



FRESNO HIGH  
NEIGHBORHOOD  
HOLIDAY HOME TOUR

## — 2022 Holiday Tour Homes —

The map for the homes on this year's tour is displayed below. On the following pages you will find the home descriptions describing unique details and features of this year's homes.

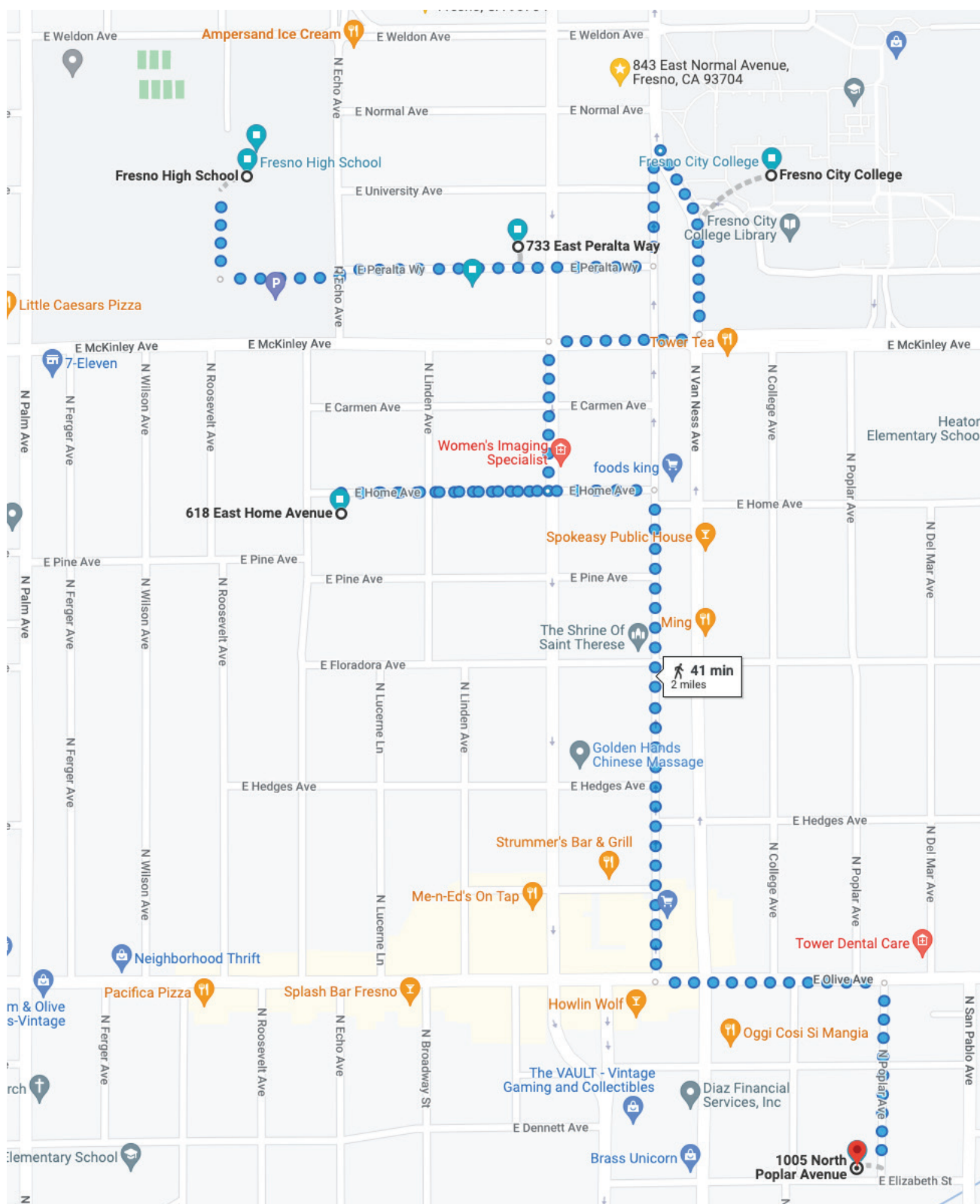
This document has been formatted to be printed out and carried with you on the tour for easy reference.

Enjoy the tour!

