



RESOLUTION NO. 2016-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, DESIGNATING THE THOMAS AND SADIE ELLIOTT HOME LOCATED AT 934 E. MILDREDA AVENUE, FRESNO, CALIFORNIA TO THE LOCAL REGISTER OF HISTORIC RESOURCES

WHEREAS, the residence located at 934 E. Mildreda Avenue was constructed circa 1904 in the North Park Subdivision;

WHEREAS, North Park was developed in 1902 by William G. Uridge, a real estate entrepreneur and architect Benjamin G. McDougall and quickly became one of the most affluent neighborhoods as Fresno's elite residents moved north from L Street and the downtown area;

WHEREAS, the full 2-story American Foursquare home is an excellent example of a property type which was popular for middle class families in early 20th century Fresno;

WHEREAS, the first owner, Thomas Elliott, was President and apparent owner of the Elliott Manufacturing Co. and Mineral Products Co. and was a person of importance in the business community of early Fresno;

WHEREAS, in 2008 the Elliott Home was included in the City's North Park Historic Survey and was evaluated as a contributor to a proposed Historic District for the National Register of Historic Places;



WHEREAS, the property owners, Stephen and Amanda Walter, are currently restoring the home and support the designation of the building to Fresno's Local Official Register of Historic Resources;

WHEREAS, the City of Fresno Historic Preservation Commission, at a duly noticed public hearing held on December 21, 2015, heard testimony on the subject property;

WHEREAS, based on that testimony, and the presentation of facts relating to the criteria for official designation, as set forth in the Fresno Municipal Code, Chapter 12, Article 16, made the following findings;

That the Thomas and Sadie Elliott Home meets the criteria set out in Article 16, Chapter 12, Section 12-1607 (a) of the Fresno Municipal Code; and is eligible for listing on Fresno's Local Register of Historic Resources; and be recommended to the Fresno City Council for adoption as a Local Resource; and whereas in accordance with Fresno Municipal Code, Article 16 Section 12-1601 et seq. this hearing has been duly noticed for Council action upon the designation recommended by the Commission; and

WHEREAS, on January 28, 2016, Council held a hearing where it considered the recommendation of the Historic Preservation Commission, and considered substantial evidence, including but not limited to, staff presentation, a report prepared by staff addressing the property's eligibility to the Local Register, a Primary Record ("PR") and a Building, Structure and Object Record ("BSOR") prepared by the City's Historic Preservation Specialist (as defined in FMC § 12-1604(b)) finding that the property met the Historic Resource eligibility requirements for criteria i, ii and iii to subdivision 12-1607(a)(1).



NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

- 1. Council finds that the above recitals are true and correct.
2. Council finds that the Thomas and Sadie Elliott Home is eligible for listing under criteria i, ii and iii of Fresno Municipal Code, subdivision 12-1607(a)(1) based upon the evidence presented to Council in the staff presentation, staff report, the PR and the BSOR.
3. Council designates the Thomas and Sadie Elliott Home a Historic Resource to the Local Register of Historic Resources.

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the 28th day of January, 2016.

AYES : Baines, Brand, Brandau, Olivier, Quintero, Soria, Caprioglio
NOES : None
ABSENT : None
ABSTAIN : None

Mayor Approval: February 8th, 2016
Mayor Approval/No Return: N/A, 2016
Mayor Veto: N/A, 2016
Council Override Vote: N/A, 2016

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

BY: Talia Kolluri-Barbick Date 2/17/16
Senior Deputy City Attorney

YVONNE SPENCE, CMC
City Clerk

BY: Marco Martinez-Velasquez
Deputy Marco Martinez-Velasquez



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

P1. Resource Name: Thomas and Sadie Elliott Home **Update**

- *P2. Location: *a. County: Fresno
- *b. USGS 7.5' Quad:
- c. Address: 934 E. Mildreda Avenue, Fresno
- d. Assessor's Parcel Number: 459-223-03

