

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received **SEP 30 1982**
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Paul Kindler House

and/or common The "Castle"

2. Location

street & number 1520 East Olive Ave. n/a not for publication

city, town Fresno n/a vicinity of

state California code 06 county Fresno code 019

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name David Lazarus

street & number 1520 East Olive

city, town Fresno n/a vicinity of state California 93728

5. Location of Legal Description

courthouse, registry of deeds, etc. Fresno County Hall of Records

street & number 2281 Tulare Street

city, town Fresno state California 93721

6. Representation in Existing Surveys

title None known has this property been determined eligible? yes no

date n/a federal state county local

depository for survey records n/a

city, town n/a state n/a

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	N/A
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Paul Kindler House is a 2½ story, steep-roofed residence, containing approximately 2600 sq. feet of space plus a full basement. It sits on an irregularly shaped parcel, occupying city lots 15, 16, 17 and 18. The approximate size of the parcel is 13,375 sq. feet. It is surrounded by one and two story residential and commercial structures dating from the late 1920s. Landscaping is of approximately the same vintage as the house. There are stone lions on either side of the front walkway which were added later and are not part of the original structure. The building has a front setback of 33½ feet and faces to the north.

The structure is an excellent example of 1920s Period Revival architecture in Fresno. The major influence is French-Normal and this house was the personal residence of Paul Kindler, a local masonry craftsman. Construction began in November of 1928; the certificate of occupancy was issued in April of 1929.

The structure is asymmetrical in design with a complicated roofline and a brick foundation. The central focal point is the round turreted entry way to the residence. The exterior walls are textured stucco with a three-foot brick base. There is a terra cotta cornice situated above the main entrance. The original wood shingle roof is still intact.

The house features detailed exterior trim in selected hardwoods. The upper level is partially covered in a half-timbered relief, combining straight and curved lines. The windows are molded, or trimmed, in matching hardwood trim. At the base of the turret is a curved mahogany door, detailed with heavy iron hardware. The original wooden sash windows exist throughout and are predominantly of mahogany. All of the cupola windows are of curved glass.

The building has had no interior modifications to its floorplan. There is a full basement with a quaint wine cellar, a main floor with seven rooms and a bath, and an upstairs with three rooms and a lavish bath with separate, thick-tiled walk-in tub and shower rooms. Throughout the house there is lavish use of Philippine mahogany trim, handsome tile and masonry scrolled bricks. The interior walls, including the wall partitions, are made of brick and covered with plaster. On the lower level, the turret contains the main entrance to the house; above, it houses part of the master bedroom. The living room features a beautiful fireplace with mahogany mantel and terra cotta scrolling. It has tile insets depicting trees, rocks and streams. The hearth is of matching tile.

The building remains basically unchanged from its original construction. The only known changes are the addition of a raised patio and barbeque area at the rear of the building, the removal of the kitchen equipment, the adding of basement shelving and new electrical and cooling systems, and the placement of the stone lions. The driveway was widened, the backyard was converted to a paved parking area and fencing of the rear portion was added. All of these modifications are basically minor in scope. The character of the building is maintained almost totally and all refurbishings have respected the vintage of the home. The original glass and bronze

(see Continuation Sheet)

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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doorknobs, rounded windows and French doors are still intact.

A brick, single-story detached garage sits slightly south and to the west of the main building. The exterior design is original; however, there are internal changes that have been made.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1928-32 **Builder/Architect** Kindler/Felchlin

Statement of Significance (in one paragraph)

The "Castle" has long stood as a beautifully preserved example of the popular revival architecture that was representative of upper echelon Fresno during the 1920s. This impressive dwelling is one of the finest examples of its type, using French Normal sources for its design. It was built more than fifty years ago as the personal residence of one of Fresno's most accomplished masonry craftsmen, Paul Kindler, who was the masonry constructor on most of the major commercial buildings erected in Fresno during the 1920s. Not only does this home exemplify the quality construction and architectural design of its era, but it also preserves and displays the techniques and talent of Fresno's leading mason during the time of Fresno's most rapid growth. It was designed by one of Fresno's leading architectural firms of the period.

