the shed roof overhang on the south elevation. Additional alterations have been made to the windows. The property is close to the defined borders of Pinedale's former African American neighborhood. This shotgun house could be a reflection of that as it was a house type commonly used in the American South by freed slaves.

The building retains a fair degree of integrity; the location, setting, feeling, and association appear to remain unchanged. However, the material, design, and workmanship have been negatively affected by alterations made to the façade and an addition made to the north elevation.

The property at 7218 W. College Avenue does not appear to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources. However, the dwelling does appear to be potentially eligible for the City of Fresno's Local Register of Historic Resources as a potential contributor to the Pinedale Historic District as an example of working class housing in Pinedale, and as a rare example of a shotgun house type.

B11. Additional Resource Attributes: No additional resource attributes

***B12. References:**

City of Fresno Planning and Development Department-
Building Permit Records

City of Fresno Municipal Code

Fresno County Library-California History & Genealogy
Room, City Directories

McAlester, Virginia & Lee. *Dictionary of American Houses*

*See report bibliography for complete list of references

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** July 24, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial N/A

NRHP Status Code 5D3

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Map Ref. #5

P1. Resource Name(s) or Number: 7239 N. College Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Fresno North, 1965, Photorevised 1981; Parcel located in Section 33, T12S/R20E

c. Address: 7239 N. College Avenue

d. Assessor's Parcel Number: 303-074-38

***P3a. Description:**

The 7239 N. College Avenue property is located on the west side of N. College Avenue at the southwest corner of N. College and W. Birch Avenues. This single-family residence built in 1932 is an example of the vernacular bungalow style. This one-story building features a long rectangular plan, and a steeply pitched, side-gabled roof covered in composite shingles with enclosed eaves. The exterior elevations are composed of wood, clapboard siding. The window type is similar throughout, composed of wood-frame, one-over-one, double-hung, sash with wood surrounds. A projecting front porch is cross-gable to the house and is centrally located on the primary (east) façade.

The original garage is located in the rear northwest corner of the property. The exterior is clad in clapboard siding identical to the house with a front facing gable roof covered in composite material. The primary (north) entrance is comprised of two, wood, doors.

***P3b. Resource Attributes:** HP2 Single Family Property & HP4 Detached Garage

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other
P5b Photo date: June 14, 2007



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

Date: 1932

City of Fresno Planning and Development Department

***P7. Owner and Address:**

Tapia Ramona
3169 W. Pico
Fresno, CA 93722

***P8. Recorded by:**

Lauren MacDonald
Architectural Historian
Planning Resource Associates,
Inc.
Fresno, CA 93721

***P9. Date Recorded:** July 24, 2007

***P10. Survey Type:** Intensive Level: Pre-1961 Properties

***P11. Report Citation:**

Planning Resource Associates, Inc., *Pinedale Historic Resource Survey*, October 2007

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5D3

*Resource Name or # 7239 N. College Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: vernacular bungalow

*B6. Construction History:

Originally constructed in 1932 (American Title Company, TRW). The original building permits do not exist for this residence. A review of extant building permits located at the City of Fresno Planning and Development Department (1962-present) indicate that no major alterations have been made to the building.

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

*B8. Related Features: None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

*B10. Significance: Theme: Working Class History

Area: Pinedale (Fresno)

Period of Significance: 1923-1933 Property Type: Residential, Vernacular Applicable Criteria: 1

The subject parcel was developed with the single-story dwelling identified as 7239 N. College Avenue in 1932. An incremental review of Fresno City Directories from 1923 to 1960 includes a listing for Pinedale residents and their related occupations. However, no residential address is included in these listings. After 1960, Pinedale listings were recorded in their own publication. However, the whereabouts of these Pinedale directories are unknown and could not be reviewed for the purposes of this report. Overall, no direct association between residence and occupant could be made for 7239 N. College.

The building retains a high degree of integrity ; the location, design, setting, materials, workmanship, feeling, and association appear to remain unchanged.

The property at 7239 N. College Avenue does not appear to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources. However, the dwelling does appear to be potentially eligible for the City of Fresno's Local Register of Historic Resources as a potential contributor to the Pinedale Historic District, as an excellent example of the bungalow house type with high integrity in Pinedale.

B11. Additional Resource Attributes: No additional resource attributes

*B12. References:

City of Fresno Planning and Development Department-Building Permit Records

City of Fresno Municipal Code

Fresno County Library-California History & Genealogy Room, City Directories

McAlester, Virginia & Lee. *Dictionary of American Houses*

*See report bibliography for complete list of references

B13. Remarks:

*B14. Evaluator: Lauren MacDonald

*Date of Evaluation: July 24, 2007

(This space reserved for official comments.)



Copyright 2005 AirPhoto US

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial N/A

NRHP Status Code 5D3

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Map Ref. #6

P1. Resource Name(s) or Number: 309 W. Fir Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Fresno North, 1965, Photorevised 1981; Parcel located in Section 33, T12S/R20E

c. Address: 309 W. Fir Avenue

d. Assessor's Parcel Number: 303-143-18

***P3a. Description:**

The 309 W. Fir Avenue property is located on the south side of W. Fir Avenue at the intersection of W. Fir and N. College Avenues. The single-family residence was built in 1925 and is an example of the Craftsman bungalow style. This one-story residence has a square plan with a medium pitched gable roof clad in composite shingles with a boxed cornice. This wood-framed cottage is clad in clapboard siding. The window type is similar throughout, comprised of wood-frame, one-over-one, double-hung sash with wood surrounds. A brick chimney is located on the west elevation. A centrally located, partial-width porch projects from the primary (north) elevation and is accessed by two cement steps. The roof is supported by tapered, square columns on column bases.

