

1212 & 1214 2<sup>ND</sup> STREET  
San Rafael, Marin County, California

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HISTORIC RESOURCE  
REPORT

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the City of San Rafael

June 2013

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

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

## EXECUTIVE SUMMARY

The *815 B Street* redevelopment project proposes to demolish two historic structures within the project area, two two-story residences constructed between 1887 and 1894. These buildings represent two of what were originally three identical Victorian-era residences at 1210, 1212 and 1214 2<sup>nd</sup> Street constructed by builder and contractor Johannes Petersen as rental properties for working and middle class tenants. He additionally owned the contiguous 811-813 B Street commercial building (no longer extant), a two-story, wood-frame structure dating from 1887 or earlier. Petersen, a native of Denmark, arrived in San Rafael shortly before the arrival of the railroad spurred an era of growth in the city. Petersen and a handful of contractors and builders capitalized on this period, Petersen alone building hundreds of structures in San Rafael, 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. Petersen's wife continued to rent the properties after his death in 1909 through at least 1929. The third residence built by Petersen at 1210 2<sup>nd</sup> Street and two-story commercial building at 811-813 B Street were demolished for surface parking in 1967. These two remaining houses are vestiges of the era when these residences were at the heart of this central San Rafael neighborhood that included the railroad station, a resort dating from the 1860s, hotels and hotel cottages, single family dwellings, and the B Street commercial district.

### Statement of Significance

This property is significant under Criteria 1 and 3 of the California Eligibility Criteria. It is significant under Criterion 1 as an 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 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. The residences represent an unusually urban example of housing within the original townsite, conveniently located only steps from the railroad station and other traveler-oriented 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. 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, throughout San Francisco and in San Rafael at this time. These homes are unusual for being of the San Francisco row

house variety, rather than the smaller Victorian cottages and large suburban homes more typical of San Rafael in this era.

This report concludes that both properties, 1212 and 1214 2<sup>nd</sup> Street, meet Criteria 1 and 3 of the California Eligibility Criteria and additionally retain sufficient integrity to convey the reasons for their significance, and are therefore historic resources for purposes of CEQA (see Chapter 4 for the formal evaluation of these properties).

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

## 1. INTRODUCTION

### A. *Purpose of Report*

The purpose of this Historic Resource Report for 1212 and 1214 2<sup>nd</sup> Street is to re-affirm the historic significance and integrity of 1212 2<sup>nd</sup> Street and establish the historic significance and integrity of 1214 2<sup>nd</sup> Street. It also provides a historic context and historic setting for the buildings that assists in identifying appropriate mitigation measures for the plan alternative(s) that assumes demolition of the buildings. The building at 1212 2<sup>nd</sup> Street was previously identified as a historic resource as a result of its listing in the *San Rafael Historical Architectural Survey*. The building at 1214 2<sup>nd</sup> Street was previously identified as a likely “Structure of Merit” according to the San Rafael Historic Preservation Ordinance (Chapter 2.18 of the San Rafael Municipal Code).<sup>1</sup> It is the wish of the owners to demolish both buildings. The City of San Rafael is requiring an Environmental Impact Report (EIR) to identify and assess the impacts of this proposal and potential mitigation measures. This Historic Resource Report is being undertaken as part of the EIR process.

### B. *Organization of Report*

This report is organized as follows. The Summary, which precedes this chapter, reiterates the statement of significance for the properties that are the subject of this report and that is recorded in the Department of Parks and Recreation 523 forms. This **Introduction** explains the purpose of this report and how it was developed. In **Chapter 2**, a brief regulatory framework for identifying and evaluating these properties is provided. In **Chapter 3**, the Historic Context, the development of San Rafael and its rapid expansion during the railroad period, when Petersen arrived, is briefly described. It explains the role of builders and contractors such as Petersen and their role in city building at this time. It discusses the use of new construction techniques, pattern books and stock milled woodwork that made homes like this readily available to the working and middle classes. Petersen, his background and career are outlined. And the development of this neighborhood is discussed in the context of San Rafael’s expansion. In **Chapter 4**, Architectural Descriptions and Context, the resources and how they reflect development practices at this time is described. Finally, this chapter provides an evaluation of the historic and architectural significance of the structures. Department of Parks and Recreation 523 Forms, the forms that the state uses to document historic resources, for the properties are included in **Appendix A**. In **Appendix B** is a discussion of historic properties in the immediate vicinity of the subject properties.

### C. *Research Design and Methods*

Research for this report was conducted at the Marin County Historical Society archives; the California Room of the Marin County Free Library; the Marin County Assessor’s Office; and the City of San Rafael Department of Community Development. Site visits were conducted in January and April 2013. These visits followed on site visits in 2007, when Painter Preservation & Planning undertook a determination of historic significance for 1212 2<sup>nd</sup> Street after a fire. Photographs of the site and immediate context were taken during all these field visits. Because these sites have been inventoried several times in the past and this material is on file at

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<sup>1</sup> Corbett, 1996:6.

the City of San Rafael, an additional records search was not conducted at the State of California's Northwest Information Center.

Primary source materials on the builder Johannes Petersen included newspapers, census data, directory data, and historic maps. Secondary resources on the history of San Rafael and Marin County included histories by Jack Mason, Barry Spitz, and the Marin County Historical Society. Secondary source material on architecture in San Rafael was drawn from Gebhard's and Cerny's guides to the architecture of San Francisco and the Bay Area. Materials on architecture and city building in the Bay Area in the late nineteenth century included Corbett's *Building California*; Kirker's *California's Architectural Frontier*; Delehanty's *In the Victorian Style*; and Duchscherer and Keister's *Victorian Glory in San Francisco and the Bay Area*.

#### **D. Previous Surveys**

*1212 & 1214 2<sup>nd</sup> Street.* The residence at 1212 2<sup>nd</sup> Street was surveyed and added to the list of historic resources rated as "Good" in the 1976 report entitled *San Rafael Historical Architectural Survey Final Inventory List of Structures and Areas*.<sup>2</sup> The residence at 1214 2<sup>nd</sup> Street was not mentioned in this survey. In the 1986 update of this inventory, the structure at 1212 2<sup>nd</sup> Street was assigned a State Inventory Code of "7N", which means "needs evaluation," according to the California Historical Resource Status Codes in effect as of 12/8/2003.<sup>3</sup> 1214 2<sup>nd</sup> Street was not mentioned.

In August 2005, in preparation for a redevelopment proposal by Monahan and Associates, a historic resource report was prepared by Wendy Tisdale of Urbana Preservation & Planning.<sup>4</sup> This historic resource report found neither structure eligible for listing in the California Register of Historic Places, and therefore found neither structure a historic resource for purposes of CEQA. The City hired Michael Corbett, an architectural historian whose qualifications meet the Secretary of Interior's Standards as outlined in 36 CFR Part 61, to conduct a peer review. Corbett found procedural and other errors in the Urbana report and stated that 1212 2<sup>nd</sup> Street was a historic resource because it was listed in the *San Rafael Historical Architectural Survey Final Inventory List of Structures and Areas*, consistent with CEQA guidelines described in the Public Resources Code sections 5020.1 and 5024.1(g).<sup>5</sup>

Corbett found that 1214 2<sup>nd</sup> Street may meet the definition of a "Structure of Merit," as outlined in the City of San Rafael Municipal code, but that additional research would have to be conducted to provide a context within which to make this determination. He also felt that since the structure at 1214 2<sup>nd</sup> Street touched on a gray area in the code, that it might be necessary for the city attorney to weigh in on the decision. He noted, however, that until a persuasive argument could be made that it was not a historic resource, that it should be considered a historic resource for purposes of CEQA.

In 2007 a car fire scorched the front of the building at 1212 2<sup>nd</sup> Street. Painter Preservation & Planning was hired to make a determination as to whether 1212 2<sup>nd</sup> Street should still be considered a historic resource; in other words, whether it still conveyed the reasons for its

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<sup>2</sup> Charles Hall Page and Associates, Inc., 1976:13.

<sup>3</sup> San Rafael Historical/Architectural Survey, 1986 update. On file, City of San Rafael.

<sup>4</sup> Tisdale, August 15, 2005.

<sup>5</sup> See Chapter 2, "Regulatory Context."

significance. This author, whose qualifications meet the Secretary of Interior's Standards as outlined in 36 CFR Part 61, representing Painter Preservation & Planning, felt that the building was still a historic resource and further, concurred with the findings of the Corbett report.<sup>6</sup> No further historic work has been conducted for either of these structures since August 2007. The building at 1212 2<sup>nd</sup> Street was not secured after the fire and over the last six years has suffered damage due to pigeons roosting in the building and the infiltration of water. It remains, however, structurally sound.

*Surrounding Structures.* A substantial number of historic buildings exist in the immediate area surrounding the buildings at 1212 and 1214 2<sup>nd</sup> Street. When official city landmarks, they are listed in San Rafael's Historic Preservation Ordinance. When listed as part of the *San Rafael Historical Architectural Survey Final Inventory List of Structures and Areas*, they are found in that document. They are discussed in the report prepared by architecture + history, llc for the proponents of this project, entitled *Design Review Report*. And they are discussed in the appendix to this document (see Appendix B – *Historic Properties in the Project Area*).

#### ***E. Evaluator Qualifications***

Diana Painter of Painter Preservation & Planning undertook the evaluation of historic and architectural resources for this report. Ms. Painter is a qualified architectural historian as defined in the Code of Federal Regulations, 36 CFR Part 61. She holds a PhD in Architecture and a Masters Degree in Urban Planning, and has 30 years of professional experience in historic preservation and urban design. She is listed as an architectural historian on the roster of consultants on file with the State of California Office of Historic Preservation's Eastern Information Center at the University of California Riverside.

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<sup>6</sup> Painter, 2005:3.



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**2. REGULATORY CONTEXT**

**A. CEQA and Historic Resources**

There are four ‘tests’ for the historic significance of a property or site in the State of California. These Eligibility Criteria are modeled after the National Criteria for Evaluation. They are used by the State of California and local agencies to determine whether, under the California Environmental Quality Act (CEQA), impacts to a historic property as a result of a project proposal have the potential to create a substantial adverse change to the resource. Even if the local agency does not specifically adopt this criteria, the criteria still apply if the proposal is subject to the California Environmental Policy Act:

*... a resource does not need to have been identified previously either through listing or survey to be considered significant under CEQA. In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the California Register criteria prior to making a finding as to the proposed project’s impacts to historical resources.<sup>7</sup>*

If a building or other potential resource in the State of California is deemed an historic resource for purposes of CEQA, proposed demolition is considered a “substantial adverse change.” A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities which would impair historical significance. Resources eligible for listing on the California Register of Historical Resources are generally considered historic resources, and may include buildings, sites, structures, objects, or historic districts.

In order to be eligible for listing on the California Register and be determined significant, a historical resource must meet one or more of the following four criteria:

- 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; or*
- 2. It is associated with the lives of persons important to local, California, or national history;*
- 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; or*
- 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.<sup>8</sup>*

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<sup>7</sup> PRC 21084.1, 14 CCR 15064.5(3).

<sup>8</sup> California Environmental Quality Act (CEQA) and Historic Resources, p. 31.

In addition to meeting one or more of the above criteria, a property must also retain its integrity. Integrity is defined as a function of a property’s location, design, setting, materials, workmanship, feeling and association. According to these criteria, a property must retain enough of its historic character or appearance to be recognizable as a historical resource and convey the reasons for its significance. The aspects of integrity are defined as follows:

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

#### ***B. San Rafael’s Historic Preservation Ordinance***

The City of San Rafael maintains a list of historic resources, developed in 1976 and updated in 1986, that is documented in their *San Rafael Historical/Architectural Survey Final Inventory List of Structures and Areas*.<sup>9</sup> A list of historic resources, if developed according to approved methods and supported through a local ordinance or resolution, is recognized by the State of California as having potential historic significance and therefore subject to CEQA.<sup>10</sup> Recognized methods are as follows:

*A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:*

- (1) The survey has been or will be included in the State Historic Resources Inventory.*
- (2) The survey and the survey documentation were prepared in accordance with office procedures and requirements.*
- (3) The resource is evaluated and determined by the office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523.*<sup>11</sup>

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<sup>9</sup> Page, 1976; updated in 1986.

<sup>10</sup> California Public Resources Code 5020.1 (k): “‘Local register of historic resources’ means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.”

<sup>11</sup> State of California Public Resources Code Section 5024.1 (g) (1-3).

San Rafael’s own policies state the following:

*According to state law, any structure on a local historic building inventory (such as the City’s Historical/Architectural Survey), regardless of the City’s ranking of such a structure, must be considered a significant historic resource unless evidence to the contrary is provided, usually involving evaluation by a qualified architectural historian. Also, any structure which meets the criteria for listing on the State’s Register of Historical Resources must also be considered a potentially significant historic resource. To either demolish or modify the exterior of a potential historic resource in a way that reduces its historic value usually requires the preparation of a full Environmental Impact Report (EIR) for consideration as part of the City’s development review process.<sup>12</sup>*

The City of San Rafael’s implementing regulations are contained in Chapter 2.18 of the San Rafael Municipal Code. It has been previously noted that the structure at 1212 2<sup>nd</sup> Street is a historic resource by virtue of its listing in the *San Rafael Historical/Architectural Survey Final Inventory List of Structures and Areas* and that the structure at 1214 2<sup>nd</sup> Street has potential to meet the criteria for a “Structure of Merit” as outlined in the City’s Historic Preservation Ordinance.<sup>13</sup> This report finds that the structure at 1214 2<sup>nd</sup> Street is also a historic resource for purposes of CEQA through survey evaluation.

San Rafael also has design review standards crafted to guide development in the immediate vicinity of historic properties. This document applies primarily to the design or rehabilitation of structures in the vicinity of historic buildings. It states that “new buildings, additions or major remodels in the vicinity of a building in the Survey should respect the pattern, scale and design of the older building, and not create visual distractions.” It also states that the design of new buildings should respect the old through carefully considered transitions in scale; appropriate window and door proportions; respect for existing horizontal building lines; complementary materials; contrast between the building base and upper levels; sympathetic roof shapes; and respect for viewsheds.

