

**APPENDIX F:  
CULTURAL RESOURCES DATA**

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## **REGULATORY FRAMEWORK**

### **Federal Regulations**

#### *National Historic Preservation Act*

Most regulations at the federal level stem from the National Environmental Policy Act (NEPA) and historic preservation legislation such as the National Historic Preservation Act (NHPA) of 1966, as amended. NHPA established guidelines to "preserve important historic, cultural, and natural aspects of our national heritage, and to maintain, wherever possible, an environment that supports diversity and a variety of individual choice." The NHPA includes regulations specifically for federal land-holding agencies, but also includes regulations (Section 106) which pertain to all projects that are funded, permitted, or approved by any federal agency, and have the potential to affect cultural resources. All projects that are subject to NEPA are also subject to compliance with Section 106 of the NHPA and NEPA requirements concerning cultural resources. Provisions of NHPA establish a National Register of Historic Places (The National Register) maintained by the National Park Service, the Advisory Councils on Historic Preservation, State Historic Preservation Offices, and grants-in-aid programs.

#### *American Indian Religious Freedom Act*

The American Indian Religious Freedom Act recognizes that Native American religious practices, sacred sites, and sacred objects have not been properly protected under other statutes. It establishes as national policy that traditional practices and beliefs, sites (including right of access), and the use of sacred objects shall be protected and preserved. This law does not include provisions for compliance.

#### *Native American Graves and Repatriation Act*

Native American remains are protected by the Native American Graves and Repatriation Act of 1990 (NAGPRA). NAGPRA protects Native American graves on federal and tribal lands, and recognizes tribal authority over the treatment of unmarked graves. It also prohibits the selling of Native American remains. The law provides guidelines for the return of Native American human remains and cultural objects from any collection (museum, university, government) that receives federal funding. Civil and criminal penalties can be imposed for noncompliance and illegal trafficking (such as knowingly selling or purchasing sacred objects stolen from graves).

### **State Regulations**

#### *California Environmental Quality Act*

The California Environmental Quality Act (CEQA) is codified as Public Resources Code (PRC) Section 21000 *et seq.*, and CEQA Guidelines are codified at Title 14 California Code of Regulations (CCR) Section 15000 *et seq.* As amended in September 2014, CEQA requires that lead agencies determine whether projects may have significant effects on archaeological, historical, and tribal cultural resources. This determination applies to those resources which meet significance criteria qualifying them as "unique," "important," listed on the California Register of Historical Resources (CRHR), or eligible for listing on the CRHR. The importance of a resource is measured in terms of criteria for inclusion on the CRHR (Title 14 CCR, §4852(a)) as listed below.

If the agency determines that a project may have a significant effect on a resource considered to be significant, the project is determined to have a significant effect on the environment, and these effects must be addressed. If a cultural resource is found not to be significant under the qualifying criteria, it need not be considered further in the planning process.

CEQA Guidelines (PRC §15064.5) specify the procedures to be followed in case of the discovery of human remains on non-federal land. The disposition of Native American burials falls within the jurisdiction of the NAHC.

CEQA also affords protection to paleontological resources. Appendix G of the CEQA Guidelines requires consideration of impacts to paleontological resources, stating that, “a project will normally result in a significant impact on the environment if it will...disrupt or adversely affect a paleontological resource or site or unique geologic feature except as part of a scientific study.”

### *California Register of Historical Resources*

California State law provides for the protection of cultural resources by requiring evaluations of the significance of archaeological, historic, and Tribal cultural resources identified in documents prepared pursuant to the CEQA. Under CEQA, a cultural resource is considered an important historical resource if it meets any of the criteria found in Section 15064.5(a) of the CEQA Guidelines. Criteria identified in the CEQA Guidelines are similar to those described under the NHPA. The State Historic Preservation Office (SHPO) maintains the CRHR. Historic properties listed, or formally designated for eligibility to be listed, on The National Register are automatically listed on the CRHR. State Landmarks and Points of Interest are also automatically listed. The CRHR can also include properties designated under local preservation ordinances or identified through local historical resource surveys.

A resource may be important if it meets any one of the criteria below, or if it is already listed on the CRHR or a local register of historical resources.

An important archaeological, historical, or tribal cultural resource is one which:

- 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.
- Is associated with the lives of persons important to local, California, or national history.
- 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.
- It has yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, eligibility for the California Register requires that a resource retain sufficient integrity to convey a sense of its significance or importance. Seven elements are considered key in considering a property’s integrity: location, design, setting, materials, workmanship, feeling, and association.

### *2013 California Historical Building Code, California Code of Regulations, Title 24, Part 8*

The California Historical Building Code is defined in Sections 18950 to 18961 of Division 13, Part 2.7 of the Health and Safety Code, and is subject to rules and regulations set forth in 24 CCR Part 8. This code provides alternative building regulations for permitting repairs, alterations and additions necessary for the preservation, rehabilitation, relocation, related construction, change of use, or continued use of a building or structure considered a qualified historical building or structure at any level of government.



### *California Health and Safety Code*

Section 7050.5 of the California Health and Safety Code requires that construction or excavation be stopped in the vicinity of discovered human remains until the county coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission.

### *Senate Bill 18*

Senate Bill 18 (SB 18) (Burton, Chapter 905, Statutes 2004), authored by Senator John Burton and signed into law by Governor Arnold Schwarzenegger in September 2004, requires local (city and county) governments to consult with California Native American tribes to aid in the protection of traditional tribal cultural places (“cultural places”) through local land use planning. This legislation, which amended §65040.2, §65092, §65351, §65352, and §65560, and added §65352.3, §653524, and §65562.5 of the Government Code; also requires the Governor’s Office of Planning and Research to include in the General Plan Guidelines advice to local governments for how to conduct these consultations. The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places. These consultation and notice requirements apply to adoption and amendment of both general plans (defined in Government Code §65300 *et seq.*) and specific plans (defined in Government Code §65450 *et seq.*).

### *Assembly Bill 52*

The Native American Historic Resource Protection Act (Assembly Bill [AB] 52) requires lead agencies to provide notice to tribes that are traditionally and culturally affiliated with a project’s geographic area if they have requested to be notified. AB 52 is intended to reduce the potential for delay and conflicts between Native American and developers. The goal of AB 52 is to include California Tribes in determining whether a project may result in a significant impact to tribal cultural resources (TCRs) that may be undocumented or known only to the Tribe and its members. AB 52 stipulates that a project that may cause a substantial adverse change in the significance of a TCR is a project that may have a significant effect on the environment.

Under AB 52, a TCR is defined as a site, feature, place, cultural landscape (must be geographically defined in terms of size and scope), sacred place, and object with cultural value to a California Native American tribe that is either included or eligible for inclusion in the California Register or included in a local register of historical resources. Alternatively, the lead agency, supported by substantial evidence, chooses at its discretion to treat the resource as TCR. When a lead agency chooses to treat a resource as a TCR, that determination shall be supported with substantial evidence, applying the criteria in the historical register, and considering the significance of the resource to a California Tribe (PRC § 5024.1, PRC§ 21074).

Consultation includes, but is not limited to, discussing the type of environmental review necessary, the significance of TCRs, the significance of the project impacts on the TCRs, and alternatives and mitigation measures recommended by the tribe. Consultation is considered concluded when (1) the parties agree to measures to avoid or reduce a significant impact on a TCR, if such a significant impact exists, or (2) when a party concludes that mutual agreement cannot be reached (PRC § 21080.3.2 (b)(1) and (2)). Mitigation measures agreed upon during consultation must be included in the environmental document and, if no formal agreement on the appropriate mitigation has been established, mitigation measures that avoid or substantially lessen potential significant impacts should be implemented.

### *Public Resources Code*

Section 5097.5(a) of the Public Resources Code specifies that a person shall not knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands. As used in this section, "public lands" means lands owned by, or under the jurisdiction of, the state, or any city, county, district, authority, or public corporation, or any agency thereof.

### *California Code of Regulations*

The California Code of Regulations (Title 14, Division 3, Chapter 1) addresses paleontological and archaeological resources on lands administered by the California Department of Parks and Recreation.

1. Section 4307: Geological Features - No person shall destroy, disturb, mutilate, or remove earth, sand, gravel, oil, minerals, rocks, paleontological features, or features of caves.
2. Section 4308: Archaeological Features - No person shall remove, injure, disfigure, deface, or destroy any object of archaeological or historical interest or value.

### **Local Regulations**

City of San Rafael regulations regarding cultural resources are codified in Chapters 2.18 and 2.19 of the Municipal Code.

#### *Chapter 2.18 - Historic Preservation*

**2.18.010 - Purpose.** The city council of San Rafael finds that structures, sites and areas of special character or special historical, architectural or aesthetic interest or value have been and continue to be unnecessarily destroyed or impaired, despite the feasibility of preserving them. It is further found that the prevention of such needless destruction and impairment is essential to the health, safety, economy and general welfare of the public. The purpose of this chapter is to promote the health, safety, economy and general welfare of the public through:

- a. The protection, enhancement, perpetuation and use of structures, sites and areas that are reminders of past eras, events and persons important in local, state or national history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the city and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived;
- b. The development and maintenance of appropriate settings and environment for such structures, and in such sites and areas;
- c. The stabilization and enhancement of property values, the stabilization of neighborhoods and areas of the city, the increase of economic and financial benefits to the city and its inhabitants, and the promotion of visitor trade and interest in the city of San Rafael;
- d. The preservation and encouragement of a city of varied architectural styles, reflecting the distinct phases of its history: cultural, social, economic, political and architectural;
- e. The enrichment of human life in its educational and cultural dimensions in order to serve spiritual as well as material needs, by fostering knowledge of and civic pride in the living heritage of the past; and

- f. Tax reductions to owners of designated historic buildings and sites through appropriate state and federal laws.

### *Chapter 2.19 - Archeological Resources Protection*

**2.19.010 – Purpose.** Certain lands and geographic areas within the city of San Rafael contain significant archeological resources, which include deposits and remains of the local Native Americans and other early inhabitants. These deposits and remains represent an important part of the early history of San Rafael and the culture of the Native American community. Without proper regulations and monitoring, continued excavation and grading activities within the city council significantly impact these resources.

In recognizing the importance of protecting significant archeological resources, the city of San Rafael has determined to:

- a. Establish a procedure for identifying, when possible, archeological resources and potential impacts to such resources prior to authorizing excavation and grading activities;
- b. Provide valuable information and direction to property owners in the community in order to make them aware of these resources;
- c. Implement measures that would preserve and protect valuable archeological resources, when there is a potential for encountering such resources;
- d. Establish a procedure which would ensure that appropriate advisory agencies and organizations are contacted and consulted, when there is a probability that archeological resources could be encountered during an activity involving grading, excavation, and/or construction;
- E. Establish and implement specific protection and preservation measure in the event archeological resources are encountered during grading, excavation and/or construction.

## **CULTURAL RESOURCES**

This section contains information about cultural and paleontological resources within the San Rafael General Plan Area. Information contained in this section was obtained from the California Historical Resources Information System's Northwest Information Center in Rohnert Park and the files of the City of San Rafael.

Cultural resources are classified by the State Office of Historic Preservation (OHP) as sites, buildings, structures, objects and districts, and each is described by OHP (1995) as follows.

- **Site.** A “site” is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.
- **Building.** A “building,” such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail, or a house and barn.
- **Structure.** The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

- **Object.** The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.
- **District.** A “district” possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

For San Rafael and its Sphere of Influence, the California Historic Resources Information System has 164 documented resources on file that are generally sorted as:

Sites	108
Buildings	38
Structures	15
Districts	2
Other	1

**Prehistoric Resources**

Efforts to document the City's cultural resources began more than a century ago with archaeological inventories conducted by Nels Nelson in the San Francisco Bay area. Between 1906 and 1908, Nelson found some 425 sites; 67 are within the General Plan Area. Mandated cultural resources surveys led to the identification of additional archaeological resources following passage of the NHPA of 1966 and the CEQA of 1970. While there has been no systematic survey for archaeological resources in the city to date, there are 86 documented prehistoric sites within the General Plan Area. Records for these sites are on file at the Northwest Information Center of the California Historic Resources Information System.

As part of environmental review conducted for development projects, approximately 20 percent of the land within the city limits and Sphere of Influence has been surveyed for cultural resources; there is the potential that additional, not-yet-identified archaeological resources are present.

<b>Primary No.</b>	<b>Trinomial</b>	<b>Age</b>
P-21-000001	CA-MRN-000611	Prehistoric
P-21-000109	CA-MRN-000080	Prehistoric
P-21-000110	CA-MRN-000081	Prehistoric
P-21-000111	CA-MRN-000082	Prehistoric
P-21-000112	CA-MRN-000083	Prehistoric
P-21-000113	CA-MRN-000084	Prehistoric
P-21-000114	CA-MRN-000085	Prehistoric
P-21-000115	CA-MRN-000086	Prehistoric
P-21-000116	CA-MRN-000087	Prehistoric
P-21-000117	CA-MRN-000088	Prehistoric
P-21-000118	CA-MRN-000089	Prehistoric
P-21-000119	CA-MRN-000090	Prehistoric
P-21-000120	CA-MRN-000091	Prehistoric

<b>Table 1. Known Archaeological Resources within the General Plan Area</b>		
<b>Primary No.</b>	<b>Trinomial</b>	<b>Age</b>
P-21-000121	CA-MRN-000092	Prehistoric
P-21-000122	CA-MRN-000093	Prehistoric
P-21-000123	CA-MRN-000095	Prehistoric
P-21-000124	CA-MRN-000096	Prehistoric
P-21-000125	CA-MRN-000097	Prehistoric
P-21-000126	CA-MRN-000098	Prehistoric
P-21-000127	CA-MRN-000099	Prehistoric
P-21-000128	CA-MRN-000100	Prehistoric
P-21-000130	CA-MRN-000102	Prehistoric
P-21-000131	CA-MRN-000103	Prehistoric
P-21-000133	CA-MRN-000105	Prehistoric
P-21-000134	CA-MRN-000106	Prehistoric
P-21-000135	CA-MRN-000107	Prehistoric
P-21-000137	CA-MRN-000109	Prehistoric
P-21-000138	CA-MRN-000110	Prehistoric
P-21-000139	CA-MRN-000111	Prehistoric
P-21-000140	CA-MRN-000112	Prehistoric
P-21-000141	CA-MRN-000113	Prehistoric
P-21-000142	CA-MRN-000114	Prehistoric
P-21-000143	CA-MRN-000115	Prehistoric
P-21-000144	CA-MRN-000116	Prehistoric
P-21-000145	CA-MRN-000117	Prehistoric
P-21-000146	CA-MRN-000119	Prehistoric
P-21-000147	CA-MRN-000120	Prehistoric
P-21-000148	CA-MRN-000121	Prehistoric
P-21-000149	CA-MRN-000122	Prehistoric
P-21-000150	CA-MRN-000123	Prehistoric
P-21-000151	CA-MRN-000124	Prehistoric
P-21-000153	CA-MRN-000128	Prehistoric
P-21-000154	CA-MRN-000129	Prehistoric
P-21-000155	CA-MRN-000130	Prehistoric
P-21-000156	CA-MRN-000131	Prehistoric
P-21-000163	CA-MRN-000138	Prehistoric
P-21-000164	CA-MRN-000139	Prehistoric
P-21-000165	CA-MRN-000140	Prehistoric
P-21-000166	CA-MRN-000141	Prehistoric
P-21-000167	CA-MRN-000142	Prehistoric
P-21-000168	CA-MRN-000143	Prehistoric
P-21-000169	CA-MRN-000144	Prehistoric
P-21-000170	CA-MRN-000145	Prehistoric
P-21-000171	CA-MRN-000146	Prehistoric

<b>Table 1. Known Archaeological Resources within the General Plan Area</b>		
<b>Primary No.</b>	<b>Trinomial</b>	<b>Age</b>
P-21-000172	CA-MRN-000147	Prehistoric
P-21-000256	CA-MRN-000254	Prehistoric
P-21-000268	CA-MRN-000282	Prehistoric
P-21-000295	CA-MRN-000315	Prehistoric
P-21-000296	CA-MRN-000317	Prehistoric
P-21-000297	CA-MRN-000318	Prehistoric
P-21-000306	CA-MRN-000328	Prehistoric
P-21-000321	CA-MRN-000346	Prehistoric
P-21-000322	CA-MRN-000347	Prehistoric
P-21-000323	CA-MRN-000348	Prehistoric
P-21-000324	CA-MRN-000349	Prehistoric
P-21-000325	CA-MRN-000350	Prehistoric
P-21-000326	CA-MRN-000351	Prehistoric
P-21-000435	CA-MRN-000484	Prehistoric
P-21-000442	CA-MRN-000492	Prehistoric
P-21-000443	CA-MRN-000493	Prehistoric
P-21-000444	CA-MRN-000494	Prehistoric
P-21-000465	CA-MRN-000532	Prehistoric
P-21-000466	CA-MRN-000533	Prehistoric
P-21-000468	CA-MRN-000536	Prehistoric
P-21-000529	CA-MRN-000603	Prehistoric
P-21-000536	CA-MRN-000079	Prehistoric
P-21-000537	CA-MRN-000094	Prehistoric
P-21-000539	CA-MRN-000125	Prehistoric
P-21-000540	CA-MRN-000126	Prehistoric
P-21-000548	CA-MRN-000469	Prehistoric
P-21-000645	CA-MRN-000313	Prehistoric
P-21-000646	CA-MRN-000314	Prehistoric
P-21-000647	CA-MRN-000316	Prehistoric
P-21-000680	CA-MRN-000647	Prehistoric
P-21-002667	CA-MRN-000687	Prehistoric
P-21-002865	CA-MRN-000719	Prehistoric
P-21-000132	CA-MRN-000104/H	Prehistoric, Historic
P-21-000136	CA-MRN-000108/H	Prehistoric, Historic
P-21-000441	CA-MRN-000491/H	Prehistoric, Historic
P-21-000467	CA-MRN-000534/H	Prehistoric, Historic
P-21-000538	CA-MRN-000118/H	Prehistoric, Historic
P-21-000615	CA-MRN-000634/H	Prehistoric, Historic
P-21-000675	CA-MRN-000644/H	Prehistoric, Historic
P-21-000681		Prehistoric, Historic
P-21-002645		Prehistoric, Historic

<b>Primary No.</b>	<b>Trinomial</b>	<b>Age</b>
P-21-002833	CA-MRN-000711/H	Prehistoric, Historic
P-21-000152	CA-MRN-000127	Prehistoric, Protohistoric
P-21-000594	CA-MRN-000626/H	Prehistoric, Protohistoric, Historic

### **Historic Resources**

The City's historic-period resources include archaeological deposits associated with Euroamerican settlement and exploration, and historic buildings and structures. These resources have also been addressed primarily through mandated cultural resources surveys. There are 12 known historical archaeological sites within the General Plan Area, and an additional ten that have both prehistoric and historical components (Table 1).

The City last conducted an architectural and historical survey of San Rafael structures in 1986. The 1986 architectural/historical survey completed for San Rafael included nearly 320 properties, primarily built environment resources. The master list prepared for the City as part of the General Plan 2040 and Downtown Precise Plan EIR (Appendix A), includes resources that have been evaluated for inclusion on the NRHP and the CRHR, and properties that are listed as California Historic Landmarks or Points of Historical Interest. Additionally, the list includes resources that were deemed potentially important but have not been fully evaluated to determine their eligibility or were found ineligible. The inventory shows the State Resources Code assigned to each property, which are defined later in Appendix A.

Of the nearly 320 historic resources tabulated in the 1986 survey, the City of San Rafael recognizes 16 City landmarks and three historic districts (Table 2), four are California Historical Landmarks (Table 3), and ten resources within the General Plan Area are listed on the National Register (Table 4).

<b>Name</b>	<b>Location</b>	<b>Listed</b>
The Mulberry House	1149 Fourth Street	1984
The Chisholm Residence	1505 Fifth Avenue	1979
	1800 Fifth Avenue	1980
The Flatiron Building	724 B Street	1982
The Boyd House and Memorial Park	1125 B Street	1974
Holtwood	510 Belle	1981
The McNear Brick Barn	525-569 Biscayne Drive	1982
The Schlosser/Cole Residence	1023 E Street	1979
The Bradford House	333 G Street	1980
The Robert Dollar House	115 J Street	1984
The McNear Residence	121 Knight Drive	1981
Dr. Hawkins' Residence	418 Mission Avenue	1978

TABLE 2. CITY OF SAN RAFAEL LANDMARKS AND HISTORIC DISTRICTS		
Name	Location	Listed
The Robert Dollar Estate/Falkirk Mansion	1408 Mission Avenue	1976
The Isaac Jessup House	10 Sentinel Court/241 West End Avenue	1978
The Jessup/Dunand House	14 Sentinel Court	1979
The Litchfield Sign	737 E. Francisco Blvd	1998
Historic Districts		
The Victorian Village Historic District	1623-1627 5th Avenue	1979
The French Quarter Historic District	901-911 Irwin	1978
Grand Avenue Historic District	1811-1817 Grand Avenue	1979

Source: City of San Rafael Planning Division, 2017

TABLE 3. CALIFORNIA HISTORICAL LANDMARKS WITHIN THE SAN RAFAEL GENERAL PLAN AREA

Name	Location	Listed
Marin County Civic Center	3501 Civic Center Drive	5/8/1991
Mission San Rafael Arcángel	1104 Fifth Avenue	6/20/1935
St. Vincent's School for Boys	1 St. Vincents Drive	1/29/1958
China Camp	100 China Camp Village Road	12/7/1978

Source: Office of Historic Preservation California Historical Resources, 2019

TABLE 4. NATIONAL REGISTER PROPERTIES WITHIN THE SAN RAFAEL GENERAL PLAN AREA

Name	Location	Listed
Boyd House	1125 B Street	12/17/1974
Bradford House	333 G Street	6/6/1980
China Camp	247 N. San Pedro Drive	4/26/1979
Dixie Schoolhouse	2255 Las Gallinas Avenue	12/26/1972
Robert Dollar Estate	1408 Mission Avenue	12/11/1972
Robert Dollar House	115 J Street	7/23/1991
Marin County Civic Center	N. San Pedro Road and Civic Center Drive	5/8/1991
Erskine B. McNear House	121 Knight Drive	1/11/1982
Miller Creek School Indian Mound	Restricted	10/14/1971
San Rafael Improvement Club	1800 5th Avenue	3/29/1984

Source: National Park Service National Register of Historic Places Program, 2019



## CULTURAL SETTING

### Prehistoric Setting

The concept of prehistory refers to the period before events were recorded in writing, a period which varies worldwide. Because there is no written record, our understanding of California prehistory relies on archaeological materials and oral histories passed down through generations. Early archaeological research in this area began with the work of Max Uhle and Nels Nelson. Uhle is credited with the first scientific excavation in California with his work at the Emeryville Shellmound in 1902, while Nelson spent several years (1906 to 1908) surveying the San Francisco Bay margins and California coast for archaeological sites.

In the 1930s, archaeologists from Sacramento Junior College and the University of California began piecing together a sequence of cultures primarily based on burial patterns and ornamental artifacts from sites in the lower Sacramento Valley (Lillard, Heizer, and Fenenga 1939; Heizer and Fenenga 1939). Their cultural sequence became known as the Central California Taxonomic System (CCTS), which identified three culture periods termed the Early, Middle, and Late Horizons, none of which offered date ranges. Refinement of the CCTS became a chief concern of archaeologists as the century progressed with publications by Richard Beardsley (1948, 1954) and Clement Meighan (1955) based on materials excavated by the University of California Archaeological Survey.

In 1973, David Fredrickson synthesized prior work, and in combination with his own research, he developed a regional chronology that is used to this day, albeit modified for locality-specific circumstances. Note that while Fredrickson's chronology was adopted by many archaeologists, Beardsley's cultural sequence was adopted by others, creating a roughly North Bay-South Bay division in usage. Fredrickson's scheme, outlined below, shows that native peoples have occupied the region for over 11,000 years (which is supported by Erlandson *et al.* 2007), and during that time, shifts took place in their social, political, and ideological regimes (Fredrickson 1973).

#### Emergent Period (ca. 200 – 1,000 years ago)

Upper Emergent Period characteristics include the appearance of the clam shell disk bead money economy. Increasingly more goods were moved farther. Local specialization of production and exchange of goods grew. South and central exchange systems were interpenetrated.

Lower Emergent Period characteristics included the introduction of the bow and arrow, which largely replaced the dart and atlatl. South coast marine adaptations flourished. Territorial boundaries became well established, and regularized exchange between groups continued with increased goods being exchanged. Increasing evidence has been found of distinctions in social status linked to wealth.

#### Archaic Period (ca. 1,000 – 8,000 years ago)

Upper Archaic Period characteristics include the growth of social-political complexity with status distinctions based on wealth. Shell beads gain importance and they appear to serve as indicators of both exchange and wealth. Group-oriented religious organizations emerge with possible origin of the Kuksu religious system. Exchange systems become more complex with regularized and sustained exchanges occurring between groups. Territorial boundaries were fluid.

Middle Archaic Period characteristics include a change in the climate, which became more benign. Economy became more diverse. Acorn use introduced as suggested by mortars and

pestles. Hunting was important as evidence by the abundance of dart tips. Sedentism began along with increased population and expansion.

Lower Archaic Period characteristics include lakes drying due to climatic changes. Abundant milling stones suggest emphasis on plants/small seeds for food, and little hunting occurred. Limited exchange took place, and there was a reliance on the use of local materials. Wealth not emphasized, and the dominant social unit appears to be the extended family.

#### Paleoindian Period (ca. 8,000 – 12,000+ years ago)

The Paleoindian period is the time when humans first entered California. Lakeside sites established with probable emphasis on hunting. Milling technology is lacking. Exchange of goods on a one to one basis and not regularized. Social units consisted of extended families that was largely self-reliant, and moved to resources as they became available and were needed.

### **Ethnographic Setting**

At the time of European settlement in the Bay Area, San Rafael was part of the Coast Miwok territory (Kelly 1978:414). The Coast Miwok were hunter-gatherers who lived in rich environments that allowed for dense populations with complex social structures (Barrett 1908; Kroeber 1925). They settled in large, permanent villages about which were distributed seasonal camps and task-specific sites. Primary village sites were occupied throughout the year, and other sites were visited to procure resources that were especially abundant or available only during certain seasons. Sites often were situated near fresh water sources and in ecotones where plant life and animal life were diverse and abundant.

It is believed that members of the Coast Miwok were the Native Americans who met with both Sir Francis Drake and Sebastian Rodriguez Cermeño during their voyages to California. After those two contacts, the Coast Miwok were left alone for nearly 200 years until the construction of the San Francisco Presidio and Mission Dolores in 1776 (Kelly 1978:414). Even then, Coast Miwok did not enter Mission Dolores in significant numbers until 1800 (Milliken 1995:176).

### **Historic Setting**

Euroamerican settlement in what would become the City of San Rafael began with the founding of an *asistencia*, or outpost of the Mission San Francisco de Assis in 1817. The *asistencia* served as a hospital for Native Americans who had been Christianized, and as a ranch in support of the San Francisco mission. In 1822, the *asistencia* became the Mission San Rafael Arcangel. The mission at San Rafael was the 20th of 21 missions established in California between 1769 and 1823. The chain of missions reached from San Diego to present-day Sonoma, and all but the last was founded under Spanish rule. The Mission San Francisco de Solano in Sonoma was erected in 1823, two years after Mexico gained independence from Spain.

Under Mexican rule, land grants were made more frequently and resulted in the unique pattern of land ownership in California. In 1834, Mexico ended the mission system in California freeing additional lands for distribution. Mission San Rafael Arcangel was the first of the secularized missions. San Rafael lies within the Mexican land grant of Rancho San Pedro, Santa Margarita y Las Gallinas made to Timothy Murphy in 1844; the General Plan Area includes a small portion of Rancho Punta de Quentin, an 1840 grant to John B.R. Cooper.

## **NATIVE AMERICAN CONSULTATION**

In keeping with Senate Bill 18 and Assembly Bill 52, requests were made to the Native American Heritage Commission for a search of the Sacred Lands File and a Tribal Consultation List. Letters were then sent to Greg Sarris and Gene Buvelot, the listed representatives for the Federated Indians of Graton Rancheria. Documents pertaining to Senate Bill 18 and Assembly Bill 52 are attached.

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## REFERENCES

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**ATTACHMENTS:**

**NATIVE AMERICAN CONSULTATION**





## Sacred Lands File & Native American Contacts List Request

### NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916) 373-3710  
(916) 373-5471 – Fax  
nahc@nahc.ca.gov

*Information Below is Required for a Sacred Lands File Search*

Project: City of San Rafael General Plan 2040 and Downtown Precise Plan EIR

County: Marin

*USGS Quadrangle*

Name: Novato  
San Rafael  
San Quentin  
Petaluma Point

Township: 1 N Range 5 & 6 W Section(s) Not Sectioned MDBM

Township 2 N Range 6 & 7 W

Land Grants: Mission San Rafael  
San Pedro, Santa Margarita y Las Gallinas  
Punta de Quentin  
Canada de Herrera

Date: 3/4/19

Company/Firm/Agency: Tom Origer & Associates

Contact Person: Vicki Beard

Address: P.O. Box 1531

City: Rohnert Park Zip: 94927

Phone: (707) 584-8200 Fax: (707) 584-8300

Email: vbeard@origer.com

*Project Description:* Assisting the City of San Rafael with their General Plan Update for 2040 and preparation of a Precise Plan for the downtown area.

**Native American Heritage Commission  
Native American Contacts List  
3/11/2019**

Federated Indians of Graton Rancheria

Gene Buvelot

6400 Redwood Drive, Ste 300

Rohnert Park CA 94928

gbuvelot@gratonrancheria.com

(415) 279-4844 Cell

(707) 566-2288 ext 103

Coast Miwok

Southern Pomo

Federated Indians of Graton Rancheria

Greg Sarris, Chairperson

6400 Redwood Drive, Ste 300

Rohnert Park CA 94928

gbuvelot@gratonrancheria.com

(707) 566-2288 Office

(707) 566-2291 Fax

Coast Miwok

Southern Pomo

**This list is current as of the date of this document and is based on the information available to the Commission on the date it was produced.**

**Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code, or Section 5097.98 of the Public Resources Code.**

**This list is only applicable for contacting local Native American Tribes for the proposed:  
City of San Rafael General Plan 2040 and Downtown Precise Plan EIR Project.**

**NATIVE AMERICAN HERITAGE COMMISSION**  
Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
Phone: (916) 373-3710  
Email: [nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
Website: <http://www.nahc.ca.gov>  
Twitter: @CA\_NAHC



March 11, 2019

Vicki Beard  
Tom Origer & Associates

VIA Email to: [vbeard@origer.com](mailto:vbeard@origer.com)

RE: Native American Consultation, Pursuant to Senate Bill 18, Government Code §65352.3 and §65352.4, City of San Rafael General Plan 2040 and Downtown Precise Plan EIR Project, Marin County

Dear Ms. Beard:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties.

Government Code §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

The law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

The NAHC also believes that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
  - A listing of any and all known cultural resources that have already been recorded or are adjacent to the APE, such as known archaeological sites;
  - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
  - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
  - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code §6254.10.

3. The result of the Sacred Lands File (SLF) check conducted through the NAHC was positive. Please contact the Federated Indians of Graton Rancheria on the attached list for more information.
4. Any ethnographic studies conducted for any area including all or part of the APE; and
5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we are able to assure that our consultation list remains current.

If you have any questions or need additional information, please contact me at my email address: [steven.quinn@nahc.ca.gov](mailto:steven.quinn@nahc.ca.gov).

Sincerely,



Steven Quinn  
Associate Governmental Program Analyst

Attachment

# Tom Origer & Associates

Archaeology / Historical Research

---

April 19, 2019

Gene Buvelot  
Federated Indians of Graton Rancheria  
6400 Redwood Drive, Suite 300  
Rohnert Park, CA 94928

Dear Mr. Buvelot:

Our firm is assisting the City of San Rafael in preparing an Environmental Impact Report (EIR) for the San Rafael General Plan 2040 and Downtown Precise Plan. The EIR will address potential environmental impacts at a programmatic level. A check of the Sacred Lands File by the Native American Heritage Commission was “positive,” and they advised contacting you. We understand that the City has initiated SB 18 consultation, and this letter is simply to advise you of our participation in the EIR preparation. A generalized map of the General Plan Area is enclosed.

Please contact me if you have any questions or need additional information.

Sincerely,

Vicki Beard  
Senior Associate

# Tom Origer & Associates

Archaeology / Historical Research

---

April 19, 2019

Greg Sarris  
Federated Indians of Graton Rancheria  
6400 Redwood Drive, Suite 300  
Rohnert Park, CA 94928

Dear Mr. Sarris:

Our firm is assisting the City of San Rafael in preparing an Environmental Impact Report (EIR) for the San Rafael General Plan 2040 and Downtown Precise Plan. The EIR will address potential environmental impacts at a programmatic level. A check of the Sacred Lands File by the Native American Heritage Commission was “positive,” and they advised contacting you. We understand that the City has initiated SB 18 consultation, and this letter is simply to advise you of our participation in the EIR preparation. A generalized map of the General Plan Area is enclosed.

Please contact me if you have any questions or need additional information.

Sincerely,

Vicki Beard  
Senior Associate

**From:** [THPO@gratonrancheria.com](mailto:THPO@gratonrancheria.com) <[THPO@gratonrancheria.com](mailto:THPO@gratonrancheria.com)>

**Sent:** Wednesday, April 10, 2019 12:18 PM

**To:** Barry Miller

**Subject:** City of San Rafael, General Plan 2040

Dear Barry Miller,

Thank you for notifying the Federated Indians of Graton Rancheria about City of San Rafael, General Plan 2040, a project within the Tribe's Ancestral Territory. We appreciate being notified and will review your project within 10 business days. If you have an immediate request please contact the Tribal Heritage Preservation Office for assistance by phone at (707) 566-2288 or by email at [thpo@gratonrancheria.com](mailto:thpo@gratonrancheria.com).

Sincerely,

Buffy McQuillen

Tribal Heritage Preservation Officer (THPO)

Native American Graves Protection and Repatriation Act (NAGPRA)

Office: 707.566.2288; ext. 137

Cell: 707.318.0485

FAX: 707.566.2291

**Antonette Tomic**

THPO Administrative Assistant

**Federated Indians of Graton Rancheria**

6400 Redwood Drive, Suite 300

Rohnert Park, CA 94928

Office: 707.566.2288, ext. 143

Fax: 707.566.2291

[atomic@gratonrancheria.com](mailto:atomic@gratonrancheria.com)



please consider our environment before printing this email.

**Federated Indians of Graton Rancheria and Tribal TANF of Sonoma & Marin - Proprietary and Confidential**

**CONFIDENTIALITY NOTICE:** This transmittal is a confidential communication or may otherwise be privileged. If you are not the intended recipient, you are hereby notified that you have received this transmittal in error and that any review, dissemination, distribution or copying of this transmittal is strictly prohibited. If you have received this communication in error, please notify this office at 707-566-2288, and immediately delete this message and all its attachments, if any. Thank you.





