

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: California	
COUNTY: Fresno	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAR 13 1975

1. NAME

COMMON:
M. Theo. Kearney Park & Mansion

AND/OR HISTORIC:
Same as above

2. LOCATION

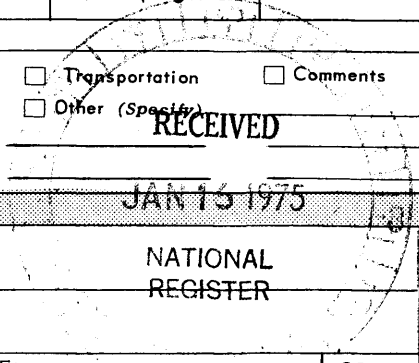
STREET AND NUMBER:
7160 Kearney Boulevard

CITY OR TOWN:
Fresno

STATE California	CODE 06	COUNTY: Fresno	CODE 019
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3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Comments



4. OWNER OF PROPERTY

OWNER'S NAME:
Regents of the University of California

STREET AND NUMBER:
689 University Hall

CITY OR TOWN:
Berkeley

STATE:
California

CODE:
06

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
County of Fresno--Recorder Division

STREET AND NUMBER:
Room 302, Hall of Records

CITY OR TOWN:
Fresno

STATE:
California

CODE:
06

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
State of California--Points of Historical Interest

DATE OF SURVEY:
August 15, 1966 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Department of Parks and Recreation

STREET AND NUMBER:
1416 Ninth Street

CITY OR TOWN:
Sacramento

STATE:
California

CODE:
06

SEE INSTRUCTIONS

STATE: California
COUNTY: Fresno
ENTRY NUMBER MAR 13 1975
DATE

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7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The original M. Theo. Kearney Park was begun in 1892 when Kearney commenced the planting of the 240 acres he called Chateau Fresno Park. He had already planted the 140-foot wide Kearney Avenue from Fresno Street to the entrance of his home grounds. This 11-mile stretch of road was planted in alternating eucalyptus and fan palm with 18,000 white and pink oleanders. In laying out the Chateau Fresno Park, Kearney was assisted by Rudolph Ulrich, a landscape gardener of no little renown. To avoid a view down a long flat road, all his roads were planned on graceful curves so that the view constantly changed as one drove along. To create the illusion of gently sloping hillsides, Kearney planted low shrubs first, then taller one, then trees of gradually increasing heights, culminating with dignified eucalyptus in the background.

The Kearney Mansion today has been refurbished faithfully to its original condition with either quite necessary, or expedient, modifications. Work has been done on the foundation to make it stronger to support the three-story structure as today's stringent building codes were not in effect at the time the house was built. Also, M. Theo. Kearney originally willed his estate to the University of California for an agricultural extension and, not appreciating possible historical significance, the University subsequently removed many of the furnishings. When it was learned that the Fresno County Historical Society wanted to restore the Mansion, most of the original artifacts were returned and those that were not were replaced with turn-of-the-Century originals.

The Mansion, as mentioned, was three-stories tall and built of adobe brick with a stucco finish on the outside and plaster paneling in the inside. The ground floor consists of six restored rooms among which are M. Theo. Kearney's office and study which now stand as they did at the time of his death in 1906. The second floor is mainly the sleeping quarters with four bedrooms and two baths. Mr. Kearney's own bedroom on this floor has been faithfully restored and the other three are furnished in the style popular in the late 19th Century. The third floor is an attic which was Kearney's studio and store-room. This floor is not open to public tour as the adobe foundation is not reliable enough to afford this luxury. Mr. Kearney used the Mansion, which was intended as a house for his superintendent, to live in while he was planning a more extensive dwelling a short distance away. The new house was to be modeled after Chateau Chenoncaux in France and was to be called "Chateau Fresno".

