

## HISTORIC RESOURCE REPORT 1212 & 1214 2<sup>ND</sup> STREET

### 4. ARCHITECTURAL DESCRIPTIONS AND CONTEXT

#### A. *Architectural Descriptions*

##### 1. **Location and Setting**

The building addressed as 1212 2<sup>nd</sup> Street occupies Assessor Parcel Number 110-256-015 and the building addressed as 1214 2<sup>nd</sup> Street occupies Assessor Parcel Number 110-256-014 within the original townsite of San Rafael, in downtown San Rafael. They are located about mid-block between B and C Streets and face south, overlooking 2<sup>nd</sup> Street. The area within which the properties are located is a mixed-use area, both historically and at present. B Street in this location (north and south of 2<sup>nd</sup> Street) is a commercial street of small scale (one-to-two story) commercial structures, many of which are historic.

The block within which the buildings are located is bounded by 3<sup>rd</sup> Street on the north; 2<sup>nd</sup> Street on the south; B Street to the east; and C Street to the west. About two-thirds of the west side of the block is made up of residential uses, all of which is new, multi-family development, typically three stories in height. An easement is located within the block accessed from C Street on the west side. Historically this was a private driveway within the New England Villa development (also known by other names over time). There are in essence two vacant lots within the block. One is on B Street, and one is adjacent to 1212 Second Avenue. These two vacant lots, plus the lots on which 1212 and 1214 Second Avenue are located, comprise the property once owned by Johannes Petersen, who built the two houses that are the subject of this report.

Second Street in this location (between B and C Streets) is occupied by one-to-two story single family residences, one-to-two story commercial structures, and two-to-three story multi-family residences. The buildings are a mix of historic and contemporary buildings, as this area has been the focus of redevelopment for the last ten-to-fifteen years. The two residences are surrounded by the new multi-family development to the west; the new multi-family development to the north; a surface parking lot and the commercial development on B Street to the east; and 2<sup>nd</sup> Street to the south. Both buildings are located on the north side of Second Avenue, a east-bound one-way street that is one half of the major east-west one-way couplets of Second and Third Streets in San Rafael, both of which are major arterials in the city. The street has sidewalks on both sides and no on-street parking.

##### 2. **1212 2<sup>nd</sup> Street**

The residence at 1212 2<sup>nd</sup> Street is a two-story building with a slightly L-shaped footprint and a steeply pitched, hip roof with a front-facing gable, with narrow eaves supported by brackets. It is located on the north side of Second Street, near the center of the block, and faces south. It is adjacent to the residence at 1214 2nd Street, which was built at the same time and reflects the same architectural design and detailing. It is a balloon-frame building clad in channel rustic, drop siding, with a brick foundation and composition shingle roof. It is a Victorian-era building, constructed between 1887 and 1894.<sup>74</sup>

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<sup>74</sup> The Assessor established the construction date as ca 1890.

*South façade.* The main body of the residence at 1212 Second Street projects forward, while the entry is slightly set back and located under a hip-roof overhang supported by a chamfered post on a square, paneled base. On the main body of the building, at the first level, is a shallow square bay with a frieze board embellished with incised detailing and three decorative brackets supporting a raked cornice. Brackets also support the underside of the bay. The line of the frieze board continues in a wide stringcourse embellished with fishscale shingles. Above the bay, at the second level, is a paired, one-over-one-light, wood-frame, double-hung window with plain surrounds. Under the gable end is a frieze board with incised detailing. The gable end is further embellished with fishscale shingles above a dentil course. Five curvilinear brackets support the narrow eaves in this location. The front entry porch is accessed via five enclosed wood steps. Simple curved brackets above the steps and an embellished post supporting the roof further define the entry. Traditionally the entry door was surmounted by a transom window. It is now enclosed with plywood. To the left of the door, on the main body of the building, is a double-hung window (now enclosed with plywood). Above the entry, at the second level, is a one-over-one-light, wood-frame, double-hung window. Windows within the projecting square bay are also, at this time, enclosed with plywood.

*East façade.* There are two openings on the east side of the building, a small window at the lower level and a larger one at the upper level. Both were likely one-over-one-light windows, but are covered in plywood today. (Note that historically this house was directly adjacent to another, identical house, the third in this series). An interior chimney is visible here, placed within the original kitchen.

*North façade.* The north, rear façade of the building has a notch at the east side, historically occupied by an open utility porch. On the west side, on the main body of the building, is a single one-over-one-light, wood-frame, double-hung window at the lower level, and a two-over-two-light window at the upper level. Within the notch of the building is a small, one-story enclosed addition with a shed roof. It is smaller than the open utility porch once located here. The exterior door in this location is on the main body of the house and faces west.

*West façade.* The west, side façade of the building faces the building at 1214 2nd Street. It has a single double-hung window at the lower level, and paired double-hung windows at the upper level. A small opening to the crawl space under the building is located in the far right hand (south) corner.

*Interiors.* The interior of the residence at 1212 2<sup>nd</sup> Street displays the classic layout of a small, two-story Victorian-era house. Entry is via a hallway that parallels the rooms on the east (right) side. Entry to the front parlor and rear parlor is off this hallway. The rear parlor or middle room has a formal fireplace, whose wood mantel and surround is intact. The hall leads to the rear of the house, where a kitchen is located. A door in the northwest corner of the house that once opened onto an open utility porch now leads to the rear yard. On the right side of the entry hall is an enclosed stair to the second level. It extends up toward the rear of the house, curving at the top to access the upper level hall, which accesses the upstairs rooms. A wood rail with a classical balustrade enclosed the hallway. There are three bedrooms on the upper level, which are on the west side of the house. Bathrooms are located under the stairs at the first level, and at the end of the hall toward the front of the building at the second level. The building retains its character-defining historic doors and windows, except where the windows have been removed and boarded up. The building, which is framed in old growth redwood and a lath and plaster finish on the interior, appears to be structurally sound, although the plaster has been damaged by the fire and

exposure to the elements. The building was not secured after the fire of 2007 and the open roof has allowed birds to nest in the building and exposure to further damage the interiors. It is filled with guano on the second level.

*Changes over time – exterior.* The major change to the property at 1212 2<sup>nd</sup> Street was the result of a fire in 2007 that charred the front façade. Some of the historic fabric is missing as a result. However, a report by this author at the time concluded that sufficient historic fabric – including the overall form and structure of the building, its cladding, and architectural detailing – remained to convey the reasons for the building's significance. Prior to this change, the rear entry porch was removed and a small, shed roof addition constructed, possibly to hold the hot water heater. The roof was never secured after the fire, which has allowed water to infiltrate the building. No other known changes have taken place to the building.

*Changes over time – interior.* The building, which is framed in old growth redwood and a lath and plaster finish on the interior, appears to be structurally sound, although the plaster has been damaged by the fire and exposure to the elements. The building was not secured after the fire of 2007 and the open roof has allowed birds to nest in the building and exposure to further damage the interiors. It is filled with guano on the second level. The house retains good integrity on the interior and is in moderate condition due to fire damage and the demolition by neglect it has experienced over the last six years.

*Accessory unit.* A detached garage that dates at least to 1955 is located in the northwest corner of the lot, in the rear yard. It is a pole building with a concrete foundation, clad in corrugated metal with a corrugated metal, shallow-pitched, side gable roof. A pedestrian door and double-casement window is located on the south façade. It is in poor condition.

### 3. 1214 2<sup>nd</sup> Street

The residence at 1214 2<sup>nd</sup> Street is a two-story building with a slightly L-shaped footprint and a steeply pitched, hip roof with a front-facing gable, with narrow eaves supported by brackets. It is located on the north side of Second Street, near the center of the block, and faces south. It is adjacent to the residence at 1212 2<sup>nd</sup> Street, which was built at the same time and reflects the same architectural design and detailing. It is a balloon-frame building clad in channel rustic, drop siding, with a brick foundation and composition shingle roof. It is a Victorian-era building, constructed between 1887 and 1894.<sup>75</sup>

*South façade.* The main body of the residence at 1214 Second Street projects forward, while the entry is slightly set back and located under a hip-roof overhang supported by a chamfered post on a square, paneled base. This small front porch, which has a double-hung window on the left or west side, is accessed via five concrete steps and enclosed with a classical balustrade. To the left of the entry is a one-story, flat-roofed addition to the house that projects into the front yard. It has a stucco finish and on the east façade, a vertically oriented, two-light sliding window with an anodized aluminum frame. The front façade of this addition, which was historically used as a commercial storefront, has a shallow-sloped peaked parapet with a simple coping, a wood door with full-height glass to the right, and a large, fixed light picture window to the left. On the west façade are two double-hung windows. Above this addition, at the second level, is a paired, one-over-one-light, wood-frame, double-hung window with plain surrounds. Under the gable end is a frieze board with incised, curvilinear detailing. The gable end is further embellished with

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<sup>75</sup> The Assessor establishes the construction date as 1887.

fishscale shingles above a dentil course. Five curvilinear brackets support the narrow eaves in this location. Additional details on the building include the simple curved brackets above the steps and chamfered post with brackets supporting the roof further define the entry. The entry door, which is an Italianate-style door, is surmounted by a transom window. Above the entry, at the second level, is a one-over-one-light, wood-frame, double-hung window.

*East façade.* There are two openings on the east side of the building, a small window at the lower level and a larger one at the upper level. This façade faces the identical house at 1212 2<sup>nd</sup> Street and has minimal openings.

*North façade.* The north, rear façade of the building has a shed-roofed addition to the west side that occupies the 'notch' on this rear façade. Historically this was an open utility porch, but has now been enclosed. An open wood stair with a simple wood rail located on the west side of this façade accesses an entry to the second level. About half the area under this stair is enclosed with wood boards for a storage area. At the ground floor is a double-hung window, directly under the door at the second level. To the right or west, within the enclosed porch area, is an access door with a two-light, metal-frame, sliding window to its right. At the second level is the entry door that is centered on this façade, with a two-light, aluminum-frame, sliding window to its left. The small balcony here is enclosed with a vertical wood rail. The interior kitchen chimney is visible here.

*West façade.* The west, side façade of the building displays three openings, two paired, double-hung windows at the lower level, and a single double-hung window at the upper level. A small, six-light window is located on the west façade of the small enclosed porch in the northwest corner of the building.

*Interiors.* The interior of the residence at 1212 2<sup>nd</sup> Street displays the classic layout of a small, two-story Victorian-era house. Entry is via a hallway that parallels the rooms on the east (right) side. Front unit in the building is accessed from the front door in back of the sidewalk on the south building façade. It is closed off from the main portion of the residence. Entry to the rear parlor or central room in the house is off the main hallway. This room retains its formal fireplace, whose wood mantel and surround is intact, and ceiling fixture. The hall leads to the rear of the house, where a kitchen is located. This kitchen, whose interior appears to date from ca 1940, is in good condition and is intact. What was once an open utility porch, now enclosed, contains a laundry room and leads to the backyard. On the right side of the entry hall is an enclosed stair to the second level. It extends up toward the rear of the house, curving at the top to access the upper level hall, which accesses the upstairs rooms. A wood rail with a classical balustrade enclosed the hallway. There are three bedrooms on the upper level, which are on the west side of the house. Bathrooms are located under the stairs on the main level and at the end of the hallway, toward the front of the building, at the second level. The building retains its character-defining historic doors, windows and other detailing.

*Changes over time – exterior.* The major changes to the property at 1214 2<sup>nd</sup> Street include the one-story addition to the front of the house, which may be considered historic in itself at this point; the enclosure of the utility porch, which may also have happened some time ago, judging by the six-light window in the room; and the addition of the rear stair. This addition involved adding a door where a window opening existed, and a second window. The enclosure of the front two rooms for a second unit and possible use of the second floor for another unit has not involved removing any character-defining features of the building, with the exception of the square bay on



the first floor. The building retains good integrity, particularly considering that some of these changes are reversible, and appears to be in very good condition.

*Changes over time - Interior.* The major change to the building is the removal of the square bay, which affects the interior as well as the exterior. The enclosure of the front two rooms for a second unit and possible use of the second floor for another unit has not involved removing any character-defining features of the building, with the exception of the square bay on the first floor. The building interior retains very good integrity.

### **B. Architectural Context**

The two houses at 1212 and 1214 2<sup>nd</sup> Street exemplify the wood-frame, speculative housing developed by small scale builders and contractors<sup>76</sup> in San Francisco in the post-Gold Rush era as well as the housing built in the outlying cities of the Bay Area, such as San Rafael, once the railroad was constructed.

Builders of this era made use of pattern books and catalogues of stock milled parts to construct the housing and develop the neighborhoods of the late nineteenth century in the Bay Area and beyond. Construction was much expedited by the introduction of light-weight, balloon-framing techniques, the use of standard dimensioned lumber, and wire nails. As expressed by architectural historian Harold Kirker:

*... the jaunty lines of the comfortable little houses with their pierced and painted fronts and jutting bay windows, the speculative row houses of the California cities provided efficiently planned, well-lighted, and sanitary shelter to the larger number of lower- and middle-income families usually ignored by the architect. It was a style, moreover, equally suited to the rich and the poor and had the necessary advantage of not demanding too much skill on the part of the architect or builder.<sup>77</sup>*

The standard plans seen in this era of building, a transitional period between the popularity of the Italianate style and the full-blown Queen Anne style, typically followed the same basic layout, varying depending on the size of the desired house and whether or not it was to accommodate servants. The house might be one or two stories, but typically followed the same basic layout, with a side hall plan and the progression of rooms from the front of the house (behind the sidewalk) to the rear transitioning from public to private spaces. This same basic plan repeated in house after house collectively made up the neighborhoods of San Francisco, such as the Western Addition, as well as neighborhoods in smaller cities throughout the Bay Area.<sup>78</sup>

The houses at 1210-1212-1214 2<sup>nd</sup> Street were more urban in form than the Victorian cottages, sometimes called Mechanic's cottages, seen, for example, in the Gerstle neighborhood to the south.<sup>79</sup> At two stories, they more closely resemble a San Francisco row house than the

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<sup>76</sup> Note that in San Francisco large tracts of this housing was also developed by large scale developers such as The Real Estate Associates, who employed builders (Delehanty, 1997:53).

<sup>77</sup> Kirker, 1986:110.

<sup>78</sup> Delehanty, 1991:Ch 7.

<sup>79</sup> Architectural historian Susan Cerny has called the one-story cottages on the north side of 1<sup>st</sup> Street, between B and C "... the largest group of unaltered raised-basement Italianate cottages from the 1860s through the mid-1880s in the Bay Area (Cerny, 2007:488).

Victorian-era suburban homes or cottages seen elsewhere in San Rafael. In form and detailing they are most closely aligned with the Eastlake-Queen Anne row house, as identified by architectural historian Harold Kirker.<sup>80</sup>

The houses follow a typical Victorian-era row house layout and form. The house is raised above the ground and accessed by a set of five or more stairs. A relatively small porch leads to a side hall that traverses the house from front to back, terminating at the kitchen at the rear of the house. The front and most formal public room is the parlor, which always displays a bay window overlooking the street. In addition to being accessed off the hall, this room is often connected to the next interior room with sliding doors, allowing it to be separate or connected to the next room. The next room is a sitting room or back parlor, followed by the dining room. In a more modest house, such as these houses in San Rafael, the dining room might follow directly on the parlor, with no second parlor. The kitchen is located at the rear of the house (in a house with servants the kitchen may have a greater separation from the dining room). Following the kitchen is a small, rear porch and stair to the back yard. A larger, more elaborate house may have additional small rooms within the rear of the house such as a pantry, a water closet, and servant's quarters, as well as a rear servant's stair.

The (front) stair parallels the main hall of the house on the outside wall and is often curved at the top to access the hall at the second floor, which is directly above the first floor hall. The second floor hall accesses the bedrooms and a bathroom. What we call the "master bedroom" is at the front of the house, with a bay window and possibly a fireplace. Servant's quarters would be at the back of the house for homes planned for live-in servants.<sup>81</sup>

The exterior of the house also followed a prescribed pattern that collectively made up the orderly neighborhoods of San Francisco and were exported to outlying cities. The front façade is dominated by the bay window. The canted bay of the Italianate style was followed by the square bay of the Stick/Eastlake style, as seen on these houses, popular from about 1880 to 1890.<sup>82</sup> Originally conceived to add light and space to the Victorian row house, it became a mandatory design feature of the era, characterizing both homes and streetscapes. The porch was relatively small, but emphasized with turned or chamfered posts, a decorative balustrade, brackets, and other embellishments. Detailing was often eclectic, as seen in these residences, but nonetheless served to signal the importance of the entry.

