

MATTHEW MCINDOO HOUSE  
345 North Van Ness Avenue  
Fresno  
Fresno County  
California

HABS No. CA-2876

PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Building Survey  
Pacific West Region  
National Park Service  
U.S. Department of the Interior  
San Francisco, California 94102

## HISTORIC AMERICAN BUILDING SURVEY

### MATTHEW MCINDOO HOUSE

HABS No. CA-2876

- Location:** 345 North Van Ness Avenue  
Fresno, CA 93701
- Present Owner:** State of California, Department of Transportation (Caltrans)
- Present Use:** Residence
- Significance:** The Matthew McIndoo House is significant for its embodiment of the distinctive characteristics of the Mission Revival and Craftsman styles while incorporating the Arts and Crafts philosophies.
- Historians:** Margo Nayyar, Cultural Studies Office Research Associate, Division of Environmental Analysis, California Department of Transportation; John Snyder, Historical Architectural Specialty Branch Chief, Cultural Studies Office, Division of Environmental Analysis, California Department of Transportation. Completed March 2012.
- Project Information:** The Matthew McIndoo House recordation was completed as one of the, a mitigation measures for the Route 180 Freeway Extension project (Caltrans #06-Fre-180-R56.2/R58.4), and was prepared as stipulated in the Memorandum of Agreement submitted to the Advisory Council on Historic Preservation, in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended. Photographs were taken by Don Tateishi in March 1992. The Matthew McIndoo House was determined eligible for inclusion in the National Register of Historic Places on May 2, 1991 under Criterion C for its Mission Revival and Craftsman styles. It is also listed in the California Register of Historical Resources, and is listed in the City of Fresno Local Register of Historic Resources as the McIndoo-Phillips Home (H.P. #142).

## **Part I. Historical Information**

### **A. Physical History**

- 1. Date of erection:** ca. 1904
- 2. Architect:** Unknown; however, potentially Benjamin McDougall.<sup>1</sup>

No architect has been documented for the McIndoo House. However, its design approach is similar to that of master architect, Benjamin G. McDougall, and his early attempts at the Mission Revival style

Benjamin McDougall worked with his two brothers and father in their architectural firm, B. McDougall & Sons. Barnett McDougall (1825-1905), their father, came to California from New York in 1856 as a pioneer architect. He had offices in San Diego and San Francisco. Charles C. (1857-1930), Benjamin G. (1865-1937), and George B. (1868-1957), were all born in San Francisco and studied architecture under their father. Benjamin studied architecture at the California School of Design in 1883. The brothers formed their own firm McDougall Bros., after their father's death.

McDougall Bros. had offices in San Francisco and Bakersfield during the mid-1890s. Charles and George ran the San Francisco office, and Benjamin ran the office in Bakersfield. Starting in 1896, Benjamin was awarded many prominent commissions for schools, hotels, banks, businesses and homes throughout the Central Valley. At the turn of the twentieth century, Benjamin moved the office to Fresno, and was awarded commissions for projects including: the Kings County Jail (1898), the Hanford Carnegie Library (1905), the Merced Security Savings Bank (1905), the Visalia First National Bank (1905), and many residences in Fresno. Furthermore, the Fresno Republican listed McDougall to have made additions to the: Eisen Winery, St. Paul and St. James Episcopal churches, Hawthorn School, Redlick Building, Lyon-Ingels Building, Risley Building, the Fresno County Jail, and the Barnett Sanitarium.

After the 1906 San Francisco earthquake, McDougall Bros. closed its Fresno office, and Benjamin opened private practices in San Francisco and the San Francisco "East Bay" area. His most significant East Bay Area building was the Oakland Federal Building (1913). George and Charles continued as McDougall Bros. until George was appointed State Architect in 1913. Charles died on July 12, 1930, Benjamin on June 11, 1937, and George on April 20, 1957.

McDougall was one of the first architects in California to undertake architectural design in the Mission Revival, and participated in two California Building competitions at the Columbian exposition in Chicago in 1893. In terms of its design, the Matthew McIndoo House appears to be a McDougall building. Such a hypothesis seems doubly probable

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<sup>1</sup> Unless otherwise noted, all of the information is derived from John Snyder, "Matthew McIndoo House," rough draft. In the original essay form of this report Snyder had not included footnotes stating his sources. Sources used are in the bibliography.

because Matthew McIndoo's brother, Robert McIndoo, purchased McDougall's private residence at 314 North Van Ness Avenue ca. 1906. Benjamin G. McDougall likely knew the McIndoos personally, designing both his own house and Matthew McIndoo's ca. 1904.