***P3b. Resource Attributes:** HP2 Single Family Property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b Photo date: June 14, 2007



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

Date: 1925

City of Fresno Planning and
Development Department

***P7. Owner and Address:**

Reyes & Martha Lomeli
309 W. Fir
Pinedale, CA 93650

***P8. Recorded by:**

Lauren MacDonald
Architectural Historian
Planning Resource Associates, Inc.
Fresno, CA 93721

***P9. Date Recorded:** July 24, 2007

***P10. Survey Type:** Intensive Level: Pre-1961 Properties

***P11. Report Citation:**

Planning Resource Associates, Inc., *Pinedale Historic Resource Survey*, October 2007

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5D3

*Resource Name or # 309 W. Fir Avenue

B3. Original Use: Single Family Residential

B4. Present Use: Single Family Residential

***B5. Architectural Style:** vernacular Craftsman bungalow

***B6. Construction History:**

Originally constructed in 1925 (American Title Company, TRW). The original building permits do not exist for this residence. A review of extant building permits located at the City of Fresno Planning and Development Department (c. 1962-present) indicate that no major alterations have been made to the building.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Working Class History

Area: Pinedale (Fresno)

Period of Significance: 1923-1933 **Property Type:** Residential, Bungalow with Craftsman influence

Applicable Criteria: 1

The subject parcel was developed with the single-story dwelling identified as 309 W. Fir in 1925. An incremental review of Fresno City Directories from 1923 to 1960 includes a listing for Pinedale residents and their related occupations. However, no residential address is included in these listings. After 1960, Pinedale listings were recorded in their own publication. However, the whereabouts of these Pinedale directories are unknown and could not be reviewed for the purposes of this report. Overall, no direct association between residence and occupant could be made for 309 W. Fir.

The residence at 309 W. Fir is of wood construction in the Craftsman bungalow style. This home was featured in a *Fresno Morning Republican* article dated August 5, 1928. The article featured beautiful prize winning gardens in Pinedale. The residence located at 309 Fir Street is the last remaining home featured in that 1928 article.

The building retains a high degree of integrity; the location, design, setting, materials, workmanship, feeling, and association appear to remain unchanged.

The property at 309 W. Fir Avenue does not appear to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources. However, the dwelling does appear to be potentially eligible for the City of Fresno's Local Register of Historic Resources as a contributor to the proposed Pinedale Historic District as one of the oldest extant cottages constructed in Pinedale as working class housing, and a bungalow with high integrity.

B11. Additional Resource Attributes: No additional resource attributes

***B12. References:**

City of Fresno Planning and Development Department-
Building Permit Records

City of Fresno Municipal Code

Fresno County Library California History & Genealogy
Room, City Directories

McAlester, Virginia & Lee. *Dictionary of American Houses*

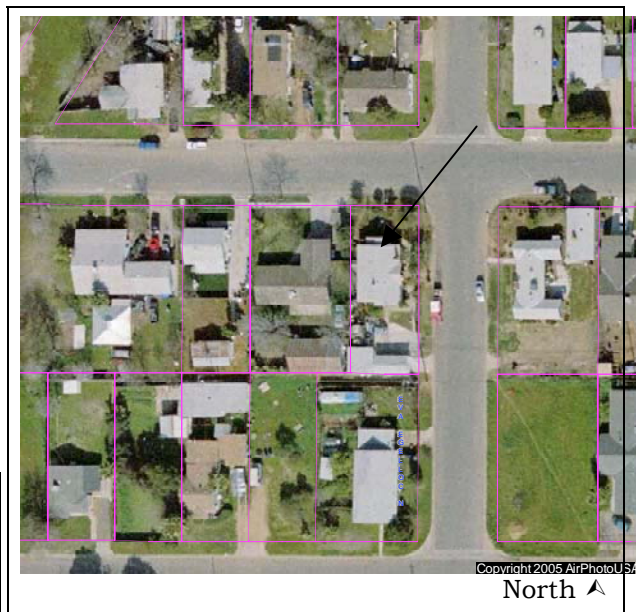
*See report bibliography for complete list of references

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** July 24, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____ N/A _____

NRHP Status Code_5D3_____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Map Ref. #7

P1. Resource Name(s) or Number: 164 W. Herndon Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Fresno North, 1965, Photorevised 1981; Parcel located in Section 33, T12S/R20E

c. Address: 164 W. Herndon Avenue

d. Assessor's Parcel Number: 303-165-39

***P3a. Description:**

The 164 W. Herndon Avenue property is located on the north side of W. Herndon Avenue near the intersection of W. Herndon and N. San Pablo Avenues. The single-family property is comprised of a two-story residence built in the American Foursquare type. The residence was built in approximately 1924. This two-story building features a square plan and a hipped roof, covered in composite shingles with open eaves. The exterior elevations are clad with wood, drop siding. The window type appears to be similar throughout, comprised of single and paired, double-hung, wood sash with wood surrounds. A full-width porch extends across the length of the ground floor. Two, large, paired, wood-frame, sash windows punctuate the second-story of the primary (south) elevation.

***P3b. Resource Attributes:** HP2 Single Family Property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b Photo date: June 14, 2007



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

Date: 1924

City of Fresno Planning and
Development Department

***P7. Owner and Address:**

Ziba Zareiesfandabadi
164 W. Herndon
Fresno, CA 93650

***P8. Recorded by:**

Lauren MacDonald
Architectural Historian
Planning Resource Associates, Inc.
Fresno, CA 93721

***P9. Date Recorded:** July 24, 2007

***P10. Survey Type:** Intensive Level: Pre-1961 Properties

***P11. Report Citation:**

Planning Resource Associates, Inc., *Pinedale Historic Resource Survey*, October 2007

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5D3

*Resource Name or # 164 W. Herndon Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

***B5. Architectural Style:** vernacular American Foursquare

***B6. Construction History:**

Originally constructed in 1924 (American Title Company, TRW). The original building permits do not exist for this residence. A review of extant building permits located at the City of Fresno Planning and Development Department (1962-present) indicate that no major alterations have been made to the building.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Working Class History

Area: Pinedale (Fresno)

Period of Significance: 1923-1933

Property Type: American Foursquare

Applicable Criteria: 1

The subject parcel was developed with the two-story dwelling identified as 164 W. Herndon Avenue in 1924. An incremental review of Fresno City Directories from 1923 to 1960 includes a listing for Pinedale residents and their related occupations. However, no residential address is included in these listings. After 1960, Pinedale listings were recorded in their own publication. However, the whereabouts of these Pinedale directories are unknown and could not be reviewed for the purposes of this report. Overall, no direct association between residence and occupant could be made for 164 W. Herndon Avenue.

The building retains a high degree of integrity; the location, design, setting, materials, workmanship, feeling and association appear to remain unchanged.

The property at 146 W. Herndon Avenue does not appear to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources. However, the dwelling does appear to be potentially eligible for the City of Fresno's Local Register of Historic Resources as a contributor to the proposed Pinedale Historic District. The residence is significant as one of the earliest extant residential buildings in Pinedale and a rare example of the Foursquare house type in Pinedale.