Windows are typically single or paired, double-hung windows, vertically aligned, and sometimes embellished with special trim. The decorative elements seen on the residences at 1212 and 1214 2<sup>nd</sup> Street are characteristic of the eclectic mix of Eastlake and Queen Anne popular at this time. The incised detailing on the brackets and frieze board are more typical of the Eastlake style. The fishtail shingles seen between the ground and first level and in the gable end are more characteristic of the Queen Anne. Cornice brackets are sloped to accommodate the slope of the roof at the eaves, and are also seen supporting cornice of the bay window and the bay itself. The detailing on these buildings was attractive and fashionable, while at the same time subdued (compared to their counterparts in San Francisco) and tasteful. It set the buildings apart from the one-story Victorian cottages seen on 1<sup>st</sup> Street to the south and presented an urbane appearance in this in-city neighborhood.

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<sup>80</sup> Kirker, 1986:Ch. 5.

<sup>81</sup> Delehanty, 1997:Ch. 7.

<sup>82</sup> Delehanty, 1997:39.

### C. Evaluations

The following is an evaluation of the residences at 1212 and 1214 2<sup>nd</sup> Street with respect to the California Eligibility Criteria, along with an assessment of their integrity.

#### 1. 1212 2<sup>nd</sup> Street

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

*The residence at 1212 2<sup>nd</sup> Street is significant under this criteria for its association with the rapid development of the San Rafael townsite after the coming of the railroad, and as housing developed in proximity to the railroad station for railroad employees and similar workers.*

*It is associated with events that have made a significant contribution to the patterns of local history.*

2. It is associated with the lives of persons important to local, California, or national history.

*The residence at 1212 2<sup>nd</sup> Street is associated with builder Johannes Petersen. While Petersen was a prolific and respected builder, and served on the San Rafael City Council and as a Marin County Supervisor, he is just one of many persons in the post-railroad era that contributed to development of this young city. The property is not significant for its association with Petersen.*

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

*The residence at 1212 2<sup>nd</sup> Street is a good and particularly urban example of the housing that was being developed in this era in San Rafael and throughout the Bay Area. It is a particularly urban example, in that it is a two-story Eastlake-Queen Anne house modeled closely on the San Francisco row house, rather than the small Victorian cottage or large suburban estate more typical in San Rafael at this time. Its construction techniques, materials and design are typical of the housing being developed at this time, which took advantage of new construction methods and materials, pattern and plan books for ideas, and inexpensive and readily available mill work to add style to the structures. The residences also represent an increasingly rare example of historic housing within the original San Rafael town site, recalling an era when housing was mixed with other uses in proximity to transportation and commercial businesses in the downtown core. The property embodies the distinctive characteristics of a type, period, region, and method of construction.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This criterion is typically associated with archaeological resources. The property is unlikely to yield additional information important to the history of the area.*

In addition to meeting one or more of the criteria above, a property must retain integrity or be able to convey the reasons for its significance in order to be considered a historic resource for

purposes of CEQA. The following is an analysis of 1212 2<sup>nd</sup> Street with respect to the aspects of integrity.

- Location. The residence retains integrity of location.
- Design. The residence retains integrity of design. It retains its overall form, features and detailing.
- Setting. The setting of the residence is remarkably intact, given the number of changes that have taken place to the block. Historically the block and immediate area was one of mixed use, with commercial and residential uses side-by-side, and in proximity to the railroad tracks. Today a multi-family development has replaced what was a resort and later a multi-family development to the north. The B Street corridor is still a commercial corridor, with many of its two-story historic commercial buildings intact, with the exception of the two-story commercial building that was contiguous to this property. Several historic single family residences remain in the neighborhood, although the single family residences west of 1212 and 1214 2<sup>nd</sup> Street, and the third building in this historic grouping, are no longer extant. In addition, several historic structures from the Period of Significance and in the immediate vicinity of this complex remain, including the Flatiron Building and Cosmopolitan Hotel. With the development of the proposed multifamily development, however, the setting of these historic structures will be irrevocably altered.
- Materials. The materials of this residence are intact.
- Workmanship. The workmanship displayed in this structure is intact.
- Feeling. The feeling of this residence has been somewhat impacted by some loss of detail on the building façade and the fact that the windows are boarded up, which is reversible. Nonetheless, the aesthetic and historic sense of the building is largely intact.
- Association. The association of this property has been somewhat compromised by the fact that the third house in the complex has been demolished, and the house is vacant and no longer used as a residence.

**Conclusion.** The residence at 1212 2<sup>nd</sup> Street retains meets two of the four Eligibility Criteria and most of the aspects of integrity, including location, design, setting, materials, workmanship, feeling and association, and is therefore considered a historic resource for purposes of CEQA.

## 2. 1214 2<sup>nd</sup> Street

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

*The residence at 1214 2<sup>nd</sup> Street is significant under this criteria for its association with the rapid development of the San Rafael townsite after the coming of the railroad, and as housing developed in proximity to the railroad station for railroad employees and similar workers. It is associated with events that have made a significant contribution to the patterns of local history.*

2. It is associated with the lives of persons important to local, California, or national history.  
*The residence at 1214 2<sup>nd</sup> Street is associated with builder Johannes Petersen. While Petersen was a prolific and respected builder, and served on the San Rafael City Council and as a Marin County Supervisor, he is just one of many persons in the post-railroad era that*

*contributed to development of this young city. The property is not significant for its association with Petersen.*

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

*The residence at 1212 2<sup>nd</sup> Street is a good and particularly urban example of the housing that was being developed in this era in San Rafael and throughout the Bay Area. It is a particularly urban example, in that it is a two-story Eastlake-Queen Anne house modeled closely on the San Francisco row house, rather than the small Victorian cottage or large suburban estate more typical in San Rafael at this time. Its construction techniques, materials and design are typical of the housing being developed at this time, which took advantage of new construction methods and materials, pattern and plan books for ideas, and inexpensive and readily available mill work to add style to the structures. The residences also represent an increasingly rare example of historic housing within the original San Rafael town site, recalling an era when housing was mixed with other uses in proximity to transportation and commercial businesses in the downtown core. The property embodies the distinctive characteristics of a type, period, region, and method of construction.*

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

*This criterion is typically associated with archaeological resources. The property is unlikely to yield additional information important to the history of the area.*

In addition to meeting one or more of the criteria above, a property must retain integrity or be able to convey the reasons for its significance in order to be considered a historic resource for purposes of CEQA. The following is an analysis with respect to the aspects of integrity.

- Location. The residence retains integrity of location.
- Design. The design of the structure has been somewhat compromised by its conversion to a duplex, for which a stairway was added to the rear of the building ca 1956, as well as some window alterations, and the addition of a one-story commercial space on the front façade. The one-story addition is over 50 years old at this time, and may be considered historic in itself, representing a time when this was no longer considered the desirable location for a residence (“economically obsolete,” according to Assessor records from the time). The addition of commercial space may have made the residence more affordable for its owner.
- Setting. The setting of the residence is remarkably intact, given the number of changes that have taken place to the block. Historically the block and immediate area was one of mixed use, with commercial and residential uses side-by-side, and in proximity to the railroad tracks. Today a multi-family development has replaced what was a resort and later a multi-family development to the north. The B Street corridor is still a commercial corridor, with many of its two-story historic commercial buildings intact, with the exception of the two-story commercial building that was contiguous to this property. Several historic single family residences remain in the neighborhood, although the single family residences west of 1212 and 1214 2<sup>nd</sup> Street, and the third building in this historic grouping, are no longer extant. In addition, several historic structures from the Period of Significance and in the immediate vicinity of this complex remain, including the Flatiron

Building and Cosmopolitan Hotel. With the development of the proposed multifamily development, however, the setting of these historic structures will be irrevocably altered.

- Materials. The materials in this residence are intact. The one-story addition has a stucco finish and an aluminum frame window, but the materials on the historic portion of the building are intact.
- Workmanship. The workmanship displayed in this structure is intact. The addition to the front of the building has added some new workmanship in the form of mass produced windows, but the workmanship seen on the historic portion of the building is intact.
- Feeling. The feeling of this residence has been impacted by the addition of a one-story commercial space on the front; however, as discussed above, this addition may be considered historic in itself and part of the evolution of the building and neighborhood.
- Association. The association of this property has been somewhat compromised by the fact that the third house in the complex has been demolished. The house is still used as rental housing, and in this sense this association is intact.

**Conclusion.** The residence at 1214 2<sup>nd</sup> Street retains meets two of the four Eligibility Criteria and most of the aspects of integrity, including location, setting, materials, workmanship, and association, and is therefore retains sufficient integrity to be considered a historic resource for purposes of CEQA.



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**5. REFERENCES**

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## FIGURES

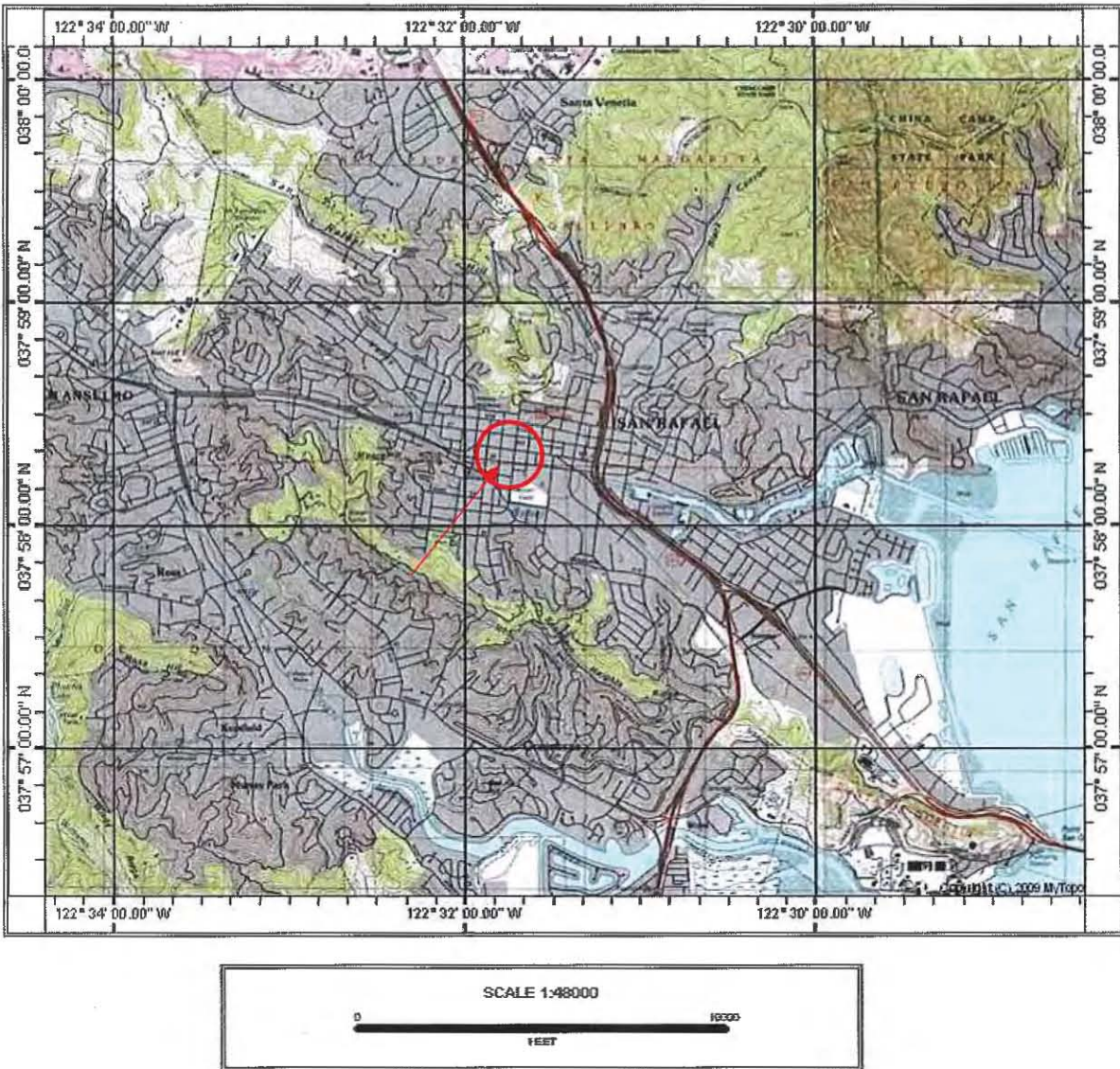
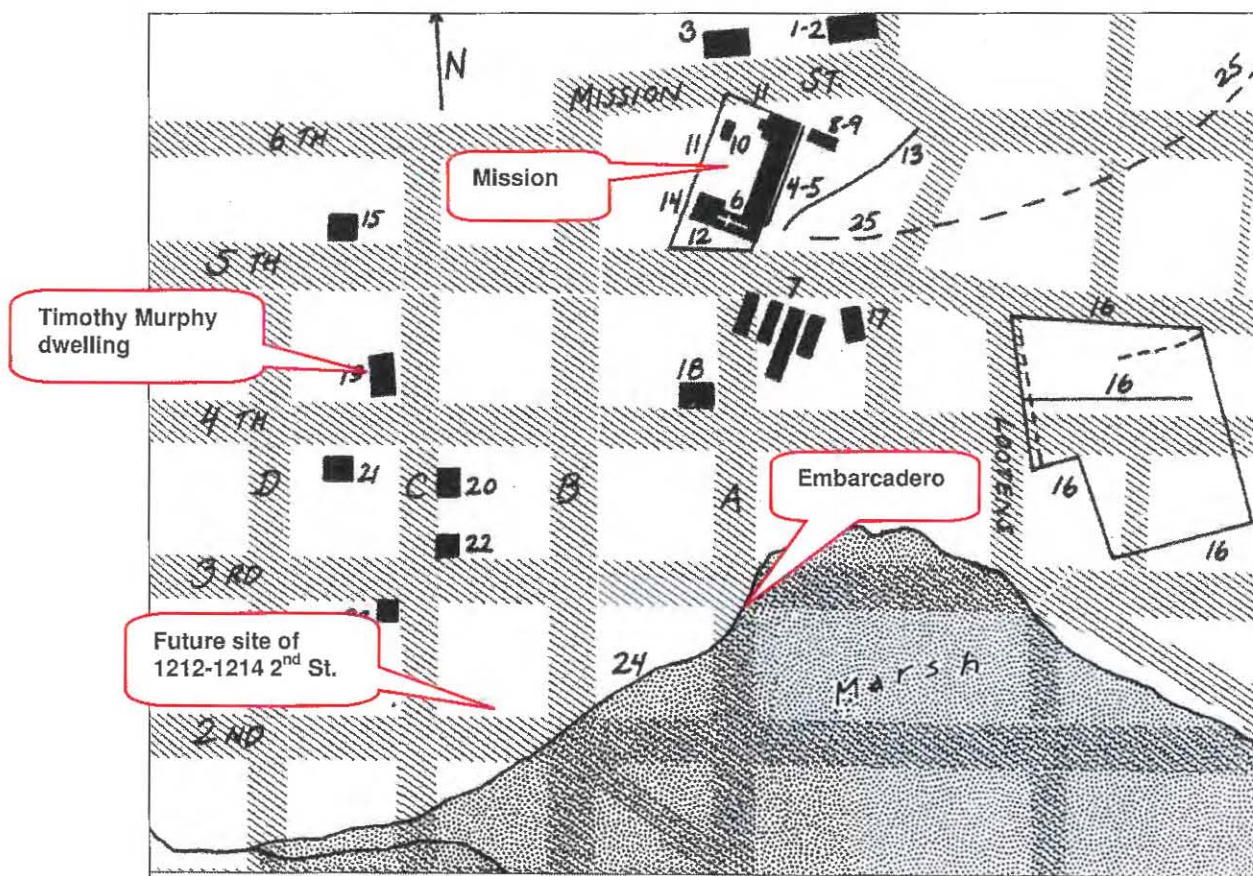