# Local Government Tribal Consultation List Request

## Native American Heritage Commission

1550 Harbor Blvd, Suite 100  
West Sacramento, CA 95691  
916-373-3710  
916-373-5471 – Fax  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)

### Type of List Requested

CEQA Tribal Consultation List (AB 52) – *Per Public Resources Code § 21080.3.1, subs. (b), (d), (e) and 21080.3.2*

General Plan (SB 18) - *Per Government Code § 65352.3.*

#### Local Action Type:

\_\_\_ General Plan \_\_\_ General Plan Element \_\_\_ General Plan Amendment

\_\_\_ Specific Plan \_\_\_ Specific Plan Amendment \_\_\_ Pre-planning Outreach Activity

### Required Information

Project Title: \_\_\_\_\_

Local Government/Lead Agency: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

#### Specific Area Subject to Proposed Action

County: \_\_\_\_\_ City/Community: \_\_\_\_\_

#### Project Description:

### Additional Request

Sacred Lands File Search - *Required Information:*

USGS Quadrangle Name(s): \_\_\_\_\_

Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section(s): \_\_\_\_\_

**Native American Heritage Commission  
Native American Contacts  
4/26/2018**

Federated Indians of Graton Rancheria  
Gene Buvelot  
6400 Redwood Drive, Ste 300      Coast Miwok  
Rohnert Park , CA 94928      Southern Pomo  
gbuvelot@gratonrancheria.com  
(415) 279-4844 Cell  
(707) 566-2288 ext 103

Federated Indians of Graton Rancheria  
Greg Sarris, Chairperson  
6400 Redwood Drive, Ste 300      Coast Miwok  
Rohnert Park , CA 94928      Southern Pomo  
(707) 566-2288 Office  
(707) 566-2291 Fax

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Code, or Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American Tribes for the proposed:  
San Rafael General Plan Update 2040, Marin County.



November 15, 2018

Greg Sarris, Chairperson  
Federated Indians of Graton Rancheria  
6400 Redwood Drive  
Suite 300  
Rohnert Park, CA 94928

**SUBJECT: Project notification pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18 for the San Rafael General Plan 2040 and Downtown Precise Plan**

Dear Mr. Sarris:

Your name and address were provided to us by the Native American Heritage Commission as an affiliated California Native American tribal representative. We are sending this letter to advise you that the City of San Rafael has initiated an update of its General Plan, as well as a Precise Plan for Downtown San Rafael. A single Program Environmental Impact Report (EIR) will be prepared for both projects. The letter serves as the initial consultation on the project.

Pursuant to AB 52, the City of San Rafael is requesting that you provide any information you may have regarding tribal cultural resources (as defined by Public Resources Code 21074) within the San Rafael Planning Area so that this information can be reflected as we undertake both the General Plan Update and the Downtown Precise Plan. A map of the Planning Area is attached to this letter. The City, as the lead agency, is requesting this input within 30 days of the date of this letter—or by December 15, 2018.

In addition, pursuant to SB 18, please notify us of any issues of concern that you would like to see addressed in either the General Plan or Precise Plan within 90 days (February 13, 2019).

We are providing this letter both by email and via the US Postal Service. The letter provides an overview of both projects and includes links to a website where additional information is available.

**San Rafael 2040 General Plan Update**

The existing San Rafael General Plan was adopted in 2004 and had a horizon year of 2020. The proposed General Plan Update will move the horizon year forward to 2040. The General Plan Update will add new policies about sustainability, climate change, sea level rise, transit-oriented development, transportation technology, environmental justice, residential and commercial land uses, and other topics. The new Plan will also provide updated language for geographic areas within the City where future land use

changes are envisioned. The Plan's focus is on infill development on land that is already zoned for urban and suburban uses.

The General Plan Update was initiated in 2017 and is expected to take three years to complete. Major steps taken to date include creation of a 24-member Steering Committee, development of a project website, an "audit" of the existing Plan, development of guiding principles and a Plan outline, and preparation of a demographic profile of the city. The City also developed a detailed work program for the project, including a community engagement strategy. An interactive project website, including a platform for on-line engagement, has been created, and three community workshops took place in October 2018. Interviews with stakeholders and presentations to City commissions and other organizations are ongoing.

The City does not anticipate major changes in policy direction through the General Plan Update. The Plan's forecasts will generally follow ABAG projections, which anticipate a 12% increase in the number of households (roughly 2,800 households) and a 13% increase in the number of jobs (roughly 5,500 jobs) between 2010 and 2040. Much of this growth is expected to occur in Downtown San Rafael, where other travel modes are more readily available and densities are more conducive to walking and bicycling. Other opportunity sites include underutilized commercial and industrial properties located throughout the city.

Completion of the General Plan is projected for mid-2020. The City has set up a website to provide information about the project at [www.sanrafael2040.org](http://www.sanrafael2040.org). This site includes a library of relevant documents, information on past and future meetings (including agenda packets and presentations), and draft documents. In addition, the City has established a platform for on-line engagement at [www.cityofsanrafael.org/2040](http://www.cityofsanrafael.org/2040). This site allows residents to weigh in on planning issues such as sea level rise and mobility.

### **Downtown Precise Plan**

In March 2018, the City of San Rafael applied for and received a \$500,000 planning grant from the Metropolitan Transportation Commission to prepare a Downtown Precise Plan. The Plan will update the 1993 Downtown Vision Plan, which has been the guiding document for downtown planning for the last 25 years. The new Plan will incorporate recent planning efforts for Downtown, including a Station Area Plan (2012), a Parking and Wayfinding Study (2017), the Third Street Rehabilitation Project (underway), and the Transit Center Relocation Plan (underway).

The City is in the process of retaining a consulting firm to complete the Precise Plan and will initiate the project in January 2019. The scope of work includes a detailed profile of the area, which has been designated as a "Priority Development Area" (PDA) by ABAG/MTC, and a vision for its long-term future. The scope also includes new development standards, placemaking and design guidelines, a multi-modal transportation strategy, and an inventory of historic resources. The planning process includes consideration of land use and circulation alternatives, selection of a preferred plan, and development of the Precise Plan document itself. A robust community engagement program also is planned.

The area covered by the Downtown Precise Plan will include the areas covered by the 1993 Vision Plan, plus additional properties near the new Downtown San Rafael SMART station. The latter area includes offices and other commercial properties immediately east of US 101, and potentially a limited number of light industrial properties immediately south of Second Street near the station. It is anticipated that the Precise Plan will result in specific land use and zoning recommendations that facilitate new housing construction, transit-oriented development, and the restoration of historic properties. The Plan also may propose modifications to the street system, parking, and public realm that make Downtown safer and more accessible for pedestrians, bicycles, and transit users.

### **We Welcome Your Participation**

The City welcomes the participation of Native American groups in the Plan update process. Early communication with the City on issues of concern is strongly encouraged so that the City's policies and programs can be appropriately drafted or edited.

We will provide additional correspondence to this address when the Draft General Plan, Draft Precise Plan, and Draft Environmental Impact Report are published in 2020. Your organization will be provided with at least 45 days to comment on both documents, as well as the accompanying Draft Environmental Impact Report. Public hearing dates will be included in future correspondence.

If you have questions or comments, please do not hesitate to contact me at 415-485-3423 or at the email address below.

Sincerely,

Barry Miller  
General Plan Contract Project Manager  
[Barry.Miller@cityofsanrafael.org](mailto:Barry.Miller@cityofsanrafael.org)



Submitted via electronic email: Barry Miller (Barry.Miller@cityofsanrafael.org)

November 16, 2018

RE: Formal Request for Tribal Consultation Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21080.3.1, subs. (b), (d) and (e) for the San Rafael General Plan 2040 and Downtown Precise Plan.

Dear Agency Representative:

This letter constitutes a formal request for tribal consultation under the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e) for the mitigation of potential project impacts to tribal cultural resource for a project within the Federated Indians of Graton Rancheria's ancestral lands.

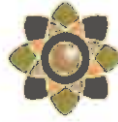
Receiving this letter sets forth the Tribe's formal request for consultation on the following topics checked below, which shall be included in consultation if requested (Public Resources Code section 21080.3.2, subd. (a):

- Alternatives to the project
- Recommended mitigation measures
- Significant effects of the project

The Tribe also requests consultation on the following discretionary topics checked below (Public Resources Code section 21080.3.2, subd. (a):

- Type of environmental review necessary
- Significance of tribal cultural resources, including any regulations, policies or standards used by your agency to determine significance of tribal cultural resources
- Significance of the project's impacts on tribal cultural resources
- Project alternatives and/or appropriate measures for preservation or mitigation that we may recommend, including, but not limited to:

- (1) Avoidance and preservation of the resources in place, pursuant to Public Resources Code section 21084.3, including, but not limited to, planning and construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks or other open space, to incorporate the resources with culturally appropriate protection and management criteria;
- (2) Treating the resources with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resources, including but not limited to the following:



FEDERATED INDIANS OF  
**GRATON**  
R A N C H E R I A

- a. Protecting the cultural character and integrity of the resource;
  - b. Protection the traditional use of the resource; and
  - c. Protecting the confidentiality of the resource.
- (3) Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- (4) Protecting the resource.

Additionally, the Tribe would like to receive any cultural resources assessments or other assessments that have been completed on all or part of the project's potential "area of project effect" (APE), including, but not limited to:

- 1). The results of any record search(es) conducted at an archaeological information center of the California Historical Resources Information System (CHRIS), including, but not limited to:
  - (a) Any known cultural resources that have already been recorded on or adjacent to the potential APE;
  - (b) Whether the probability is low, moderate or high that cultural resources are located in the potential APE; and
  - (c) If a survey is required to determine whether previously unrecorded cultural resources are present in the potential APE.
- 2). The results of any archaeological inventory survey that was conducted of all or part of the potential APE, including, but not limited to:
  - (a) Any report that may contain site forms, site significance, and suggested mitigation measures.
- 3). The results of any Sacred Lands File searches conducted through the Native American Heritage Commission for all or part of the potential APE;
- 4). Any ethnographic studies conducted for any area including all or part of the potential APE; and
- 5) Any geotechnical reports regarding all or part of the potential APE.

We would like to remind your agency that CEQA Guidelines section 15126.4, subdivision (b)(3) states that preservation in place is the preferred manner of mitigating impacts to archaeological sites. Section 15126.4, subd. (b)(3) of the CEQA Guidelines has been interpreted by the California Court of Appeal to mean that "feasible preservation in place must be adopted to mitigate impacts to historical resources of an archaeological nature unless the lead agency determines that another form of mitigation is available and provides superior mitigation of impacts." *Madera Oversight Coalition v. County of Madera* (2011) 199 Cal.App.4th 48,



FEDERATED INDIANS OF  
**GRATON**  
RANCHERIA

disapproved on other grounds, *Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 439.

The Tribe would like to begin consultation within 30 days of your receipt of this letter. Please contact my office at (707) 566-2288 or by email at [bmcquillen@gratonrancheria.com](mailto:bmcquillen@gratonrancheria.com) as the person who will serve as the lead contact on behalf of the Tribe.

Sincerely,

Buffy McQuillen, THPO/NAGPRA  
Federated Indians of Graton Rancheria





November 15, 2018

Gene Buvelot  
Federated Indians of Graton Rancheria  
6400 Redwood Drive  
Suite 300  
Rohnert Park, CA 94928

**SUBJECT: Project notification pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18 for the San Rafael General Plan 2040 and Downtown Precise Plan**

Dear Mr. Buvelot:

Your name and address were provided to us by the Native American Heritage Commission as an affiliated California Native American tribal representative. We are sending this letter to advise you that the City of San Rafael has initiated an update of its General Plan, as well as a Precise Plan for Downtown San Rafael. A single Program Environmental Impact Report (EIR) will be prepared for both projects. The letter serves as the initial consultation on the project.

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In addition, pursuant to SB 18, please notify us of any issues of concern that you would like to see addressed in either the General Plan or Precise Plan within 90 days (February 13, 2019).

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Completion of the General Plan is projected for mid-2020. The City has set up a website to provide information about the project at [www.sanrafael2040.org](http://www.sanrafael2040.org). This site includes a library of relevant documents, information on past and future meetings (including agenda packets and presentations), and draft documents. In addition, the City has established a platform for on-line engagement at [www.cityofsanrafael.org/2040](http://www.cityofsanrafael.org/2040). This site allows residents to weigh in on planning issues such as sea level rise and mobility.

### **Downtown Precise Plan**

In March 2018, the City of San Rafael applied for and received a \$500,000 planning grant from the Metropolitan Transportation Commission to prepare a Downtown Precise Plan. The Plan will update the 1993 Downtown Vision Plan, which has been the guiding document for downtown planning for the last 25 years. The new Plan will incorporate recent planning efforts for Downtown, including a Station Area Plan (2012), a Parking and Wayfinding Study (2017), the Third Street Rehabilitation Project (underway), and the Transit Center Relocation Plan (underway).

The City is in the process of retaining a consulting firm to complete the Precise Plan and will initiate the project in January 2019. The scope of work includes a detailed profile of the area, which has been designated as a "Priority Development Area" (PDA) by ABAG/MTC, and a vision for its long-term future. The scope also includes new development standards, placemaking and design guidelines, a multi-modal transportation strategy, and an inventory of historic resources. The planning process includes consideration of land use and circulation alternatives, selection of a preferred plan, and development of the Precise Plan document itself. A robust community engagement program also is planned.

The area covered by the Downtown Precise Plan will include the areas covered by the 1993 Vision Plan, plus additional properties near the new Downtown San Rafael SMART station. The latter area includes offices and other commercial properties immediately east of US 101, and potentially a limited number of light industrial properties immediately south of Second Street near the station. It is anticipated that the Precise Plan will result in specific land use and zoning recommendations that facilitate new housing construction, transit-oriented development, and the restoration of historic properties. The Plan also may propose modifications to the street system, parking, and public realm that make Downtown safer and more accessible for pedestrians, bicycles, and transit users.

### **We Welcome Your Participation**

The City welcomes the participation of Native American groups in the Plan update process. Early communication with the City on issues of concern is strongly encouraged so that the City's policies and programs can be appropriately drafted or edited.

We will provide additional correspondence to this address when the Draft General Plan, Draft Precise Plan, and Draft Environmental Impact Report are published in 2020. Your organization will be provided with at least 45 days to comment on both documents, as well as the accompanying Draft Environmental Impact Report. Public hearing dates will be included in future correspondence.

If you have questions or comments, please do not hesitate to contact me at 415-485-3423 or at the email address below.

Sincerely,

Barry Miller  
General Plan Contract Project Manager  
[Barry.Miller@cityofsanrafael.org](mailto:Barry.Miller@cityofsanrafael.org)

## Barry Miller

---

**From:** THPO@gratonrancheria.com  
**Sent:** Wednesday, April 10, 2019 12:19 PM  
**To:** Barry Miller  
**Subject:** City of San Rafael, General Plan 2040

Dear Barry Miller,

Thank you for notifying the Federated Indians of Graton Rancheria about City of San Rafael, General Plan 2040, a project within the Tribe's Ancestral Territory. We appreciate being notified and will review your project within 10 business days. If you have an immediate request please contact the Tribal Heritage Preservation Office for assistance by phone at (707) 566-2288 or by email at [thpo@gratonrancheria.com](mailto:thpo@gratonrancheria.com).

Sincerely,

Buffy McQuillen

Tribal Heritage Preservation Officer (THPO)

Native American Graves Protection and Repatriation Act (NAGPRA)

Office: 707.566.2288; ext. 137

Cell: 707.318.0485

FAX: 707.566.2291

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THPO Administrative Assistant

#### **Federated Indians of Graton Rancheria**

6400 Redwood Drive, Suite 300

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please consider our environment before printing this email.

#### **Federated Indians of Graton Rancheria and Tribal TANF of Sonoma & Marin - Proprietary and Confidential**

**CONFIDENTIALITY NOTICE:** This transmittal is a confidential communication or may otherwise be privileged. If you are not the intended recipient, you are hereby notified that you have received this transmittal in error and that any review, dissemination, distribution or copying of this transmittal is strictly prohibited. If you have received this communication in error, please notify this office at 707-566-2288, and immediately delete this message and all its attachments, if any. Thank you.



# **Downtown San Rafael Precise Plan Historic Resources Inventory Summary Report**

**December 2020**



# **Downtown San Rafael Precise Plan Historic Resources Inventory Summary Report**

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**A companion document to the Downtown San Rafael Precise Plan and  
the San Rafael General Plan 2040 Environmental Impact Report**

**Prepared by the City of San Rafael**

**With assistance from Garavaglia Associates and Opticos Design**

**Published December 2020**

*Cover Photo Credits: Matthew X Kiernan*

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*(\*) Please contact the City of San Rafael Planning Department for access to Appendices B and C. They include numerous large digital files.*

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# 1. Introduction

This report summarizes the findings of an inventory of historic resources completed as part of the San Rafael Downtown Precise Plan. The inventory builds on an historic inventory completed in 1977 (and administratively updated in 1986), as well as research by individuals and organizations completed since the 1986 update. The principal findings are based on field surveys and archival research completed in 2019 and 2020, including the completion of Department of Parks and Recreation (DPR) 523 Forms for approximately 40 eligible historic properties. Survey work was completed by a team that included City staff, consultants, and volunteers from San Rafael Heritage.

## Background

As the oldest city in Marin County, San Rafael has many older buildings that contribute to its character and provide a tangible connection to the City's history. In 1977, the San Rafael City Council adopted a citywide survey of older, architecturally interesting buildings and structures known as the Historical/Architectural Survey. The survey was administratively updated in 1986 and includes 305 sites throughout the City. As of 2020, sixteen of these sites have been listed as local landmarks, and three have been designated as historic districts comprised of multiple structures. The remaining properties listed in the 1977/86 Survey are considered potential historic resources but are not formally landmarked.

About one-third of the buildings listed in the City's historic resources inventory are located in Downtown San Rafael. Downtown is where Mission San Rafael Arcangel was founded in 1817. San Rafael's heritage is rooted in this area, which represented the extent of the city's development for most of its first century. Downtown contains numerous buildings dating to the late 1800s and a large inventory of early 20<sup>th</sup> Century residential, commercial, and civic buildings. It also includes numerous mid-20<sup>th</sup> Century buildings that are eligible for consideration as historic resources today but were not when the survey was last updated in 1986.

During the next 20 years, much of San Rafael's growth is expected to occur Downtown. The area is well served by transit and public facilities, is relatively flat and centrally located, and includes a number of vacant and underutilized sites. As the center of commerce, culture, and civic life in San Rafael, it is also a logical place for compact, walkable development. Growth can reinforce the character of Downtown, help sustain local businesses, and relieve pressure for change in surrounding neighborhoods and open space areas. However, growth has the potential to adversely impact historic resources, making it important to have an up to date resource inventory, along with measures to mitigate potential impacts.

Establishing a comprehensive inventory of historic properties allows the City to develop regulations and standards that are tailored to Downtown's unique context. A current inventory can expedite the environmental review process and provide a clearer path forward for future

development. A historic property inventory can also provide an economic development tool, showcasing Downtown's unique assets, attracting visitors, and potentially providing access to state and federal funds, tax credits, and economic incentives for adaptive reuse. It also provides a way to "tell the story" of San Rafael for educational, cultural, and tourism purposes.

## **The Survey and the Downtown Precise Plan**

In 2018, the City of San Rafael applied for and received a \$500,000 "One Bay Area Grant" (OBAG grant) to prepare a Downtown Precise Plan. The OBAG grant program was created by the Metropolitan Transportation Commission (MTC) to align MTC's investments in transportation infrastructure with support for focused growth. Established in 2012, OBAG taps federal funds to advance the Bay Area's land use and housing goals and target capital investments in "Priority Development Areas" (PDAs) around the region. Downtown San Rafael is designated as both a PDA and a Transit Priority Area (TPA) and was a logical recipient of an OBAG grant during the program's second funding cycle in 2017-18.

The OBAG grant provided an opportunity to update "Our Vision for Downtown San Rafael," a planning document that has served as Downtown's Master Plan since 1993. "Our Vision" provided the framework for Downtown zoning, public space improvements, and circulation improvements and guided Downtown development for most of the 1990s and early 2000s. In 2012, the City prepared a Station Area Plan for the SMART station vicinity, but that Plan covers only those areas within ½ mile of the SMART rail station. It was also conceptual in nature and not covered by an Environmental Impact Report.

The Downtown Precise Plan process provided as a vehicle for applying best practices in transit-oriented development (TOD) to San Rafael. Among its components are new height maps and height bonus opportunities, proposed public realm upgrades such as plazas and open spaces, new bicycle and pedestrian improvements, and affordable housing and anti-displacement strategies. The Plan includes a new Form Based Code that will replace existing Downtown zoning.

Updating the 1977/ 1986 historic resources inventory was a priority from the outset. When the City applied for the OBAG grant, it indicated its intent to use a portion of the funds for an updated survey. The task of updating the historic resources inventory was included in the City's Request for Proposals (RFP) in 2018. Because a complete overhaul of the inventory would have been cost-prohibitive, a more limited scope of services was sought. Roughly 20 percent of the grant was set aside for preservation activities. The remaining 80 percent was required for visioning, planning and design concepts, economic and housing studies, transportation planning, land use and design standards, preparation of the Form Based Code, and community engagement.

In January 2019, the City Council approved a contract with Opticos Design to lead the Precise Plan effort. The Opticos Team included Garavaglia Associates, a San Francisco-based architecture firm specializing in historic preservation and resource assessment. The focus of the historic survey work was two-fold:

- **Field Surveys.** This included verifying the historic integrity of previously inventoried structures, gathering data on structures that were not previously eligible but now met Secretary of the Interior Standards, and identifying properties with no visible historic resources.
- **DPR Forms.** Garavaglia prepared DPR forms for those properties that were newly identified as being eligible as historic resources. Their scope of work did not include updating the DPR forms initially developed in 1977/1986.

The original 1977 survey did not cover structures built in the 1940s, 50s, and 60s, as those buildings would not yet have reached the 50-year “look back” period generally used in such surveys. The 2019 survey did include these buildings, as they are now all at least 50 years old. In addition, the 2019 survey determined that several buildings from the pre-war era also warranted DPR forms, including some that were not deemed historic resources at the time of the 1986 survey.

Because of resource limitations, the 2019 survey further focused on those parts of Downtown where changes were most likely to occur during the Precise Plan’s 20-year horizon. Locations like Latham Street and Fifth Avenue (west of E Street) were not surveyed, as the Precise Plan does not propose land use changes in these areas. Most of the changes envisioned by the Precise Plan are in the vicinity of the San Rafael Transit Center and SMART station and along the Fourth Street corridor. These areas were comprehensively surveyed.

## Organization of this Report

Following this introduction, this report provides a Historic Context Statement for Downtown San Rafael. The context statement describes the history of Downtown, including important events and periods in its development. It also describes the characteristic architectural styles of older Downtown buildings. The Context Statement provides a tool for determining whether individual buildings may be important or unique resources.

Chapter 3 describes the methodology and survey in greater detail. It includes the criteria for evaluating buildings and determining their eligibility as historic resources.

Chapter 4 presents the findings of the survey, classifying each parcel in San Rafael into one of the following categories:

- Existing historic landmarks
- Existing historic districts

- Eligible historic districts, including the individual resources and contributing resources in each district. This includes resources deemed eligible in 1977/86 and resources deemed eligible on 2019-20 that were not previously inventoried.
- Eligible individual resources (outside of districts), including those listed in 1977/86 and those newly eligible
- Older buildings that are not eligible (generally properties listed in 1977/86 that have since been compromised)
- Properties without historic resources

Chapter 5 provides “fact sheets” for approximately 160 properties that were surveyed in the 2019 field survey. Each fact sheet includes a photo and a template with background information on the property. The fact sheets include all properties Downtown that were designated as historic resources, or determined to be eligible, along with a number of properties determined to be ineligible based on the survey.

This report has three Appendices:

Appendix A contains spreadsheets that were generated through the survey work. These spreadsheets were prepared using Excel and cover all 572 parcels in the study area. Addresses and Assessor Parcel Numbers (APNs) are provided for each record. As noted above (Chapter 5), 160 of these parcels were further documented on “Fact Sheets” while the remainder were outside the surveyed areas or determined to not have eligible resources.

Appendix B provides DPR forms for two eligible historic districts and approximately 40 eligible historic resources. All of these forms were prepared in 2020.

Appendix C provides DPR forms for properties surveyed in 1977/1986 but not resurveyed in 2019. Most of these forms were prepared more than 30 years ago and some may not meet current State standards. As a result, the City will be working on modernizing and updating these forms in the coming years so they become a more useful tool for evaluating for planning and building applications. Applicants seeking to alter such properties may be required to update these forms as a condition of approval, in the event they have not been updated by the City at the time of application.

Figure 1-1 shows the Downtown Precise Plan Boundary. Figure 1-2 shows the areas that were excluded from the 2019-2020 field survey. Some of the excluded areas contain historic resources but are not expected to experience significant changes during the time horizon of the Precise Plan. Resources located in the excluded areas that were catalogued in 1977/1986 are listed in this report. However, there may be additional resources in these areas. In the event alterations are proposed in an excluded area, additional research may be needed to determine if the structure is a historic resource.

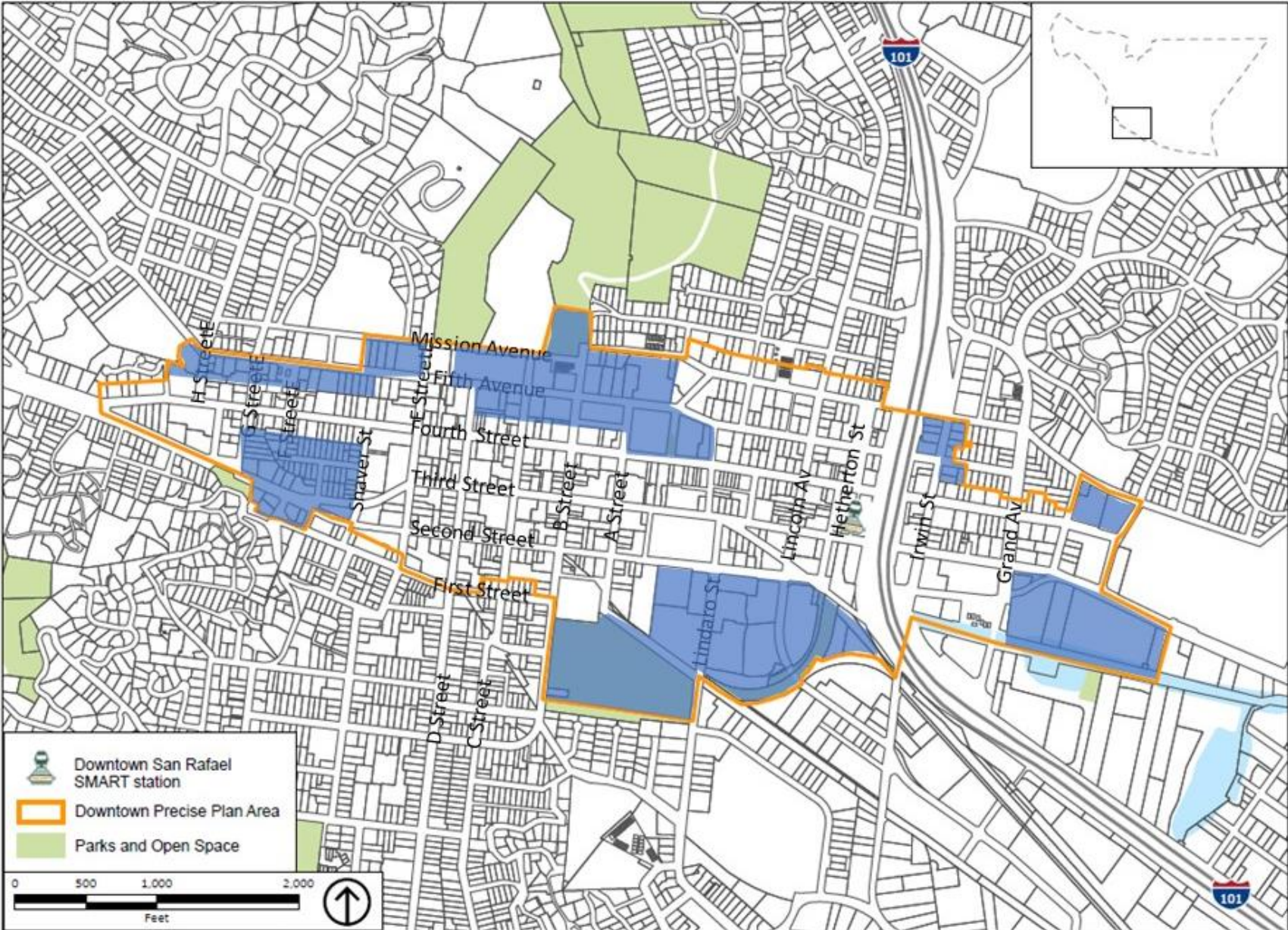


Source: ESRI, 2017; County of Marin, 2009; City of San Rafael, 2019; PlaceWorks, 2019.

Figure 1-1

## Downtown Precise Plan Boundary





Source: ESRI, 2017; County of Marin, 2009; City of San Rafael, 2019; PlaceWorks, 2019.

Figure 1-2

**Downtown Areas Not Surveyed**



## 2. Historic Context Statement

### Preface

The historical and architectural development of San Rafael's Downtown forms a context from which existing and potential historic resources can be evaluated and preserved. The Downtown has evolved dramatically over several centuries, reinforcing San Rafael's prominence as the cultural, civic, and economic center of Marin County.

### Historic Context Summary

The area that is now the City of San Rafael was once the site of several Coast Miwok villages, including the village of Nanaguani along San Rafael Creek inhabited by the Aguasto tribe.<sup>1</sup> In 1817, Mission San Rafael Arcángel was founded as the 20th of a total 21 Spanish missions in the Spanish colonial province of Alta California, and gained full mission status in 1822.<sup>2</sup>

San Rafael grew gradually after California statehood in 1850, entering an accelerated period of commercial and residential growth over the next several decades. Spurred by advances in transportation and train service to San Rafael, hotels and saloons were constructed to host a modest hospitality industry of summer and weekend visitors.<sup>3</sup> By 1900, Fourth Street had developed into a premier commercial corridor in Marin County and the greater Bay Area.

An influx of new residents came to San Rafael following the 1906 San Francisco earthquake and fire, triggering new residential development surrounding the Downtown core. The expansion of these neighborhoods created a foundation for the mixed residential/commercial areas in San Rafael, and the need for additional civic services.

The opening of the Golden Gate Bridge in 1937 and the increasing popularity of the automobile created a new connectivity between Marin County and San Francisco, stimulating a period of prosperity with the San Rafael's first "highrise" buildings.<sup>4</sup> By this time San Rafael was also home to several theaters and venues to entertain the growing and diversifying population.

During World War II the Bay Area became a major hub for wartime industry, bringing waves of migration to San Rafael. Following WWII, there was a stark increase in population which necessitated a new type of suburban housing development, resulting in the construction of housing tracts and subdivisions outside of Downtown and into the eastern and northern portions of San Rafael. These events refocused downtown development to provide locally oriented goods

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<sup>1</sup> *Marin County History Museum, Images of America: Early San Rafael*, (Charleston, SC: Arcadia Publishing, 2008), 9.

<sup>2</sup> "History of San Rafael," *San Rafael Chamber*, website. Accessed April 24, 2019. <http://srchamber.com/history-of-san-rafael/>; and, "History of Mission San Rafael Arcángel," *California Missions Foundation*, website. Accessed April 24, 2019. <http://californiamissionsfoundation.org/mission-san-rafael/>.

<sup>3</sup> *Ibid.*

<sup>4</sup> *Known as the Albert Building, the significance will be covered as an example of neo-classical architecture in the following sections.*

and services to many working families now residing in San Rafael. In the years immediately after the war, San Rafael's Downtown continued to prosper, as department stores, restaurants, civic buildings, medical services, and institutions emerged. During this time, Downtown retail included JCPenney's and Albert's Department Store.

From the mid-twentieth century to the present, San Rafael's downtown has continued to be centered on the Fourth Street and B Street commercial corridors. Initially centered on the Mission and maritime routes to San Francisco, San Rafael became, in turn, a railroad depot, a regional wartime economic center, an auto-oriented county seat, and the commercial, employment, and cultural center of Marin County and the greater Bay Area.

## Native American and Spanish (Mission) Era

For thousands of years prior to the arrival of settlers from Spain and Mexico, the land that is now known as San Rafael contained several Coast Miwok villages. The earliest recorded account of the Coast Miwok people comes from a diary kept by a chaplain who was aboard Sir Francis Drake's ship that landed in Marin County in 1579.<sup>5</sup> The Aguasto tribe of the Coast Miwok valued the location within the valley and adjacent to the Bay and built a village along San Rafael Creek which they called Nanaguani.<sup>6</sup>

When the Spanish arrived in the early 19<sup>th</sup> century they took advantage of the land that the Aguasto and Coast Miwok had cultivated, seeing opportunity in the sunny weather and access to fresh water.<sup>7</sup> The Nanaguani village was taken as the site to establish an asistencia (hospital) for Mission Dolores in present day San Francisco.<sup>8</sup> The fertile land and ideal climate proved fruitful for cultivating crops and raising livestock. The population of the site grew and the asistencia was raised to full mission status in the fall of 1822.<sup>9</sup>

Following the secularization of the missions in 1834, Mission San Rafael Arcángel was placed under the control of the administrators. After this period the Miwok people were kept in servitude by the Mexican land grant owners and were eventually granted land north of San Rafael.<sup>10</sup> In 1837, Timothy Murphy was appointed as administrator, and by 1844, was granted three contiguous parcels that were eventually divided into smaller tracts that would shape the boundaries of San Rafael.<sup>11</sup> The Mission declined rapidly as an economic and political force and was largely abandoned by 1840. The ruins of the adobe building at the Mission site were removed in 1870, and what stands on the site now are reconstructions from 1919 and 1949.<sup>12</sup>

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<sup>5</sup> "History," Federated Indians Graton Rancheria, website. Accessed online, December 3, 2020. <https://gratonrancheria.com/culture/history/>.

<sup>6</sup> *Images of America: Early San Rafael*, 9.

<sup>7</sup> *Ibid.*, 13.

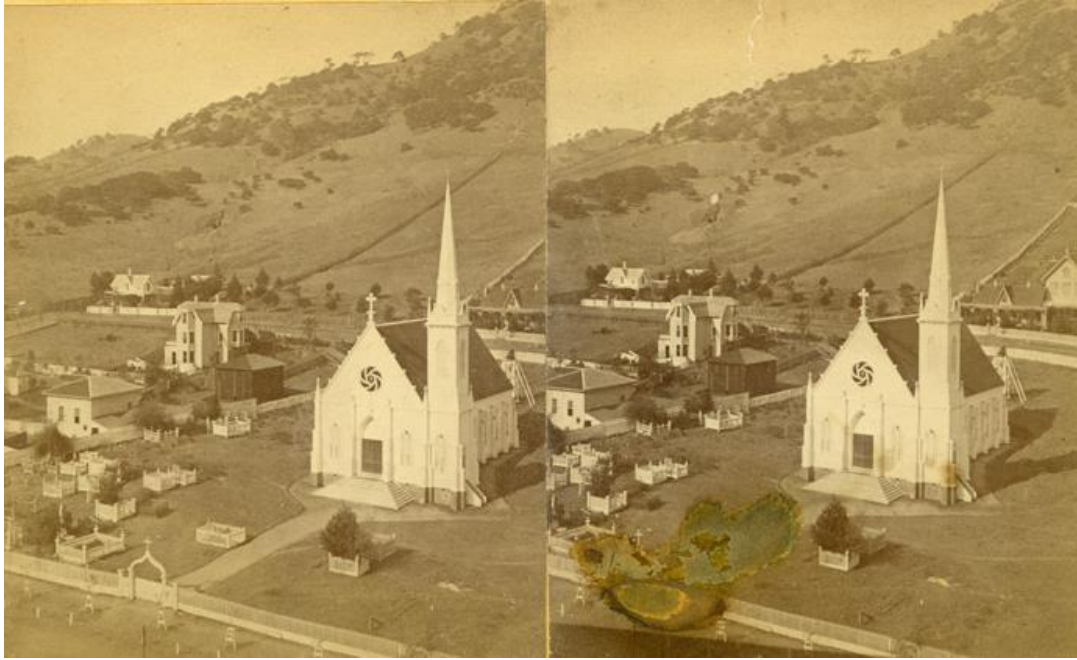
<sup>8</sup> "History of San Rafael," *San Rafael Chamber*, website. Accessed April 24, 2019. <http://srchamber.com/history-of-san-rafael/>; and, "History of Mission San Rafael Arcángel," *California Missions Foundation*, website. Accessed April 24, 2019. <http://californiamissionsfoundation.org/mission-san-rafael/>.