Paul Kindler was born in Berlin, Germany in 1876 and learned the trade of brick mason there before immigrating to the United States. He was an expert in his line of work and specialized in difficult and artistic masonry. When Kindler immigrated in 1906, he first settled in Toledo, Ohio, where he worked for the Speasler Construction Company, which erected some of the foremost buildings in Toledo. He traveled westward and arrived in Fresno in 1907, where he settled into the community and soon became known for the quality of his brick and terra cotta work. He often worked with architect, Richard Felchlin, who designed most of the major buildings that Kindler worked on. Felchlin was the architect of the Paul Kindler residence, using the same teamwork in design and construction that was so successful in the downtown Fresno development.

Richard F. Felchlin established Fresno's leading architectural and engineering firm early in the 20th century. The high quality of design work is evident in the numerous Neo-classical and Renaissance Revival office buildings designed by the firm in the 1910s and 1920s during Fresno's ascendancy as the major metropolis in the San Joaquin Valley. Many of the city's most important commercial and highrise structures were produced by Felchlin's office. The Paul Kindler house is unusual as one of the few known residential commissions from Felchlin's office.

The city of Fresno experienced a period of rapid development and building during the mid-1920s. Most of Paul Kindler's work was done in Fresno County at this time, and he is credited with the beautiful and often ornate brick and terra cotta construction on many of Fresno's best known buildings. A partial list of his accomplishments includes the beautiful Bank of Italy building; the Liberty (now Hardy's) Theatre; the Christian Science Church at "N" and C&Averas streets; the Burnett Sanitarium (Community Hospital); the Overland, Saxon, Black and Peacock garages; the Wiley Giffin residence on Butler Avenue and the Burke residence in Fig Garden; the Delano, Riverdale and Kingsburg High Schools; the original Fresno State College Library; the distinguished California Hotel; the Radin & Kamp department store (now J.C. Penneys); the Pantages Palace (Warner's Theatre) and the Santa Lucia (Roma/Cribari) Winery, which is believed to be the first winery in Fresno.

9. Major Bibliographical References

see Continuation Sheet

10. Geographical Data

Acreeage of nominated property 1/3 acre approx.

Quadrangle name Fresno (north)

Quadrangle scale 1:24000

UTM References

A

1	1	2	5	0	8	6	0	4	0	7	1	3	8	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

The subject property occupies city Lots 15, 16, 17 & 18 of Zapp's Park Subdivision #2, Fresno City & county, California. Boundaries are irregular and are illustrated on accompanying parcel map. APN #: 452-053-05.

List all states and counties for properties overlapping state or county boundaries

state n/a code county n/a code

state n/a code county n/a code

11. Form Prepared By

name/title Terry Gallagher and David Lazarus

organization Herald Realty

date Jan. 27, 1982

street & number 1520 E. Olive

telephone (209) 233-6688

city or town Fresno

state CA 93728

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

K. M. Ell 9/29/82

title State Historic Preservation Officer

date 9-29-82

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I hereby certify that this property is included in the National Register

Entered in the National Register

date

08/29/82

Keeper of the National Register

Attest:

date

Chief of Registration

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Kindler's best known projects were the San Joaquin Power and Light (now Pacific Gas and Electric) Building in 1922, which was for a short time Fresno's tallest building at ten stories, and the Fidelity Bank Building (now Pacific Southwest Building/Security Bank Building) of 1923-24. The Fidelity Bank Building, at Mariposa and Fulton, was and still is the tallest building in Fresno. It stands 242 feet high, fifteen stories including the flagpole mast. The building is centered between the main north, south, east and west avenues into town and is readily visible from all directions. Kindler used his talent as a master mason in the construction of his own home. It is interesting to note that the decorative terra cotta motif above the main entrance of his house is identical to that which adorns the Fidelity Bank Building.

Kindler, his wife, Meta, and stepson, Clarence Steding, moved into the house in April of 1929 and lived there for almost three years before selling it to Alfonso Borrelli. Paul Kindler died in Fresno, December 10, 1943, and is buried in the Belmont Memorial Park, which is decorated and bordered by Kindler's own brickwork.

Alfonso Borrelli and his wife, Theresa, were the next residents of the Kindler home and resided there for thirty-three years. Borrelli himself made significant contributions to Fresno as the founder of the locally based Perfection Macaroni Company, which was purchased in 1971 by the American Beauty Macaroni Company.