### 3. **Original owner:**<sup>2</sup> Matthew Henry McIndoo

Matthew Henry McIndoo commissioned the large-scale, Mission Revival/Craftsman style dwelling located at 345 North Van Ness ca. 1904. It is one of the earliest houses in the North Park<sup>3</sup> subdivision, and is one of five shown on the Sanborn map of 1906 for the 300 block of Van Ness and Forthcamp (Fulton) Avenues. He lived there for approximately 47 years until his death in 1951.

Matthew H. McIndoo was born in Cavan, Durham County, Ontario Canada on January 2, 1860. His parents, Matthew McIndoo (born in 1820, Ireland) and Mary Jane Carter (born in 1831, Ontario, Canada) had a total of ten children: Elizabeth, William, Robert, Mary, Annie, Emma, James, Matthew, George, and Thomas. Only William, Robert, Matthew and James immigrated to Fresno, the rest remained in Canada.<sup>4</sup>

The brothers immigrated at different times. William, the oldest (born April 1, 1849) and the most successful, immigrated to Fresno in 1886. Robert, born in 1851, immigrated much later in 1904; and James, born February 1858, immigrated in 1895; he was listed as a farm laborer on the 1900 United States Census.<sup>5</sup>

Following his brothers, Matthew H. and his wife Sarah Frances Ross, immigrated to Fresno in 1903. They had married on October 18, 1899 in Port Perry, Ontario, Canada, and suffered the loss of their only child, Matthew Carter Ross McIndoo, in July 1901. Matthew Carter was only five months old. Matthew H. and Sarah sailed from Victoria, British Columbia, Canada on the S.S. Senator, and arrived in the Port of San Francisco on April 27, 1903.<sup>6</sup>

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<sup>2</sup> Unless otherwise noted, all of the information is derived from John Snyder, "Matthew McIndoo House," rough draft.

<sup>3</sup> North Park is a subdivision which began development in 1902. For more information concerning North Park refer to Section B, the Historical Context.

<sup>4</sup> *Ontario, Canada Census Index, 1861, 1871, 1881* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2006 (accessed January 2012).

<sup>5</sup> *Ontario, Canada Census Index, 1861, 1871, 1881, 1891, 1901* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2006 (accessed January 2012); *1920 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2010 (accessed January 2012); *1900 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2004 (accessed January 2012).

<sup>6</sup> *Ontario, Canada Marriages, 1801-1928* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2010 (accessed January 2012); *Ontario, Canada, Deaths, 1869-1938 and Deaths Overseas, 1939-1947* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2010 (accessed January 2012); *California Passenger and Crew Lists, 1882-1957* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2008-2011 (accessed January 2012).

Little more is known of Matthew H. and Sarah. They were listed on the 1910 US Census at 345 North Van Ness; Matthew was listed as a rancher, Sarah as a housewife. In the 1930 US census Matthew is listed as a widower and a citrus fruit farmer. Matthew died in his home at 345 North Van Ness on May 29, 1951; he was 91 years old.<sup>7</sup>

William McIndoo, Matthew's eldest brother, was well known in the Fresno area. He originally arrived in Fresno in 1886, moved to Oakland shortly after, but returned to the Fresno in 1888 during the height of the land boom. Like many individuals who moved to Fresno in the second half of the 1880s, William made a fortune in land speculation. He was also involved in the fruit packing and dairying businesses in the Fresno area, including the successful Jersey Farm dairy west of Fresno.

At the turn of the twentieth century, William lived at 1827 El Dorado with his wife, Charlotte, and children, Edith A., Claribell M., and Ivan Carter. In 1906 they moved to 1553 K Street in the prestigious mansion district, known today as the L Street historic district. They made a subsequent move to 1605 K Street ca. 1911. The I, J, K, L and M street area quickly established itself as neighborhood of residence for successful entrepreneurs.