<sup>9</sup> *Images of America: Early San Rafael*, 13.; and *California Missions Resource Center, San Rafael Arcángel Key Facts*. (2019). Retrieved July 29, 2020, from <https://missionscalifornia.com/san-rafael-Arcángel-mission/key-facts>

<sup>10</sup> "History," Federated Indians Graton Rancheria, website.

<sup>11</sup> *Images of America: Early San Rafael*, 19.

<sup>12</sup> *California Missions Foundation*. (2017, September 03). *San Rafael Arcángel*. Retrieved July 29, 2020, from <http://californiamissionsfoundation.org/mission-san-rafael/> -



*Taken circa 1863-1877, this photo shows the Catholic church in the approximate location the Mission once stood and grave plots in front. The Coleman Residence, discussed in the Residential Growth section below, is also visible. (California State Library, California History Section Picture Catalog)*

## **Early Growth of the Town**

The early shape of San Rafael formed around the original Spanish mission in the early 1840s, when immigrants first came to the area during the gold rush.<sup>13</sup> No gold was found in San Rafael, but a thriving cattle farming business developed for the production and supply of beef to the San Francisco market and areas of the Gold Country.<sup>14</sup> When California became a state in 1850, local land grants were divided into farms and city blocks, and former grants' owners made up the early population of San Rafael.<sup>15</sup> San Rafael was later incorporated as a city in 1874.<sup>16</sup>

## **Expansion of the Railroad**

The streetscape of San Rafael's commercial downtown developed along a typical pattern of regional growth from the late 1860s to the 1890s, when advances in transportation technologies and expansion in services determined the location for housing and businesses. In 1870, the San Rafael and San Quentin Railroad was established, offering a regular train service to Point San Quentin.<sup>17</sup>

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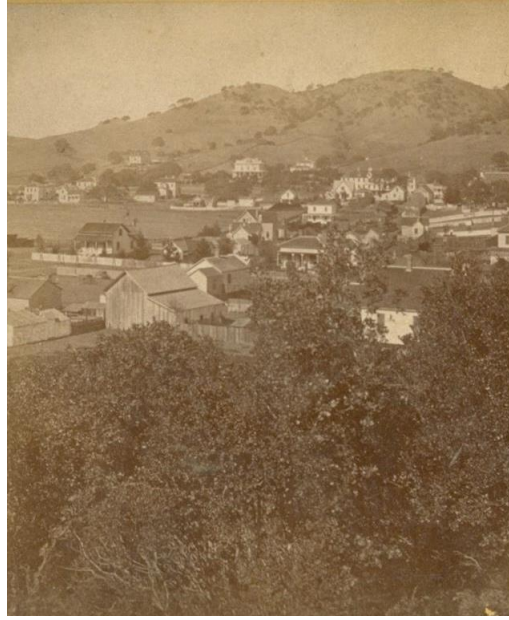
<sup>13</sup> *Images of America: Early San Rafael.*

<sup>14</sup> *Ibid.*

<sup>15</sup> *Ibid.*

<sup>16</sup> Barry Spitz, *Marin: A History*, (Protrero Meadow Publishing, 2006), 111.

<sup>17</sup> *Marin: A History*, 97.



Views of San Rafael looking northeast (left), and northwest (right), circa 1858-1906 (Stereographs of the West from The Bancroft Library Pictorial Collection, ca. 1858-1906, UC Berkeley, Bancroft Library)

When the transcontinental railroad was completed in 1869, many unemployed Chinese immigrants came to San Francisco and the surrounding cities. In San Rafael a community was formed along the east side of C Street with shops, laundries, and gambling establishments.<sup>18</sup> A Chinese community simultaneously formed a few miles east along San Pablo Bay, where nearly 500 people originally from Canton China lived and worked in a shrimp-fishing village.<sup>19</sup>

The incorporation of the North Pacific Coast Railroad (NPC) followed in 1871, which provided San Rafael with a spur track that connected San Anselmo to the station at B Street. A new depot was constructed in Tamalpais Avenue between Third and Fourth Streets in 1884, and passenger ferry services were provided with the extension of the San Francisco and North Pacific Railroad (SF&NP) in 1879. A faster and more reliable electric train service was ultimately introduced in 1903.<sup>20</sup>

The railroad encouraged a modest hospitality industry of summer and weekend visitors that contributed to the growth of the town, with the opening of several hotels, saloons, and specialty shops.<sup>21</sup> By 1900, Fourth Street had become a premier shopping area in Marin County.<sup>22</sup>

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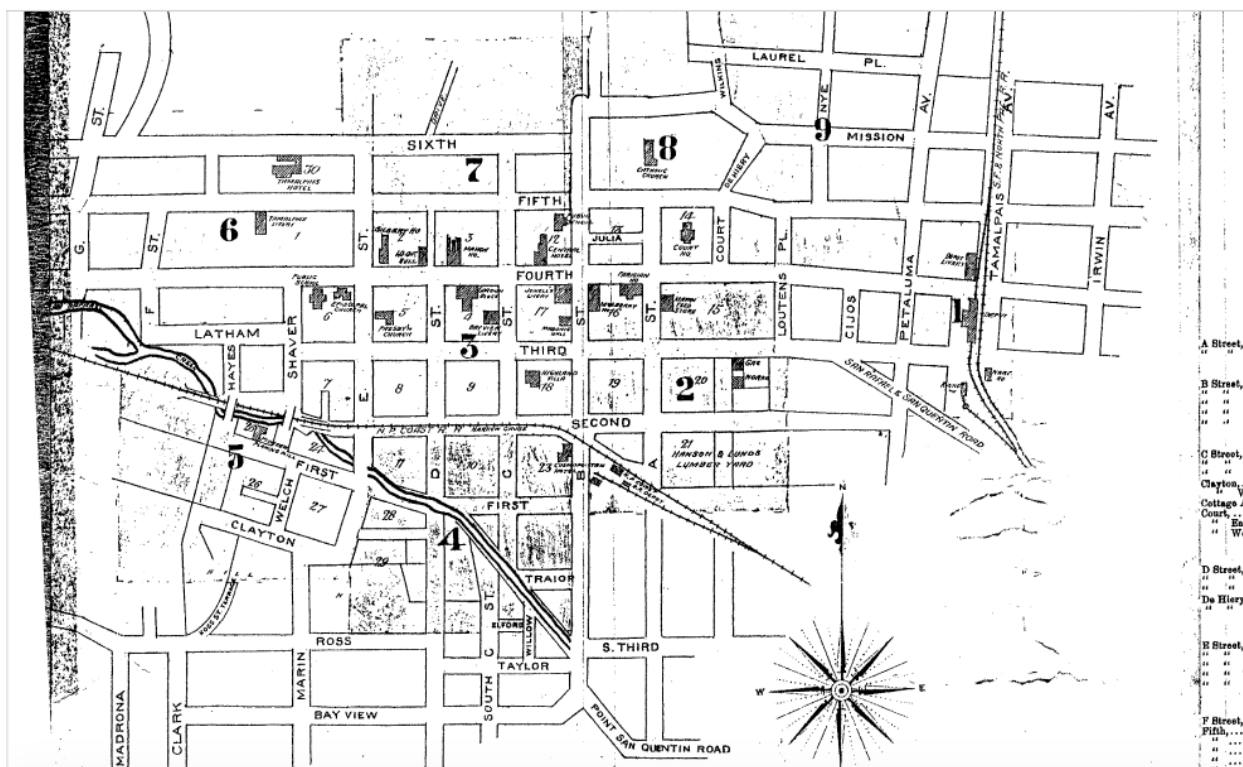
<sup>18</sup> *Ibid.*, 59-121.

<sup>19</sup> Today the remaining buildings have been preserved as a part of China Camp State Park. "China Camp State Park," California Department of Parks and Recreation, website. Accessed online, December 3, 2020. [https://www.parks.ca.gov/?page\\_id=466](https://www.parks.ca.gov/?page_id=466).

<sup>20</sup> *Images of America: Early San Rafael*.

<sup>21</sup> *Images of America: Early San Rafael*.

<sup>22</sup> *Marin: A History*, 158.



The NPC and SF&NP railroads are clearly marked in the 1877 Sanborn Fire Insurance Map. (Sanborn Map & Publishing Co., May 1877)

## Commercial Development

Early commercial development in the downtown area started to take place in the mid-1860s. John A. Davis and Daniel T. Taylor were credited for opening the first store that sold general merchandise, which was immediately followed by a meat market.<sup>23</sup> By 1866, the town had acquired three stores, two hotels, two boarding houses, one restaurant, two stables, three boot makers, two blacksmith shops, a butcher shop, a clock maker, a barber, three lawyers, and a physician.<sup>24</sup>

This period saw Fourth Street become San Rafael's "Main Street" with retail and commerce centered on the east-west thoroughfare. The rail station at B and Second streets also became a hub of activity with a smaller commercial district beginning to grow on the north-south axis connecting the rail junction to Fourth Street.

Much of the commercial development pattern in San Rafael was influenced by the rail lines. Most notably this can be seen in the design and construction of the Flatiron Building. Built in 1883, the structure originally functioned as a saloon and boarding house for nearby railroad workers.<sup>25</sup> By 1935 the building had been covered with stucco, but circa 1980 the stucco was removed and the second story was rebuilt to include more ornate detailing.

<sup>23</sup> *Images of America: Early San Rafael.*

<sup>24</sup> *Ibid.*

<sup>25</sup> *Department of Parks and Recreation Historic Resources Inventory form for 724 B Street, San Rafael. Recorded by Niki Simons (Charles Hall Page & Associates, Inc.), 1977.*



*View looking west at the intersection of Fourth and C Streets, circa 1877. The photo shows the Centennial Building constructed in 1876, which was later replaced with the Bank of Italy building. (R. E. Wood Collection, California State University, Chico)*

By the 1890's San Rafael was a commercial and cultural center and was taking on a shape we can recognize today. Fourth Street was a premier shopping area, attracting the largest department store in Marin County (owned by Jacob Albert and located at 1216 Fourth Street).<sup>26</sup> At this time, numerous businesses opened on A and B Street in the blocks below Fourth Street.

Commercial streets developed during this period, featuring a mixture of one-story single-business establishments and multi-story mixed-use buildings (typically residential, hotel rooms, or offices above ground-floor storefronts). Commercial buildings and storefronts aligned with turn-of-the-century regional trends, and increasingly featured multiple, narrow storefronts. Stylistically, the design of commercial buildings from this period was closely aligned with Victorian-period residential architectural styles.<sup>27</sup>

In San Rafael, examples from this Victorian period include Italianate, Second Empire, and Queen-Anne elements applied to commercial construction. Elements of these styles can also be seen in buildings best described as vernacular in style, as well examples of Colonial Revival.

### Italianate

The most common distinguishable style of this era in San Rafael is the Italianate Style. Italianate Style buildings were constructed in the United States between 1840 and 1885. The Italianate style, along with the gothic revival, began in England as part of the Picturesque

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<sup>26</sup> *In 1895 Jacob Albert opened "The Wonder" at the southwest corner of B and Fourth Streets. This building stood as the first of what would become a chain of stores across the county, later known as Albert's Emporium. Images of America: Early San Rafael, 59.*

<sup>27</sup> *City and County of San Francisco Planning Department, Neighborhood Commercial Buildings: Historic Context Statement 1865-1965-Draft for Public Review, February 17, 2016.*



movement, a reaction of the formal classical ideals in art and architecture that had been fashionable for about two hundred years.<sup>28</sup> The movement emphasized rambling, informal Italian farmhouses and town squares as models for Italian style villa architecture. More formal Italian models from the renaissance or ancient Rome had led to the formation of the previous era of classicism and remained a principal artistic source during the reaction against earlier ideals. Italianate houses in the United States follow the informal rural model of the picturesque movement, and were modified, adapted and embellished. The initial Italianate houses in the United States were popularized by the influential pattern book of Andrew Jackson Downing published in the 1840s and 850s. Other books for Italianate designs were Samuel Sloan's *The Model Architect*. Two chronological phases were distinguished in the development of the Italianate style in the United States, which include an earlier phase spanning the 1840s and 1850s with relatively simple detailing, and a later highly decorated phase from the 1860s through the 1870s (High Victorian Italianate).

The Italianate style was particularly common in the design of buildings in the expanding towns and cities of the Midwest and for the earlier towns near San Francisco. The style is generally characterized by “two or three story, low pitched roof with moderate to widely overhanging eaves having decorative brackets beneath, tall, narrow windows, commonly arched or curved above windows, frequently with elaborated crowns, often of inverted U shape; many examples with square cupola or tower.” Six subtypes of the style exist, with a multitude of variants and details.<sup>29</sup> The principal subtypes can be distinguished in simple hipped roof, centered gable, asymmetrical, towered, front-gabled roof, and town house. The principal areas of elaboration in Italianate houses are windows, cornices, porches, and doorways. Most examples comprise an intermixing of details derived from both informal rural models as well as formal Renaissance town homes.<sup>30</sup>



*The oldest standing example of a commercial Italianate structure in San Rafael is at 1321 Fourth Street. Originally built in 1871 to house a business for local banker Upton Gordon, the building continued to be used for banking purposes through the early decades of the 20th century.<sup>31</sup> The building has gone through several renovations but retains Italianate detailing in the pedimented arched windows and decorative quoins.*

<sup>28</sup> Virginia Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 282-302.

<sup>29</sup> *Ibid.*

<sup>30</sup> *Ibid.*

<sup>31</sup> Department of Parks and Recreation Historic Resources Inventory form for 1321 Fourth Street, San Rafael. Recorded by Niki Simons (Charles Hall Page & Associates, Inc.), 1977.

Another prominent example of Italianate commercial architecture is the Landmark building at the corner of Fourth and B Street. The property was purchased by Patrick McDermott from William Coleman in 1883, and was built soon after as the “Mulberry House.”<sup>32</sup> Although detail has been lost at the first story commercial storefront, the second story remains articulated with tall segmented windows with triangular pediments and brackets.

### Second Empire

Second Empire was a popular style in the United States between 1855 and 1885. The style dominated residential homes in other regions between 1860 and 1880 but was rare on the West Coast. The Second Empire style was used for American civic buildings between 1869 and 1877 but fell out of fashion with an economic decline.<sup>33</sup>

The identifying features of the Second Empire style include a mansard roof, dormer windows, molded cornices, and decorative brackets.<sup>34</sup>



*Originally known as the Mahon House, the building at 1330 Fourth Street first appears on the 1879 Sanborn Fire Insurance Map of San Rafael. The first floor of the building has continuously been occupied with commercial space, with apartments or hotel rooms on the second floor.*<sup>35</sup>

### Queen Anne

Elements of the Queen Anne style can be seen in a variety housing and commercial types over the turn of the twentieth century. Although there are several subtypes, Queen Anne style architecture is most identifiable through: steeply pitched roof or irregular shapes, often with a front-facing gable; articulated facades with details such as patterned shingles and cutaway bay windows; and asymmetrical facades.<sup>36</sup>

The most notable example of Queen Anne commercial style can be seen at 844-48 B Street (1890), and at 1240 Fourth Street (1893). Both buildings feature corner towers, cantilevered bay windows, and decorative cornices.

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<sup>32</sup> *San Rafael Landmark Nomination*

<sup>33</sup> *A Field Guide to American Houses*, 242.

<sup>34</sup> *Ibid.*, 241

<sup>35</sup> *Department of Parks and Recreation Historic Resources Inventory form for 1330 Fourth Street, San Rafael. Recorded by Niki Simons (Charles Hall Page & Associates, Inc.), 1977.*

<sup>36</sup> *A Field Guide to American Houses*, 242.





*French-born tailor and local proprietor Louis Peter built 1240 Fourth Street to operate his dry goods business, opened in 1893. As a prominent commercial anchor on Fourth Street.*

## **Residential Growth**

Although most of the residential growth during this period occurred in surrounding residential neighborhoods, several large residences and clusters of smaller residences were constructed in the Downtown area that are still present today.<sup>37</sup>

The largest residence, and possibly the oldest standing building in San Rafael, is the Coleman House at 1330 Mission Avenue. The original wood frame portion of the house was believed to have been constructed circa 1849-1852, by pioneer and Marin County district attorney Walter Skidmore.<sup>38</sup> In 1866 the house was purchased by William Tell Coleman as a summer home, and oversaw additions designed by architect John M. Curtis.<sup>39</sup>

Other early residences in the Downtown area include 823-825 Mission Avenue (1881, designed Heatherton and Pelton), and the Falkirk Mansion (1888, designed by Clinton Day). From the late 1800s well into the 20<sup>th</sup> century, most of the residences that were developed in Downtown were multi-family units built above ground-floor retail space. Residential hotels were also constructed, such as the “Butchart Hotel,” now known as the La Casa Grande Apartments at 1330-1336 Fourth Street (see Mahon House above).

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<sup>37</sup> *Images of America: Early San Rafael*

<sup>38</sup> *Ibid.*

<sup>39</sup> *Ibid.*

## Increase in Civic Development

As the population of San Rafael increased, the needs of the residents began to change. San Rafael was being cemented as the central city in the County, providing varied resources to the local community. As residences were constructed at the edges of Downtown and in the surrounding neighborhoods, civic needs were centralized Downtown. Several individuals who had immigrated to California during the gold rush played a fundamental role in the civic development of San Rafael. William Tell Coleman, for example, who had moved to San Rafael in 1871, was one of the most influential personalities in the construction of the Marin County Courthouse, development of the water system, promotion of the railroad, and construction of the Hotel Rafael.<sup>40</sup>



*View of early San Rafael, looking southwest from the Marin County Courthouse steps, undated (California History Section Picture Catalog, California State Library)*



*Civic pride was also gaining during this time, and many residents participated in a show of pride at the Grand Carnival Parade in 1908 (California History Section Picture Catalog, California State Library)*

<sup>40</sup> *Ibid.*

## Institutions

The first local school was built by pioneer James Miller in 1849 at the corner of Fourth and A Streets. Following in the direction of the increased residential development, private schools and academies were built outside of the Downtown core.<sup>41</sup> However, a push for more substantial public school options led to the completion of the first public schoolhouse in 1862.<sup>42</sup> The B Street School followed in 1870 and the Fourth Street Grammar School opened in 1886. In 1888 San Rafael High School opened, marking the construction of the first high school in Marin County.<sup>43</sup>

Along with schools and civic structures, religious institutions began to take shape where the Mission San Rafael Arcángel once stood. In 1869 St. Paul's Episcopal Church was constructed in the Victorian Gothic style, designed by architect W.A. Boyd. In 1923 the church was moved to its' current location at 1123 Court Street, at which time the gothic spire was removed and the shingles were covered with stucco.<sup>44</sup>



*St. Raphael's School at Fifth Avenue and A Street, circa 1915 (Marin County Free Library. Anne T. Kent California Room)*

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<sup>41</sup> *Images of America: Early San Rafael*, 79.

<sup>42</sup> *Ibid.*

<sup>43</sup> *Ibid.*, 92-98; and *Marin: A History*, 135

<sup>44</sup> *Department of Parks and Recreation Historic Resources Inventory form for 1123 Court Street, San Rafael. Recorded by Niki Simons (Charles Hall Page & Associates, Inc.), 1977.*





*San Rafael High School at E Street between Third and Fourth Streets, circa 1922 (Marin County Free Library. Anne T. Kent California Room)*

### **San Rafael Becomes a Recreation Destination**

Although permanent residency increased in the late 19<sup>th</sup> century, the idyllic weather and rolling hills continued to attract vacationers and weekend visitors. Several hotels were constructed at this time, including the Central Hotel at 1222 Fourth Street (1859), and the Delmonico House Hotel at the southwest corner of B and Second Streets (1876).<sup>45</sup>



*The most prominent fixture of the vacation industry was the San Rafael Hotel, which was located northeast of Downtown near Dominican University. Developed by the San Rafael Hotel Company in 1887, the hotel attracted visitors from around the Bay Area until it was lost to a catastrophic fire in 1928.<sup>46</sup> (Marin County Free Library. Anne T. Kent California Room)*

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<sup>45</sup> Department of Parks and Recreation Historic Resources Inventory form for 1222 Fourth Street, San Rafael. Recorded by Ann Batman (Charles Hall Page & Associates, Inc.), 1977.

<sup>46</sup> *Marin: A History*, 134

To entertain the residents and visitors in San Rafael, a need for local entertainment grew. Known for many years as Gordon's Opera House, the building at 1333 Fourth Street was constructed for Upton Gordon. The first floor served as space for commercial business, while the open upper floor held a variety of shows and entertainment and provided a venue for community gatherings.

## **Evolution in the 20<sup>th</sup> Century**

In the later years of the 19<sup>th</sup> century San Rafael had begun to be seen by some San Franciscans as a desirable escape from city life. Wealthy San Franciscans such as AP Hotaling, John H. Reddington, and Robert Dollar began to relocate to San Rafael, after regular ferry services became available travel between the two cities. There was an influx of new residents following the San Francisco earthquake and fire in 1906.<sup>47</sup> The increase in population triggered new development in the residential neighborhoods on the borders of the new downtown. The expansion of these neighborhoods created a foundation for the mixed residential/commercial areas in what is now the West End as well as the residential neighborhoods immediately north of downtown. The early twentieth century also saw an increased interest in the civic life of San Rafael, with the establishment of a Marin County Board of Supervisors, a local National Guard company, and construction of new civic buildings.<sup>48</sup>

These changes were accelerated by the Japanese bombing of Pearl Harbor in December of 1941 and the entry of the United States into World War II. The Bay Area became a major hub for wartime industry, mainly shipping and arms production, bringing waves of migration and development to San Rafael. San Rafael's proximity to Point Richmond, the Mare Island shipyards and Marinship in Sausalito caused a severe housing shortage and the construction of many new homes, including the subdivision of existing housing. These events refocused new development to provide locally oriented goods and services to many working families now residing in San Rafael. The growth of nearby military installations such as Hamilton Army Air Base would also result in considerable impacts on downtown growth and commerce and set the stage for post-war suburban growth.

Even as the automobile became more ubiquitous, neighborhoods like the West End developed a "village" like character of small shops and residences.

### **Opening of the Golden Gate Bridge and Bay Area Transportation**

The early 20<sup>th</sup> century saw a transformation of transportation infrastructure in San Rafael, beginning with the relocation of passenger ferry service from Tiburon to Sausalito and the construction of the Northwestern Pacific electric interurban railway system from the Sausalito ferry terminal. The interurban system was soon providing commuter service from southern Marin, the Ross Valley and San Rafael to San Francisco.

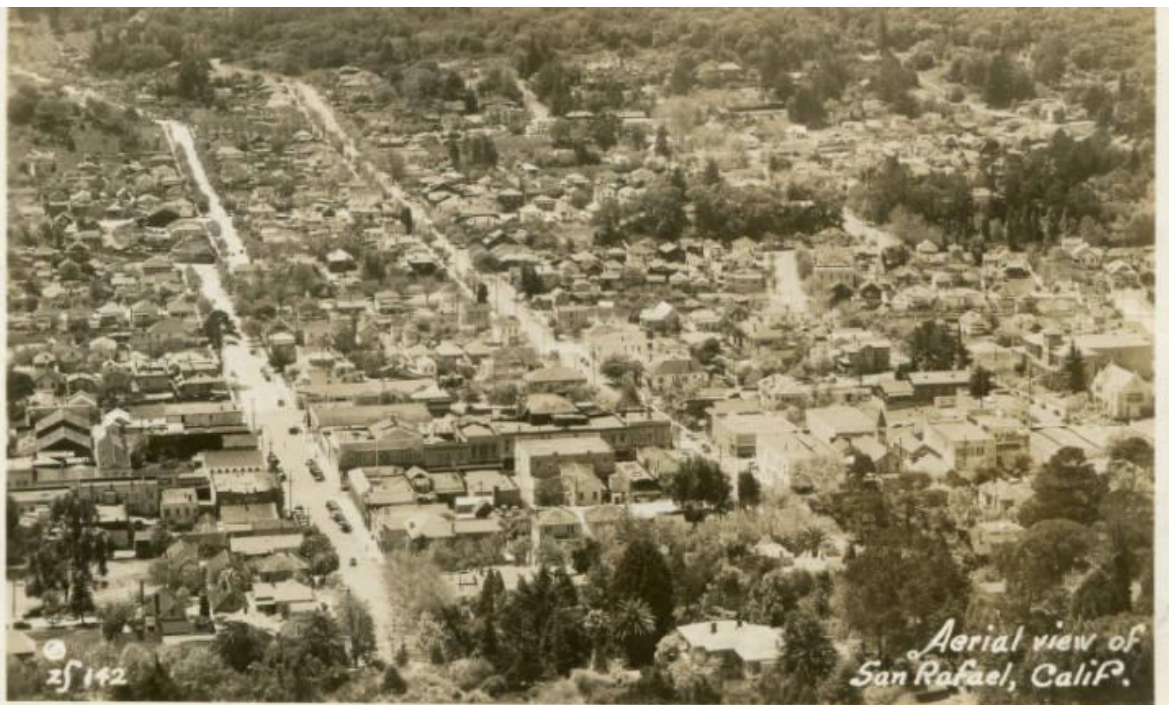
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<sup>47</sup> *In the early morning hours of April 18, 1906, a massive earthquake rattled the Bay Area, and ignited a catastrophic fire in San Francisco. Destruction from the fire displaced thousands of San Francisco residents, forcing relocation to surrounding cities such as San Rafael.*

<sup>48</sup> *Images of America: Early San Rafael*, 37.

As late as 1903, automobiles were banned from many Marin County roads, prohibited from night use, and limited to a 15 mile-per-hour speed. In 1909, a winding series of roads leading from Sausalito through the other towns of Marin County was designated a California state highway, an early step in the transformation of California's built environment around the personal automobile. Entering San Rafael from the west, the highway traveled along Fourth Street before turning north and leaving San Rafael via Lincoln Avenue. In 1915 the San Rafael-Richmond Ferry was constructed, offering automobile access from the east. In 1915 the railroad was still running, necessitating a new Northwestern Pacific Railroad Station.

The federal government had authorized the construction of US 101 in 1925, and by 1929 its Marin County route was under development. By the mid-1930s, US 101 was handling 1.5 million cars annually. Population growth and ever-increasing reliance on automobile transportation created demand for additional infrastructure, and federal funding made available by the New Deal allowed construction on the Golden Gate Bridge to begin in 1933.<sup>49</sup>



*Aerial view of San Rafael looking west, 1934. (Marin County Free Library. Anne T. Kent California Room)*

The opening of the Golden Gate Bridge in 1937, and the increasing popularity of the automobile, improved connectivity between Marin County and San Francisco, effectively ending the rail era. The last commuter train departed from San Rafael in 1941, the same year a viaduct for Highway 101 was completed over San Rafael Creek.<sup>50</sup> This raised freeway through the heart of the city created a visual and physical barrier between east and central San Rafael.

<sup>49</sup> Jim Wood, *History of a Highway*, *Marin Magazine*, April 17, 2009,

<https://marinmagazine.com/community/history/history-of-a-highway/>, accessed July 20, 2020.

<sup>50</sup> *Marin County History Museum, Images of America: Modern San Rafael: 1940-2000*, (Charleston, SC: Arcadia Publishing, 2008), 14.



While means of transportation were rapidly changing in the early 20<sup>th</sup> century, the need for rail stations persisted. The Spanish Colonial/Mission Revival “B Street Station” was constructed to replace an older structure in 1928. This era also saw the replacement of the 1890 railroad shed structure at Tamalpais Avenue with a Spanish Colonial/Mission Revival station in 1929. The station was designed by architect Frederick H. Meyer, who is credited with designing many “Mission Revival” stations throughout Marin County. The station has been significantly altered, but still stands in its original location.



*The station originally stood behind the Flatiron building at Second and B Street, but was moved to its current location at A Street in 1930 (720 [728] A Street).*

## Changing Civic Needs

Examples of this period in San Rafael’s urban development can be seen in the Classical Revival San Rafael Improvement Club which was built for the 1915 Panama-Pacific exhibition and floated across the bay from San Francisco. The building became the staging area for mosquito eradication programs and other projects. The Public Library, which still stands at the corner of Fifth and E Streets, is another prime example of civic architecture of the period.



*Marin County Courthouse at Fourth and A Street, circa 1930 (Marin County Free Library. Anne T. Kent California Room)*



*In 1905 Andrew Carnegie donated \$25,000 to construct the San Rafael Public Library. This library was the first Carnegie Library in Marin and was dedicated in 1909.<sup>51</sup>*

Institutions adapted to the changing needs of the San Rafael residents, and several new buildings were constructed into the early 1920s. The First Church of Christ Scientist, designed in the Neo-Classical style, was constructed in 1910; and St. Paul's Church was moved to E Street in 1924. Also, in 1924, the E Street School was constructed at the northwest corner of Second and E Streets.

### **Continuing Commercial Development**

As the population of San Rafael grew in the early 20<sup>th</sup> century, so did Fourth Street as a commercial shopping, dining, and recreational center. Construction during this time continued to follow greater patterns of commercial storefront design, notably in examples of revival-style buildings.



*Postcard of San Rafael looking west on Fourth Street near B Street, circa 1915 (Marin County Free Library. Anne T. Kent California Room)*

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<sup>51</sup> *Marin: A History*, 187





*Postcard of San Rafael looking west down Fourth Street from A Street, circa 1920 (Marin County Free Library. Anne T. Kent California Room)*



*View looking east down Fourth Street, 1932 (Marin County Free Library. Anne T. Kent California Room)*



View looking west down Fourth Street from Lootens Plaza, 1944 (Marin County Free Library. Anne T. Kent California Room)

### Spanish Colonial Revival

In the Bay Area, the Spanish Colonial revival style gained popularity after being introduced during the 1915 Pan-Pacific International Exposition. Often also referred to as Mediterranean or Mission Revival, this style is characterized by tiled roof, parapets or coping; pent roof forms; exterior stucco cladding; arched windows and transoms; and decorative moldings.<sup>52</sup>

A primary example of Spanish Colonial Revival in San Rafael is 1200-26 Fourth Street/1009 B Street. Known also as the Aileen Apartments, this property was purchased in 1915 by Herzog and Rake and developed in 1917. An existing small brick building was incorporated into the structure to form a first floor of commercial shops and an upper story of apartment spaces.<sup>53</sup>

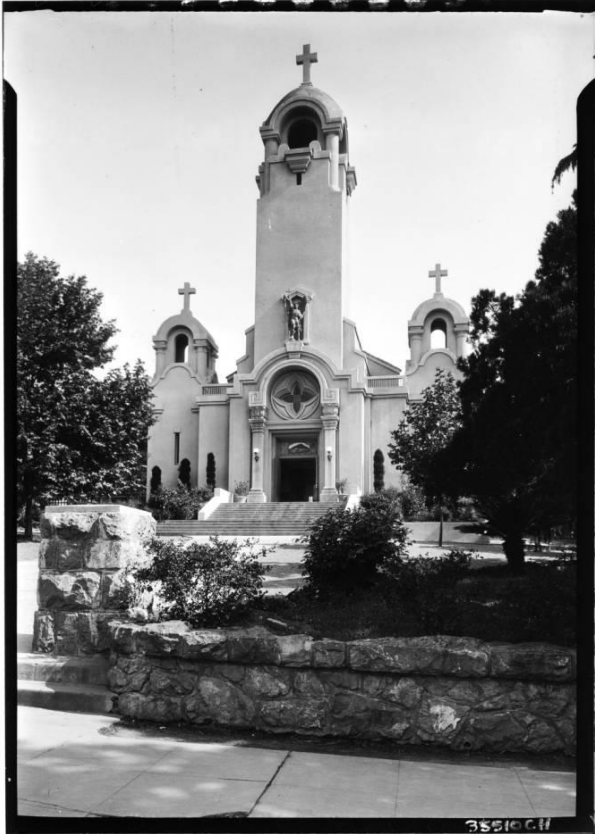
Another prominent example of this style is the corner building at 1447 Fourth Street. The property was developed in 1916 for the Pacific Gas & Electric Company and remained the company headquarters until 1963. The building was later used as the main branch for Redwood Bank.<sup>54</sup>

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<sup>52</sup> *Neighborhood Commercial Buildings: Historic Context Statement 1865-1965-Draft for Public Review, February 17, 2016.*

<sup>53</sup> *Department of Parks and Recreation Historic Resources Inventory form for 1200-26 Fourth Street/1009 B Street, San Rafael. Recorded by Ann Batman (Charles Hall Page & Associates, Inc.), 1978.*

<sup>54</sup> *Department of Parks and Recreation Historic Resources Inventory form for 1447 Fourth Street, San Rafael. Recorded by Niki Simons (Charles Hall Page & Associates, Inc.), 1977.*



*A principal example of Spanish Colonial Revival architecture in San Rafael is the Church of Saint Raphael / Mission San Rafael Arcángel. The buildings standing today were designed from research and findings by the Marin County Historical society to replicate the original Mission buildings as closely as possible. With financing from the Hearst Foundation, the structures were completed by 1949.<sup>55</sup> (California Historical Society Collection, 1860-1960, University of Southern California Digital Library)*

### Neoclassical

The Albert Building at 1010 B Street is the most prominent example of Neoclassical commercial architecture in Downtown San Rafael. Built for local merchant Jacob Henry Albert in 1920, the building is credited as being the first building classified as a skyscraper in Marin County. The building housed what was to be a chain of small goods stores, and was outfitted with modern conveniences of the time, including an elevator.<sup>56</sup>

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<sup>55</sup> *Images of America: Modern San Rafael 1940-2000*, 94.

<sup>56</sup> *Department of Parks and Recreation Historic Resources Inventory form for 1447 Fourth Street, San Rafael. Recorded by Patricia P. Meyer (Charles Hall Page & Associates, Inc.), 1977.*



### Theatres

In 1912 the California Motion Picture Corporation brought its studio to San Rafael, and with it a growing movie-going culture. Small nickelodeon theaters opened in existing storefront spaces in town, followed by larger movie palaces. The Orpheus Theatre on Fourth Street was built in 1920, marking the first building constructed specifically to show movies, specifically silent movies. The Orpheus Theatre burned in 1937 and was replaced by the Rafael Theatre which still stands today.<sup>57</sup>

The El Camino Theater was built in 1928, designed and constructed as an opulent movie palace. The El Camino Theater fell to the fate of similar movie palaces when the attention of the American viewer turned to television. Eventually the theater was stripped and converted to a JC Penney store in 1953.

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<sup>57</sup> *Images of America, Early San Rafael, 116-7*



*View of the El Camino Theater on Fourth Street, 1932 (Marin County Free Library. Anne T. Kent California Room)*



## Change in a Post-War World

As the country changed following the profound impacts of World War II, so did the City of San Rafael. Supporting industries for the war ceased function, and workers sought alternate opportunities. This period saw the beginnings of larger auto-focused developments, like those seen east of the freeway in Montecito Plaza.<sup>58</sup> Following the war, housing needs started to increase, and the Sun Valley, Terra Linda, Glenwood, Peacock Gap and Marinwood neighborhoods were developed on former ranch lands from 1953 through the 1970s. Industries around San Rafael Canal also continued well into the 1950's including petroleum sales for other local industries.

### Suburban Migration

During the postwar years, especially between 1953 and 1955, the construction of San Rafael's housing stock rapidly increased. The development of the Terra Linda and Marinwood neighborhoods on former ranch lands are just one example of San Rafael's expansion at this time. Ferry strikes beginning in the late 1940s led to construction of the Richmond-San Rafael Bridge in 1956, and the demise of ferry service between San Rafael and Richmond.

Rapid construction of many inexpensive commercial buildings took place on recently drained lands that had been the marshy floor of the San Rafael Valley, expanding the town's footprint into previously open space. Other notable examples of construction during this period can be found in the Eichler homes in the Terra Linda and Marinwood neighborhoods.

