

JOHN G. PORTER HOUSE  
316 North Fulton Street  
(Moved from 420 North Van Ness Avenue)  
Fresno  
Fresno County  
California

HABS No. CA-2884

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

### JOHN G. PORTER HOUSE

HABS No. CA-2884

- Location:** 316 North Fulton Street  
Fresno, CA 93701  
(Moved to 420 North Van Ness Avenue)
- Present Owner:** State of California, Department of Transportation (Caltrans) in 1992
- Present Use:** Residence
- Significance:** The Porter House is significant for its association with the development of Fresno's North Park neighborhood; through its association with John G. Porter; a Fresno builder and developer, as representative of the Craftsman "bungaloid" house form, and as the work of a local master builder, John G. Porter.
- Historians:** Margo Nayyar, Research Associate, Division of Environmental Analysis, California Department of Transportation. John Snyder, Division of Environmental Analysis, California Department of Transportation. Completed November 2011.
- Project Information:** The John G. Porter House recordation was completed as one of the 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 John G. Porter House was determined eligible for inclusion in the National Register of Historic Places on July 8, 1991 through consensus determination between the Federal Highway Administration and the California State Historic Preservation Officer. Furthermore, the house is listed on the City of Fresno Local Register of Historic Resources as the Porter-Bernard Home (H.P. #205).

## **Part I. Historical Information**

### **A. Physical History**

- 1. Date of erection:** ca. 1909
- 2. Architect:** Unknown
- 3. Original owner:**<sup>1</sup> John G. Porter

John G. Porter (1876-1970) was born in Lockport, Illinois to James H. Porter of Ireland, and Catherine Porter of Illinois. In 1880, James was employed as a building contractor, but in 1900 he was an undertaker. On the 1900 U.S. Census John was listed as a stenographer. John married his wife Ella M. Bartlett in Minnesota in July 1905 and they quickly immigrated to Fresno in 1906.<sup>2</sup>

In the 1908/09 Fresno City Directory Porter is listed as a bookkeeper at the First National Bank in Fresno, and they lived at 2022 San Joaquin Street. He worked for a number of years as a carpenter in Fresno, but Porter is best known in Fresno history as a builder and real-estate developer, particularly for the Porter Tract of 1915. Ella was the owner of the Porter Millinery Dress Shop.

The Porters lived in the house until 1915 when they moved to 940 East Cambridge Avenue within the Porter Tract. Porter likely built and designed the house. They sold the 420 North Van Ness house to Judge Charles Barnard and his wife Lillian Smith in 1925. Judge Barnard began his judicial career as a general practice lawyer in Fresno and eventually became an Appellate Court Judge and a California State Supreme Justice Pro Tem. In addition he was involved in many civic, political, and church organizations. Lillian died in April 3, 1961 and the Charles on March 16, 1968. They lived in the house for 43 years.<sup>3</sup>

- 4. Builder, contractor:** Possibly John G. Porter

There is no record that John G. Porter built the house, however it is likely that he had because of his profession as a real-estate developer and carpenter. Porter has been credited for building the house in many local Fresno surveys and historic home tours.

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<sup>1</sup> Unless otherwise noted, all of the information is derived from John Snyder's, "Porter 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.

<sup>2</sup> *1880 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2010; *Minnesota, Marriages Index, 1849-1950* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

<sup>3</sup> Fresno City Directories, 1915-1945; *California Death Index, 1940-1997* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2000; California Courts: The Judicial Branch of California, "Charles R. Barnard," <http://courts.ca.gov/2595.htm> (accessed January 2012).

The residence located at 420 North Van Ness is likely one of the first houses Porter fully undertook, and the first built for the Porter family. The residence incorporated stylistic elements of both the Tudor and Colonial Revivals, an approach to the Arts and Crafts style found in a number of houses in the greater North Park neighborhood. They later moved to a house, also built by Porter, within the 1915 Porter Tract. John G. Porter developed the bulk of the housing in the Porter Tract, though there is no account as to whether he received an architectural education or training.<sup>4</sup> It is possible that he learned the trade from his father, a building contractor, while he still lived in Illinois.