William continuously bought city and country land throughout the Fresno area, including three lots in the North Park neighborhood in 1911. The lots were located at the northeast corner of Franklin and Van Ness, across the street from Matthew's residence. William apparently intended to build a house for himself on the North Park site, but instead stayed in the established mansion district. In ca. 1913 his son, Ivan Carter, built a large scale Craftsman style house on the empty lots.<sup>8</sup> By 1913, Matthew, Robert, and Ivan Carter all owned houses within the 300-400 blocks of Van Ness in the North Park neighborhood.

**4. Builder, contractor:** Unknown

- 5. Original plans and construction:** The Matthew McIndoo House looks as it was when it was built ca. 1904 with the exception of minor alterations.

**Alterations and additions:** The first-story windows on the primary (east) and south façades of the southeastern corner tower have been replaced with greenhouse windows. A plain metal railing with small square balusters was added on the east façade front steps and second-story balcony.

Two skylights were added at an unknown date to the kitchen wing. The north façade and part of the west façade of the kitchen wing have been resheathed in plywood.

A wood door, with wood frame and surround was installed on the primary (east) façade of the house, next to the primary entrance.

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<sup>7</sup> 1930 *United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2010 (accessed January 2012); Obituary of Matthew McIndoo, *Fresno Bee*, May 30, 1951.

<sup>8</sup> For more information on the Ivan Carter McIndoo House refer to HABS No. CA-2885.

The house was converted to a three-unit apartment building at an unknown date.

## B. Historical Context

Fresno incorporated as a city in 1885 and quickly expanded north of its city limits. Prior to the turn of the twentieth century, Fresno's upper- and upper-middle class residents lived in a multi-block downtown area roughly bounded by Divisadero, Blackstone, Stanislaus and Broadway. Today this area is called the L Street historic district. However, after the turn of the twentieth century, middle- and upper-middle class families moved from downtown to the newly fashionable suburbs; North Park was one of these suburbs.<sup>9</sup>

The suburbs were not exclusively for the wealthy, in fact, the first neighborhoods were designed for the working class starting in 1880. The Griffith's Addition (1880) and Griffith's Second Addition (1884) were the first two neighborhoods. They were platted in dense, narrow lots meant for modest working-class houses. Following the platting of the Griffith's Additions were the Park, Forthcamp, Elm Grove, Central and Kroeger's Additions. All of the additions, except for the Park Addition, were laid out in dense, narrow lots intended for modest dwellings. The Park Addition (1885), north of the Elm Grove Addition, has the earliest lots intended for large country estates. The lots measured 171 x 250 feet.<sup>10</sup>

The Central Addition (1887) stretches west to east for eighteen blocks along Divisadero, the city's original limit. Along the northern border of the Central Addition, from west to east, are the Kroeger's Addition (1888), Griffith's Addition (1880), Griffith's Second Addition (1884), Forthcamp Addition (1886), and the Elm Grove Addition (1887). The developed area formed a U shape, and the central core of the area remained unplatted and undeveloped until the North Park Addition in 1902.<sup>11</sup>

The North Park Addition was developed on land originally owned by Carlton Curtis and was the first neighborhood in the area designed for the upper- and middle-class residents of Fresno. By 1902, Fresno's wealthy downtown area between Divisadero, Belmont, West and Blackstone could not accommodate the growing middle-and upper-class families. These families eventually moved to the upcoming and fashionable North Park suburb.<sup>12</sup>

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<sup>9</sup> Paul E. Vandor, History of Fresno County, California, v.2, Los Angeles: Historic Record Col., 1919; L.A. Winchell, History of Fresno County and the San Joaquin Valley, (Fresno: Fresno County Recorder's Office, 1933); "A Lot of Building," Fresno Republican, v.21:65, August 14, 1901, 7.

<sup>10</sup> Andrea Galvin, "City of Fresno North Park Survey: Historic Context & Survey," (Galvin Preservation Associates Inc., Redondo Beach, California, November 2008), 1-115; Bole's North Park, County of Fresno, RS Book 2, Map 51, February 1903 (accessed at Fresno County Recorder's Office); Forthcamp's Addition No. 2, County of Fresno, December 1908 (accessed at Fresno County Recorder's Office); North Park, RS Book 2, County of Fresno, Map 14, January 18, 1902 (accessed at Fresno County Recorder's Office); North Park Extension, County of Fresno, Plat Book 2, Map 26, June 19, 1902 (accessed at Fresno County Recorder's Office).