SEE INSTRUCTIONS

3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

The M. Theo. Kearney Park and Mansion should be accorded historical landmark status to memorialize and acknowledge the impact of this man on the Central Valley. His contributions in the field of agriculture have had significant impact upon Fresno County's present predominance as an agra-business center. Mr. Kearney's contributions enabled the small farmer to get his start through the innovations he introduced in irrigation and land parceling. Additionally, Mr. Kearney saw to the organization of the Valley's first raisin growers association and his scientific methods were, for the most part, adopted as standard operating procedures. Accordingly, M. Theo. Kearney's ornate lodge and symmetrically beautiful grounds would stand as a monument to his influence in the early development of Fresno County. The Mansion and Park are the only markers remaining, in a state of repair, that can testify to this great man's contribution to Fresno County in general and agra-business specifically.

SEE INSTRUCTIONS



9. MAJOR BIBLIOGRAPHICAL REFERENCES

1. Eaton, Edwin M., VINTAGE FRESNO. Fresno: Huntington Press, 1965.
2. Hoover, Mildred Brooke, Hero Eugene Rensch and Ethel Grace Rensch, HISTORIC SPOTS IN CALIFORNIA. 3d ed. Stanford: Stanford University Press, 1966.
3. Vandor, Paul E., HISTORY OF FRESNO COUNTY, CALIFORNIA . . . Los Angeles: Historic Record Company, 1919.

NW 11/238830
 1668470
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 NE 11/240020/4068450
 SE 11/240020/4067950
 SW 11/238820/4067960

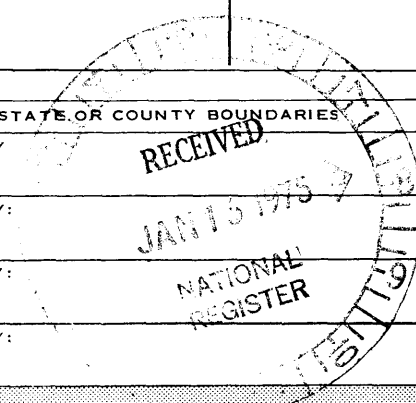
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	36° 43' 42"	119° 55' 27"				
NE	36° 43' 42"	119° 54' 41"				
SE	36° 43' 23"	119° 54' 41"				
SW	36° 43' 23"	119° 55' 27"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **240**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
WILLIAM E. BRIAM, Administrative Analyst

ORGANIZATION: **Fresno County Administrative Office** DATE: **7-10-70**

STREET AND NUMBER:
Room 300, Hall of Records, 2281 Tulare Street

CITY OR TOWN: **Fresno** STATE: **California** CODE: **06**

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name *William E. Briam*

Title State Liaison Officer

Date October 16, 1970

NATIONAL REGISTER VERIFICATION

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

Arthur Jensen
Chief, Office of Archeology and Historic Preservation

Date 3/13/75

ATTEST:
W. J. Smith
Keeper of The National Register

Date 3-12-75

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

M. Theo Kearney Mansion - Additional Buildings located within Boundaries

CONTINUATION SHEET

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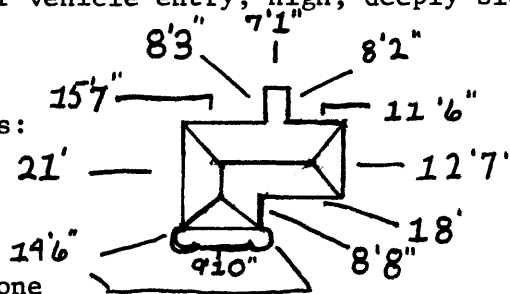
HISTORICAL BUILDINGS

1. Carriage House

- a. Date of construction: Approximately 1901
- b. Architectural style: Two-story structure of French Renaissance architecture on the order of the main building (Kearney Mansion); wood frame (originally board and batten, now covered with stucco); two corner towers; wooden shingles; three pairs of wide wooden double doors for vehicle entry; high, deeply sloping roofs.

c. Height: 29'8"

d. Basic dimensions:



e. Alterations: none

f. Current condition: excellent structural condition; new roof is needed.

g. Additional information: Structure was built by M. Theo Kearney to house his automobiles.