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1. "Architect Has Important Task in Construction" Fresno Morning Republican
September 13, 1925.
2. "Bank Flagstaff Five Stories High" Fresno Morning Republican,
January 5, 1924.
3. "Bank of Italy Plans Big Addition" Fresno Morning Republican,
June 15, 1925.
4. County of Fresno Building Record #7341, Fresno County Planning
Department.
5. Deeds of Fresno County, Fresno County Hall of Records.
6. Eaton, Edwin, Vintage Fresno, Fresno:Huntington Press, 1965 pg. 64.
7. "Eight Fresno Firms Win Contracts on \$800,000 Job" Fresno Morning
Republican, January 22, 1923.
8. Eiland, Elbie, Front Row Center. Fresno pg. 81-83.
9. Foley, Mary, The American House. New York: Harper & Row.
10. "Founder of Macaroni Firm Alfonso Borrelli Dies at 83", The Fresno
Bee, date not available.
11. Fresno County Centennial Almanac. Centennial Committee, Fresno 1956.
12. Fresno County Hall of Records, Death Certificate, Paul Kindler,
Bk 10A pg 994.
13. Heritage Fresno, Homes & People. American Association of University
Women 1975, pg. 78.
14. Laval, Jerome D., As "Pop" Saw It. Fresno:Graphic Technology 1975
Vol. 1 & 2.
15. Memorial & Biographical History of Fresno, Tulare & Kern Counties.
Chicago, Lewis Publishing, 1892.
16. "Million Dollar Hostelry For Fresno". Fresno Morning Republican,
November 18, 1923.
17. "Modern Store Will Replace Edgerly Block" Fresno Morning Republican
September 10, 1922.
18. "New Building To Loom High Above Skyline", Fresno Morning Republican.
September 15, 1922.
19. "Pantages Palace of Pleasure Ready for Presentation to City",
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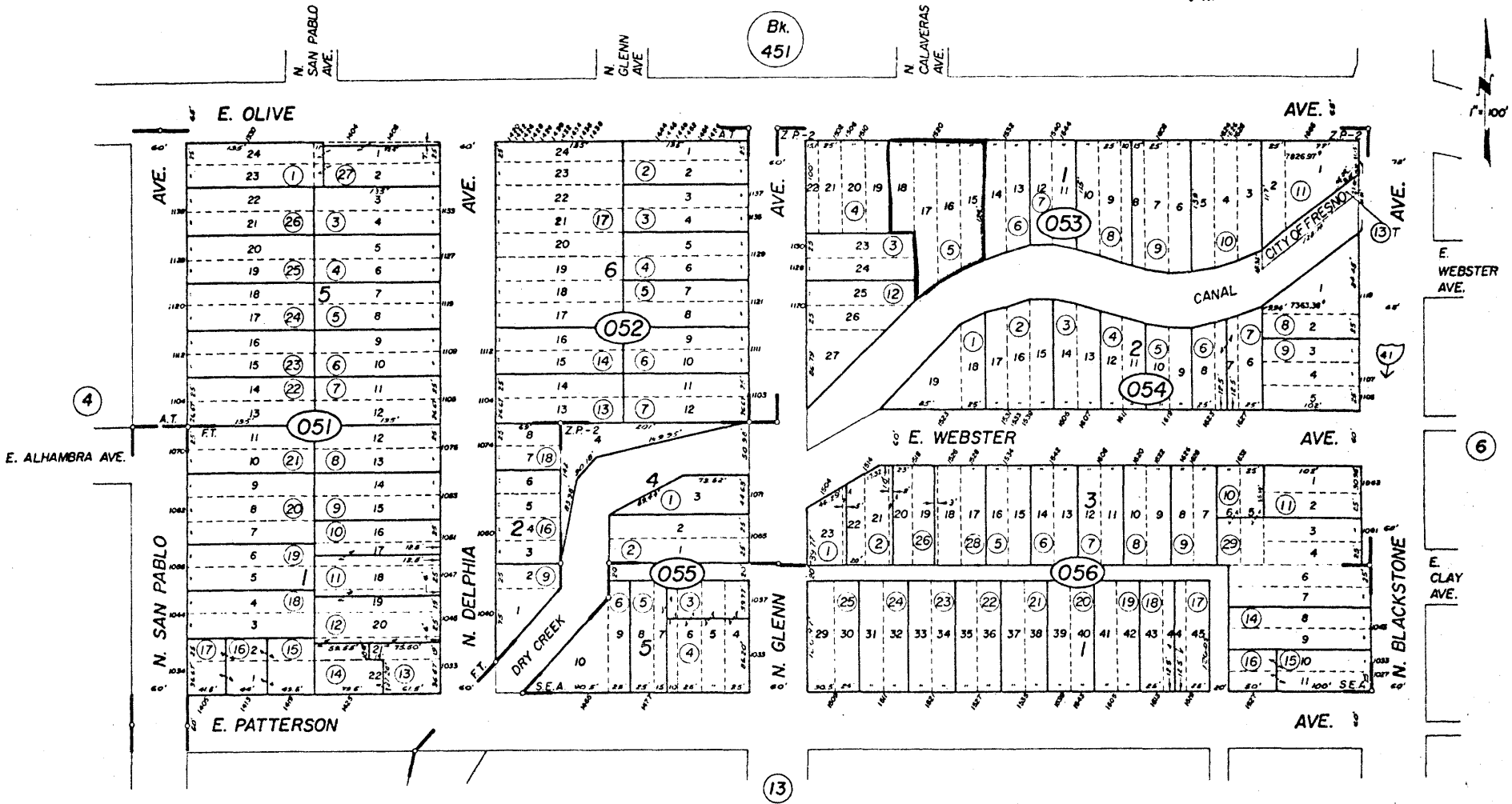
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21. Polk, R. L. Fresno City Directory, various years.
22. Rehab Right, City of Oakland Planning Department, June, 1978.
23. Sanborn Insurance Maps Vol. 2 pg. 224.
24. Steding, Clarence, telephone interview December 18, 1981.
(415-283-6689) Lafayette, California.
25. "This Castle is Not a Home", The Fresno Bee August 30, 1970.
26. Vandor, Paul E. History of Fresno County, California, Vol. 1 & 2.
Los Angeles: Historical Record Co., 1919.
27. Walker, Ben, ed. Fresno Community Book. Fresno: A. H. Cawston 1933.
28. Walker, Ben, The Fresno County Bluebook. Fresno A. H. Cawston 1941.
29. Winchell, W. L. History of Fresno County & The San Joaquin Valley.
Ed. Ben Walker & Fresno County Historical Society, 1933.