<sup>11</sup> Galvin, "City of Fresno North Park Survey," 57.

<sup>12</sup> Sanborn Insurance Company Maps, Fresno, 1906, 1918/19.

Surrounded by working-class enclaves, the new neighborhood was platted as Fresno's first streetcar suburb by real-estate entrepreneur William G. Uridge (who is listed in the city directories as a capitalist) and Benjamin G. McDougall (architect and land speculator). North Park became a major central-Fresno residential neighborhood heralded by the Fresno Evening Democrat in January 1903 as "Fresno's 'Nob Hill.'" Businessman Albert G. Wishon arrived in Fresno at this time to work as General Manager of the San Joaquin Light and Power Company, Director and Manager of the Fresno City Railway, and Vice-President and Manager of the Fresno Water Company. Fresno City Railway operated the electric streetcar line along Forthcamp (Fulton) Avenue, which was one of three routes developed in 1902 to connect the suburbs to downtown Fresno. Sunnyside and Recreation were the two additional streetcar routes. Wishon's streetcar service along Forthcamp Avenue consisted of a single track, but in 1909 they expanded service and doubled the track. Bounded by Forthcamp, Van Ness/ College, Franklin and Mildreda, the original North Park plat quickly expanded with sequential subsequent plattings.<sup>13</sup>

The North Park Arts and Crafts neighborhood was so successful and desirable that it was quickly extended between 1902 and 1915. The North Park Extension (1902) extended the neighborhood west, and the Bole North Park (1903) extended it to the north. Furthermore, several extant late-nineteenth-century lots located near North Park were redeveloped as part of the greater North Park neighborhood. Within the original Forthcamp's Addition of 1886, the 100 block of both Fulton and Van Ness Avenues were redeveloped to become part of the greater North Park neighborhood; along the east side of Van Ness Avenue between Mildreda and Belmont (particularly between Mildreda and Franklin), growth patterns reflect an association with North Park. Additionally, the Sunset Tract of 1910 (a redeveloped section of the Griffith Addition), a narrow linear neighborhood along the west side of Broadway between Belmont and Voorman, reflects the same Arts and Crafts values found in North Park. The Sunset Tract appears to have been coherently developed with large middle- and middle-working-class bungalows, for a community of emigrant and second-generation Germans, Swedes and Danes. However, each of the areas has contributed to the cohesive Arts and Crafts character of the greater North Park area. Boundaries for the area are generally Nevada, Van Ness, Belmont and Broadway.<sup>14</sup>

North Park is a distinctive Arts and Crafts neighborhood in Fresno where houses display personal values and lifestyle choices unique to the Arts and Crafts movement. The Arts and Crafts philosophy rejected the Victorian-era architectural layout of small, cluttered rooms and exterior ornamentation, and highlighted the importance of simple craftsmanship and connection with nature. Architectural historian, Andrea Galvin, explains the arts and crafts architecture as having a "fluid relationship between the interior and exterior by using natural materials and creating spaces to bring the outdoors inside."<sup>15</sup> The fluid relationship is architecturally represented by the use of pergolas, open-air sitting porches and screened sleeping porches. There often were multiple

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<sup>13</sup> Fresno City Directories, 1904-1906; Sanborn Insurance Company Map, Fresno, 1906.

<sup>14</sup> Galvin, "City of Fresno North Park Survey," 1-115.

<sup>15</sup> Galvin, "City of Fresno North Park Survey," 53.

porches on multiple levels throughout a property. Furthermore, open floor plans and sliding doors created larger open spaces, and rooms often opened to the outdoors. The Sample Sanitarium (1912-13), located across the street from the Wishon House at 311 North Fulton Avenue, is representative of the Aarts and Crafts philosophy, with its multiple, wrap-around exterior porches. However, the sanitarium may have initiated an exodus by many residents, including the Wishon family who moved in 1915, to more northern suburbs.<sup>16</sup>

North Park consists mainly of Craftsman and Prairie-style buildings with Colonial and Tudor Revival detailing. The styles often were combined, such as in the Wishon House, a Prairie style house with Colonial Revival detailing. The three styles also were combined; cobblestone, clinker brick, and interior fireplace tile were used in almost all dwellings. Most are wood-frame, two-story houses, and cost within the \$6,000 to \$10,000 range when first built. Architects noted for repeatedly designing in the greater North Park neighborhood include Alexander Culbertson Swartz, Henry F. Starbuck, and Eugene Mathewson.<sup>17</sup>

Residents of the North Park neighborhood represented the civic-business community, and often were leaders within Fresno. The first occupants often were in real estate and the building industry, including architect Benjamin G. McDougall and capitalist William G. Uridge, who built houses early in North Park's development (McDougall at 314 North Van Ness and Uridge at 370 North Van Ness) to serve as an encouragement for others to invest in the land. Building became insurance for their direct financial interests in the success of North Park.

