

IVAN CARTER MCINDOO HOUSE  
310 North Fulton Street (Moved from 410 North Van Ness Avenue)  
Fresno  
Fresno County  
California

HABS CA-2885  
*HABS CA-2885*

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

FIELD RECORDS

HISTORIC AMERICAN BUILDINGS SURVEY  
PACIFIC WEST REGIONAL OFFICE  
National Park Service  
U.S. Department of the Interior  
1111 Jackson Street, Suite 700  
Oakland, CA 94607

# HISTORIC AMERICAN BUILDING SURVEY

## IVAN CARTER MCINDOO HOUSE

HABS No. CA-2885

- Location:** 310 North Fulton Street  
(Moved from 410 North Van Ness Avenue)  
Fresno, CA 93701
- Present Owner:** State of California, Department of Transportation  
(Caltrans) in 1992
- Present Use:** Residence
- Significance:** The Ivan Carter McIndoo House is significant for its embodiment of the distinctive characteristics of the Craftsman style while incorporating the Arts and Crafts philosophy.
- Historians:** Margo Nayyar, Research Associate, Cultural Studies Office, 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 February 2012.
- Project Information:** The Ivan Carter McIndoo 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. The Ivan Carter McIndoo House was determined eligible for inclusion in the National Register of Historic Places 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 McIndoo-Phillips Home (H.P. #204). Photographs were taken by Don Tateishi in March 1992.

## **Part I. Historical Information**

### **A. Physical History**

- 1. Date of erection:** ca. 1913
- 2. Architect:** Unknown
- 3. Original owner:**<sup>1</sup> Ivan Carter McIndoo

The McIndoo family in Fresno emigrated from Durham County, Ontario Canada. 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>2</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>3</sup>

William worked on the McIndoo family farm until he was twenty-one. He attended public schools and the military academy in Toronto, Canada. In the 1871 and 1881 Canada Census's, he described himself as a farmer and a drover. On the 1881 birth index for his first child, Edith, he described himself as a merchant. In 1886, William immigrated with his wife Charlotte Graham and their three children: Edith A. (born April 21, 1881), Ivan Carter (born January 21, 1883) and Claribell M. (born December 20, 1884). Charlotte and William were married on August 4, 1880 in Wingham, Ontario, Canada.<sup>4</sup>

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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.

<sup>2</sup> *Ontario, Canada Census Index, 1861, 1871, 1881* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2006 (accessed January 2012).

<sup>3</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; *1900 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2004 (accessed January 2012).

<sup>4</sup> Paul E. Vandor, *History of Fresno County, California*, (Los Angeles: Historic Record Company, 1919), 1185-86; *Ontario, Canada Census Index, 1871, 1881* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2006 (accessed January 2012); *Ontario, Canada Births, 1869-1913* [database on-line],

William and family moved to Fresno in 1886 to pursue prospecting and mining ventures. They were unsuccessful and relocated briefly to Oakland to begin a restaurant. They returned to Fresno in 1888 and William began work in the fruit and dairy business. By 1913, he was the president and manager of the Jersey Farm dairy which included over 300 thoroughbred cows, 240 acres of alfalfa fields, and five delivery wagons. In 1916, he sold the business. He also was vice-president of a fruit shipping company named the Lindsay Independent Packing Company. Besides the businesses in which William was involved, he made his fortune in land speculation. He owned land throughout Stanislaus and Fresno Counties; most notably, he owned 1,600 acres of land in Lindsay, near Fresno. He made a fortune selling the land in ten to twenty acre tracts for land development. He lived comfortably as a “Capitalist” until his death in ca. 1930.<sup>5</sup>

At the turn of the twentieth century, William and family lived at 1827 El Dorado Street. 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 a neighborhood of residences for successful entrepreneurs. K Street was eventually renamed Van Ness Avenue.

William owned city and country land throughout the Fresno area, including three lots in the North Park neighborhood that he bought in 1911. The lots were located at the northeast corner of Franklin and Van Ness Avenues, across the street from his brother Matthew’s residence at 345 North Van Ness Avenue.<sup>6</sup> 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 shingled house on the empty lots. By 1913, Matthew, Robert, and Ivan Carter all owned houses within the 300-400 blocks of North Van Ness Avenue in the North Park neighborhood.