## Tour Etiquette

- Your ticket will be validated at the entrance to each home please have your tickets ready to ensure entry.
- Getting Started: In order to see all the homes in the time allowed, please begin the tour promptly at 5:30 p.m.
- Be sure to wear comfortable, low-heeled walking shoes. All guests will be provided with paper booties to wear over their shoes – one size fits all.
- Please be careful with steps and stairs – because these are private homes, handicap accommodations may not be available. It is recommended that you bring along a flashlight.
- Children must have their own ticket and those under the age of 15 must be accompanied by an adult. Please hold small children by the hand while touring the homes. No strollers, please.
- No photos are to be taken inside the homes. Photos of the homes will be available on the website after the tour.
- No food, drinks or smoking will be allowed inside the homes.
- Restroom facilities will not be available in any of the homes.
- Please make every effort to complete your tour by closing time at 8:30 p.m. Remember, this event is staffed by students and held on a school night.

# Tour Map





## THE FRESNO HIGH CTE BUILDING

—  
1839 Echo

This year's tour features one of the newest buildings at Fresno High School. The Career and Technical Education building opened just over a year ago. It reimagines CTE at Fresno High from its former location in a decommissioned auto shop built in 1951.

The two-story building covers almost 23,000 square feet. Construction cost approximately \$8 million and was funded by Measure X, a \$225 million bond passed by votes in 2016, as well as a state CTE facilities grant. The building features space for the heating, ventilation and air conditioning (HVAC) program, construction shops and yards and a presentation center---home of the career center. It is also the home of the school's production program, Warrior Entertainment, a video production career pathway featuring a recording studio, sound studio and stage.

For the tour, the Fresno High band will be performing in the presentation center from 5:30-8:00. Fresno High students serving as student ambassadors will be giving guided tours of the latest technology being taught in the building.





## THE BISHOP SANFORD HOME

—  
733 E Peralta Way

The homeowners bought the home in 2017 and is only the third family to have lived here. It underwent extensive renovations before they were able to move in: electric and plumbing upgrades, floor refinishing, new kitchen and baths, removal of a stairwell, and a few walls needing to be moved. Projects planned include remodel of the side porch, brick tuck pointing, and backyard landscaping. Throughout the house, you will see souvenirs from many business trips over the past 20 years (over 100 countries).



The Bishop L.C. Sanford

This home was originally built in 1915 and completed in 1918. Mr. Louis Childs Sanford became missionary Bishop of the Episcopal Diocese of San Joaquin and held that position from 1911-1944. City records confirm that this was his only residence in Fresno over his lifetime. He died in 1948. Two generations of the same family lived here from 1944 to 2017.



733 E. Peralta Way prior to the green vinyl siding (circa 1970s)

During his time at UC Berkeley, Mr. Sanford met Julia Morgan. She was a remarkable woman, especially for the time, who achieved many firsts. She graduated with honors in 1894 as the first woman with a BS degree in civil engineering at Berkeley. She trained in architecture in Europe, as no school in the US admitted women for architecture degrees. She attended the prestigious Beaux-Arts Ecole in Paris; she received her degree in architecture in 3 years instead of the usual 5 and was the first woman to graduate from the school. In 1904, she became the first woman architect licensed in California. She was the first woman to receive the American Institute of Architects highest award, the AIA God Medal, posthumously in 2014. She is famous for her buildings in the San Francisco area,

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YWCA's throughout California, and the Hearst Castle. She embraced the Arts and Crafts Movement and the American Craftsman style of architecture.

She designed a residence for Bishop Sanford of Fresno and these architectural drawings were archived at the Berkeley Bancroft Library. This beautiful plan was for a wide, two-story home with 8 pairs of double columns, four on each side of the front door to provide a substantial front overhang with a canvas covered second story balcony above.

The designed residence was too wide to fit on this lot--the only residence that Bishop Sanford owned in Fresno. The house that was built at 733 E Peralta contained many of the same features of the original design but was built to fit this lot. The same features include 5 upstairs bedrooms to accommodate other missionaries. The original design had a first-floor study leading to a chapel as this home does as well as the triple windows in the front entry way. Other duplicate features include porches off bedrooms as in the two rear bedrooms.

### Entry Way and Living Room

The triple windows in the entry way match a Julia Morgan design feature. In this house the living room is in line with the study and chapel, rather than being side by side for a wider lot. The downstairs closet in the chapel has been turned into a ½ bathroom. The closet would indicate that the chapel could double as a downstairs bedroom matching the first-floor bedroom of the original design. The tree is decorated with a mix of ornaments from the homeowners' childhood along with ones they have collected over the years. They get one each year from travel and/or with the year on it. Finally, the dual staircase to the mid-floor landing before ascending the single staircase up to the second floor is an indication of classic Julia Morgan design. The living room entryway originally had French doors which were moved to the back of the library in place of some bookshelves.