B11. Additional Resource Attributes: No additional resource attributes

***B12. References:**

City of Fresno Planning & Development Department-Building Permit Records, Historic Site Records & Preservation Planning Documents

McAlester, Virginia & Lee. *Dictionary of American Houses*
Fresno County Library-History & Genealogy Room, City Directories

*See report bibliography for complete list of references

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** July 24, 2007

(This space reserved for official comments.)



North ↗

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial N/A

NRHP Status Code 5D3

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Map Ref. #8

P1. Resource Name(s) or Number: 347 W. Locust Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Fresno North, 1965, Photorevised 1981; Parcel located in Section 33, T12S/R20E

c. Address: 347 W. Locust Avenue

d. Assessor's Parcel Number: 303-114-20

***P3a. Description:**

The 347 W. Locust Avenue property is located on the south side of Locust Avenue between N. College and N. Maroa Avenues. This single-family home built in 1924, is an example of a traditional American, working class vernacular bungalow. This one-story building features a rectangular plan with a gable roof covered in composition shingles, with a step pitch and enclosed eaves. The exterior elevations are clad in wood clapboard siding. The window type is similar throughout comprised of single, wood-frame, double-hung, sash. The partial width freestanding porch located on the primary (north) elevation is supported with two wood porch posts. The front entrance is centrally located and consists of a wood door and metal screen door. Two, wood-frame, double-hung sash windows flank the main entrance.

***P3b. Resource Attributes:** HP2 Single Family Property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b Photo date: June 14, 2007



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

Date: 1924

City of Fresno Planning and Development Department

***P7. Owner and Address:**

Leonard & Georgiena Vivian (Trustees)

6771 N. Sequoia
Fresno, CA 93711

***P8. Recorded by:**

Lauren MacDonald
Architectural Historian
Planning Resource Associates, Inc.
Fresno, CA 93721

***P9. Date Recorded:** July 24, 2007

***P10. Survey Type:** Intensive Level: Pre-1961 Properties

***P11. Report Citation:**

Planning Resource Associates, Inc., *Pinedale Historic Resource Survey*, October 2007

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5D3

*Resource Name or # 347 W. Locust Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

***B5. Architectural Style:** vernacular bungalow

***B6. Construction History:**

Originally constructed in 1924 (American Title Company, TRW). The building located at 347 W. Locust Avenue first appears on the Sanborn Fire Insurance Maps of 1924. The original building permits do not exist for this residence. A review of extant building permits located at the City of Fresno Planning and Development Department (1962-present) indicate that no major alterations have been made to the building.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Working Class History

Area: Pinedale (Fresno)

Period of Significance: 1923-1933 **Property Type:** Residential, Vernacular **Applicable Criteria:** 1

The subject parcel was developed with the single-story dwelling identified as 347 W. Locust Avenue in 1924. The home at 347 W. Locust Avenue matches the footprint and location for the home on this parcel as depicted on the Sanborn Insurance Map from that year. An incremental review of Fresno City Directories from 1923 to 1960 includes a listing for Pinedale residents and their related occupations. However, no residential address is included in these listings. After 1960, Pinedale listings were recorded in their own publication. However, the whereabouts of these Pinedale directories are unknown and could not be reviewed for the purposes of this report. Overall, no direct association between residence and occupant could be made for 347 W. Locust.

The building retains an excellent degree of integrity; the location, design, setting, materials, workmanship, feeling, and association appear to remain unchanged. The current footprint of the building matches that shown on the 1924 Sanborn Map.

The property at 347 W. Locust Avenue does not appear to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources. However, the dwelling does appear to be potentially eligible for the City of Fresno's Local Register of Historic Resources as a contributor to the proposed Pinedale Historic District, as an example of the 20th century working class housing constructed in Pinedale, and one of the oldest extant houses built in Pinedale for the Sugar Pine Lumber Company.

B11. Additional Resource Attributes: No additional resource attributes

***B12. References:**

City of Fresno Planning and Development Department-
Building Permit Records
City of Fresno Municipal Code
Fresno County Library-California History & Genealogy
Room, City Directories
McAlester, Virginia & Lee. *Dictionary of American Houses*
Sanborn Fire Insurance Map 1924

**See report bibliography for complete list of references*

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** July 24, 2007

(This space reserved for official comments.)



North ▲

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial N/A

NRHP Status Code 5D3

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Map Ref. #9

P1. Resource Name(s) or Number: 7013 N. Maroa Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Fresno North, 1965, Photorevised 1981; Parcel located in Section 33, T12S/R20E

c. Address: 7013 N. Maroa Avenue

d. Assessor's Parcel Number: 303-142-09

***P3a. Description:**

The 7013 N. Maroa Avenue property is located on the west side of Maroa Avenue, at the northwest corner of N. Maroa and W. Herndon Avenues. This large duplex is an example of the minimal tradition housing type. The duplex was built in approximately 1945, and has remained a multi-family dwelling. This one-story building features an H-shaped plan and a side-gable roof, with cross gable ends, covered in composite shingles with enclosed eaves. The exterior elevations are clad with wood, clapboard siding. The window type consists of metal-frame, single-hung, sash. The primary (east) elevation is divided into three bays with two projecting bays on the north and south ends. A large bay window punctuates the south bay. Paired, metal-frame, double-hung, sash punctuate the north bay. The main entrance is located in the recessed, central bay. A concrete porch spans the length of this central bay connecting the projecting bays on the north and south ends. A corrugated metal awning with iron supports covers the porch and appears to be a later addition. The main entrance is comprised of a wood-frame, multi-light door. A large, wood-frame, six-over-one, sash window is north of the main entrance. A brick chimney is located along the rear (west) elevation.