William’s son Ivan Carter McIndoo was three years old when his family immigrated to California. He first appeared in the Fresno City Directories as a student in 1900. In 1902, he was working as a bookkeeper for Farmers’ National Bank, and in 1903, he worked as a clerk at the First National Bank. By 1906, he was a teller at Union National Bank, but soon went into business with his father William. In their business, William McIndoo & Son, Ivan handled ranch and business properties in Stanislaus and Fresno Counties. He also continued work in the financial world; in 1921 he was listed as the vice-president of The Valley

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Provo, UT, USA: Ancestry.com Operations Inc, 2010; *Ontario, Canada Marriages, 1801-1928* [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

<sup>5</sup> Vandor, *History of Fresno County, California*, 1185-86; *1930 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2010.

<sup>6</sup> For more information on the Matthew McIndoo House refer to HABS No. CA-2876.

Bank. Ivan Carter lived with his family until 1910 when he was listed separately at 1654 J Street – a block from his family’s home in the L Street mansion area.<sup>7</sup>

On January 19, 1911, Ivan Carter married Maude C. Anderson.<sup>8</sup> They lived in the house at 410 North Van Ness Avenue until 1917, and then moved to 659 Home Avenue. While in Fresno they had two children, Carter Graham (born February 12, 1912) and Mary J. (born September 9, 1915). In 1918, Ivan Carter was drafted for World War I and returned by 1921. In ca. 1924, they moved to Alameda County where they had twin daughters Jeanette and Annette (born October 11, 1924). 1930 was a year of travel for the family. They appeared on three different censuses. On April 16, 1930, Maude, Jeanette and Annette were listed at 316 Ocean Front, Santa Monica. On April 21, 1930, Ivan Carter was listed as a guest and a salesman at the Oviatt Hotel at 1315 South Flower Street, Los Angeles. Then on April 28, 1930, Maude, Carter, Mary, Annette, Jeanette, Ida Anderson (Maude’s mother) and William McIndoo (Ivan’s father) were living at their farm in Contra Costa County. In ca. 1940, the family relocated to Carmel in Monterey County.<sup>9</sup>

Ivan Carter sold the house at 410 North Van Ness Avenue in 1917 to physician William W. Cross, who in 1918 sold it to rancher John A. Reiners. Reiners then sold the house to John and Ruth Phillips, who lived in the house from 1926 to 1966. John was a farmer and fruit distributor.<sup>10</sup>

4. **Builder, contractor:** Unknown
5. **Original plans and construction:** The Ivan Carter McIndoo House looks much as it did when it was built in ca. 1913, with the exception of minor exterior alterations.
6. **Alterations and additions:** One second story-door and staircase on the north façade was added when the dwelling was converted for multi-person use, post-1966. The staircase was removed at an unknown date.

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<sup>7</sup> Vandor, History of Fresno County, California, 1185-86; Fresno City Directories, 1900-1921.

<sup>8</sup> The California Birth Index for Ivan Carter’s and Maude’s children states that the mother’s maiden name was Anderson; however, in the History of Fresno County, California, by Paul E. Vandor, v.2, Los Angeles: Historic Record Col., 1919, it is stated that Ivan Carter married Maude Potts of Sacramento. It is likely that Maude was a young widow.

<sup>9</sup> Fresno City Directories, 1917-1921; *California Death Index, 1940-1997* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2000; *World War I Draft Registration Cards, 1917-1918* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2005; *1930 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2010; *California Voter Registrations 1940-1944* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2000.

<sup>10</sup> Fresno City Directories, 1917-1966; *1920 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2006; *1930 United States Federal Census* [database on-line], Provo, UT, USA: Ancestry.com Operations Inc, 2010.

The exterior shingling treatment was likely varnished and the dark stain came at a later date.

The house was relocated to avoid demolition during the State Route 180 freeway extension project. The new address is 310 North Fulton Avenue, Fresno.