Figure 1: Regional location map







Source: Marin History Museum's Early San Rafael  
 Courtesy Dewey Livingston

**Figure 3: Map of Mission grounds and other early San Rafael buildings in the early-to-mid nineteenth century**

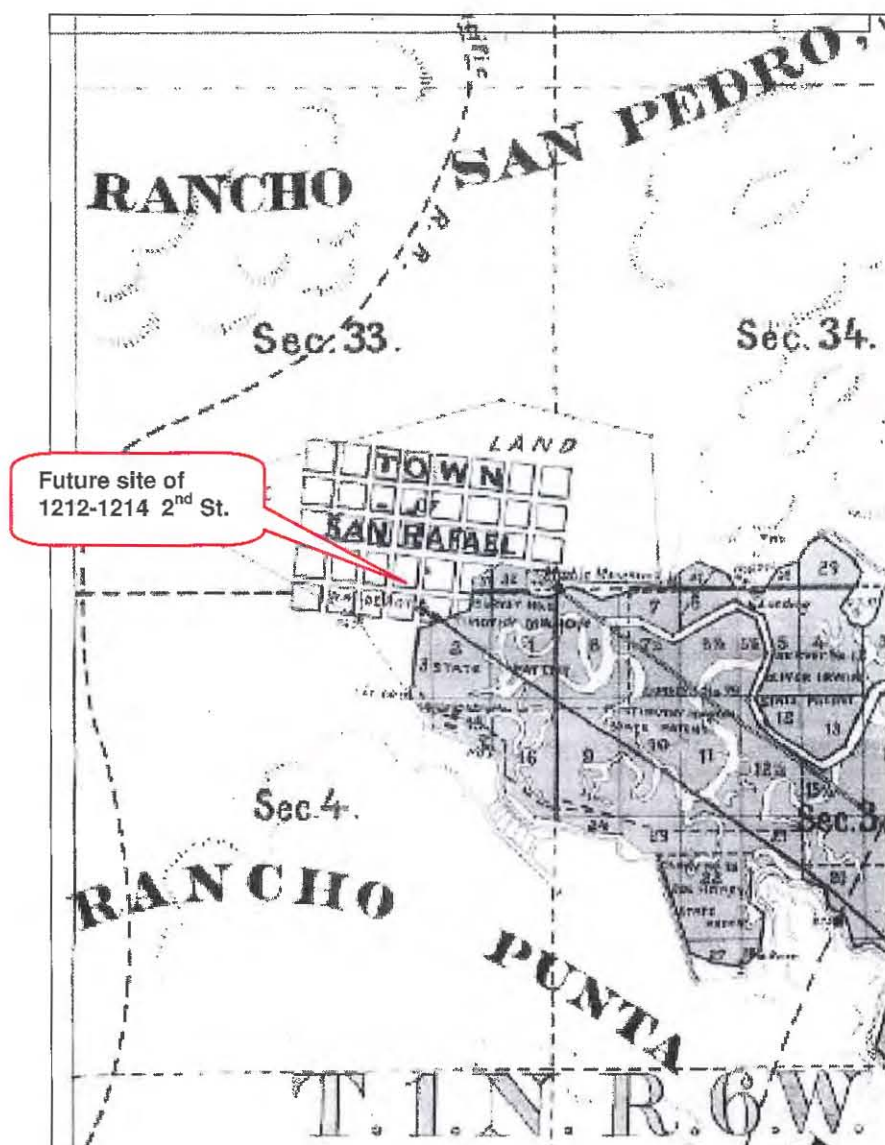
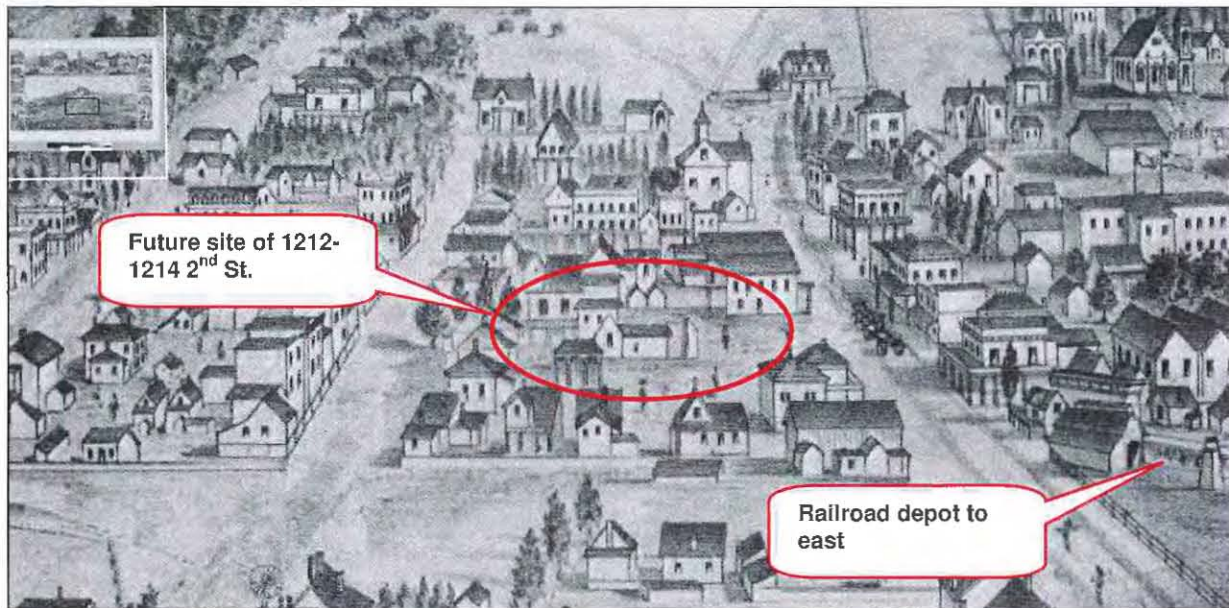


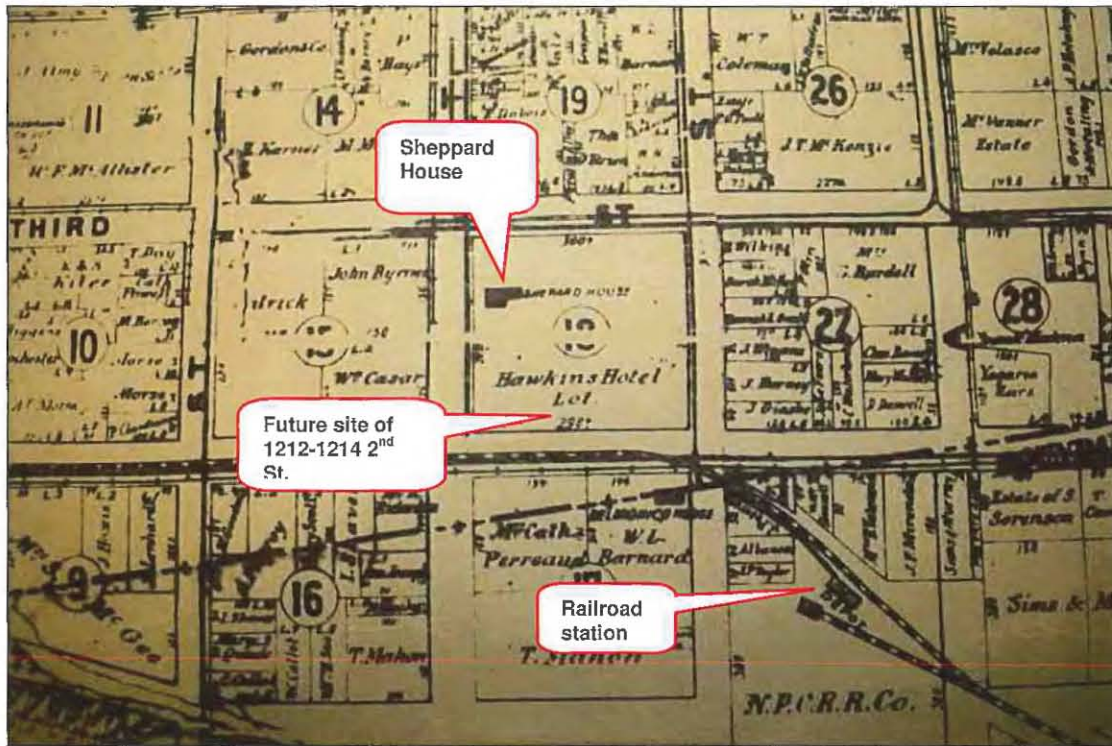
Figure 4: 1871 map showing San Rafael Townsite and ranchos on the occasion of auction to sell salt marsh and tide lands



*Courtesy California Room, Marin County Free Library*

**Figure 5: Ca 1872 birds-eye of San Rafael showing Cosmopolitan Hotel, Flatiron Building, and future site of 1210-1214 2<sup>nd</sup> Street**





Courtesy California Room, Marin County Free Library

Figure 6: Wilkin's 1879 map of San Rafael showing railroad and tracks

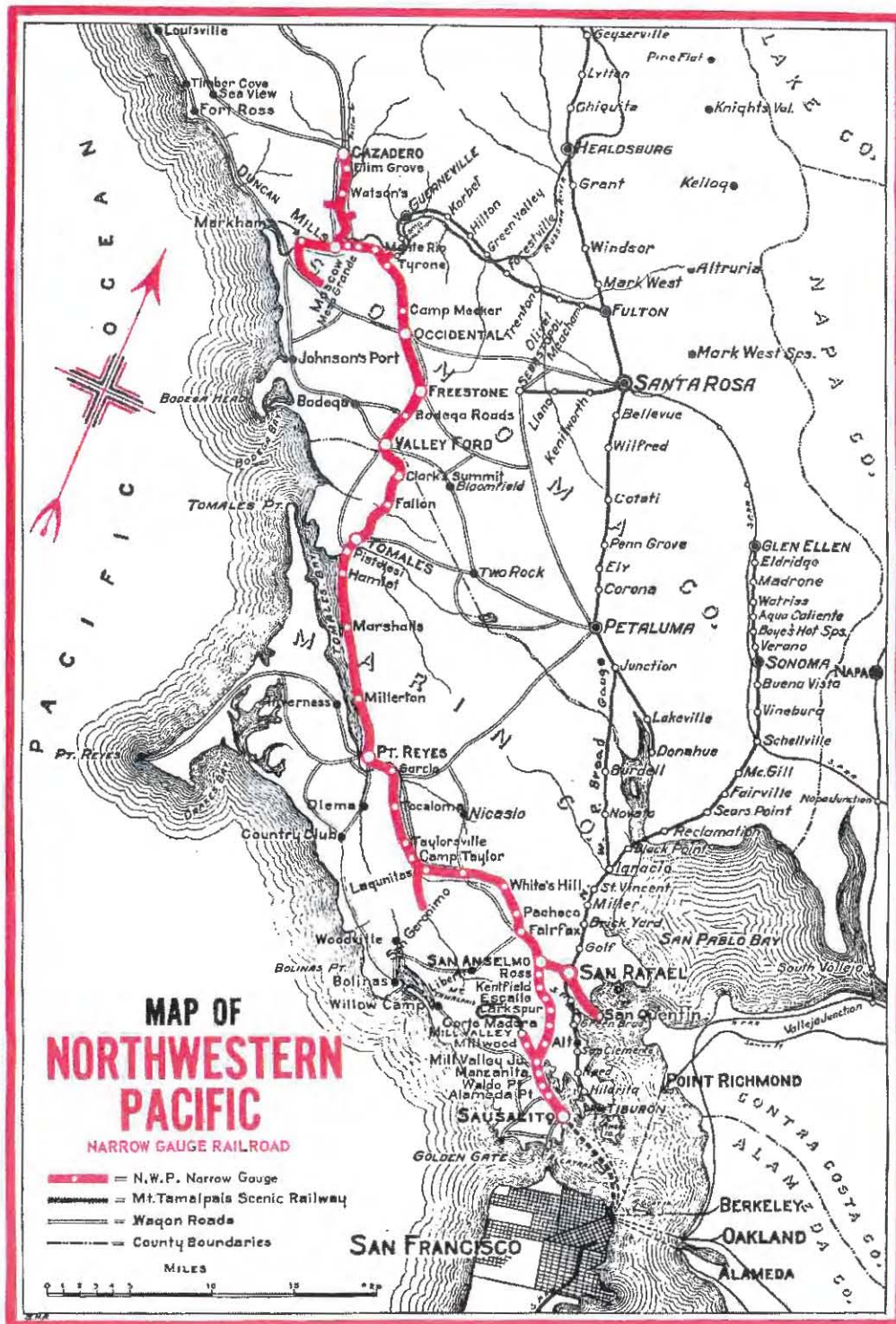
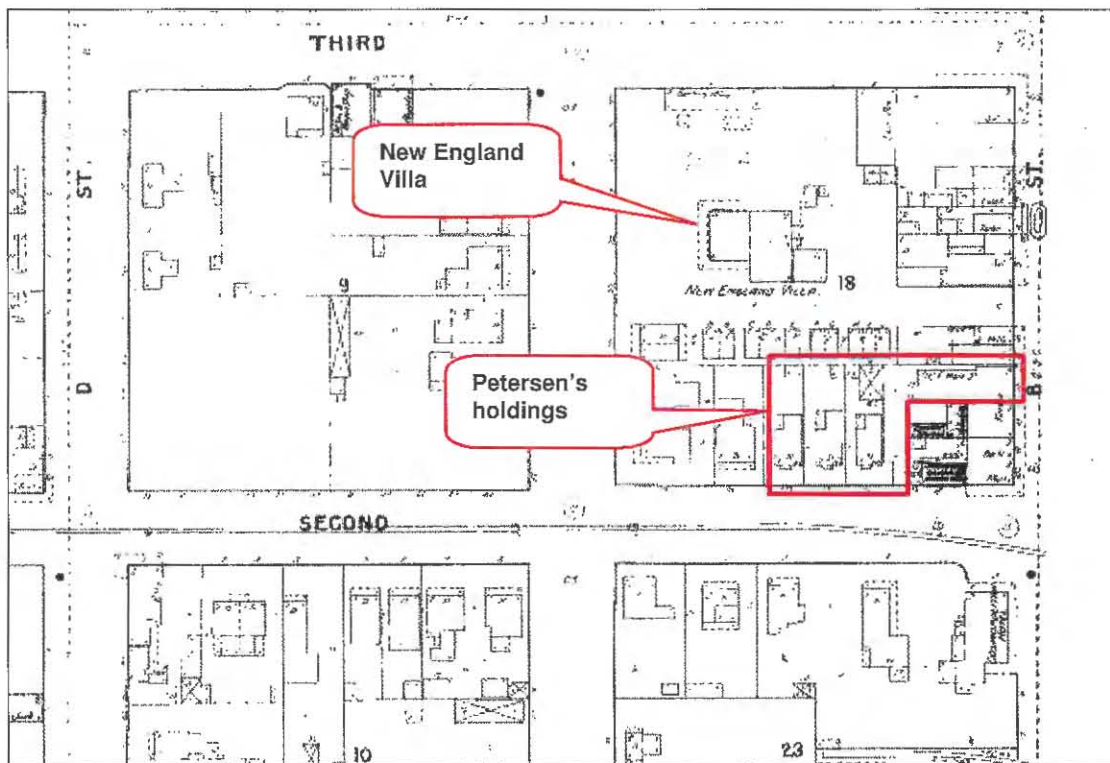


Figure 7: Northwestern Pacific system (previously North Shore Railroad)





Source: *San Rafael Illustrated*, 1884

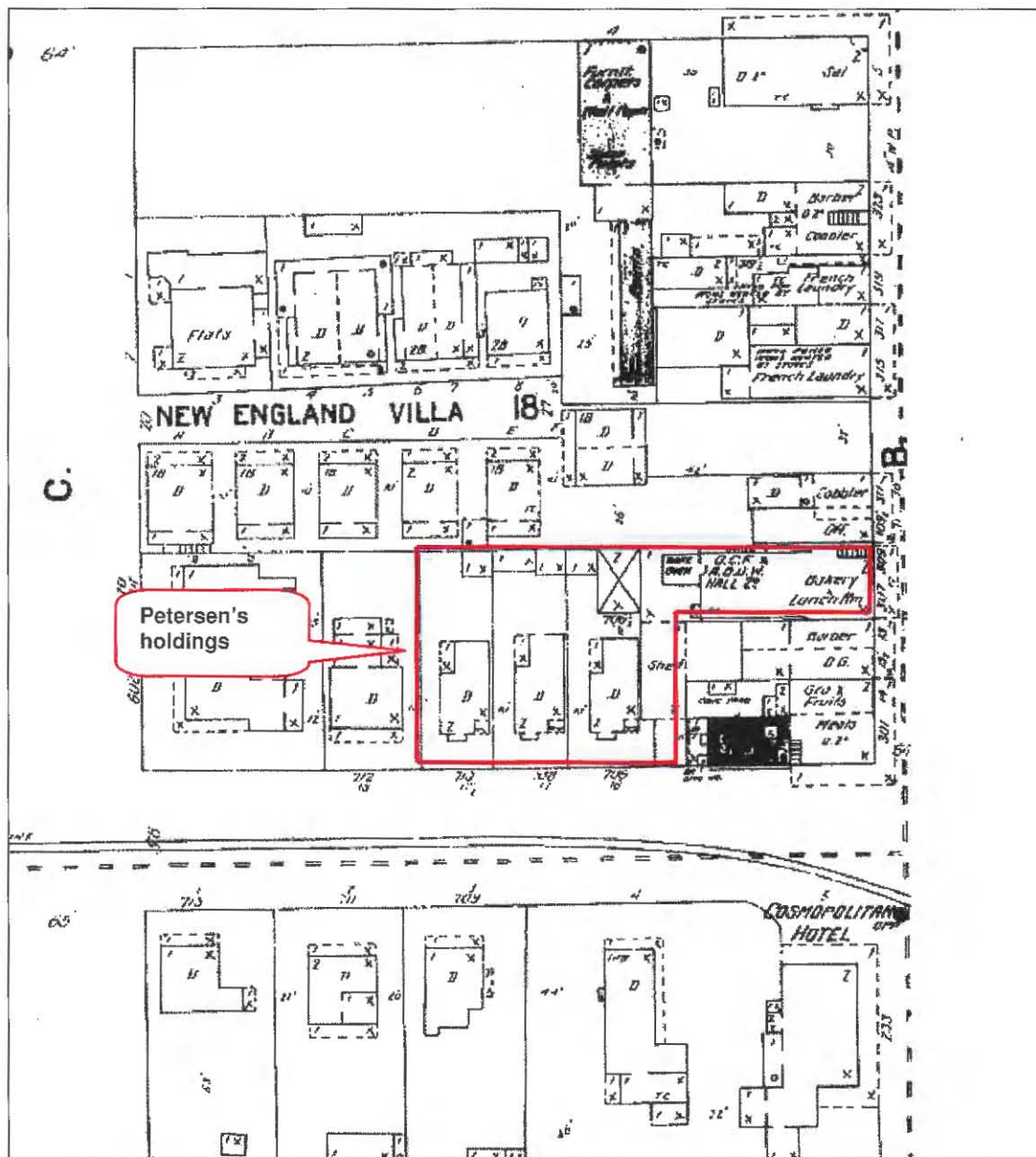
**Figure 8: 1894 Sanborn Fire Insurance map showing Petersen's holdings and New England Villa (formerly Sheppard House); New England Villa (Petersen's houses to right of cottages, out of view)**