### New Commercial Opportunities Downtown

In the years immediately after the war, Fourth Street remained the commercial and cultural center of Marin County. San Rafael's downtown continued to prosper, as department stores, restaurants, the County Courthouse, City Hall and even the first Kaiser Permanente clinic in town, combined with churches, nearby residences, and emerging postwar industries to define the modern city. The explosive growth occurring in San Rafael at the time can be seen in shifts of building materials, techniques and location during the post war period. Auto repair shops and auto showrooms also flourished, and a reliance on auto-oriented transportation dominated the region.

New opportunities also brought many changes to Downtown, as standing business transitioned to new industry and existing buildings were replaced. For example, Albert's Emporium became a Macy's in 1952, and the El Camino Theater was replaced with JC Penney's and was later razed.

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<sup>58</sup> *Images of America: Early San Rafael*, 37; and, *Images of America: Modern San Rafael: 1940-2000*, 9.



*Postcard of San Rafael looking east down Fourth Street from B Street, circa 1947 (Marin County Free Library. Anne T. Kent California Room)*



*Postcard of San Rafael looking east down Fourth Street from A Street, circa 1948 (Marin County Free Library. Anne T. Kent California Room)*

In July of 1957 a massive fire destroyed the buildings on the block of Fourth Street between D and E Streets. The block was redeveloped soon after, beginning a new era of mid-century modern commercial development in Downtown.

On the site where “The Wonder” once stood, the Wells Fargo Bank at 1203 Fourth Street was constructed in 1964. An impressive example of mid-century bank architecture, the building stands in stark contrast to the surrounding buildings representing the late-19<sup>th</sup> and early-20<sup>th</sup> century development.



*View looking west down Fourth Street from A Street, circa 1956 (Marin County Free Library. Anne T. Kent California Room)*



## A Postmodern Plan to Move Forward

Development of large department stores anchored new regional shopping centers at Northgate in Terra Linda and the Village in Corte Madera in the 1960s and 1970s, and eroded Downtown San Rafael's dominance as the County's retail destination. In 1962, completion of the Marin County Civic Center several miles to the north negated the need for a Downtown County building. The 1872 courthouse was destroyed by an arsonist in 1971.<sup>59</sup>

Major changes in Downtown continued into the 1970s, provoking a desire for historic preservation. In 1975 the City Council approved Chapter 2.18 – Historic Preservation in the San Rafael Municipal Code and established the Cultural Affairs Commission. In 1978 (updated 1986) the first survey of historic resources in San Rafael was completed and a number of landmark properties were identified Downtown. At this same time the San Rafael Redevelopment Agency formed, spearheading a campaign to restore and revitalize the aging buildings of Downtown.

Historic preservation efforts have continued in recent decades and are reflected in the Downtown Vision Plan adopted in 1993 and the General Plan 2020 adopted in 2004. This context has been developed in conjunction with the General Plan 2040, which will continue to advance efforts to preserve the built heritage of San Rafael.

### Downtown Economic Decline and the Formation of the San Rafael Redevelopment Agency

By the late 1960's, Downtown experienced an economic decline in its retail businesses. This decline was largely attributed to the growing consumer draw of suburban shopping centers. Northgate Mall opened in 1964-1965 with the original anchor tenants being the Emporium and Sears.<sup>60</sup> Northgate represented the typical "everywhere suburbia" experience offering shopping in an open mall setting with acres of free and ample parking. The Downtown setting and smaller home-grown businesses could not compete with the larger department and chain stores that were drawn to the shopping centers.

During this time, many cities were taking advantage of the new State laws promoting redevelopment. These laws allowed cities like San Rafael to form a "Redevelopment Agency" to boost and finance urban renewal projects in areas experiencing decline or blight. The formation of a Redevelopment Agency provided a tool to issue tax allocation bonds, which are payable from property taxes that are collected from within a "project area." Promoting redevelopment within a "project area" results in an increased assessed valuation of properties within this area, further stimulating investment.

In June 1972, the City formed the "San Rafael Redevelopment Agency" (RDA). The "project area" for the RDA covered 1,770 acres (1,945 parcels), including Downtown (Central Business District), extending southeastward to the Canal neighborhood, the retail and industrial areas of Francisco Boulevard East and Francisco Boulevard West to the Richmond/San Rafael Bridge.

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<sup>59</sup> *Images of America: Modern San Rafael 1940-2000*, 69.

<sup>60</sup> *Northgate Mall has also been named Northgate Fashion Mall, the Mall at Northgate*



*Central San Rafael Redevelopment Plan Area, 1972*

By November 1972, the Redevelopment Plan was completed and adopted (Ordinance 1079). The Redevelopment Plan introduced a land use map and four Redevelopment Activity Areas, which focused on recommendations for areas and properties suitable for: a) redevelopment and new development; b) rehabilitation and infill; c) conservation; and d) open space. For Downtown, the Redevelopment Plan presented a series of actions including, among others, investing in public realm improvements (street tree planting, pedestrian pavement and street corner improvements, and new parking facilities). The “New Commercial” Action focused on development sites such as the 15.5-acre PG&E property south of Second Street (now the San Rafael Corporate Center, BioMarin campus) and redevelopment of underdeveloped or blighted sites. The Redevelopment Plan included a Financial Program, which estimated project costs and sources of funding.

Following adoption of the Redevelopment Plan, the RDA was instrumental in molding many changes to Downtown San Rafael without significantly changing its historic “bones.” The RDA used resources such as State and Federal funds, grants, and loan programs coupled with bond proceeds to implement the Development Plan over the next 45 years. One example is the pedestrian and streetscape improvement program, which resulted in bulb-outs with tree planting at intersections and brick sidewalk pavers along Fourth Street. This initial program was installed along Fourth Street from Grand Avenue to E Street as well as some selected side streets (see below).



*Illustrative of Fourth/Court St Improvements, Redevelopment Plan, 1972*



*Current, built improvements at Fourth and Court Streets*

A subsequent Fourth Street tree planting program was funded and implemented through the RDA in the 1990's, which resulted in the development of the current, regimented tree canopy. To replicate the pedestrian and streetscape program of landscape bulb-outs and brick sidewalk pavement along Fourth Street, in the early 2000's funding was secured to extend this program on Fourth Street from E Street to the Miracle Mile.

In the early 1980's, the RDA administered a very informal incentive program that offered advice to property owners and businesses on storefront improvements. The primary goal of the program was to seek business compliance with the City's sign ordinance but to also offer design advice on storefront design and restoration. While most of storefront improvements that were implemented involved new signage, awning additions and painting, some property owners opted to restore their storefronts to near original design. One example is 919 Fourth Street.



*919 Fourth Street with restored transom and glass/upper storefront*

Common tools such as property purchase and assemblage fostered redevelopment of key properties in Downtown from the late 1970's until the RDA was dissolved in 2012. Once property was negotiated and assembled, the RDA would employ measures such as a developer request for proposal or a direct partnership with a single developer. The following are key redevelopment projects that were built from the early 1980's through the early 2000's.

The May Building located at the southeast corner of Fourth and A Streets was destroyed by fire in 1979. The RDA coordinated a site redevelopment. This being a key intersection in Downtown, developers participated in a design competition for the rights to develop the site.

The initially preferred concept design called for placing a seven-story building stepping back from Fourth & A Streets but it was deemed too imposing (schematic below). Ultimately, the City opted to approve a more conventional building design with the building offering two levels of retail below two levels of office (built project below). The two levels of retail offered by this design was an attractive incentive, but the split-level storefront has been marginally successful.



*Original Redevelopment Proposal – Fourth and A Streets*



*Built project at Fourth and A Streets*

As recommended by the Redevelopment Plan, the RDA invested in the development of a new, multi-level parking garage located at the corner of 3<sup>rd</sup> and B Streets. Like the Fourth and A Street project, the parking garage design was selected as part of a developer competition. Although the parking structure design would win no design awards, this developer was selected because the project included a street level storefront of retail space along the A Street frontage. This retail space is the home of Il Davide Restaurant and Duxiana Mattress and Bedding (see storefront photo).



*A Street retail and 3<sup>rd</sup> & B Street parking garage*



Until the mid-1990's, Pacific Gas & Electric (PG &E) Company had a prominent presence in the southeast portion of Downtown San Rafael. Occupying 15-20 acres south of 3<sup>rd</sup> Street, PG &E utilized the area for service operations (including gas processing in the early 20<sup>th</sup> century). Most of the operations were moved to PG &E property on Andersen Drive or phased-out, which freed-up this land for redevelopment. The Redevelopment Plan called for an office and parking uses, then subsequently changed to a retail shopping center. In the mid-1990's the RDA worked with PG &E to negotiate a sale of the holdings south of 2<sup>nd</sup> Street. Fair Isaac Corporation obtained approval to build a 400,000 square foot office campus. The office campus has been built is and now owned and occupied by BioMarin Phamecuitcal, a biotechnology company.



*BioMarin Campus – San Rafael Corporate Center*

By the mid-1980's, Macy's closed its doors and became the last casualty of the department stores that once occupied and thrived in Downtown. However, the RDA was swift in negotiating purchase of the property with the owner, and ultimately the site sold to a local developer. The Rafael Town Center, a six-story mixed use development was constructed, and Court Street was redeveloped as a pedestrian plaza.



*Macy's at Fourth and Court Streets, 1972*



*Fourth and Court Streets, 2020*



*Rafael Town Center, 2020*

Due to major changes and cuts in the State budget, all Redevelopment Agencies were dissolved by 2012. Most of the roles and responsibilities of the San Rafael RDA were taken over by a newly formed Successor Agency (City Council), but much of the funding and grant programs that were linked to redevelopment were no longer available.

## Representational Property Types

### Transportation

#### Railroad Buildings

720 (728) A Street – Northwestern Pacific Railroad Station (1915-1928)

930 Tamalpais – Northwest Pacific Railroad Depot – (1929)

#### Automobile-Related

866 Fourth Street (1921)

#### *Spanish Colonial Revival*

827-831 Fourth Street (1923)

#### *Mid-Century Modern Auto*

1848 Fourth Street (1947)

1714 Fourth Street (1951)

1531 Fourth Street (demonstrates the clear shift towards auto oriented construction in San Rafael)  
(1930)

740 A Street

707 C Street (1952)

### Institutional

#### Religious

##### *Victorian Gothic*

1123 Court Street – St. Paul’s Episcopal Church, W.A. Boyd, architect (1869)

##### *Neo-Classical Revival*

1618 Fifth Avenue (1910)

##### *Spanish Colonial Revival*

San Rafael Mission Arcángel – recreation – (1949)

#### Education

901 E Street - E Street School (1936)

### Civic

Carnegie Library – San Rafael Public Library (1904-09)

1800 Fifth Avenue – San Rafael Improvement Club (c. 1915)

### Commercial

#### Vernacular

1221 Fourth Street (1872)

844-48 B Street (1890)  
802-6 Fourth Street (1892)  
1325 Third Street (1910) – Originally farm house and barn  
1200-16 Fourth Street – 1009 B Street (1917) – Aileen Apartments  
1553 Fourth Street (1920-25)  
1203 Fourth Street – Wells Fargo (1964)

#### Italianate

1321 Fourth Street (1871)  
1225 Fourth Street (1875-85)  
1310 Fourth Street (1880)  
1149 Fourth Street/938 B Street (1883)  
810 B Street (1894)  
924 B Street (1898)

#### Eastlake (Stick-Eastlake)

840 B Street (1881)  
724 B Street - Flatiron (1883) (1886- DPR)  
709 Fourth Street (1889)

#### Second Empire

1330 Fourth Street (1879)

#### Spanish Colonial Revival

801 Fourth Street (1900)  
1447 Fourth Street (1916)  
917-921 Fourth Street (1920)  
1850 Fourth Street (1925)  
927 Tamalpais – Barrel House (1925)

#### Queen Anne

1240 Fourth Street (1893)

#### Neo-Classical

881 Fourth Street (1905)  
1010 B Street – Albert Building – (1920)  
1300 Fourth Street (1928) – Bank of Italy/Bank of America - Oscar Mohr (Architect), David Paganini (Builder)

#### Renaissance

813-819 Fourth Street (1908)

#### Mission Revival

California was the birthplace of the Mission style. The earliest examples were built in the 1890s, and the style spread westward in the 1900s. The style appears in house plan books such as



those of Sears Roebuck and Co. that sold plans for Mission style called the Alhambra (1910). Identifying features of the Mission style include: “Mission-shaped dormer or roof parapet; commonly red tile roof covering, widely overhanging eaves, usually open porch roofs supported by large, square piers, commonly arched above, wall surface usually smooth stucco.”<sup>61</sup> Principal subtypes are distinguishable in the symmetrical and asymmetrical. Variants and details include shaped dormers and parapets mimicking those found on Spanish Colonial Mission buildings, prominent one-story porches, and arched roof supports to simulate the arcades of Hispanic buildings. Occasionally Mission-like bell towers occurred on some examples. Windows are usually double-hung and grouped together. Some examples have visor roofs that most commonly occur beneath the parapets of flat roofs.<sup>62</sup>

1533 Fourth Street

1852 Fourth Street - The style appears in house plan books such as those of Sears Roebuck and Co. that sold plans for Mission style called the Alhambra (1910)

1605 Fourth Street

1555 Fourth Street

926 Fourth Street

926-930 B Street (1914)

812 Fourth Street (1920)

#### Hotels

1222 Fourth Street – The Central Hotel (1859)

901 B Street – Delmonico House Hotel (1876-77)

#### Mid-Century

1030 Third Street - is a classic example of Modern Commercial architecture designed and constructed by John Carl Warnecke (1963)

#### **Recreation/entertainment**

1118 Fourth Street – Rafael Theatre – (1938)

#### **Residential**

1130 (1120) Mission Avenue – “Coleman House” (1849-52)

1627 Fifth Avenue (Victorian Village)

1623 Fifth Avenue (Victorian Village)

#### Queen Anne (1880-1910)

Characterized by asymmetric massing, steeply pitched roofs with irregular form, projecting porches, and a profusion of decorative detail. Scrolled brackets, turned porch posts, shingle siding in a variety of shapes, and cutaway window bays were among the styles most common ornamental features.

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<sup>61</sup> Virginia Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 510-518.

<sup>62</sup> *Ibid.*

710 Mission Avenue (c. 1900)  
823-825 Mission Avenue (1881)  
1135 Mission Avenue (1891)  
637 Fifth Avenue (1892 – 94)  
633 Fifth Avenue (1892)

*Queen Anne Cottage*

808 A Street (c. 1890)  
1011 Irwin Street (1907)  
810 E Street (1910)

*Transitional Queen Anne (Late Queen Anne/Shingle)*

918 Fifth Avenue (1896)

Shingle

1505 Fifth Avenue (1903)  
1110 Lincoln Avenue (1907)  
705 Mission Avenue (1904-06)

*“Bay Area Shingle”*

1635 Fifth Avenue (1903)

Stick/Eastlake

907 Mission Ave (1880)  
828 Mission Ave (1884)  
1607 Fifth Avenue (1883)  
1517 Fifth Avenue (1889)

Colonial Revival

1104 Lincoln Avenue (1906)

Gothic Revival

1629 Fifth Avenue (1850s - 1875)

Tudor Revival (rare in San Rafael)

1539 Fifth Avenue (1923)

Craftsman

30 Latham Street (1928)

Hipped Roof Cottage

1301 Second Street (1907)  
1215 Second Street (1916)

# 3. Methodology

## Overview

This section of the Historic Resources Report describes the methodology used to complete the 2019-2020 Survey. It includes the criteria used to evaluate properties and describes the field surveys completed through this effort.

## Evaluation Criteria

The criteria used to evaluate Downtown resources align with the Criteria for Designation established by the California Register of Historic Resources (CRHR). These include:

- Criterion 1: 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.
- Criterion 2: Associated with the lives of persons important to local, California or national history
- Criterion 3: 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.
- Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The survey focus was on Criterion 3 since the field work was structured to document visual conditions. Where archival records and research documents were available on Criteria 1, 2, and 4, these factors also were considered.

## The Survey

The starting point for the historic resources survey was the *San Rafael Historical/Architectural Survey* published in 1986. That report updated a 1977 inventory and identified 305 properties throughout the City, including the street address, the common name of the property or building, and a classification of the resource as good, excellent, or exceptional. Ninety-two of the 305 properties in the Survey are within the boundary of the Downtown Precise Plan Area.

There are 14 properties in the Precise Plan area that currently have landmark status.<sup>1</sup> Of this total, six properties are listed as individual local historic landmarks, seven fall within two

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<sup>1</sup> There is a discrepancy in the roster of local landmarks, as the Chisolm House and Schlosser-Cole House are identified (with different addresses) as being on the same parcel. The Chisolm House is noted as 1505 Fifth Avenue and the Schlosser-Cole House as 1023 E Street. 1505 Fifth Avenue was formally re-addressed as 1099 E Street (corner of 5<sup>th</sup> and E) and was landmarked in December 1979. It is the Schlosser-Cole House. Christopher Chisolm resided at 1517 Fifth Avenue, which has never been formally landmarked.

designated historic districts (French Quarter and Victorian Village), and one (Mission San Rafael Arcangel) is a California Historical Landmark that is not on the local or national registers. Two of the individual local landmarks are also on the National Register of Historic Places (Boyd House and San Rafael Improvement Club). It is worth noting that a number of National Register landmarks and several locally designated landmarks fall just outside the Precise Plan boundary, including the Falkirk Mansion.

Properties that currently have landmark status were excluded from the survey, as they already have protected status. As noted in Chapter 1 and illustrated in Figure 1-2, several geographic areas were excluded from the survey due to limited resources and the fact that changes in these areas are unlikely in the next 20 years. In the event future projects are proposed in these areas, further evaluation of historic resources may be required.

These exclusions left a balance of 572 properties within the Precise Plan boundary, including:

- 79 properties already listed in the San Rafael Historical/Architectural Survey (Survey), 41 of which were determined to need re-evaluation
- 344 properties with listed construction dates of 1969 or earlier
- 149 properties without listed construction dates, for which additional research was required

A field assessment was made for each property, documenting its apparent build date, condition and level of integrity. Of the 572 properties surveyed, 97 were identified as vacant lots or recent construction and were eliminated from further consideration. This left 475 properties for further evaluation.

Archival research was performed by City staff for roughly 400 of the 475 properties. The focus of this research was to determine the date of construction where this information was unavailable, and to review building permit records and other property records. These records indicate the extent to which buildings have been altered over time, including historic photos, blueprints and plans, and staff reports prepared over the past several decades. Information was recorded in Excel spreadsheets. This work generally took place in December 2019.

At approximately the same time, field survey work took place under the leadership of Garavaglia Associates. The consultant provided training to several volunteers from San Rafael Heritage and accompanied the volunteers on walking surveys of Downtown blocks. All survey work was done on foot and considered the exterior of the building only. Notes and digital photographs were taken as needed for each property.

Using both the archival records and the field survey, a shortlist of 160 properties was created for further assessment. These properties were identified as having some degree of historic integrity, and the potential to be historic landmarks or district contributors. Limited research was provided for each structure.

Notable concentrations of historic resources in geographic proximity to each other were evaluated for their eligibility as historic “districts.” Where a potential district was identified, properties within that district were identified as individual resources, contributing resources, or non-contributing resources. Contributing resources fall within the period(s) of significance identified for the district, and present character-defining features unique to the property and district.

A project professional reviewed the survey forms and accompanying digital photographs, evaluating each property for its significance and integrity. The project professional also assessed whether each resource appears to potentially contribute to a historic district nomination or multiple resource nomination to the California Register of Historic Places, or appears to be potentially eligible individually under one of the California Register criterion. She assigned each resource an internal classification as follows:

“A” was assigned to structures that were deemed individually eligible as resources

“B” was assigned to structures deemed to be contributors (within an area eligible for listing as a district)

“C” was assigned to properties where additional research was needed

“D” was assigned to properties that appeared not to meet eligibility criteria

“E” was assigned to properties determined to be ineligible as historic resources

Many of the structures given “D” and “E” ratings date to the late 19<sup>th</sup> Century. However, these structures have diminished historic integrity due to unsympathetic additions and alterations. They generally fail to meet Secretary of the Interior criteria.

The findings of this evaluation are reported in Chapter 4. A total of 48 new resources (i.e., resources not currently listed on the 1977/1986 inventory) were identified as eligible. In addition, two areas with concentrations of multiple historic resources were identified as eligible historic districts. Properties within each district were further identified as individual resources, contributors, or non-contributors.

A “fact sheet” was developed for each of the 160 properties on the shortlist. The fact sheets are presented as Chapter 5 of this report. It is important to note that the fact sheets include properties determined to be eligible (e.g., the “A”s and “B”s), and properties found to need more research (the “C”s) or ineligible (the “D”s, and “E”s). About 57 percent of the properties in the fact sheets were found eligible as either individual resources or contributing resources.

Garavaglia Associates prepared California Department of Parks and Recreation Primary Records and Building Records (DPR523A and DPR523B forms) for selected properties in the surveyed area, including a written evaluation of potential individual and district eligibility. Of the properties for which DPR forms were prepared, 28 are in the Transit Station area, 31 are in the Downtown Core, 10 are in the West End Village and none are in the Montecito Commercial area.

The DPR forms are included as Appendix “B” to this report. As noted in Chapter 1, forms were primarily prepared for resources that had not been catalogued as eligible in the 1977/1986 surveys, although a few of these properties were resurveyed.

# 4. Survey Findings

## Overview

This section of the Historic Resources Report presents the findings of the Historic Resources Survey, including tabular listings of the properties in several different resource categories and in different geographic areas. Figures 4-2 through 4-5 show the information spatially for the four subareas that comprise the Plan Area.<sup>1</sup> Accurate and consistent tallies of the number of resources are complicated by the fact that some parcels contain multiple structures. Some parcels contain more than one eligible historic resource and others contain a combination of eligible and non-eligible resources. Parcel lines have also been adjusted over time, and numerous properties have been re-addressed.

## Categories

The Survey Findings are presented using the following categories:

- a. Previously Designated Historic Landmarks (7 structures, 9 parcels)
- b. Previously Designated Historic Districts (7 structures, 2 parcels)
- c. Eligible New Historic Districts (2 districts)
  - i. Individual Resources (28 structures, 28 parcels)
  - ii. Contributing Resources (20 structures, 19 parcels)
- d. Individual Resources Outside of Potential Historic Districts (38 structures, 38 parcels)
- e. Resources Requiring Additional Research
- f. Structures Removed from 1977/1986 Inventory
- g. Parcels With no Historic Resources

The properties in categories “c” and “d” above are further divided into those that were identified as historic resources in 1977/1986 and those that were newly added in 2019-2020.

## Previously Designated Historic Landmarks

Table 4-1 indicates previously designated historic landmarks in Downtown San Rafael. There are two properties on the National Register of Historic Places: the Boyd House (1125 B Street) and the San Rafael Improvement Club (1800 5<sup>th</sup> Ave).<sup>2</sup> There is one property that is a designated California Historic Landmark—Mission San Rafael Arcangel (1104 5<sup>th</sup> Ave). The Boyd House and San Rafael Improvement Club are also locally listed—the Mission is not.

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<sup>1</sup> As noted in Chapter 3, a few small areas of Downtown were not surveyed (see Figure 1-2). Resources identified in the 1986 Survey are shown in these areas, but additional resources may be present in these areas. Projects in these areas may be subject to requirements to provide additional documentation on historic resources.

<sup>2</sup> The Bradford House and Falkirk Mansion/ Robert Dollar Estate are just outside the Plan Area boundary.

Four other Downtown properties were listed by the City of San Rafael in the 1970s and 1980s but are not formally listed at the state or national levels. These are the Mulberry House/McDermott Building at 1149 Fourth Street/938 B Street (listed 1984); the Chisolm Residence (see footnote at bottom of page); the Cole-Schlosser Residence (originally shown to be 1023 E Street but re-addressed as 1099 E Street, listed 1979), and the Flatiron Building (724 B Street, listed 1982).

**Table 4-1: Previously Designated Historic Landmarks in Downtown San Rafael<sup>(3)</sup>**

	APN	Address	Common Name	National Register	California Landmark	San Rafael Landmark
1	011-131-03	1125 B St	Boyd House	X		Listed 1974
2	010-291-16	1801 Fifth Av	San Rafael Improvement Club	X		Listed 1980
3	011-213-12 011-213-16 011-213-19	1100-1104 Fifth Av	Mission San Rafael Arcangel		X	Not Listed
4	011-261-01	1149 Fourth St	Mulberry House/McDermott			Listed 1984
5	011-202-06	1099 E St	Schlosser-Cole Residence			Listed 1979
6	See note below		Chisolm Residence			Status Unclear
7	013-011-05	724 B St	Flatiron Building			Listed 1982

## Previously Designated Historic Districts

There are two locally-designated historic districts in the Plan Area. Each of these districts consists of a single tax assessor parcel with multiple structures:

- French Quarter consists of five listed structures (901, 903, 905, 907-09, 911 Irwin Street) on a single parcel (APN 014-122-14). Structures were observed as being in good condition.
- Victorian Village consists of two listed structures (originally addressed as 1623 and 1627 Fifth Avenue but subsequently re-addressed as 1623, Units 1-4 through a condominium map filing). Structures were observed as being in excellent condition.

## Eligible Historic District: West Downtown Core

Through the 2019-20 survey, a concentrated area of historic resources was identified in an irregularly shaped area of San Rafael’s Downtown Core roughly extending from 2<sup>nd</sup> and B Street

<sup>3</sup> There are conflicting records for Item 6 on this list. The 1977/86 inventory identifies the Chisolm Residence as being at 1505 Fifth Ave. That property was subsequently readdressed as 1099 E Street, which is the Schlosser-Cole Residence. The Chisolm property is potentially 1517 5<sup>th</sup> Avenue (APN 011-202-04), former home of Christopher Chisolm. However, the 1977/86 survey rated that property as “Good” rather than “Excellent” or “Exceptional” which would have made it ineligible for landmark status.



to 5<sup>th</sup> and E Street. This area is shown in Figure 4-1. The District includes 87 parcels. Of this total:

- 4 parcels contain existing landmarked buildings
- 18 contain individually eligible resources
  - 13 of these resources were initially identified in the 1977/1986 survey
  - 5 of these resources were newly identified as eligible in the 2019 survey
- 16 contain contributing resources
  - 7 of these resources were initially identified in the 1977/1986 survey
  - 9 of these resources were newly identified as eligible in the 2019 survey<sup>4</sup>
- 8 contain resources that were identified as good or excellent in 1977/1986 but no longer meet eligibility criteria
- 42 contain non-contributing resources or are undeveloped

The area was determined to be eligible as a Commercial/ Civic Historic District under Secretary of the Interior Criterion 1/A for its historical associations and under Criterion C/3 for its architecture. Its “Period of Significance” spans a period of seven decades beginning in the mid-1880s, when construction began on its Victorian-era commercial buildings as well as substantial nearby residences. These buildings were frequently architect-designed and were both larger and more impressive than San Rafael’s earliest stores and houses. Commercial buildings were usually designed with two stories and features like corner towers and main facade parapets to make them appear taller. Decorative elements such as cornices with elaborate brackets and dentil molding and expensive materials like brick conveyed San Rafael’s regional importance. The area’s buildings reinforced the city’s position as the county seat to residents who traveled there from all over Marin County to shop and conduct official business. San Rafael’s predominance among other nearby towns created wealth, allowing merchants, hoteliers, and saloon-keepers to construct large, architecturally significant residences on the edges of Downtown.

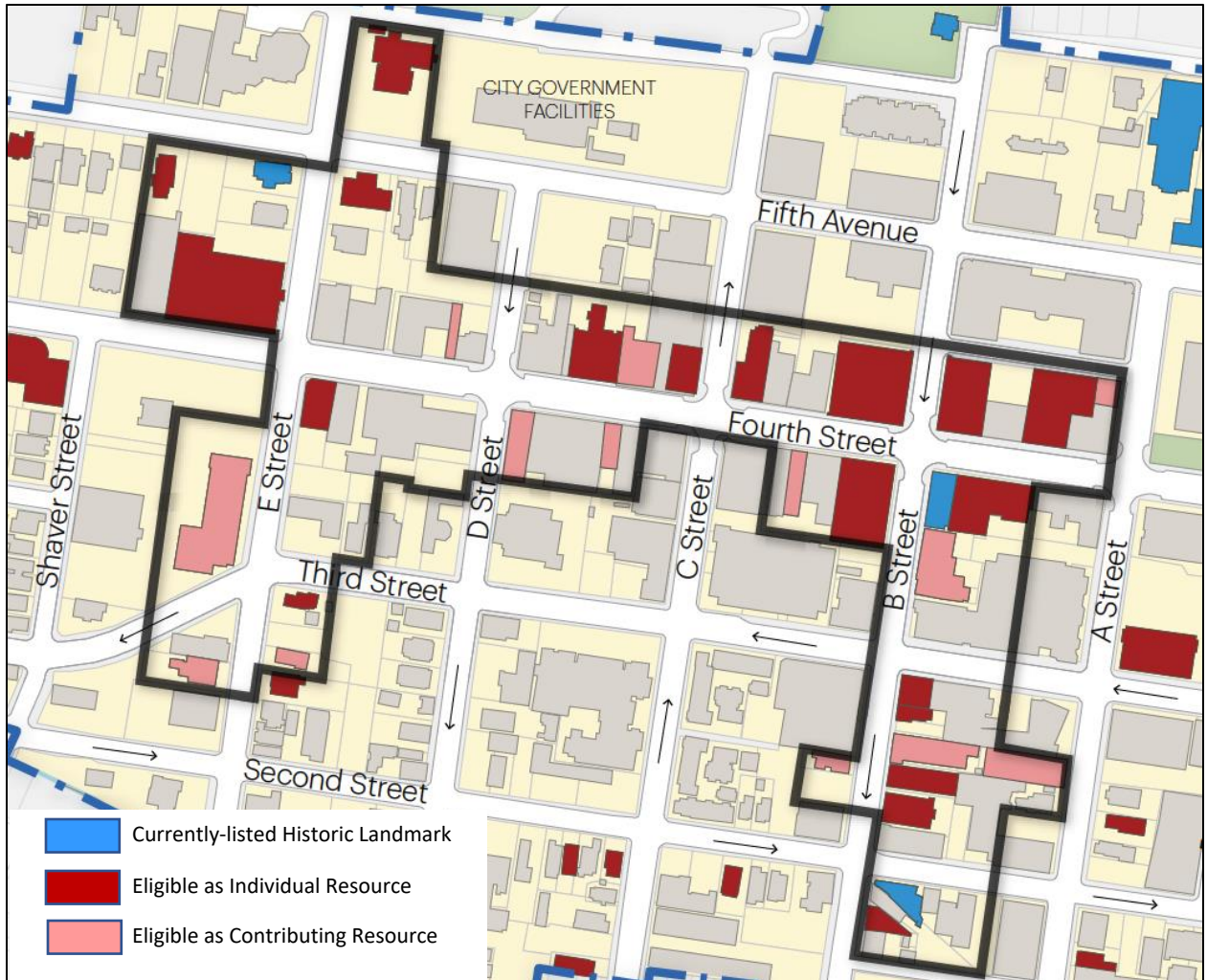
San Rafael retained a position of regional importance in the early 20<sup>th</sup> Century. Architectural styles changed, while the City’s growth accelerated after an influx of refugees from the San Francisco Earthquake of 1906. Important early twentieth-century commercial buildings include the four-story Classical Revival Albert Department Store, the first high-rise in San Rafael. Substantial residential buildings from the period are as carefully designed as their Victorian-period counterparts while exhibiting new residential styles such as Craftsman.

San Rafael became more automobile-oriented and connected to San Francisco with the opening of the Golden Gate Bridge in 1937. Notable buildings from the post-bridge era include the Art Deco Rafael Theater. Modernist commercial buildings of the early postwar era convey Downtown San Rafael’s transition to a more localized center as its residential neighborhoods expanded and the County Courthouse and administrative functions moved to North San Rafael.

Table 4-2 indicates the status the parcels within the boundaries. Where appropriate, the table notes where a DPR 523 form has been prepared as part of the 2019-2020 survey.

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<sup>4</sup> Two of the contributing resources are individual buildings on parcels with more than one structure.



**Figure 4-1:**

**Eligible West Downtown Core Historic District**

**Table 4-2: Status of Parcels within the Historic West Downtown Core Area**

#	APN	Address	Common Name/ Notes	Rating in 1977/1986 Survey	Newly Added Through 2019 Survey?
Existing Landmarks (listed in Table 4:1): (1) Mulberry House/McDermott Bldg; (2) Chisolm Residence—see footnote on Page 4-2; (3) Cole-Schlosser Residence; (4) Flatiron Building					
<b>Eligible as Individual Resource</b>					
5	011-204-01	1022 E St	Keaton's Funeral Home	Good	--
6	011-202-14	1504-1512 Fourth/ 1009 E	Retail Fourth and E NW corner	*	Yes, with DPR
7	011-203-01	1100 Fifth Av	Public Library	*	Yes
8	011-251-11	1447 Fourth St	Gathering Thyme/ Tam Vista Dentistry	Good	--
9	011-205-11	1330 Fourth St	Mahon House (retail@ground)	Exceptional	--
10	011-205-08	1300 Fourth St	Bank of Italy/Tam Commons	Exceptional	--
11	011-212-14	1000-1016 C, 1240-44 Fourth	Amicis/ Peters Bldg	Exceptional	--
12	011-212-05	1200-1212 Fourth/ 1009 B	Scandinavian Design	Good	DPR Prepared
13	011-255-23	1203 Fourth St	Wells Fargo	*	Yes, with DPR
14	011-215-01	1130-1136 4th/ 1010-1018 B	Albert Building	Good	--
15	011-215-04	1118 Fourth St	Rafael Theater	Exceptional	--
16	011-261-31	1121-1139 Fourth St	Wilkins Hotel/ retail	*	Yes
17	011-262-01	842-848 B/ 1117 3rd	Spitfire/ Mini-Market	Excellent	DPR Prepared
18	011-262-21	836-840 B St	Players Guitars	Excellent	--
19	011-262-15	820-822 B St	St. Vincent De Paul	Good	--
20	011-262-14	810-816 B St	Amber Kitchen/Antiques	Excellent	--
21	013-011-02	720 B St	Saigon Village	*	Yes, with DPR
22	011-252-21	824 E St	Polaris Greystone Financial	Excellent	--
<b>Eligible as a Contributing Resource</b>					
23	011-204-09	1408 Fourth St	Café del Soul/ Office	*	Yes
24	011-245-27	901 E St	Converted School/Office	*	Yes
25	011-246-08	807-811 E St	Residential	Good	--
26	011-252-27	814 E St	Residential	Excellent	--
27	011-253-01	1345 Fourth St	T&B Sports	*	Yes
28	011-253-03	1321 Fourth St	Folk Art Gallery	Exceptional	--
29	011-205-10	1314-1318 Fourth St	Shoe repair/Coffee roaster	*	Yes
30	011-261-01	936 B(same parcel as 1149 4 <sup>th</sup> )	Nail salon/ same parcel as Mulberry	*	Yes
31	011-261-13	930 B St	Garzoli Gallery	Good	--
32	011-261-12	920-924 B St	Libation Taproom	Good	--
33	011-261-20	916 B St	El Perol Restaurant	*	Yes
34	011-256-09	821-823 B St	Uchiwa Ramen	Good	--
35	011-262-16	826-832 B St	Haircuts/ Residential	Good	--

**Table 4-2, continued**

#	APN	Address	Common Name/ Notes	Rating in 1977/1986 Survey	Newly Added Through 2019 Survey?
<b>Eligible as Contributing Resource, Continued</b>					
36	011-262-06	813-819 A St	Foam Store	*	Yes
37	011-255-28	1219-1225 Fourth St	Gamescape, etc (multiple buildings on parcel. 1219-1221 not included)	Good	--
38	011-215-05	1007-1011 A St	Office/ spa (multiple buildings on parcel; this is the A St structure only)	Good	--
<b>Listed as Eligible in 1977/86, but not in 2019</b>					
39	011-204-16	1018 E St	House converted to office	Good	Rated "E"
40	011-204-19	1415 Fifth Av	Belrose Theater	Good	Rated "E"
41	011-253-02	1325-1335 Fourth St	Artworks/former Gordon Opera	Exceptional	Rated "D"
42	011-205-09	1310 Fourth St	Pleasures of the Heart Retail	Excellent	Rated "E"
43	011-212-06	1222-1230 Fourth St	Central Hotel/MyThai	Good	Rated "E"
44	013-011-06	1115 Second St	BBC Construction	Good	Rated "E"
45	011-253-04	1313-1315 Fourth St	Tenkuyu Restaurant	Good	Bldg Replaced
46	011-262-03	802-804 B St	Law offices	"Demolished"	Bldg Replaced

Notes: (\*)= Not shown as eligible in 1977/86

## Eligible Historic District: East Downtown Core

Through the 2019-20 survey, a second concentrated area of historic resources was identified in a rectangular shaped area of San Rafael’s Downtown Core roughly extending from Court Street to Lincoln Avenue along both sides of Fourth Street. This area is shown in Figure 4-3. The District includes 26 parcels. Of this total:

- 10 contain individually eligible resources
  - 6 of these resources were initially identified in the 1977/1986 survey
  - 4 of these resources were newly identified as eligible in the 2019 survey
- 4 contain contributing resources
  - 1 of these resources was initially identified in the 1977/1986 survey
  - 3 of these resources were newly identified as eligible in the 2019 survey<sup>5</sup>
- 1 contains resources that were identified in 1977/1986 but no longer meet eligibility criteria
- 11 contain non-contributing resources

<sup>5</sup> Two of the contributing resources are individual buildings on parcels with more than one structure.



