

Historic Resource Evaluation

54 Fremont Road San Rafael, California METROPOLITAN PLANNING GROUP

Prepared for:

City of San Rafael

Community Development Department Planning Division

Prepared by:

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I. INTRODUCTION

This historical resource evaluation was prepared by Metropolitan Planning Group (M-Group) at the request of the City of San Rafael Community Development Department, to determine whether the structure at 54 Fremont Road, in the City of San Rafael (APN 12-043-01) qualifies as an historical resource in accordance with Article 5, §15064.5 of the California Environmental Quality Act (CEQA) Guidelines and the City of San Rafael Historic Designation Criteria.

II. METHODOLOGY

The methodological approach for this historical property evaluation consisted of a site visit, research on the associated persons and events at the San Rafael City Library, and research on property characteristics and building permits at the Marin County Assessor. Further research was conducted using the in-house library of M-Group.

Historic Sanborn Fire Insurance Company Maps of San Rafael were not found for this property from neither the Sanborn Collection at California State University Northridge, the GIS & Map Library at University of California Berkeley, nor the Library of Congress. Historic building permits were not available from the City Community Development Department. Research conducted at the City of San Rafael Public Library involved a review of the City Directories dating back to 1939 (Appendix I).

On October 7, 2020, a site visit was conducted to photograph the structures and the surrounding neighborhood setting (Appendix II). During the site visit, notes on the architectural features of the building and neighborhood were taken for later use to create site and building descriptions.

III. HISTORY OF SUBJECT PROPERTY

Building Chronology

The County of Marin Assessor's historic records (Appendix III), indicate that the original dwelling was built 1924. It is located on Lots 8 & 9 of the West End Addition.

Although the dwelling was built in 1924, the Polk's Redwood City Directories first lists information for the subject address in 1942-43 (Appendix I). The Borland family is associated with the property from that year through 1982. Although Virginia Borland is indicated to be an employee of the Marin County Free Library from 1962 through at least 1968, none of the family members appear to be persons of historical note. John K. & Sally P. Merz are indicated as owners from 1982 through at least 2001 but also do not appear to be of historical note.

IV. ARCHITECTURAL ANALYSIS

Site Description/Architectural Style Employed

This dwelling is an early example of the Minimal Traditional style, becoming common from 1935-1950. This style is typically characterized by a low- or intermediate-pitched roof, more often gabled; as a small house, generally one-story in height; roof eaves usually have little or no overhang; double-hung windows, typically multi-pane or 1/1; and minimal amounts of added architectural details. This eight-room house was completed in 1924. It contained 2,625 square feet of area of living area, including a first floor of 1,412 square feet and a finished basement of 1,213 square feet.

The County Assessor Appraisal Report also indicates that this dwelling was built as a one-story, wood-frame dwelling, on a concrete foundation. Because of the significantly sloping lot, the dwelling was built with a finished basement, noted above, and unfinished basement areas underneath the main floor. The exterior walls are of board & batten, containing casement windows. The roof form, especially with its various sections being incongruous, is not a significant architectural feature of this structure, varies from nearly flat to minimally-pitched gable, and was covered with a combination of tar & gravel and composition shingles. No other architectural features identify this dwelling as significantly identifiable as any particular architectural style. An early appraisal record indicates that the dwelling is of substandard construction.

A detached rectangular, one-story, wood-frame, one-stall auto garage of 220 square feet, with a concrete foundation and floor, board & batten exterior, unfinished interior, and a tar & gravel roof, was placed at the rear of the dwelling; it is extant.

According to appraisal records, the property suffered significant storm damage, including land sliding, on February 17, 1986. This is evident by yet-to-be corrected damage, especially visible on the easterly elevation with askew door and window frames and exterior wall siding. Structural damage, including missing and misaligned piers and supports, is evident in the rear unfinished basement.