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<sup>12</sup> “Historic Preservation,” *City of San Rafael*, accessed May 2013.

<sup>13</sup> Corbett, 2005:2,6.

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

### 3. HISTORIC CONTEXT

#### A. *The Birth of San Rafael*

The site that was later to become the City of San Rafael was established in 1817 as an *asistencia*, a hospital for ailing Indian neophytes from the Mission San Francisco de Dolores in San Francisco. The outpost was upgraded to the Mission San Rafael Arcangel in 1822.<sup>14</sup> In the 1820s it consisted of the adobe mission building; the third adobe mission church; the adobe mission walls; houses for the neophytes; guest houses and a kitchen; an adobe Indian house; a cemetery; and several adobe buildings whose purpose is unknown.<sup>15</sup> After secularization of the Mexican missions, three contiguous land grants were given to naturalized citizen Timoteo (Timothy) Murphy by Mexican Governor Micheltorrena, in gratitude for legal work performed by Murphy.<sup>16</sup> Rancho San Pablo, the southernmost of these tracts, included the former mission lands and the *Pueblo de San Rafael*. Murphy was appointed *alcalde*, similar to a mayor, of the Pueblo.<sup>17</sup>

By the time California became part of the United States in 1848,<sup>18</sup> the burgeoning town had become an agricultural center within the lands of Timoteo Murphy. Marin County was one of California's original 27 counties, created in 1850 by the new state legislature; this same legislature identified the four original townships of Sausalito, San Rafael, Novato, and Bolinas.<sup>19</sup> Murphy's adobe, which was constructed in 1845,<sup>20</sup> faced onto C Street between Fourth Street and Fifth Avenues and was within the original town plat three blocks from the future location of the subject residences. It became the center of town life.

Historically, the most important corridor in San Rafael was along A Street, which led from the embarcadero at the head of San Rafael Creek at 3<sup>rd</sup> and A Streets, to the Mission, which was two blocks north at the head of A Street, between 5<sup>th</sup> and Mission Streets.<sup>21</sup> Civic life centered around Timothy Murphy's adobe dwelling at 4<sup>th</sup> and C Streets which, on his death in 1853, was sold to Timothy Mahon, it served as the county courthouse until a new one was constructed in 1872, just south of the mission.<sup>22</sup> The main east-west corridor in town was along 4<sup>th</sup> Street, between the Mission and about D Street, and served as the main commercial street for the young city. After the coming of the railroad, the commercial corridor along B Street became the main point of

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<sup>14</sup> Kyle, 2002:185.

<sup>15</sup> Map adapted by Dewey Livingston (*Marin County Museum, 2008:15*).

<sup>16</sup> Timothy Murphy was awarded three adjoining land grants in 1844 that encompassed the pueblo of San Rafael, San Pedro, Las Gallinas, and Santa Margarita, a total of 21,678 acres. Murphy had arrived in California in 1828 to supervise the packing and exporting of beef for Hartnell and Company in Monterey.

<sup>17</sup> San Rafael Chamber of Commerce, n.d.

<sup>18</sup> It was admitted into the Union as the 31<sup>st</sup> State on September 9, 1850 (*Spitz, 2008:53*).

<sup>19</sup> Spitz, 2008:53.

<sup>20</sup> Some sources say as early as 1839 (*Marin County Museum, 2008:15*).

<sup>21</sup> Map adapted by Dewey Livingston (*Marin County Museum, 2008:15*).

<sup>22</sup> Some sources say Mahon sold it to the County in 1857 (*Kyle, 2002:106*).

arrival in town, leading from the train station at 2<sup>nd</sup> and B Street to commercial heart of the city at 4<sup>th</sup> and C Street.

### ***B. The Coming of the Railroad***

The first railroad in San Rafael was the San Rafael & San Quentin Railroad, which was established on March 21, 1870 and ran from downtown San Rafael southeast to the ferry terminal, which was established in 1855 at Point San Quentin. This rail line connected San Rafael to San Francisco via the ferry which, until the construction of the Golden Gate Bridge in 1937, was the only way to get to San Francisco from Marin. The station was at 2<sup>nd</sup> and B streets, about a block from the future residences at 1212 and 1214 2<sup>nd</sup> Street. The North Pacific Coast Railroad took over the line on March 11, 1875.<sup>23</sup>

Marsh lands just southeast of town were sold in 1871, allowing for reclamation and expansion in this area. The narrow gauge North Pacific Coast Railroad (later the North Shore Railroad) established the station, a platform, a freight house, and a round house here. From this station the tracks continued west along 2<sup>nd</sup> Street to a second stop at the Pioneer Planing Mill & Lumber Co. at Shaver between 1<sup>st</sup> and 2<sup>nd</sup> Streets, before continuing west and north towards San Anselmo. The route of the railroad through the intersection of 2<sup>nd</sup> and B Streets and along 2<sup>nd</sup> Street in front of the houses at 1212 and 1214 2<sup>nd</sup> Street can be seen in early photographs and in Sanborn Fire Insurance maps (see Figures 13 and 14).

On the east side of San Rafael was the San Francisco & North Shore Railroad (SF&NS) and depot (later the Northwestern Pacific Railroad), which followed a north-south route on Tamalpais Avenue, paralleling Petaluma Avenue. Peter Donahue extended this railroad south from Petaluma to San Rafael in 1882. By the time the ferry terminal at Point San Quentin burned, the SF&NS railroad was building tracks from San Rafael to a new ferry terminal at Tiburon. Ten years after the arrival of the first railroad in 1870, San Rafael, which was incorporated in 1874, had grown from a town of 841 people to 2,276 people, a 170 percent jump in population. The coming of the railroads changed the face of San Rafael forever.

While by the 1880s San Rafael was an established town, with all the major institutions needed to serve the growing city that was also the county seat, it remained a resort town of hotels of all types, hotel cottages, summer homes and boarding houses as well. In these years there were six hotels and three boarding houses in San Rafael, designed to appeal to a full range of vacationers from working class travelers to luxury clientele.<sup>24</sup> Directly across from the depot, to the west, was the Cosmopolitan Hotel (still extant). North of the Cosmopolitan and the site of the present 1212-1214 2<sup>nd</sup> Street residences, was the New England Villa, a hotel with ten associated cottages; three associated houses that occupied the lots east of 1212 and 1214 2<sup>nd</sup> Street; a dance hall; and bowling alley.<sup>25</sup> The town also boasted a second bowling alley, a social hall, an IOOF Hall, and an armory. Infrastructure was handled by a gas works and the Marin County Water company. There were two public schools and three churches. The growing town's building industry was

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<sup>23</sup> Spitz, 2006:97.

<sup>24</sup> Sanborn Fire Insurance maps, 1887.

<sup>25</sup> In 1873 the hotel was known as the Sheppard Hotel (Kyle, 2006:113); on an 1879 map it is called out as the Hawkins Hotel site (Wilkins 1879 map of San Rafael); in 1887 it was called Highland Villa (Sanborn Fire Insurance map, 1887); Hawkins Hotel (map) thereafter it was rebuilt and known as the New England Villa.

served by the Hansen & Lund Lumber Yard<sup>26</sup> and Isaac Shaver's Pioneer Planing Mill & Lumber Co., established in 1872.<sup>27</sup> At this time the land that Petersen would come to own was occupied by a stable and two sheds on 2<sup>nd</sup> Street. The two-story commercial building on B Street that he also acquired when he purchased the lots on 2<sup>nd</sup> Street was occupied by a furniture, upholstery, and rug shop.

### C. *Builders and City Building in the Late 19<sup>th</sup> Century*

The period of time in which Johannes Petersen began and was practicing his trade of builder and contractor was a time in which these tradesmen were essentially building cities such as San Francisco and San Rafael. They made use of standard plans from pattern books and catalogues of stock milled parts to construct the housing and develop the neighborhoods of the late nineteenth century. Construction was much expedited by the introduction of light-weight, balloon-framing techniques, the use of standard dimensioned lumber, and wire nails. These materials and techniques made possible the rapid expansion of the row house neighborhoods seen in San Francisco by the early 1870s.<sup>28</sup> Large, permanent sawmills, such as the Pioneer Planing Mill & Lumber Co. in San Rafael, allowed for local milling and hence greater availability of lumber. The residences at 1212 and 1214 2<sup>nd</sup> Street took advantage of these innovations. While the “capitalists” developed the rail lines and transit, builders were responsible for the wood-frame buildings that were the most prevalent type of construction for residential development in most Bay Area cities, and for nearly all the buildings in San Rafael.<sup>29</sup>

Standard house plans designed to efficiently and economically accommodate the growing working and middle classes were essential to California's expanding cities in the post-Gold Rush and railroad eras. The use of pattern books that provided plans for residential design and construction became common in the United States with the publication by Andrew Jackson Downing of the wildly popular *Cottage Residences* in 1842 and subsequent *The Architecture of Country Houses* in 1850. The trend continued into the Victorian era, when plans for the Victorian home were available from pattern books and popular periodicals such as *Godey's Lady's Book*, which published over 450 house designs between the years 1846 and 1892 that could be interpreted by carpenters for their clients or built as speculative housing.<sup>30</sup> Other popular periodicals that published plans, along with articles on construction, interior design, and home and farm management, included *American Agriculturalist*, *American Farmer*, *New England Farmer*, and *Ladies Home Companion*. Building trade journals that published plans included

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<sup>26</sup> Lund was one of Petersen's relatives by marriage.

<sup>27</sup> Spitz, 2006:51. Shaver died tragically in 1886.

<sup>28</sup> Corbett, 1998:18. Balloon framing is further described as follows: “Developed in the Midwest during the 1830s, this form of construction, called balloon-frame construction, uses lumber cut in standard dimensions and assembled with nails. Instead of widely spaced, heavy columns, a balloon frame consists of a series of two-by-four-inch studs, spaced sixteen inches apart. The studs rise from the sill, located at the foundation, to the plate, located at roof level, up to a height of perhaps three stories. This light frame is clad, either inside or outside, in a sheathing of diagonal boards. When the interior walls, typically of wood lath and plaster, and the exterior siding of horizontal boards are attached, balloon-frame construction is stronger than traditional brace-frame construction”

<sup>29</sup> Sanborn Fire Insurance map, San Rafael, 1887.

<sup>30</sup> Smeins, 1999:18.

*American Builder* and *Manufacturer and Builder*.<sup>31</sup> Plan or pattern books were also developed and sold by architects and even lumber retailers for use by builders and their clients.<sup>32</sup>

Of the many national companies that provided plans, well-known representatives include the Radford Architectural Company in Chicago and the Aladdin Company in Bay City, Michigan.<sup>33</sup> And while national publications were available, local pattern books produced in the Bay Area were also very popular, including architect John Cotter Pelton Jr.'s *Cheap Dwellings* (1882) and the architect/brothers Samuel and Joseph C. Newsom's *Picturesque California Homes* (1884).<sup>34</sup> Pelton's book was a compilation of designs for small houses published in the *San Francisco Evening Bulletin* between April 1880 and January 1882.<sup>35</sup> They included a discussion of architectural fashion, as well as construction and specification information. The Newsom brothers were already successful architects, with offices in Oakland and San Francisco, when they started publishing their books, which were designed to sell their homes and provided little in the way of plans or discussion.<sup>36</sup>

At the same time that pattern books were proliferating and standardized lumber became widely available, so were inexpensive, milled architectural details. As the Newsom Brothers wrote in 1890: “. . . the degree of ornamentation will be governed, more or less, by the size of the builder's purse, though nowadays beauty in this form is becoming happily less and less of a luxury . . . Carved, turned and machined wood can now be had in all manner of beautiful forms at a tenth of what it cost seven or eight years ago, and there are factories whose sole business it is to turn out small ornaments in wood.”<sup>37</sup> These materials were courtesy of northern California's vast forests of easily worked redwood, and the existence of powered scroll or jib saws, planing machines, shingle machines, and lathes. The woodworking machines made possible the mass production of the ornamental turnings and the sawn woodwork that the pattern books illustrated.<sup>38</sup> Decorative wood trim and ornamental millwork could be ordered from catalogues, as could turned elements such as posts, balusters, newels, finials and drops. Scroll sawn brackets, balusters, applied ornamentation and running trim were also available thanks to scroll or jib saws. And an wide variety of moldings and shingles could also be purchased. Standard building elements such as doors, sash and cabinetry were also available.

Architects from San Francisco were hired by wealthy clients in San Rafael to design their mansions and by investors to design their hotels. William T. Coleman developed his Magnolia Park in 1871 and “[to] this model suburb came dozens of San Francisco merchants and professional men,” building summer homes that called for architectural services.<sup>39</sup> Architects working in San Rafael in the 1880s included Samuel and Joseph Cather Newsom (*Newsom Brothers with J. E. Bundy, Robert Dollar House, 1891; Samuel Newsom, Lock House, 1889*); Clinton Day (*Falkirk, 1888; Meadowlands, 1888, 1889*); Percy and Hamilton (*Judge F. M. Angelotti House, 1892*); and Thomas J. Welsh (*John Sheehy House, 1885*).<sup>40</sup>

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<sup>31</sup> Smeins, 1999:18.

<sup>32</sup> Krafft in Ochsner, 1998:67.

<sup>33</sup> Krafft in Ochsner, 1998:67.

<sup>34</sup> Corbett, 1998:19.

<sup>35</sup> Smeins, 1999:262.

<sup>36</sup> Smeins, 1999:267.

<sup>37</sup> Delehanty 1997:52.

<sup>38</sup> Robertson, 1990:7.

<sup>39</sup> Mason, 1980:17.

<sup>40</sup> Cerny, 2008:485-489; The Junior League of San Francisco, 1968:236.