***P3b. Resource Attributes:** HP3 Multiple Family Property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b Photo date: June 14, 2007



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

Date: 1945

City of Fresno Planning and Development Department

***P7. Owner and Address:**

Myriam Lemke
7013 N. Maroa
Pinedale, CA 93650

***P8. Recorded by:**

Lauren MacDonald
Architectural Historian
Planning Resource Associates, Inc.
Fresno, CA 93721

***P9. Date Recorded:** July 24, 2007

***P10. Survey Type:** Intensive Level: Pre-1961 Properties

***P11. Report Citation:**

Planning Resource Associates, Inc., *Pinedale Historic Resource Survey*, October 2007

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5D3

*Resource Name or # 7013 N. Maroa Avenue

B3. Original Use: multiple Family Residence

B4. Present Use: Multiple Family Residence

***B5. Architectural Style:** Minimal Traditional

***B6. Construction History:**

Originally constructed in 1945 (American Title Company, TRW). The original building permits do not exist for this residence. A review of extant building permits located at the City of Fresno Planning and Development Department (1962-present) indicate that no major alterations have been made to the building.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Working Class History

Area: Pinedale (Fresno)

Period of Significance: 1945-1955

Property Type: Residential, Duplex

Applicable Criteria: 1

The subject parcel was developed with the single-story duplex identified as 7013 N. Maroa Avenue in 1945. An incremental review of Fresno City Directories from 1923 to 1960 includes a listing for Pinedale residents and their related occupations. However, no residential address is included in these listings. After 1960, Pinedale listings were recorded in their own publication. However, the whereabouts of these Pinedale directories are unknown and could not be reviewed for the purposes of this report. Overall, no direct association between residence and occupant could be made for 7013 N. Maroa.

The building retains a high degree of integrity; the location, design, setting, materials, workmanship, feeling, and association appear to remain unchanged.

The property at 7013 N. Maroa Avenue does not appear to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources. However, the dwelling does appear to be potentially eligible for the City of Fresno's Local Register of Historic Resources as a potential contributor to the Pinedale Historic District, as an excellent example of a duplex located in the Pinedale neighborhood with high integrity.

B11. Additional Resource Attributes: No additional resource attributes

***B12. References:**

City of Fresno Planning and Development Department-Building Permit Records

City of Fresno Municipal Code

Fresno County Library-California History & Genealogy Room, City Directories

McAlester, Virginia & Lee. *Dictionary of American Houses*

*See report bibliography for complete list of references

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** July 24, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial N/A

NRHP Status Code 5S3

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Map Ref. #10

P1. Resource Name(s) or Number: 284 W. Pinedale Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Fresno North, 1965, Photorevised 1981; Parcel located in Section 33, T12S/R20E

c. Address: 284 W. Pinedale Avenue

d. Assessor's Parcel Number: 303-041-26

***P3a. Description:**

The 284 W. Pinedale Avenue property is located on the north side of Pinedale Avenue near the intersection of W. Pinedale and N. College Avenues. The single-family home was built in approximately 1945, and has remained a single-family residence under the ownership of the Sanchez family. This one-story building features a rectangular plan with a gable roof covered in composite shingles, with exposed eaves. The exterior elevations are covered in stucco. The windows are similar throughout and consist of vinyl-frame, sliders. The primary (south) elevation is symmetrical with a small gable roof entry porch located over the main entrance, large, square, sliding windows punctuate either side of the main entrance. A carport extends off the west elevation.

***P3b. Resource Attributes:** HP2 Single Family Property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b Photo date: June 14, 2007



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

Date: 1945

City of Fresno Planning and Development Department

***P7. Owner and Address:**

Raymond Sanchez

Ronald Urrutia

284 W. Pinedale

Pinedale, CA 93650

***P8. Recorded by:**

Lauren MacDonald

Architectural Historian

Planning Resource Associates, Inc.

Fresno, CA 93721

***P9. Date Recorded:** July 24, 2007

***P10. Survey Type:** Intensive Level: Pre-1961 Properties

***P11. Report Citation:**

Planning Resource Associates, Inc., *Pinedale Historic Resource Survey*, October 2007

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

DPR 523A (1/95)

***Required information**

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5S3

*Resource Name or # 284 W. Pinedale Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

***B5. Architectural Style:** vernacular bungalow

***B6. Construction History:**

Originally constructed in 1945 (American Title Company, TRW). The original building permits do not exist for this residence. A review of extant building permits located at the City of Fresno Planning and Development Department indicate that no major alterations have been made to the building.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Working Class History

Area: Pinedale (Fresno)

Period of Significance: 1945-1955 **Property Type:** Residential, Vernacular **Applicable Criteria:** 2, Heritage Property

The subject parcel was developed with the single-story dwelling identified as 284 W. Pinedale Avenue in 1945. An incremental review of Fresno City Directories from 1923 to 1960 includes a listing for Pinedale residents and their related occupations. However, no residential address is included in these listings. After 1960, Pinedale listings were recorded in their own publication. However, the whereabouts of these Pinedale directories are unknown and could not be reviewed for the purposes of this report. Overall, no direct association between residence and occupant could be made for 284 W. Pinedale Avenue.

The residence at 284 W. Pinedale Avenue was the former childhood home of Phil Sanchez, former Fresno County Administrative Officer between 1962 and 1971, former head of the Office of Economic Opportunity (Federal Government), and United States Ambassador to Honduras and Colombia. Mr. Sanchez was born in Pinedale on July 28, 1929 and raised in the Pinedale community. Members of the Sanchez family continue to reside in the home on Pinedale Avenue.

The building retains a fair degree of integrity; the location, setting, feeling, and association appear to remain unchanged. However, the material, design, and workmanship have been negatively affected by alterations.

The property at 284 W. Pinedale Avenue does not appear to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources. However, the dwelling does appear to be potentially eligible for the City of Fresno's Local Register of Historic Resources or Heritage Property, under criterion b., as it was the childhood home of Phil Sanchez.

B11. Additional Resource Attributes: No additional resource attributes

***B12. References:**

City of Fresno Planning and Development Department-
Building Permit Records

City of Fresno Municipal Code

Fresno County Library-California History & Genealogy
Room, City Directories

**See report bibliography for complete list of references*

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** July 24, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial N/A

NRHP Status Code 5D3

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Map Ref. #11

P1. Resource Name(s) or Number: 7039 N. San Pablo Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Fresno North, 1965, Photorevised 1981; Parcel located in Section 33, T12S/R20E

c. Address: 7039 N. San Pablo Avenue

d. Assessor's Parcel Number: 303-152-11

***P3a. Description:**

The large Craftsman bungalow located at the southwest corner of N. San Pablo and W. Beechwood Avenues was built in 1925. It appears that the residence was initially built as a single-story bungalow and a rear (west elevation) two-story addition was constructed at a later date. The cross-gable, with wide eaves and exposed rafter tails is covered composition shingles. The exterior elevations are covered in stucco. The window type is similar throughout and comprised of single and paired, wood-frame, double-hung sash with wood surrounds. The partial-width entrance porch with iron supports on square piers is located on the south side of the primary (east) elevation. The main entrance is comprised of a large, wood door with transom. South of the main entrance are a series of three, wood-frame, double-hung, sash windows. A chimney is centrally located along the rear (west) bay.