In 1904-05, other notable individuals in the immediate North Park neighborhood included Albert Graves Wishon (340 North Fulton), Matthew H. McIndoo (farmer; 345 North Van Ness), Emory A. Donahoo (of Donahoo, Emmons, and Co., sellers of hardware, paints, plumbing and bicycles; at 211 North Van Ness), Federic M. Lee (cashier at the California Raisin Growers Association; at 304 North Van Ness), F.A. Bool (manager at Sanger Lumber Co.; at 340 North Van Ness); R. B. Parker (president of Parker Roth Co., sellers of groceries and hardware; at 235 North Fulton), Frederick W. Fisher (president of Glassford Hardware Co. and the Pacific Investment Co., at 205 North Fulton), and William D. Coates (manager of Sperry Flour Co., at 264 North Van Ness). Coates' son, William D. junior, worked as a draftsman for architect McDougal at this time.<sup>18</sup>

As advertised in Builder and Contractor in 1906-13, a second wave of residential settlement for North Park included Progressive civic leaders and agricultural farming families. Residents of this period included William W. Hanger, a successful "vineyardist" who became a buyer for the Earl Fruit Company (425 North Van Ness: 1906); Robert McIndoo, a prominent vineyardist and elder member of the successful farming McIndoo

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<sup>16</sup> Galvin, "City of Fresno North Park Survey," 53; "Out-door sleeping," Fresno Morning Republican, August 1, 1907, 4.

<sup>17</sup> Sanborn Insurance Company Maps, Fresno, 1906, 1918/19.

<sup>18</sup> Fresno City Directories, 1906, 1918/19.

family (purchased architect McDougall's house at 314 North Van Ness in 1907); Benjamin M. Stone, a farmer who moved a farmhouse ca. 1878-95 onto the site at 408 North Fulton in 1907; John William Proffitt, a relocated Texas rancher turned citrus farmer with orchards near Sanger (405 North Fulton: 1909-13); Amazon Scholl Hays, vice-president of the Fresno National Bank and respected banker statewide, and Fresno civic leader (at 330 North Fulton: ca. 1907); Chester H. Rowell, editor of the Fresno Republican and nationally known leader within the Progressive movement (at 269 North Fulton: 1909); Newman J. Levinson, president of the Fresno Publishing Company (at 439 North Van Ness: 1911); Frank A. Homan, president-owner of Homan & Company sporting goods, and one term major of Fresno (at 820 East Mildreda: 1911); Charles H. Cobb, president of the Cobb-Evan Automobile Company (at 437 North Van Ness: 1913); and Ivan Carter McIndoo, rancher and son of elder-statesman William McIndoo (at 410 North Van Ness: 1913).<sup>19</sup>

Key to the Arts and Crafts character of the greater North Park, besides residential political leanings and civic involvement, was the streetscape and individual lot plantings, symbolically referencing the larger landscape of Yosemite and the vast surrounding raisin vineyards. Yosemite to the east offered a favorite retreat for San Francisco Bay Area Arts and Crafts participants; the magnificent natural setting gathered in artists, hikers, early Sierra Club members, and suffragists. Individuals living in Arts and Crafts enclaves such as North Park brought the outdoor life home through their sleeping porches and screened sitting rooms. Living rooms typically featured a tiled or brick (clinker or pressed) fireplace, which in Arts and Crafts dwellings like that of Porter's own house could sometimes be completely opened to the outside by opening double French doors. Nighttime temperatures often dropped severely after mild spring and autumn days: a fire in an open room recreated the experience of camping without a real discomfort from true cold weather. Also deliberately behind-the-scenes were allusions to the cultivated landscape of the agricultural colonies. Acres of raisin vineyards defined outlying Fresno, just as acres of orange groves defined the Arts and Crafts communities of Pasadena, Redlands and Riverside to the south.