Courtesy California Room, Marin County Free Library

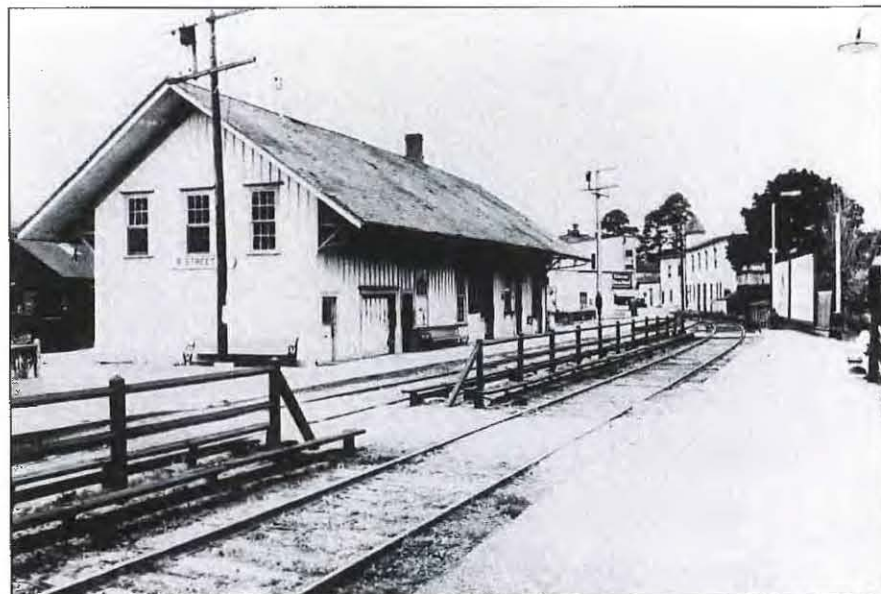
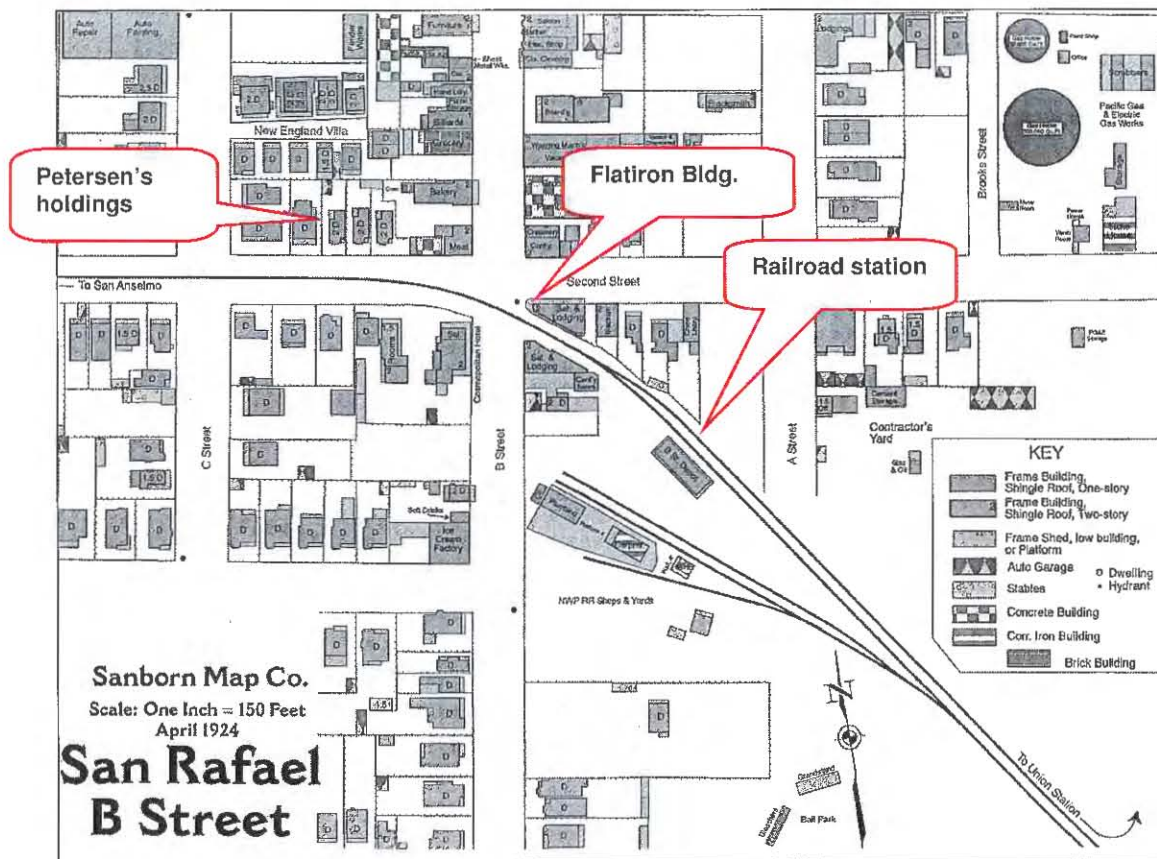
Figure 9: Richardson's 1899 map of San Rafael showing Petersen's properties at 1210-1214 2<sup>nd</sup> Street and 805 B Street





**Figure 10: 1907 Sanborn Fire Insurance map showing Petersen's holdings and New England Villa as redeveloped by P. Henry Petersen**





Source: *Early San Rafael*

**Figure 12: B Street railroad station in 1924; B Street station, with the Flatiron Building in the background, in 1927**





Source: *Early San Rafael*



**Figure 13: View north along B Street from 2<sup>nd</sup>, with tracks in foreground, ca 1900; view north along B Street from 2<sup>nd</sup>, 2013**

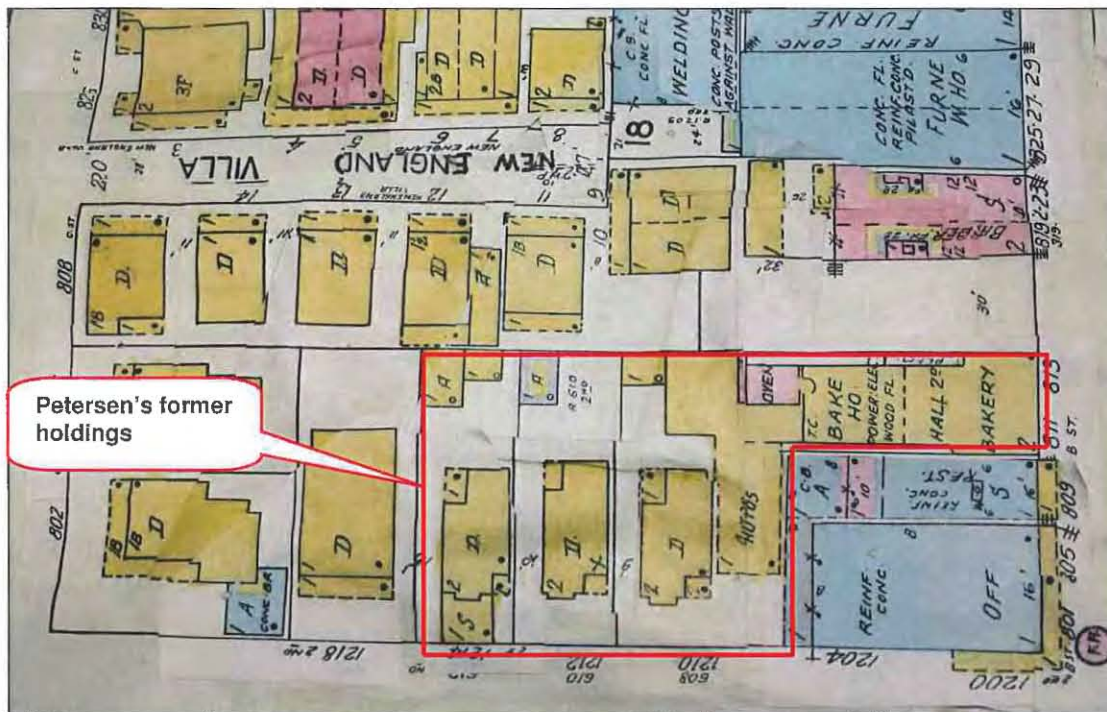






*Courtesy Marin County Historical Society*



**Figure 14: View east along 2<sup>nd</sup> Street from B Street, showing railroad track and Petersen houses to right, ca 1915; same view in 2013**



**Figure 15: Sanborn Fire Insurance map, ca 1956, showing one-story addition to 1214 2<sup>nd</sup> Street**

For Auditor.

**WILLIAM MCKINLEY,**  
of Ohio.

For Vice-President.

**GARRET A. HOBART,**  
of New Jersey.

For State Senators.

HENRY M. SCOTT, San Francisco  
 JOHN C. J. MURPHY, San Francisco  
 J. H. J. MURPHY, San Francisco  
 JAMES T. WALLING, San Francisco  
 ROWELL A. POWELL, San Francisco  
 JAMES A. POWELL, San Francisco  
 JAMES A. POWELL, San Francisco  
 JAMES A. POWELL, San Francisco  
 THOMAS FLINT, San Francisco

For County Auditor.

**J. A. BARRIAM,**  
of Sonoma.

For State Senator.

**JOHN H. DICKINSON,**  
of Sausalito.

For Member of Assembly.

**MATTHEW CANAVAN,**  
of San Rafael.

For Superior Judge.

**F. M. ANGELLOTTI,**  
of San Rafael.

For Supervisor.

**JOHANNES PETERSEN,**  
Second District.

For Supervisor.

**GEORGE E. RING,**  
Third District.

For Supervisor.

**GEORGE MASON,**  
Fourth District.

**Figure 16: Advertisement for Johannes Petersen's race for Supervisor, 1896**  
*Sausalito News, Vo. 13, No. 39, 31 October 1896, p. 2*

**Johannes Petersen Died Suddenly of Pneumonia On Wednesday.**

6/3/09

Johannes Petersen, an old and respected citizen of this city, died suddenly at 7 o'clock Wednesday morning from pneumonia. His death was not expected and came as a great shock to the family. The old gentleman had only been sick seven days when death claimed him. He was born in Denmark seventy-three years three months and five days ago and forty-three years ago landed in this country, settling in this city three years later when he engaged in the contracting and building line and soon built up a good business. Hundreds of the present buildings he erected. He was noted for being thoroughly honest and trustworthy and it was not an uncommon thing for those wishing a house built to go to Mr. Petersen and tell him what they wanted and he would go ahead and do the work and no contract would be drawn. His work was considered excellent and his rough work was as finished as most of the finished work of today. His many friends always remark of his noble character and kindness to all living things.

Several years ago he was a supervisor of this county and previous to that occupied a seat in the city

council. Both of these positions he filled with credit to himself and with benefit to the county and city.

He was a member of the Odd Fellow Lodge, having belonged to that order for thirty-seven years, a remarkable thing about it being that during the entire time he never drew a cent for sick benefits, always being in the best of health until his last fatal illness.

Besides a loving wife, Maren Petersen, he leaves one son, P. Henry Petersen and three daughters, Amelia P., Olivia M. Petersen and Mrs. Caroline Inman, all of this city. He is the brother of Mrs. Marie Lund, of San Francisco, Peter H. Ocksen and the late C. Ocksen, of San Francisco.

The funeral will be held under the auspices of the Odd Fellows Saturday at 2 o'clock P. M. from the lodge rooms of the order.

The death of this good old pioneer comes as a sudden grief to his many friends in this county, who extend their heart-felt sympathy to the sorrowing family and relatives in this, their hour of sadness.

**Figure 17: Johannes Petersen's obituary, June 6, 1909**



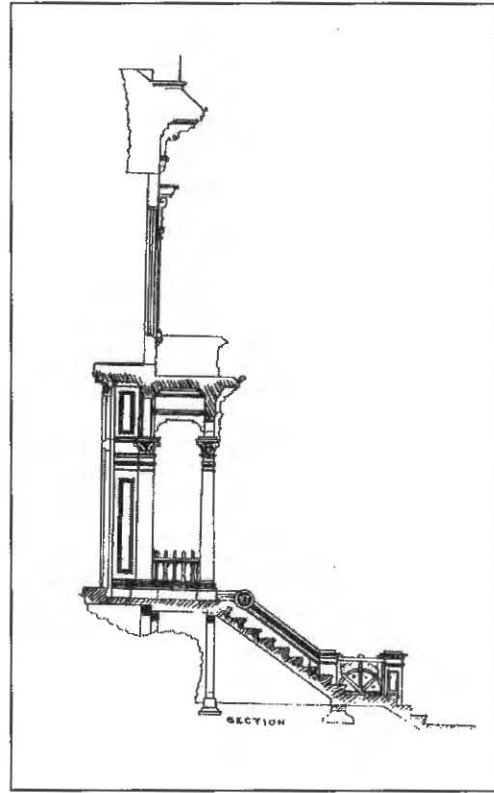
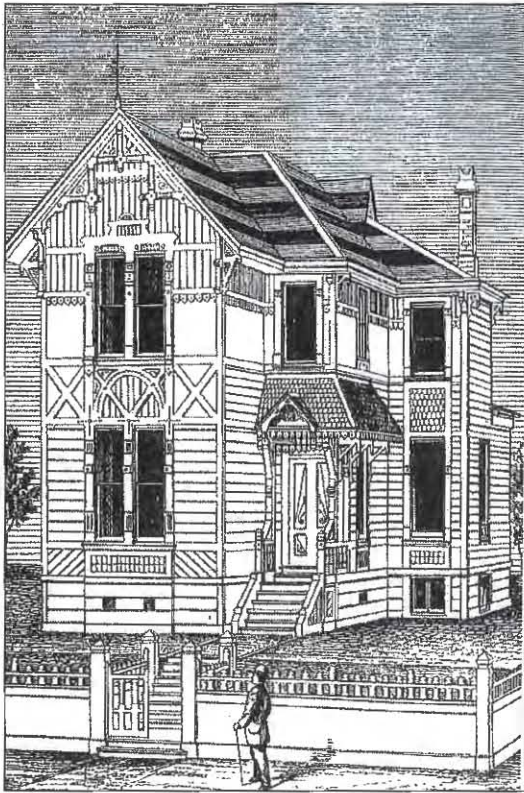
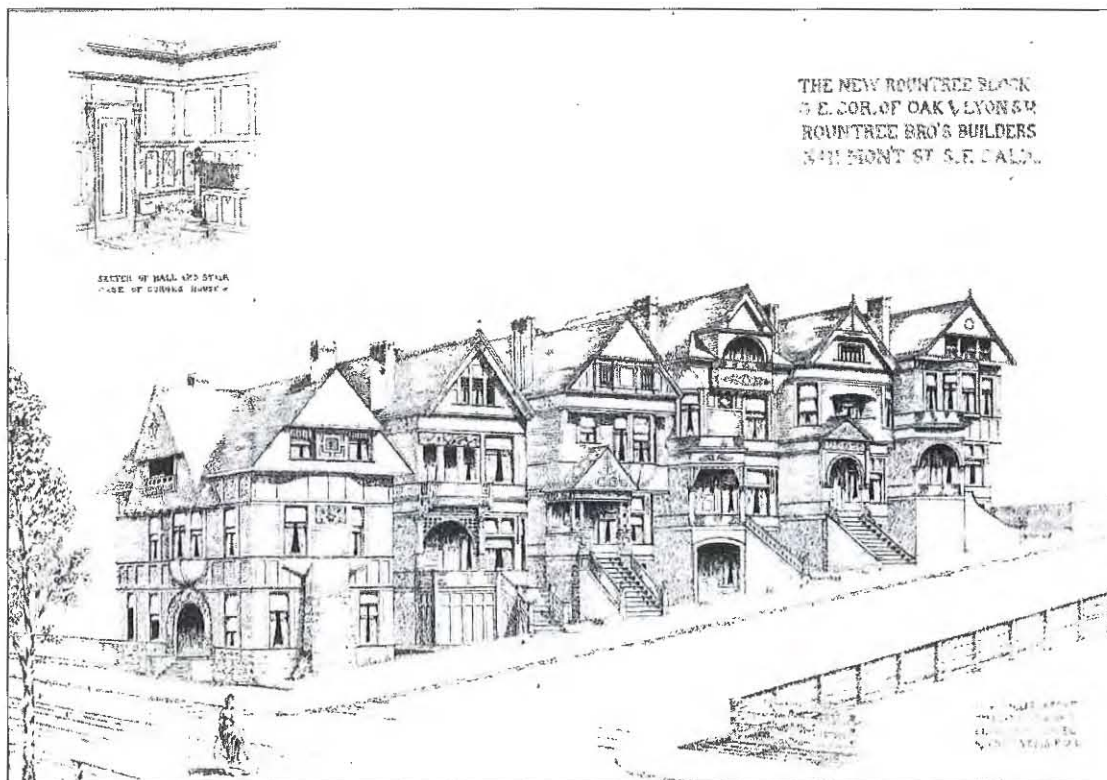
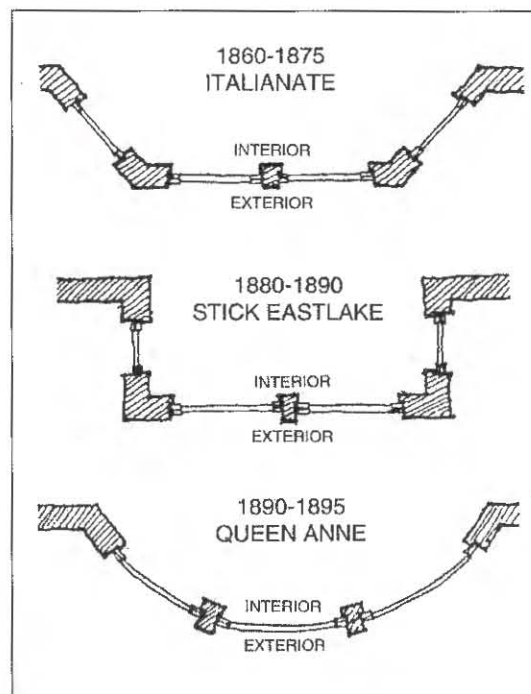


