



RESOLUTION NO. 2016-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, DESIGNATING THE J.H. WALLER HOME LOCATED AT 306 N. PARK AVENUE, FRESNO, CALIFORNIA TO THE LOCAL REGISTER OF HISTORIC RESOURCES

WHEREAS, the residence located at 306 N. Park Avenue was constructed in 1911 on lots 2-4 of block 7 of the Terry Tract which was first subdivided in 1887;

WHEREAS, the 2-story home is a vernacular expression of the Greek Revival with Craftsman influences;

WHEREAS, the home was apparently constructed by its first owner, J.H. Waller, who was listed in the Polk Directories as a carpenter and stair maker;

WHEREAS, the house appears to be unchanged since it was built (other than a newly replaced Craftsman style door) and is an excellent example of vernacular architecture constructed for the working class;

WHEREAS, the property owners, Stephen and Amanda Walter, 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 J.H. Waller 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 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 J. H. Waller Home is eligible for listing under criteria i 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 J.H. Waller 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 Martinez-Velasquez
Deputy Marco Martinez-Velasquez

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

BY: [Signature]
Talía 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 J.H. Waller Home
- *P2. Location:** *a. County: Fresno
- *b. USGS 7.5' Quad:** Fresno South, R20E T14S
- c. Address:** 306 N. Park Avenue, Fresno 93701-1737
- d. Assessor's Parcel Number:** 459-144-16

***P3a. Description:** This single-family residence sits on a brick foundation and is located on the northeast corner of N. Park and McKenzie in the Lowell neighborhood. It is a vernacular expression of the Greek Revival (although late) with its low pitched end gable roof and two story plan. A two story room on the rear of the home has a lower roof plane and smaller footprint from the main house (see continuation sheet). The building is clad in horizontal wood lapped siding. Craftsman influences are also apparent with the exposed rafter tails and treatment of the full width one story porch with its hip roof, solid wood balustrade and segmental arched opening supported by two wood piers. The front entry is offset to the north and is a newly purchased wood Craftsman style door with multiple lights. A 1/1 sidelight is located to the north of the front door, one double hung sash window is located to the south. All visible windows appear to be 1/1 wood sash with the exception of a newer vinyl window on the rear elevation. A one story bay window with three 1/1 double hung sash windows is on the south elevation. A brick chimney is visible on the rear of the main house. A one car board and batten clad garage is located on the rear of the property and faces onto McKenzie. It has an end gable roof and simple barn doors.

***P3b. Resource Attributes:** HP2 (Single-family residence)

***P4. Resources Present:** ●Building



***P5b Photo date:** 19 November 2015

***P6. Date Constructed/Age and Sources:** Building permit issued 3 April 1911. Garage is noted on the 1948 Sanborn.

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

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

***P9. Date Recorded:** 19 November 2015

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Evaluation of the J.H. Waller Home 306 N. Park Avenue for the Local Register of Historic Resources."

***Attachments:** ● Building, Structure and Object Report; ● Continuation Sheet



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

Primary # _____
HRI# _____
Trinomial _____

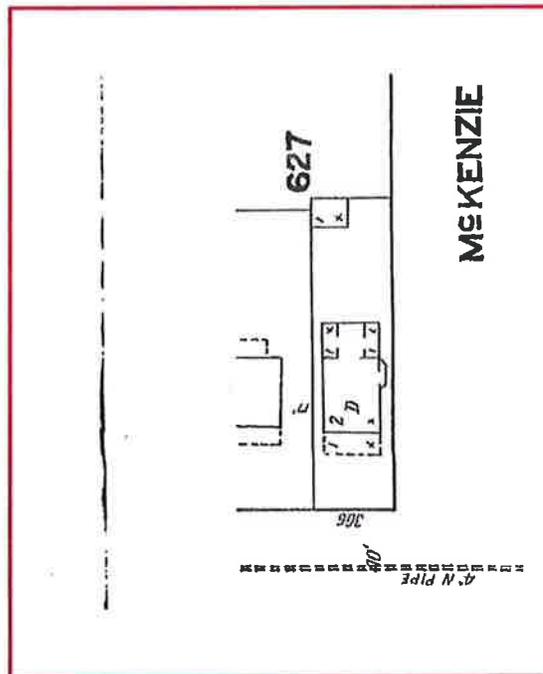
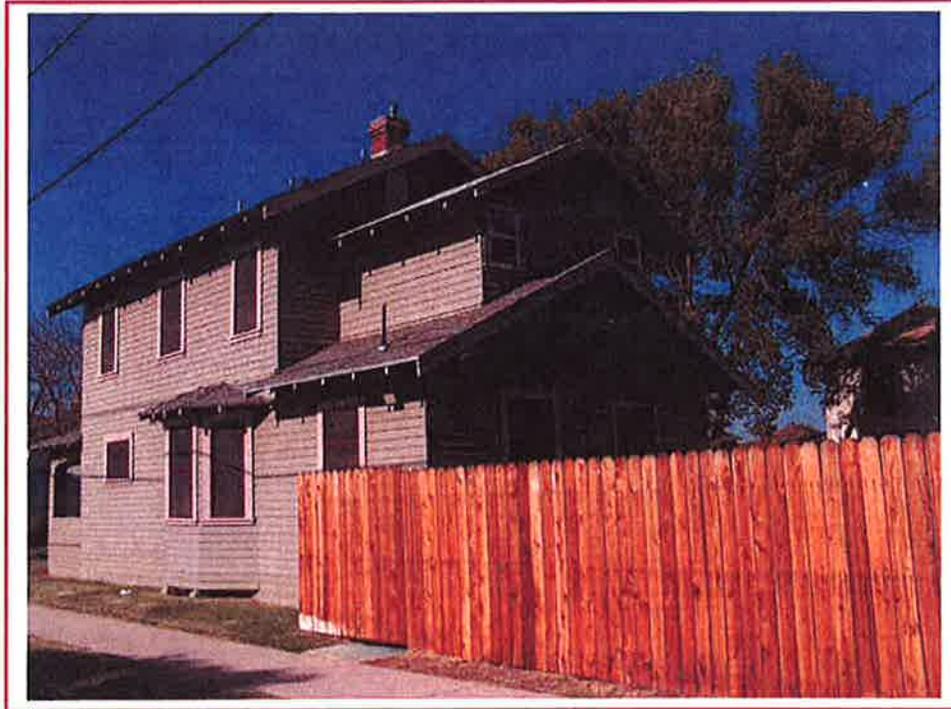
Page 3 of 3