As growth continued into the 1880s and beyond, however, builders such as Johannes Petersen were responsible for the vast majority of residential development. The Newsom Brothers, in addition to satisfying their regular clients, were eager to meet this demand as well. They published several picture books between 1884 and 1890, from which builders and contractors could gain inspiration for adapting the San Francisco row house to less urban environments: “We have succeeded . . . in producing houses which suggest the Romanesque, the Eastlake, the Queen Anne and many other styles in a manner which is free from the restraint of hard and fast lines and which satisfies the dictates of comfort, pleases the eye and is peculiarly graceful and so peculiarly *Californian*.”<sup>41</sup> The Newsom’s presence in San Rafael no doubt also spurred additional sales of their books.

#### **D. Johannes Petersen**

The residences at 1212 2<sup>nd</sup> Street and 1214 2<sup>nd</sup> Street were built by Johannes Petersen, a Danish immigrant who arrived in San Rafael in 1868 at the age of 29, and lived in the city until his death in 1909.<sup>42</sup> The residences represent two of what were originally three identical houses built for rentals to railroad workers and the like who lived in the area in the late nineteenth and early twentieth centuries. Today two of the three houses remain, vestiges of the era when these residences were in the heart of an urban neighborhood that included the railroad station, hotels and vacation rental cottages, single family dwellings, and the B Street commercial district.

Johannes Petersen was born on February 28, 1839 in Denmark and immigrated to the United States in 1865.<sup>43</sup> His future wife Maren, also from Denmark, was born on August 12, 1839, also immigrated in 1865.<sup>44</sup> When Petersen first arrived in San Rafael he lived in the Burns’ Boarding House, which was run by Irish immigrant John Burns and his family. Petersen was one of about twenty boarders living at the house, representing many of the trades, including carpenters, plasterers and painters.<sup>45</sup> Most of the boarders were from Ireland and almost all were immigrants from Europe. Petersen listed his profession as house carpenter.<sup>46</sup> He was in the company of only one other immigrant from Scandinavia, a carpenter from Sweden.

According to Petersen’s obituary, he was established within three years of arriving in San Rafael, “engaged in the contracting and building line and soon built up a good business.”<sup>47</sup> He may have had an advantage, as a relative, Elias Lund, who was in business with a Mr. Hanson, owned a lumber yard east of the rail station. The earliest directory for Marin County, covering the years

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<sup>41</sup> Delehanty, 1997:52.

<sup>42</sup> Note that accounts of the dates of his arrival in San Rafael differ slightly.

<sup>43</sup> US Census, 1900; “Johannes Petersen Died Suddenly of Pneumonia On Wednesday,” June 6, 1909 (obit.). On file, California Room, Marin County Free Library. “Inscriptions and Tombstones for Mt. Tamalpais Cemetery,” Vol. 1, p. 150.

<sup>44</sup> US Census, 1900. “Inscriptions and Tombstones for Mt. Tamalpais Cemetery,” Vol. 1, p. 150.

<sup>45</sup> US Census, 1870.

<sup>46</sup> US Census, 1870. This is consistent with census statistics, which state that of the 3,142 foreign born in Marin County in 1870, only 1.5 percent were from Sweden or Norway. Danish immigrants were not called out in a separate category.

<sup>47</sup> “Johannes Petersen Died Suddenly of Pneumonia On Wednesday,” June 6, 1909 (obit.). On file, California Room, Marin County Free Library.



1878-79, showed that Petersen was engaged in business as Petersen, Hanson & Lund, who were listed as contractors and builders.<sup>48</sup>

Directories reveal the following information about Petersen, his business locations, and his residences.<sup>49</sup> As early as 1884-85 Johannes Petersen was listed as a contractor and builder who lived by the railroad depot. In 1885-86 he was noted as living on C Street between 2<sup>nd</sup> and 3<sup>rd</sup> Streets. By 1887 he made his residence on Bay View Street between 1<sup>st</sup> and 2<sup>nd</sup> Streets, likely the house at 214 Bay View Street where he lived until his death in 1909 (his wife continued to live in this residence until her death in 1936).

He and Maren Christoffersen married in 1870. They had four children, a son and three daughters. Son P. Henry was born in 1872; Caroline in 1874; Amelia in 1876; and Olivia M. in 1881. His son P. (Peter) Henry Petersen went into the contracting business as well, working first for his father and later on his own. According to the elder Petersen's obituary he built hundreds of buildings in San Rafael and had a very good reputation as a honest and trustworthy business person. His obituary notes that "his work was considered excellent and his rough work was as finished as most of the finished work of today."<sup>50</sup> The 1900 census revealed that he was still working as a contractor at this time. Petersen died on June 2, 1909 at the age of 73.

In addition to being a respected business person, Petersen served on the San Rafael City Council and later as a Marin County Supervisor. He ran for supervisor on the Republican ticket from the 2<sup>nd</sup> district in 1896. His party's platform involved "desiring to see an economical and business-like administration of county politics."<sup>51</sup> When he was a Supervisor he oversaw the construction of the San Anselmo Bridge under an emergency contract, including the expenditure of all funds.<sup>52</sup> He was also among five delegates from Marin sent to a meeting of the California Association for the Storage of Flood Waters.<sup>53</sup>

One incident showed that he was also a leader in the neighborhood or, at minimum, was looking after his real estate investments. In 1905 Petersen filed a suit against the North Shore Railroad on behalf of himself and a dozen other property owners along 2<sup>nd</sup> Street as a protest against a wire fence between the electric railway and the neighboring properties within the street right-of-way. Their complaint was that railroad did not leave sufficient space on the street: "Property owners along Second street have been complaining of this fence on their street for some time on the grounds that it makes the street too narrow, they alleging in the complaint that it leaves a space of

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<sup>48</sup> McKenney's district directory of Yolo, Solano, Napa, Lake, Marin and Sonoma Counties ...1878-1879. San Francisco: L.M. McKenney & Co., 1878.

<sup>49</sup> See "References" for listing of city directories.

<sup>50</sup> "Johannes Petersen Died Suddenly of Pneumonia On Wednesday," June 6, 1909 (obit.). On file, California Room, Marin County Free Library.

<sup>51</sup> Ad, *Sausalito News*, Vol. 13, No. 37, October 17, 1896.

<sup>52</sup> In the one incident that besmirched Petersen's record, as Supervisor he was placed in charge of rebuilding the San Anselmo Bridge, as well as supervising the project as a private contractor. He placed his son in charge as project manager and it was revealed that his son was pocketing some of the funds intended to go to the workers. ("How the Petersens Built the Bridge at San Anselmo," *Sausalito News*, January 22, 1898; "Bills for the San Anselmo Bridge," *Sausalito News*, January 22, 1898). Petersen's accounting for this incident apparently satisfied the public.

<sup>53</sup> "Delegates Chosen," *San Francisco Call*, November, 9, 1899.

only eleven feet on each side of the railroad track.” Petersen claimed damages of \$45,000.<sup>54</sup> Research did not reveal resolution of the affair, but the railroad tracks were moved farther south, between 2<sup>nd</sup> and 1<sup>st</sup> Streets, by 1950.<sup>55</sup>

In the course of his career Petersen was involved in buying and selling many properties, evidenced by a number of real estate transactions published in the newspaper over the years. However, research did not reveal any additional properties that he held and developed as rental properties. His son P. Henry Petersen owned two properties in the immediate vicinity of Petersen’s properties. These were the former New England Villa site north of Petersen’s site, which was earlier owned by the estate of lumber and mill owner Isaac Shaver, and a large lot at the southeast corner of 2<sup>nd</sup> and C Streets, formerly owned by Shaver’s brother. Petersen was one of three appraisers assigned to the estate of Isaac Shaver, who committed suicide in 1886.<sup>56</sup> It appears that his son later owned and redeveloped the site.

Petersen had an extensive family in San Rafael and was involved in a number of their activities as well.<sup>57</sup> His daughter Caroline married Pratt C. Inman, who was a druggist with a pharmacy at 4<sup>th</sup> and C Streets. He later incorporated his business as Inman Drug Co. and Petersen sat on the board of this organization.<sup>58</sup> Petersen served on the board of the Savings & Loan in San Rafael in 1886 and in 1899 was listed in the California Blue Book.<sup>59</sup> There is a Petersen vault in the Mt. Tamalpais Cemetery that includes many members of his extended family, including the Petersens, the Christoffersens, and the Inmans.<sup>60</sup>

### ***E. Development of the Neighborhood***

The following developmental history of the properties at 1212 and 1214 2<sup>nd</sup> Street and their immediate surroundings is derived from the Sanborn Fire Insurance maps, augmented by information from other historic maps and directories.

In the late 1880s, about the time that Johannes Petersen came into possession of the land he would develop, the residential property on 2<sup>nd</sup> Street was occupied by a stable and two sheds on the 2<sup>nd</sup> Street side, and the commercial property on B Street was occupied by a two-story building that housed a furniture, upholstery and rug shop.<sup>61</sup>

The Sanborn Fire Insurance map of 1894 is the first map that shows the subject residences; they were therefore constructed some time between 1887 and 1894, likely ca 1890.<sup>62</sup> They are two of

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<sup>54</sup> “North Shore’s Fence Brings Damage Suit,” *Sausalito News*, September 16, 1905. The fence adjacent to Petersen’s property may be seen in Figure 14.

<sup>55</sup> Sanborn Fire Insurance map, 1924 updated to 1950.

<sup>56</sup> Spitz, 2006:51. “Superior Court - Probate,” *Sausalito News*, June 24, 1866.

<sup>57</sup> After many years in business in San Rafael, Petersen’s son P. Henry Petersen divorced his wife, the daughter of a pioneer, in 1916 (*Sausalito News*, July 15, 1916) and moved to Crockett, where he spent the rest of his life, dying in Contra Costa County.

<sup>58</sup> Capitalized with \$25,000 (*The Druggist Circular & Gazette*, Vol. 47, 1903). Inman was also president of the San Rafael Board of Education for many years.

<sup>59</sup> *California Blue Book*, State Printing Office, 1899.

<sup>60</sup> *Inscriptions and Tombstones for Mt. Tamalpais Cemetery*, San Rafael, Marin County, California, Vol. 1.

<sup>61</sup> Sanborn Fire Insurance map, 1887.

<sup>62</sup> Assessor records for the properties state that 1212 2<sup>nd</sup> Street was constructed ca 1890 and 1214 2<sup>nd</sup> Street was constructed in 1877. It is highly unlikely that they were constructed that far apart in time.

three identical houses built at this location along the North Pacific Coast Railroad tracks. They were first addressed as 15, 17, and 17-1/2 Second Street.<sup>63</sup> All three had projecting square bays on the west side, small recessed front porches on the east side, and a larger recessed porch in the rear, northwest corner. The two-story commercial building that Petersen also owned was connected to a one-story storefront to the south and still housed a furniture store and upholstery shop in the 1890s with the O.C.F. hall [Order of Chosen Friends] on the second floor. The stable that had previously been located behind this building was still present, and there were three sheds associated with the houses.

Petersen's investment in building the three residences began to pay off in short order. In 1895 the *Tocsin* newspaper announced that a Mrs. C. Shoberg, the former proprietress at the Cosmopolitan Hotel (across the street) rented two of the houses on 2<sup>nd</sup> Street and would open a private boarding house "next month."<sup>64</sup>

By the first decade of the twentieth century the block on which Petersen owned his four buildings was substantially built out, but for a large parcel in the northwest corner. In 1907 the two-story New England Villa was gone and in its place was a private driveway labeled New England Villa that served six cottages, three duplexes, and a building of flats.<sup>65</sup> The three houses once associated with the New England Villa in the southwest corner of the block (west of Petersen's properties) appear to be privately owned residences, judging by changes that had taken place to the buildings. The two-story building that Petersen owned was no longer associated with the one-story building to the south. It housed an O.C.F. [Order of Chosen Friends] and A. O. U. W. [Ancient Order of United Workmen]<sup>66</sup> on the second level and a bakery and lunch room on the first level, with a bake oven in the rear yard. It would continue as a bakery at least through 1950.<sup>67</sup> Petersen's three residences appeared as constructed, with four sheds associated with the buildings and the same stable that was originally located on the lot. The properties were addressed as 706, 708 and 710 2<sup>nd</sup> Street at this time.<sup>68</sup>

As a sampling of the types of tenants the properties attracted, in 1901 Edward Doody, a freight clerk, and M. C. Doody, an agent, both working for the North Pacific Coast Railroad (NPCRR), were living at 706 2<sup>nd</sup> Street (later 1210 2<sup>nd</sup> Street, no longer extant), as was William King, another agent for the NPCRR, John Stafford, an engineer, and Charles Thompson, a fireman. Mrs. Inman and her son, a relative of Petersen's, were living at 708 2<sup>nd</sup> Street (1212 2<sup>nd</sup> Street today). And H. A. Gorley, of H. A. Gorley & Co., a dry goods store, and Miss Mae I. Gorley, were living at 710 2<sup>nd</sup> Street (1214 2<sup>nd</sup> Street today).

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<sup>63</sup> Sanborn Fire Insurance map, 1894. In 1907 the buildings were addressed as 706, 708 and 710 2<sup>nd</sup> Street, with the commercial property addressed as 307-309 B Street. In 1924 the properties were addressed as 608, 610 and 612 2<sup>nd</sup> Street, with the commercial property addressed as 311-313 B Street.

<sup>64</sup> *Marin County Tocsin*, February 2, 1895.

<sup>65</sup> The parcel on which the New England Villa was redeveloped was owned by Petersen's son, P. Henry Petersen, according to a 1908 map of San Rafael. He also owned a parcel on the southwest corner of the intersection of 2<sup>nd</sup> and B streets. In Richardson's 1899 map of San Rafael it is part of the I. Shaver estate, for which Johannes Petersen was an appraiser. It appears that when P. Henry Petersen redeveloped the site, he included at least a portion of the original New England Villa hotel in one of the buildings (see Figure 15, in which a brick (pink) building is encased in a wood outer structure).

<sup>66</sup> "Genealogical research: Complete List of Fraternal Organizations,"

<http://www.exonumia.com/art/society.htm>, accessed March 2013.

<sup>67</sup> Sanborn Fire Insurance map, 1950.

<sup>68</sup> Sanborn Fire Insurance map, 1907.