Figure 18: Eastlake Cottage by John Pelton Jr., 1881; typical Victorian row house entry by Samuel and Joseph Cather Newsom, 1884

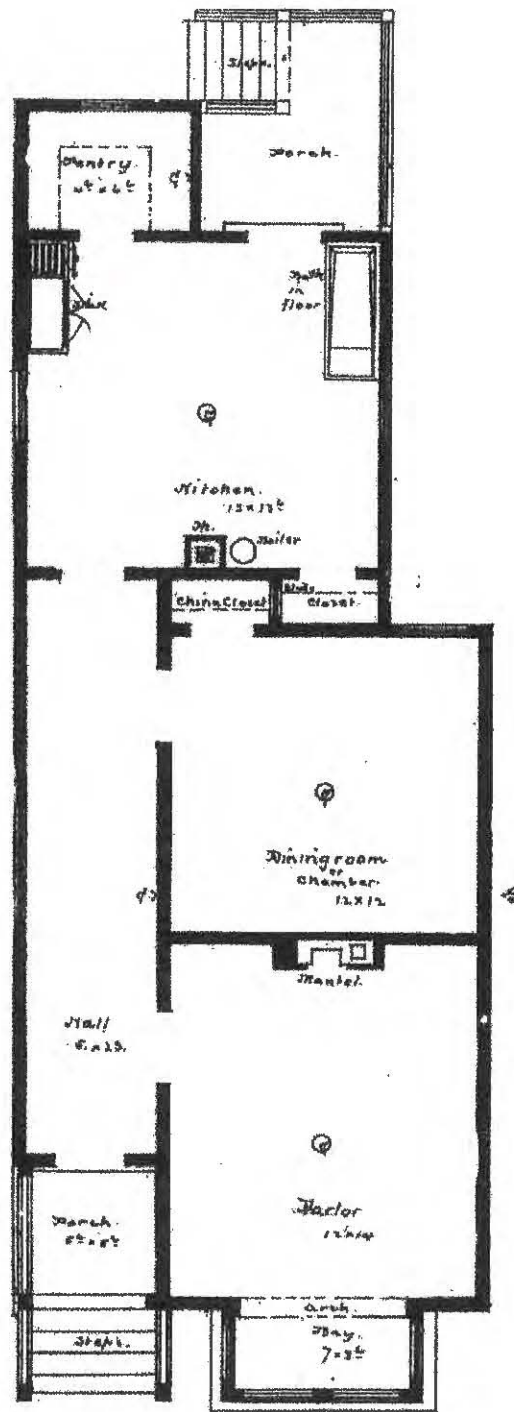




Source: *California's Architectural Frontier*



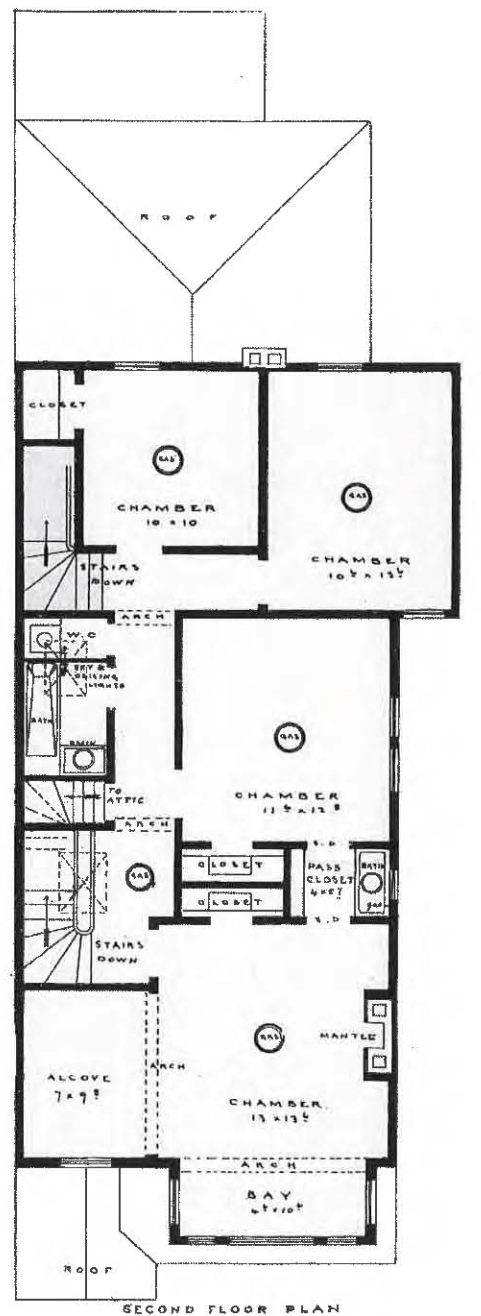
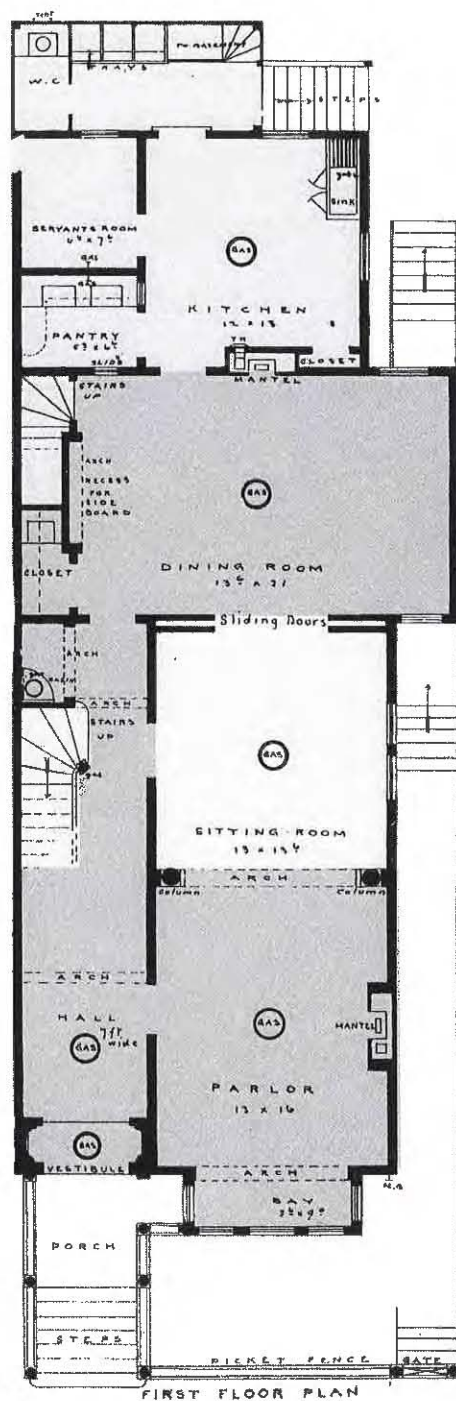
**Figure 19: Speculative row houses in San Francisco by William H. Lillie; bay windows styles**



Ground Plan.

Source: *Victorian Glory*

Figure 20: Floor plan for typical one-story Victorian cottage



Formal Rooms
  Family Rooms
  Servant Areas

Source: *In the Victorian Style*

Figure 21: Typical two-story Victorian row house with sitting room and back stairs

## **APPENDIX A:**

### **Department of Parks and Recreation (DPR) Forms 523**



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 8

\*Resource Name: 1212 2<sup>nd</sup> Street

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☒ Unrestricted  
and

\*a. County: Marin

\*b. USGS 7.5' Quad: San Rafael

Date: 1995 T; R; ¼ of ¼ of Sec; Mt. Diablo B.M.

c. Address: 1212 2<sup>nd</sup> Street

City: San Rafael

Zip: 94901

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: APN 11-256-015

**\*P3a. Description:**

**Location and setting.** The residences at 1212 and 1214 2<sup>nd</sup> Street are located within an urban block in downtown San Rafael that, both historically and today, displays a mix of land uses and architectural character. Both buildings are located on the north side of Second Avenue, a east-bound one-way street that is one half of the major east-west one-way couplets of Second and Third Avenues in San Rafael. Commercial uses in one- and two-story buildings are oriented toward the east and B Street, on the east side of the block. About two-thirds of the west side of the block is made up of residential uses, all of which is new, multi-family development, typically three stories in height. An easement is located within the block accessed from C Street on the west side. Historically this was a private driveway within the New England Villa development (also known by other names over time). There are in essence two vacant lots within the block. One is on B Street, and one is adjacent to 1212 Second Avenue. These two vacant lots, plus the lots on which 1212 and 1214 Second Avenue are located, comprise the property once owned by Johannes Petersen, who built the two houses that are the subject of this survey.

**Architectural description.** The residence at 1212 2<sup>nd</sup> Street is a two-story building with a slightly L-shaped footprint and a steeply pitched, hip roof with a front-facing gable, with narrow eaves supported by brackets. It is located on the north side of Second Street, near the center of the block, and faces south. It is adjacent to the residence at 1214 2<sup>nd</sup> Street, which was built at the same time and reflects the same architectural design and detailing. It is a balloon-frame building clad in channel rustic, drop siding, with a brick foundation and composition shingle roof. It is a Victorian-era building, constructed between 1887 and 1894.  
**Continued on sheet 2 of 8**

**\*P3b. Resource Attributes:** HP2 – Single family property

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photo or Drawing** (Photo required for buildings, structures, and objects.)



**P5b. Description of Photo:** 1212 2<sup>nd</sup> Street, front (south) façade, 1/2013

**\*P6. Date Constructed/Age and Sources:** ☒ Historic  
☐ Prehistoric ☐ Both ca 1890

**\*P7. Owner and Address:**  
Monahan Parker, Inc.  
1101 5TH AVE.  
SAN RAFAEL, CA 94901-2903

**\*P8. Recorded by:**  
Diana J. Painter, PhD  
Painter Preservation & Planning  
PO Box 2899  
Salem, OR 97308  
(707) 763-6500

**\*P9. Date Recorded:** January 2013

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** Historic

**Resource Report, 1212 & 1214 2<sup>nd</sup> Street, San Rafael, Marin County, California.** Prepared by Painter Preservation & Planning, Salem, Oregon. Prepared for Newman Planning Associates and City of San Rafael, June 2013.

**\*Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):



\*Recorded by: Diana J. Painter

\*Date: January 2013

☒ Continuation

☐ Update

**P3a. Physical description**  
**Continued from sheet 1 of 8**

*South façade.* The main body of the residence at 1212 Second Street projects forward, while the entry is slightly set back and located under a hip-roof overhang supported by a chamfered post on a square, paneled base. On the main body of the building, at the first level, is a shallow square bay with a frieze board embellished with incised detailing and three decorative brackets supporting a raked cornice. brackets also support the underside of the bay. The line of the frieze board continues in a wide stringcourse embellished with fishscale shingles. Above the bay, at the second level, is a paired, one-over-one-light, wood-frame, double-hung window with plain surrounds. Under the gable end is a frieze board with incised detailing. The gable end is further embellished with fishscale shingles above a dentil course. Five curvilinear brackets support the narrow eaves in this location. The front entry porch is accessed via five enclosed wood steps. Simple curved brackets above the steps and an embellished post supporting the roof further define the entry. Traditionally the entry door was surmounted by a transom windows. It is now enclosed with plywood. To the left of the door, on the main body of the building, is a double-hung window (now enclosed with plywood). Above the entry, at the second level, is a one-over-one-light, wood-frame, double-hung window. Windows within the projecting square bay are also, at this time, enclosed with plywood.

*East façade.* There are two openings on the east side of the building, a small window at the lower level and a larger one at the upper level. Both were likely one-over-one-light windows, but are covered in plywood today. An interior chimney is visible here, placed within the original kitchen. (Note that historically this house was directly adjacent to another, identical house to the east, the third in this series).

*North façade.* The north, rear façade of the building has a notch at the east side, historically occupied by an open utility porch. On the west side, on the main body of the building, is a single one-over-one-light, wood-frame, double-hung window at the lower level, and a two-over-two-light window at the upper level. Within the notch of the building is a small, one-story, enclosed addition with a shed roof. It is smaller than the open utility porch once located here. The exterior door in this location is on the main body of the house and faces west.

*West façade.* The west, side façade of the building faces the building at 1214 2nd Street. It has a single double-hung window at the lower level, and paired double-hung windows at the upper level. A small opening to the crawl space under the building is located in the far right hand (south) corner.

*Interiors.* The interior of the residence at 1212 2<sup>nd</sup> Street displays the classic layout of a small, two-story, Victorian-era house. Entry is via a hallway that parallels the rooms on the east (right) side. Entry to the front parlor and rear parlor is off this hallway. The rear parlor or middle room has a formal fireplace, whose wood mantel and surround is intact. The hall leads to the rear of the house, where a kitchen is located. A door in the northwest corner of the house that once opened onto an open utility porch now leads to the rear yard. On the right side of the entry hall is an enclosed stair to the second level. It extends up toward the rear of the house, curving at the top to access the upper level hall, which leads to the upstairs rooms. A wood rail with a classical balustrade enclosed the hallway. There are three bedrooms on the upper level, which are on the west side of the house. Bathrooms are located under the stairs at the first level, and at the end of the hall toward the front of the building at the second level. The building retains its character-defining historic doors and windows, except where the windows have been removed and boarded up. The building, which is framed in old growth redwood with a lath and plaster finish on the interior, appears to be structurally sound, although the plaster has been damaged by the fire and exposure to the elements. The building was not secured after the fire of 2007 and the open roof has allowed birds to nest in the building and exposure to further damage the interiors. It is filled with guano on the second level.