The "middle landscape" was a domesticated wild place, a popular image for the Arts and Crafts. The John William Proffitt, Benjamin G. McDougall, and Robert McIndoo houses are excellent examples of individual large-scale lot treatments within the neighborhood. Mr. Proffitt bought six lots on which he built a half-shingled Colonial Revival, late Queen Anne residence, with two lots initially landscaped as garden and orchard. Sanborn maps indicate that architect McDougall, too, designed his residence to be deep-set on its extensive Van Ness Avenue site, likely surrounded by orchards and gardens planted and maintained by farmer-rancher Robert McIndoo. The primary North Park streetscape was that of Forthcamp (Fulton) Avenue. It too, was landscaped in 1910 with deodar cedars, while the secondary streetscape of Van Ness Avenue was planted with sycamores.

Visions of high-speed travel also were emphatically a part of the imagery associated with the middle landscape. Originating in the Socialist futurism of Edward Bellamy's Looking

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<sup>19</sup> Fresno City Directories, 1906, 1918/19.

Backward of 1887 and extending welling into the early years of the early twentieth century with numerous published utopian novels, an Arts and Crafts idealization of the train and the streetcar often (with some irony) accompanied the rustic life. For greater North park, Wishon's Forthcamp streetcar line of 1903 (expanded in 1909) completed the "creation of place." Unfortunately, the streetcar line also destined Forthcamp Avenue to become a major thoroughfare into the business core of Fresno as the suburbs continued to expand during the twentieth century. The linear extension of the streetcar service first carried residents further out: original Arts and Crafters moved as styles changed and idealism waned. Of interest, Albert G. Wishon, Porter, William Hanger, and Ivan Carter McIndoo, all moved in 1915-17. In the latter cases, the families only lived in the neighborhood about five to six years- relocating yet farther north in, for that era, avant-garde Prairie Style houses. At intersections like that of Forthcamp and Belmont, streetcar business nodes developed and encroached upon the residential character of the neighborhood. The large, airy houses one by one became boarding houses, much as their late-nineteenth-century predecessors had in the true downtown of the city. By 1918, Sanborn maps noted a number of North Park houses as having "furnished rooms."

With the civic and cultural fragmentation generated by both world wars, and the new focus on the automobile, the streetcar Arts and Crafts neighborhood continued its demise. In 1939, the streetcar line was removed from Forthcamp Avenue, and the boulevard-like thoroughfare was renamed Fulton Street. Ironically, the very gracious, untended landscaping of the 1902-15 period enhanced the abandoned aura of the neighborhood. Later Sanborn maps show vacant lots and increasing amounts of multi-person rental housing – the very antithesis of what the Arts and Crafters had attempted to create. In some cases, apartments like those at 337-343 North Van Ness (ca. 1937) served as infill housing for original garden areas. Original North Park residences had no need for garages, and typically do not appear to have had them in the beginning years. Their orientation was to the streetcar line. By the 1920s-40s however, garages are a prominently depicted element on the Sanborn maps, quite profoundly altering neighborhood access. A number of these later garages still exist today.

The eastern face of the 300 block of Forthcamp (Fulton) Avenue between Mildreda and Franklin are depicted by a solid single-family profile through 1918/19 Sanborn maps. Seven large dwellings lined the street, with only one converted to a nine-unit apartment (320 North Fulton to the south). On the eastern side of the block, the Sample Sanitarium occupied the southernmost lots, with five private residences filling in the rest of the street face. Both to the south and to the north, more severe neighborhood fragmentation had begun. Chester Harvey Rowell's house to the near southwest at the corner of Mildreda and Fulton had become a boarding house. On the 400 block of Fulton, only the Charles H. Cobb house was still in single family use on the west side of the street. On the east side of the 400 block, the dwellings were nearly all single story with the simple Colonial Revival box still extant at 460 North Fulton. The larger Benjamin M. Stone house at 408 North Fulton, likely similarly to the John William Proffitt residence across the street, originally included an expansive corner lot garden. By 1918/19 the gardened portion of both the Stone and the Proffitt lots had been converted for the addition of other smaller

dwelling, soon all in multi-person use, with shared garages often to be found at the alley lot lines.<sup>20</sup>

Today much of the surrounding land has been cleared for the Route freeway 180 corridor.