Resource: The J.H. Waller Home

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

*Date: 19 November 2015

■ Continuation



1919 Sanborn
Fire Insurance
Map:264



BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5S2

*Resource Name: The J.H. Waller Home

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

***B5. Architectural Style:** Vernacular Greek Revival with Craftsman influences

***B6. Construction History:** A building permit was issued for a new dwelling on 3 April 1911; an addition was permitted in 1922. A one story garage was added on the rear parcel line facing McKenzie by the 1948 Sanborn map.

***B7. Moved?** No

***B8. Related Features:** The home is adjacent to the circa 1900 Cowdrey Home which is listed on the Local Register of Historic Resources (HP#033). It is located in the Lowell, a residential neighborhood of early 20th-late 20th century buildings. Lowell Elementary school is directly south across the street.

B9a. Architect: N/A

B9b. Builder: J.H. Walker

***B10. Significance: Theme:** Residential development

Area: Lowell neighborhood

Period of Significance: 1911

Property Type: single-family residence

Applicable Criteria: i, iii

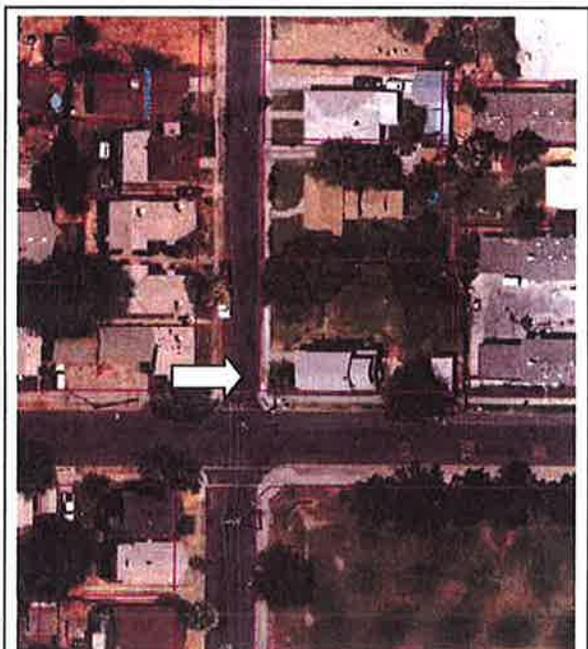
This .22 acre parcel is located on lots 2-4 of block 7 of the Terry Tract, which was first subdivided in 1887 (engineer unknown). The 2-story home was built in 1911 and is a vernacular expression of the Greek Revival with Craftsman influences. It was apparently constructed by the first owner, J.H. Waller who was listed in the Polk Directories for the years 1911 and 1912 as a carpenter and stair maker. Of interest is that his address, and that on the building permit for this property, lists "330 N. Park" which is the Cowdrey Home adjacent to and immediately north (HP#033). As the Cowdrey Home is also a vernacular house type, the "I House," as found throughout the Midwest and Upland South, it would not be surprising to learn that Mr. Waller brought this traditional building type with him when he located to Fresno. Other than a new front door, the house appears to be unchanged since it was first built. It has excellent integrity to its period of significance (1911) and as an example of vernacular architecture constructed for the working class, is an important and unusual housing type for the Lowell neighborhood (Criteria i, iii).

B11. Additional Resource Attributes:

***B12. References:** City of Fresno Building permits; Sanborn Fire Insurance Maps for 1919 and 1948; McAlester, *A Field Guide to American Houses*; Carter and Goss, *Utah's Historic Architecture, 1847-1940*; *Polk Directories for 1911-12*.

***B14. Evaluator:** Karana Hattersley-Drayton, M.A.
Historic Preservation Project Manager
Fresno, CA

***Date of Evaluation:** 20 November 2015

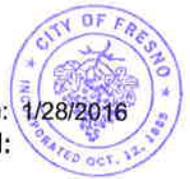


(This space reserved for official comments.)

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 58
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. 2016-15 entitled, **Designating the J.H. Waller Home located at 306 N. Park Avenue, Fresno, California to the Local Register of Historic Resources.** Item No. 10 A.M., #3 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, Mayor

Date: 2/8/16

COUNCIL OVERRIDE ACTION:

Date: _____

Ayes :
Noes :
Absent :
Abstain :