*Accessory unit.* A detached garage that dates at least to 1955 is located in the northwest corner of the lot, in the rear yard. It is a pole building with a concrete foundation, clad in corrugated metal with a corrugated metal, shallow-pitched, side gable roof. A pedestrian door and double-casement window is located on the south façade. It is in poor condition.

**Changes over time**

*Exterior.* The major change to the property at 1212 2<sup>nd</sup> Street was the result of a fire in 2007 that charred the front façade. Some of the historic fabric is missing as a result. However, a report by this author at the time concluded that sufficient historic fabric – including the overall form and structure of the building, its cladding, and architectural detailing – remained to convey the reasons for the building's significance. Prior to this change, the rear entry porch was removed and a small, shed roof addition constructed, possibly to hold the hot water heater. The roof was never secured after the fire, which has allowed water to infiltrate the building. No other known changes have taken place to the building.

*Interior.* The building, which is framed in old growth redwood with a lath and plaster finish on the interior, appears to be structurally sound, although the plaster has been damaged by the fire and exposure to the elements. The building was not secured after the fire of 2007 and the open roof has allowed birds to nest in the building and exposure to further damage the interiors. It is filled with guano on the second level. The house retains good integrity on the interior and is in moderate condition due to fire damage and the demolition by neglect it has experienced over the last six years.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #

HRI#

Trinomial

Page 3 of 8

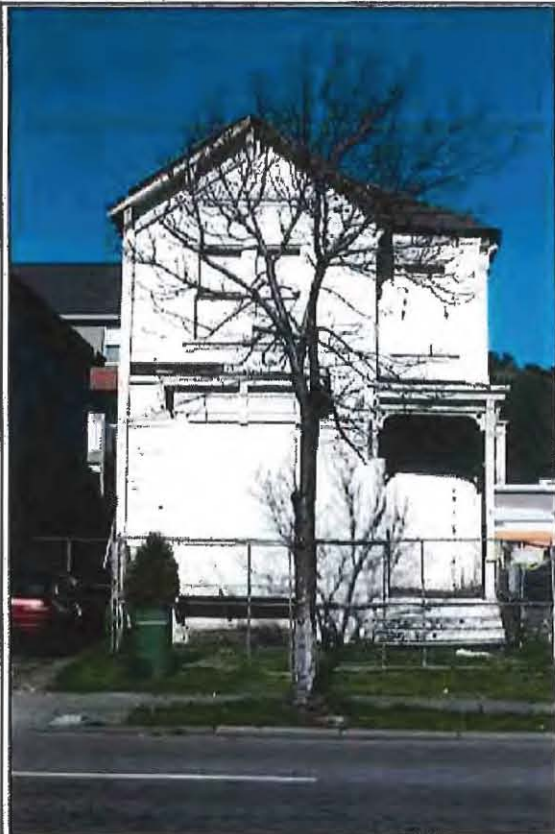
\*Resource Name: 1212 2<sup>nd</sup> Street

\*Recorded by: Diana J. Painter

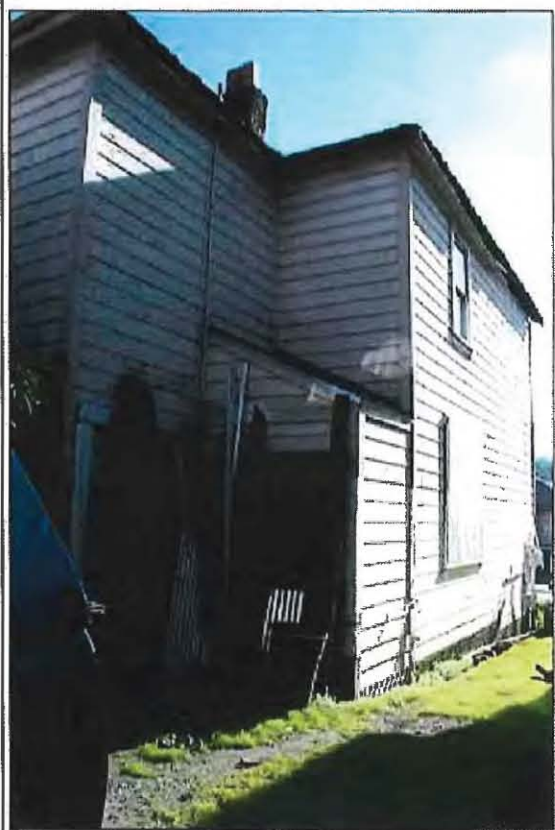
\*Date: January 2013

☒ Continuation

☐ Update



Front (south) façade



West side façade, looking southeast

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 4 of 8

\*Resource Name: 1212 Second Street

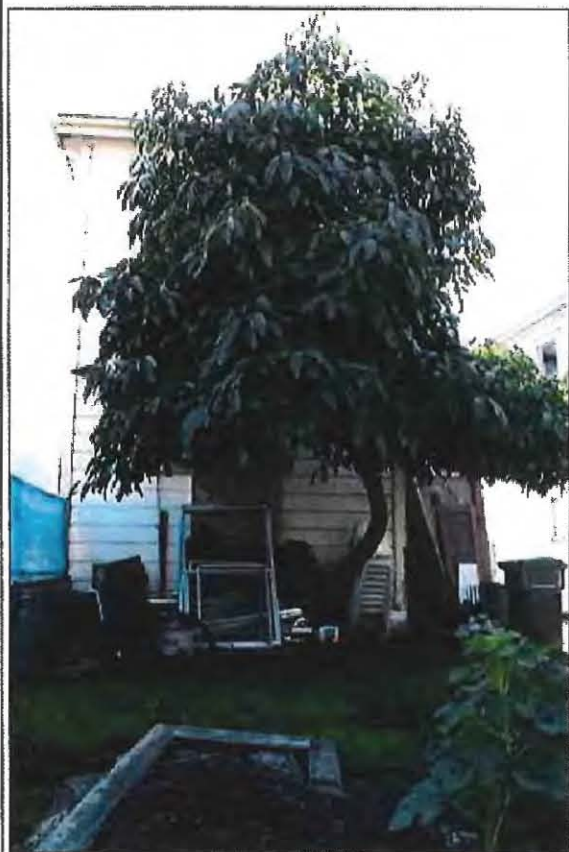
\*Recorded by: Diana J. Painter

\*Date: January 2013

☒ Continuation ☐ Update



East side façade



North rear façade



Detail of front façade



\*Recorded by: Diana J. Painter

\*Date: January 2013

☒ Continuation

☐ Update



Setting – front facades of 1212 & 1214 2nd



Setting – east side facades of 1212 & 1214 2nd



Setting – south of 1212 & 1214 2<sup>nd</sup> Street, looking east

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 6 of 8

\*NRHP Status Code 6S2  
\*Resource Name: 1212 2<sup>nd</sup> Street

B1. Historic Name: None  
B2. Common Name: 1212 2<sup>nd</sup> Street  
B3. Original Use: Residence

B4. Present Use: Vacant

\*B5. Architectural Style: Victorian

\*B6. Construction History:

This residence was constructed between 1887 and 1894. It was one of three identical houses that Johannes Petersen constructed and rented out to railroad workers and the like. No known changes took place to the building until a fire burned the front façade in 2008. No changes have taken place since the fire other than continuing degradation due to the fact that the building does not have a complete roof.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

\*B8. Related Features:

Related features include a small corrugated metal shed in the rear yard. The residence at 1214 2<sup>nd</sup> Street is related, for the fact that it was built at the same time and owned by the Petersen family until at least 1929. It is on a separate parcel today, but owned by the same owner, Monaghan Parker, Inc.

B9a. Architect: Unknown

b. Builder: Johannes Petersen

\*B10. Significance: Theme: Urban development

Area: San Rafael Townsite

Period of Significance: ca 1890

Property Type: Residential

Applicable Criteria: 1, 3

This property is significant under Criteria 1 and 3 of the California Eligibility Criteria. It is significant under Criterion 1 as a representative and increasingly rare example of historic housing within the original town plat of San Rafael, created as rental properties for working and middle-class families and individuals. When the railroad arrived in San Rafael the city responded with a tremendous period of growth, its population increasing from 841 people in 1870 to 2,276 in 1880, an increase of 170%. It continued to grow in the next decade, increasing another 45% by 1890. For the first time, rather than being merely a resort community, San Rafael was a full-fledged town, requiring housing and services for its workers. The subject housing was provided to fulfill that need. At two stories it was an unusually urban example of housing in this area, only steps from the railroad station and other traveler facilities, including hotels and saloons.

The property is also significant under Criterion 3 as a particularly urban and very good representative example of the type of worker and middle class housing that was being developed at the time. This housing was made possible by innovations in building, including light-weight balloon framing, the use of standard dimensioned lumber and wire nails. The materials were readily available from the redwood forests of the north bay, made into lumber locally by Isaac Shaver's lumber mill, among others.

**Continued on sheet 7 of 8**

B11. Additional Resource Attributes: (HP4) – Ancillary building

\*B12. References: *Historic Resource Report, 1212 & 1214 2<sup>nd</sup> Street, San Rafael, Marin County, California.* Prepared by Painter Preservation & Planning, Salem, Oregon. Prepared for Newman Planning Associates and City of San Rafael, June 2013.

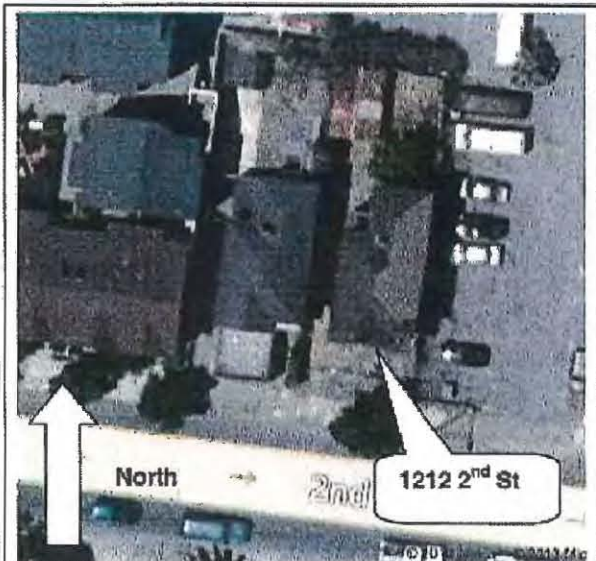
B13. Remarks: None

\*B14. Evaluator:

Diana J. Painter, PhD  
Painter Preservation & Planning  
PO Box 2899  
Salem, OR 97308  
(707) 763-6500

\*Date of Evaluation: March 2013

(This space reserved for official comments.)





**CONTINUATION SHEET**

Page 7 of 8

\*Resource Name: 1212 Second Street

\*Recorded by: Diana J. Painter

\*Date: January 2013

☒ Continuation

☐ Update

**B10. Significance**

Continued from sheet 6 of 8

The plans for the residences here, throughout the Bay Area, and nationally, were made possible by the widespread publication of pattern and plan books. The decorative features were available as stock milled parts purchased through catalogues. These factors lead to the development of entire neighborhoods of one- and two-story, wood-frame houses, embellished with the latest in Victorian detailing and features. These homes are unusual for being more typical of the San Francisco row house variety, rather than the smaller Victorian cottages and large suburban homes more typical in San Rafael in this era.

This property is associated with builder and contractor Johannes Petersen (1839-1909). Petersen, a native of Denmark, arrived in San Rafael shortly before the coming of the railroad. He and a handful of other builders and contractors were able to capitalize on the ensuing period of growth, building hundreds of structures, according to his obituary. He also invested in other business ventures and served as a San Rafael city councilman and a Marin County Supervisor from 1897 to 1901. These buildings represent two of three identical Victorian-era residences that Petersen developed on a speculative basis as rental properties. He additionally owned the contiguous 811-813 B Street commercial building, a two-story, wood-frame structure dating from 1887 or earlier. After his death in 1909 Petersen's widow continued to rent out the properties until at least 1929. The third residence built by Petersen at 1210 2<sup>nd</sup> Street and the two-story commercial building were demolished in 1967 for surface parking. Today the two-story properties at 1212 and 1214 2<sup>nd</sup> Street are located within an unusually intact setting dating from the railroad days, and are a rare remaining example of their type within the original town plat of San Rafael.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary #  
HRI#  
Trinomial

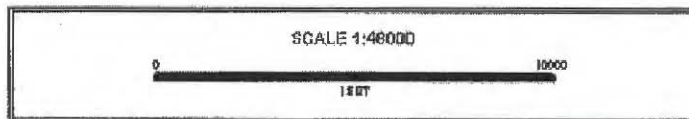
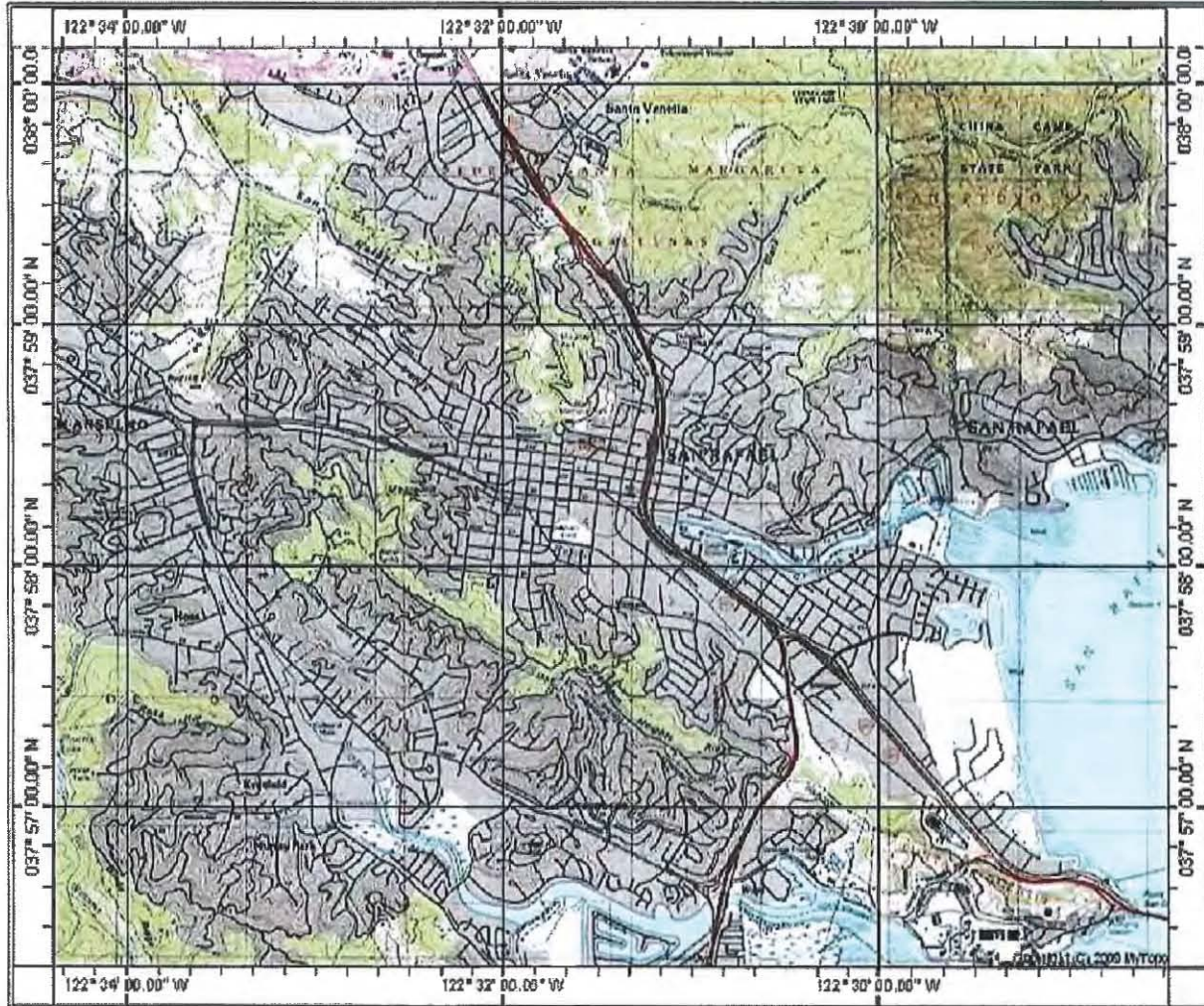
Page 8 of 8

\*Resource Name: 1212 2<sup>nd</sup> Street

\*Map Name: San Rafael

\*Scale: 1:24,000

\*Date of Map: 1996





State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 8

\*Resource Name: 1214 2<sup>nd</sup> Street

P1. Other Identifier: None

\*P2. Location: ☐ Not for Publication ☒ Unrestricted  
and

\*a. County: Marin

\*b. USGS 7.5' Quad: San Rafael

Date: 1996 T; R; ¼ of ¼ of Sec; Mt. Diablo B.M.

c. Address: 1212 2<sup>nd</sup> Street

City: San Rafael

Zip: 94901

d. UTM: Zone: 10;

mE/

mN (G.P.S.)

e. Other Locational Data: APN 11-256-014

**\*P3a. Description:**

**Location and setting.** The residences at 1212 and 1214 Second Street are located within an urban block in downtown San Rafael that, both historically and today, displays a mix of land uses and architectural character. Both buildings are located on the north side of Second Avenue, a east-bound one-way street that is one half of the major east-west one-way couplets of Second and Third Avenues in San Rafael. Commercial uses in one- and two-story buildings are oriented toward the east and B Street, on the east side of the block. About two-thirds of the west side of the block is made up of residential uses, all of which is new, multi-family development, typically three stories in height. An easement is located within the block accessed from C Street on the west side. Historically this was a private driveway within the New England Villa development (also known by other names over time). There are in essence two vacant lots within the block. One is on B Street, and one is adjacent to 1212 Second Avenue. These two vacant lots, plus the lots on which 1212 and 1214 Second Avenue are located, comprise the property once owned by Johannes Petersen, who built the two houses that are the subject of this survey.