2. Ice House

- a. Date of construction: 1897 or before (exact date unknown)
- b. Architectural style: probably built of adobe bricks made on property; walls 2' thick, covered with stucco; no windows; eaves measure 2' from building to farthest point on eave; square cupola with hipped roof.
- c. Height: 16'9"
- d. Basic dimensions: 16' x 20'7"
- e. Alterations: none evident
- f. Current condition: excellent; roof will need new shingles in near future.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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3. Bell Tower

- a. Date of construction: circa 1892
- b. Architectural style: pyramidal metal tower (see accompanying photo)
- c. Height: 70'10"
- d. Basic dimensions: 10'2" x 10'½"
- e. Alterations: none evident
- f. Current condition: good; bell still extant.

4. Blacksmith Shop

- a. Date of construction: after 1893, probably 1895
- b. Architectural style: Wood-frame building of board and batten construction; shingled roof; no foundation; has a square cupola with hipped roof and wooden finial.
- c. Height: 28'9" (at highest point)
- d. Basic dimensions: blacksmith shop - 30'3" x 64'6"; shed connected to blacksmith shop - 30'3" x 98'7".
- e. Alterations: Original building enlarged by means of an addition built on prior to 1902; shed added after 1902.
- f. Current condition: Very poor; roof on building and shed sagging and/or a number of wooden shingles missing. Walls are one thickness of board and batten construction vertically erected - wood rot is evident on board ends next to ground; no foundation, thus structure has dirt floor; windows broken and boarded up; building leans approximately 6% to 10% to the west; two lean-to type additions made after 1903.

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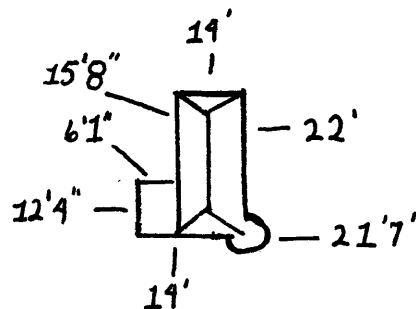
5. Oil House

- a. Date of construction: after 1902 and before 1934; exact date unknown.
- b. Architectural style: unstabilized adobe brick walls (14" thick) with stucco finish; no windows; hipped roof with eaves overhanging approximately 10".
- c. Height: 14'
- d. Basic dimensions: 22'4" x 22' 5"
- e. Alterations: none evident
- f. Current condition: excellent

6. Tarpey Depot

- a. Date of construction: circa 1893
- b. Architectural style: Stick/Queen Anne; wood siding, wood shingles; building originally had windows with wooden sash panes, and roof had four finials.

- c. Height: 35'2"
- d. Basic dimensions:



- e. Alterations: none known
- f. Current condition: Structurally in good condition; in the process of being restored. Work done includes new shingles; work to be done includes new doors, restoration of interior, and interior and exterior painting. Depot rests on new (1966) concrete foundation (original foundation was brick).

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6. Tarpey Depot (continued)

- g. Additional information: History of building: This structure is not part of the Kearney complex. Tarpey Depot was built circa 1893, on the M.F. Tarpey estate south of Clovis and northeast of Fresno; it served as a depot for the San Joaquin Valley Railroad billed by its promoter Marcus Pollasky as the beginning of a trans-continental railroad. After the railroad project was hurriedly abandoned by Pollasky, Southern Pacific acquired the line and operated the depot as its Pollasky branch. A local real estate firm eventually acquired the structure for use as offices. In 1966 it was given to the Fresno City and County Historical Society and moved to its present location.

