



RESOLUTION NO. 2016-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, DESIGNATING THE EUGENE AND ELEANOR RISLEY HOME LOCATED AT 243 N. VAN NESS AVENUE, FRESNO, CALIFORNIA TO THE LOCAL REGISTER OF HISTORIC RESOURCES

WHEREAS, the residence located at 243 N. Van Ness 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 parcel (lots 30, 31 and the south ½ of lot 29) were sold to Eleanor Risley in 1903 who transferred the property to her husband Eugene W. Risley in 1904;

WHEREAS, Eugene W. Risley was a superior court judge and city attorney;

WHEREAS, the 2-story residence is a rare example in Fresno of the Shingle style of architecture which developed out of the Queen Anne in New England in the 1880s and which was a major design aesthetic in the San Francisco Bay Area in the "First Bay Tradition," as developed by architects Ernest Coxhead, Willis Polk, Bernard Maybeck and others;

WHEREAS, it is possible that the Risley home was designed by Benjamin G. McDougall who began his architectural studies in 1883 at the California School of



Design, continued his training under his architect father and circa 1900 opened an office of the McDougall Brothers in Fresno;

WHEREAS, an original granite hitching post is located on the park strip in front of the home and is a contributor to the significance of the Risley Home;

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

WHEREAS, the property owners, Kim and Robert Thomas Herold, 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 Eugene and Eleanor Risley 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 Eugene and Eleanor Risley 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 Eugene and Eleanor Risley 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

YVONNE SPENCE, CMC
City Clerk

BY: Marco Martin-Velasquez
Deputy Marco Martinez-Velasquez

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

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



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: The Eugene and Eleanor Risley Home **UPDATE**

- *P2. Location: *a. County: Fresno
- *b. USGS 7.5' Quad: Fresno South, 1963 Photorevised 1981, R20E, T14S
- c. Address: 243 N. Van Ness Avenue, Fresno
- d. Assessor's Parcel Number: 459-223-07

*P3a. Description: This Shingle style home was included in the 2008 North Park Historic Survey (see attached forms). Since that date the new property owners have installed a metal roof and have painted the stained shingles (as below). Additional character-defining features of this home not recorded in 2008 include: the five second story façade windows have a multiple light diamond pattern upper pane (wood muntins) over a single pane of glass. Two very small rectangular stain glass windows are located on either side of these windows. A band of fish scale shingles run across the front gabled roof above the windows. The first floor façade bay window has four windows with the same pattern as that used on the second floor, thus diamond lattice work over a single pane. The home sits on a brick foundation with a brick walkway leading to the front entrance which faces south onto the porch. This wood and stained glass door appears new. Two French doors face east and lead onto the porch. The roof has a wide overhang on the north elevation. Also on the north side and set back from the façade is a second story addition with a shed roof and new windows. Also visible from the street is a one story deck across the rear elevation and a second story addition on the southwest corner of the home. An original marble hitching post is located on the park strip in front of the house and is a contributor to this resource.

*P3b. Resource Attributes: HP2 (Single-family residence) HP4 (detached garage) HP28 (Hitching post)

*P4. Resources Present: ●Building ●Element of District



P5b Photo date: 30 November 2015

*P6. Date Constructed/Age and Sources: c1904 (Sanborn Fire Insurance Maps, also subdivision of North Park 1902).

*P7. Owner and Address: Kim and Robert Thomas Herold 243 N. Van Ness Avenue Fresno, CA 93701-1629

*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 243 N. Van Ness Avenue for Fresno's Local Register of Historic Resources.

*Attachments: ●Primary and BSO Forms for 243 N. Van Ness prepared 17 January 2008 by Galvin Preservation Associates, Inc. for the City of Fresno's North Park Historic Survey.



CONTINUATION SHEET

*Recorded by: Karana Hattersley-Drayton, M.A.

*Date: 1 December 2015 ■ Continuation

Update continued:

The Risley Home is located on a .17 acre parcel on lots 30, 31 and the south 1/2 of Lot 29 in the North Park Subdivision. North Park was developed in 1902 on unplatted land that was owned by Carlton Curtis and later the Curtis Estate. In January 1902 William G. Uridge, a real estate entrepreneur in partnership with architect Benjamin G. McDougall recorded the North Park Addition with the County Recorder's Office. North Park quickly became one of the most affluent areas, as Fresno's elite residents moved north from L Street and the downtown area. Some of the first residents of this tract included Uridge who lived at 370 N. Van Ness and Benjamin McDougall, who lived at 314 N. Van Ness (North Park Historic Survey 2008:51-52).