V. APPLICATION OF CEQA

The California Environmental Quality Act (CEQA) Public Resources Code §21084.1 provides that any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Public resources Code §5020.1(q) defines "substantial adverse change" as demolition, destruction, relocation or alteration such that the significance of the historical resource would be impaired. According to the Public Resources Code §5024.1, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources; included in a local register of historical resources; or is identified as significant in a historic resource survey if that survey meets specified criteria.

According to CEQA Guidelines §15064.5(a)(3), a lead agency can find a resource has been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California provided that the determination is supported by substantial evidence in light of the whole record.

VI. APPLICATION OF CALIFORNIA REGISTER CRITERIA

Under the California Environmental Quality Act (CEQA) resources that meet the criteria of the California Register of Historical Resources are considered historical resources for the purposes of CEQA. Determinations of historical significance require that several factors are considered, including: the property's history (both construction and use); the history and context of the surrounding community; an association with important persons or uses; the number of resources associated with the property; the potential for the resources to be the work of a master architect, builder, craftsman, landscape gardener, or artist; the historical, architectural or landscape influences that have shaped the property's design and its pattern of use; and alterations that have taken place; and lastly how these changes may have affected the property's historical integrity.

These issues must be explored thoroughly before a final determination of significance can be established. To be eligible for the California Register, historic resources must possess both historical significance and retain historic integrity. The following are the four significance criteria of the California Register. Upon review of the criteria, if historic significance is identified, then an integrity analysis is conducted. To be eligible for the California Register, an historical resource must be significant at the local, state or national level under at least one of the following criteria:

Criterion 1: Event or Patterns of Events

It is associated with events or patterns of 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.

To be considered eligible for listing under Criterion 1, a property must be associated with one or more events important in a defined historic context. This criterion recognizes properties associated with single events, a pattern of events, repeated activities, or historic trends. The event or trends, however, must clearly be important within the associated context. Further, mere association of the property with historic events or trends is not enough, in and of itself, to qualify under this criterion: the specific association must be considered important as well.

The single-family residence at 54 Fremont Road does not possess significance under California Register Criterion 1. The dwelling did not play a singular or important role in the development of the West End Addition or the city at large. As such, it does not meet the threshold for listing in the California Register under this criterion.

Criterion 2: Important Person(s)

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

This criterion "applies to properties associated with individuals whose specific contributions to history can be identified and documented." It identifies properties associated with individuals "whose activities are demonstrably important within a local, State, or national historic context," and is typically limited to those properties that have the ability to illustrate a person's important achievements.

Historical research has determined that the structure at 54 Fremont Road, in the City of San Rafael, is not associated with any individuals who have had an important role in local, California or national history. As a result, the structures do not qualify individually under California Register Criterion 2: Important Person(s).

Criterion 3: Design/Construction

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.

This criterion applies to properties that "embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction." "Distinctive characteristics" are the physical and design features that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular style. A master "is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality."

The subject property is not a significant example of Minimal Traditional, or other, residential style; the structure has been compromised by historic land sliding and the lack of needed repairs therefrom. Additionally, the dwelling is not associated with a master architect or builder. Therefore, it does not meet the threshold for listing in the California Register under this criterion.

Criterion 4: Information Potential

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

Criterion 4 is generally applied to archaeological resources, and evaluation of the subject property for eligibility under this criterion was beyond the scope of the HRE report.

VII. APPLICATION OF CITY OF SAN RAFAEL HISTORIC DESIGNATION CRITERIA

Chapter 2.18 – Historic Preservation, of the City of San Rafael Municipal Code, was adopted to provide for the identification, protection, enhancement, perpetuation and use of improvements, buildings, structures, signs, objects, features, sites, places and areas within the City that reflect special elements of the City's historic, architectural, cultural, aesthetic and other heritage.

An improvement may be designated an historic landmark by the City Council if it meets the following criteria:

Historical, Cultural Importance: It has significant character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation; or is associated with the life of a person significant in the past; or is the site of a historic event with a significant effect upon society; or exemplifies the cultural, political, economic, social or historic heritage of the community.