## **B. Historical Context**<sup>11</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>12</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, was the earliest with lots intended for large country estates. The lots measured 171 x 250 feet.<sup>13</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>14</sup>

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<sup>11</sup> Unless otherwise noted, all of the information is derived from John Snyder, "Ivan Carter 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.

<sup>12</sup> 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>13</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>14</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>15</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>16</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 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>17</sup>

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

<sup>16</sup> Fresno City Directories, 1904-1906; Sanborn Insurance Company Map, Fresno, 1906.

<sup>17</sup> Galvin, "City of Fresno North Park Survey," 1-115.

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>18</sup> The fluid relationship is architecturally represented by the use of pergolas, open-air sitting porches and screened sleeping porches. There often 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), a few blocks away, is representative 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>19</sup>

North Park consists mainly of Craftsman and Prairie-style buildings with Colonial and Tudor Revival detailing. 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>20</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

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<sup>18</sup> Galvin, “City of Fresno North Park Survey,” 53.

<sup>19</sup> Galvin, “City of Fresno North Park Survey,” 53; “Out-door sleeping,” Fresno Morning Republican, August 1, 1907, 4.

<sup>20</sup> Sanborn Insurance Company Maps, Fresno, 1906, 1918/19.

Flour Co., at 264 North Van Ness). Coates' son, William D. junior, worked as a draftsman for architect McDougal at this time.<sup>21</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 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>22</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 that in Arts and Crafts dwellings 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

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<sup>21</sup> Fresno City Directories, 1906, 1918/19.

<sup>22</sup> Fresno City Directories, 1906, 1918/19.

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 Backward of 1887 and extending well 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 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 into, 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.

## **Part II. Architectural Information**

### **A. General Statement**

- 1. Architectural Character:** The Ivan Carter McIndoo house was constructed near the end of North Park's residential development, and near the end of the Arts and Crafts movement that had inspired its distinctive creation of place. The house represents the aesthetics of a natural Craftsman bungalow, as applied to larger dwellings ca. 1913 and often called the "bungaloid" form. Although the interior has been modified substantially, several of the rooms still convey their original Arts and Crafts character. Indeed, it is the openness on all façades for both stories that defines the Arts and Crafts character of the dwelling.
- 2. Condition of fabric:** Although in a deteriorated condition in 1992, the house maintains a high degree of integrity with few exterior alterations.

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

- 1. Overall dimensions:** The two-and-a-half story, side-gable house has a simple rectangular ground plan with a less-than-room-sized irregular projection in the southeast corner of the house. The house is two bays wide and three bays deep.
- 2. Foundation:** The house has a vented pier and beam foundation. No sill treatment is visible because shingling extends to the ground's edge.
- 3. Walls:** The entire house is sheathed in coursed, patterned, alternating wide and narrow rectangular-cut shingles on the first and second stories.

On the north façades there are two first-story bay windows. On the west side of the façade is an oriel bay with a low-pitched, hipped, composite shingle roof, moderate eave overhang, and exposed rafters. The bay walls are sheathed in wood shingles matching the rest of the house. The bay is supported by two wood knee brackets. The second bay window is located on the east end of the north façade. The shallow, rectangular bay has a low-pitched shed roof, with composite shingles, minimal eave overhang and exposed rafters. It has wide wood board trim and a decorative wood sill.

There is decorative wood lattice in the upper half of the north side-gable.

The south façade has a slightly-bowed, inset bay on the first story, and a wraparound first-story bay in the southeast corner of the house. The south side-gable has decorative wood lattice in the upper half of the gable.

The west façade's second-story gabled oriel bay has decorative vertical board sheathing.

Below the north and south gables is a horizontal wide wood board with a false beam-end dentil motif.

The foundation vents are wood framed with wood board surround.

4. **Structural system, framing:** The house is wood-framed.
5. **Porches:** Located on the west façade is a full-width first-story porch. Concrete stairs with low brick walls lead to the porch. On the south side of the porch is a second set of concrete stairs. The porch is built of concrete.