The Fresno City Council designated the Porter Tract a Local Historic District in April 2001. It was the city's first official historic district. The district's boundaries are Weldon Avenue on the south; Maroa Avenue on the west; the rear property line of Yale Avenue on the north, and College Avenue on the east. The original development was within a portion of the College Addition. The Porter Tract contains a diverse collection of architectural styles including: Prairie and variations on the Prairie Box, Spanish Colonial Revival, Neoclassical, Colonial Revival, Tudor Revival, Italian Renaissance, and Craftsman.<sup>5</sup>

Many of the houses later known to have been associated with Porter demonstrate Prairie Style characteristics. In general, architects and patrons moving to California from the Midwest during the 1895-1910 years often favored the progressive Prairie style of the greater Chicago area.

5. **Original plans and construction:** The Porter House looks as it was built in ca. 1909.
6. **Alterations and additions:** The 1918-19 Sanborn Fire Insurance map shows a front porch along the full width of the west façade. Currently, there is a porch's concrete floor extends the full width of the porch, but the roof only extends two-thirds of the length. This configuration is unusual; however, there is no indication that there ever was a roof extending across the full width of the concrete porch. The oversail (projecting beyond the wall below) detailing on the north side of the west façade makes it highly unlikely that a porch existed on that portion of the house. It is more likely that there was a pergola at the northwestern corner. The current simple wood board porch railings on the south and west ends are not original. The original craftsman style door on the primary (west) façade was replaced at an unknown date.

The northeast corner of the house was converted into two separate apartments at an unknown date. First- and second-story entrances were added during the conversion. The first-story entrance replaced the banded fenestration of the northeast corner sleeping porch. The fenestration was removed and replaced with channel wood siding in a wood frame and surround. Added concrete stairs and a metal pipe railing lead to the door. The

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<sup>4</sup> Andrea Galvin, "City of Fresno North Park Survey: Historic Context & Survey," (Galvin Preservation Associates Inc., Redondo Beach, California, November 2008), 57.

<sup>5</sup> Galvin, "City of Fresno North Park Survey," 57; "Porter Tract Historic District," <http://historicfresno.org/district/porter/index.htm>, accessed November 1, 2011.

second-story door, located in the cantilevered bay, likely replaced a window. A wood staircase was added to the east façade to reach the second-story door. Both chimneys, above the roof line, have been replaced with metal flues.

Caltrans moved the house to 316 North Fulton Street, as stipulated in the Memorandum of Agreement for the State Route 180 freeway extension project.

## **B. Historical Context<sup>6</sup>**

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>7</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 Elm Grove Addition, was the earliest with lots intended for large country estates. The lots measured 171 x 250 feet.<sup>8</sup>

The Central Addition (1887) stretches west to east, 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>9</sup>

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<sup>6</sup> Unless otherwise noted, all of the information is derived from John Snyder's, "Cobb House," "Wishon House," "Matthew McIndoo House," "Ivan Carter McIndoo House," "Porter House," and "Hanger House" rough drafts. In the original essay form of the original reports Snyder had not included footnotes stating his sources. Sources used are in the bibliography. The reports were synthesized to make a cohesive North Park Arts and Crafts context.

<sup>7</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>8</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>9</sup> Galvin, "City of Fresno North Park Survey," 57.

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>10</sup>

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>11</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 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 a part of the greater North Park neighborhood, and 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 as found in North Park. The Sunset Tract appears to have 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>12</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

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<sup>10</sup> Sanborn Insurance Company, Fresno 1906, 1918/19.

<sup>11</sup> Fresno City Directories, 1904-1906; Sanborn Insurance Company Fresno, 1906.

<sup>12</sup> Galvin, "City of Fresno North Park Survey," 1-115.

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>13</sup> The fluid relationship is architecturally represented by the use of pergolas, open-air sitting porches and screened sleeping porches. Often, there were multiple 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 a few blocks away, is indicative of the Arts and Crafts philosophy, with its multiple, wrap-around exterior porches. However, the sanitarium may have initiated an exodus by many residents to more northern suburbs.<sup>14</sup>

North Park consists mainly of Craftsman and Prairie styles with Colonial and Tudor Revival detailing. The styles were often combined. Most houses are wood-frame, two-stories, and cost within the \$6,000 to \$10,000 range when first built. Architects repeatedly noted for designing in the greater North Park neighborhood including Alexander Culbertson Swartz, Henry F. Starbuck, and Eugene Mathewson.<sup>15</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 Avenue 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 McDougall at this time.<sup>16</sup>

As advertised by 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

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<sup>13</sup> Galvin, “City of Fresno North Park Survey,” 53.