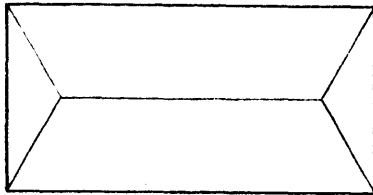
NON-HISTORICAL BUILDINGS

1. Parks Building

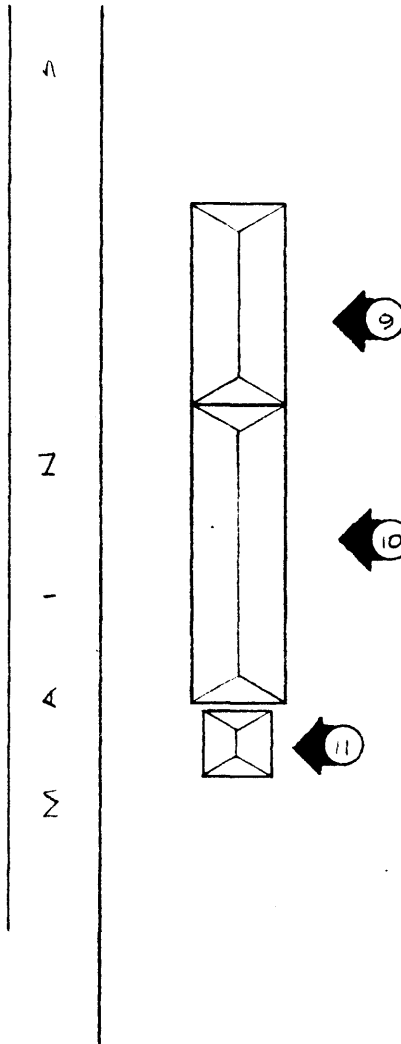
- a. Date of construction: before 1958
- b. Architectural style: rectangular building of wood-frame construction with exterior plaster.
- c. Alterations: none evident
- d. Current condition: good; is in use by Fresno County Parks and Recreation Department.

2. Public Administrator;s Warehouse

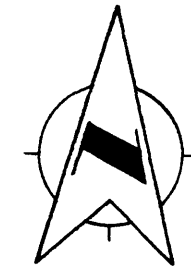
- a. Date of construction: circa 1945
- b. Architectural style: concrete block construction; corrugated tin roof and siding; sliding wood doors; no windows.
- c. Alterations: none on exterior
- d. Current condition: structurally in good condition
- e. Additional information: Building is located on the site of M. Theos Kearney's raisin packing shed.



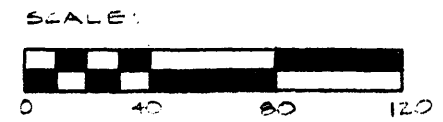
NO.	N A M E
①	KEARNEY MANSION
②	SERVANTS QUARTERS
③	ICE HOUSE
④	CARRIAGE HOUSE
⑤	BELL TOWER
⑥	TARPEY DEPOT
⑦	COUNTY PARKS BUILDING
⑧	WAREHOUSE
⑨	BLACKSMITH SHOP
⑩	BLACKSMITH SHED
⑪	HERB SHOP