It is possible that the Risley home was designed by McDougall who began his architectural studies in 1883 at the California School of Design and was subsequently trained by his father, Barnett McDougall. With Charles C. and George B. the three brothers worked together with their father as B. McDougall and Sons before forming their own firm, McDougall Brothers, with offices in San Francisco and Bakersfield. Circa 1900 Benjamin moved the Bakersfield office to Fresno and with his brothers was responsible for the 1901 Mission Revival style Helm Home on L Street, the Hanford Carnegie Library (1905), the Merced Security Savings Bank (1905) and many Fresno residences. After the 1906 earthquake the McDougall Brothers closed the Fresno office and Benjamin built an independent practice in San Francisco and the East Bay (John Edward Powell 1997).

Benjamin McDougall would have been conversant with the diversity of architectural styles that were popular in California at the time, and particularly so in the Bay Area. The "First Bay Tradition" (1890s-1920s) as developed by Ernest Coxhead, Willis Polk, A.C. Schweinfurth, Bernard Maybeck and later Julia Morga drew from a wide range of historical and contemporary precedents, including vernacular architecture and the Arts and Crafts aesthetic. The Arts and Crafts Movement was brought to California by Joseph Worcester, a Swedenborgian minister and amateur builder who built a house of redwood shingles in Piedmont in 1876. The use of unpainted redwood board and other ideas aroused interest of local architects and artists. By the 1890s and turn of the century the brown shingle style was fully evolved with notable examples A.C. Schweinfurth's 1898 Unitarian Church and Bernard Maybeck's Hillside Club (1906), both in Berkeley.

In New England in the 1880s the Shingle Style developed out of the Queen Anne "where the fondness for natural wood shingles reflected post-Centennial interest in American colonial architecture..." (What Style Is This:75). Character defining features of the New England Shingle style residence included cladding and roofing of continuous wood shingles, no corner boards, asymmetrical facades with steeply pitched roofs with extensive porches (McAlesters, 289).

The Risley Home is therefore a product of both the East and West Coast architectural traditions with its full shingled exterior, inset porch and steeply pitched cross-gabled roofs. The house apparently was formerly painted a light green was then resingled with natural stained wood and recently was painted the blue color seen today.

The home has had numerous additions over the years. The footprint depicted on the 1906 Sanborn indicates a 1 1/2 story square plan with wide overhanging eaves on the north elevation, a bay window on the façade and one story porches on the south side (as today) and rear northwest corner. By 1919 the one story porch at the northwest corner was now a full two stories, and a one story room extended to the west from this porch, offset somewhat to the north to hug the parcel line, and a one story room had been added behind the side entrance porch. Curiously, the bay window on the façade was not depicted. A 1922

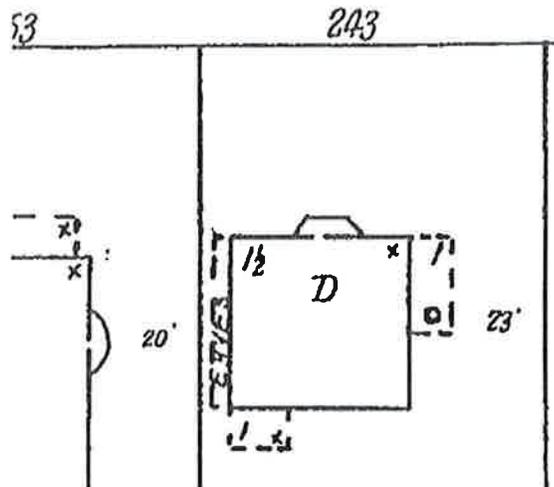


*Recorded by: Karana Hattersley-Drayton, M.A.