<sup>14</sup> Galvin, “City of Fresno North Park Survey,” 53; “Out-door sleeping,” Fresno Morning Republican, August 1, 1907, 4.

<sup>15</sup> Sanborn Insurance Company, Fresno 1906, 1918/19.

<sup>16</sup> Fresno City Directories, 1906, 1918/19.

prominent vineyardist and elder member of the successful farming McIndoo 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>17</sup>

Key to the Arts and Crafts character of the greater North Park, in addition to 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, and double French doors, like that of Porter's own house, sometimes could be completely opened to the outside. 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, behind the scenes there were deliberate 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). It too, was landscaped in 1910 with deodar cedars, while the secondary streetscape of Van Ness was planted with sycamores.

Visions of high-speed travel also were emphatically a part of the imagery associated with the middle landscape. Originating out of the Socialist futurism of Edward Bellamy's Looking Backward of 1887 and extending welling into the early years of the early twentieth century

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<sup>17</sup> Fresno City Directories, 1906, 1918/19.

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 farther 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 prominent element on the Sanborn maps, quite profoundly altering neighborhood access. A number of these later garages still exist today.

## **Part II. Architectural Information**

### **A. General Statement**

- 1. Architectural Character:** The Porter House strongly represents the Craftsman Bungalow characteristics, with Tudor and Colonial Revival details. It is one of four houses John G. Porter built in the 400 block of North Van Ness Avenue. Furthermore, the interior of the Porter house showcases several superlative Arts and Crafts features.
- 2. Condition of fabric:** Although in a distressed condition in 1991, the Porter House maintains a high degree of integrity.

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

- 1. Overall dimensions:** The side-gable, two-story house has a simple rectangular ground plan. The house is two bays wide and three bays deep.

- 2. Foundation:** The house has a vented masonry foundation made of uncut cobblestone and sill.
- 3. Walls:** The entire house is sheathed in course patterned, rectangular-cut shingles. The north and south gables have alternating wide and narrow rectangular-cut shingles. The shingling is stained dark brown.

There are curvilinear, jigsaw-cut, triangular knee-brace brackets in the north, south, and west gables. There are notched rafter tails along the eaves on the west and east façades. Double rectangular vents are located in the north, south, and west gables.

A flared beltcourse, supported by decorative molding, between the first and second stories extends throughout the exterior of the house.

There is a shallow, cantilevered and jerkin-head gabled, second-story oriel on the north side of the west façade. The bay's flared oversail has decorative false beam-end detailing. A second shallow, cantilevered, second-story oriel is centered on the east façade.

- 4. Structural system, framing:** The house is wood-framed.
- 5. Porches, balcony:** A single story, partial length, wraparound porch is located on the primary (west) façade. The porch wraps around the southwest corner of the house.

Concrete stairs with low cobblestone walls lead to the porch on the west and south façades. The cobblestone walls are capped in concrete, and the porch is composed of concrete. The cobblestone walls match the cobblestone foundation, which extends into the piers for the base of the porch's posts.

There is a low, vented porch wall sheathed in wood shingles. Along the wall are semi-circle porch vents with simple concrete sills. The shingled wall alternates with the cobblestone piers that support five thickly proportioned, square wood shingled columns. The columns support the porch roof have decorative wood molding capitals.

The shallow, hipped porch roof is sheathed in composite shingles. The roof has wide eave overhangs with decorative exposed rafter tails. The soffit has horizontally laid channel wood boards, and there is thin cornice molding and wide, wood board frieze throughout the porch. Located on the northwest corner of the porch roof is a balcony component. The balcony walls are sheathed in wood shingles matching the rest of the house.

A first story sleeping porch was originally located in the northeast corner of the house, and subsequently has been converted to an apartment. It has a triple-banded fenestration on the north subsequently, but the windows on the east elevation are boarded shut.

- 6. Chimneys:** There is one exterior cobblestone chimney in the northwest corner of the house. At the roofline, the cobblestone was replaced with a metal flue.