There is a low, vented porch wall laid in common bond brick. The wall has a decorative concrete entablature. The vents have decorative concrete sills. The wall supports three thickly proportioned, square brick posts that extend from the ground to the roof without a break at the porch floor and support the porch roof. One post is positioned on either side of the stairway (which support the cross-gable entry roof), the third at the south end of the porch. The post capital is made of concrete. The porch soffit is sheathed in channel wood boards. The roof has a wide eave overhang with exposed rafters, and the west and south cross gable ends have vertically laid decorative wood boards.

There is a cantilevered screened-in sleeping porch on the north façade's second story. The sleeping porch is supported by wood board piers and a wood knee bracket. The walls are sheathed in course patterned, alternating wide and narrow rectangular-cut shingles. Along the bottom edge of the screens are wide wood boards. The porch has a low-pitched shed roof, made of composite shingles. The roof has a slight eave overhang, and the east and west gable ends have vertically laid decorative wood boards that match the west façade gable ends.

6. **Chimneys:** There is one interior brick chimney centered on the east slope of the roof. The remnants of an exterior brick chimney located in the southwest corner of the roof's west slope are apparent, but it no longer exists.

## 7. Openings

- a. **Doors:** The west (primary) entrance is offset to the north beneath the entry cross gable. The door has a large, single-light, fixed-sash window with wood surround. Sidelight windows are located on either side of the door. Details of the windows could not be determined at the time of this survey.

Two first-story doors are located on the east façade. Both doors have been boarded closed; details of the doors could not be determined at the time of this survey, however, judging by the width of the southernmost door, the door was likely a French door. Coursed brick stairs lead to both of the doors.

At the east corner of the north façade is a second-story door that was added when the house was converted for multi-person use, post- 1966. The door is boarded shut; details of the door could not be determined at the time of this survey.

**Windows:** The first story of the primary (west) façade has a ribbon of four single-hung, four-over-one-light windows on the south half of the façade. The upper sash has three small lights and one large light. On the second story, above the first-story ribbon windows, is a ribbon of four windows that match the first-story windows. On the north side of the façade on the second story is a boarded-up window. Likely, the window matches the other façade windows. All the windows have plain wood frames, surrounds and sills.

The first story on the north façade has two windows and two bays with windows. The oriel bay has three windows that are boarded shut. The shallow rectangular bay and other two windows also are boarded shut; the details of which could not be determined at the time of this survey. The second story on the north façade has a window on either side of the cantilevered sleeping porch. The windows likely match the west façade windows. Above the sleeping porch is a double attic window. The windows have six lights and fixed-sash. All the windows have plain wood frames, surrounds and sills.

The first story on the east façade has four windows. The second story on the east façade has three single windows, and a ribbon of five windows. All the windows are boarded shut and no details could be gathered at the time of this survey. Likely, the ribbon of five windows matches the ribbons from the west façade. All the windows have plain wood frames, surrounds and sills.

The first story, on the south façade, has a ribbon of three windows at the east end, a ribbon of five windows on the bowed wall, and two windows on either side of the fireplace. The windows on either side of the fire place are missing and are boarded closed. The ribbon of five windows on the bowed wall is single-hung, four-over-one-light windows that match the ribbons on the west façade. The ribbon of three windows is boarded shut, but likely matches the other ribbon fenestration.

## 8. Roof

- a. **Shape, covering:** The side-gable roof is moderately pitched, and is sheathed in composite shingles. The porch roof appears as an offset cross gable on the west façade.

There is a wrap-around, moderately-pitched shed roof over the wrap-around, irregular projection in the southeast corner of the house. The roof is sheathed in composite shingles.

The oriel bay window on the north façade has a moderately pitched, hipped roof covered with composite shingles. The shallow rectangular bay window on the north façade has a low-pitched, shed roof with composite shingles.

- b. Cornice, eaves:** There is a moderate eave overhang, with the exception of the shallow, rectangular bay window on the north façade; it has slight eave overhang.

There are simple wood bargeboards in the north and south gable ends, the west façade's porch gable ends and the entry cross gable. There are exposed simply-cut exposed rafters around the remainder of the house. Knee-brackets with false notched beam ends are located in all the gable ends. The shed-roof attic windows have knee bracket details on the north and south façades and on the second story ribbon fenestration on the west façade.