*P3a. Description: The residence on this parcel was evaluated in the 2008 North Park Survey prepared for the City of Fresno (see attached forms). This American Foursquare is in the process of full restoration. Additional information is as follows: Windows obscured by boarding in 2008 include a double set of French doors on the second floor which have 21 true divided lights. Three French doors on the first floor with a similar fenestration pattern face north onto the porch. The front door is solid wood with sidelights of 14 panes, true divided lights. Two casement windows on the west side of the home are being rebuilt. The one story porch is now revealed and includes a wood balustrade and six stout wood piers on pedestals for support. The one story room on the south elevation with hipped roof is depicted on the 1906 Sanborn. The gable end one car garage with barn doors does not appear to be associated with this home, but rather is on the parcel to the south. Of interest is that until 1963 the home at 934 E. Mildreda was on an undivided parcel which included the home, now a commercial building, located at 265 N. Van Ness.

The Elliott Home is an excellent example of a property type, the American Foursquare, which was popular for middle class families in early 20th century Fresno. As President and apparent owner of the Elliott Manufacturing Co. and Mineral Products Company, the original resident was also a person of importance in the business community in early Fresno. The property therefore appears to be individually eligible for listing on the Local Register of Historic Resources under Criterion ii and Criterion iii. It is also an important contributor to a proposed North Park Historic District (Criterion i).