This criterion "applies to properties associated with individuals whose specific contributions to history can be identified and documented." It identifies properties associated with individuals "whose activities are demonstrably important within a local, State, or national historic context," and is typically limited to those properties that have the ability to illustrate a person's important achievements.

Historical research has determined that the structure at 54 Fremont Road, in the City of San Rafael, is not associated with any individuals who have had an important role in local history. As a result, the structure does not qualify individually under this criterion.

Architectural, Engineering Importance: It portrays the environment in the era of history characterized by a distinctive architectural style; or embodies those distinguishing characteristics of an architectural type or engineering specimen; or is the work of a designer whose individual work has significantly influenced the development of San Rafael or its environs; or contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or is the work of a designer and/or architect of merit.

This criterion applies to properties that "embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction." "Distinctive characteristics" are the physical and design features that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular style. A master "is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality."

The subject property is not a significant example of Minimal Traditional, or other, residential style; the structure has been compromised by historic land sliding and the lack of need repairs therefrom. Additionally, the dwelling is not associated with a master architect or builder. Therefore, it does not meet the threshold for local listing under this criterion.

Geographic Importance: By being part of or related to a square, park or other distinctive area, it embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.

As stated above, to be considered eligible for listing under this criterion, a property must be associated with one or more events important in a defined historic context. This criterion recognizes properties associated with single events, a pattern of events, repeated activities, or historic trends. The event or trends, however, must clearly be important within the associated context. Further, mere association of the property with historic events or trends is not enough, in and of itself, to qualify under this criterion; the specific association must be considered important as well.

The single-family residence at 54 Fremont Road does not possess significance under this criterion. The dwelling did not play a singular or important role in the development of the West End Addition or the city at large. As such, it does not meet the threshold for listing under this criterion.

Archaeological Importance: It has yielded information important in prehistory or history.

Evaluation of the subject property for eligibility under this criterion was beyond the scope of this report.

VIII. CONCLUSION

The structure at 54 Fremont Road, in the City of San Rafael, does not possess historical significance, and is not a strong example of a particular style or type of architecture. It is the professional opinion of M-Group that the structure is not individually eligible for the California Register of Historical Resources, does not qualify as an historical resource under CEQA Guidelines §15064.5(a)(3), and is not eligible for historic designation under Chapter 2.18 – Historic Preservation of the San Rafael Municipal Code.

IX. BIBLIOGRAPHY

California State Office of Historic Preservation, http://www.ohp.parks.ca.gov.

County of Marin Assessor. Historic Assessor's Records.

San Rafael Public Library. *Polk Publishing Company, and other local, City Directories*, 1939 - 2001.

Virginia Savage McAlester. A Field Guide to American Houses. Alfred A. Knopf, 2014.

APPENDIX I

Polk's Redwood City Directory (except as otherwise noted)

R.L. Polk & Co., Publishers, San Francisco

YEAR	15 MARQUARD AVE*
1939-40**	No listing
1942-43	Charles R. Hardin
	Mrs. Robert H. Borland
1946-47	Mrs. Robert H. Borland <i>homemaker</i>
1949-50	Mrs. Anna Borland (widow of R.H.) homemaker
1952-53	
1954-55	Anna Borland (widow of R.H.) homemaker
1957-58	Virginia Borland (o)
1960	
1962	Virginia Borland (o) assistant Marin County Free
1963	Library
1965	
1966	Virginia Borland (o) branch librarian County Free
	Library
1967***	Anna M. & Virginia Borland
1968	Virginia Borland (o) <i>branch librarian County Free</i>
	Library
1982***	Estate of Virginia Borland
1982-	John K. & Sally P. Merz
2001***	