### C. Description of Interior

- 1. Floor Plans:** There is a full-façade length living space with no entry hall (an Arts and Crafts contribution to an informal transition between outside and inside). The dining room is located off the living area to the east, on the south side of the house. The cantilevered, screened-in sleeping porch on the north is a true indoor-outdoor room. The bedrooms are upstairs.
- 2. Stairway:** There is one known stairway that carpeted. The stairway has a simple wood railing mounted to the wall on a wood board.
- 3. Flooring:** Flooring in the house consists of hardwood floors and carpeting. Originally, it is likely that the entire house had hardwood floors like the remnants in the living room. The floors are laid with thin, tongue-and groove joint wood boards.
- 4. Walls/ Ceiling finish:** The walls and ceilings throughout the house have a smooth finish. In an upstairs bedroom there is a modern popcorn-ceiling treatment.

The dining room south wall bows outward, and above the fireplace is a slightly protruding art wall.

### 5. Openings

- a. Doorways and doors:** The living area has a large doorway to the dining room. It at one point had wide wood board surround, but now is stripped.

A sliding wood door is located between the dining room and the room in the southeast corner of the house. The double-leaf sliding door has vent slots in the upper two-thirds of the leaves. The bottom thirds have inset wood panels; and the latch lock secures the leaves together. The door is wood framed with simple wide wood board surround.

Upstairs bedrooms have wood doors, with wide wood board surrounds with a decorative entablature at the top. The doors are wood framed.

- b. Windows:** The first story windows have inset metal handles and metal latch locks at the top of the lower sash. All the windows are wood framed with wide wood board surrounds, sills, and decorative inset moldings. The windows on either side of the fireplace are missing and have no noted hardware. The windows are wood framed with moderate width wood board surrounds and no moldings or sills.

Windows on the second story have horizontal metal pull handles and a metal latch lock on the top of the lower sash. The windows are wood framed with wide wood board surrounds and sills.

- 6. Decorative features and trim:** There are wide wood baseboards and thin crown molding throughout the house.

In the living area there is crown molding with a large entablature. Spanning the entire south wall of the living area is the original brick fireplace and two built-in bookshelves. The fireplace has coursed patterned brick and a glazed, and an olive-green tile surround. The fireplace mantel extends across both of the bookshelves located on either side of the fireplace. The wood mantel has a decorative entablature. The built-in bookshelves have vertical channel wood board backing.

The second story has a built-in linen closet in the hallway. The closet has double doors with five (a total of ten) inset coffered wood panels. The hardware is missing from the doors. Below the doors are a series of drawers that are also missing. The linen closet is wood framed with wide wood board surrounds.

In a second-story bedroom is a large, three-section built-in closet with four doors. The closet doors have full length inset wood panels. One section has a floor step with a pull-out drawer; the middle section has a step with two pull-out drawers. The third section has a built-in dresser with carved wood drawers and a decorative entablature. The entire closet is wood framed with wide wood board surrounds.

- 7. Hardware:** Unknown

## **8. Mechanical Equipment**

- a. Heating, air, ventilation:** The numerous ribbon fenestrations provide cross-ventilation.

- b. Lighting:** Unknown

- c. Plumbing:** Unknown

- 9. Original furnishings:** Unknown

**D. Site**

- 1. Historic landscape design:** Tall, mature trees accent the south and east sides of the house; less landscaping exists on the north and west sides, and the frontage tree lawn along Van Ness is now barren. At one time it appears that a tree hedge separated the lot line between 410 and 420 North Van Ness Avenue (Porter House HABS No. CA-2884). The Porter House complemented the character of the original landscape because it is a similar style Craftsman house with lush landscaping.
- 2. Outbuildings:** It is unknown if the house was originally built with a garage, however, the 1918-19 Sanborn map shows the presence of a modest, single-vehicle, wood-framed garage in the northeast corner of the lot at the ally. The garage either has been subsumed within or replaced by the ca. 1940-appearing three-vehicle, wood-framed garage shared by the houses at 410 and 420 North Van Ness Avenue. No features of the garage have historical value.

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