## **Part II. Architectural Information**

### **A. General Statement**

- 1. Architectural Character:** The Matthew McIndoo House, “is strongly representative of the tentative design aesthetics associated with the Mission Revival and Craftsman styles.”<sup>21</sup> It also has an emphasis on the Arts and Crafts philosophies associated with the North Park neighborhood. Its wood-frame execution with wood siding is particularly poignant for the Mission Revival, which is more commonly seen in the 1890s; its late appearance in 1905 is unusual.

**Condition of fabric:** Although in a deteriorated condition, the Matthew McIndoo House maintains a high degree of integrity with few exterior alterations. The original paint scheme is not known, but by the 1990s it had light tan paint, with a reddish tint, but the paint is almost completely worn off.

### **B. Description of Exterior**

- 1. Overall dimensions:** The Matthew McIndoo House is a two-story, four-square, wood frame building with a two-story offset tower on the southeast corner of the primary façade. The main body of the house is three bays wide and two bays deep. At the rear of the house is a two story, room-sized projection at the southwest corner, and a one-story kitchen wing, located in the rear northwest corner that slightly projects from the northwest corner of the house.
- 2. Foundation:** The house has a pier and beam foundation with brick sill and a horizontal wood board water table.
- 3. Walls:** The exterior of the house is clad in wood, medium-width, two-lap drop siding. The northwest corner kitchen wing was resheathed with plywood on the north, and a portion of its east façades.

The offset tower on the southeast corner of the house has diamond patterned wood shingles in the tower frieze.

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<sup>20</sup> Unless otherwise noted, all of the information is derived from John Snyder, “Matthew McIndoo House,” rough draft.

<sup>21</sup> Karen J. Weitze and Lori Lilburn, Dames & Moore field survey, November 1-14, 1990. Weitze is also the author of: *California's Mission Revival*. By Karen J. Weitze. Los Angeles: Hennessey & Ingalls, Inc., 1984.

**4. Structural system, framing:** The house is a wood-frame structure.

**Porches, balconies:** The main entry porch is a projecting one-story porch located on the primary (east) façade at the northeast corner of the house. A narrow concrete walkway leads from the street to the porch and concrete steps with low concrete walls lead to the porch itself. There is a secondary set of concrete steps on the north side of the porch that has a metal railing. The low porch walls are clad the same wood two-lap drop siding as the rest of the house. . The walls have a decorative wood entablature. Atop the wall are four, thickly proportioned, wood porch supports. Two porch supports are positioned on either side of the stairway on small wood bases. The base and capital of the porch supports have simple wood molding. The porch's flat -pitched hipped roof with projecting wood rafters and a wide overhanging eave serves as a second story balcony that is surrounded by a plain wrought-iron railing. The porch soffit is made of horizontally laid channel wood boards, and has thin cornice molding throughout.

A projecting sleeping porch is located in the southwest corner of the house at the rear of the house. The sleeping porch has banded fenestration on three sides that consists of large, four-light screened windows with two-light transoms above each window. The windows top the low wood wall of vertically-laid two-lap drop siding.

**Chimneys:** On the south façade, west of the tower is an exterior clinker brick chimney with a rubble-clinker base. There is an interior clinker brick chimney located on the north side of the west slope of the kitchen wing, and a third interior clinker brick chimney centered on the roof slope on the west façade of house.

**5. Openings**

**a. Doorways and doors:** There are three doors on the east façade; two on the first story, and one for the second story balcony. The primary entrance is located on the first story. The wood door has a decorative metal door knocker and a metal mail slot. There also is a wood and screen door with a coffered wood panel on the bottom of the door. On either side of the primary entrance are inset, full-height Craftsman patterned sidelights. The sidelights are multi-light with diamond patterns, and have thin molding. The wood-framed door and sidelights have simple wood board surrounds.

On the north end of the east façade, next to the primary entrance, is a second door, added at an unknown date. The plain wood door has a dead bolt lock, a metal mail slot, and a door bell ringer. The wood-framed door has a simple wood board surround.

The second story balcony has a wood door with a fixed sash, four-light window in the upper half of the door. There also is a wood-and-screen door located on the outside of the balcony door. The wood-framed doors have simple wood board surrounds.