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



P5b Photo date: 19 November 2015

***P6. Date Constructed/Age and Sources:** c1904, depicted on the 1906 Sanborn Map

***P7. Owner and Address:** Stephen and Amanda Walter TRS, 881 E. Country View Fresno, CA 93730

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

***P9. Date Recorded:** 1 December 2015

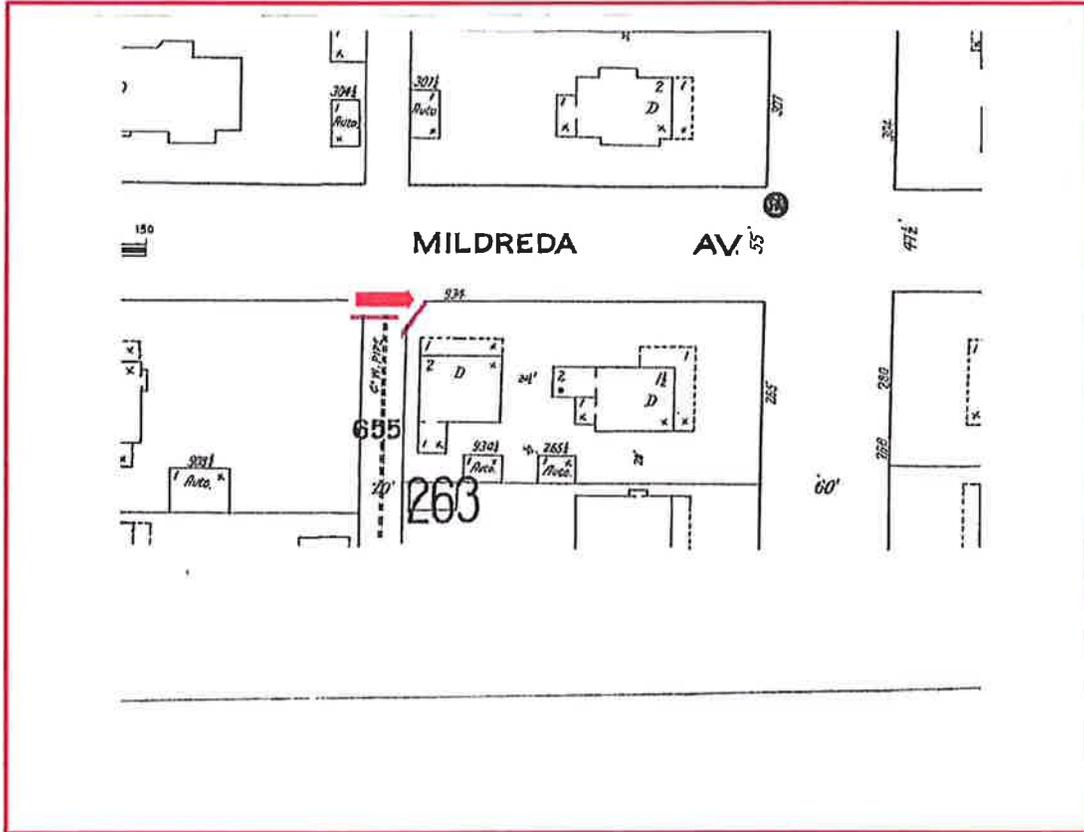
***P10. Survey Type:** Intensive

***P11. Report Citation:** Updated Evaluation of 934 E. Mildreda Avenue for Fresno's Local Register of Historic Resources.

***Attachments:** ●Primary and BSO Forms for 934 E. Mildreda N. Van Ness prepared 17 January 2008 by Galvin Preservation Associates, Inc. for the City of Fresno's North Park Historic Survey.



1919 Sanborn Fire Insurance Map:259





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

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 3D
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 934 East Mildreda Avenue

P1. Other Identifier: 934 East Mildreda Avenue

*P2. Location: Not for Publication Unrestricted *a. County Fresno
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Fresno S. Date 1978 T _____ ; R _____ ; _____ % of _____ % of Sec _____ ; B.M. _____

c. Address 934 East Mildreda Avenue City Fresno Zip 93701

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 45922303

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story American Foursquare style single family residence is located on the south side of E. Mildreda Avenue between N. Fulton and N. Van Ness Avenues. It is currently vacant and boarded over. The building has an irregular plan and a brick foundation. The wood frame building is sheathed in narrow wood drop siding. The residence has a hipped roof with boxed eaves accentuated by a plain frieze band. An exterior brick chimney on the east elevation projects through the roof slope. The front porch is nearly full width with a dropped secondary partially hipped roof supported by six square wood columns that rest atop square wood piers. Only a portion of the wood porch rail with square balusters is visible. Other details of the wood porch are largely hidden by the large sheets of plywood what have been used to board up the porch and all the fenestrations. A dropped shed roof addition of the west side of the porch is partially enclosed with vertical boards and horizontal planks. The roof of the porch is partially flat, and forms an upper story porch with a metal railing that would have been accessed through a door flanked by windows. These fenestrations have been boarded over and are not visible. Other boarded up, asymmetrically placed windows are present around the entire structure. A one-story hipped roof projection on the rear elevation appears original to the structure. A flat roof projection supported by square wood posts shields a rear boarded up door accessed by concrete steps with metal rails. A pair of fixed pane wood sash windows was installed just under the roof line of this projection, which appears to be a later modification. A small board and batten front gable structure is located at the rear lot line. Modifications include the metal railing over the front porch, and the boarded up windows and doors.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.):

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



P5b. Description of Photo: (view, date, accession #) View looking

Southwest at east and north elevations.

View taken on October 20, 2008

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

Ca. 1899-1906, Sanborn Maps

*P7. Owner and Address:

Ferchau, Andre K.

1074 North Delphia Avenue

Fresno, CA 93728

*P8. Recorded by: Name, affiliation, and address)

Galvin Preservation Associates Inc.

1611 S. Pacific Coast Hwy. Suite 104

Redondo Beach CA, 90277

*P9. Date Recorded: 1/17/08

*P10. Survey Type: (Describe)

Intensive

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of Fresno, North Park Area Historic Context and Property Survey

Report (Galvin Preservation Associates Inc, 2008)

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure & Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photographic Record Other (List) _____