**Architectural description.** The residence at 1214 2<sup>nd</sup> Street is a two-story building with a slightly L-shaped footprint and a steeply pitched, hip roof with a front-facing gable, with narrow eaves supported by brackets. It is located on the north side of Second Street, near the center of the block, and faces south. It is adjacent to the residence at 1212 2nd Street, which was built at the same time and reflects the same architectural design and detailing. It is a balloon-frame building clad in channel rustic, drop siding, with a brick foundation and composition shingle roof. It is a Victorian-era building, constructed between 1887 and 1894.

Continued on sheet 2 of 8

\*P3b. Resource Attributes: HP2 — Single family property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: 1214 2<sup>nd</sup> Street (left); front (south) façade, 1/2013

\*P6. Date Constructed/Age and Sources: ☒ Historic  
☐ Prehistoric ☐ Both ca 1890

\*P7. Owner and Address:  
Monahan Parker, Inc.  
1101 5TH AVE.  
SAN RAFAEL, CA 94901-2903

\*P8. Recorded by:  
Diana J. Painter, PhD  
Painter Preservation & Planning  
PO Box 2899  
Salem, OR 97308  
(707) 763-6500

\*P9. Date Recorded: January 2013

\*P10. Survey Type: Intensive

\*P11. Report Citation: *Historic*

Resource Report, 1212 & 1214 2<sup>nd</sup> Street, San Rafael, Marin County, California. Prepared by Painter Preservation & Planning, Salem, Oregon. Prepared for Newman Planning Associates and City of San Rafael, June 2013.

\*Attachments: ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):



**P3a. Physical description**  
Continued from sheet 1 of 8

*South façade.* The main body of the residence at 1214 Second Street projects forward, while the entry is slightly set back and located under a hip-roof overhang supported by a chamfered post on a square, paneled base. This small front porch, which has a double-hung window on the left or west side, is accessed via five concrete steps and enclosed with a classical balustrade. To the left of the entry is a one-story, flat-roofed addition to the house that projects into the front yard. It has a stucco finish and on the east façade, a vertically oriented, two-light sliding window with an anodized aluminum frame. The front façade of this addition, which was historically used as a commercial storefront, has a shallow-sloped peaked parapet with a simple coping, a wood door with full-height glass to the right, and a large, fixed light picture window to the left. On the west façade are two double-hung windows. Above this addition, at the second level, is a paired, one-over-one-light, wood-frame, double-hung window with plain surrounds. Under the gable end is a frieze board with incised, curvilinear detailing. The gable end is further embellished with fishscale shingles above a dentil course. Five curvilinear brackets support the narrow eaves in this location. Additional details on the building include the simple curved brackets above the steps and chamfered post with brackets supporting the roof further define the entry. The entry door, which is an Italianate-style door, is surmounted by a transom window. Above the entry, at the second level, is a one-over-one-light, wood-frame, double-hung window.

*East façade.* There are two openings on the east side of the building, a small window at the lower level and a larger one at the upper level. This façade faces the identical house at 1212 2<sup>nd</sup> Street and has minimal openings.

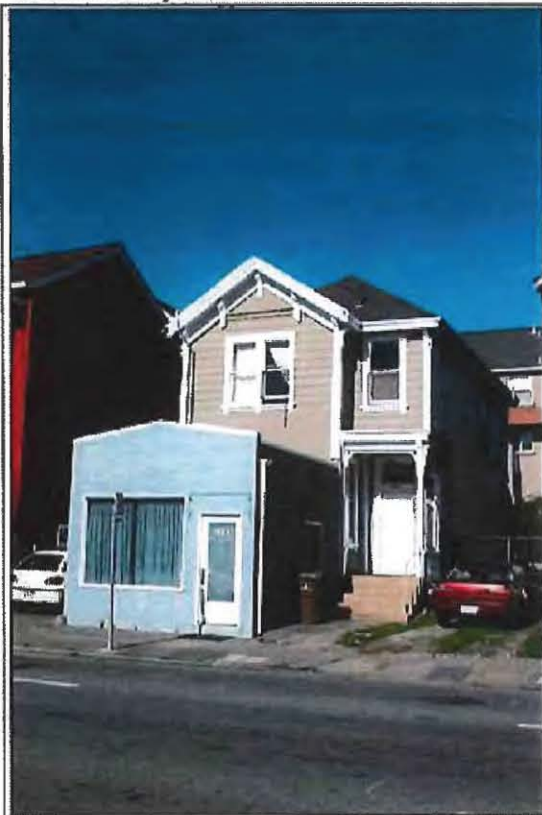
*North façade.* The north, rear façade of the building has a shed-roofed addition to the west side that occupies the 'notch' on this rear façade. Historically this was an open utility porch, but has now been enclosed. An open wood stair with a simple wood rail located on the west side of this façade accesses an entry to the second level. About half the area under this stair is enclosed with wood boards for a storage area. At the ground floor is a double-hung window, directly under the door at the second level. To the right or west, within the enclosed porch area, is an access door with a two-light, metal-frame, sliding window to its right. At the second level is the entry door that is centered on this façade, with a two-light, aluminum-frame, sliding window to its left. The small balcony here is enclosed with a vertical wood rail. The interior kitchen chimney is visible here.

*West façade.* The west, side façade of the building displays three openings, two paired, double-hung windows at the lower level, and a single double-hung window at the upper level. A small, six-light window is located on the west façade of the small enclosed porch in the northwest corner of the building.

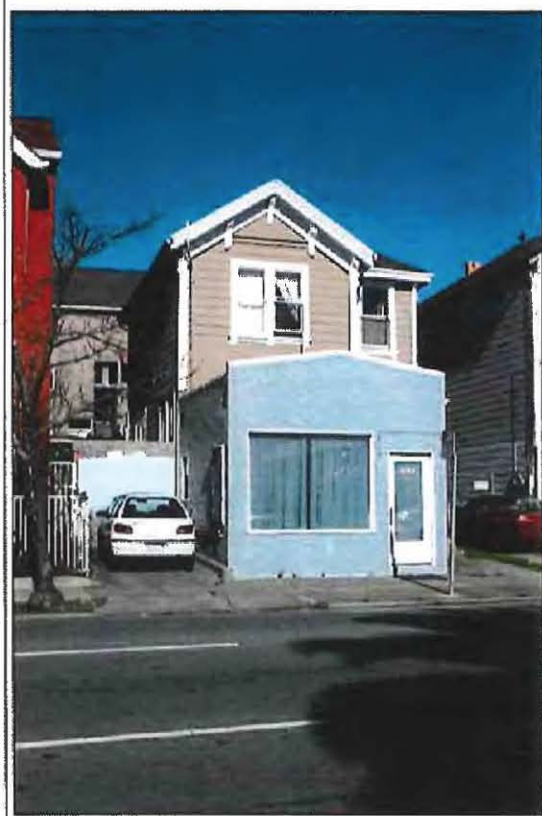
*Interiors.* The interior of the residence at 1212 2<sup>nd</sup> Street displays the classic layout of a small, two-story Victorian-era house. Entry is via a hallway that parallels the rooms on the east (right) side. The front unit in the building is accessed from the front door in back of the sidewalk on the south building façade. It is closed off from the main portion of the residence. Entry to the rear parlor or central room in the house is off the main hallway. This room retains its formal fireplace, whose wood mantel and surround is intact, and ceiling fixture. The hall leads to the rear of the house, where a kitchen is located. This kitchen, whose interior appears to date from ca 1940, is in good condition and is intact. What was once an open utility porch, now enclosed, contains a laundry room and leads to the backyard. On the right side of the entry hall is an enclosed stair to the second level. It extends up toward the rear of the house, curving at the top to access the upper level hall, which leads to the upstairs rooms. A wood rail with a classical balustrade encloses the hallway. There are three bedrooms on the upper level, which are on the west side of the house. Bathrooms are located under the stairs on the main level and at the end of the hallway, toward the front of the building, at the second level. The building retains its character-defining historic doors, windows and other detailing.

*Changes over time – exterior.* The major changes to the property at 1214 2<sup>nd</sup> Street include the one-story addition to the front of the house, which may be considered historic in itself at this point; the enclosure of the utility porch, which may also have happened some time ago, judging by the six-light window in the room; and the addition of the rear stair. This addition involved adding a door where a window opening existed, and a second window. The enclosure of the front two rooms for a second unit and possible use of the second floor for another unit has not involved removing any character-defining features of the building, with the exception of the square bay on the first floor. The building retains good integrity, particularly considering that some of these changes are reversible, and appears to be in very good condition.

*Changes over time - interior.* The major change is the removal of the square bay, which affects the interior as well as the exterior. The enclosure of the front two rooms for a second unit and possible use of the second floor for another unit has not involved removing any character-defining features of the building, with the exception of the square bay on the first floor. The building interior retains very good integrity.



Front (south) and east side facades



Front (south) and west side facades



\*Recorded by: Diana J. Painter

\*Date: January 2013

☒ Continuation

☐ Update



Rear (north) façade, looking south



Rear (north) façade, looking southeast



Front (south) façade showing entry



\*Recorded by: Diana J. Painter

\*Date: January 2013

☒ Continuation

☐ Update



Setting – front facades of 1212 & 1214 2nd



Setting – east side facades of 1212 & 1214 2nd



Setting – south of 1212 & 1214 2<sup>nd</sup> Street, looking east

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 6 of 8

\*NRHP Status Code 582  
\*Resource Name: 1214 2<sup>nd</sup> Street

B1. Historic Name: None  
B2. Common Name: 1214 2<sup>nd</sup> Street  
B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Victorian

\*B6. Construction History:

This residence was constructed between 1887 and 1894. It was one of three identical houses that Johannes Petersen constructed and rented out to railroad workers and the like. About 1956 the house was converted to a duplex, with a secondary, two-story entry on the rear façade, and a one-story commercial addition to the front façade.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

\*B8. Related Features:

The residence at 1212 2<sup>nd</sup> Street is related, for the fact that it was built at the same time and owned by the Petersen family until at least 1929. It is on a separate parcel today, but owned by the same owner, Monaghan Parker, Inc.

B9a. Architect: Unknown

b. Builder: Johannes Petersen

\*B10. Significance: Theme: Urban development

Area: San Rafael Townsite

Period of Significance: ca 1890

Property Type: Residential

Applicable Criteria: 1, 3

This property is significant under Criteria 1 and 3 of the California Eligibility Criteria. It is significant under Criterion 1 as a representative and increasingly rare example of historic housing within the original town plat of San Rafael, created as rental properties for working and middle-class families and individuals. When the railroad arrived in San Rafael the city responded with a tremendous period of growth, its population increasing from 841 people in 1870 to 2,276 in 1880, an increase of 170%. It continued to grow in the next decade, increasing another 45% by 1890. For the first time, rather than being merely a resort community, San Rafael was a full-fledged town, requiring housing and services for its workers. The subject housing was provided to fulfill that need. At two stories it was an unusually urban example of housing in this area, only steps from the railroad station and other traveler facilities, including hotels and saloons.

The property is also significant under Criterion 3 as a particularly urban and very good representative example of the type of worker and middle class housing that was being developed at the time. This housing was made possible by innovations in building, including light-weight balloon framing, the use of standard dimensioned lumber and wire nails. The materials were readily available from the redwood forests of the north bay, made into lumber locally by Isaac Shaver's lumber mill, among others.  
**Continued on sheet 7 of 8**

B11. Additional Resource Attributes: None

\*B12. References: *Historic Resource Report, 1212 & 1214 2<sup>nd</sup> Street, San Rafael, Marin County, California.* Prepared by Painter Preservation & Planning, Salem, Oregon. Prepared for Newman Planning Associates and City of San Rafael, June 2013.

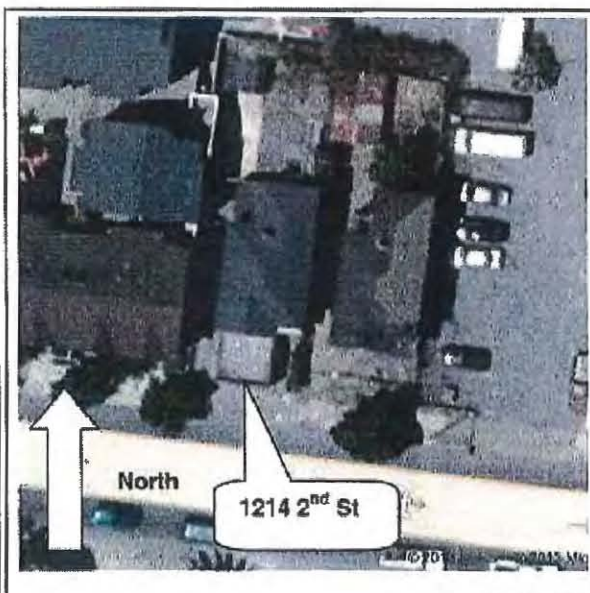
B13. Remarks: None

\*B14. Evaluator:

Diana J. Painter, PhD  
Painter Preservation & Planning  
PO Box 2899  
Salem, OR 97308  
(707) 763-6500

\*Date of Evaluation: March 2013

(This space reserved for official comments.)





State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#  
Trinomial

Page 7 of 8

\*Resource Name: 1214 Second Street

\*Recorded by: Diana J. Painter

\*Date: January 2013

☒ Continuation

☐ Update

**B10. Significance**

Continued from sheet 6 of 8

The plans for the residences here, throughout the Bay Area, and nationally, were made possible by the widespread publication of pattern and plan books. The decorative features were available as stock milled parts purchased through catalogues. These factors lead to the development of entire neighborhoods of one- and two-story, wood-frame houses, embellished with the latest in Victorian detailing and features. These homes are unusual for being more typical of the San Francisco row house variety, rather than the smaller Victorian cottages and large suburban homes more typical in San Rafael in this era.