At this time businesses along B Street included a grocery and fruit store, a meat shop, the bakery, two cobblers, offices, two French laundries, a barber, a saloon, and six residences, primarily associated with the businesses. On the other side of the street was a saloon and offices, a plumbing supplies store, and a bowling and billiards hall. Also located here was the Cypress Villa Hotel, and a building with four storefronts housing a building and supplies store; tea, coffee and extracts; barber; and saloon. Several buildings had flats on the second floor.

The block on which Petersen lived with his family was about five blocks south and west of 2<sup>nd</sup> and B Streets, the location of the railroad station and Petersen's rental properties. Bay View in this location was a street of tidy residences, very similar to its appearance today. Petersen owned one of the larger lots, which included a hen house and a stable.<sup>69</sup>

The block on which Petersen's residences are located was very much the same in appearance in 1924, the date of the next Sanborn maps, as it was in 1907, the date of the previous maps. A change had taken place on the commercial block however, which was subdivided to include not only the two-story bakery and its oven, but also additional space from the house at 1210 2<sup>nd</sup> Street (a space previously occupied by a stable) and nineteen-foot-wide space to the immediate east of 1210 2<sup>nd</sup> Street. This configuration would remain until at least the 1950s.

In the 1920s B Street was clearly a thriving commercial district, but appears to have had less housing associated with the commercial buildings. At this time the B Street frontage included a meat store, the bakery, a grocery store, billiards hall, a furniture store, two furniture storehouses, a hand laundry, and a sheet metal works on the west side of the street, and a candy store and creamery, grocery store, plumbing store, two laundries, a boarding house, and one building housing an electrical shop, barber, and saloon. The railroad tracks, now belonging to the Northwestern Pacific narrow gauge line, were still in place.<sup>70</sup>

The major change that took place in the neighborhood between 1924 and 1950 was that the train tracks for the Northwestern Pacific Railroad were moved from 2<sup>nd</sup> Street to the alley between 2<sup>nd</sup> and 1<sup>st</sup> streets and the B Street depot was moved slightly south to accommodate the passengers.

In the 1950s the block on which the Petersen residences are located was very densely built out, with the exception of the northwest corner, which contained only a gas station. There were still six residences along 2<sup>nd</sup> Street. There were ten residential buildings along New England Villa drive, with a total of fifteen units. The businesses along B Street at this time appeared to be secondary businesses, and not the full range of business types that had previously occupied this block. They included a warehouse at the corner of B and 2<sup>nd</sup> streets, a restaurant, the bakery with the hall above, a barber, wholesale liquors, an unidentified storefront, and a furniture store on the west side of the block. On the east side of the block was a grocery and restaurant, the Hotel Carmel, an office, and six unidentified storefronts.

As an example of the people who lived in the houses in the mid-twentieth century, in 1939-40 Corbett Cowen, an employee at the Marin County Water Co., and his wife Ella, lived at 1210 2<sup>nd</sup> Street (no longer extant). Attilie Hart Breinig, a homemaker, lived at 1212 2<sup>nd</sup> Street. And Alfred H. Ernie, who worked at PG&E, lived with his wife Helena at 1214 2<sup>nd</sup> Street. In the years 1942-

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<sup>69</sup> Sanborn Fire Insurance map, 1907. He had purchased this lot from Elias and Johanna Lund, apparently relations of his sister's husband, whose name was also Lund.

<sup>70</sup> Sanborn Fire Insurance map, 1924.

43, during World War II, Thomas Keffer, a guard at San Quentin, and his wife Ruth lived at 1210 2<sup>nd</sup> Street. L. H. Allen, a plasterer, lived at 1212 2<sup>nd</sup> Street. And Alfred H. Ernie, who was retired by this time, still lived with his wife at 1214 2<sup>nd</sup> Street. After the war, in 1946-47, the only change that had taken place was that Mrs. Eleanor Manyan, a homemaker, lived at 1212 2<sup>nd</sup> Street. In 1949 Wallace D. Figueroa, a seaman, and his wife Lillian, lived at 1210 2<sup>nd</sup> Street, Mrs. Manyon still lived at 1212 2<sup>nd</sup> Street, and Kenneth M. Proctor, a wholesaler, and his wife Eileen, lived at 1214 2<sup>nd</sup> Street. For the remainder of the decade tenants of the houses were very similar to those before and after the war.<sup>71</sup> It appears, from the turnover of residents, that these buildings were still rental housing at this time.

By about 1956 the residence at 1214 2<sup>nd</sup> Street had been split into a duplex (likely accessed by the front porch for the ground floor unit and the rear stair for the upstairs unit), and a small commercial space had been constructed in the front yard of the building. In 1957 this was considered a studio. In 1958 it housed “Polly’s Attic Furniture.”<sup>72</sup> From 1951 the property was owned by Joseph D. and Dora J. Maggiolo; in 1972 it was owned by Dora Maggiolo; and in 1997 it was owned by the Joe P. [sic] & Dora J. Maggiolo Trust. In 1955 the residence at 1212 2<sup>nd</sup> Street was owned by Anita and Arthur H. Meyer and in 1964 it was owned by Anita Meyer. In these years the residences appeared to be owner-occupied.

The third residence built by Petersen at 1210 2<sup>nd</sup> Street and two-story commercial building at 811-813 B Street were demolished for surface parking in 1967.<sup>73</sup>

Today both residences are owned by Monahan Parker Inc., as they have been for several years. The house at 1212 2<sup>nd</sup> Street is vacant and boarded up, and the residence at 1214 2<sup>nd</sup> Street is used as a multi-family rental.

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<sup>71</sup> *A to Z Marin County Directory*, A to Z Publishers (check) 1939-40, 1946-47, 1949-50, 1952-53, 1954-55.

<sup>72</sup> Sanborn Fire Insurance map; Marin County Commercial Property Appraisal Record.

<sup>73</sup> Personal communication, Steve Stafford, City of San Rafael, April 2013.

# 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 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>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 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. (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 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 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>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 windows. 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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1212 & 1214 2<sup>ND</sup> STREET

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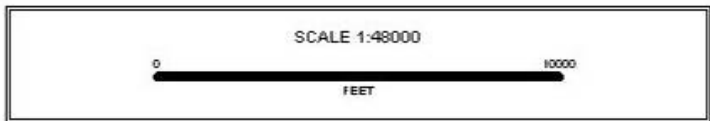
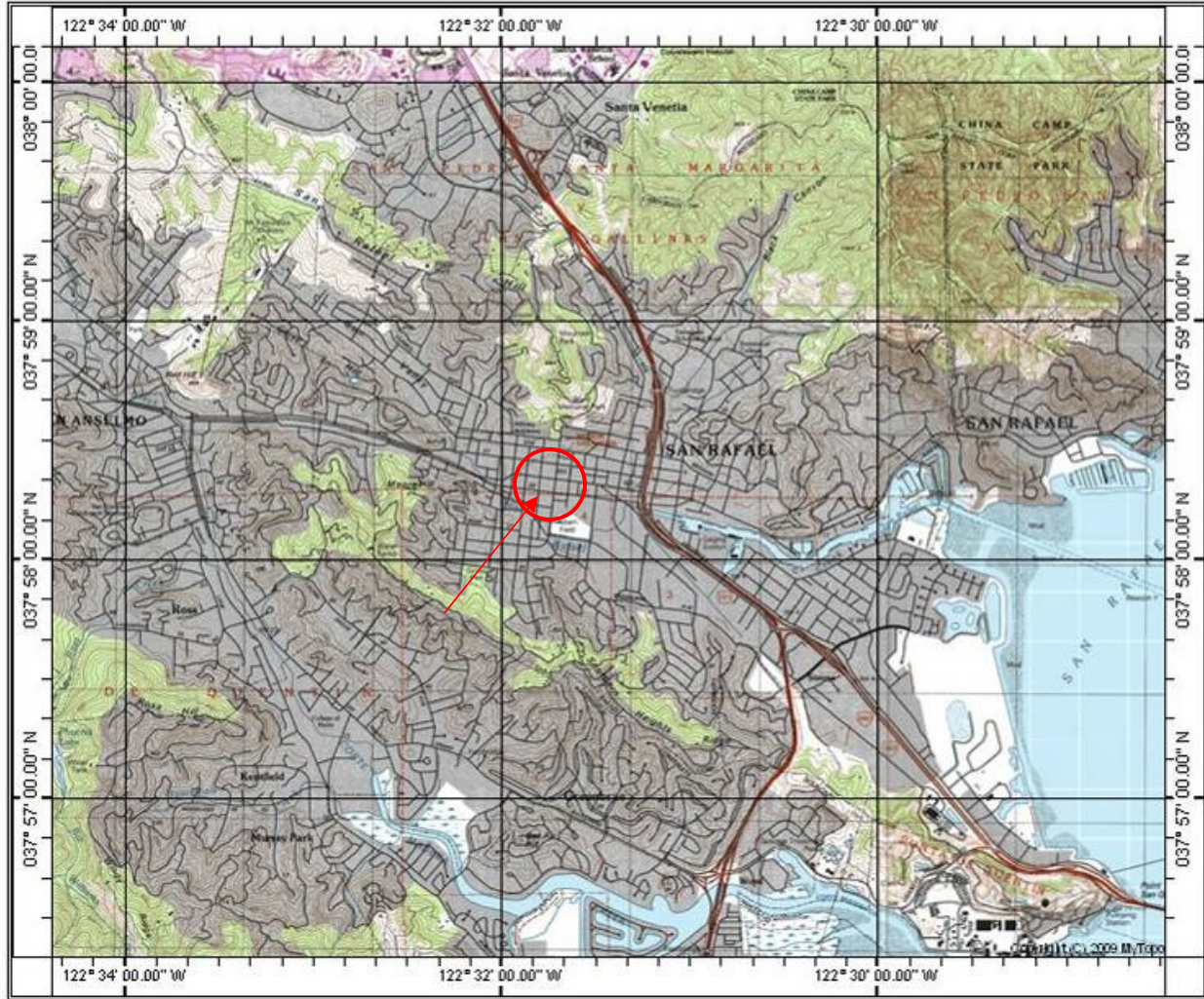
“[http://acm.cityofsanrafael.org/Government/Community\\_Development/Planning/Historic\\_Preservation.htm](http://acm.cityofsanrafael.org/Government/Community_Development/Planning/Historic_Preservation.htm), accessed May 2013.

“Johannes Petersen,” “Maren Christoffersen,” *Ancestry.com*, accessed March 2013.

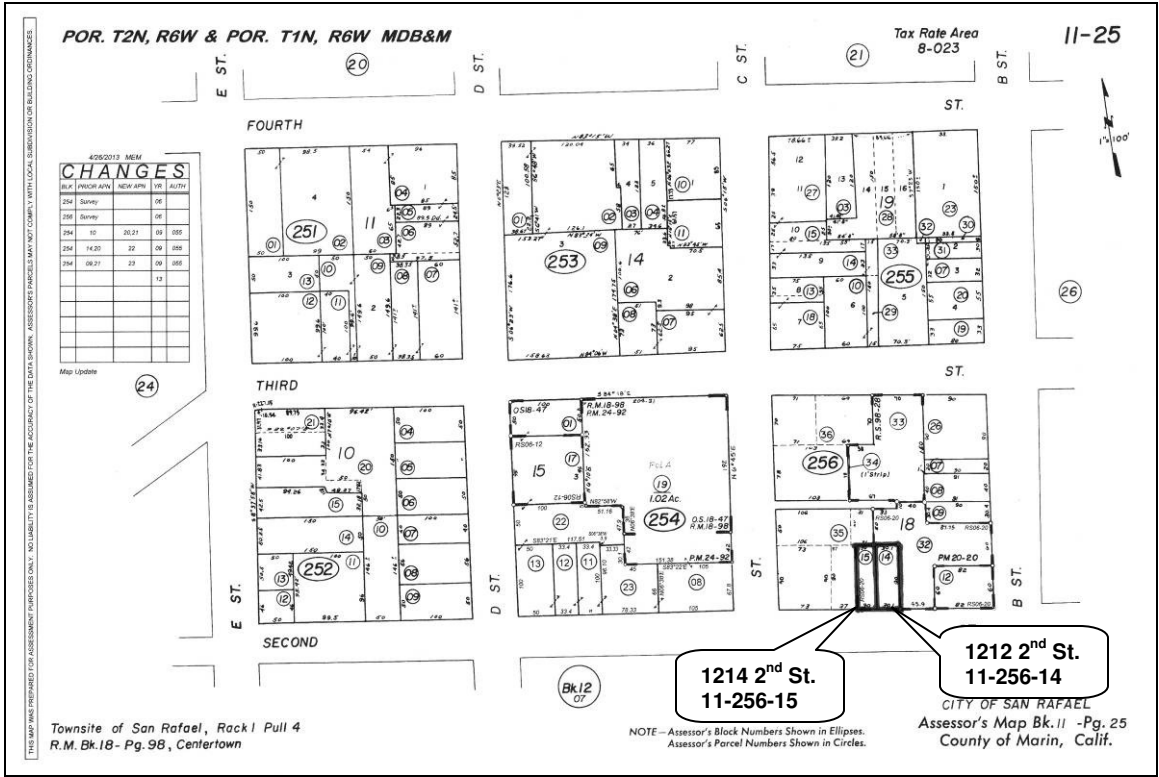
“San Rafael, California,” *Wikipedia*,

[http://en.wikipedia.org/wiki/San\\_Rafael,\\_California#Demographics](http://en.wikipedia.org/wiki/San_Rafael,_California#Demographics), accessed March 2013.