In addition to the main residence a secondary structure is located in the southwest corner of the property. This two-story building consists of a two-car garage on the ground floor with living quarters located on the second-story. It appears that this structure was built at a later date. The window type is similar throughout, and comprised of metal-frame sliders. The living quarters are accessed by exterior stairs on the east elevation.

***P3b. Resource Attributes:** HP2 Single Family Property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other



P5b Photo date: June 14, 2007

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

Date: 1925

City of Fresno Planning and
Development Department

***P7. Owner and Address:**

Steve Swartz
10641 N. Seacrest Dr.
Fresno, CA 93720

***P8. Recorded by:**

Lauren MacDonald
Architectural Historian
Planning Resource Associates, Inc.
Fresno, CA 93721

***P9. Date Recorded:** July 24, 2007

***P10. Survey Type:** Intensive
Level: Pre-1961 Properties

***P11. Report Citation:**

Planning Resource Associates, Inc., *Pinedale Historic Resource Survey*, October 2007

***Attachments:** ● Building, Structure and Object Report
DPR 523A (1/95)

***Required information**

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5D3

*Resource Name or # 7039 N. San Pablo Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

***B5. Architectural Style:** Craftsman bungalow

***B6. Construction History:**

Originally constructed in 1925 (American Title Company, TRW). The original building permits do not exist for this residence. A review of extant building permits located at the City of Fresno Planning and Development Department (1962-present) indicate that no major alterations have been made to the building.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Working Class History

Area: Pinedale (Fresno)

Period of Significance: 1923-1933 **Property Type:** Residential, Bungalow **Applicable Criteria:** 1

The subject parcel was developed with the large, two-story dwelling identified as 7039 N. San Pablo Avenue in 1925. An incremental review of Fresno City Directories from 1923 to 1960 includes a listing for Pinedale residents and their related occupations. However, no residential address is included in these listings. After 1960, Pinedale listings were recorded in their own publication. However, the whereabouts of these Pinedale directories are unknown and could not be reviewed for the purposes of this report. Overall, no direct association between residence and occupant could be made for 7039 N. San Pablo.

The building retains a high degree of integrity; the location, design, setting, materials, workmanship, feeling, and association appear to remain unchanged.

The property at 7039 N. San Pablo Avenue does not appear to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources. However, the dwelling does appear to be potentially eligible for the City of Fresno's Local Register of Historic Resources as a potential contributor to the Pinedale Historic District, as a rare example of the Craftsman bungalow style in the Pinedale community with high integrity.

B11. Additional Resource Attributes: No additional resource attributes

***B12. References:**

City of Fresno Planning & Development Department-Building Permit Records

City of Fresno Municipal Code

Fresno County Library-California History & Genealogy Room, City Directories

McAlester, Virginia & Lee. *Dictionary of American Houses*

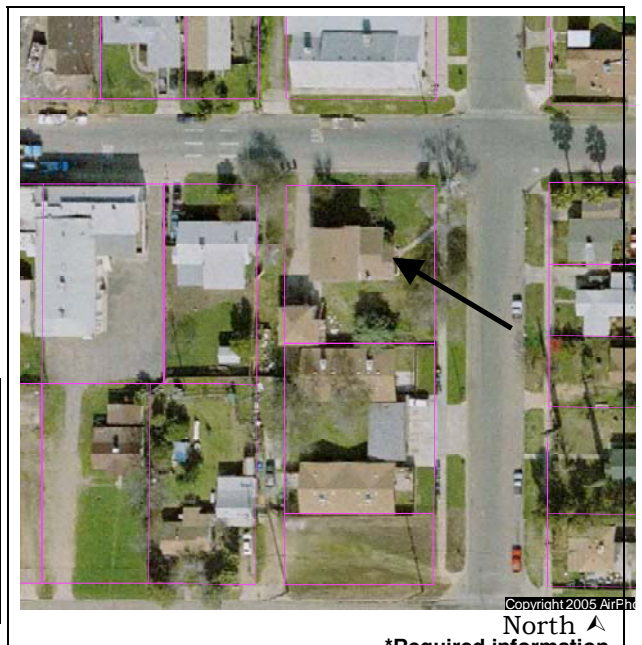
*See report bibliography for complete list of references

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** July 24, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial N/A

NRHP Status Code 5D3

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Map Ref. #12

P1. Resource Name(s) or Number: 7121 N. San Pablo Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Fresno North, 1965, Photorevised 1981; Parcel located in Section 33, T12S/R20E

c. Address: 7121 N. San Pablo Avenue

d. Assessor's Parcel Number: 303-122-27

***P3a. Description:**

The 7121 N. San Pablo Avenue property is located on the west side of San Pablo Avenue near the intersection of W. Fir and N. San Pablo Avenues, directly across the street from Pinedale Elementary. The single-family residence built in 1935 is an example of the Tudor style. This one-story building features a rectangular footprint with a steeply pitched cross-gable roof covered in composite shingles with enclosed eaves. A prominent side gable with decorative timbering is located on the south end of the primary (east) elevation. The exterior elevations are covered in stucco. The window type is similar throughout, comprised of narrow, single, paired, and three-part, metal-frame, casement windows. A large chimney is centrally located on the primary (east) elevation and embellished with relief brick pattern and crowned with a single chimney pot. The main entrance is comprised of a single, batten, wood door located at the north end of the primary elevation.

***P3b. Resource Attributes:** HP2 Single Family Property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b Photo date: June 14, 2007

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

Date: 1935

City of Fresno Planning and
Development Department

***P7. Owner and Address:**

James & Genevieve Friesen
5326 N. Maroa
Fresno, CA 93704

***P8. Recorded by:**

Lauren MacDonald
Architectural Historian
Planning Resource Associates, Inc.
Fresno, CA 93721

***P9. Date Recorded:** July 24, 2007



***P10. Survey Type:** Intensive Level: Pre-1961

***P11. Report Citation:**

Planning Resource Associates, Inc., *Pinedale Historic Resource Survey*, October 2007

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5D3

*Resource Name or # 7121 N. San Pablo Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Tudor style

*B6. Construction History:

Originally constructed in 1935 (American Title Company, TRW). A review of extant building permits located at the City of Fresno Planning and Development Department (1962-present) indicate that no major alterations have been made to the building.