SUBDIVIDED LAND IN POR. SEC. 33, T. 13 S., R. 20 E., M. D. B. & M.

Tax Area
5-001

452-05



Alhambra Tract - R.S. Bk. 5, Pg. 52
 Fenway Tract - R.S. Bk. 8, Pg. 41
 Supplementary Map of Englewood Addition - R.S. Bk. 3, Pg. 40
 Zapp's Park No. 2 - Plat Bk. 8, Pg. 98

Assessor's Map Bk. 452-Pg. 05
 County of Fresno, Calif.

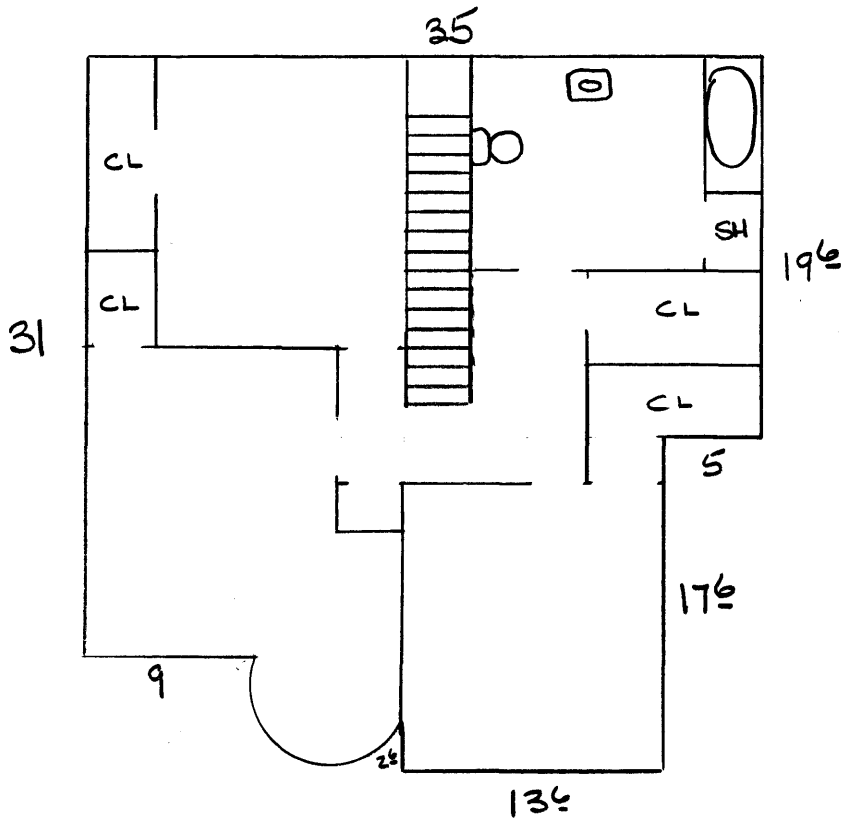
NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles