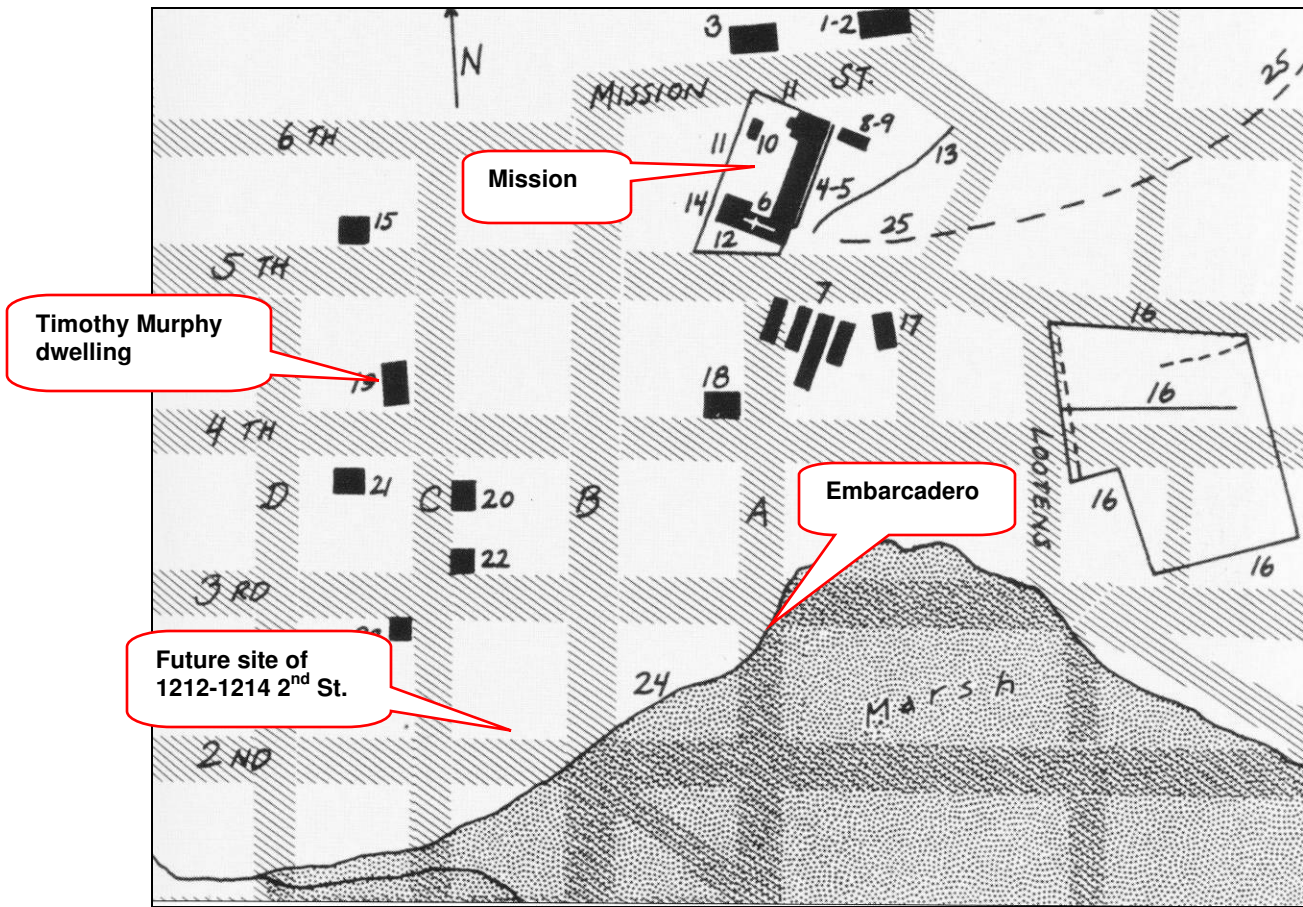
# FIGURES



**Figure 1: Regional location map**

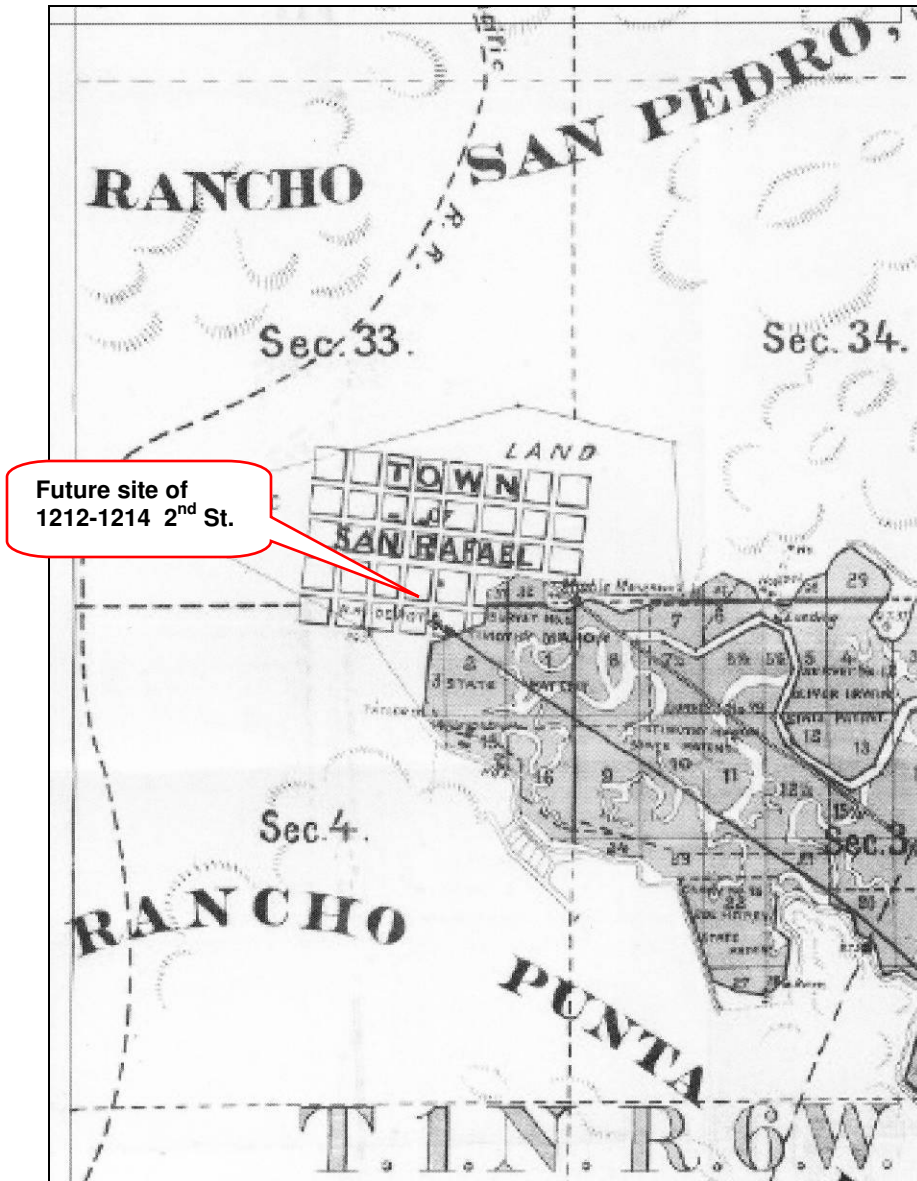


**Figure 2: Tax lot map**



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

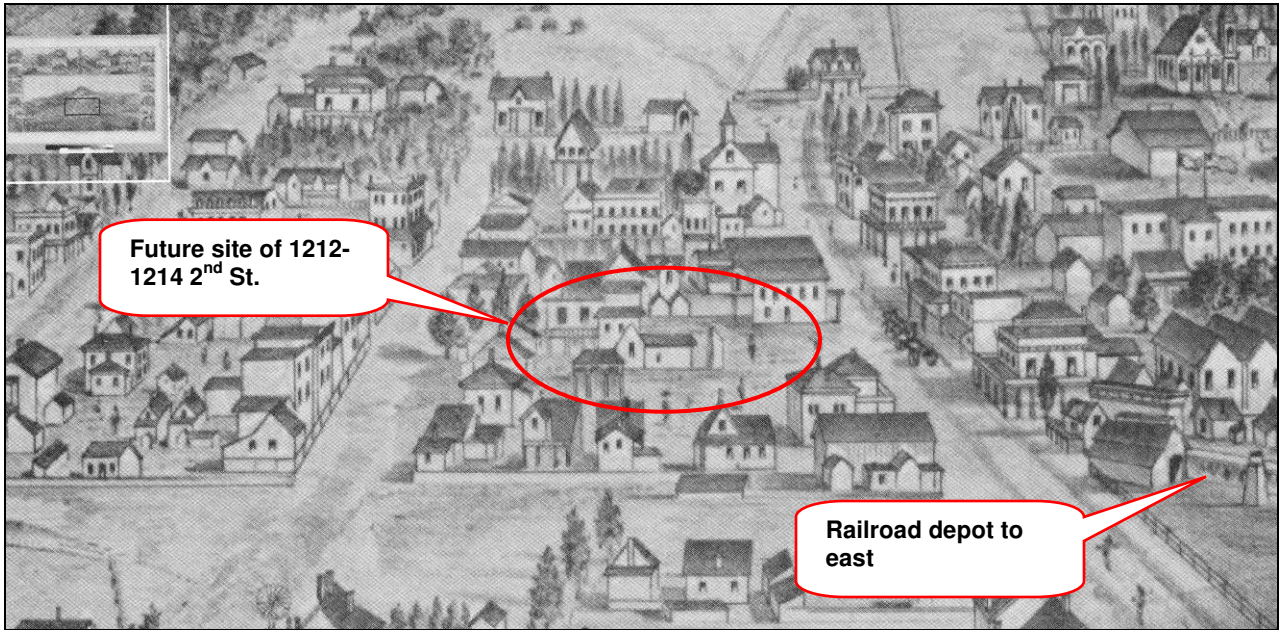
**Figure 3: Map of Mission grounds and other early San Rafael buildings in the early-to-mid nineteenth century**



Source: David Rumsey Collection

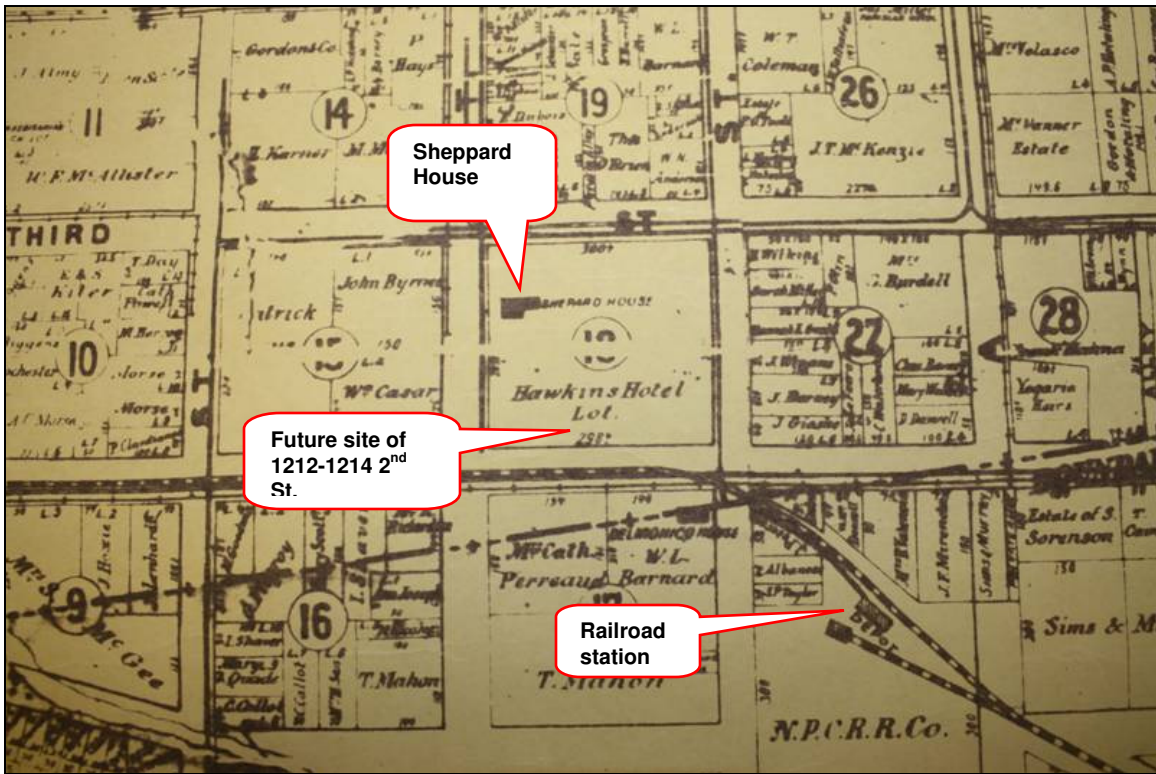
**Figure 4: 1871 map showing San Rafael Townsite and ranchos on the occasion of auction to sell salt marsh and tide lands**