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

*B8. Related Features: None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

*B10. Significance: Theme: Working Class History

Area: Pinedale (Fresno)

Period of Significance: 1933-1945 Property Type: Residential, Tudor Applicable Criteria: 1

The subject parcel was developed with the single-story dwelling identified as 7121 N. San Pablo Avenue in 1935. An incremental review of Fresno City Directories from 1923 to 1960 includes a listing for Pinedale residents and their related occupations. However, no residential address is included in these listings. After 1960, Pinedale listings were recorded in their own publication. However, the whereabouts of these Pinedale directories are unknown and could not be reviewed for the purposes of this report. Overall, no direct association between residence and occupant could be made for 7121 N. San Pablo Avenue.

The building retains a high degree of integrity; the location, design, setting, materials, workmanship, feeling, and association appear to remain unchanged.

The property at 7121 N. San Pablo Avenue does not appear to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources. However, the dwelling does appear to be potentially eligible for the City of Fresno's Local Register of Historic Resources as a potential contributor to the Pinedale Historic District, as a rare example of the Tudor style in Pinedale that has high integrity to its period of significance.

B11. Additional Resource Attributes: No additional resource attributes

*B12. References:

City of Fresno Planning and Development Department-Building Permit Records

City of Fresno Municipal Code

Fresno County Library-California History & Genealogy Room, City Directories

McAlester, Virginia & Lee. *Dictionary of American Houses*

*See report bibliography for complete list of references

B13. Remarks:

*B14. Evaluator: Lauren MacDonald

*Date of Evaluation: July 24, 2007

(This space reserved for official comments.)



North

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial N/A

NRHP Status Code 5D3

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Map Ref. #13

***P1. Resource Name(s) or Number:** 421 W. Spruce Avenue

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Fresno North, 1965, Photorevised 1981; Parcel located in Section 33, T12S/R20E

c. Address: 421 W. Spruce Avenue

d. Assessor's Parcel Number: 303-111-23

***P3a. Description:**

The 421 W. Spruce Avenue property is located on the south side of W. Spruce Avenue near the intersection of W. Spruce and N. Maroa Avenues. This single-family residence built in 1926, is an example of the bungalow type with Colonial Revival influence. This one-story building features a square footprint, and a low-pitched, gable roof (hip to gable), covered in composite shingles, with enclosed eaves. The exterior elevations are covered with wood, clapboard siding. The full width, one-story porch located on the primary (south) elevation has four, wood columns on piers. The front entrance is centrally located and comprised of a wood door with a vision light and metal, screen door. The window type is similar throughout, comprised of large, vinyl-frame, single-hung, sash. The home is a rare example of the Bungalow Style with Colonial Revival elements in the Pinedale area.

***P3b. Resource Attributes:** HP2 Single Family Property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5b Photo date: June 14, 2007



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

Date: 1926

City of Fresno Planning and
Development Department

***P7. Owner and Address:**

Dexter Lorange
RR1 Box 517
Hinesburg, VT 05461

***P8. Recorded by:**

Lauren MacDonald
Architectural Historian
Planning Resource Associates,
Inc.
Fresno, CA 93721

***P9. Date Recorded:** July 24,
2007

***P10. Survey Type:** Intensive Level: Pre-1961 Properties

***P11. Report Citation:**

Planning Resource Associates, Inc., *Pinedale Historic Resource Survey*, October 2007

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5D3

*Resource Name or # 421 W. Spruce Avenue

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

***B5. Architectural Style:** vernacular bungalow with Colonial Revival elements

***B6. Construction History:**

Originally constructed in 1926 (American Title Company, TRW). The original building permits do not exist for this residence. A review of extant building permits located at the City of Fresno Planning and Development Department (1962-present) indicate that a remodel and rear addition were made to the home in 1997. The remodel included the installation of new windows and improvements to the interior. The addition included a new bathroom off the rear (north) elevation.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Working Class History

Area: Pinedale (Fresno)

Period of Significance: 1923-1933 **Property Type** Residential, Bungalow with Colonial Revival influence **Applicable Criteria:** 1

The subject parcel was developed with the single-story dwelling identified as 421 W. Spruce Avenue in 1926. An incremental review of Fresno City Directories from 1923 to 1960 includes a listing for Pinedale residents and their related occupations. However, no residential address is included in these listings. After 1960, Pinedale listings were recorded in their own publication. However, the whereabouts of these Pinedale directories are unknown and could not be reviewed for the purposes of this report. Overall, no direct association between residence and occupant could be made for 421 W. Spruce.

The building retains an excellent degree of integrity; the location, design, setting, materials, workmanship, feeling, and association appear to remain unchanged.

The property at 421 W. Spruce Avenue does not appear to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources. However, the dwelling does appear to be potentially eligible for the City of Fresno's Local Register of Historic Resources as a potential contributor to the Pinedale Historic District, as an excellent example of the bungalow house type with Colonial Revival influence with high integrity built in Pinedale.

B11. Additional Resource Attributes: No additional resource attributes

***B12. References:**

City of Fresno Planning and Development Department-
Building Permit Records

City of Fresno Municipal Code

Fresno City and County Historical Society

Fresno County Library-California History & Genealogy
Room, City Directories

McAlester, Virginia & Lee. *Directory of American Houses*

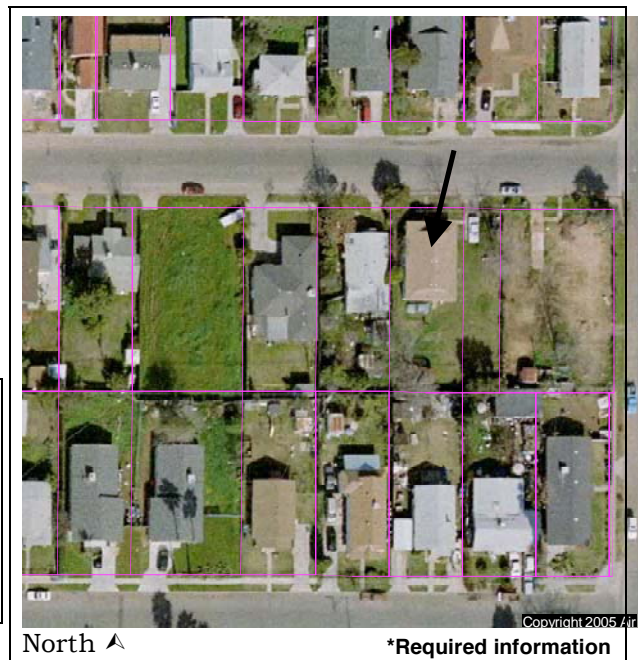
*See report bibliography for complete list of references