An interior stone chimney is centered on the east slope of the roof. Originally, it likely was composed of cobblestone to match the other chimney; it has been replaced with a metal flue at the roofline.

## 7. Openings

- a. Doorways and doors:** The west (primary) entrance is offset to the south and centered on the porch entry steps. The original Craftsman style door was replaced with a wood door that has four single-pane, fixed-sash windows in the upper third of the door. The door has a metal lock and handle. There is no decorative detailing on the door. Full-height sidelight windows are located on either side of the door. Details of the windows could not be determined at the time of this survey. The door and windows are wood framed with simple wood board surrounds.

Centered on the west façade's second-story balcony is a door. Details of the door could not be determined at the time of this survey.

Paired and banded French doors are centered on the south façade. The wood doors have inset wood panels on the lower half of the door. The upper half has windows. Details of the windows could not be established at the time of this survey. The doors are wood framed with simple wood board surrounds.

Two doors are located on the east elevation; both were added at an unknown date. The first-story door is located in the northeast corner of the house. The door interrupts the banded window fenestration of the sleeping porch. Details of the door could not be determined at the time of this survey. The second-story wood door centered on the east elevation, in the bay, is wood framed with simple wood board surround.

- b. Windows:** On the first-story, the north side of the west façade is a ribbon of four casement windows. The windows have a high-style Craftsman pattern with a multiple-pane diamond design in the upper third of the window, and a vertically divided tripartite rectangular design on the lower section of the window. Three of the four window sashes are not extant.

On the south side of west façade is a squat window; the window sash is not extant, but likely shared the same design as the ribbon. On the second story, north side of the west façade is a ribbon of three windows. The windows likely matched the detailing of the first story ribbon; however, no details could be determined at the time of this survey. On either side of the second-story balcony door are two squat windows; no details could be determined at the time of this survey.

Windows on the north façade are largely indistinguishable. On the west side of the chimney is a squat casement window with the same design as the west façade ribbon. On the east side of the chimney is an elongated squat double-casement window, likely sharing the same design; however, the window sash is not extant. Centered on the first story is a ribbon of four windows. The sashes are not extant, but appeared to be

casement windows and likely shared the same design as the west façade ribbon. In the northeast corner of the house are triple-banded screened windows; details could not be determined at the time of this survey.

There are four second-story, north façade windows. On the east side of the chimney is a double casement window; the sashes are no longer extant. The other three windows were indistinguishable at the time of this survey.

Windows on the east façade are largely indistinguishable. All first story windows have been boarded shut. The banded fenestration in the northeast corner sleeping porch no longer exists and was replaced with horizontally laid channel wood boards to frame the added door. A window is located south of the door; double banded windows are centered on the façade; and a window is located on the south edge of the façade. A double banded window is located in the north side of the second-story. Two windows are located in the shallow cantilevered oriel (the third was replaced by the door for the converted apartment). On the south side of the façade is a one-over-one-light, double-hung window.

Windows on the south façade are largely indistinguishable. On the first story there is an indistinguishable window on the east end. On either side of the double French doors are elongated squat casement windows, which likely matched the west façade ribbon pattern; however the sashes are no longer extant. At the west edge of the façade is a casement window without its sashes; it also likely matched the west façade ribbon pattern.

There are five second-story, south façade windows. At the west end is an elongated squat window. Centered on the façade is an indistinguishable window. Centered to the east are a triple banded fenestration; the windows were likely, one-over-one-light and double-hung; however, the sashes are no longer extant.

All the windows are wood framed, with simple wood surrounds and sills.

## 8. Roof

- a. **Shape, covering:** The side-gable roof is moderately pitched with jerkin-head gable peaks on the north and south façade s. The second-story main façade oriel as jerkin-head gable roof and is offset cross on the west façade. The roof is sheathed in composite shingles.

The first-story porch has a moderately-pitched, hipped roof, sheathed in composite shingles. There is a balcony component.

- b. **Cornice, eaves:** There are moderate overhanging eaves with exposed notch-cut rafters on the west and east façade. The eaves have thin fascia and frieze. There are simple wood bargeboards in the north, south, and west façade gables. The soffit is

lined with vertically laid, channel wood boards. There are notched rafter ends along the eaves on the west and east elevations.