SUBDIVIDED LAND IN POR. SEC. 34, T. 13 S., R. 20 E., M. D. B. & M.

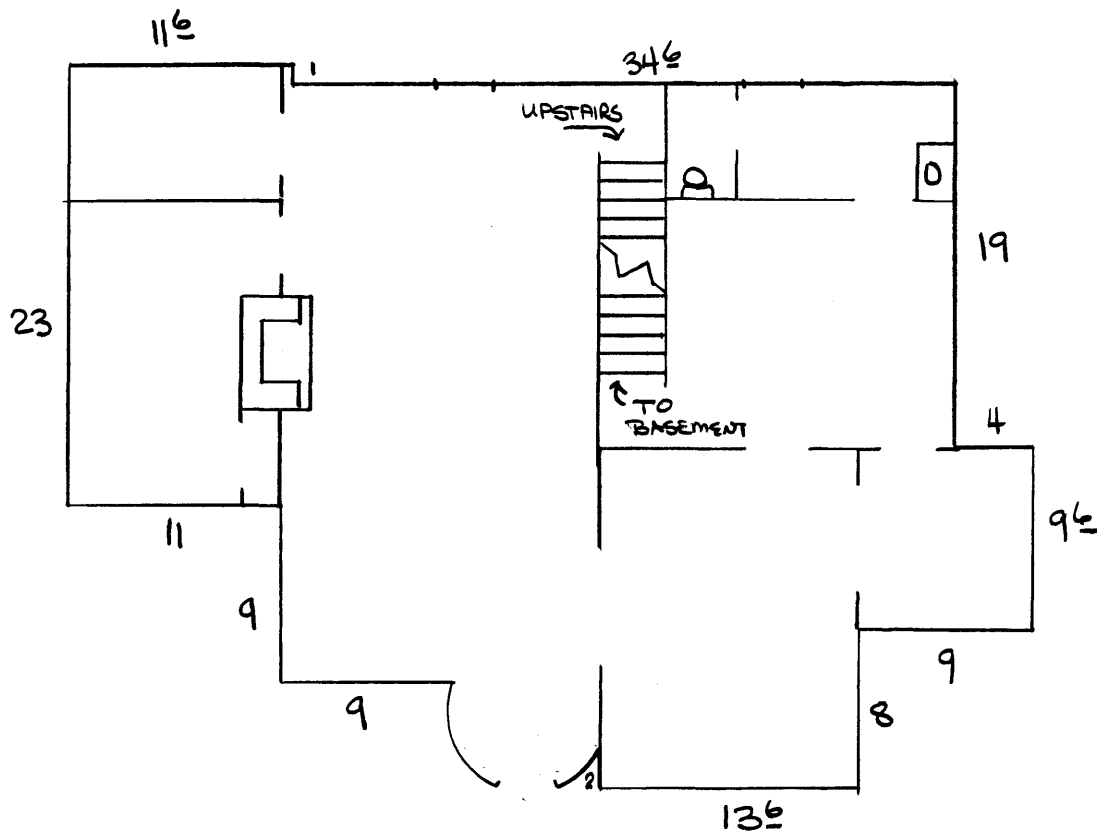
Tax Area
5-001

452-06

1520 E. OLIVE
FRESNO, CA.



2ND FLOOR
1143 #



1ST FLOOR
1473 #

TOTAL
2616 #