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** July 24, 2007

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial N/A

NRHP Status Code 5S3

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Map Ref. #14

P1. Resource Name(s) or Number: Pinedale Water Tower

***P2. Location:** ***a. County:** Fresno

***b. USGS 7.5' Quad:** Fresno North, 1965, Photorevised 1981; Parcel located in Section 33, T12S/R20E

c. Address: Water Tower

d. Assessor's Parcel Number: 405-544-09

***P3a. Description:**

The water tower is located on N. Remington Avenue between Alluvial and Pinedale Avenues. The water tower is the last structural remnant of the Sugar Pine Lumber Company. The tank is a cylindrical form with a cone roof, supported on five, extended legs. At this time the tower is owned by the "Palm Bluffs" Business Park.

***P3b. Resource Attributes:**

***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b Photo date: June 14, 2007

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

c. 1923
Sanborn Fire Insurance Map 1924

***P7. Owner and Address:**

Mehmet and Cathy Noyan
Trustees
685 W. Alluvial #101
Fresno, CA 93711

***P8. Recorded by:**

Lauren MacDonald
Architectural Historian
Planning Resource
Associates, Inc.
Fresno, CA 93721

***P9. Date Recorded:** July 24, 2007

***P10. Survey Type:** Intensive Level: Pre-1961 Properties

***P11. Report Citation:**

Planning Resource Associates, Inc., *Pinedale Historic Resource Survey*, October 2007

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

DPR 523A (1/95)

***Required information**

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5S3

*Resource Name or # Pinedale Water Tower

B3. Original Use: Water Tower

B4. Present Use: Water Tower

***B5. Architectural Style:** Industrial Structure

***B6. Construction History:**

The Pinedale water tower was constructed as part of the Sugar Pine Lumber Mill in 1923. Since that time it has remained in its original location on the former site of the lumber mill.

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

***B8. Related Features:** None

B9a. Architect: Not Identified

B9b. Builder: Not Identified

***B10. Significance: Theme:** Industrial Lumber Building **Area:** Pinedale (Fresno)

Period of Significance: 1923-1933 **Property Type:** Industrial, Water Tower

Applicable Criteria: Heritage Property

The subject parcel was developed as a water tower for the Sugar Pine Lumber Mill in 1923. The water tower appears on the Sanborn Fire Insurance Map of 1924, and is the last remaining structure of the Sugar Pine Lumber Mill, the most advanced lumber mill in the country for its time.

The structure retains a high degree of integrity; the location, design, setting, materials, workmanship, feeling, and association appear to remain unchanged. Additionally, the building is not within the boundaries of and does not contribute to the potential historic district identified in this neighborhood.

The subject water tower does not appear to be individually eligible for inclusion on the National Register of Historic Places or the California Register of Historical Resources. However, the dwelling does appear to be potentially eligible for the City of Fresno's Local Register of Historic Resources or Heritage Property, under criterion a., as the last extant structure of the Sugar Pine Lumber Mill. The building is not within the boundaries of and does not contribute to the potential historic district identified in this neighborhood.

B11. Additional Resource Attributes:

***B12. References:**

City of Fresno Planning and Development Department-Building Permit Records

City of Fresno Municipal Code

Fresno County Library-California History and Genealogy Room, City Directories

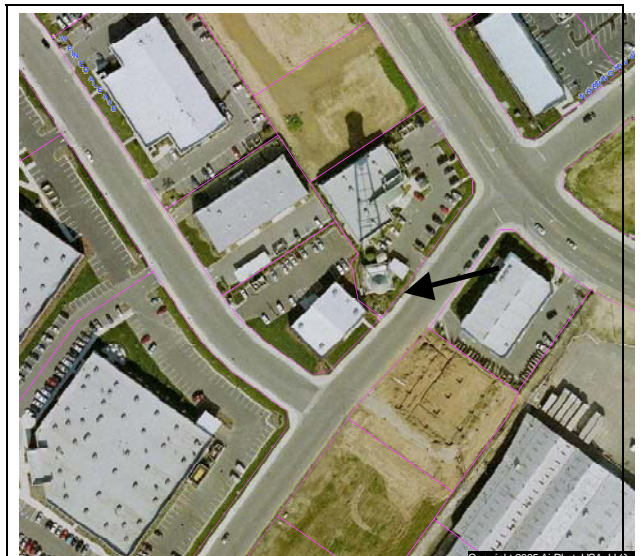
**See report bibliography for complete list of references*

B13. Remarks:

***B14. Evaluator:** Lauren MacDonald

***Date of Evaluation:** July 24, 2007

(This space reserved for official comments.)



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

Primary #
HRI #
Trinomial

Page 1 of 1

*NRHP Status Code: 5D

*Resource Name or # (Assigned by recorder): Pinedale Historic District

D1. Historic Name:

D2. Common Name: Pinedale Historic District

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Pinedale Residential Historic District is a geographically definable area of one and two-story buildings originally constructed for residential purposes within the townsite of Pinedale between 1923 through the 1950s. Housing types and architectural styles employed provide visual and tangible evidence of the patterns and historic periods of development that comprise the district and include homes built for working class employees of the Sugar Pine Lumber Company. Housing types constructed in the area include cottages, multi-family duplexes, and single-family dwellings. Vernacular Architectural styles included in the district are Bungalows, Colonial Revival, American Foursquare, Craftsman, and Adobe.

Over the last several decades older housing stock has been demolished and replaced with newer residential and commercial buildings that do not fall within the period of significance.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The Pinedale non-contiguous Residential Historic District is bounded by Ingram Avenue to the west, Blackstone Avenue to the east, Alluvial Avenue to the north, and Herndon Avenue to the south.

Contributing properties within the district boundaries are: 389 W. Alluvial Avenue, 106 W. Beechwood Avenue, 404 W. Birch Avenue, 7218 W. College Avenue, 7239 N. College Avenue, 309 W. Fir Avenue, 164 W. Herndon Avenue, 7013 N. Maroa Avenue, 347 W. Locust Avenue, 7039 N. San Pablo Avenue, 7121 N. San Pablo Avenue, and 421 W. Spruce Avenue

***D5. Boundary Justification:**

The boundary for the non-contiguous Pinedale Residential Historic District was selected to include a sampling of the intact groupings of historic-era residential properties that remain within the original boundaries of the Pinedale townsite. Two properties located within the non-contiguous Pinedale Residential Historic District, appear eligible for individual recognition by the City of Fresno as either a City of Fresno Historic Resource or a City of Fresno Heritage Property.