### Study and Library

The study or billiard room was a receiving room/waiting room to see the bishop in his chapel. The original wood banner over the fireplace is an Old Testament Hebrew script. The chapel had bookshelves all around. There was a solid wall with bookshelves where the French doors leading outside now are. These doors were originally in the front entry - living room entry.

### Dining Room

The Phone booth passageway to the Dining Room contained a servant call button. Note the ink sketch of a square brick home over the bar. This was the homeowners' Grand Rapids, Michigan home in one of the largest designated historic neighborhoods in the U.S. (Heritage Hill). They received the sketch as a gift for putting their house on the Heritage Hill Home Tour. Tanis Van Allsburg, the artist, is the sister-in-law of Chris Van Allsburg, the Grand Rapids native and author and artist of *The Polar Express* and *Jumanji* among other children's books. There is a lump under the rug for the floor outlet, common when electricity was first introduced (non-functional now).

### Second Floor

The upstairs has many changes of rooms that were originally used to accommodate missionaries. These changes have created a laundry room, exercise room, office, master bedroom closet, and a sunporch that is the homeowners' favorite place to have coffee in the morning. The guest bathroom was originally a Jack and Jill design with the laundry room being the other bedroom. The laundry bedroom was reduced and the bathroom expanded with the door added next to the linen closet. The exercise room was another bedroom with a closet.

The Master bedroom is two bedrooms combined with the hallway door removed from what is now the master closet. We uncovered a window during our remodel (in the alcove leading to the closet). The closet was originally a small bedroom. In the Master bathroom dual sinks are over what was originally a narrow staircase leading down to the kitchen. The clawfoot

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tub is the original which was restored. The Master bedroom is two bedrooms combined with the hallway door removed from what is now the master closet. A window was uncovered during the remodel (in the alcove leading to the closet).

Finally, the dual staircase to the mid-floor landing before ascending the single staircase up to the second floor is an indication of classic Julia Morgan design.

### Kitchen

The stove area was originally the landing area of the narrow servant staircase. A souvenir displayed in this room is an award from a "Chili Cook Off" in which the homeowner was a participant. The kitchen has a heated cork floor, walnut island and marble counter tops. Windows on the north wall are a bit unusual: the windows open by dropping down into the wall.

### Outside Workout Room

The original garage was built around 1920 and addition in the 1970's. This room was referred to as the "party room" by the previous owners who added it. It became a workout room during the pandemic when gyms closed.





## FCC OLD ADMINISTRATION BUILDING

1101 East University Avenue

Fresno City College, California's first community college, was established in 1910 ultimately changing education in California. The campus was originally located at the former Fresno High School campus on "O" Street. In 1921 Fresno Junior College combined with the then Fresno Normal School, later Fresno State College and currently California State University, Fresno, to operate the junior college on the same campus as the four-year school. Fresno Junior College continued to grant associate degrees and offer a two-year curriculum, but its campus and staff were identical with those of the normal school.

In 1948 new laws permitted local school districts to operate junior colleges, and Fresno City College returned to the "O" Street campus, which it shared with Fresno Technical High School. By 1950 the technical high school program had been phased out and the district began looking for another campus. The junior college district completed negotiations for the purchase of the University Avenue site from Fresno State College. By 1956 Fresno City College had moved to University Avenue.

When the California State University system added FSC to its rolls in 1946 and acquired the land for its current location on Shaw Avenue and Cedar Street, the "old campus" was given to the newly re-organized

community college system. Fresno Junior College moved onto this campus in 1947 from the downtown Fresno site which it occupied since 1910. The name was changed to Fresno City College on May 11, 1958. The Administration building is the original classroom building of the former Fresno State College now called California State University, Fresno. The building was part of the FSC campus which consisted of this classroom building, the library, McLane Hall, and several technical shop buildings. This building and the library building are on the Federal List of Historical Buildings. The Old Administration Building is built of solid brick with tapestry face brick. The roof covering is mission clay tile. Among its decorative features are handmade hard-burned bricks, classic ornamentation at the main and secondary entrances, classic brick arches and stone balconies overlooking central courtyards, and lavish Moorish geometric details in brick on the east and west walls of the auditorium and above the arches of the covered walks around the perimeter of the courts.

In 1916 State Architect George McDougall noted that the sunny California climate was largely

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responsible for the remarkable open-air features of the administration building's courtyards. He had decided "to use brick and stone in warm shades and of a style reminiscent of the Renaissance architectures built with these materials in Northern Italy and Spain." While modern requirements necessitated "a free translation of these styles," he nevertheless introduced themes "recalling Spanish woodturning and Lombard brickwork." McDougall concluded that "we think the building of the Fresno Normal School is a distinct step in the advancement of school architecture in this state." In 1974, the OAB was placed on the National Register of Historic Places, but it closed only two years later due to new seismic regulations. The renovation brought the facility back to its original glory, hiding virtually all structural work behind original or replicated interior finishes. The hand-crafted Roman brick was cleaned and original materials, such as the clay roof tiles, decorative wood eaves, and wood windows, were restored. The interiors were also refurbished keeping the original layout in more than 90% of the structure.