*Date: 1 December 2015 ■ Continuation

Update continued:

building permit was issued to the owner for an unspecified alteration valued at \$1,000. A permit for a 20x20' garage was issued in 1940. By 1948 the one story room added to the rear of the entry porch has been subdivided and the rear had been enlarged to become a full 2 stories. The bay window was not depicted on the façade... certainly lax detailing on the part of the map company survey team. By 1963 the home was now described as both a store and a dwelling.



1906 Sanborn:33

Thanks to the property owner, Kim Herold Esq., we have a good understanding of the early social history of this home. According to Ms. Herold's research, on June 17, 1902 the parcels (and several others) were sold to Harvey S. Hanson who was the rector of St. James Episcopal Church. William G. Uridge was a member of the church. On October 29, 1903 the Hansons sold the parcel to Eleanor Risley who in March 1904 transferred it to her husband Eugene W. Risley. Risley was a superior court judge and a city attorney. The home was probably constructed this year as the Risleys lived on site until the property was sold to E.V. Kelley on May 1, 1914. Kelley was a dried fruit broker and was involved in numerous real estate transactions. On November 14, 1919 Kelly sold the home to Cowan Sample. The Samples entertained frequently; in fact one of their daughters was married at the residence. In 1950 they sold to the Chong family who rented the house to the La Tienda Guild of Valley Children's for use as a thrift store from 1952 to 1966. The James family purchased the home in 1977 and the current owners purchased it in 2014 (Personal communication 30 November and 1 December 2015 with Kim Herold, Esq.)

The Eugene and Eleanor Risley Home is a rare example in Fresno of the Shingle style, as inherited both from the brown shingle tradition of the San Francisco Bay Area as well as from New England. Although the traditional natural shingles have been painted, the home still retains sufficient integrity to its period of significance (c1904-1950) to be eligible for listing on the Local Register of Historic Resources under Criterion iii. It is also an important contributor to a potential North Park Local and National Register Historic District (Criterion i). The extant hitching post in the park strip in front of the home is a contributor to this historic property.



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

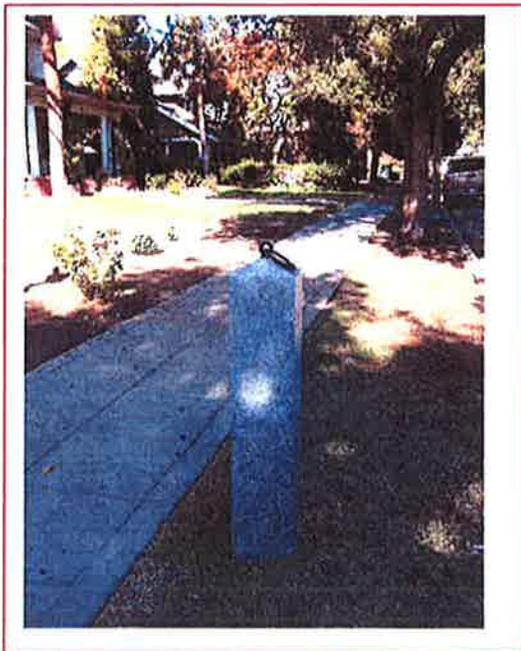
Primary # _____
HRI# _____
Trinomial _____

Page 4 of 7

Resource: The Eugene and Eleanor Risley Home, 243 N. Van Ness

*Recorded by: Karana Hattersley-Drayton, M.A. *Date: 1 December 2015 ■ Continuation

Update continued:



*Marble hitching post on park strip at
243 N Van Ness.; façade of home
November 30, 2015.*



PRIMARY RECORD

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

*Resource Name or # (Assigned by recorder) 243 North Van Ness Avenue

P1. Other Identifier: _____

*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 243 North Van Ness 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 45922307

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

This is a two-story Shingle style single family residence located on the west side of N. Van Ness Avenue in between Mildreda and Nevada Avenues. The building has a nearly rectangular floor plan and the foundation is not visible. The frame structure is clad in split wood shingle siding. There are also patterned shingles over the ribbon windows on the second story façade. The roof is a large front gable with a shed extension over the front entrance. Concrete steps lead to a recessed partial width front porch. The windows are double hung sash windows. There is also a bay window on the façade with a hipped roof and dentils on the first story. An arched narrow vent and a small fixed window sit underneath the broad front gable. There are elements of gingerbread ornamentation along the verge board. At the time of the survey, the tree canopy has obscured the other elevations. There appear to be no modifications to this property.