This property is associated with builder and contractor Johannes Petersen (1836-1909). Petersen, a native of Denmark, arrived in San Rafael shortly before the coming of the railroad. He and a handful of other builders and contractors were able to capitalize on the ensuing period of growth, building hundreds of structures, according to his obituary. He also invested in other business ventures and served as a San Rafael city councilman and a Marin County Supervisor from 1897 to 1901. These buildings represent two of three identical Victorian-era residences that Petersen developed on a speculative basis as rental properties. He additionally owned the contiguous 811-813 B Street commercial building, a two-story, wood-frame structure dating from 1887 or earlier. After his death in 1909 Petersen's widow continued to rent out the properties until at least 1929. The third residence built by Petersen at 1210 2<sup>nd</sup> Street and the two-story commercial building were demolished in 1967 for surface parking. Today the two-story properties at 1212 and 1214 2<sup>nd</sup> Street sit within an unusually intact setting dating from the railroad days, and are a rare remaining example of their type within the original town plat of San Rafael.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary #  
HRI#  
Trinomial

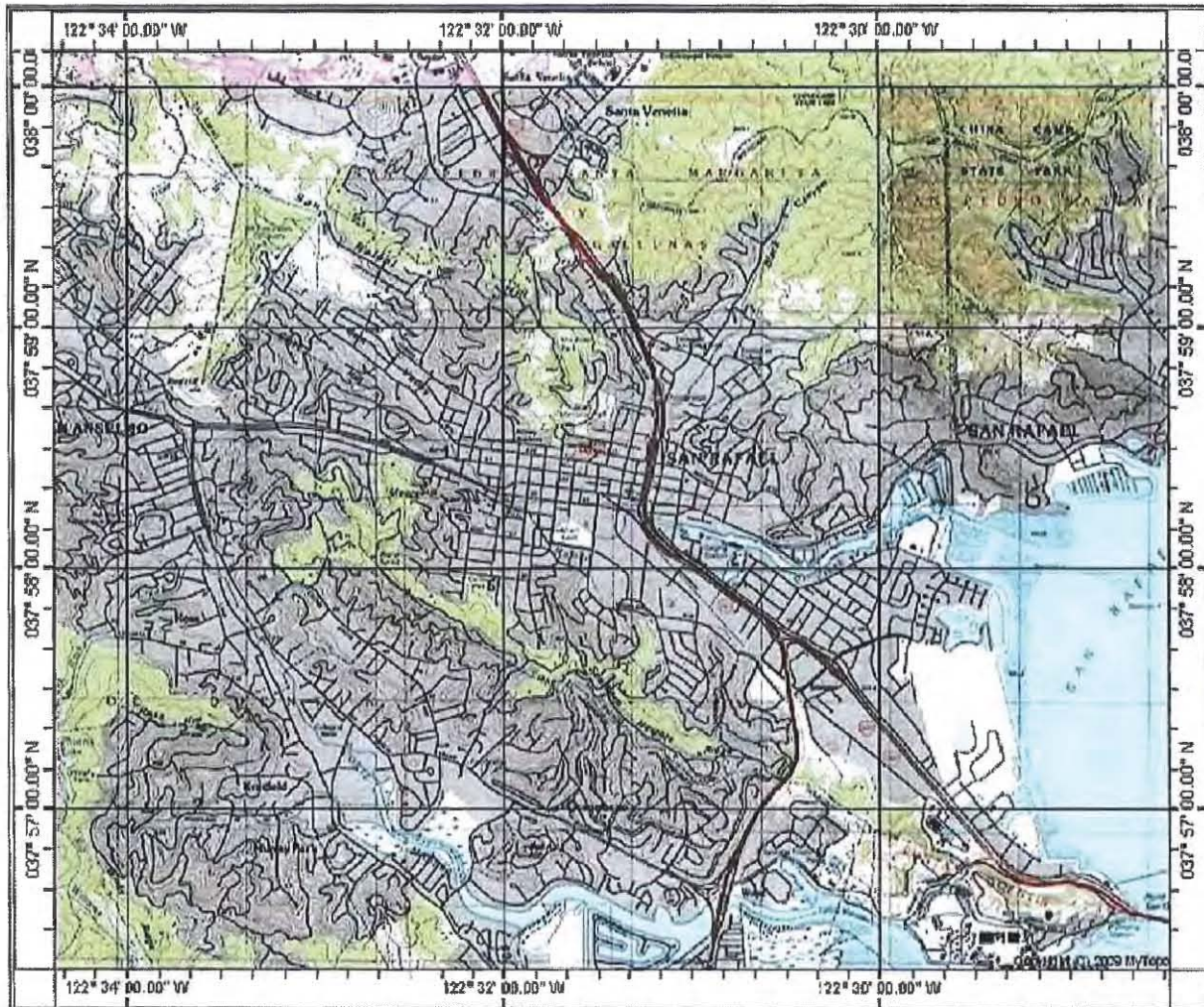
Page 8 of 8

\*Resource Name: 1214 2<sup>nd</sup> Street

\*Map Name: San Rafael

\*Scale: 1:24,000

\*Date of Map: 1995





**APPENDIX B:**  
**Historic Properties in the Project Area**

## APPENDIX B HISTORIC PROPERTIES IN THE PROJECT AREA

The aesthetic experience of the buildings at 1212 and 1214 2<sup>nd</sup> Street, as well as the experience of the surrounding area, is strongly related to the historic character of this neighborhood. The significance of this small neighborhood, which focuses on the intersection of 2<sup>nd</sup> and B Streets, is that it is remarkably intact dating from the time that the San Rafael & San Quentin Railroad station was established in the southeast quadrant of 2<sup>nd</sup> and B Streets in 1870. The subject residences are related to this era and place because they represent housing purpose-built for rental working- and middle-class tenants, including railroad workers, by the builder and contractor Johannes Petersen (1839-1909).<sup>1</sup> Two additional sites in the immediate vicinity of 1212 and 1214 2<sup>nd</sup> Street were also developed and/or owned and rented out for commercial purposes by Johannes Petersen, but were demolished in 1967 for surface parking lots. The other historic buildings within the immediate area have direct connections to late nineteenth century San Rafael, and non-historic buildings are, for the most part, compatible in scale, design and detailing.

The history of this neighborhood and its relationship to the developmental history of San Rafael in this era is described in the Historic Resource Report for 1212 and 1214 2<sup>nd</sup> Street and will not be repeated here. Noted below are the previously identified historic structures that remain in the immediate setting of the subject properties and that contribute to the historic character of this neighborhood. This list includes properties that are San Rafael Historic Landmarks and properties that are considered historic by virtue of the fact that they are listed in the *San Rafael Historical Architectural Survey Final Inventory List of Structures and Areas*. Additional properties may also be historic, but have not been identified to date.<sup>2</sup> Previously identified historic properties:

- 1115 2<sup>nd</sup> Street<sup>3</sup>
- 1212 2<sup>nd</sup> Street [subject property]
- 724 B Street – Flatiron Building (*local landmark*)
- 747 B Street/1201 2<sup>nd</sup> Street – the Cosmopolitan Hotel<sup>4</sup>
- 810 B Street
- 819-823 B Street
- 822 B Street
- 826 B Street
- 838-40 B Street
- 844-48 B Street

Historically, after getting off the train at the depot just southeast of 2<sup>nd</sup> and B Streets in the late nineteenth century, a visitor to San Rafael could walk a few steps to the corner of 2<sup>nd</sup> and B Street

---

<sup>1</sup> Note that this housing continued to be held and rented out by Petersen and his family for at least 40 years.

<sup>2</sup> Note that San Rafael's historic properties inventory list is over 25 years old and a survey and inventory of San Rafael needs to be conducted to bring this list up to date. Note also that the 2009 update merely updated the status of the properties; no new properties were surveyed.

<sup>3</sup> The addresses for these properties are, for the most part taken from the 2009 "Structures on the San Rafael Historical/Architectural Survey and/or the California Register of Historical Resources." These addresses need to be resolved with Assessor and on-the-street data.

<sup>4</sup> Note that the 2009 "Structures on the San Rafael Historical/Architectural Survey and/or the California Register of Historical Resources" lists the Cosmopolitan Hotel at a different address (901 B Street) as ineligible for listing on any register; yet it is evaluated as "Needs evaluation." This is inconsistent and needs to be clarified.

and see a sight very similar to the view today (minus the cars!). Across the street to the west was the Cosmopolitan Hotel, where a person could obtain lodgings. To one's immediate right was the Flatiron Building, where a thirsty visitor could buy a meal and a drink. Viewing west down 2<sup>nd</sup> Street, housing for rent to prospective residents was visible, including 1210-1212-1214 2<sup>nd</sup> Street and the houses to the west (note that in the early days of the New England Villa these buildings (no longer extant) were also rented as vacation cottages). To the north was B Street, a busy commercial street rivaling 4<sup>th</sup> Street, where an entire array of goods and services were available, including groceries from Gieske's Grocery (replaced by a contemporary building compatible with the streetscape). Two blocks away was the busy intersection of 4<sup>th</sup> and C Streets, recognized as the heart of San Rafael both in the nineteenth century and today. One can experience nineteenth century San Rafael today by standing at 2<sup>nd</sup> and B Streets, with its accompanying characteristics of low-scale, wood-frame buildings, traditional storefronts on the commercial buildings, and inviting porches and bay windows on the residential structures. Detail on the Victorian-era buildings is rich, reflecting Italianate and Stick/Queen Anne architectural influences.

Despite the demolition of 802 B Street, 809 B Street, 823 B Street, 1210 2<sup>nd</sup> Street, and the residences east of 1212 and 1214 2<sup>nd</sup> Street, this area is most certainly eligible as a Historic District under California Eligibility Criteria 1 and 3. As a result, the project proposed for the intersection of 2<sup>nd</sup> and B Streets, in addition to demolishing the historic resources at 1212 and 1214 2<sup>nd</sup> Street, will also have an effect on the historic properties on B Street between 745 and 848 B Street and 1201 and 1115 2<sup>nd</sup> Street. The historic character of this important corner will be lost, and the urban design character will be affected by changes in the scale, design, materials, workmanship, detailing and architectural character of the proposed new structure. The character of the street will also be affected by the proposed garage entrance on B Street, which will add auto traffic to this already busy street, affecting the pedestrian environment. Additionally the use of the building will change, removing street front entrances and storefronts along 2<sup>nd</sup> and B Streets, as the proposed project is to be constructed on a concrete plinth, with no openings along 2<sup>nd</sup> Street. What a traditional historic neighborhood, whether commercial or residential, offers to the street and to a city, is a sense of how people use the buildings and how they are a part of the city. What will be lost with the new structure is a similar sense of what place this building has in this important urban area of San Rafael.

## Summary

The proposed new structure has a negative effect on the present historic character of the neighborhood in the vicinity of the intersection of 2<sup>nd</sup> and B Streets. It has a particularly negative effect on 2<sup>nd</sup> Street, due to the loss of residential scale and residential amenities along this street, including front porches, architectural features such as bay windows, and small scale architectural detailing, and the opportunity for interaction between people and the built environment in this location. The proposed design features at the corner of 2<sup>nd</sup> and B Street, and the retail frontages along B Street do not relate to the traditional historic character of this street and late nineteenth century commercial streets in general, which are typically more conducive to pedestrian activity. In particular, the garage entry here has a detrimental effect on the streetscape and pedestrian flow. Design changes, including changes in proportion, scale, rhythm and types of openings, use of materials, and design detailing on the proposed new structure may help mitigate the design impacts.

The historic character of the neighborhood, the late nineteenth century setting for the project, is severely impacted with this proposal, due in part to the cumulative effect of prior demolitions in what was a highly intact neighborhood centered around the railroad station and early commercial development in this area. Additional survey work to update the 1976/1986 survey to identify



additional potential historic structures and nomination of the neighborhood as a local historic district would protect this neighborhood from further degradation and help preserve what remains of what was, just 45 years ago, likely one of the most significant and intact railroad districts in the state. If the remainder of this area can be preserved and perhaps enhanced with appropriate rehabilitation (in the case of buildings like the Cosmopolitan Hotel), and interpretation of the site, it may partially mitigate for the loss of historic character and setting as a result of this development proposal.

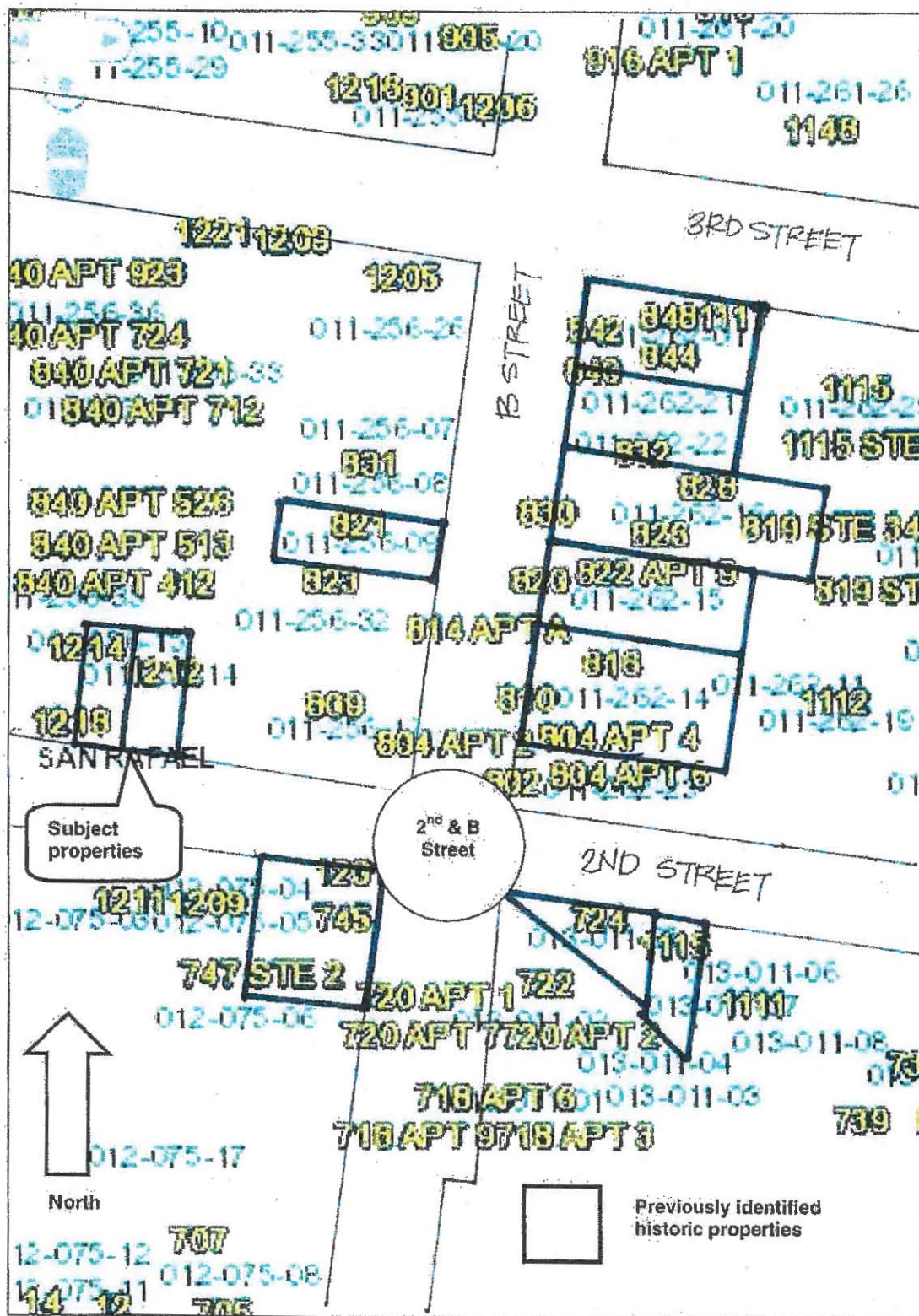


Figure 1: Previously identified historic properties in the vicinity of 2nd and B Streets



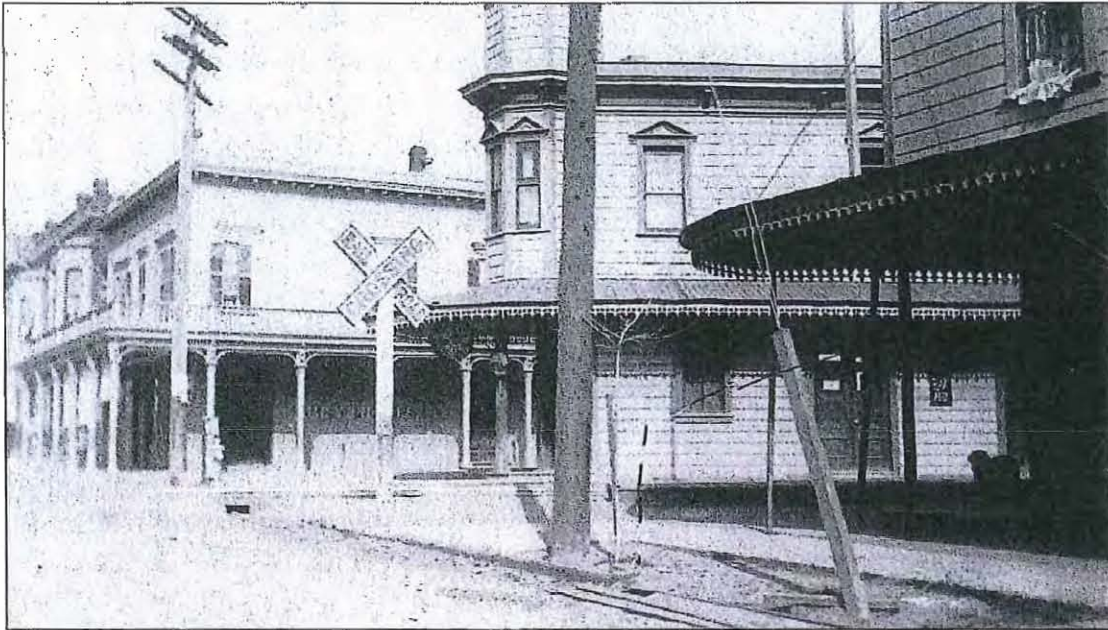


Figure 2: Flatiron Building (center building in photo), southeast corner of 2<sup>nd</sup> and B Streets



Figure 3: Cosmopolitan Hotel, southwest corner of 2<sup>nd</sup> and B Streets