*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**

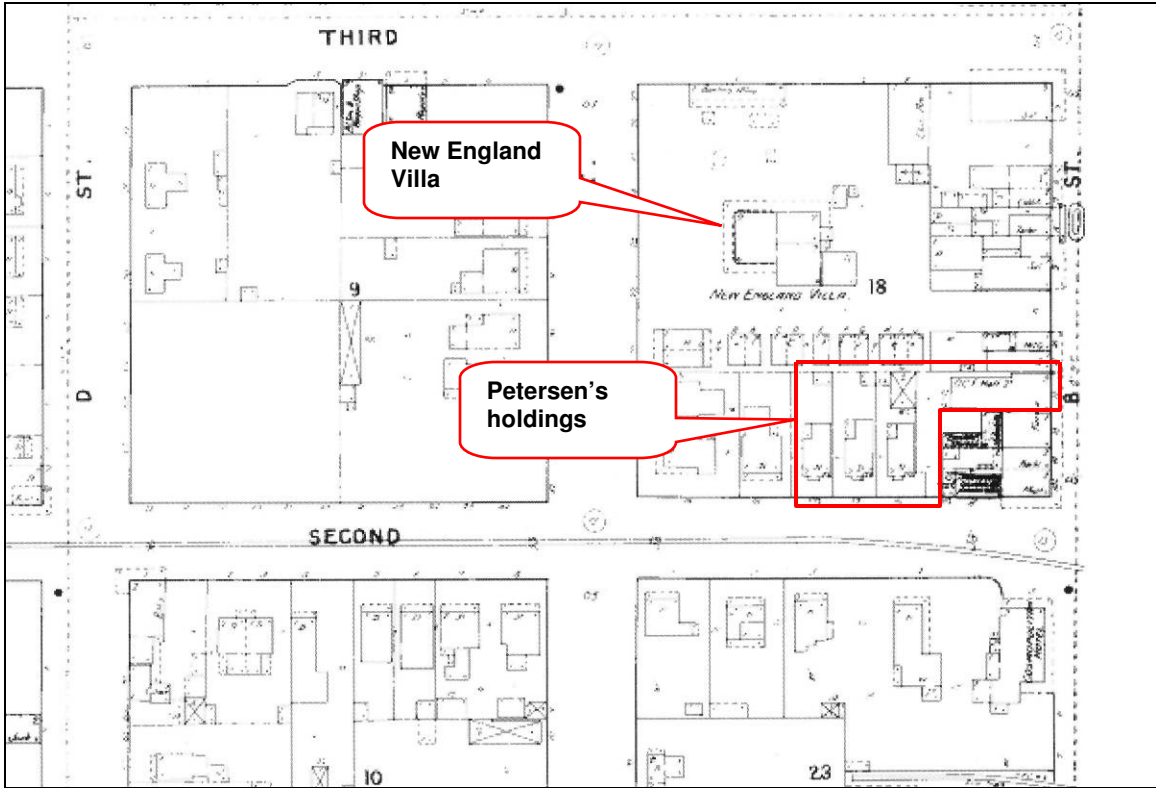


Courtesy California Room, Marin County Free Library

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

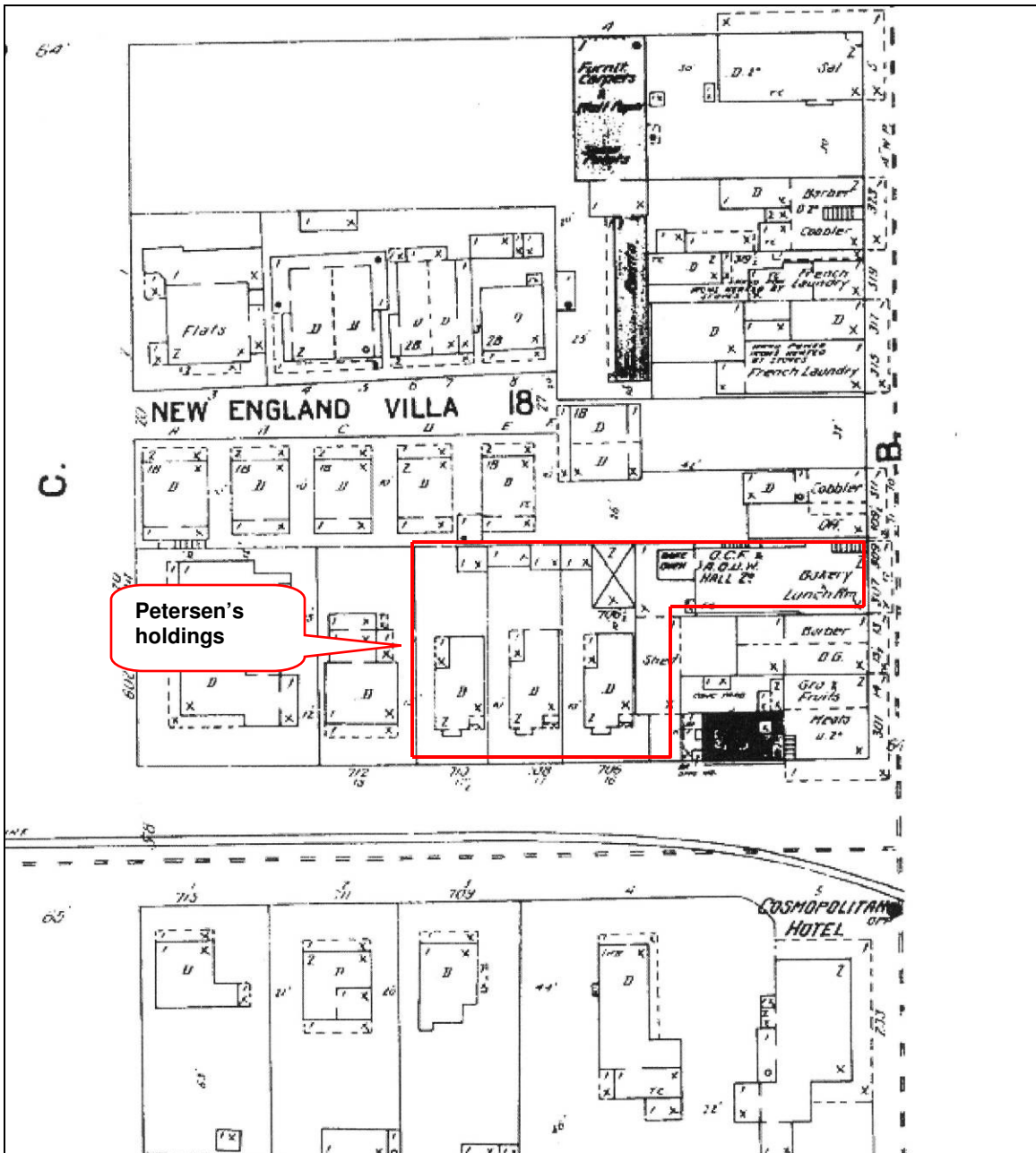
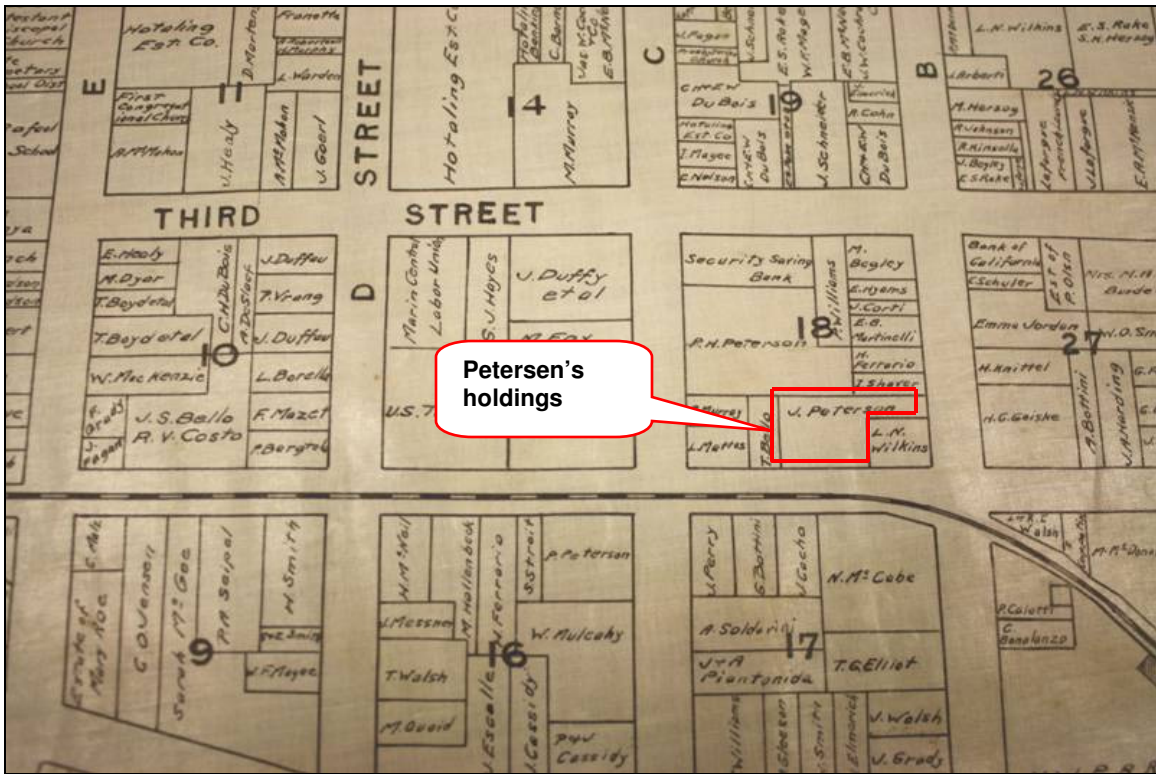
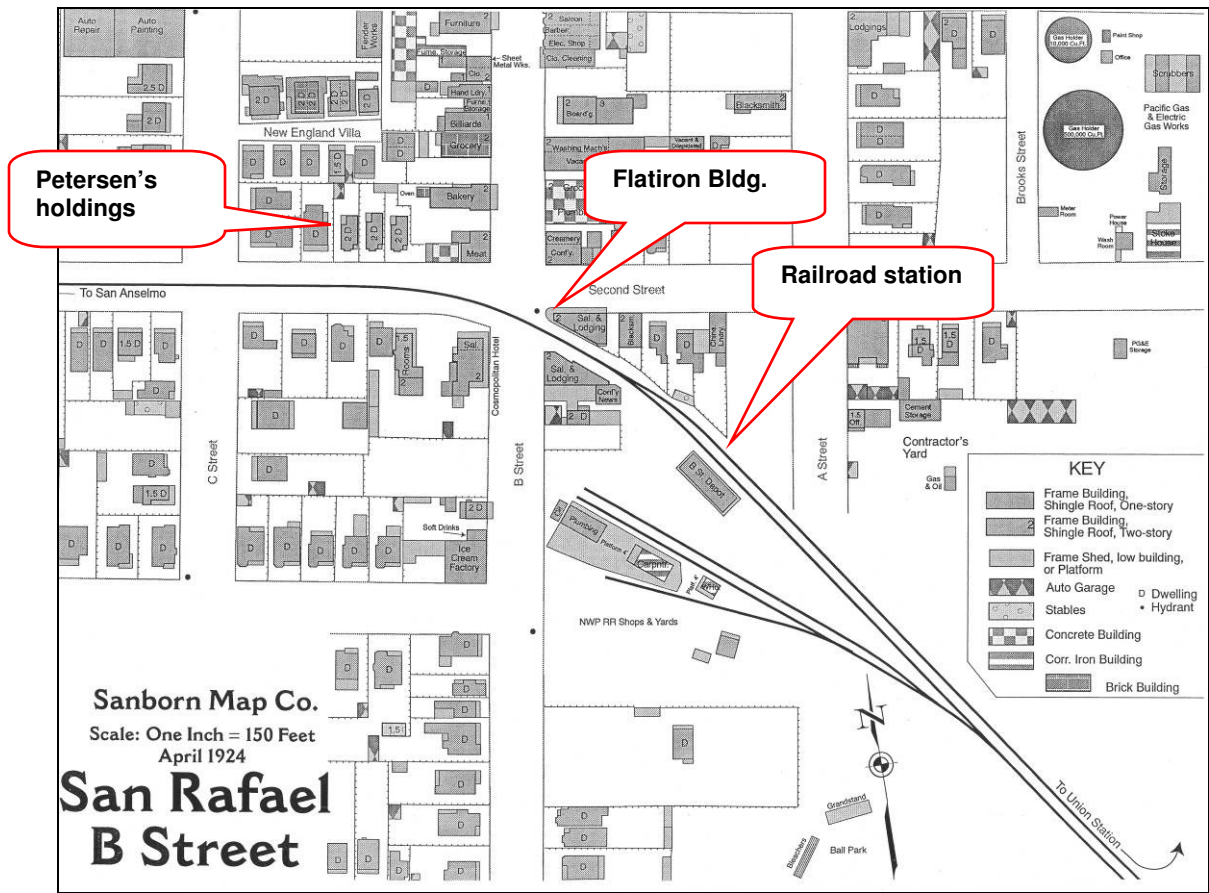


Figure 10: 1907 Sanborn Fire Insurance map showing Petersen's holdings and New England Villa as redeveloped by P. Henry Petersen



Courtesy of California Room, Marin County Free Library

**Figure 11: Dodge's 1908 map of San Rafael shows Petersen's holdings and that his son P. Henry Petersen owns the former Sheppard House property**



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**

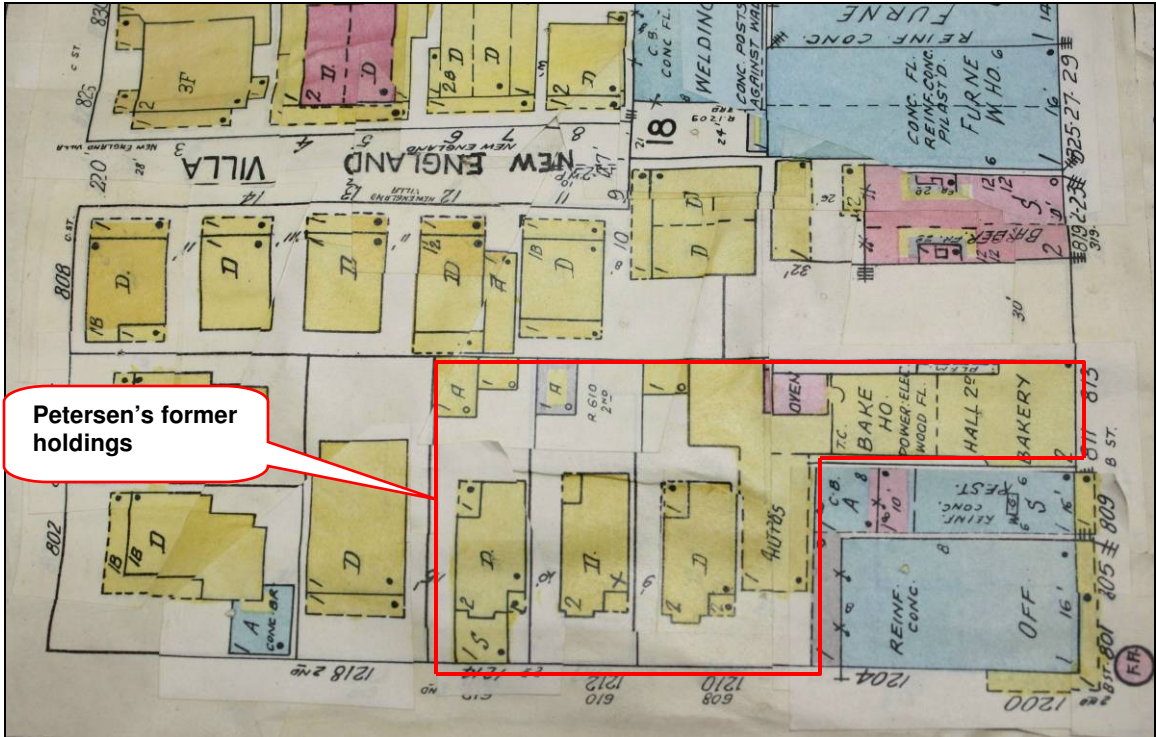



Figure 15: Sanborn Fire Insurance map, ca 1956, showing one-story addition to 1214 2<sup>nd</sup> Street



For President.