***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 northwest at the façade. View taken on October 30, 2007.

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
Sometime between 1899-1906, Sanborn maps

*P7. Owner and Address: Pendergrass, Horace
243 North Van Ness Avenue
Fresno, CA 93701

*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: Single family residence

*B5. Architectural Style: Shingle

*B6. Construction History: (Construction date, alterations, and date of alterations)
Based on Sanborn maps, the residence was built between 1899 and 1906. Adjoining rear porch sections were added to the property between 1907 and 1919. Part of the rear porch was altered between 1919 and 1948 by the addition of a second story.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme a. North Park Historic District Area North Park Area: Fresno

NR: A/C

Period of Significance: a. 1902-1920 Property Type: Single family residence Applicable Criteria: CR: 1/3
(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 tract of 1902. The residence was constructed between 1899 and 1906. Adjoining rear porches were constructed between 1907 and 1919, and a second story was added to a portion of the rear porch between 1919 and 1948. According to the Polk city directory, Cowan A. Sample, a rancher, and wife Maude owned the property in 1932. The current owner is Horace Pendergrass.

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, Forthcamp 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 contribute to the cohesive character of an up scale suburb located near downtown Fresno. This area was developed between 1902 and 1918 with large lots and prominent residences along a tree-lined street with deep set backs.

(continued page 3)

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

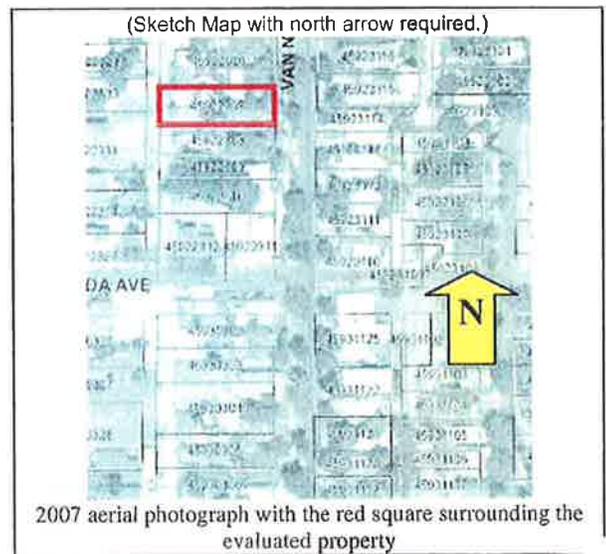
*B12. References: (see page 3)

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.)





***Resource Name or #** (Assigned by recorder) 243 N. Van Ness
Recorded By: Galvin Preservation Associates **Date:** February 2008 Continuation Update

(from page 2)

***B10. Significance:**

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 such as Uridge at 370 N. Van Ness Avenue and McDougall at 314 N. Van Ness Avenue. The North Park Addition became the city's first streetcar suburb, with a trolley line running north down Fulton Street (formerly Forthcamp Ave.). Some of Fresno's most prominent families left the comforts of their mansions in the L Street district to be a part of what the *Fresno Evening Democrat* described in 1903 as Fresno's version of "Nob Hill." Other prominent individuals that lived in the North Park Addition were Albert G. Wishon, the general manager of the San Joaquin Light and Power Company, William D. Coates, manager of the Sperry Flour Company, and F. A. Boole, manager of the Sanger Lumber Company.

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 1899-1906 in the Shingle 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. Additionally, this building appears individually eligible for the National Register as an excellent example of the Stick style of architecture, a style that is relatively uncommon in the Fresno area.

(from page 2)

***B12. References:**

- Bureau of Census, U.S. Population Census – 1890, 1900, 1910, 1920, 1930 (www.ancestry.com).
- 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 12 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. 2016-13 entitled, **Designating the Eugene and Eleanor Risley Home located at 243 N. Van Ness Avenue, Fresno, California to the Local Register of Historic Resources.** Item No. 10 A.M., #1 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 Swearengin
Ashley Swearengin, Mayor

Date: 2/8/16

COUNCIL OVERRIDE ACTION:

Date: _____

Ayes :
Noes :
Absent :
Abstain :