On the west façade of the kitchen wing is a wood door with a single-light, fixed sash window in the upper half of the door. The window has a decorative wood sill. The wood-framed door has no surround.

- b. Windows:** On the first-story east façade there are three windows. On the south side of the porch there are two windows set side by side. The windows are one-over-one-light, double-hung sash, and have screens. The metal-framed greenhouse window, on the east façade of the engaged tower, has multiple lights. The greenhouse window protrudes from the wall and is supported by a wood base. All the windows have wood frames with simple wood board surrounds and sills.

There are two windows on the second-story east façade. The integrated tower has a one-over-one-light, double-hung window with screens. Above the first-story double fenestration is a large semi-circular window. The semi-circle is made up of three parts: a rectangular one-over-one-light, double-hung center window, and a smaller half semi-circle with patterned multi-light windows on either side of the center window. The wood-framed semi-circle window has a simple wood board surround and sill.

The first-story south elevation has five windows. On the integrated tower there is a metal-framed greenhouse window with multiple lights. It protrudes from the wall and is supported by a wood base. West of the clinker-brick chimney is a ribbon of four multi-light casement windows with four multi-light, fixed-sash, upper windows. The wood-framed windows have simple wood board surrounds and sill.

The second-story south elevation has two windows; one above the ribbon fenestration and one on the integrated tower. Both windows are one-over-one-light, double-hung window with wood frames, surrounds and sills. Not all windows on the south elevation could be identified at the time of this survey.

Banded fenestration extends around the second-story sleeping porch in the southwest corner of the house, along the south, west and north façades. There is a ribbon of six single-light windows with six thin rectangular transom windows along the west elevation of the sleeping porch. The wood-framed windows have plain surrounds. Along the north façade of the sleeping porch is a ribbon of four wood framed windows with four transom windows matching the west façade. The sleeping porch's south elevation windows could not be identified at the time of this survey but it is likely that they match the fenestration on the north side of the porch for symmetrical value. All the windows have screens.

On the west side of the kitchen wing there are three windows. To the south of the wing there is a one-over-one-light, double-hung window. To the south of the kitchen door there is a small single-light window. To the north of the door there is a single-light sliding window. All the windows have wood frames and simple wood surrounds.

On the north side of the west façade on the second story is a window that has been boarded closed.

The first-story north façade has three windows. On the façade's east side there is a long, thin, single-light, sliding window. In the center there is a large unidentifiable window covered by metal security bars. On the west side is a one-over-one-light, double-hung window. All the windows have wood frames, surrounds and sills.

The second-story north elevation has three windows. On the façade's east side is a one-over-one-light, double-hung window. In the center there is a double casement window with two lights in each casement. On the west side is a small single-light window with a screen. All the windows have wood frames, surrounds, and sills.

## 6. Roof

- a. **Shape, covering:** The house has a moderately pitched truncated hipped roof. The integrated tower, which rises slightly above the main roof of the house, has a moderately pitched pyramidal hipped roof. The one-story kitchen wing has a half-hipped roof, with a shed extending over the rear entry to the kitchen. Composite shingles sheathe the roofs.
- b. **Cornice, eaves:** The roof has moderately overhanging eaves with exposed beveled rafters.
- c. **Tower:** An integrated two-story tower is located in the southeast corner of the house. The tower has a pyramidal hipped roof covered with composite shingles.

## C. Description of Interior

No interior information could be gathered at the time of this survey.

## D. Site

1. **Historic Landscape design:** As families living the greater North Park neighborhood moved farther out along the expanded streetcar lines to new suburbs, the neighborhood's housing often became multi-person. The Matthew McIndoo House was sited on a multi-lot acreage, with gardens and orchards adjoining. The vacant land to the immediate south remained without a structure until about 1937 when a four-family late Spanish Colonial Revival apartment block with rear alley garage was added to the site.

Tall trees accent the south and north sides of the lot, while the rear yard is filled with well-established citrus, fruit and palm trees. Along Van Ness mature holly oaks, tree lawns and ca. 1920s Beaux-Arts street lamps highlight the primary (east) façade of the residence.

2. **Outbuildings:** No outbuilding is extant on the property.

No outbuilding was located on the property when the building was constructed. A one-story, wood-framed garage is depicted on the 1918/19 Sanborn map. It was located at the rear (west) alley between Van Ness and Forthcamp, but the garage no longer remains on the property.

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