**WILLIAM McKINLEY,**  
of Ohio.

For Vice-President

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

Presidential Electors:

IRVING M. SCOTT	San Francisco
DUNCAN E. MCKINLAY	Santa Rosa
GEORGE M. FRANCIS	Napa
JAMES M. WALLING	Nevada City
HOWELL A. POWELL	Oakland
JOSEPH A. SPEAR, Jr	San Francisco
CLAUS SPRECKELS	San Francisco
ELWOOD COOPER	Santa Barbara
THOMAS FLINT	San Juan

For Congressman

**J. A. BARHAM,**  
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.

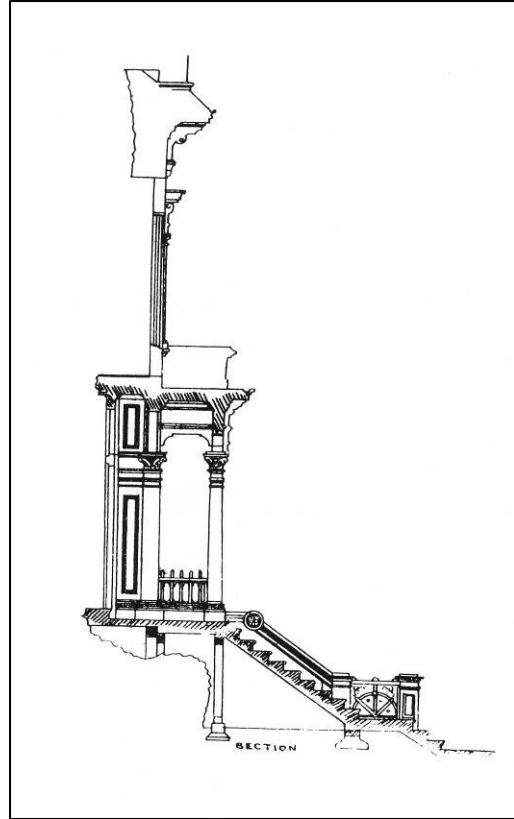
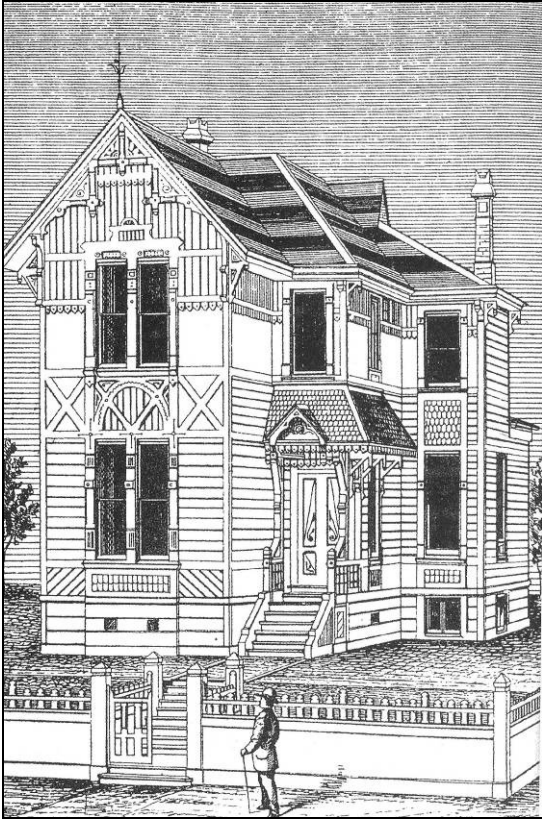
He was a member of the Odd Fellow Lodge, having belonged to that order for thirty-seven years, a remarkable thing about it being that during the entire time he never drew a cent for sick benefits, always being in the best of health until his last fatal illness.

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.

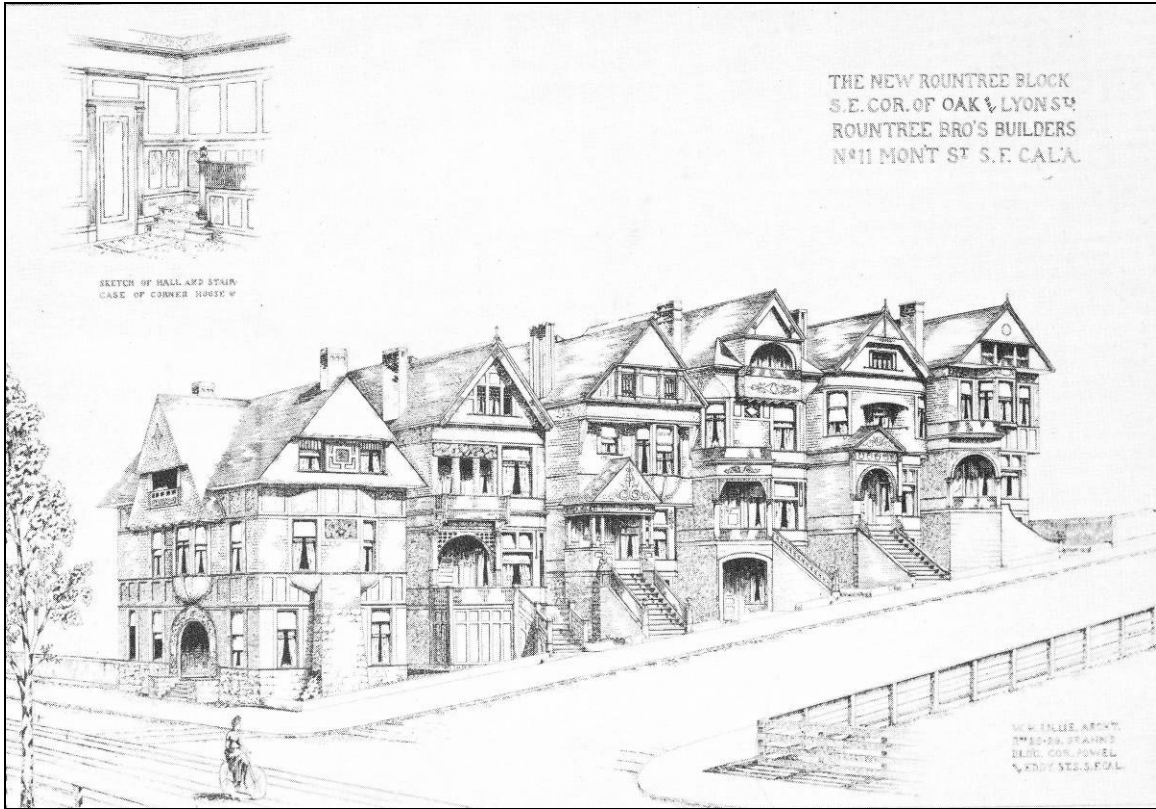
The funeral will be held under the auspices of the Odd Fellows Saturday at 2 o'clock P. M. from the lodge rooms of the order.

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.

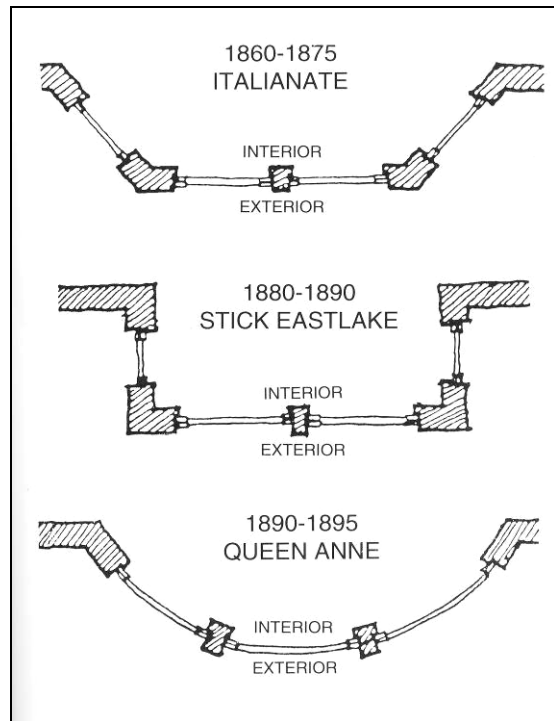
**Figure 17: Johannes Petersen's obituary, June 6, 1909**



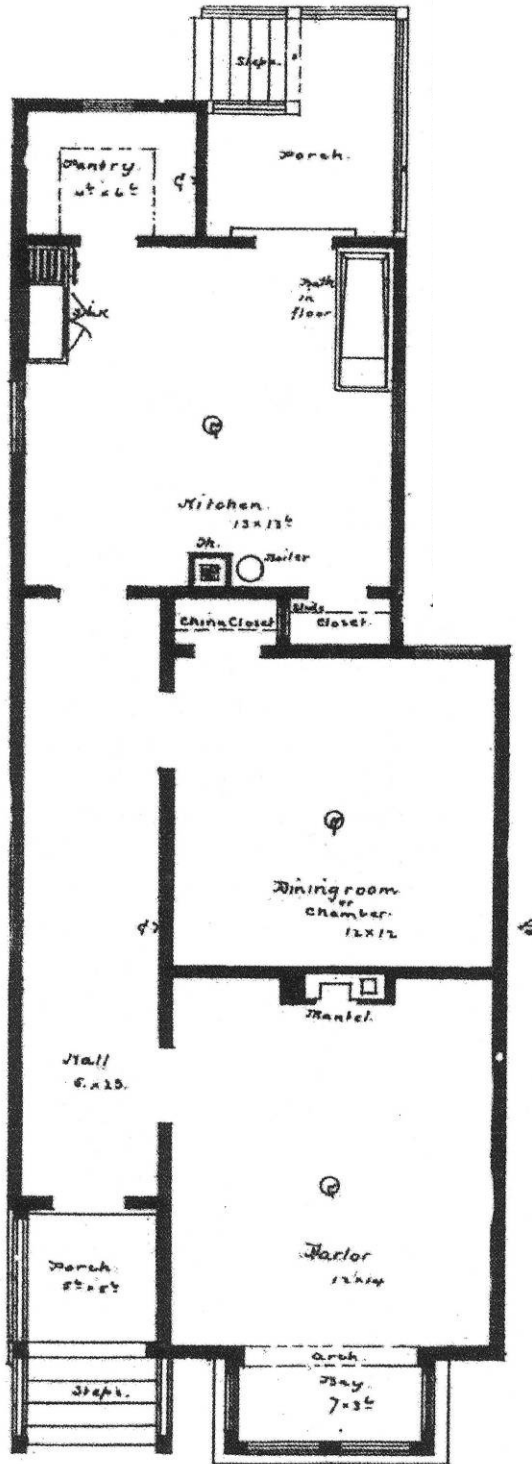
**Figure 18: Eastlake Cottage by John Pelton Jr., 1881; typical Victorian row house entry by Samuel and Joseph Cather Newsom, 1884**



Source: *California's Architectural Frontier*



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

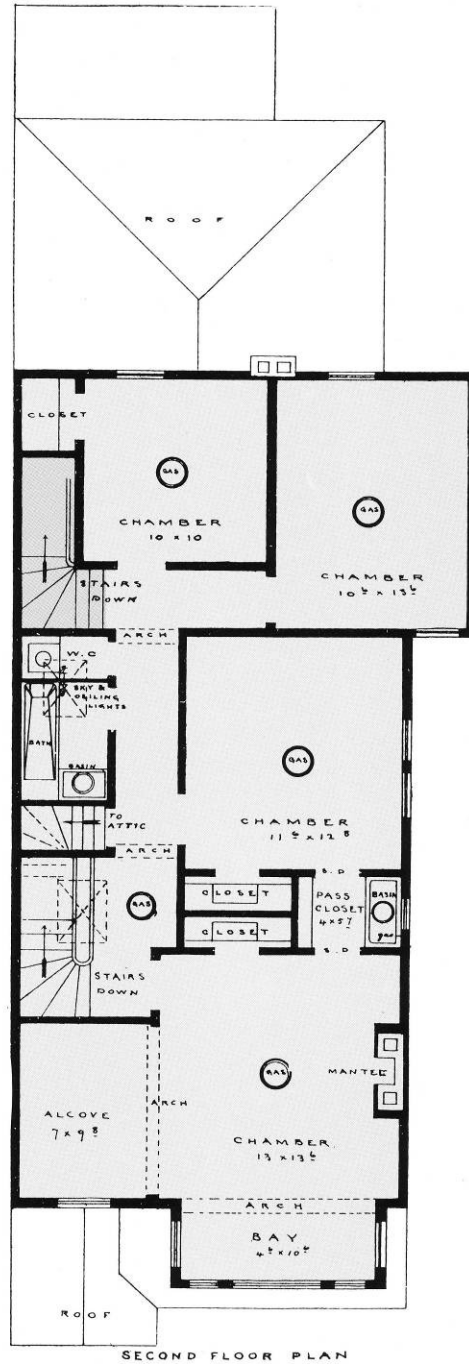
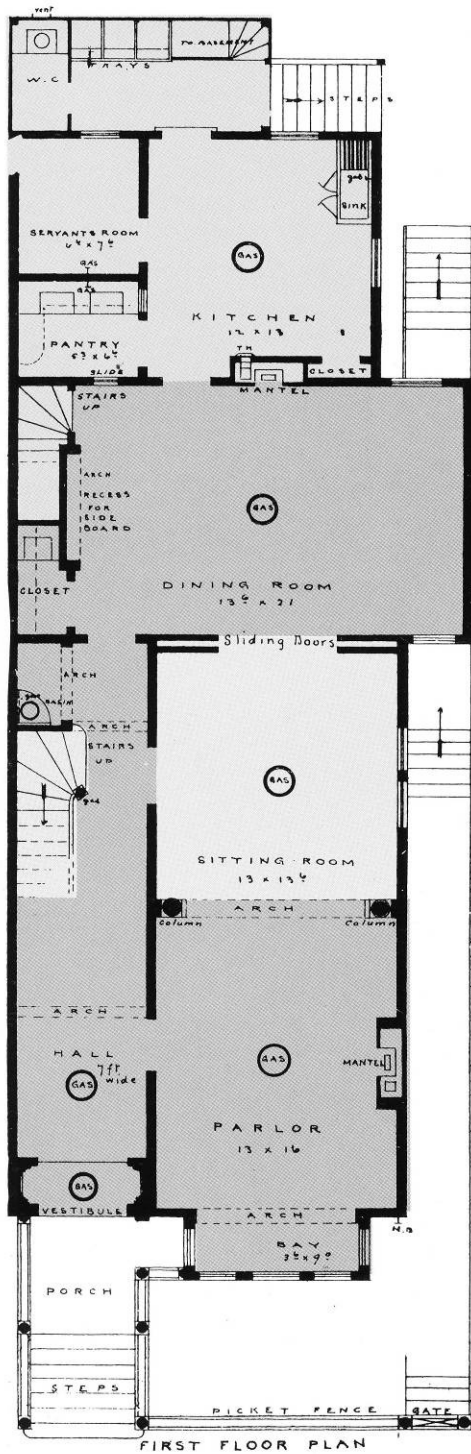


Ground Plan.