Table 4-3 indicates the status the parcels within the boundaries. Where appropriate, the table indicates where a DPR 523 form has been prepared as part of the 2019-2020 survey.

The East Downtown Core area is eligible under Secretary of the Interior Criterion 1/A for its historical associations and under Criterion C/3 for its architecture. Its “Period of Significance”—1898 to 1930—reflects the gradual expansion of San Rafael as commercial activity radiated outward from the Mission and Courthouse areas. Commercial buildings in this area were frequently architect-designed; they are one or two stories and occupy their entire lots. Several late Victorian-era storefront buildings are interspersed with more numerous examples of early twentieth century styles, predominantly Mission and Art Deco. Some of the later buildings feature built-in garage doors reflecting San Rafael’s shift toward the automobile after 1920.

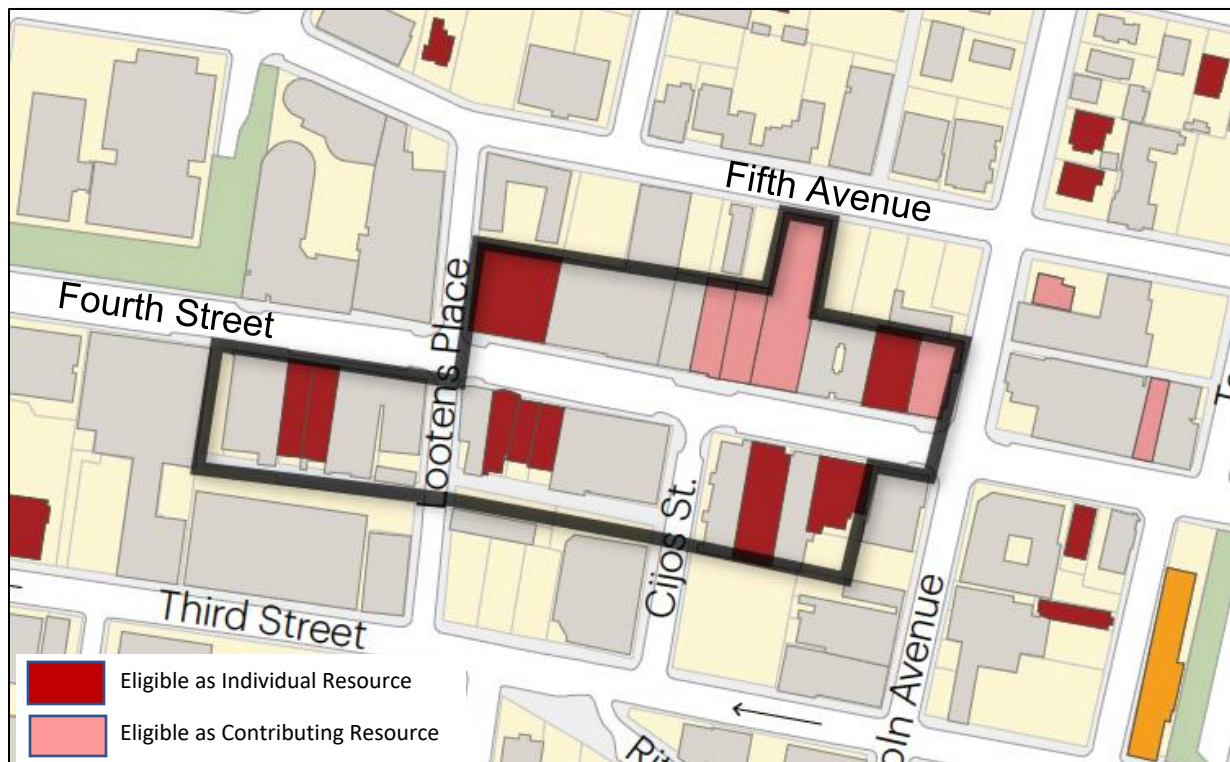


Figure 4-2:

**Eligible East Downtown Core Historic District**

**Table 4-3: Status of Parcels within the Historic East Downtown Core Area**

#	APN	Address	Common Name/ Notes	Rating in 1977/1986 Survey	Newly Added Through 2019 Survey?
<b>Eligible as Individual Resource</b>					
1	011-224-18	1010 Lootens, 882-890 Fourth	Masonic Bldg (res over retail)	Needs Study	DPR Prepared
2	011-224-11	812 Fourth St	Former Pizza Orgasmica	Good	--
3	011-273-04	813-819 Fourth St	Theresa and Johnny's/ other retail	Good	--
4	011-273-02	827-831 Fourth St	Fencing Academy/ Jewelers	Good	DPR Prepared
5	011-271-04	877 Fourth St	Angel Antiques/ Sacred Tibet	*	Yes, with DPR
6	011-271-03	881-83 Fourth St	Vin Antico	Good	DPR Prepared
7	011-271-02	885-87 Fourth St	Zhu Restaurant	*	Yes, with DPR
8	011-263-08	917-921 Fourth St	Fenix Nightclub	*	Yes
9	011-263-07	923-925 Fourth St	Boiadeirus Brazilian Steakhouse	Good	DPR Prepared
10	011-263-06	931-941 Fourth St	San Rafael Joe's	*	Yes
<b>Eligible as a Contributing Resource</b>					
11	011-224-15	846-850 Fourth St	Pottery (Glaze and Confused Gallery)	*	Yes, with DPR
12	011-224-14	842 Fourth St	George's Night Club	*	Yes, with DPR
13	011-224-13	836 Fourth St	Mike's Bikes	*	Yes, with DPR
14	011-224-10	806 Fourth/ 1001-05 Lincoln Av	Residential above market	Good	DPR Prepared
<b>Listed as Eligible in 1977/86, but not in 2019</b>					
15	011-224-20	854-866 Fourth St	1986 survey noted Fifth Av façade was eligible, but that is outside the District	Good	Rated "E"

Notes: (\*)= Not shown as eligible in 1977/86

## Individual Resources Outside of Eligible Historic Districts

For analysis purposes, the remaining areas of Downtown are discussed in three geographic areas: West End Village, Downtown Core (outside Districts), and the Transit Gateway area (particularly 5<sup>th</sup> Avenue, Mission Avenue, and cross-streets in the SMART rail station area).

### West End Village

As noted earlier, West End Village includes a National Register Historic Landmark (the San Rafael Improvement Club at 1800 Fifth Avenue) and a designated local historic district (Victorian Village at 1623-1627 Fifth Avenue). The 2019-20 historic survey identified 13 additional individually eligible historic resources in this area. Of this total, four had been previously identified in the 1977/1986 survey and nine are newly identified. This subarea also includes four properties that were listed in the 1977/1986 survey that are in excluded from the survey.

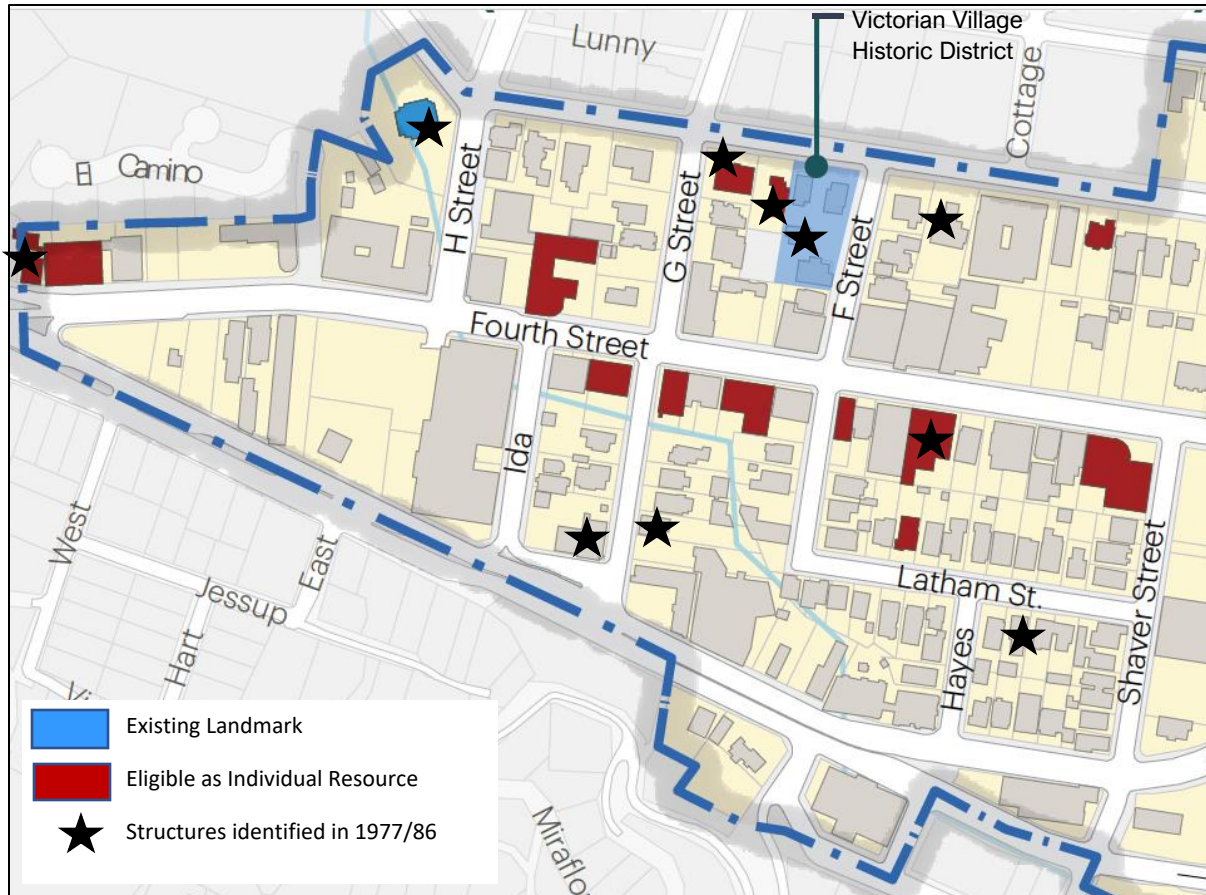
Table 4-4 summarizes historic resource in the West End Village, including properties for which DPR forms were prepared in 2019. Figure 4-3 below shows the location of these resources.

**Table 4-4: West End Village Historic Resources (excluding landmarks listed in Table 4-1)\***

#	APN	Address	Common Name/ Notes	Rating in 1977/1986 Survey	Newly Added Through 2019 Survey?
1	011-194-01	1629 Fifth Ave	Residence	Good	--
2	011-194-02	1637 Fifth Ave	Residence	Excellent	--
3	011-196-05	1539 Fifth Ave	Residence	*	Yes, with DPR
4	011-242-11	1531 Fourth St	Cains Tire	*	Yes, with DPR
5	011-242-10	1533 Fourth St	Mayflower Pub	*	Yes, with DPR
6	011-242-04	1553-57 Fourth St	Ground floor stores/ apts above	Good	DPR Prepared
7	011-241-32	1605-09 Fourth St	LaCrosse, Flooring, Salon, Bookstore	*	Yes, with DPR
8	011-241-01	1617 Fourth St	Johnny's Doughnuts	*	Yes, with DPR
9	011-232-03	1701 Fourth St	Red Dragon Yoga	*	Yes, with DPR
10	011-192-08	1714 Fourth St	Jack Hunt Auto	*	Yes, with DPR
11	010-291-35	1848 Fourth St	Pond Farm	*	Yes, with DPR
12	010-291-57	1850-1852 Fourth St	Office / gr floor store	Good	DPR Prepared
13	011-242-22	30 Latham St	Residence	*	Yes, with DPR
<b>West End Village Properties Inventoried in 1977/1986 Survey, Located in Areas Not Surveyed in 2019</b>					
14	011-243-03	11 Latham St	Residence	Good	Not Listed
15	011-241-26	6 G Street	Residence	Good	Not Listed
16	011-232-07	11 G Street (prev 3 G)	Arriverdici Restaurant	Good	Not Listed
17	011-196-02	1607 Fifth Av	residence	Good	Not Listed

Notes: (\*)= Not shown as eligible in 1977/86; Table excludes properties outside Precise Plan boundary, incl. north side of Fifth Av





**Figure 4-3:**

**Historic Resources in West End Village**

## Downtown Core, Outside Districts

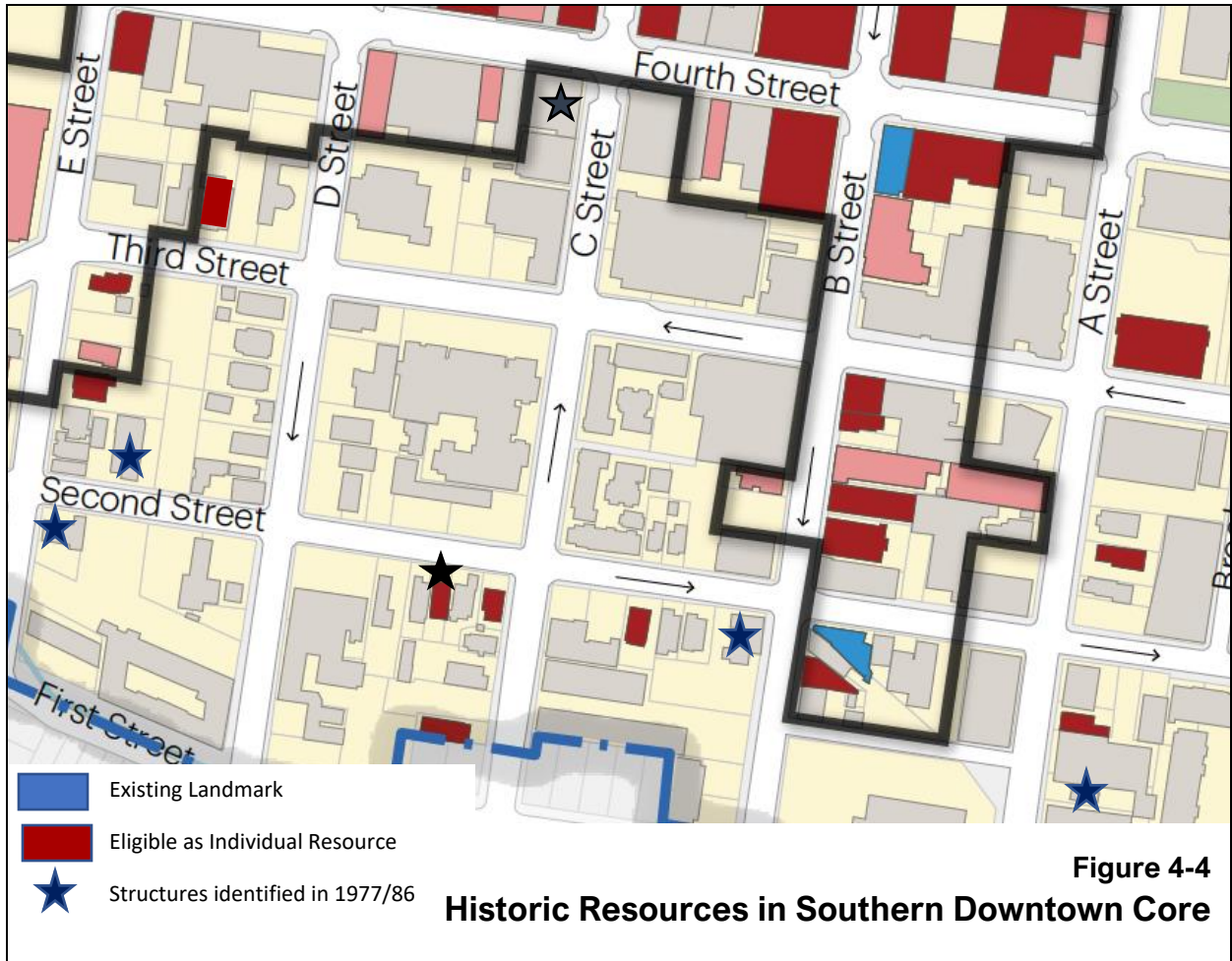
The historic resources survey identified ten (10) individually eligible resources in the Downtown Core area outside of the eligible historic districts described earlier. These properties are all located between E Street on the West, A Street on the east, 4<sup>th</sup> Street on the North, and 1<sup>st</sup> Street on the South. Resources in this area are shown in Figure 4-4 and are listed in Table 4-5. Most of these properties are residences; a few are commercial buildings.

Two of the 10 properties in this area were initially identified in the 1977/1986 survey and eight are newly eligible. Figure 4-4 and Table 4-5 also include four properties that had been included in the 1977/1986 survey but were determined to be ineligible during the 2019/20 survey.

**Table 4-5: Downtown Core Historic Resources outside of Eligible Districts (excludes Landmarks)**

#	APN	Address	Common Name/ Notes	Rating in 1977/1986 Survey	Newly Added Through 2019 Survey?
1	012-073-07	1301 Second St	Residence	*	Yes, with DPR
2	012-075-03	1215 Second St	Residence	*	Yes, with DPR
3	013-012-20	740 A St	Drummers Tradition (store)	*	Yes, with DPR
4	011-264-07	808 A St	Residence	*	Yes, with DPR
5	011-252-14	810 E St	Residence--add to western district?	*	Yes, with DPR
6	012-073-11	707 C St	Residence	*	Yes, with DPR
7	011-263-21	1030 Third St	First Federal Savings Bank	*	Yes, with DPR
8	011-251-09	1410 Third St	Residence—add to western district?	*	Yes, with DPR
9	013-012-05	720 (728) A St	Relocated NWP rail depot	Good	--
10	012-073-05	1307 Second St	Residence	Good	--
<b>Downtown Core Properties Outside Districts Inventoried in 1977/1986 Survey, Rated as Not Eligible in 2019/20 Survey</b>					
11	011-252-11	1416-20 Second St	Residence	Good	Rated "E"
12	011-253-10	1301-1311 Fourth St	Le Comptoir Wine Bistro; Hayes Building (identified as not original)—add to western district?	Good	Rated "E"
13	011-254-01	1321-1325 Third/ 822 D St	Prandi Property Management; also known as Guenther Bldg	Good	Not Listed
14	012-75-06	1201 Second / 747 B St	Pacifics Baseball Club/ Cosmopolitan Hotel	Good	Rated "D"

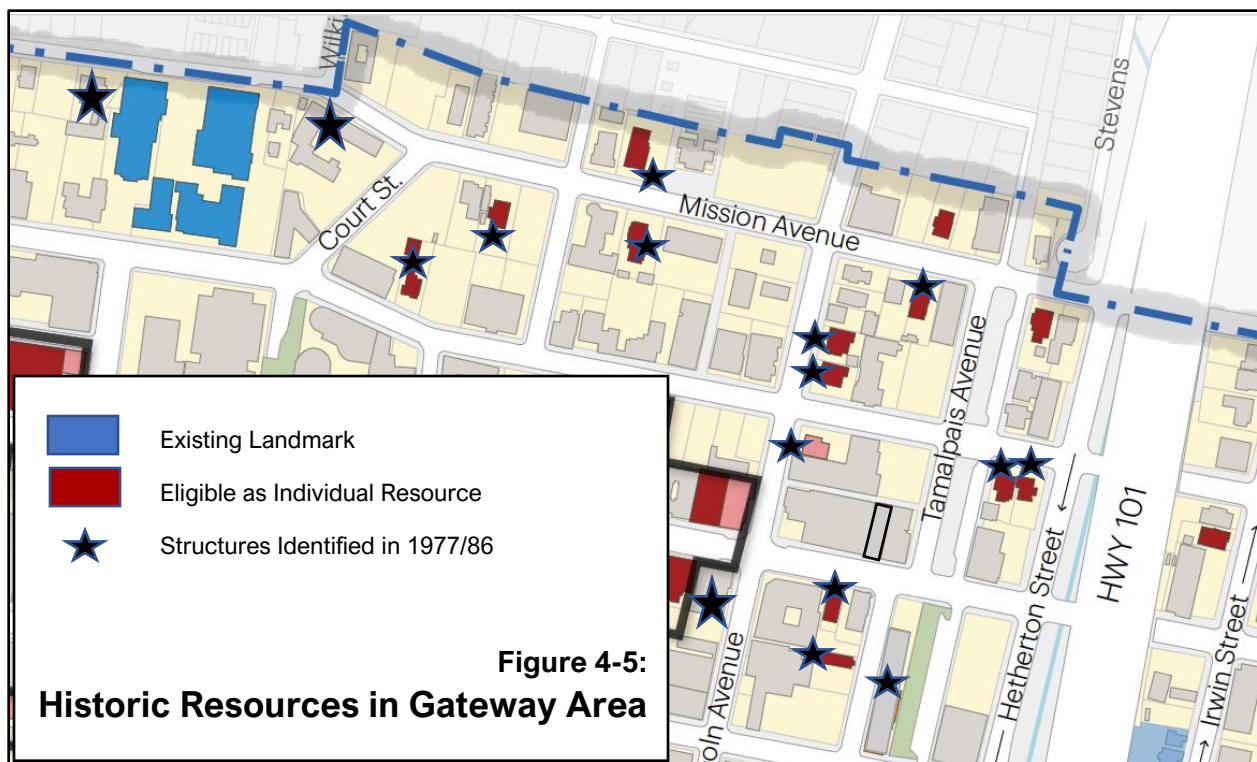
Notes: (\*)= Not shown as eligible in 1977/86



## Gateway Area

The historic resources survey identified 15 individually eligible resources in the Gateway area of Downtown, generally located along Fifth Avenue and Mission Avenue east of the Mission San Rafael Arcangel, and in the area around the SMART Rail station. This area is shown in Figure 4-5. Individual historic resources within this area are listed in Table 4-6. Twelve of the resources in this area were also identified in the 1977/86 survey. Three structures were newly added through the 2019-2020 survey and are covered by DPR Forms in Appendix B.

Additionally, four structures in this area were listed in the 1977/86 survey but were not carried forward or were not re-surveyed. These include the Whistlestop Building, which was deemed ineligible (see Chapter 5 fact sheet).





**Table 4-6: Gateway Area Historic Resources outside of Eligible Districts (excludes Landmarks)**

#	APN	Address	Common Name/ Notes	Rating in 1977/1986 Survey	Newly Added Through 2019 Survey?
1	011-275-02	709 Fourth St	Tavern on Fourth	Excellent	--
2	014-084-02	633 Fifth Av	Resid. to Office/ Kaufman Assoc	Good	--
3	014-084-13	637 Fifth Av	Resid. to Office/VMI Architects	Good	--
4	011-221-08	918 Fifth Av	Residence	Good	--
5	014-081-01	637 Mission	Residence	*	Yes, with DPR
6	011-186-10	710 Mission	Residential Conversion	*	Yes, with DPR
7	011-226-03	705 Mission	Residential Conversion	Good	--
8	011-223-02	823-25 Mission	Residence	Exceptional	--
9	011-184-10	828 Mission	Residential Conversion	Exceptional	--
10	011-221-03	907 Mission	Resid. to Office/ Nute Engineering	Excellent	--
11	011-275-04	927 Tamalpais	Trevors Pub	Good	--
12	011-227-01	1016 Lincoln	Resid. To Office/ Jaret & Jaret	Good	--
13	011-226-07	1104 Lincoln	Residence	Good	--
14	011-226-08	1110 Lincoln	Residence	Good	--
15	014-085-10	1011 Irwin	Residence	*	Yes, with DPR
<b>Downtown Core Properties Outside Districts Inventoried in 1977/1986 Survey, Not Listed in 2019/20 Survey</b>					
16	011-213-18	1123 Court Street	St Paul's Episcopal	Good	Rated "D"
17	011-213-04	1135 Mission	DeCourtiex House	Good	Rated "Not Individually Eligible"
18	011-273-06	801 4th Street	Luna Travel/Boost Mobile/Office above	Good	Rated "E"
19	011-277-01	930 Tamalpais	Whistlestop	Good	Rated "E"

Notes: (\*)= Not shown as eligible in 1977/86

## Resources Requiring Additional Research

The 2019-2020 survey provides a comprehensive inventory for about 80 percent of the Precise Plan area. A number of resources may require additional research:

- **Chisolm and Schlosser-Cole Residences.** As noted on Page 4-3, changes in property addresses have created confusion around the landmark status of two properties in the 5<sup>th</sup> and E vicinity. The Schlosser-Cole Residence (1099 E Street, at the southwest corner of 5<sup>th</sup> and E) was landmarked in 1979; the Chisolm Residence is noted as being landmarked, but its location is given at 1023 E Street, which does not exist. Archived City files from the 1970s for this address contain photos of Schlosser-Cole Residence. City files indicate the residence at 1517 Fifth Avenue was built by Christopher Chisolm. This structure was deemed ineligible in the 1977 survey (rated “good” but not “excellent or exceptional”). The 2019/20 survey found it was eligible as an individual resource.
- **930 Tamalpais (Northwestern Railroad Depot, aka “Whistlestop”).** The Depot played a role in the development of transportation in Marin County and is regarded as a potential opportunity for adaptive reuse and restoration. The current owner (Vivalon) uses the building as a senior center but will be relocating to a new facility a few blocks away. Past studies of the building’s historic importance have reached different conclusions; the 2019-2020 Precise Plan Historic Resources Survey found that the building’s integrity had been compromised by prior alterations and additions, making it ineligible for landmark status.
- **Unsurveyed Areas.** As noted earlier, the Latham Street area was excluded from the 2019-2020 Historic Resources Survey since it is not being rezoned and has limited potential for land use change and development. Parts of the Fifth Avenue area were excluded from the 2019-2020 survey, as this area has limited potential for land use change and development. Given the limited resources available for the Downtown survey, the focus was on areas with the potential for more significant infill development and redevelopment. To get a fuller picture of historic resources, a survey of Latham Street (including Hayes Street, and the unit blocks of F Street, G Street, and Ida Street) should be conducted as funding allows. More comprehensive study of historic resources along Fifth Avenue also may be warranted. Finally, additional effort may be needed to survey the portion of Downtown east of Irwin Street, particularly along Fourth Street.
- **Events and Individuals.** Additional research is recommended to identify eligible historic resources associated with past events and important individuals; the 2019-2020 survey included archival research on these topics but was principally focused on architecture.
- **District Designations.** The boundaries of the areas eligible for historic districts as displayed in this report are intended for California Environmental Quality Act (CEQA) analysis. The City does not intend to formally designate “historic districts” at this time. In the event formal designations are proposed, the boundaries indicated in this report may be refined and

potentially contracted (or expanded, as appropriate) based on consultation with property owners, businesses, and others.

- **Mid-Century Buildings.** A number of mid-20<sup>th</sup> Century buildings (such as 711 D Street) were identified in the survey as warranting further consideration as the 50-year “look back” period increases in length. These structures may not be eligible based on their architectural qualities now, but they may become more important as they age.
- **Structures with “C” ratings in Chapter 5.** The 2019-20 survey identified several structures as needing additional research (noted with a “C” in the Chapter 5 inventory). These buildings span a variety of ages and styles; subsequent research may result in some of these structures moving to the “eligible” list and others being removed.
- **Additional DPR Forms.** Because of funding limitations, the 2019-2020 survey focused on DPR 523 forms for newly identified historic resources, rather than those identified in 1977/1986. While a few of the new DPR forms cover previously inventoried buildings, the focus was on those for which no prior data existed. Many of the resources initially identified in the 1977/1986 survey already had DPR forms available. However, these forms are old, with photos that do not reflect current conditions and information that may be difficult to read. As resources allow, DPR forms should be updated for the approximately 50 properties that were previously surveyed in the 1970s and 80s, and confirmed in 2019/20 to still be eligible landmarks.

## Structures Removed From the 1977/1986 Inventory

At least four structures were removed from the 1977/1986 survey due to demolition. These include:

- 1203 Lincoln (former El Camino Hotel), which is now planned for assisted living
- 1212 Second Street (now under construction with a 41-unit multi-family housing project)
- 1313 Fifth Avenue (on the site of the San Rafael Public Safety Center)
- 706 Third Street (former Salute site, now used as a parking lot for Whistlestop)

In addition, about a dozen structures rated as “Good”, “Excellent,” or “Exceptional” in 1977/1986 were revisited in 2019/20 and determined to have diminished integrity based on field observations. Over the past 40 years, these structures have either deteriorated in quality or have had unsympathetic alterations or additions that have reduced their eligibility as historic resources. These properties were generally rated as “E” in the 2019/20 resource survey; they are highlighted in Tables 4-2 through 4-6 of this chapter. More detail on these structures, including the rationale for their “E” ratings, may be found in Chapter 5 of this report.



## **Parcels with No Historic Resources**

Approximately 400 parcels in the Downtown Precise Plan Area boundary were found not to contain historic resources or were not included in the survey. These are listed in Appendix A.



# 5. Preliminary Assessment of Architectural Significance

Chapter 5 provides field survey forms for approximately 160 properties in Downtown San Rafael that were determined to warrant further study based on the initial screening of historic properties in 2019. The field survey preceded the preparation of DPR forms and was used to determine which properties were potentially eligible as landmarks and which were likely ineligible based on Secretary of the Interior standards. The Fact Sheets represent an intermediate product in the work effort and do not necessarily represent the final determination for each property. A number of properties (such as Mission San Rafael Arcangel) were excluded from the Fact Sheets because their significance had already been established.

Each of the 160 properties was given a letter rating of A through E as follows:

<b>Eligible (Landmark)</b>	<b>Eligible (Contributor, not Landmark)</b>	<b>May be eligible, needs research</b>	<b>Probably ineligible</b>	<b>Ineligible</b>
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>

These ratings do not specifically apply to the quality or “letter grade” of the resource, but rather are an indicator of eligibility as a historic resource. Buildings with “A” ratings are eligible for consideration as historic landmarks. Buildings with “B” ratings would likely not be eligible individually but could be considered eligible as contributing resources in a historic district. Buildings with “C” ratings require additional research. Buildings with “D” ratings were deemed probably ineligible, but not definitively. Buildings with “E” ratings were determined to be ineligible as landmarks. The survey forms provide an explanation as to why. As appropriate, buildings were also assigned California Historic Resource Status Codes, which is a classification system used to further identify the status of individual resources. A key to these status codes is included at the end of this chapter.

Each survey form includes basic locational information (Address, Assessor Parcel Number, etc), structural information (architectural style, year of construction, use), a description of defining qualities, an assessment of historic integrity, and a conclusion regarding historic significance. Structures are listed alphabetically by street.

A summary of all properties and their letter grades is included in Table 5-1. In total, there were 37 “A” properties (including three A-minus), 55 “B” properties (including four “B-plus”), 15 “C” properties, 10 “D” properties, and 60 “E” properties.