^{*} Historic Property Address

^{**} A-Z Marin County Directory

^{***} Marin County Appraisal Records

⁽o) – Owner

APPENDIX II

Site Photos

Front Elevation





Easterly Elevation



Rear Elevation



Westerly Elevation



Southwesterly Elevation

APPENDIX III

Historic Assessor Records

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	The Australia	TRANSACTION RECORD -	COMPUTATIONS.	REMARKS (C) Par Mr. Mai Jak William Man
DATE STA	MPS SALE PRICE	DRANTEE		The the this date this week, he
				Chang in Status Recheck 3/17. Kenney 6416.
	_			O'Ar site chk 3-27-97 by Grasso, no Visible
_	-			recent work Recheek 12/47. Kenney 03-28-97
-	-			(8) Per site chk 12-12-97, no visable recent work-
_	-			Recheck 12/98. Kenney 03-05-98
-		1,000		REMOVED OF the this date "I may there, no change in a fether Recheck 1977. Known 64% I. O Per 5:14 oil 527-97 by Grosse the wishble recent work Recheck 1947. Known 028-97 O Per 5:14 oil 272-97, no visible recond work 1967. Known 0205-98 D Per 116 5-17-97 by 38/19 print No work 1967. The 100 print No work 1967. The 1967 of 1967 of 1967 of 1967 of 1967. The 1967 of 1
-	_	138 1		DONE TO DEAT, STILL WANTS CLOS OF SE.
12.32				TO PAY FOR DANATORE, Perheck 1495
14.14				@ PER TIC 4-11-00 of SAILY MERZ "NO
				@ PER T/C 4-11-00 W SAIL MERZ "NO
_				CHANGE SINCE LAST YEAR. PCK 'YOU Differ drive by site check, no visable prent work. Phone calls were not returned. Recheck
		1 0 4		(ii) Per drive by site check no vrable votint
				work Phone calls were not returned Pecheck
				DPYCIO31- T/C W/ SALLY MERZ, NO CHASE IN STATES IN the to LACK
				10 PUC 1031- TIC WISSELL MEDZ NO
		7.		CHANGE IN STATE AND THE LACE
-	1			OF FUNDS. SCOTT 344-02
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-	-	WARNING: Assessor-Recorder-County Clerk not liable for accura	cy of contents. See Rev. 8	Tax Code 5 408.3.

REPORT OF INVESTIGATION	1	8−∞o Tax Rate Area	Use Co	/ 1 ode/Units	Parcel No. or U	
JAMES J. DAL BON - Assessor of Marin County		Deed Reference	84-4206		Event Date 2-	17-86
Oll Name @ MERZ buck & Sauy P.		② Deed Reference	17.00		Event Type C	
oll Name WERZ BHDE & GOLGO		601 ROLL	Assessment Yea	r 1985 - 1986	Assessment Yea	
OII Address S4 FREMOUT POAD, SAURAFASC			Current	Revised Value	Current Value	Revised Value
ssessee @		Land	31212	8917		- Octob
Name of the last o		Improvements	78030	13005		verta-sa
dress		Personal Prop.	18 000			
tus Address						
in a compain (Alama Ty R & T CONE 170 STORM DAMAGE)	- REPORT	Total Value	109248	21922	100000	100
PREFILED FOR 2-17-86 STORM DAMAGE, WAS NOT	PlacesseD-	Exemption (ja)	-6	-0	-	110-1-1
AUTOR THEREFORD NEUSE PROCESSED PERNY - SEE!	ATTACKO	Net Value	109242	21922		8
Report		Value Difference		- 87320	The same	V The
people).			SUPE	LEMENTAL R	DLL	135
	7 4 .	SARB#	12:	Assessme	nt Year 19 -19	
		FIRST	Current New Base Year	i Current Prior Value	Revised New Base Year	Revise Prior Val
		Land) New base read	Pike Value	New base real	Prior Van
Home Business Phone Phone Phone		Improvements	4-0-			
Property Owner Takenby Date						
ENR L	OLLMENT ONLY	Total Value				
y investigation and report is as follows: Supplement	ntal Blocked Y N	Exemption ()			1000	+
ef: Revenue & Taxation Code(s):		Net Value -	100			
Initial		Net Supplemental	2		No.	
Date	-	SARB#	\$ 1.7920 LE	Assessme	nt Year 19 -19	
· Unsecured	Roll	SECOND	Current New Base Year	Current Prior Value	Revised NewBase Year	Revise: Prior Val
601 S4	AR1□ SAR2□	Land				
. Canoei□	Correct [Improvements				
SARB#						
PITSEntry		Total Value				See See
HPC(O#	9893 m s v	Exemption ()				
Verified_	Contidos	Net Value				
2-13-87 Deputy: Tum tim Supervisor Guittheon WARNING: MASSES OF RECORDER DUMNY CIEFK NOT HABBI	Cont'd on - Reverse	Net Supplemental	The second			