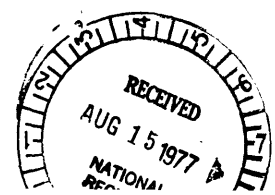
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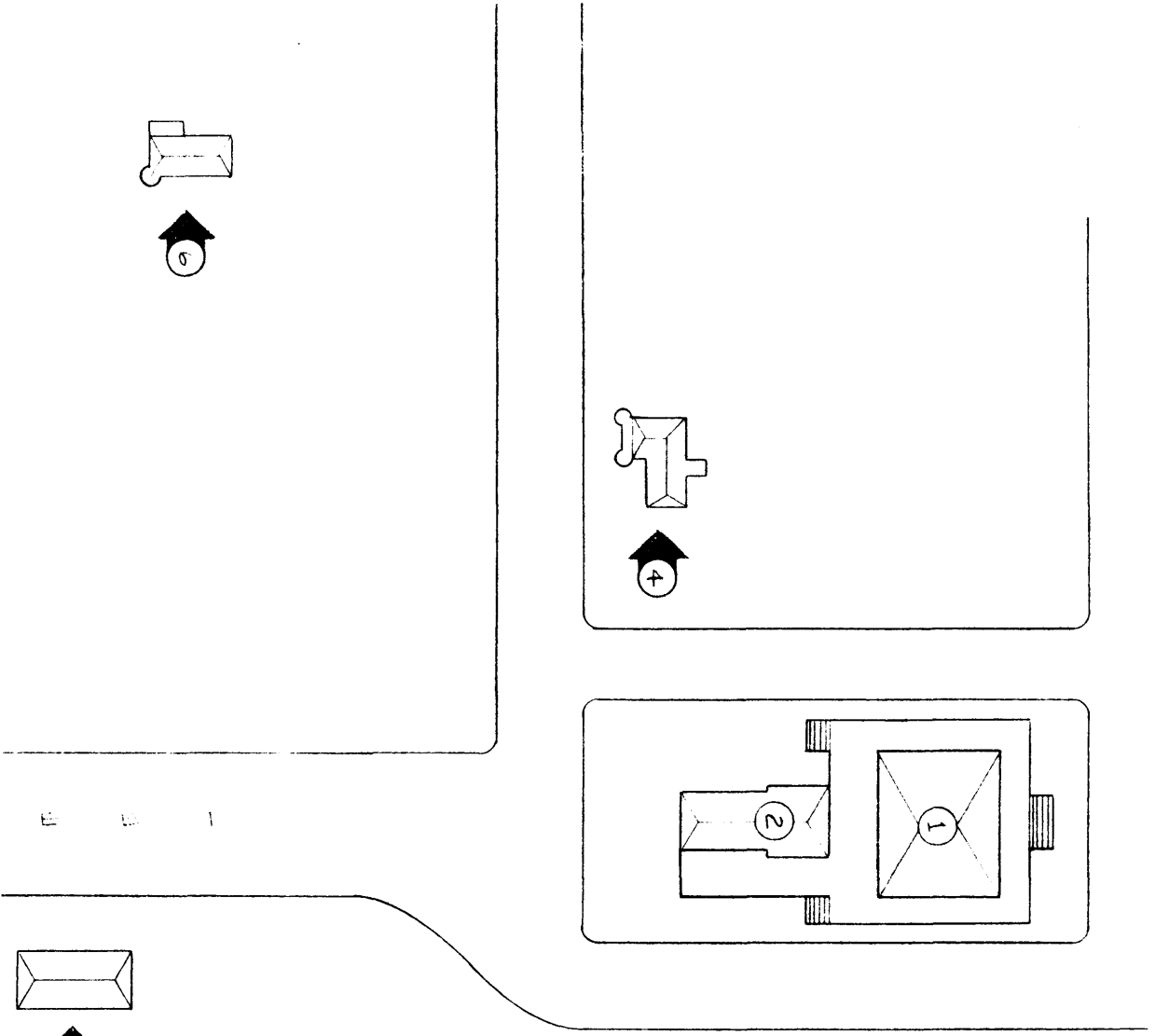


PLOT PLAN

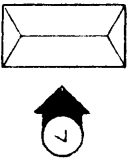
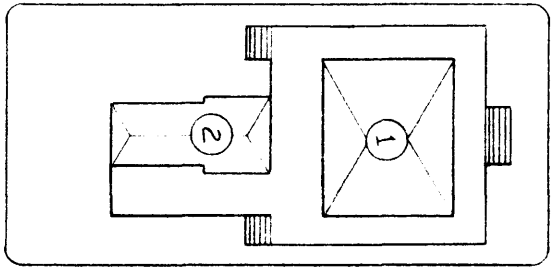
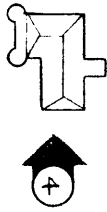
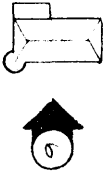


KEARNEY MANSION
AND
SURROUNDING AREA





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United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page _____

Kearney, Theo. M., Park and Mansion
Fresno, Fresno County, CA

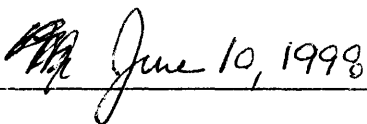
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AMENDMENT

On May 18, 1998 the Tarpey Depot was moved from Kearny Park and returned to Clovis, California, from which it originated. The depot is, therefore, no longer a part of the Kearney Park and Mansion National Register listing. This move does not affect the continued eligibility of the remaining resources.



State Historic Preservation Officer



Date