**Table 5-1: Properties Covered by Chapter 5 Fact Sheets**

<b>ID#</b>	<b>Assessor Parcel</b>	<b>Street Address</b>	<b>Common Name/ Use</b>	<b>Classification</b>
1	013-012-05	720 (728) A Street	NW Pacific Rail (relocated)	A
2	013-012-20	740 A Street	Drummers Tradition	B
3	011-264-07	808 A Street	residence	B
4	011-264-08	812 A Street	residence	E
5	011-262-06	813 A Street	Foam Store	B
6	013-011-02	720 B Street	Saigon Village Restaurant	C
7	013-011-05	724 B Street	Flatiron Building	A
8	013-011-56	747 B St/ 1201 Second St	Cosmopolitan Hotel (Pacifcs)	D
9	011-262-14	810-814 B Street	Worldwide Antiques/Grocery	A
10	011-262-16	826 B Street	Albion House/Hotel Carmel	C
11	011-262-22	834-840 B Street	Players Guitars	A
12	011-262-01	844-848 B Street	Milani Building	A
13	011-261-13	926-930 B Street	Garatti Grocery	D
14	011-212-05	1009 B/ 1200-1212 Fourth	Aileen Apts/ Scandinavian Des.	A
15	011-215-01/-04	1010 B/ 1138-1146 Fourth	Albert Building	A
16	011-261-01	938 B/ 1143 Fourth	McDermott Bldg/ Mulberry Hse	B+
17	012-073-11	707 C Street	offices	A-
18	012-075-17	710-714 C Street	offices	E
19	011-253-06	917 C Street	Youth in Arts	E
20	011-213-18	1123 Court Street	St Paul's Episcopal	D
21	012-071-17	711 D Street	Marin Medical Ctr	C
22	011-254-22	812 D Street	residence	E
23	011-252-06	813 D Street	residence	C
24	011-252-05	817 D Street	residence	C
25	011-253-09	910 D Street	Post Office	E
26	011-246-08	809-11 E Street	residence	C
27	011-252-14	810 E Street	residence	A
28	011-245-27	901 E Street	E Street Grammar School	C
29	011-204-01	1022 E Street	Keaton's Funeral Home	A-
30	011-194-06	105 F Street	residence	E
31	014-084-02	633 Fifth Ave	residence	A
32	014-084-13	637 Fifth Ave	residence	A
33	014-081-08	634 Fifth Ave		E
34	014-081-09	638 Fifth Ave		E
35	011-227-02	709 Fifth Ave	Juice Beauty	E
36	011-224-21	835 Fifth Ave	Merrills Drugs	D
37	011-224-01	845 Fifth Ave	Apartments	D
38	011-221-08	918 Fifth Ave	residence	A
39	011-204-18	1409 Fifth Ave	residence	E
40	011-202-04	1517 Fifth Ave	residence	A

ID#	Assessor Parcel	Street Address	Common Name/ Use	Classification
41	011-196-05	1539 Fifth Ave	residence	B+
42	011-320-01-to-02	1623-1627 Fifth Ave	Victorian Village	B
43	011-194-01	1637 Fifth Ave	residence	A
44	011-194-02	1629 Fifth Ave	Thomas Morris House	A
45	011-192-01	1721 Fifth Ave	offices	E
46	010-291-16	1800 (01) Fifth Ave	San Rafael Impr. Club	A
47	011-226-06	712 Fifth Ave		E
48	012-054-02	455 1st/ 1621 Second		E
49	014-123-09	505 Fourth St		E
50	014-086-26	532 Fourth St	Thai Smile	E
51	011-275-03	705 Fourth St	Extreme Pizza	E
52	011-227-04	710 Fourth St	Marin Ctr for Independent Living	E
53	011-275-02	709-11 Fourth St	Tavern on Fourth	A
54	011-227-05	716 Fourth St		E
55	011-227-06	718-24 Fourth St	Bayside Marin	E
56	011-273-06	801-05 Fourth St	Old San Rafael Mall	E
57	011-273-05	807 Fourth St		E
58	011-224-11	812 Fourth St	Pizza Orgasmica/Redhill Imports	B
59	011-273-02	827-831 Fourth St	Rafael Florist/Gold Rush Jewelers	A
60	011-224-13	836 Fourth St	Mikes Bikes	B
61	011-214-14	846 Fourth St	Glaze and Confused Pottery	B
62	011-214-14	842 Fourth St	George's Night Club	B
63	011-224-20	866 Fourth St		E
64	011-224-17	874 Fourth St	MMWD with new façade	E
65	011-224-18	882-84 Fourth/ 1010 Lootens	Masonic Bldg	B
66	011-271-03	881-883 Fourth St		A
67	011-271-02	885-87 Fourth St	Vin Antico	A
68	011-271-01	889-91 Fourth St		E
69	011-222-05	900 Fourth St	former EL Camino Theater	E
70	011-263-08	917 Fourth St	California Bakery/Fenix	A
71	011-263-07	925 Fourth St	Boiadeirus Steakhouse	B
72	011-215-04	1118 Fourth St	Rafael Theater	A
73	011-215-02	1122-1132 Fourth St	State Room	E
74	011-261-31	1125-1139 Fourth St	Wilkins Hotel	C
75	011-255-28	1219-1223 Fourth St	Rare Coin/ Cherry Blossom Salon	E
76	011-255-28	1225 Fourth St	Gamescape	A
77	011-212-06	1222-1230 Fourth St	Central Hotel	E
78	011-212-14	1242-1244 Fourth St	Peters Bldg	A
79	011-205-08	1300 Fourth St	Bank of Italy	A
80	011-253-10	1301 Fourth St	Hayes Bldg (replica)	E

ID#	Assessor Parcel	Street Address	Common Name/ Use	Classification
81	011-253-04	1313-1317 Fourth St	Tenkuyu (replica)	E
82	011-205-09	1310 Fourth St	Pleasures of the Heart	E
83	011-253-03	1321 Fourth St	Folk Art Gallery	B
84	011-253-02	1327-1337 Fourth St	Artworks/Gordon Opera House	D
85	011-205-11	1322-1328 Fourth St	Mahon House/ Butchart Bldg	A
86	011-253-01	1345 Fourth St	T&B Sports	B
87	011-205-13	1344-46 Fourth St		E
88	011-205-14	1350 Fourth/ 1040 D St		D
89	011-204-08	1400 Fourth St		E
90	011-204-17	1414 Fourth St		E
91	011-204-15	1444-1446 Fourth St	Bombay Grill	E
92	011-251-01	1447 Fourth St	former Redwood Bank	A
93	011-202-14	1504-1512 Fourth St	Former Istanbul Rug	B
94	011-202-11	1508-1522 Fourth St		E
95	011-242-11	1531 Fourth St	Cains Tire	B+
96	011-242-10	1533 Fourth St	Mayflower	B
97	011-242-09	1538 Fourth St		E
98	011-242-07	1545 Fourth St		E
99	011-242-04	1553-1555 Fourth St		B
100	011-196-11	1560 Fourth St		E
101	011-242-01	1569 Fourth St		E
102	011-241-32	1605-1611 Fourth St		B
103	011-241-01	1617 Fourth St		B
104	011-232-03	1701 Fourth St		C
105	011-192-08	1714 Fourth St		C
106	010-291-35	1848 Fourth St	Pond Farm	B
107	010-291-57	1850-52 Fourth St		A
108	014-123-10	963-977 Grand Av		D
109	010-291-69	1H St/ 1820 4th St		D
110	014-123-21	914 Irwin St		E
111	014-085-10	1011 Irwin St	residence	B
112	014-085-11	1015 Irwin St		E
113	011-242-22	30 Latham St	residence	B
114	011-273-12	901 Lincoln Av	Sol Food	E
115	011-227-01	1016 Lincoln Av		C
116	011-225-04	1103 Lincoln Av		D
117	011-226-07	1104 Lincoln Av	San Rafael House	B
118	011-226-08	1110 Lincoln Av	residence	B
119	011-226-13	1116 Lincoln Av	residence	E
120	011-226-10	1118 Lincoln Av	residence	C

ID#	Assessor Parcel	Street Address	Common Name/ Use	Classification
121	011-226-01	1120 Lincoln Av	residence	B
122	014-081-02	633 Mission Av		E
123	011-081-01	637 Mission Av		B
124	011-226-03	705 Mission Av		A
125	011-186-10	710 Mission Av		A
126	011-223-02	823-25 Mission Av		A
127	011-184-10	828 Mission Av	residence	A
128	011-221-03	907 Mission Av	residence	A-
129	011-174-11	1012 Mission Av	residence	E
130	011-213-04	1135 Mission Av	De Courtiex House	B
131	011-186-11	1145 Mission Av	residence	E
132	011-272-04	16 Ritter St		E
133	011-272-10	826 Second St		E
134	013-011-06	1115 Second St	Mackey Frames	E
135	012-075-05	1209 Second St		E
136	012-075-04	1211 Second St		C
137	012-075-03	1215 Second St	residence	B
138	012-073-07	1301 Second St	residence	B+
139	012-073-06	1305 Second St		E
140	012-073-05	1307 Second St	residence	B
141	012-073-04	1309 Second St	residence	E
142	012-073-03	1315 Second St		E
143	011-252-11	1416-1420 Second St	residence	E
144	014-011-15	3 Stevens Pl	residence	C
145	011-275-04	927 Tamalpais Av	Barrel House	B
146	011-277-01	930 Tamalpais Av	NWP Rail Depot/ Whistlestop	E
147	014-122-14	610 Third St	French Quarter	E
148	011-263-21	1030 Third St	First Federal Savings and Loan	A
149	011-251-09	1410 Third St		A
150	011-251-11	1414 Third St	residence	E
151	011-243-11	1532 Third St	residence	B
152	014-086-15	514 Fourth St	Marin Shakespeare	E
153	011-227-10	704 Fourth St	Lotus Restaurant	E
154	011-255-23	1203 Fourth St	Wells Fargo	C
155	011-224-10	1001 Lincoln Av		B
156	011-202-06	1099 E St	Chisolm Residence	B
157	011-203-01	1100 E St	San Rafael Public Library	A
158	011-320-03	1623 Fifth Av, Building C	Victorian Village	B
159	011-320-04	1623 Fifth Av, Building D	Victorian Village	B





<b>Address/code</b>	<b>720 A Street (728 A Street)</b>	7N	<b>A</b>
<b>APN</b>	013-012-05		
<b>Building Name</b>	Northwestern Pacific Railroad Station		
<b>Year Built</b>	1929 ( <a href="https://annetkent.kontribune.com/articles/5656">https://annetkent.kontribune.com/articles/5656</a> ), c1960 moved		
<b>Original Use</b>	Railroad station		
<b>Architectural Style</b>	Spanish Revival		
<b>Architect/Builder</b>			
<b>Description</b>	The diminutive one-story rectangular plan building is set back on its parcel in a neighborhood of taller buildings sited immediately adjacent to the sidewalk. It has a cross-gabled Tile roof with exposed purlins and rafter tails. Cladding is smooth plaster stucco. Large arched windows are fitted with multi-light steel sash. There is a decorative medallion with the railroad logo at the gable end.		
<b>Integrity</b>	Retains integrity despite being moved		
<b>Significance</b>	Individually eligible under A and C, also local contributor		
<b>Notes</b>	<i>This is not the original Depot location, building appears to have been moved to site from original B St location when Safeway was developed early 1960s</i>		



<b>Address/code</b>	<b>740 A Street</b>		<b>B</b>
<b>APN</b>	013-012-20		
<b>Building Name</b>	A Drummer's Tradition (drum store)		
<b>Year Built</b>	1948		
<b>Original Use</b>	Retail		
<b>Architectural Style</b>	Midcentury Modern		
<b>Architect/Builder</b>			
<b>Description</b>	<p>The one-story commercial building is rectangular in plan with its main façade immediately adjacent to the sidewalk. It has a simple stepped parapet and two storefronts with entrances left of display windows. Storefronts slant outward from recessed doors creating a zig-zag façade. The building has glass block bulkheads and metal window and door trim. Cladding is stucco. There is a small wood-clad volume at the rear of the main building with a shed roof.</p>		
<b>Integrity</b>	Appears to retain integrity, may have been altered 1950s		
<b>Significance</b>	Potential local district contributor if a sufficient concentration of postwar commercial resources is present, not individually eligible at any level		
<b>Notes</b>	<p><i>Bulkhead and trim match the adjacent building to the north (742-744 A), probably both were remodeled in the 1950s as other details differ. Both buildings should probably be included or not included in potential district</i></p>		



<b>Address/code</b>	<b>808 A Street</b>		<b>B</b>
<b>APN</b>	011-264-07		
<b>Building Name</b>			
<b>Year Built</b>	C1890 (Sanborn Maps)		
<b>Original Use</b>	Residence		
<b>Architectural Style</b>	Queen Anne Cottage		
<b>Architect/Builder</b>			
<b>Description</b>	The 1.5 story house has a roughly rectangular plan and a raised basement. It has a steeply pitched front-gabled roof. It is clad in drop wood siding and has a combination of double-hung wood sash and replacement windows. Decorative features include ornamental scrolls at the main façade gable end and a paneled frieze. Porch supports and balustrade are wrought iron.		
<b>Integrity</b>	Retains integrity despite replacement of some windows and original wood porch details		
<b>Significance</b>	Local district contributor, not individually eligible for architecture due to alterations		
<b>Notes</b>			





<b>Address/code</b>	<b>812 A Street</b>	<b>E</b>
<b>APN</b>	011-264-08	
<b>Building Name</b>		
<b>Year Built</b>	Before 1887 (Sanborn Maps)	
<b>Original Use</b>	Multi-family Residence	
<b>Architectural Style</b>	Folk Victorian Duplex	
<b>Architect/Builder</b>		
<b>Description</b>	The one story duplex has a rectangular plan and a slightly raised basement. Its front wing has a steeply pyramidal roof; the rear of the building has a lower shed roof. Front doors are side by side in the symmetrical main façade. The building is clad in drop wood siding with vertical groove plywood at the basement level and has vinyl replacement windows. A partial width projecting porch has a low pitch gabled roof, concrete steps with open risers, and a balustrade are wrought iron. The building lacks decorative features	
<b>Integrity</b>	Lacks integrity due to replacement of windows and original full-width porch, basement siding, and installation of inappropriate porch steps and balustrade	
<b>Significance</b>	Not eligible under any criterion due to loss of integrity	
<b>Notes</b>		



<b>Address/code</b>	<b>813 A Street</b>		<b>B</b>
<b>APN</b>	011-262-06		
<b>Building Name</b>	Foam Store		
<b>Year Built</b>	1951 (Sanborn Maps, aerials)		
<b>Original Use</b>	Commercial		
<b>Architectural Style</b>	Midcentury Modern		
<b>Architect/Builder</b>			
<b>Description</b>	<p>The two story commercial building has a rectangular plan with storefronts on the ground floor and offices above. It has a flat roof with a heavy soffit on the upper floor. It is clad in brick with small areas of stucco. Upstairs windows are three-part steel casement. Decorative grooved moulding separates upper and lower stories. The storefront in the south third of the building is adjacent to the sidewalk, while the north end storefront and entrances are recessed behind heavy brick pillars and are fitted with contemporary replacement aluminum frame doors and windows.</p>		
<b>Integrity</b>	Retains integrity despite storefront replacement.		
<b>Significance</b>	Potential local district contributor if a sufficient concentration of postwar commercial resources is present, not individually eligible at any level		
<b>Notes</b>			





<b>Address/code</b>	<b>720 B Street</b>		<b>C</b>
<b>APN</b>	013-011-02		
<b>Building Name</b>	Saigon Village Restaurant, Historic San Rafael House restaurant/saloon/lodging		
<b>Year Built</b>	Before 1887 (Sanborn Maps)		
<b>Original Use</b>	Saloon/restaurant with hotel upstairs		
<b>Architectural Style</b>	American Foursquare		
<b>Architect/Builder</b>			
<b>Description</b>	The two story residential-style building has a triangular plan to conform to the railroad tracks to its northeast. It features a medium pitch hipped roof in front with a flat-roofed addition at the rear. Cladding is stucco, windows are a combination of double-hung wood sash and fixed multi-light. The entrance is fitted with a fully-glazed aluminum frame commercial-style door. There are commercial buildings immediately adjacent to its side elevations.		
<b>Integrity</b>	Current appearance probably c1905, door modern, requires more study		
<b>Significance</b>	Potential local district contributor as extant nineteenth century restaurant/hotel. Not eligible for its architecture.		
<b>Notes</b>			



<b>Address/code</b>	<b>724 B Street</b>	<b>7N</b>	<b>A</b>
<b>APN</b>	013-011-05		
<b>Building Name</b>	Flatiron Building		
<b>Year Built</b>	1883		
<b>Original Use</b>	Saloon/residential		
<b>Architectural Style</b>	Queen Anne Commercial		
<b>Architect/Builder</b>			
<b>Description</b>	<p>The two story commercial building has a triangular plan with a bar and grill on the ground floor and apartments above. It has a flat roof and cornice elaborated with ornamental brackets and frieze. It is clad in drop wood siding and has double-hung wood sash windows. Its northwest corner features a highly decorative projecting bay above the main entrance which features decorative spandrel panels above multi-light stained-glass windows. Windows and doorways on the north elevation feature pedimented hoods. Entrances are fitted with wood-frame French doors, and there is a historic painted beer sign.</p>		
<b>Integrity</b>	Retains integrity, only doors appear to have been altered		
<b>Significance</b>	Individually NRHP eligible under C and potentially A, also local contributor		
<b>Notes</b>	<i>Designated as Local Landmark in 1982, decorative features may have been added during the nineteenth century based on historic photographs</i>		





Address/code	<b>747 B Street (1201 Second Street)</b>	N/A	D
APN	013-011-056		
Building Name	Cosmopolitan Hotel		
Year Built	Before 1887 (Sanborn Maps)		
Original Use	Hotel		
Architectural Style			
Architect/Builder			
Description	The two story hotel building has an irregular plan with moderate pitch hipped roof and ornamental brackets at the cornice. Cladding is stucco and the building has vinyl replacement windows. There is a small wood frame storefront at its northwest corner. The balance of the lower north elevation lacks fenestration.		
Integrity	Does not appear to retain integrity, more study needed but stucco, windows, storefront, blank wall all appear to be alterations		
Significance	Unlikely to be eligible, lack of integrity		
Notes			



<b>Address/code</b>	<b>810-814 B Street</b>	<b>3S</b>	<b>A</b>
<b>APN</b>	01011-262-14		
<b>Building Name</b>	World Wide Antiques/Victory Grocery		
<b>Year Built</b>	Before 1894 (Sanborn Maps)		
<b>Original Use</b>	Retail storefront		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	<p>The two story commercial building has a rectangular plan with flat roof and parapet. Cladding is brick with ornamental features including dentil moulding, upper floor pilasters, and window hoods also executed in brick. Two projecting wood upstairs bays have decorative frieze and window hoods. Window openings are arched and fitted with wood sash. Ground floor pilasters have Corinthian capitals flanking multiple light transoms above storefronts. A metal awning projects from the façade just below the capitals. Bulkheads and pilasters have been stuccoed below the awning. Ground floor doors are residential-type paneled wood doors on the north and a contemporary aluminum frame glazed door on the south.</p>		
<b>Integrity</b>	Retains integrity despite ground floor alterations		
<b>Significance</b>	Individually NRHP eligible under C, also local contributor		
<b>Notes</b>			





<b>Address/code</b>	<b>826 B Street (830 B St) 5S2</b>	<b>C</b>
<b>APN</b>	01011-262-16	
<b>Building Name</b>	Albion House, Hotel Carmel	
<b>Year Built</b>	1887 Albion Hotel, 2 story, smaller footprint; 1894 Cypress Villa Hotel, expanded footprint; 1907/1924 unchanged; 1950 Hotel Carmel current footprint (Sanborn Maps) c1930 current façade (spreadsheet)	
<b>Original Use</b>	Retail storefront/hotel	
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	<p>The three story building is rectangular in plan with a lower-height volumes at the rear. Its main façade is immediately adjacent to the sidewalk. The roof is flat with a shaped parapet. Four slanted bays project from the upper stories; each is topped with a tile roof. Fenestration consists of vinyl replacement windows. There is a fire escape with exits at the center of the façade. A metal awning below multiple-light transoms shades the ground floor storefronts. Upper floors are stuccoed while the ground floor is clad in tile. Storefront entrances, one of which is recessed, are fitted with partially glazed paneled wood doors.</p>	
<b>Integrity</b>	May retain integrity to c1930 façade, more research needed	
<b>Significance</b>	Potential local contributor, not individually eligible	
<b>Notes</b>		



<b>Address/code</b>	<b>834-840 B Street</b>	<b>3S</b>	<b>A</b>
<b>APN</b>	01011-262-22		
<b>Building Name</b>	Players Guitars		
<b>Year Built</b>	1885 per DPR, c1895 (between 1894 and 1907 Sanborn Maps)		
<b>Original Use</b>	Retail storefront (shoe and boot store)		
<b>Architectural Style</b>	Stick Eastlake		
<b>Architect/Builder</b>			
<b>Description</b>	<p>The two story commercial building is rectangular in plan with a mansard roof. The façade is asymmetrical with has one projecting square bay on the upper floor. Cladding is drop siding. Tall vertical windows separated by stylized pilasters are fitted with vinyl replacement sash. Ornamental features include cornice with decorative brackets and elaborate paneled frieze as well as bird's eye moulding above windows. Rare original storefronts have multiple-light display windows and transoms. There is a set of original double wooden doors flanked by decorative round columns. Doors at the south end of the storefront have been replaced or boarded up.</p>		
<b>Integrity</b>	Retains integrity despite windows and door replacement, extraordinarily well-preserved Victorian-era storefront (see following page for 1970s photo)		
<b>Significance</b>	Eligible under Criterion C as an individual landmark and as contributor		
<b>Notes</b>			



<b>Address/code</b>	<b>844-848 B Street</b>	<b>3S</b>	<b>A</b>
<b>APN</b>	011-262-01		
<b>Building Name</b>	Milani Building		
<b>Year Built</b>	Between 1887 and 1894 (Sanborn Maps)		
<b>Original Use</b>	Retail storefront grocery/saloon, residential upstairs		
<b>Architectural Style</b>	Queen Anne Commercial		
<b>Description</b>	<p>The two story building is rectangular in plan with facades on B and Third Street and a mansard roof with metal tiles. Its focal point is a projecting bay at the corner with peaked hexagonal roof. There are three projecting upper floor bays on the B Street façade and two on Third Street, all are capped with diminutive hipped roofs and feature a cornice with scrolled brackets. Cladding is drop siding with vertical-groove plywood above and below windows. Windows are double-hung wood sash. There are two original storefronts at the south end of the west façade similar to those on 834-840, with multi-light stained glass transoms. The northernmost storefront has been boarded up except for a hexagonal window. An entrance facing the corner is fitted with double partially glazed doors. Storefront bays on Third Street have been modernized with large panes of glass.</p>		
<b>Integrity</b>	Retains integrity despite storefront and cladding alterations, well-preserved Victorian-era storefronts (1970s photo above)		
<b>Significance</b>	Eligible as an individual landmark and as contributor		
<b>Notes</b>	<i>Alterations to north storefront are likely to have been performed between 1930 and 1950 and may be historic.</i>		





<b>Address/code</b>	<b>926-930 B Street</b>	<b>7N</b>	<b>D</b>
<b>APN</b>	011-261-13		
<b>Building Name</b>	Garatti Grocery		
<b>Year Built</b>	1912 (spreadsheet)		
<b>Original Use</b>	Retail storefront grocery		
<b>Architectural Style</b>	Mission		
<b>Architect/Builder</b>			
<b>Description</b>	The one story commercial building is rectangular in plan with a decorative shaped parapet and entablature with dentil moulding above the storefront level. Replacement storefronts are divided by heavy wooden moulding. Cladding is stucco. The entrance is fitted with a paneled wooden door.		
<b>Integrity</b>	Lacks integrity, major alterations since 1970s survey (see above)		
<b>Significance</b>	not eligible, combination of modest architecture and integrity problems		
<b>Notes</b>			



<b>Address/code</b>	<b>1009 B Street (1200-1212 4<sup>th</sup>)</b>	552	A
<b>APN</b>	011-212-05		
<b>Building Name</b>	Aileen Apartments		
<b>Year Built</b>	c1930? (architecture)		
<b>Original Use</b>	Retail storefront /apartment		
<b>Architectural Style</b>	Spanish Revival		
<b>Architect/Builder</b>			
<b>Description</b>	The two story commercial/apartment building is square in plan with a tiled mansard roof and cornice with decorative rafter tails, dentil moulding, cartouche, and floral frieze. There are facades on B and Fourth streets. Cladding is stucco. Upper floor windows are paired double-hung 4-over-1 wood sash separated by pilasters elaborated with floral motifs. An upstairs balcony feature decorative plaster in floral patterns. The ground floor apartment entrance is flanked by Corinthian columns, topped by a transom, and has double French doors with sidelights. Storefront windows on the ground floor have been somewhat altered		
<b>Integrity</b>	Retains integrity despite storefront replacement		
<b>Significance</b>	Eligible as individual landmark and contributor		
<b>Notes</b>			





<b>Address/code</b>	<b>1010 B Street (1138-1146 Fourth)</b>	<b>1S</b>	<b>A</b>
<b>APN</b>	011-215-01		
<b>Building Name</b>	Albert Building		
<b>Year Built</b>	c1920 (DPR), 1930 (Patch Article)		
<b>Original Use</b>	Retail storefront /apartment		
<b>Architectural Style</b>	Chicago/Commercial		
<b>Architect/Builder</b>			
<b>Description</b>	<p>The four story commercial/apartment building has an L-shaped plan with a flat roof and heavy decorative cornice. There are facades on B and Fourth streets. Cladding is brick with terra cotta decorative features and granite bulkheads. Upper floor windows are paired double-hung fitted with replacement windows. An upstairs balcony feature decorative plaster in floral patterns. The ground floor apartment entrance is flanked by Corinthian pilasters elaborated with decorative urns and inscribed with the building name. The door is deeply recessed and fitted with an original bronze door/sidelight/transom assemblage. Storefronts are separated by brick pilasters with terra cotta capitals. Most have original fully glazed wood doors and transoms. Contemporary awnings have been installed on storefronts</p>		
<b>Integrity</b>	Retains integrity despite window replacement and some storefront alterations		
<b>Significance</b>	Eligible as individual landmark and contributor		
<b>Notes</b>			



<b>Address/code</b>	<b>938 B Street (1143 Fourth St)</b>	<b>6X</b>	<b>B+</b>
<b>APN</b>	011-261-01		
<b>Building Name</b>	McDermott Building		
<b>Year Built</b>	Prior to 1887 (Sanborn Maps)		
<b>Original Use</b>	Retail storefront (grocery)/apartment		
<b>Architectural Style</b>	Italianate/Second Empire		
<b>Architect/Builder</b>			
<b>Description</b>	The two story commercial/apartment building has a rectangular plan with a flat roof and minimal cornice. There are facades on B and Fourth streets. Cladding is drop wood siding. Upper floor windows are tall double-hung wood sash with decorative pedimented hoods elaborated with brackets and diamond shingles. . The ground floor storefronts have paneled frieze bulkheads.		
<b>Integrity</b>	Appears to retain integrity despite some storefront alterations, spreadsheet says cornice removed		
<b>Significance</b>	Eligible as contributor and possibly as individual landmark		
<b>Notes</b>			





<b>Address/code</b>	<b>707 C Street</b>	<b>A-</b>
<b>APN</b>	012-073-11	
<b>Building Name</b>		
<b>Year Built</b>	1952 (spreadsheet)	
<b>Original Use</b>		
<b>Architectural Style</b>	Midcentury Modern	
<b>Architect/Builder</b>		
<b>Description</b>	The one story commercial building is recessed behind a parking area. It has a rectangular plan with a flat roof that projects over its deeply recessed entry, which is at the south end of its main (east) façade. The building is clad in brick with stucco accents and features clerestory windows on its main façade. There are built-in brick planters in front of the building and along the south property line.	
<b>Integrity</b>	Retains integrity, low visibility because of shrubbery	
<b>Significance</b>	Eligible as contributor and possibly as individual landmark for its Modern architecture	
<b>Notes</b>		



<b>Address/code</b>	<b>710-714 C Street</b>		<b>E</b>
<b>APN</b>	012-075-17		
<b>Building Name</b>			
<b>Year Built</b>	1954 (spreadsheet)		
<b>Original Use</b>	Apartment		
<b>Architectural Style</b>	Midcentury Modern		
<b>Architect/Builder</b>			
<b>Description</b>	The two story apartment building (now used for offices) has two rectangular-plan flat-roofed buildings facing a central courtyard. Cladding is board and batten on the ground floor and stucco above. Windows are narrow frame metal casement. The overhanging second story on the courtyard-facing elevations is supported by plain metal poles and forms a sort of loggia sheltering apartment entrances. There are brick planters along the street-facing (west) elevations.		
<b>Integrity</b>	Retains integrity		
<b>Significance</b>	Not eligible individually or as district contributor		
<b>Notes</b>	<i>Common example of inexpensive midcentury architecture</i>		



<b>Address/code</b>	<b>917 C Street</b>		<b>E</b>
<b>APN</b>	011-253-06		
<b>Building Name</b>	Youth in Arts		
<b>Year Built</b>	1880 (spreadsheet) /c1950		
<b>Original Use</b>			
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	<p>The two story commercial building has a rectangular plan and sawtooth roof disguised by a parapet on the main (east) façade. The main façade upper story is stuccoed and lacks fenestration. There is a projecting v-shaped bay centered on the main façade. The ground floor has large aluminum frame storefront windows and split-face rock columns and bulkheads. The entrance has fully glazed aluminum frame double doors with transom and sidelights. Sides and rear elevations have steel sash windows in vertical openings.</p>		
<b>Integrity</b>	Lacks integrity to 1880 construction, not a good example of a 1950s building		
<b>Significance</b>	Not eligible individually or as district contributor		
<b>Notes</b>	<p><i>19<sup>th</sup> century industrial origins of buildings displayed by roof form and side/rear elevations. Partial c1950 façade remodel created an oddly hybrid building that is not a good example of either era. 917 C St (adjacent south) is a better example of a midcentury commercial building</i></p>		





<b>Address/code</b>	<b>1123 Court Street</b>	<b>D</b>
<b>APN</b>	011-213-18	
<b>Building Name</b>	St Paul's Episcopal Church	
<b>Year Built</b>	1927 (church website), 1920 (DIJ 1949, Sanborn Maps)	
<b>Original Use</b>	Religious	
<b>Architectural Style</b>	Gothic Revival / Classical Revival	
<b>Architect/Builder</b>		
<b>Description</b>	The church sanctuary building is rectangular in plan with a steeply pitched gabled roof. It is connected to other church buildings to form a U-shaped compound building. The sanctuary has a rose window on the south elevation and pointed arch stained glass on the sides. It is clad in smooth stucco (may be reinforced concrete construction) with decorative buttresses. The main entrance is in a projecting volume near the east corner of the north elevation and features a pointed arch doorway under a pedimented gable.	
<b>Integrity</b>	unknown	
<b>Significance</b>	Unlikely to be eligible, requires more study, entrance apparently altered	
<b>Notes</b>	<i>Sources vary but building footprint dates from c1920. Main façade may have been on Mission St (north), entrance is on north but obscured from view by additions (1952-1964)</i>	





<b>Address/code</b>	<b>711 D Street</b>		<b>C</b>
<b>APN</b>	012-071-17		
<b>Building Name</b>	Marin Medical Center		
<b>Year Built</b>	Before 1952 (aerials)		
<b>Original Use</b>	Commercial		
<b>Architectural Style</b>	Mid-century Modern		
<b>Architect/Builder</b>			
<b>Description</b>	The commercial building is trapezoidal in plan with an interior courtyard and main facades on the east (D Street) and north (parking lot) elevations. The primary roof is flat with a low pitch gable over the courtyard entrance on D Street, which features large expanses of glass and brick cladding. The east façade has wood cladding and clerestory windows. A large second story addition on the east side of the building has low pitch roof and metal casement windows.		
<b>Integrity</b>	Research required to determine date of second story		
<b>Significance</b>	May be district contributor, not individually eligible		
<b>Notes</b>	<i>Second story may have been added within the historic period but does not fit Modernist aesthetic of other building elements. May be important as an early example of auto-oriented commercial architecture</i>		



<b>Address/code</b>	<b>812 D Street</b>	<b>E</b>
<b>APN</b>	011-254-22	
<b>Building Name</b>		
<b>Year Built</b>	1930s (spreadsheet) 1908-1923 (Sanborn Maps) 1906 (real estate ads)	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Hip roof cottage (Foursquare)	
<b>Architect/Builder</b>		
<b>Description</b>	The rectangular plan residence is 1.5 stories and exhibits a hybrid appearance with a pyramidal roof, large dormers, and double-hung dormer windows dating from the building's original construction the first decade of the twentieth century. Arched window and door openings, flagstone door surround, and stucco cladding appear to date from a later addition.	
<b>Integrity</b>	Lacks integrity due to stucco, arched windows, etc.	
<b>Significance</b>	Not eligible individually or as contributor	
<b>Notes</b>		





<b>Address/code</b>	<b>813 D Street</b>	<b>C</b>
<b>APN</b>	011-252-06	
<b>Building Name</b>		
<b>Year Built</b>	1882 (spreadsheet)	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Folk Victorian	
<b>Architect/Builder</b>		
<b>Description</b>	The rectangular plan residence is single story with a hipped roof. It has a plain cornice with boxed eaves and full-width porch with simple balustrade. A canvas awning, likely a replacement for an original porch roof, shelters the porch. Windows are double hung wood sash and cladding is drop siding. The ground floor sits above a raised basement and is accessed via a wide set of wooden steps.	
<b>Integrity</b>	More research required, porch roof appears to have been removed and there may be additional alterations.	
<b>Significance</b>	Potentially eligible as contributor	
<b>Notes</b>	<i>Good example of a folk house if integrity is present</i>	





<b>Address/code</b>	<b>817 D Street</b>		<b>C</b>
<b>APN</b>	011-252-05		
<b>Building Name</b>			
<b>Year Built</b>	1884 (spreadsheet)		
<b>Original Use</b>	Residential		
<b>Architectural Style</b>	Folk Victorian		
<b>Architect/Builder</b>			
<b>Description</b>	<p>The rectangular plan residence is single story with a hipped roof. It has a cornice with boxed eaves, ornamental brackets, and paneled frieze. Its full-width porch has a replacement balustrade and an unusual mansard roof. Windows are double hung wood sash with a projecting bay on the main (east) façade. Cladding is drop siding. The ground floor sits above a raised basement and is accessed via a wide set of wooden steps. The front of the house at the basement level is clad in lattice.</p>		
<b>Integrity</b>	More research required, porch appears altered, porch roof may not be original		
<b>Significance</b>	Potentially eligible as contributor		
<b>Notes</b>	<i>Good example of a folk house, appears related to 813 D next door</i>		



<b>Address/code</b>	<b>910 D Street</b>	<b>E</b>
<b>APN</b>	011-253-09	
<b>Building Name</b>	San Rafael Post Office	
<b>Year Built</b>	1936	
<b>Original Use</b>	Post office	
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>		
<b>Integrity</b>	Lacks integrity	
<b>Significance</b>	Not eligible	
<b>Notes</b>	<i>City should contact USPS, Tetra Tech looked at it in 2013 and recommended it lacked integrity due to Modernist addition</i>	





<b>Address/code</b>	<b>809-11 E Street</b>	<b>C</b>
<b>APN</b>	011-246-08	
<b>Building Name</b>		
<b>Year Built</b>	1885 (spreadsheet)	
<b>Original Use</b>	Residence (duplex)	
<b>Architectural Style</b>	Italianate	
<b>Architect/Builder</b>		
<b>Description</b>	<p>The rectangular plan residence is two story with a hipped roof from which two decorative brick chimneys project. It has a cornice with boxed eaves, ornamental brackets, and paneled frieze. Its partial-width porch has a shed roof and square supports elaborated by scrolled brackets. Replacement windows of different types have been fitted into window openings, some of which have been altered. Cladding drop siding. Side-by-side original partially glazed doors with octagonal panels topped with transoms are accessed via a wide set of wooden steps. A low concrete wall enclosing the property is adorned with abalone shells.</p>	
<b>Integrity</b>	Appears to retain sufficient integrity for district contributor status, more study needed.	
<b>Significance</b>	Good example of Italianate/vernacular duplex, potentially eligible as district Contributor	
<b>Notes</b>	<i>Appears related to 817 and 813 D, all built around the same time</i>	





<b>Address/code</b>	<b>810 E Street</b>	<b>A</b>
<b>APN</b>	011-252-14	
<b>Building Name</b>		
<b>Year Built</b>	1910 (spreadsheet)	
<b>Original Use</b>	Residence	
<b>Architectural Style</b>	Hipped roof cottage	
<b>Architect/Builder</b>		
<b>Description</b>	<p>The rectangular plan residence is single story with a hipped roof from with a large gable over the partial-width porch. The gable end has a louvered vent in an arched opening and is clad in shingles. Boxed eaves have decorative shaped rafter tails. Porch supports are Tuscan columns a top a balustrade of narrowly spaced turned balusters. The front door is fitted with a paneled partially glazed wood door and accessed via a set of wooden steps. Windows are double-hung wood with at least one decorative cottage window on the main (east) façade. The main floor sits atop a raised basement</p>	
<b>Integrity</b>	Retains integrity despite possible replacement of balustrade.	
<b>Significance</b>	Excellent example of vernacular hipped roof cottage, eligible landmark and contributor	
<b>Notes</b>	<i>Transitional Victorian/craftsman features</i>	



<b>Address/code</b>	<b>901 E Street</b>		<b>C</b>
<b>APN</b>	011-245-27		
<b>Building Name</b>	E Street Grammar School		
<b>Year Built</b>	1932-1946 (aerials)		
<b>Original Use</b>	School		
<b>Architectural Style</b>	Classical/Mediterranean Revival		
<b>Architect/Builder</b>			
<b>Description</b>	The single story building is roughly rectangular in plan with a hipped roof main volume and a smaller gable roof volume at the south. Large windows are fitted with multiple light windows. The main entrance on E Street has an assemblage of wood multiple light doors, sidelights and transoms. There are decorative quoins flanking the entrance. Cladding is spray-on stucco. There is a basement at the south end of the building.		
<b>Integrity</b>	May retain integrity despite modern stucco, more research needed.		
<b>Significance</b>	Good example of a 1930s school building, appears eligible as a contributor, lacks the distinction of an architectural landmark.		
<b>Notes</b>			



<b>Address/code</b>	<b>1022 E Street</b>	<b>A-</b>
<b>APN</b>	011-204-01	
<b>Building Name</b>	Keaton's funeral Home	
<b>Year Built</b>	1924 (spreadsheet)	
<b>Original Use</b>	Residence	
<b>Architectural Style</b>	Mediterranean Revival with Classical details	
<b>Architect/Builder</b>		
<b>Description</b>	The two story house is roughly rectangular in plan with a tiled mansard roof roof main volume and a smaller gable roof volume at the south. There are similar diminutive roof forms on the projecting porte cochere and partial width front porch, both of which are supported by decorative columns. The recessed entrance is fitted with a wood panel partially glazed door with matching transom and side lights. Porch landing and wide steps are granite. The porte cochere is partially infilled. Cladding is smooth stucco. Windows are double hung wood sash with various sizes and configurations.	
<b>Integrity</b>	Retains integrity despite porte cochere alterations (see 1970s photo)	
<b>Significance</b>	Good example of a Mediterranean Revival house, eligible as a contributor and may also qualify as an individual landmark.	