This building as well as the FCC library are representations of the architectural uniqueness of our neighborhood. If you have time, stop by the library and take a look but remember that classes are in session and students will be working. These buildings serve as a reminder that buildings of the past can continue to be both functional and beautiful.

For this year's tour, the FCC City singers will be performing in the Old Admin theatre from 6:30-7:00 pm. The Fresno High Choir will perform from 5:30-6:15 and from 7:15-8:00.

Adapted from the FCC website.





## THE HARDCASTLE HOME

—  
618 E Home Avenue

As in so many architect- designed homes in the Wilson Island, this full 2-story residence shows the influences from several aesthetic sources and styles. The facade is rigorously rational as in the Italian Renaissance (and many Prairie homes). The center of the home is articulated in two ways: a second story room is stepped out and cantilevered over the first floor and the central entrance is inset and set off by classically inspired columns and posts. The plan of the home is essentially a rectangle: the construction is stucco over frame. The medium pitch truncated hipped roof has wide eaves, as in the Prairie tradition, with no exposed rafter tails. Double French doors with flanking sidelights on the first floor lead out to a terrace that extends across the facade. Windows on the second story are 1/1 double hung sash with one decorative divided window in the center above the portico. A porte cochere on the left side of the house covers the driveway that leads to the detached rear garage. The home is coming up on its centennial in 2023; it was completed 100 years ago. In that century, the home has had only four owners: the first was Frank Quick who was the second shortest tenured owner; Chester Andrews who was the longest for more than 50 years; the Durleys were the shortest in the 90's and the Hardcastles are the second longest for more than 24 years. While this is an older home, it has been modernized with solar panels,

new electrical panel, tankless water heater and low voltage LED lights in many of the remodeled rooms. It captures the essence of a time gone by with various upgrades to make it more comfortable.

### Entry

The Hardcastles have done extensive remodeling over the years, all with the focus of retaining or returning the home to its original glory and period styling. One of the first things you'll notice in the entry are the beautiful hardwood floors. When the current owners purchased the home in 1998, it had wall to wall carpet. One of the first restoration projects was to pull out more than 2,000 square feet of carpet and refinish the hard wood floors. In the entry you'll also notice the wallpaper that was chosen to match the look of the 1920's.

### Living Room

In this large room with four beautiful, original French doors, the walls are grass cloth. The grass cloth was in good shape but faded with outlines of old pictures. Our painter/artist at the time painted the walls the color they are now. They still look just as good now as they did more than 20 years ago when they were

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painted. An aesthetic problem with old houses that have lath and plaster walls and ceilings is they form very noticeable cracks over time due to settling. In the three main downstairs rooms a thin layer of sheetrock was installed to eliminate the cracks in the ceilings. Because the ceilings are so large, trim and medallions were added to the ceilings to give it more visual interest. Another outstanding original feature of this home are the large, mahogany baseboards and crown molding.

### Bedroom 1

After 20 years as our daughter's bedroom, this room was freshened up with new paint and wallpaper in 2019. The original wallpaper was pink with flowers. Our daughter, whose favorite color is green, chose this beautiful green toned wallpaper also with flowers. The ceiling also received the thin sheetrock treatment to create a beautiful, crack free ceiling.

### Ensuite Bath

As part of the bedroom refresh, this bathroom was updated as well. The shower is marble tile with an inlaid design, new tile to match the period, new cabinet facings and pulls, and new countertop. The bathtub, which is original, was reglazed.

### Master bedroom

For the size of the house and the period it was built, this is a large master bedroom. Sometime, probably in the 60's, a large closet was added on the south wall. The small walk-in closet is original to the house.

### Master Bathroom

The bathroom is actually a Jack and Jill style bath between the master bedroom and second bedroom. Once again, this room has been updated and redesigned to more period styling with the subway tile and intricate black line designs in the shower and along the base of the walls in the art deco style of the 1920's.

### Bedroom 2

This room has been freshened up over the years with paint and new ceiling sheetrock. It does have a potential patio spot off the east side over the porte cochere, but that project will be left for some future owner.