Source: *Victorian Glory*

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





SCALE 10 5 0 10

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 2nd 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 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: 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):

**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 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. 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 2<sup>nd</sup> 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.

\*Recorded by: Diana J. Painter

\*Date: January 2013

Continuation

Update



Front (south) façade



West side façade, looking southeast

\*Recorded by: Diana J. Painter

\*Date: January 2013

Continuation

Update



East side façade



North rear facade



Detail of front facade

\*Recorded by: Diana J. Painter

\*Date: January 2013

Continuation

Update



Setting – front facades of 1212 & 1214 2<sup>nd</sup>



Setting – east side facades of 1212 & 1214 2<sup>nd</sup>



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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 6 of 8

\*NRHP Status Code 5S2  
\*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 2006. 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.

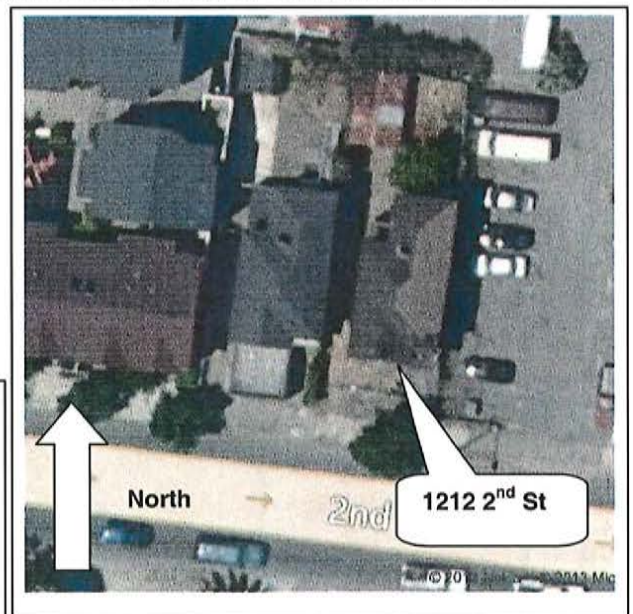
B13. Remarks: None

\*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.)





\*Recorded by: Diana J. Painter

\*Date: January 2013

Continuation

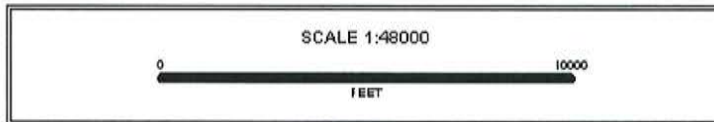
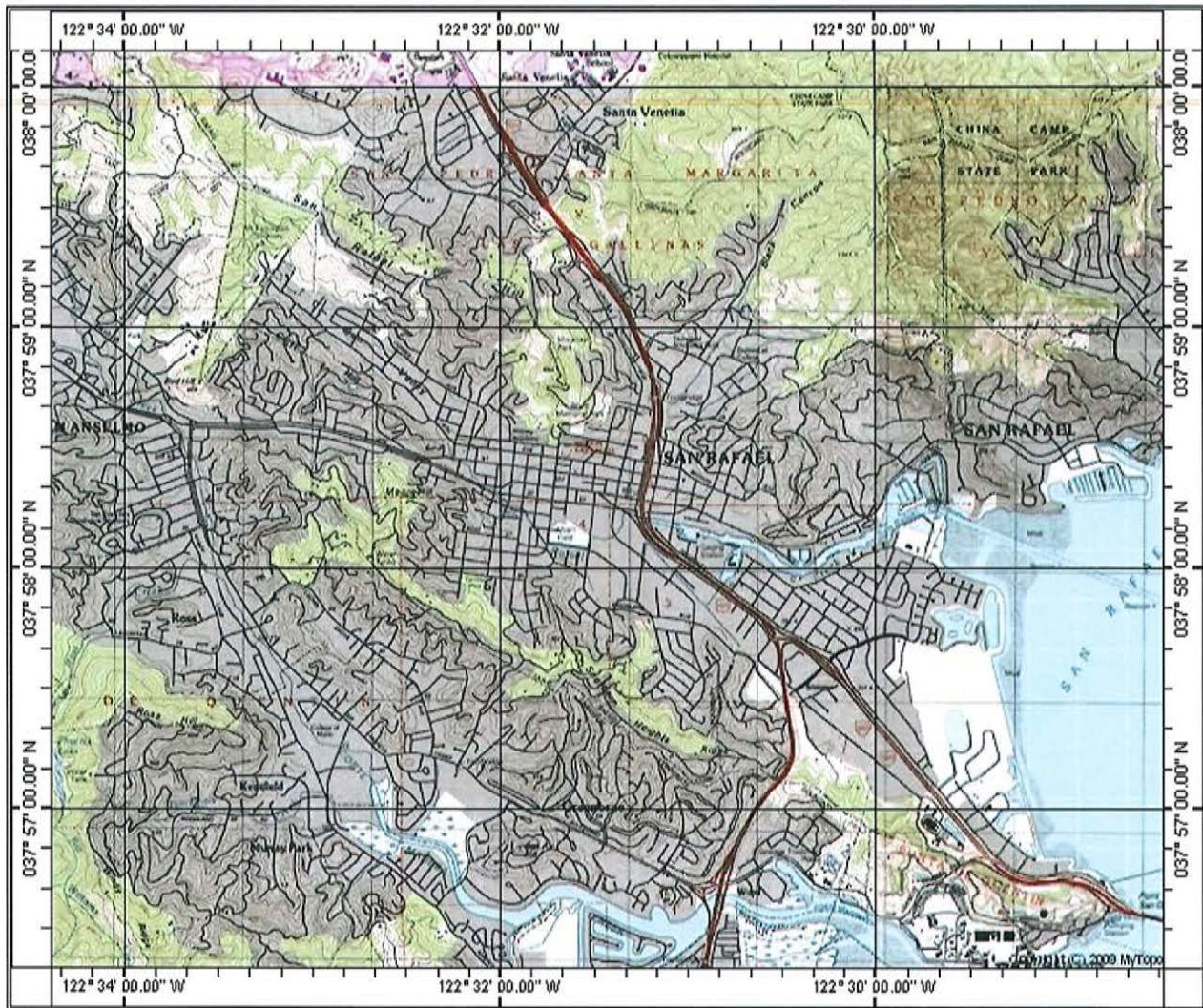
Update

**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  
**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: 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 11-256-014

**\*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 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: 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 windows. 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 2<sup>nd</sup>



Setting – east side facades of 1212 & 1214 2<sup>nd</sup>



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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 6 of 8

\*NRHP Status Code 5S2

\*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.

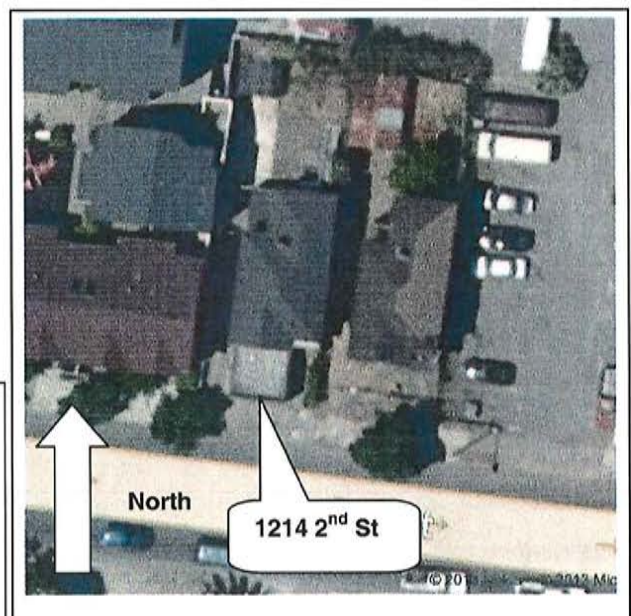
B13. Remarks: None

\*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.)



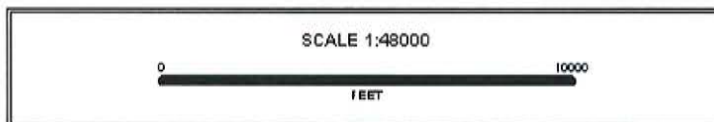
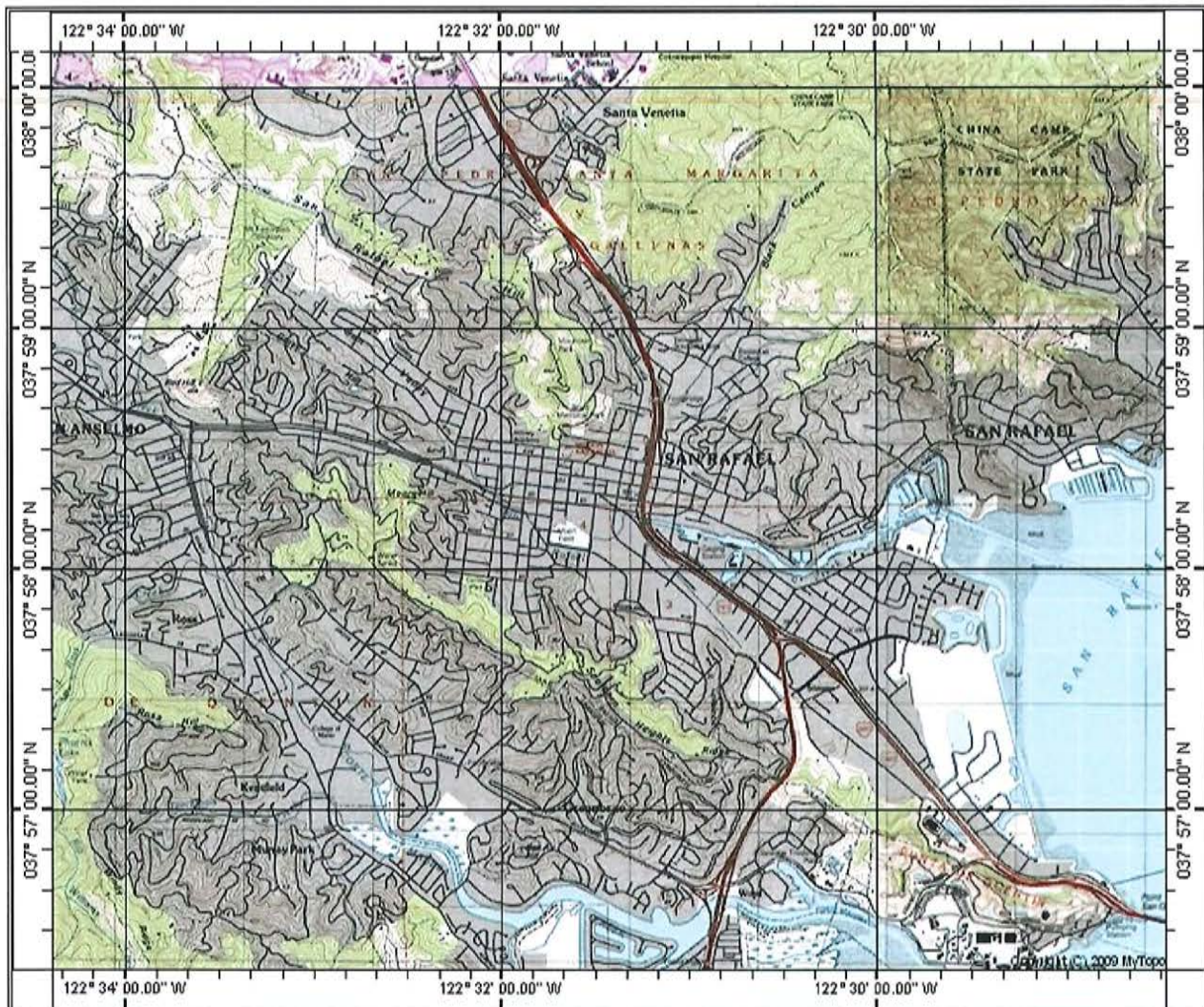


**B10. Significance**

**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.



**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

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<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 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**