<b>Address/code</b>	<b>105 F Street</b>	<b>E</b>
<b>APN</b>	011-194-06	
<b>Building Name</b>		
<b>Year Built</b>	1893 (spreadsheet)	
<b>Original Use</b>	Residence	
<b>Architectural Style</b>	Folk Victorian	
<b>Architect/ Builder</b>		
<b>Description</b>	The single story house is roughly rectangular in plan with a gable on hip roof and full width porch under its own hipped roof. It is clad in drop siding and has tall window openings fitted with replacement windows. The south end of the porch has been enclosed.	
<b>Integrity</b>	Lacks integrity, odd roof form may be alteration, enclosed porch	
<b>Significance</b>	Not eligible	
<b>Notes</b>		



<b>Address/code</b>	<b>633 Fifth Ave</b>		<b>A</b>
<b>APN</b>	014-084-02		
<b>Building Name</b>			
<b>Year Built</b>	1898 (spreadsheet)		
<b>Original Use</b>	Residence		
<b>Architectural Style</b>	Queen Anne		
<b>Architect/Builder</b>			
<b>Description</b>	<p>The two story house is roughly rectangular in plan with a gable roof. There are projecting two-story bays at the main (north) and west elevations. They are topped with pedimented gables with multiple light windows and fishscale siding. Primary cladding is drop wood siding, with fishscale shingles separating upper and lower window bays. Multiple light windows are fitted into tall openings. The main entrance is roughly centered in the north façade and fitted with a partially glazed paneled wood door. It is sheltered by a partial-width porch with hipped roof and turned posts. A small area at the west end of the porch has been filled in and has a second entrance fitted with a paneled wood door.</p>		
<b>Integrity</b>	Retains integrity despite porch alterations		
<b>Significance</b>	Eligible as district contributor and individual landmark		
<b>Notes</b>	<i>Pair with adjacent house at 637 Fifth</i>		





<b>Address/code</b>	<b>637 Fifth Ave</b>		<b>A</b>
<b>APN</b>	014--084-13		
<b>Building Name</b>			
<b>Year Built</b>	1954 (spreadsheet) c1895 plausible		
<b>Original Use</b>	Residence		
<b>Architectural Style</b>	Queen Anne		
<b>Architect/Builder</b>			
<b>Description</b>	<p>The two story house is roughly rectangular in plan with a gable roof. There are projecting two-story bays at the main (north) and east elevations. They are topped with pedimented gables with multiple light windows and fishscale siding. Primary cladding is drop wood siding, with fishscale shingles separating upper and lower window bays. Multiple light windows are fitted into tall openings. The main entrance is roughly centered in the north façade and fitted with a glazed wood door. It is sheltered by an integral porch with hipped roof and turned posts. There is an exterior staircase at the rear leading to upper floor entrance</p>		
<b>Integrity</b>	Retains integrity despite porch alterations		
<b>Significance</b>	Eligible as district contributor and individual landmark		
<b>Notes</b>	<i>Pair with adjacent house at 633 Fifth</i>		



<b>Address/code</b>	<b>634 Fifth Ave</b>		<b>E</b>
<b>APN</b>	014--081-08		
<b>Building Name</b>			
<b>Year Built</b>	1948 (spreadsheet)		
<b>Original Use</b>	Commercial		
<b>Architectural Style</b>	Utilitarian		
<b>Architect/Builder</b>			
<b>Description</b>	The single story commercial building is rectangular in plan with a flat roof. Windows are steel multiple light casement. The centered entrance has double partially glazed wood doors topped with a transom and flanked by wood pilasters. East and north elevations lack fenestration		
<b>Integrity</b>	Retains integrity		
<b>Significance</b>	Not eligible a landmark or contributor		
<b>Notes</b>			



<b>Address/code</b>	<b>638 Fifth Ave</b>	<b>E</b>
<b>APN</b>	014-081-09	
<b>Building Name</b>		
<b>Year Built</b>	1910 (spreadsheet)	
<b>Original Use</b>	Commercial	
<b>Architectural Style</b>	Hipped Roof Cottage with Queen Anne details	
<b>Architect/Builder</b>		
<b>Description</b>	The single story residential building is rectangular in plan with a hipped roof and hipped dormers. There is a bay with hexagonal roof at its southeast corner. The main floor is raised over a basement with a set of wooden steps from the side. Windows are various shapes and materials of replacement windows.	
<b>Integrity</b>	Lacks integrity, windows, porch, other alterations	
<b>Significance</b>	Not eligible as a landmark or contributor due to lack of integrity	
<b>Notes</b>		





<b>Address/code</b>	<b>709 Fifth Ave</b>		<b>E</b>
<b>APN</b>	011-227-02		
<b>Building Name</b>			
<b>Year Built</b>	1941 (spreadsheet)		
<b>Original Use</b>	Supermarket		
<b>Architectural Style</b>	Utilitarian		
<b>Architect/Builder</b>			
<b>Description</b>	The single story commercial building is rectangular in plan with a gabled roof hidden by a parapet. Windows are steel multiple light casement. The main (north) façade is occupied by large divided storefront windows and flanked by square pillars. Main façade cladding is stucco, the balance of the building is board form concrete. The off center entrance has double glazed doors.		
<b>Integrity</b>	Lacks integrity		
<b>Significance</b>	Not eligible as landmark or contributor due to lack of significance and integrity		
<b>Notes</b>			

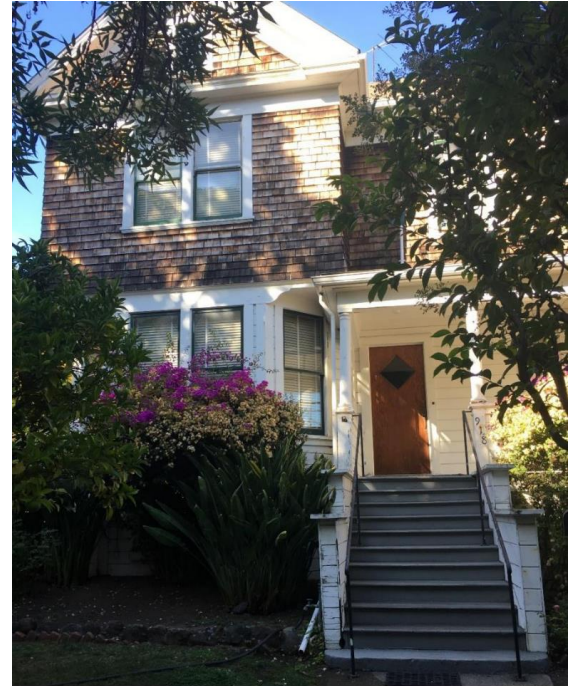


<b>Address/code</b>	<b>835 Fifth Ave</b>	<b>D</b>
<b>APN</b>	011-224-21	
<b>Building Name</b>	Merrill's Drug and Discount	
<b>Year Built</b>	1921 (DPR)	
<b>Original Use</b>	Commercial	
<b>Architectural Style</b>	Mission	
<b>Architect/Builder</b>		
<b>Description</b>	The single story commercial building is rectangular in plan with a gabled roof hidden by a shaped parapet. The main (north) façade is occupied by large contemporary storefront windows with one roll up vehicle door. Cladding is brick with stuccoed areas. The off center entrance has a contemporary glazed door.	
<b>Integrity</b>	Lacks integrity (see 1970s photo above)	
<b>Significance</b>	Not eligible as landmark or contributor due to marginal significance and lack of integrity	
<b>Notes</b>	<i>Very similar to 819 Fifth/836 Fourth</i>	





<b>Address/code</b>	<b>845 Fifth Ave</b>	<b>D</b>
<b>APN</b>	011-224-01	
<b>Building Name</b>		
<b>Year Built</b>	1920 (spreadsheet)	
<b>Original Use</b>	Multi-family residential	
<b>Architectural Style</b>	Mediterranean Revival	
<b>Architect/Builder</b>		
<b>Description</b>	The three story apartment building is U-shaped in plan with a flat roof and hipped tile parapet with decorative cornice featuring shaped rafter tails. There is a floral frieze below the cornice and decorative swags on spandrel panels. The building is clad in stucco with decorative stone wainscoting and arched main entrance. The recessed door is wood frame and fully glazed with sidelights and decorative fanlights. Fenestration is vertical openings with replacement windows. There is a fire escape on the main (north) façade.	
<b>Integrity</b>	Apparently lacks integrity, replacement windows and wainscoting, more research needed	
<b>Significance</b>	Not likely to be eligible as landmark or contributor due to marginal significance and lack of integrity	
<b>Notes</b>		



<b>Address/code</b>	918 Fifth Ave	7N	A
<b>APN</b>	011-221-08		
<b>Building Name</b>			
<b>Year Built</b>	c1900 (DPR)		
<b>Original Use</b>	Multi-family residential		
<b>Architectural Style</b>	Transitional Queen Anne		
<b>Architect/Builder</b>			
<b>Description</b>	<p>The 2.5 story house is roughly rectangular in plan with a gable on hip roof. It is clad in unpainted shingles with clapboard wood siding on the ground floor. Windows are double hung wood sash with a cutaway bay on the main (south) façade. A partial width porch adjacent to the window bay has a shed roof and solid balustrade with Tuscan columns. The wood door has a diamond shaped window and there is a lozenge shaped window adjacent to the door. The ground floor is set atop a raised basement and accessed via a set of wooden steps. A low stone wall encloses the front yard.</p>		
<b>Integrity</b>	Retains integrity (see 1970s photo above)		
<b>Significance</b>	Eligible as landmark and contributor		
<b>Notes</b>			





<b>Address/code</b>	<b>1409 Fifth Ave</b>	<b>E</b>
<b>APN</b>	011-204-18	
<b>Building Name</b>		
<b>Year Built</b>	1888/1949 (spreadsheet)	
<b>Original Use</b>	Multi-family residential	
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The two story house is roughly rectangular in plan with a hipped roof. It is clad in shingles and drop siding wood siding. Double hung wood sash windows and some decorative elements reveal nineteenth century origin of building, but its original style and form are unknown. Converted to 5 apartments 1949.	
<b>Integrity</b>	Lacks integrity, specific alterations unknown but not a good example of any historic residential style	
<b>Significance</b>	Not eligible as landmark or contributor due to lack of integrity	
<b>Notes</b>		



<b>Address/code</b>	<b>1517 Fifth Ave</b>	<b>7N</b>	<b>A</b>
<b>APN</b>	011-202-04		
<b>Building Name</b>			
<b>Year Built</b>	1890/1920 (spreadsheet)		
<b>Original Use</b>	Residential		
<b>Architectural Style</b>	Queen Anne		
<b>Architect/Builder</b>			
<b>Description</b>	<p>The 2.5 story raised basement house is roughly rectangular in plan with a gabled roof. It is clad in narrow clapboard and wide horizontal wood siding. Windows are double hung wood sash. A full-width porch has a hipped roof projecting from the main (north) façade and its east end is enclosed in multiple-light wood windows. Ornamental details include decorative window assemblage with diminutive shed roof on the pedimented front gable, cornice with scrolled bracket and decorative frieze, turned posts and elaborate trim on the porch, and projecting second floor square window bay.</p>		
<b>Integrity</b>	Retains integrity		
<b>Significance</b>	Eligible as landmark and contributor		
<b>Notes</b>			



<b>Address/code</b>	<b>1539 Fifth Ave</b>		<b>B+</b>
<b>APN</b>	011-196-05		
<b>Building Name</b>			
<b>Year Built</b>	1935 (spreadsheet)		
<b>Original Use</b>	Residential		
<b>Architectural Style</b>	Tudor		
<b>Architect/Builder</b>			
<b>Description</b>	The single story raised basement house is U-shaped in plan with a steeply pitched cross-gabled roof. It is constructed of brick with a slate roof and has two decorative brick chimneys. Windows feature leaded diamond panes. The entrance is fitted with a wide paneled wood door.		
<b>Integrity</b>	Retains integrity		
<b>Significance</b>	Eligible as contributor, potentially eligible as landmark		
<b>Notes</b>			





<b>Address/code</b>	<b>1623-1627 Fifth Ave</b>	<b>7N</b>	<b>B</b>
<b>APN</b>	011-320-01 -02 -03 -04		
<b>Building Name</b>			
<b>Year Built</b>	ND		
<b>Original Use</b>	Residential		
<b>Architectural Style</b>	Shingle, Folk Victorian		
<b>Architect/Builder</b>			
<b>Description</b>	Multiple buildings, difficult to decipher Address/code /age etc.		
<b>Integrity</b>	Retain integrity		
<b>Significance</b>	Buildings remain eligible as district contributors		
<b>Notes</b>			

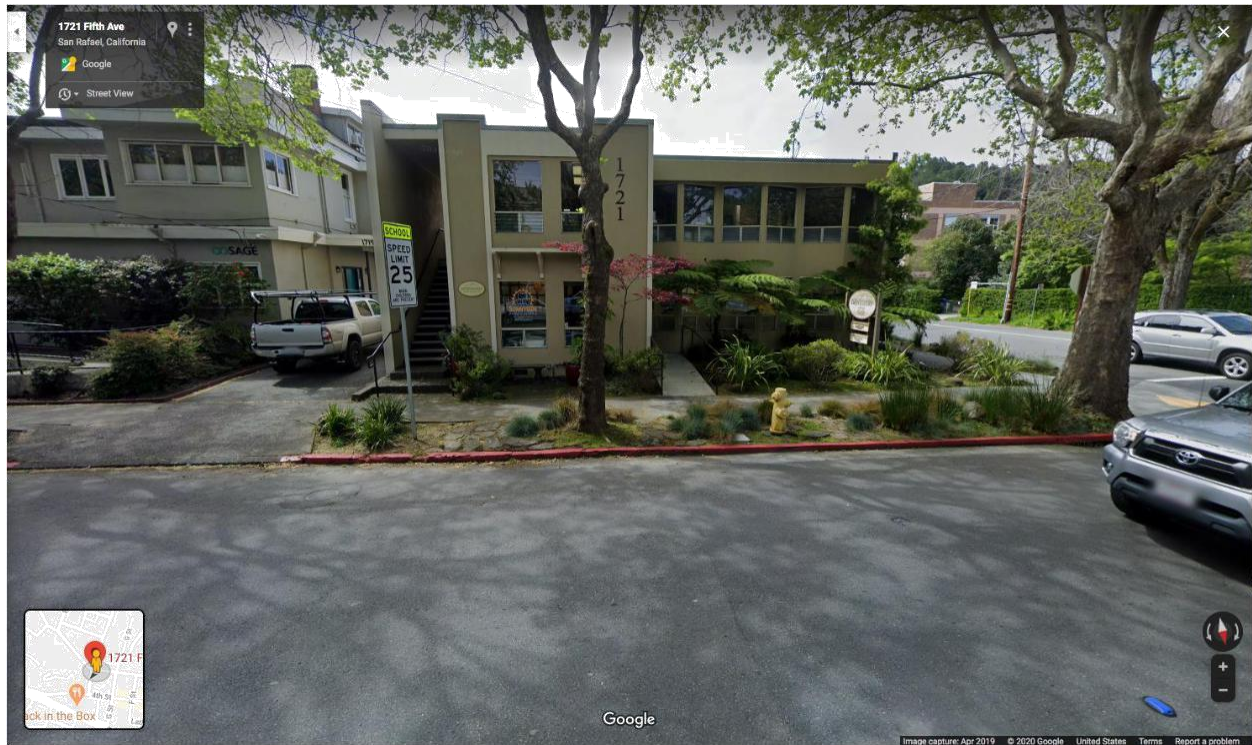


<b>Address/code</b>	<b>1637 Fifth Ave</b>	<b>3S</b>	<b>A</b>
<b>APN</b>	011-194-01		
<b>Building Name</b>			
<b>Year Built</b>	1913/1990 (spreadsheet)		
<b>Original Use</b>	Residential		
<b>Architectural Style</b>	Craftsman		
<b>Architect/Builder</b>			
<b>Description</b>	The two story house is rectangular in plan with hipped roof and large decorative gabled dormers. The house is clad in natural wood shingles. A projecting partial width porch has its own hipped roof and solid parapet. Lavish craftsman-style ornament includes gable-end vents, shaped knee braces, arched porch openings, battered porch columns, and multiple-light cottage windows. The front yard is enclosed in a low stone wall.		
<b>Integrity</b>	Retains integrity		
<b>Significance</b>	Excellent example of Craftsman architecture. Eligible individually and as district contributor		
<b>Notes</b>			





<b>Address/code</b>	<b>1629 Fifth Ave</b>	<b>7N</b>	<b>A</b>
<b>APN</b>	011-194-02		
<b>Building Name</b>	Thomas Morris House		
<b>Year Built</b>	1878 (spreadsheet)		
<b>Original Use</b>	Residential		
<b>Architectural Style</b>			
<b>Architect/Builder</b>	Queen Anne Cottage		
<b>Description</b>	The 1.5 story house is roughly rectangular in plan with steeply pitched cross-gabled roof and decorative gabled dormers. The house is clad in natural wood shingles. A full-width porch has its own hipped roof. The building is obscured by vegetation on available images and details are unclear.		
<b>Integrity</b>	Appears to retain integrity, field photography needed		
<b>Significance</b>	Eligible individually and as district contributor if field visit reveals integrity		
<b>Notes</b>			



<b>Address/code</b>	<b>1721 Fifth Ave</b>	<b>E</b>
<b>APN</b>	011-192-01	
<b>Building Name</b>		
<b>Year Built</b>	1939 (spreadsheet)	
<b>Original Use</b>		
<b>Architectural Style</b>		
<b>Architect/Builder</b>	Midcentury Modern	
<b>Description</b>	The two story commercial building has an L-shaped plan with flat roof. The house is clad in natural wood shingles. Its street facades are dominated by ribbon bands of windows, other elevations lack fenestration. Windows are large fixed squares smaller rectangular jalousies below. The main (north) façade is zigzag with a staircase to the second floor in a projecting volume at its east end.	
<b>Integrity</b>	Does not retain integrity to 1939.	
<b>Significance</b>	Not eligible as a contributor or landmark due to lack of significance/integrity	
<b>Notes</b>	<i>Does not display integrity to 1939, is a common example of a c1960 building</i>	





<b>Address/code</b>	<b>1800 (1801) Fifth Ave</b>	<b>1S</b>	<b>A</b>
<b>APN</b>	010-291-16		
<b>Building Name</b>	San Rafael Improvement Club		
<b>Year Built</b>	1915/1916 (NRHP)		
<b>Original Use</b>	Panama-Pacific Exhibition Building/local clubhouse		
<b>Architectural Style</b>	Classical Revival		
<b>Architect/Builder</b>	William B. Faville		
<b>Description</b>	The single story building has a roughly square plan and flat/domed roof. Cladding is smooth plaster stucco or concrete. Classical revival ornament includes fluted plasters, cornice and frieze, and formal pediments. The building is obscured by vegetation on available images and details are unclear.		
<b>Integrity</b>	Appears to retain integrity, dome was added after 1983, field photography needed		
<b>Significance</b>	eligible as landmark and contributor		
<b>Notes</b>	<i>Listed on the NRHP 1984</i>		





<b>Address/code</b>	<b>712 Fifth Ave</b>	<b>E</b>
<b>APN</b>	011-226-06	
<b>Building Name</b>		
<b>Year Built</b>	1940/1970/1994 (spreadsheet)	
<b>Original Use</b>		
<b>Architectural Style</b>	Minimal Traditional	
<b>Architect/Builder</b>		
<b>Description</b>	The single story building has a T-shaped plan and low pitch hipped roof. It is clad in stucco with brick quoins around the recessed entry. The partially glazed metal replacement door has sidelights and transom and is accessed via an accessible ramp. Windows are double hung two over two wood sash.	
<b>Integrity</b>	Appears to retain integrity despite replacement door and ramp addition.	
<b>Significance</b>	Lacks architectural significance, not eligible as landmark or contributor	
<b>Notes</b>		



<b>Address/code</b>	<b>455 First St /1621 Second St</b>		<b>E</b>
<b>APN</b>	012-054-02		
<b>Building Name</b>			
<b>Year Built</b>	1950 (spreadsheet), appears to be c1900 house converted to multi-unit		
<b>Original Use</b>	residential		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The single story building has a roughly rectangular plan and steeply pitched gabled roof with shed dormers. It is clad cement shingle and has replacement windows in vertical openings. The north elevation has been remodeled into apartments with an exterior staircase to the second floor		
<b>Integrity</b>	Lacks integrity		
<b>Significance</b>	Not eligible as landmark or contributor		
<b>Notes</b>			



<b>Address/Code</b>	<b>505 Fourth Street</b>	<b>E</b>
<b>APN</b>	014-123-09	
<b>Building Name</b>	Residence	
<b>Year Built</b>	1924/1930 (spreadsheet),	
<b>Original Use</b>	residential	
<b>Architectural Style</b>	Craftsman	
<b>Architect/Builder</b>		
<b>Description</b>	The single story house has a roughly rectangular plan and medium pitched multi-gabled roof with shed dormers. It is wood clapboard with stucco on the main (north) façade. There is a projecting partial-width porch with battered supports and shaped opening adjacent to a projecting window bay. A shed roof carport projects from the west side of the house.	
<b>Integrity</b>	Lacks integrity, replacement windows, carport, probably stucco over original wood, large neighboring building affects setting	
<b>Significance</b>	Not eligible as landmark or contributor due to marginal significance and lack of integrity	
<b>Notes</b>		





<b>Address/code</b>	<b>532 Fourth Street</b>		<b>E</b>
<b>APN</b>	014-086-26		
<b>Building Name</b>			
<b>Year Built</b>	1965 (spreadsheet),		
<b>Original Use</b>			
<b>Architectural Style</b>	Midcentury Modern		
<b>Architect/Builder</b>			
<b>Description</b>	The two story storefront commercial building is rectangular in plan with flat roof, ground floor retail, and second floor office space. The two storefronts are separated by a driveway that leads under the second floor to the rear parking lot. Cladding is stucco with manufactured stone on the east storefront. Fixed windows are vertical with aluminum frames and doors are fully glazed aluminum frame.		
<b>Integrity</b>	Probably lacks integrity, stone facing, upstairs balustrade, windows appear to be replacements		
<b>Significance</b>	Not eligible as landmark or contributor due to marginal significance and lack of integrity		
<b>Notes</b>			



<b>Address/code</b>	<b>705 Fourth Street</b>	<b>E</b>
<b>APN</b>	011-275-03	
<b>Building Name</b>		
<b>Year Built</b>	1898/1991/2008 (spreadsheet)	
<b>Original Use</b>		
<b>Architectural Style</b>	Queen Anne	
<b>Architect/Builder</b>		
<b>Description</b>	The two story house is roughly rectangular in plan with a gable on hip roof and projecting bays at the north, east, and corner. It is clad in stucco and upper floor windows have been replaced. East and north elevations have been converted to storefront on the ground floor.	
<b>Integrity</b>	Lacks integrity, roof form and decorative window casings are only remnants of original	
<b>Significance</b>	Not eligible as landmark or contributor due to lack of integrity	
<b>Notes</b>		





<b>Address/code</b>	<b>710 Fourth Street</b>	<b>E</b>
<b>APN</b>	011-227-04	
<b>Building Name</b>	Marin Center for Independent Living	
<b>Year Built</b>	1950s? (spreadsheet), c1930 (aerials)	
<b>Original Use</b>	residential	
<b>Architectural Style</b>	Minimal Traditional/Commercial	
<b>Architect/Builder</b>		
<b>Description</b>	Historic aerials suggest that the southwest portion of the building with cross-gabled roof was originally a small house constructed about 1930. Additions were constructed over the decades, resulting in a hybrid building with multiple roof forms and both horizontal and vertical window shapes. Brick cladding is unlikely to be original	
<b>Integrity</b>	Lacks integrity to 1930	
<b>Significance</b>	Not eligible as landmark or contributor, not a recognizable example of a historic style	
<b>Notes</b>		



<b>Address/code</b>	<b>709-711 Fourth Street</b>	<b>7N</b>	<b>A</b>
<b>APN</b>	011-275-02		
<b>Building Name</b>			
<b>Year Built</b>	1898 (spreadsheet)		
<b>Original Use</b>	Storefront/residential		
<b>Architectural Style</b>	Italianate		
<b>Architect/Builder</b>			
<b>Description</b>	<p>The two story building is rectangular in plan with ground floor retail and upper floor residential. Its mansard roof has a cornice with elaborate shaped brackets. Upper floor windows are tall two over two double hung wood sash and elaborated with decorative hoods and casings. There is a projecting square bay. Cladding is drop siding. A decorative frieze separates the storefront from the upper floor. An original partially glazed wood panel door at the east end of the main (north) façade leads to a staircase to the second floor. Storefronts and storefront entrance are contemporary.</p>		
<b>Integrity</b>	Retains integrity despite modernization of storefront		
<b>Significance</b>	Excellent example of Italianate commercial/residential architecture, eligible as landmark and contributor.		
<b>Notes</b>			



<b>Address/code</b>	<b>716 Fourth Street</b>	<b>E</b>
<b>APN</b>	011-227-05	
<b>Building Name</b>		
<b>Year Built</b>	1908/1949/1983 (spreadsheet)	
<b>Original Use</b>	Storefront/residential	
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The two story building is rectangular in plan with ground floor retail and upper floor residential or offices. It is clad in stucco and has a pointed parapet. Tall original window openings on the upper floor are fitted with replacement windows. The ground floor has storefront windows and a rounded streamline modern entrance and awning.	
<b>Integrity</b>	Lacks integrity	
<b>Significance</b>	Hybrid architecture from various eras, not a good example of any historic style, not eligible	
<b>Notes</b>		



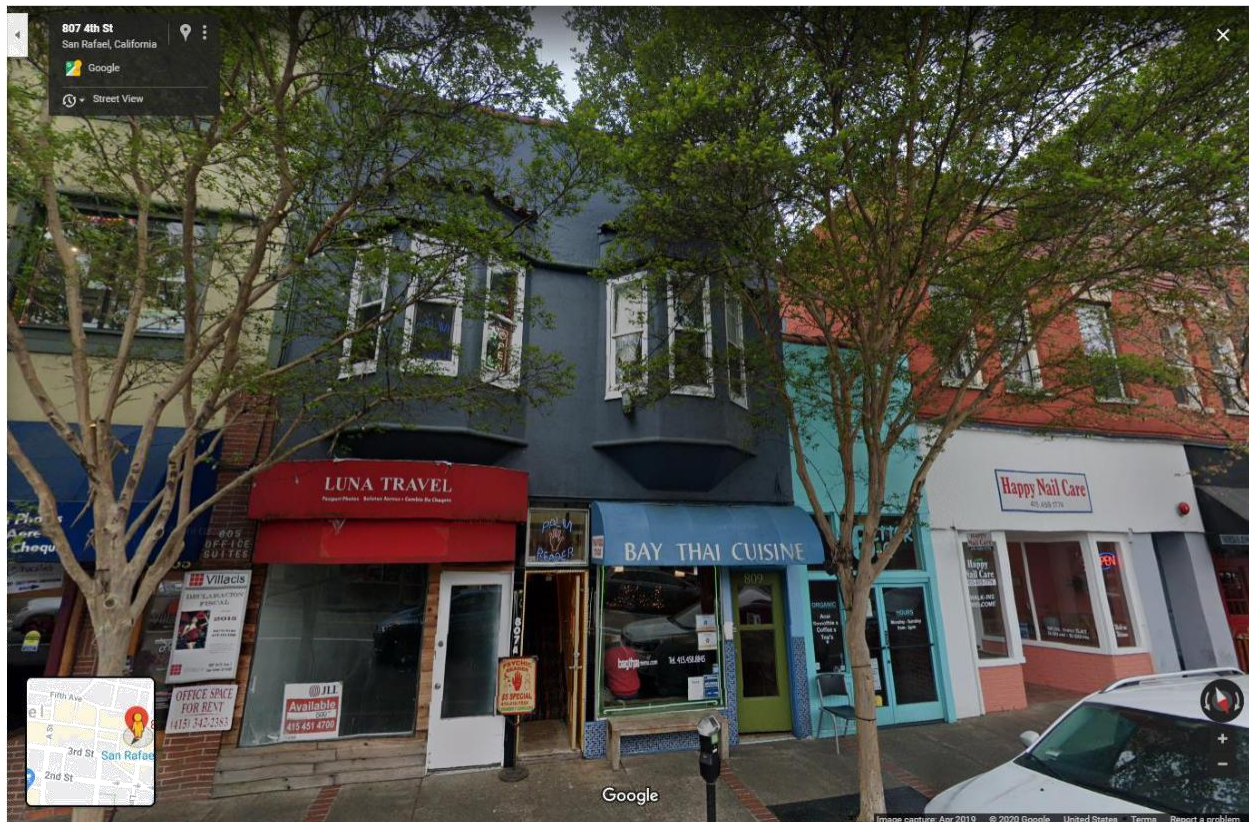


<b>Address/code</b>	<b>718-24 Fourth Street</b>	<b>E</b>
<b>APN</b>	011-227-06	
<b>Building Name</b>	Bayside Marin	
<b>Year Built</b>	1918 (spreadsheet)	
<b>Original Use</b>	Storefront	
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The large single story building is rectangular in plan with a tall shaped parapet and divided storefront windows. The projecting entrance has a gabled roof with plastic tile and shaped knee braces. The building is clad in stucco.	
<b>Integrity</b>	Lacks integrity	
<b>Significance</b>	Not a good example of any historic style, not eligible	
<b>Notes</b>		



<b>Address/code</b>	<b>801-805 Fourth Street</b>	<b>5S2</b>	<b>E</b>
<b>APN</b>	011-273-06		
<b>Building Name</b>	Old San Rafael Mall		
<b>Year Built</b>	1878 (spreadsheet)		
<b>Original Use</b>	Storefront		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The three story corner commercial building has storefronts on ground floor Fourth St and Lincoln Ave facades with apartments above. The building is clad in stucco with Roman brick bulkheads. Windows have been replaced and most window openings altered. A projecting second and third floor bay at the corner is the only recognizable element of the building's nineteenth century origins.		
<b>Integrity</b>	Lacks integrity		
<b>Significance</b>	Not a good example of any historic style, not eligible		
<b>Notes</b>			





<b>Address/code</b>	<b>807 Fourth Street</b>	<b>E</b>
<b>APN</b>	011-273-05	
<b>Building Name</b>		
<b>Year Built</b>	1903 (spreadsheet)	
<b>Original Use</b>	Storefront	
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The two story commercial building is rectangular in plan with gabled roof concealed by parapet and storefronts on ground floor with apartments above. The building is clad in stucco. Tall windows in upper floor bays are fitted with metal windows. Bays are topped with tile roofs A projecting second and third floor bay at the corner is the only recognizable element of the building's nineteenth century origins.	
<b>Integrity</b>	Lacks integrity	
<b>Significance</b>	Not a good example of any historic style, not eligible	
<b>Notes</b>		



<b>Address/code</b>	<b>812 Fourth Street</b>	<b>5S2</b>	<b>B</b>
<b>APN</b>	011-224-11		
<b>Building Name</b>	Redhill Imports		
<b>Year Built</b>	1920/1950/1971 (spreadsheet)		
<b>Original Use</b>	Commercial		
<b>Architectural Style</b>	Mission		
<b>Architect/Builder</b>			
<b>Description</b>	The one story storefront commercial building is rectangular in plan with arched roof and shaped parapet. Its recessed main entrance has an arched door flanked by arched multiple light wood windows. Divided storefront windows are contemporary.		
<b>Integrity</b>	Appears to retain integrity, more research needed		
<b>Significance</b>	Good if modest example of Mission commercial architecture, not a landmark, potentially a district contributor		
<b>Notes</b>	<i>Adjacent building to the east (806) apparent district contributor does not appear on any spreadsheet tab is not in exclusion area</i>		





<b>Address/code</b>	<b>827-831 Fourth Street</b>	<b>3S</b>	<b>A</b>
<b>APN</b>	011-273-02		
<b>Building Name</b>	Rafael Florist/Gold Rush Jewelers		
<b>Year Built</b>	Before 1924 (Sanborn Maps)		
<b>Original Use</b>	Commercial (auto showroom)		
<b>Architectural Style</b>	Mission		
<b>Architect/Builder</b>			
<b>Description</b>	<p>The one story storefront commercial building is rectangular in plan with gabled roof concealed by a parapet. The building is stucco with terracotta ornament including cartouche and arch motif at parapet corners. Storefront windows are topped by floral frieze and large multiple light transoms with decorative turned posts and scrolled moulding. The partially glazed wood door is topped by a transom and set in an elaborately shaped arch. A cartouche with ornate floral and candle motifs tops the door. 827 Fourth originally had a vehicle door leading to a repair area behind the showroom and retains scrolled moulding and parapet that matches the primary building.</p>		
<b>Integrity</b>	Retains integrity		
<b>Significance</b>	Excellent example of Mission architecture, eligible as landmark and district contributor		
<b>Notes</b>			



<b>Address/code</b>	<b>836 Fourth Street</b>		<b>B</b>
<b>APN</b>	011-224-13		
<b>Building Name</b>			
<b>Year Built</b>	1924 (spreadsheet, Sanborns)		
<b>Original Use</b>	Commercial , auto showroom		
<b>Architectural Style</b>	Mission		
<b>Architect/Builder</b>			
<b>Description</b>	The single story commercial building is rectangular in plan with a gabled roof hidden by a shaped parapet. The main (south) façade is occupied by large contemporary storefront windows and centered entrance. Cladding is brick with stuccoed areas. Decorative corbelling is also executed in brick.		
<b>Integrity</b>	Retains integrity		
<b>Significance</b>	Good simple example of Mission architecture, potential district contributor		
<b>Notes</b>	<i>Similar to 831 Fifth but better example of the style</i>		



<b>Address/code</b>	<b>846 Fourth Street</b>		<b>B</b>
<b>APN</b>	011-224-14		
<b>Building Name</b>			
<b>Year Built</b>	1908-1924 (Sanborn Maps)		
<b>Original Use</b>	Storefront Commercial		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	<p>The two story commercial building is rectangular in plan with a flat roof and parapet and decorative tiled shed roof with shaped rafter tails. The main (south) façade is occupied by large contemporary storefront windows and centered entrance. Cladding is glazed brick with decorative tile bulkhead. Decorative frieze separating ground and second stories is also executed in brick. Tripartate upstairs windows are fitted with replacements. The recessed entrance is flanked by slanted storefronts and fitted with a fully glazed wood panel door. There are divided light transoms above the storefront. The entrance to the upstairs is fitted with a replacement door.</p>		
<b>Integrity</b>	Retains integrity		
<b>Significance</b>	Good example early twentieth century commercial storefront, potential district contributor		
<b>Notes</b>	<i>Same parcel as 842 Fourth</i>		





<b>Address/code</b>	<b>842 Fourth Street</b>	<b>B</b>
<b>APN</b>	011-224-14	
<b>Building Name</b>		
<b>Year Built</b>	1929 (spreadsheet)	
<b>Original Use</b>	Commercial	
<b>Architectural Style</b>	Mission	
<b>Architect/Builder</b>		
<b>Description</b>	The single story commercial building is L-shaped in plan with a flat roof and stepped parapet. The main (south) façade is occupied by small windows above a paneled bulkhead and two entrances at its west end. A metal awning with a small marquee projects from the façade above the storefront level. Transoms above the awning appear to have been partially covered. There is a cornice between transoms and parapet. The building is clad in brick with columns articulated in contrasting color brick and tile column bases	
<b>Integrity</b>	Retains integrity, probable alterations to storefront level are sympathetic	
<b>Significance</b>	Good example of Mission architecture, potential district contributor	
<b>Notes</b>	<i>Same parcel as 842 Fourth</i>	



<b>Address/code</b>	<b>866 Fourth Street</b>	<b>5S2</b>	<b>E</b>
<b>APN</b>	011-224-20		
<b>Building Name</b>			
<b>Year Built</b>	1953 (spreadsheet)		
<b>Original Use</b>	Commercial		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The single story commercial building is rectangular in plan with arched roof and flat parapet. Three storefront bays are divided by concrete beams. The building is clad in stucco. Storefront windows and doors are contemporary.		
<b>Integrity</b>	Integrity unknown		
<b>Significance</b>	Not eligible, not a good example of any historic architectural style		
<b>Notes</b>			