BUILDING, STRUCTURE AND OBJECT RECORD

B1. Historic Name: N/A
 B2. Common Name: N/A
 B3. Original Use: Single family residence B4. Present Use: Vacant
 *B5. Architectural Style: American Foursquare
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 Based on Sanborn Maps, the house was constructed ca. 1900s
 *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown
 *B10. Significance: Theme a. American Foursquare Area North Park Area: Fresno
 Period of Significance: a. 1900-1910 Property Type: Single family residence Applicable Criteria: _____
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is part of the North Park section of 1902. The building was constructed in the circa 1900s based on Sanborn Maps. A garage was constructed in 1921. According to building permits, there was a "fire loss" in that same year, although there is no indication of what exactly was damaged. The Polk city directory lists the property under the ownership of Thomas H. Elliott, president of Elliott Manufacturing Co. & Mineral Products Co., along with his wife Sadie. The roof was replaced in 1938. In 1944, Paul Gatewood, a mechanic for Frank E. Beckett Company, lived in the house with his wife Lucy. Elmer and Lillie West lived on the property in 1955. The current owner is Andre Ferchau and the property is currently boarded up and vacant.

Prior to the turn of the twentieth century, the City of Fresno experienced rapid growth due to the agricultural prosperity of the region. Taking advantage of this growth, several land speculators purchased and divided lands to the north of the original town core. In January, 1902, William G. Uridge, in partnership with local architect and land speculator Benjamin G. McDougall (1865-1937), recorded the North Park Addition with the County Recorder's Office. The North Park Addition was bounded by Franklin and Mildreda Avenues to the north, San Joaquin Avenue (today Nevada) to the south, Fortcamp Avenue (today Fulton) to the west and Van Ness/College Avenues to the east. The northern section of College within the study area was historically called Froelich Avenue and the southern section was Jensen Avenue.

Most of the development of the North Park district occurred between 1902 and 1915 and includes portions of the North Park Addition (1902) and the North Park Extension (1902). These two developments represent a cohesive character of an up scale suburb located near downtown Fresno.

(continued page 3)

B11. Additional Resource Attributes: (List attributes and codes) None

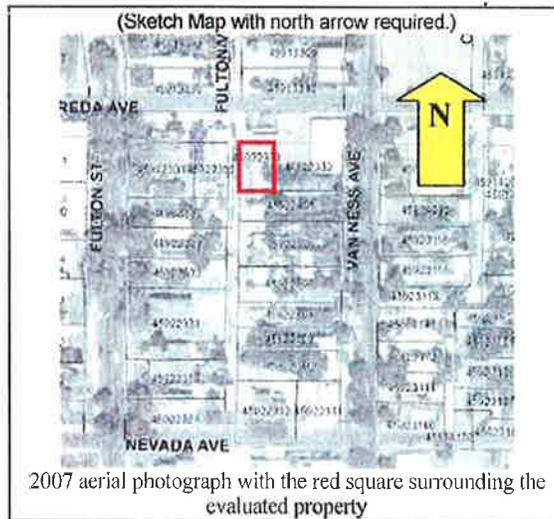
*B12. References: (see page 3)

B13. Remarks: None

*B14. Evaluator: Andrea Galvin & Jennifer Krintz
Galvin Preservation Associates Inc.
1611 South Pacific Coast Highway, Suite 104
Redondo Beach, CA 90277

*Date of Evaluation: February 2008

(This space reserved for official comments.)





Recorded By: Galvin Preservation Associates *Resource Name or # (Assigned by recorder) 934 East Mildreda Avenue
Date: February 2008 Continuation Update

(from page 2)

***B10. Significance:**

This area was developed with large lots and prominent residences along a tree-lined street with deep set backs. Unlike the earlier-developed neighboring streets, many of the residences in the North Park subdivisions were constructed in the Craftsman, Colonial and Foursquare styles and were larger in scale as compared to the adjacent vernacular and Victorian-era cottages. This area became known as a new posh subdivision and included many of Fresno's civic, business, and politically minded leaders.

Many of the buildings constructed in the greater North Park area during the 1900s to 1910s were American Foursquares. These residences were popular throughout the United States since they were inexpensive to build and highly functional. In addition, they were easy to find in mail order catalogues, such as Sears, Roebuck and Company. These homes borrowed elements from the Prairie and Craftsman styles, and lacked the excessive ornamentation of the Victorian styles from the previous century.