REPORT OF INVI	ESTIGATION	8-000 Tax Rate Area	Use C	ode/Units	2-04 Parcel No. or	3-01 2/3 Unsec. Bill No.
JAMES J. DAL BON - Asse	ssor of Marin County	① Deed Reference	84_42061	1	Event Date /	0-21-82
ROLL Name @ MSRZ JOHN K & SALLY'S	P	② Deed Reference	0714-15001			SALF
7.1- 0 - 6		601 ROLL	Assessment Ye	ar 19 83 -1984	Assessment Ye	
	SOU TAFASE		Current Value	Revised Value	Current - Value	Revised Value
Issessee @ Same		Land	58580	30000	59 751	30 600
not		Improvements	54546	75000	55 630	76.500
viddress		Personal Prop.				1
itus Address						
Basis of Complaint ASSESSES ELPOR SECU	1831 - OCTOBER 1982 SALE	Total Value	113 120	105000	115381	107 100
NEVER ENGLED. Playians Poll Value	FACTORED TO 83 LEWER : \$84	Exemption (NO)	Ø	ø.	70	0
bish in seve		Net Value	113 120	105000	115381	707-100
		Value Difference	Andrew Control	8 120	The second second	8281
			SUPI	PLEMENTAL RO	LL	4
	11 11 11 11 11 11 11 11 11 11 11 11 11	SARB#		Assessmer	nt Year 19 -19	5
		FIRST	Current - NowBase Year	Current Prior Value	Revised New Base Year	Revised Prior Value
		Land			114	
Home Phone	Business Phone	Improvements '	1 4	-1		S-1-531
Property Owner Taken by	Date					S
	ENROLLMENT ONLY	Total Value				
ly investigation and report is as follows:	- Supplemental Blocked Y N	Exemption ()				
Ref: Revenue & Taxation Code(s):	MAC Entry	Net Value - ·				8
	Initial	Net Supplemental				
	Date	SARB#	57 1971-19	Assessmen	nt Year 19 -19	
	Unsecured Roll 4000000	SECOND	Current New Base Year	Current Prior Value	Revised New Base Year	Revised Prior Value
	601☐ SAR1☐ SAR2☐	Land 5				
	Cancel Correct	Improvements				
	SARB#		4			
	PITSEntry HPCO# \$209 Mar 24	Total Value				
	Verified Verified	Exemption ()				
01-1:11	halad Contid on	Net Value				
Date: 2-12-87 Deputy: 7 Lun 11 86 S	Supervisor	Net Supplemental entents, See Rev. & Ta		20		

	TEI L		8-000		11	12-04	
REPO	RT OF INVEST		Tax Rate Area	Use Co	de/Units	Parcel No. or U	Insec. Bill No.
JAMES J. DA	AL BON - Assessor	of Marin County	Deed Reference	10064-48		Event Date /c	-15:-82
Oll Name @ M 202, July K 8	Sau t		Deed Reference	Refer to 1/3	For CALM		sale)
On Hearth		FACE	601 ROLL	Assessment Yea		Assessment Yea	
	Party Good Pr			Current Value	Revised Value	Current Value	Revised Value
ssessee @ Zrust .			Land	60946	34212	46809	9085
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