The historic era dwellings sited in the Pinedale neighborhood provide a sense of historical residential development patterns in Pinedale constructed between 1923 through the 1950s. These properties continue to anchor the Pinedale community through ongoing residential and commercial development.

***D6. Significance: Theme:** Community Development & Architecture

Area: Pinedale (Fresno)

Period of Significance: 1923 through the 1950s

Applicable Criteria: 1, 4

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The significance of the Pinedale Historic District pertains to its association with and reflection of early 20th Century residential development patterns in Pinedale between 1923 through the 1950s, and for its representation of various localized styles of domestic architecture during that period. The Pinedale Historic District appears eligible for designation by the City of Fresno as a Local Historic District (LHD) under the LHD significance criteria 1 (exemplifying special elements of the City's heritage), and 4 (structures exemplifying a particular style of architecture and way of life to the city).

The Pinedale neighborhood has served a variety of purposes since its beginnings in 1923 as a mill town to house employees for the Sugar Pine Lumber Company, the largest and most modern lumber mill in the country for its time. The cultural history of the project includes three periods of significance: the first period of significance is 1923-1933, during the operation of the Sugar Pine Lumber Company; the second period of significance is 1933-1945, the time following the close of the Mill and use of the site by the U.S. Army for both a Japanese relocation center and Camp Pinedale; a third period of significance is post World War II through the 1950s.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

City of Fresno Planning and Development Department

Clough, Charles W. and William B. Seacrest, Jr. Fresno County in the 20th Century: From 1900 to the 1980s. Fresno, CA: Panorama West Books, 1986.

Fresno City and County Historical Society

Fresno County Library

**See Report Bibliography for complete list of references*

***D8. Evaluator:** Lauren MacDonald, Architectural Historian

Date: July 24, 2007 (DRAFT)

Affiliation and Address: Planning Resource Associates, Inc., 1416 N. Broadway, Fresno, CA 93721

APPENDIX E

PROFESSIONAL QUALIFICATION SUMMARIES FOR PRA
PROJECT TEAM



LAUREN M. MACDONALD
Architectural Historian and Preservation Planner
Lauren@planningra.com
(559) 318-6838

**PROFESSIONAL
EXPERIENCE**

Planning Resource Associates Inc., Fresno, CA, current

Architectural Historian and Preservation Planner

Prepare and execute a variety of preservation planning tasks including, CEQA review, environmental evaluations, historic resource surveys, historic structure reports, and national register nominations. Work regularly with the City of Fresno on a variety of planning and preservation projects including, historic surveys, plan amendments, and environmental assessments. Contribute expertise and make presentations to local historical, preservation, and community organizations. Regularly use the National and California Register criteria of evaluation in the course of my work.

Architectural Resources Group, San Francisco, CA, 2005-2007

Architectural Historian and Preservation Planner

Completed historic structure reports, historic resource surveys, building assessments, and evaluations for environmental review. Conducted all areas of building investigation and analysis including history, conditions, and recommendations.

Performed planning and architectural documentation projects throughout California.

I meet the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History

**SELECTED
PROFESSIONAL
EXPERIENCE**

- City of Fresno Mid-Century Modernism Historic Context, Fresno, CA
- Pinedale Community Historic Resources Survey, Fresno, CA
- Downtown Berkeley Historic Resources Survey, Berkeley, CA
- Church Divinity School of the Pacific, Historical Evaluation, Berkeley, CA
- Geneva Office Building & Power House, Historic Structure Report, San Francisco, CA
- MacFarland House, National Register Nomination, Stanford, CA
- City of San Mateo, On-Call Preservation Consulting, San Mateo, CA
- Fort Ord, East Garrison Historic Building Documentation, Monterey County, CA
- Chinatown and Germantown Surveys, City of Fresno, Fresno, CA
- NASA AMES, Moffett Field, Reuse Guidelines, Mountain View, CA
- King City, Eastern Extension Silva Specific Plan, Historic Resources Assessment, King City, CA

**ADDITIONAL
EXPERIENCE**

Art History Department, Dominican University of California, San Rafael, CA

- Adjunct Professor, 2007-present. Created and executed course titled *Bernard Maybeck and the Arts and Crafts Movement*. Lectured, led discussions, and

organized field trip. Graded and provided feedback on term papers.

Art History Department, Dominican University of California, San Rafael, CA

- Guest Lecturer April 25, 2007. Conducted lecture “New Delhi: Imperial Capital of the British Raj.”

Architectural History Department, University of Virginia, VA

- Teaching Assistant, 2004-2005. Conducted group discussions on nineteenth century architecture with undergraduate students. Graded and provided feedback on exams as well as term papers. Assisted in the organization and development of *19th Century American Architecture* course.
- Teaching Assistant, 2004-2005. Lead group discussions with graduate students on lectures and assigned readings. Graded and provided feedback on semester long project. Assisted in the organization and development of graduate level *Common Course*.

Smithsonian Institute, Washington D.C., Summer 2001

- Art History Intern, Hirshhorn Museum. Coordinated slide conversion project, developed online bibliography for upcoming exhibits, and identified and organized slide collections.
- Art History Intern, National Portrait Gallery. Organized artist files, added new materials, and reorganized periodical listings.

EDUCATION

Masters in Architectural History, University of Virginia, 2005

Thesis Title: *Constructing the Folkhemmet: Shaping Identity in Modern Sweden*

Bachelor of Arts, Art History and History, Magna Cum Laude, Dominican University of California, 2003

Memberships

Vernacular Architecture Forum (VAF)

- Planning Committee for 2008 Vernacular Architecture Forum, Fresno CA

Fresno City and County Historical Society

- Preservation Committee

Cultural Arts District, Fresno CA

- Design Committee

Society of Architectural Historians

Docomomo US Northern California Chapter

National Trust for Historic Preservation

Charles Rennie Mackintosh Society

HONORS

- Society of Architectural Historians: President, Thomas Jefferson Chapter (2004-2005)
- Art History and History Departmental Honors, Dominican University