### C. Description of Interior

- 1. Floor Plans:** On the first story, west half of the house is the primary entryway to the south and the living room to the north. East of the living room is a sitting room. On the east half of the house is the indoor-sleeping porch to the north, and a kitchen and laundry room to the south. The den runs the depth of the house along the south side. Upstairs are the bedrooms and a bathroom.
- 2. Stairways:** The staircase is located in the southwest corner of the house by the front entrance. The staircase was originally wood, but has been carpeted. There are simple decorative wood baseboards. The banisters have been removed.
- 3. Flooring:** The first-floor rooms have hardwood floors. Originally, it is likely that the entire house had hardwood floors. The floors are made of thin, tongue and groove joint wood boards. Information on the second-story flooring could not be gathered at the time of this survey. The bathroom has small hexagonal tile floors.
- 4. Walls/ Ceiling finish:** Walls throughout the house have a smooth finish.

The primary entryway has inset wood paneling along the south and west walls, and there is built-in bench seating in the southwest corner. The bench seating has inset wood panels. Wide simple wood baseboards and large crown molding extend from the entry way, to the living room, and throughout the house. The original ceilings in the entryway and the living room likely had a smooth finish, but have been covered by a spray popcorn finish.

The sitting room has wide wood baseboards, smooth wall finish, large crown molding, and a redone popcorn ceiling.

The indoor sleeping porch has dark wood shingling on the north and west walls. The north wall also has vertically-laid channel wood boards. The ceiling has exposed dark wood rafters.

The kitchen has wide wood baseboards, Scored plaster wainscoting, and a smooth finish on the walls and ceiling.

The den has wide wood baseboards, a high wood chair rail with inset wood panels and a decorative entablature, a smooth wall finish, and a beamed ceiling with coffered wood panels with decorative molding throughout.

The bathroom has large square tiles at the floor, and rectangular subway tiles extending halfway up the wall. There is a decorative tile sill. The walls and ceiling have a smooth wall finish.

## 5. Openings

- a. **Doorways and doors:** In the entryway, there is a door to a closet. The wood door has one large inset wood panel, and the original hardware. The door is wood framed with a wide wood board surround and a decorative entablature.

A wall was built between the living room and the sitting room. Originally, there was a wide, open doorway between the two spaces. The doorway is wood framed with wide wood board surround and a decorative entablature.

A wide doorway to the indoor-sleeping porch had double French doors, but the doors are no longer extant. The doorway is wood framed with wide wood board surround and a decorative entablature.

The kitchen has two doorways leading to the laundry room and den. They mimic the same wood frame with wide wood board surround and a decorative entablature as the other doorways.

The den has two pairs of French doors opening to the south, which allow the room to open up nearly completely. The doors have inset wood panels on the lower half of the door and windows in the upper half. The windows are no longer extant. The doors have the original hardware with a security bolt locking into the upper wood frame. The doors are wood framed with a wide wood board surround and decorative entablature.

Along the north wall of the den are three doorways to the kitchen, dining room, and living room. The doorways are side-by-side, wood framed, and have a wide wood board surround and a decorative entablature.

- b. **Windows:** Windows throughout the interior have the same wide wood board surrounds and decorative entablatures as the doors and doorways. They also have decorative wood sills. The extant windows have the original metal locks that lock into the framing.

An interior window is located in the sitting room east of the living room. The squat elongated double casement window is missing its sashes. It has the same wood surround and decorative entablature and sills as the other windows.

6. **Decorative features and trim:** A clinker-brick fireplace is located on the north wall of the living room. The mantel and tile surround is no longer extant, and the bricks have been severely burned.

A split-cobblestone fireplace with a tile surround is located on the east wall of the den. The mantel spans the width of the fireplace and extends up the wall making a display area. The mantel has three raised diamond wood medallions.