Residences of this style can be immediately identified by their simple box shape and plan, two-and-one-half story construction, and four room floor plan. The hipped roof can have wide overhanging eaves, with a hipped roof dormer at the façade. The examples found in the greater North Park area are wood framed construction with horizontal wood board siding. The porches were either full width or nearly full width.

The evaluated building is located within the boundaries of the North Park and North Park Extension Neighborhood. The District appears to be eligible for the National Register of Historic Places under Criterion A for its influential development as a community of prominent Fresno leaders, and under Criterion C for its concentration and linkage of fine examples of architectural styles from the first decade of the twentieth century. This building was constructed in circa 1900 in the American Foursquare style and contributes to the overall understanding of the district because it exhibits the character-defining features that represent its context. Therefore, this building appears to contribute to the North Park National Register Historic District because it is located within the district boundaries and it retains sufficient integrity to convey its significance.

(from page 2)

***B12. References:**

- Bureau of Census, U.S. Population Census – 1890, 1900, 1910, 1920, 1930 (www.census.gov).
- California State University, Fresno, Henry Madden Library, Map Room, Fresno, California.
- California State University, Fresno, Henry Madden Library, Woodward Special Collections, Fresno, California.
- Chicago Title Company Archives, Fresno, California, Deeds of Trusts 1893, 1898 and 1900-1935.
- City of Fresno, Department of Planning, Archives of the Historic Preservation Manager's Office, Fresno, California.
- Fresno Bee archives, *Fresno Bee*, Fresno, California.
- Fresno city directories, various publishers and titles, 1905-1999.
- Fresno County Hall of Records, Fresno, California.
- Fresno County Library, California Room, Fresno, California.
- Fresno County Plat Maps Books 1-18
- Fresno County Record of Surveys Books 1-18.
- Fresno Irrigation District Office, Fresno, California.
- Godfrey Memorial Library newspaper archives (www.godfrey.org).
- Historic Fresno website (www.historicfresno.org).
- Historic maps of Fresno County and the City of Fresno – 1891, 1912 and 1949.
- Previous DPR 523 form sets of properties located within the current study area.
- Sanborn Fire Insurance Maps for the City of Fresno – 1888, 1898, 1906, 1918-1919, 1918-1948 and 1918-1950.

January 29, 2016

RECEIVED



Council Adoption: 1/28/2016
Mayor Approval:
Mayor Veto:
Override Request:

TO: MAYOR ASHLEY SWEARENGIN

FROM: YVONNE SPENCE, CMC
City Clerk

2016 FEB 8 PM 2 53
CITY CLERK, FRESNO CA

SUBJECT: TRANSMITTAL OF COUNCIL ACTION FOR APPROVAL OR VETO

At the Council meeting of 1/28/16, Council adopted the attached Resolution No. 2016-14 entitled, **Designating the Thomas and Sadie Elliott Home located at 934 E. Mildreda Ave Fresno, California to the Local Register of Historic Resources.** Item No. 10 A.M #2., File ID# 16-058, by the following vote:

Ayes : Baines, Brand, Brandau, Olivier, Quintero, Soria, Caprioglio
Noes : None
Absent : None
Abstain : None

Please indicate either your formal approval or veto by completing the following sections and executing and dating your action. Please file the completed memo with the Clerk's office on or before February 8, 2016. In computing the ten day period required by Charter, the first day has been excluded and the tenth day has been included unless the 10th day is a Saturday, Sunday, or holiday, in which case it has also been excluded. Failure to file this memo with the Clerk's office within the required time limit shall constitute approval of the ordinance, resolution or action, and it shall take effect without the Mayor's signed approval.

Thank you.

APPROVED/NO RETURN: _____

VETOED for the following reasons: (Written objections are required by Charter; attach additional sheets if necessary.)

Ashley Swearingin
Ashley Swearingin, Mayor

Date: 2/8/16

COUNCIL OVERRIDE ACTION:

Date: _____

Ayes :
Noes :
Absent :
Abstain :