### Upstairs Hallway

This room typifies the thinking of the time. Since guests generally didn't come upstairs, all the expensive trim work and detail was downstairs. Upstairs was spartan. In this room there was one small light in the center of the hallway. All the walls were hospital white. Period style hanging lights were installed at either end of the hallway to brighten it up along with bold blue wallpaper and crisp white trim. The ceiling was hand textured by the same artist/painter who painted the grass cloth in the living room.

### Sunroom

Over the years it's served many purposes for our family. Originally it was a home office, then a nurse's room for our youngest daughter, then a kids' TV room and now it's an exercise/laundry/storage room.

### Dining Room

This room is a standard dining room of the period with an interesting swinging door to the kitchen that harkens back to an era of old where the kitchen and dining rooms were separate areas. Three original French doors were the air conditioning of the day and can still be felt as the winds still blow from the Northwest in the summer evenings.

### Kitchen

Over the past 100 years this room has been remodeled about every 25 years. In the early 90's the galley kitchen layout was remodeled in 2021, the entire kitchen was updated and reconfigured for more modern living. While it's now an open concept kitchen with modern amenities and flow, the design styling fits more with the 1920's period of the house than any other remodel before. In fact, multiple layers of flooring were found including linoleum on the south portion of the kitchen that used to be the flooring for a covered back porch. Chrome handles, white cabinets, white subway tile and marble counters, are all materials that would have been used in that era and are now incorporated in this design.

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### Backyard

Originally, the doors from the living room and kitchen led to small steps probably added in later years. A new porch was built at door level allowing for an easy indoor/outdoor transition from either room and extending the living space. The porch was designed to match the front porch of the house so most would never know it isn't original. If you're ever on the Fresno City College campus at the old administration building, you'll notice that the front and back porches and front walkway design on this home match the designs for the walkways and stairs at the old administration. All were built in the same time period. A back deck with a firepit and raised planters complete the hardscape upgrades to the space. A hitching post that was once in the front yard is now relocated in the back yard.

### Holiday Decorations

The Hardcastles take the holidays seriously. In addition to decorations inside the home, they reconstruct lawn art stored piece by piece in the basement. Through the years, those driving by have watched as the homeowners added decorations to the front yard. This year the outsized Santa and elf in the huge sleigh and the two giant reindeer are joined by strings of lights made to look like snow in the front of the house. Tourgoers might want to pause and take a photo with Santa or with Rudolph to mark the visit to this beautifully decorated home.





## THE POPLAR ISLAND HOME

1005 N. Poplar Avenue

The homes in this neighborhood were constructed sometime in the 1930s. This "island" is unique because local architects were asked to design two houses on the street. If you walk up and down Poplar, you can pick out some of the matching homes. This three bedroom, 1 ½ bath house is 1,950 square feet. It is Tudor revival with stucco walls and a metal roof. The homeowner has lived in the house for six years and has added his own "bachelor pad" touches to it. The "leaded glass" windows were added to save energy but the crank latches are those found in homes of this vintage.

### Living Room

The large living room is typical of a house of this era. The wall are lathe and plaster and the floors are oak. The ceilings are low and coved. The oak fireplace is not original to the home but is consistent with what would be seen in a home at this time. The painting was discovered at a yard sale by the homeowner who chose it as a contrast to the muted colors of the room.

### Dining Room

The dining room is filled with photos the homeowner has collected---most of them black and white. The large photo is of New York City, specifically the area

surrounding the FlatIron Building, around the same time as the house was built. The chandelier was chosen for its multiple lights which reflect off the walls and ceilings in the evening light.

### Bedroom 1

This room is used as a guest bedroom. Probably its most notable feature is the elevated, deep closet. This closet, like the one in the master bedroom, is also lined in oak veneer. The wall are lathe and plaster and the floors are oak.

### Bathroom

The bathroom was renovated by the previous homeowner and has a spacious shower as well as a bathtub.

### Master Bedroom

The master bedroom looks out over the back yard. The closet in this room, like the one in the guest room, are elevated. But they are even deeper than the other and have enough room for shelving in the back. This room is also lathe and plaster and has oak floors.

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### Spare Room

This room is used as an exercise room for the homeowner. Recently it was home to a mother and her kitten so it serves numerous purposes.

### Kitchen

The kitchen has been renovated using the old cabinets as a guide for the newer cabinetry. The drawers in the cabinets are deep and provide ample space for storage. The owner has used Art Deco as a model for the kitchen design as well.

### Breakfast Nook

The breakfast nook overlooks the front yard garden. The shape of the nook was typical in this era. One unique feature is the pulldown ironing board that allowed the woman of the house an opportunity to iron while making a meal.