7. **Hardware:** Unknown

8. **Mechanical Equipment**

a. **Heating, air, ventilation:** Unknown

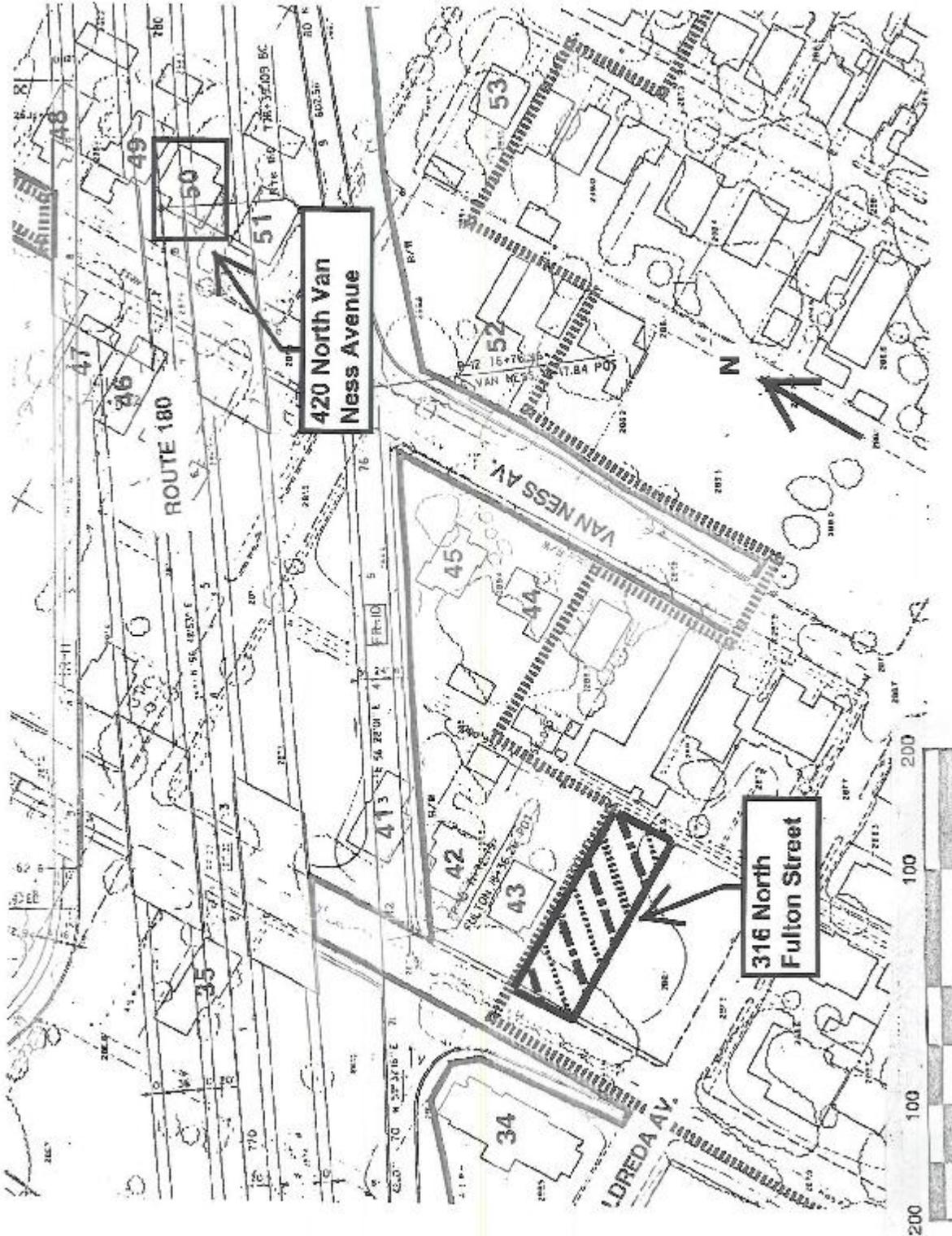
b. **Lighting:** Unknown

c. **Plumbing:** Unknown

9. **Original furnishings:** Unknown

D. **Site**

1. **Historic Landscape design:** Very few mature trees are extant on the lot, and the bordering tree lawn is barren. A ca. 1920s Beaux-Arts streetlamp is located in the tree lawn. The original neighborhood character is no longer intact for the 400 block of North Van Ness Avenue. Only the Porter House and the Ivan Carter McIndoo House (HABS No. CA-2885) at 420 North Van Ness Avenue remain on the block; the other lots have been cleared for the State Route 180 freeway extension project.
2. **Outbuildings:** Originally a single-vehicle, wood-framed garage was located at the southeast corner of the lot near the alley. The garage either was demolished or incorporated into a ca. 1940 three-vehicle garage unit shared with the house at 410 North Van Ness Avenue.



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