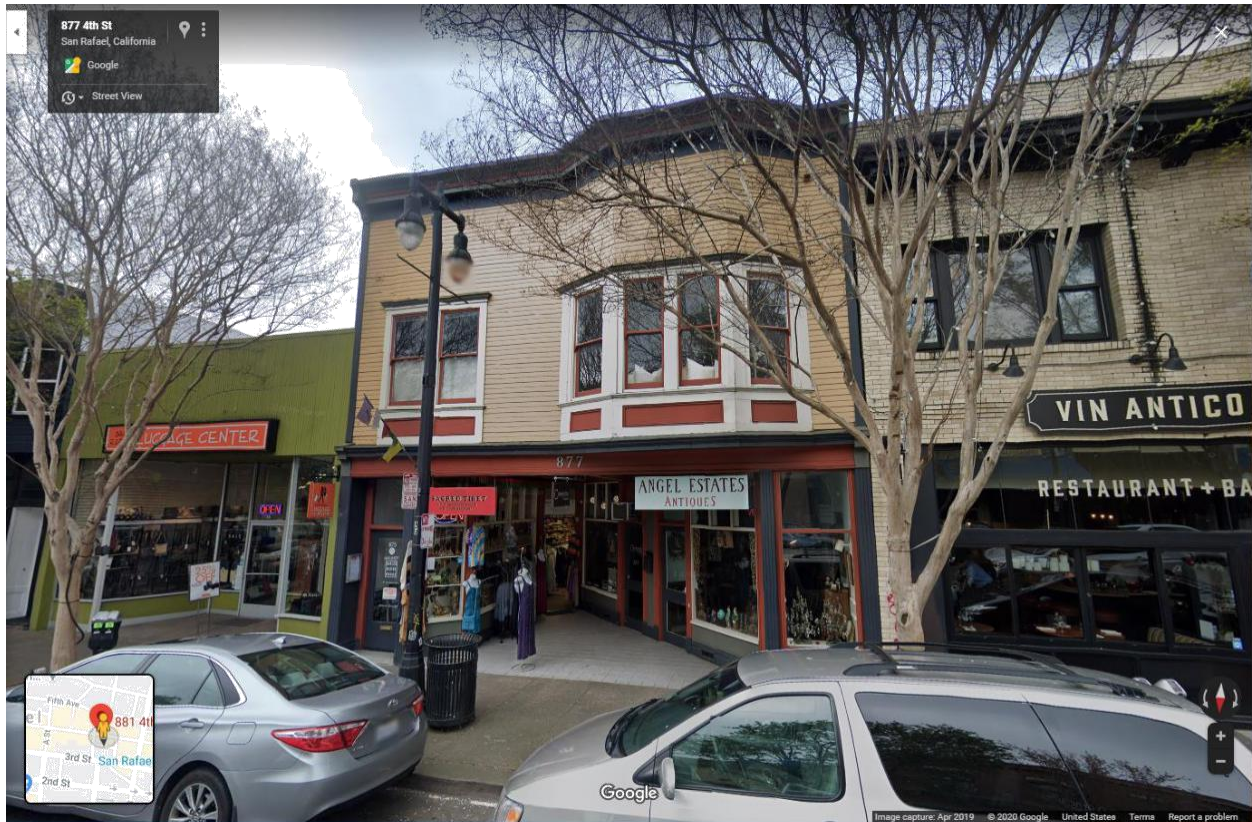
<b>Address/code</b>	874 Fourth Street		<b>E</b>
<b>APN</b>	011-224-17		
<b>Building Name</b>	Marin Municipal Water Department		
<b>Year Built</b>	1903 (spreadsheet)		
<b>Original Use</b>	Water Department		
<b>Architectural Style</b>	Spanish Revival		
<b>Architect/Builder</b>			
<b>Description</b>	The municipal/commercial building has a two story 1903 municipal building set back on the lot with a single story storefront addition adjacent to the sidewalk. The original building has a side-gabled roof and stucco cladding with highly decorative terra cotta ornament. The storefront is also stucco and has a shed tile roof at the center entrance, but it is contemporary in character.		
<b>Integrity</b>	Lacks Integrity, intrusive main façade addition 1951-1964.		
<b>Significance</b>	Architecturally significant original building ineligible, lack of integrity		
<b>Notes</b>			



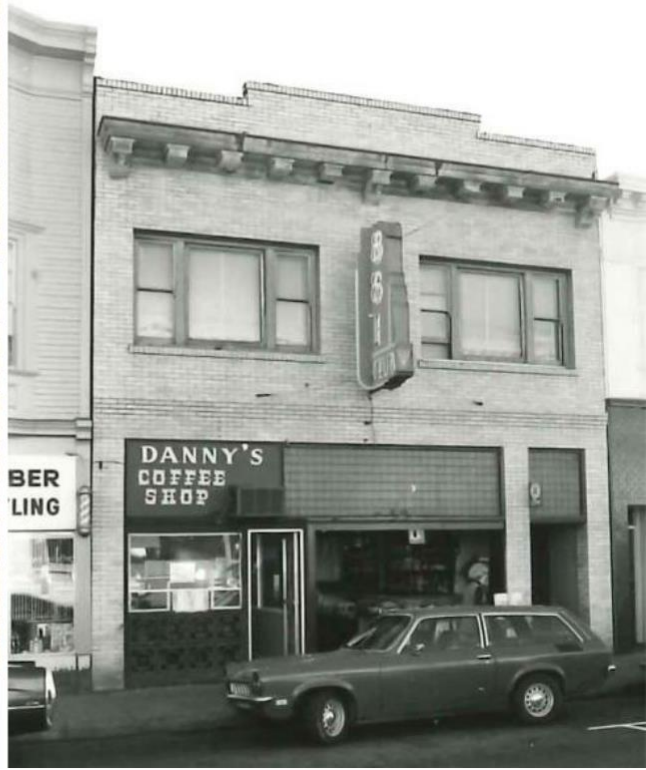


<b>Address/code</b>	882-884 Fourth Street (1010 Lootens)	7N	B
<b>APN</b>	011-224-18		
<b>Building Name</b>	Masonic Building		
<b>Year Built</b>	1910 (spreadsheet)		
<b>Original Use</b>	Lodge/Storefront Commercial		
<b>Architectural Style</b>	Classical Revival		
<b>Architect/Builder</b>			
<b>Description</b>	The lodge/commercial building is two story and rectangular in plan with a flat roof. The building is clad in brick and has facades on Fourth and Lootens. The heavy cornice features decorative brackets and dentil moulding, there is also decorative moulding separating upper and lower floors. Storefronts and doors have been replaced, and original transoms are covered except over the central entrance on Fourth Street leading to the lodge rooms.		
<b>Integrity</b>	Retains sufficient integrity for listing as district contributor despite replacement windows and storefronts.		
<b>Significance</b>	Eligible as district contributor, lacks integrity for landmark status		
<b>Notes</b>			





<b>Address/code</b>	<b>881-883 Fourth Street</b>	<b>7N</b>	<b>A</b>
<b>APN</b>	011-271-03		
<b>Building Name</b>			
<b>Year Built</b>	1905 (DPR)		
<b>Original Use</b>	Storefront Commercial		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The commercial building is two story and rectangular in plan with a flat roof and stepped parapet. The building is clad in narrow wood siding with stucco at the ground floor. The cornice features decorative rafter tails and dentil moulding. Projecting upstairs bays have tripartite replacement windows Replacement storefronts are contemporary and not sympathetic.		
<b>Integrity</b>	Retains integrity		
<b>Significance</b>	Eligible as district contributor and landmark		
<b>Notes</b>	<i>881 Fourth right frame, adjacent building 877 Fourth (center frame) appears to be contributor but was eliminated, different building described in initial condition assessment</i>		



<b>Address/code</b>	885-887 Fourth Street		<b>A</b>
<b>APN</b>	011-271-02		
<b>Building Name</b>			
<b>Year Built</b>	1910/1975 (spreadsheet)		
<b>Original Use</b>	Storefront Commercial		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The commercial building is two story and rectangular in plan with a flat roof. It has a stepped parapet and heavy wood cornice with decorative rafter tails. Tripartite upstairs windows have been fitted with fairly sympathetic replacement windows. The building is clad in brick with mouldings and windows sills also executed in brick. Original obscure transom has been retained above the door to the upstairs. Replacement storefront and doors are sympathetic.		
<b>Integrity</b>	Retains integrity despite replacement window and storefront, appearance similar to 1970s photo		
<b>Significance</b>	Eligible as landmark and contributor		
<b>Notes</b>			





<b>Address/code</b>	889-891 Fourth Street	<b>E</b>
<b>APN</b>	011-271-01	
<b>Building Name</b>		
<b>Year Built</b>	1908/1956 (spreadsheet)	
<b>Original Use</b>	Storefront Commercial	
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The commercial building is two story and rectangular in plan with a flat roof and heavy plain cornice. There is a rounded upper bay at the corner and a slanted bay on Lootens. Cladding is stucco. Some upper windows have been replaced and some are double hung wood sash. Terrazzo flooring and storefront configuration suggest it was installed in 1956	
<b>Integrity</b>	Lacks integrity	
<b>Significance</b>	Not a good example of any historic building type, not eligible for listing	
<b>Notes</b>		



<b>Address/code</b>	900 Fourth Street		<b>E</b>
<b>APN</b>	011-222-05		
<b>Building Name</b>	El Camino Theatre		
<b>Year Built</b>	1925-30 (Sanborns/aerials)		
<b>Original Use</b>	Cinema		
<b>Architectural Style</b>	Art Deco?		
<b>Architect/Builder</b>			
<b>Description</b>	The large commercial building is two story and rectangular in plan with a flat roof. It is clad in stucco with continuous windows along upper and ground floors on Fourth Street. Some remnants of Art Deco details can be discerned at sides and rear but building is missing ornate tower, marquee, and other character-defining elements		
<b>Integrity</b>	Lacks integrity, does not convey significance		
<b>Significance</b>	Not eligible because of lack of integrity		
<b>Notes</b>			





<b>Address/code</b>	<b>917 Fourth Street</b>	<b>7N</b>	<b>A</b>
<b>APN</b>	011-263-08		
<b>Building Name</b>	California Bakery		
<b>Year Built</b>	c1920 (spreadsheet)		
<b>Original Use</b>	Storefront Commercial		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The commercial building is one story and rectangular in plan with a flat roof. It is clad in stucco and has ornate terracotta decorative cornice and moulding on its tall parapet. It has a paneled frieze and shell, Grecian urn, and botanical motifs. The transom has shaped openings divided by diminutive turned posts and fitted with multiple-light windows. There is a small marquee on the upper façade. The storefront is contemporary		
<b>Integrity</b>	Retains sufficient integrity to qualify as district contributor and landmark		
<b>Significance</b>	Excellent example of 1920s commercial architecture, eligible as district contributor and landmark		
<b>Notes</b>			



<b>Address/code</b>	925 Fourth Street		<b>B</b>
<b>APN</b>	011-263-07		
<b>Building Name</b>			
<b>Year Built</b>	1928 (spreadsheet)		
<b>Original Use</b>	Storefront Commercial		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The commercial building is two story and rectangular in plan with a flat roof. It is clad in stucco and has ornate terracotta decorative surrounds on vertical upstairs windows, which are fitted with vinyl replacement sash. A decorative balconet at the mezzanine level has a shaped opening and is flanked by transom divided by diminutive turned posts. The storefront is contemporary		
<b>Integrity</b>	Retains sufficient integrity to qualify as district contributor but not as landmark		
<b>Significance</b>	Good example of 1920s commercial architecture, eligible as district contributor		
<b>Notes</b>			



<b>Address/code</b>	1118 Fourth Street	3S	A
<b>APN</b>	011-215-04		
<b>Building Name</b>	Orpheus/Rafael Theatre		
<b>Year Built</b>	1920/1938 (spreadsheet/Cinema Treasures)		
<b>Original Use</b>	Cinema		
<b>Architectural Style</b>	Streamline Moderne		
<b>Architect/Builder</b>			
<b>Description</b>	The small theater building occupies a single parcel. Its façade is dominated by a tall pylon marquee with neon letters spelling “Rafael” and the curved horizontal motif that characterizes Streamline Moderne architecture. The building’s parapet is stepped up to the pylon sign. There is a marquee with streamline neon atop a curved awning with the same motif. The original entrance and ticket booth have been removed and replaced with a recessed contemporary entrance. Original terrazzo sidewalks have been preserved.		
<b>Integrity</b>	Retains integrity despite entrance replacement		
<b>Significance</b>	Good example of 1930s cinema architecture, eligible as landmark and district contributor		
<b>Notes</b>			





<b>Address/code</b>	<b>1122-1132 Fourth St</b>	<b>E</b>
<b>APN</b>	011-215-02	
<b>Building Name</b>		
<b>Year Built</b>	1916 (spreadsheet)	
<b>Original Use</b>	Storefront Commercial/apartments	
<b>Architectural Style</b>	Art Deco	
<b>Architect/Builder</b>		
<b>Description</b>	<p>The five story building is rectangular in plan with a flat roof. Upper floor windows are paired and have been fitted with a combination of hung replacement windows and horizontal sliding sash. They are separated by restrained pilasters that reference Art Deco architecture, as does the minimalist decoration at the cornice. Panels between floors have grooved moulding. There are pilasters with stylized Corinthian capitals at the storefront level; other elements of the ground floor are unsympathetic replacements including a projecting storefront</p>	
<b>Integrity</b>	Lacks integrity, windows, projecting storefront	
<b>Significance</b>	Not eligible for listing	
<b>Notes</b>	<p><i>Closely related to Albert building next door at 1010 B Street (1138-1146 Fourth)</i>  NOT INCLUDED IN GROUP OF 160 BUT WAS LOOKED AT BECAUSE IT WAS PART OF PHOTO SET</p>	





<b>Address/code</b>	<b>1125-1139 Fourth St</b>	<b>C</b>
<b>APN</b>	011-261-31	
<b>Building Name</b>		
<b>Year Built</b>	1892/1893/1920 (spreadsheet)	
<b>Original Use</b>	Storefront Commercial/apartments	
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The two story building is rectangular in plan with a flat roof and parapet with decorative tiled shed roof. It is clad in stucco with nine bays divided by stylized pilasters. Upper floor windows are paired and have been fitted with vinyl replacement windows. There is a decorative frieze with building/sunrise/tree motif above each window. Historic storefronts at the center of the building have wooden doors and divided transoms. Storefronts at either end are contemporary	
<b>Integrity</b>	Probably retains integrity despite window/storefront replacement, more research needed	
<b>Significance</b>	Appears eligible as landmark and district contributor, unusually detailed frieze	
<b>Notes</b>		



<b>Address/code</b>	<b>1219-1223 Fourth St</b>		<b>E</b>
	<b>1225 Fourth St</b>	<b>5S2</b>	<b>A</b>
<b>APN</b>	011-255-28		
<b>Building Name</b>	Grosjean & Co.		
<b>Year Built</b>	Prior to 1887 (Sanborns)		
<b>Original Use</b>	Storefront Commercial		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The parcel has three single-story rectangular plan storefront commercial buildings. The two buildings at the east are clad in stucco and have terracotta ornament with large ceramic tile at the bulkhead. 1225 Fourth Street at the west end of the parcel has a wooden cornice elaborated with ornate brackets, paneled frieze, dentil moulding and decorative pediment above Wood siding on the upper façade is rusticated and there are divided light transoms above the storefront. Storefront is contemporary		
<b>Integrity</b>	East end does not retain integrity (upper photo). West end retains integrity (lower photo).		
<b>Significance</b>	eligible as landmark and district contributor, unusual example of nineteenth century wood commercial facade		
<b>Notes</b>			



<b>Address/code</b>	1222-1230 Fourth Street	5S2	<b>E</b>
<b>APN</b>	011-212-06		
<b>Building Name</b>	Central Hotel		
<b>Year Built</b>	1864 (spreadsheet)		
<b>Original Use</b>	Hotel		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The three story rectangular plan storefront commercial building has a flat roof with simple cornice. It is clad in smooth plaster stucco with steel casement windows. Storefronts are contemporary.		
<b>Integrity</b>	Lacks integrity, building does not resemble historic Central Hotel		
<b>Significance</b>	Not eligible as landmark or district contributor, nothing is left of the Central Hotel building and its c1930 current appearance is undistinguished.		
<b>Notes</b>			





<b>Address/code</b>	1242-1244 Fourth Street	<b>A</b>
<b>APN</b>	011-212-14	
<b>Building Name</b>	Peter Building	
<b>Year Built</b>	1893 (spreadsheet)	
<b>Original Use</b>	Commercial	
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	<p>The two story rectangular plan storefront commercial building has a flat roof with decorative cornice and peaked roof on projecting corner bay. The building is brick with projecting bays on both C and Fourth Street facades executed in wood. Window openings are vertical and fitted with unsympathetic replacements. Window bays have their own cornices with dentil moulding and paneled frieze, and one is topped with an ornamental pediment. A single arched window near the west end of the south façade has a decorative blind transom. Storefronts are separated by round brick pilasters which appear originally to have been plastered and are topped with obscured glass transoms. Storefronts are contemporary.</p>	
<b>Integrity</b>	Retains integrity despite window replacement	
<b>Significance</b>	eligible as landmark and district contributor, excellent example of nineteenth century commerical building	
<b>Notes</b>		





<b>Address/code</b>	1300 Fourth Street	3S	A
<b>APN</b>	011-205-08		
<b>Building Name</b>	Bank of Italy		
<b>Year Built</b>	1928 (spreadsheet)		
<b>Original Use</b>	Bank		
<b>Architectural Style</b>	Art Deco/Spanish Revival		
<b>Architect/Builder</b>			
<b>Description</b>	The tall single story building is rectangular in plan with a hipped tile roof. Its large window bays are separated by heavy stylized fluted pilasters topped with ornate capitals featuring an eagle motif. Shaped window openings have elaborately scrolled moulding. The main (Fourth Street) façade has medallions with the Bank of Italy's sailing ship emblem. The carved Bank of Italy name over the main entrance has been removed. Original sconces flank the main entrance. Windows and doors are contemporary.		
<b>Integrity</b>	Retains integrity despite window replacement		
<b>Significance</b>	Unique example of a bank building, eligible as landmark and contributor		
<b>Notes</b>			



<b>Address/code</b>	<b>1301 Fourth Street</b>	<b>5S2</b>	<b>E</b>
<b>APN</b>	011-253-10		
<b>Building Name</b>	Hayes		
<b>Year Built</b>	1987 (spreadsheet)		
<b>Original Use</b>			
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	Per spreadsheet 1987 replacement of nineteenth century building. Architecture displays nods to historic period building design but is not a replica of a historic building		
<b>Integrity</b>	Not historic		
<b>Significance</b>	Not historic		
<b>Notes</b>			



<b>Address/code</b>	<b>1313-1317 Fourth Street</b>	<b>7N</b>	<b>E</b>
<b>APN</b>	011-253-04		
<b>Building Name</b>	Hayes		
<b>Year Built</b>	1987 (spreadsheet)		
<b>Original Use</b>			
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	Adjacent to 1301 Fourth St. Per spreadsheet 1987 replacement of nineteenth century building. Architecture displays nods to historic period building design but is not a replica of a historic building		
<b>Integrity</b>	Not historic		
<b>Significance</b>	Not historic		
<b>Notes</b>			





<b>Address/code</b>	<b>1310 Fourth Street</b>	<b>7N</b>	<b>E</b>
<b>APN</b>	011-205-09		
<b>Building Name</b>			
<b>Year Built</b>	before 1894 (Sanborns)		
<b>Original Use</b>	Commercial		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The single story building is rectangular in plan with a gabled roof hidden by a stepped parapet. Tall upper floor windows are fitted with replacement windows and have decorative crowns. The building is clad in stucco. The storefront and entrance are contemporary.		
<b>Integrity</b>	Lacks integrity, window replacement, stucco, storefront		
<b>Significance</b>	Not eligible, modest example lacking integrity		
<b>Notes</b>			





<b>Address/code</b>	<b>1321 Fourth Street</b>	<b>7N</b>	<b>B</b>
<b>APN</b>	011-253-03		
<b>Building Name</b>			
<b>Year Built</b>	c1871 (DPR)		
<b>Original Use</b>	Commercial		
<b>Architectural Style</b>	Italianate		
<b>Architect/Builder</b>			
<b>Description</b>	The two story building is rectangular in plan with a flat roof. Tall upper floor windows are fitted with double hung wood sash and feature highly decorative surrounds and crowns. The building is clad in rusticated smooth plaster stucco with decorative quins at the corners. The contemporary storefront has a paneled frieze and is sympathetically designed.		
<b>Integrity</b>	Retains sufficient integrity for district despite loss of original cornice		
<b>Significance</b>	Eligible as district contributor, lacks integrity required for landmark status		
<b>Notes</b>			



<b>Address/code</b>	<b>1327-1337 Fourth Street</b>		<b>D</b>
<b>APN</b>	011-253-02		
<b>Building Name</b>	Gordon's Opera House		
<b>Year Built</b>	1989 (spreadsheet) but architecture reveals a historic period building		
<b>Original Use</b>			
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The two story building is rectangular in plan with a flat roof and stepped parapet. Tall upper floor windows are fitted with vinyl replacement windows decorative surrounds and crowns. The building is clad in stucco and has minimal decorative features. Most storefront fabric is contemporary although two have original transoms under awning.		
<b>Integrity</b>	Lacks integrity		
<b>Significance</b>	May be historically significant but in its current form it is not a good example of a historic architectural style.		
<b>Notes</b>			





<b>Address/code</b>	<b>1322-1328 Fourth St</b>	<b>3S</b>	<b>A</b>
<b>APN</b>	011-205-11		
<b>Building Name</b>	Mahon House, Butchart Building		
<b>Year Built</b>	1869 (spreadsheet)		
<b>Original Use</b>	Storefront/Hotel		
<b>Architectural Style</b>	Second Empire		
<b>Architect/Builder</b>			
<b>Description</b>	The two story building is rectangular in plan with a mansard roof and arched roof dormers. Tall upper floor windows are fitted with vinyl replacement windows and have highly decorative surrounds and crowns. The building is brick. Storefront bays are separated by pilasters with Corinthian capitals. The centered entry to the second floor is fitted with fully glazed wood door, transom, and sidelights. Most storefront fabric is contemporary.		
<b>Integrity</b>	Retains integrity despite window and storefront replacement.		
<b>Significance</b>	Eligible as landmark and district contributor		
<b>Notes</b>			



<b>Address/code</b>	<b>1345 Fourth Street</b>	<b>B</b>
<b>APN</b>	011-253-01	
<b>Building Name</b>		
<b>Year Built</b>	1930 (spreadsheet)	
<b>Original Use</b>	Storefront	
<b>Architectural Style</b>	Art Deco	
<b>Architect/Builder</b>		
<b>Description</b>	The single story building is rectangular in plan with a flat roof and stepped parapet. The building is clad in stucco. Fluted columns and cornice exhibit typical Art Deco style. Storefront and door are contemporary	
<b>Integrity</b>	Retains integrity despite storefront replacement.	
<b>Significance</b>	Eligible as district contributor, not sufficiently distinguished for landmark status	
<b>Notes</b>		





<b>Address/code</b>	<b>1344-46 Fourth Street</b>	<b>E</b>
<b>APN</b>	011-205-13	
<b>Building Name</b>		
<b>Year Built</b>	1904/1967 (spreadsheet)	
<b>Original Use</b>	Storefront	
<b>Architectural Style</b>	Art Deco	
<b>Architect/Builder</b>		
<b>Description</b>	The single story building is rectangular in plan with a flat roof and parapet. Projecting upstairs window bays are topped by a cornice. The building is clad in stucco. Fluted columns and cornice exhibit typical Art Deco style. Storefront and door are contemporary	
<b>Integrity</b>	lacks integrity	
<b>Significance</b>	Not Eligible, lack of significance/integrity	
<b>Notes</b>		



<b>Address/code</b>	<b>1350 Fourth St (1040 D St)</b>		<b>D</b>
<b>APN</b>	011-205-14		
<b>Building Name</b>			
<b>Year Built</b>	1903 (spreadsheet)		
<b>Original Use</b>	Storefront		
<b>Architectural Style</b>	Mission		
<b>Architect/Builder</b>			
<b>Description</b>	The two story building is rectangular in plan with a flat roof with decorative hipped roof at the south end of the building. Upper floor windows have divided lights in arched openings. The building is clad in stucco. Storefront and door are contemporary		
<b>Integrity</b>	Lacks integrity, roof appears to have lost tile and decorative features, bulkhead altered		
<b>Significance</b>	Appears ineligible, lack of significance/integrity		
<b>Notes</b>			



<b>Address/code</b>	<b>1400 Fourth Street</b>	<b>E</b>
<b>APN</b>	011-204-08	
<b>Building Name</b>		
<b>Year Built</b>	1958 (spreadsheet)	
<b>Original Use</b>	Storefront	
<b>Architectural Style</b>	Midcentury Utilitarian	
<b>Architect/Builder</b>		
<b>Description</b>	The two story building is rectangular in plan with a flat roof. The building is constructed of concrete masonry units and lacks decorative features. Upper floor windows are square steel casement. Aluminum frame doors and storefronts appear original. A heavy soffit/awning has been installed above the storefronts.	
<b>Integrity</b>		
<b>Significance</b>	Undistinguished midcentury building, Not Eligible, lack of significance	
<b>Notes</b>	<i>This was subsequently dropped, and 1408 Fourth was added for consideration. It provides a better example of modernism than 1400 or 1414</i>	





<b>Address/code</b>	<b>1414 Fourth Street</b>	<b>E</b>
<b>APN</b>	011-204-17	
<b>Building Name</b>		
<b>Year Built</b>	1958 (spreadsheet)	
<b>Original Use</b>	Storefront/office	
<b>Architectural Style</b>	Midcentury Modern	
<b>Architect/Builder</b>		
<b>Description</b>	The building is L-shaped in plan in plan with a single story volume near the street and a two story volume recessed behind a parking lot. It has flat roof and is constructed of concrete masonry units. It lacks decorative features. Upper floor windows are rectangular. Aluminum frame doors and storefronts appear original. A heavy soffit/awning has been installed above one of the storefronts.	
<b>Integrity</b>		
<b>Significance</b>	Undistinguished midcentury building, Not Eligible, lack of significance	
<b>Notes</b>	<i>1408 Fourth not included, better example of modernism than 1400 or 1414</i>	





<b>Address/code</b>	<b>1444- 1446 Fourth Street</b>		<b>E</b>
<b>APN</b>	011-204-15		
<b>Building Name</b>			
<b>Year Built</b>	1915/1965 (spreadsheet)		
<b>Original Use</b>	Storefront		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	Two adjacent storefront buildings on the parcel are nearly identical in form, style and plan. They feature tall parapets, stucco cladding, brick bulkheads, and contemporary storefronts. They exhibit the typical plan and form of an early twentieth century storefront building but no architectural details associated with that era. Nor are they good examples of midcentury architecture.		
<b>Integrity</b>			
<b>Significance</b>	Undistinguished buildings not eligible as landmarks or contributors.		
<b>Notes</b>			



<b>Address/code</b>	<b>1447 Fourth Street</b>	<b>7N</b>	<b>A</b>
<b>APN</b>	011-251-01		
<b>Building Name</b>			
<b>Year Built</b>	c1916 (DPR)		
<b>Original Use</b>			
<b>Architectural Style</b>	Spanish Revival		
<b>Architect/Builder</b>			
<b>Description</b>	The tall single story building is rectangular in plan with a mansard tile roof and exposed rafter tails. It is clad in stucco with terracotta ornament including paneled frieze with floral motif and turned posts. Storefront bays are separated by wide pilasters with granite bases. Their tall rectangular windows are topped with arched transoms with wood frame divided lights and decorative brackets. Two recessed entrances have been created at the original corner entrance.		
<b>Integrity</b>	Retains integrity (see 1970s photo above)		
<b>Significance</b>	Excellent example of Spanish Revival Commercial architecture, eligible as landmark and contributor.		
<b>Notes</b>			



<b>Address/code</b>	<b>1504-1512 Fourth St</b>	<b>B</b>
<b>APN</b>	011-202-14	
<b>Building Name</b>		
<b>Year Built</b>	1929 (spreadsheet)	
<b>Original Use</b>		
<b>Architectural Style</b>	Art Deco/Spanish Revival	
<b>Architect/Builder</b>		
<b>Description</b>	The large single story building is rectangular in plan with flat roof. It is clad in stucco with terracotta ornament including ornate floral frieze and lions' heads flanking the main entrance. Storefront bays are separated by minimalist pilasters with granite bases. Original transoms have been covered. Bulkhead is tile, and storefronts are contemporary.	
<b>Integrity</b>	Retains sufficient integrity for district contributor status because of well-preserved ornate frieze	
<b>Significance</b>	eligible as contributor, lacks integrity required for landmark	
<b>Notes</b>		





<b>Address/code</b>	<b>1508-1522 Fourth Street</b>		<b>E</b>
<b>APN</b>	011-202-11		
<b>Building Name</b>			
<b>Year Built</b>	1928 (spreadsheet)		
<b>Original Use</b>			
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The single story storefront commercial building is rectangular in plan with stepped parapet. It is clad in stucco and has aluminum frame storefronts and glazed doors. It exhibits no characteristics of historic architecture		
<b>Integrity</b>			
<b>Significance</b>	Not eligible as contributor or landmark		
<b>Notes</b>			





<b>Address/code</b>	<b>1531 Fourth Street</b>		<b>B+</b>
<b>APN</b>	011-242-11		
<b>Building Name</b>			
<b>Year Built</b>	1931 (spreadsheet)		
<b>Original Use</b>			
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The single story auto-oriented commercial building is rectangular in plan with a rounded volume projecting from its main (north) facade. It is clad in stucco and has industrial sash windows on its east elevation. There are three large vehicle openings at the north and east of the rectangular volume. The rounded volume is almost completely glazed, with a fully glazed double door near its junction with the main building.		
<b>Integrity</b>	Retains integrity		
<b>Significance</b>	Eligible as contributor and possibly landmark, good example of early auto-oriented building		
<b>Notes</b>			



<b>Address/code</b>	<b>1533 Fourth Street</b>		<b>B</b>
<b>APN</b>	011-242-10		
<b>Building Name</b>			
<b>Year Built</b>	1925 (spreadsheet)		
<b>Original Use</b>			
<b>Architectural Style</b>	Spanish Revival		
<b>Architect/Builder</b>			
<b>Description</b>	The two story commercial building is rectangular in plan with decorative shed roof at the main (north) façade. The building is clad in stucco and has terracotta ornament with floral and shield motif. Upper story windows are fitted with multiple light wood sash and topped with ornamental hoods. The central entrance had a large arched surround with Romanesque moulding. Vertical wood cladding and small windows have replaced what were likely originally storefronts.		
<b>Integrity</b>	Retains integrity despite storefront alterations, highly decorative features have been retained.		
<b>Significance</b>	Eligible as contributor and possibly landmark, good example of Spanish/Mediterranean architecture		
<b>Notes</b>			



<b>Address/code</b>	<b>1539 Fourth Street</b>	<b>E</b>
<b>APN</b>	011-242-09	
<b>Building Name</b>		
<b>Year Built</b>	1923/1961 (spreadsheet) probably older (drop siding with historic advertising side elevation)	
<b>Original Use</b>		
<b>Architectural Style</b>	Spanish Revival	
<b>Architect/Builder</b>		
<b>Description</b>	The two story commercial building is rectangular in plan with decorative shed roof at the main (north) façade. The building is clad in stucco tripartite upper story windows fitted with vinyl sash. Storefronts are contemporary.	
<b>Integrity</b>		
<b>Significance</b>	Lacks architectural significance, not eligible	
<b>Notes</b>		





<b>Address/code</b>	<b>1545 Fourth Street</b>	<b>E</b>
<b>APN</b>	011-242-07	
<b>Building Name</b>		
<b>Year Built</b>	1947 (spreadsheet)	
<b>Original Use</b>		
<b>Architectural Style</b>	Streamline Moderne	
<b>Architect/Builder</b>		
<b>Description</b>	The two story commercial building is rectangular in plan with flat roof. The building is clad in stucco tripartite upper story windows fitted with vinyl sash. Simple grooved columns adorn the corners and center of the building. There is a grooved metal awning over the storefront. Storefronts are contemporary with stone tile.	
<b>Integrity</b>	Lacks integrity, windows, stone tile	
<b>Significance</b>	Not eligible as landmark or contributor	
<b>Notes</b>		





<b>Address/code</b>	<b>1553-1555 Fourth St</b>	<b>7N</b>	<b>B</b>
<b>APN</b>	011-242-04		
<b>Building Name</b>			
<b>Year Built</b>	1926 (spreadsheet)		
<b>Original Use</b>			
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The two story commercial building is rectangular in plan with flat roof and brick cladding and cornice. Upper story windows fitted with double hung wood sash. A slightly projecting entrance has a gabled roof form with arched opening. It is stucco, with terracotta cartouche and swag. Decorative transoms are multiple light wood frame. Storefronts have tile bulkheads and contemporary doors.		
<b>Integrity</b>	Retains integrity		
<b>Significance</b>	eligible as contributor, lacks significance required for landmark status		
<b>Notes</b>			



<b>Address/code</b>	<b>1560 Fourth Street</b>	<b>E</b>
<b>APN</b>	011-196-11	
<b>Building Name</b>		
<b>Year Built</b>	1938 (spreadsheet)	
<b>Original Use</b>		
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The single story commercial building is rectangular in plan with flat roof and stepped parapet. It clad is stucco, with shaped doorways at its east and west ends. Flush storefronts have multiple lights divided by heavy wood frames and doors at the center of the building	
<b>Integrity</b>		
<b>Significance</b>	Not eligible, lacks architectural significance	
<b>Notes</b>		





<b>Address/code</b>	<b>1569 Fourth Street</b>	<b>E</b>
<b>APN</b>	011-242-01	
<b>Building Name</b>		
<b>Year Built</b>	1928 (spreadsheet), apparent nineteenth century building.	
<b>Original Use</b>		
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The two story commercial-residential building is rectangular in plan with hipped roof and parapet. It clad is stucco, with drop wood siding at rear and side elevations. Double hung wood windows with arched tops and decorative surrounds and roof form indicate the building's probable origin as an Italianate house. Storefronts are contemporary.	
<b>Integrity</b>	Lacks integrity, stucco, parapet, storefronts	
<b>Significance</b>	Not eligible, lacks integrity	
<b>Notes</b>		



<b>Address/code</b>	<b>1605-1611 Fourth St</b>	<b>B</b>
<b>APN</b>	011-241-32	
<b>Building Name</b>		
<b>Year Built</b>	1927 (spreadsheet)	
<b>Original Use</b>		
<b>Architectural Style</b>	Spanish Revival	
<b>Architect/Builder</b>		
<b>Description</b>	The single story storefront building is irregular in plan with flat roof and decorative tiled shed roof on the main (north) facade. It clad is stucco, with drop wood siding at rear and side elevations. There is a simple paneled frieze above the four storefront bays. Large awnings cover the transom area. Slanted storefronts have original tile bulkheads (some of which have been painted) and fully glazed wood doors.	
<b>Integrity</b>	Retains integrity	
<b>Significance</b>	Simple but good example of Spanish Revival commercial architecture, eligible as district contributor, probably not distinguished enough for landmark status	
<b>Notes</b>		





<b>Address/code</b>	<b>1617 Fourth Street</b>		<b>B</b>
<b>APN</b>	011-241-01		
<b>Building Name</b>			
<b>Year Built</b>	1920 (spreadsheet)		
<b>Original Use</b>			
<b>Architectural Style</b>	Spanish Revival		
<b>Architect/Builder</b>			
<b>Description</b>	The single story storefront building is rectangular in plan with flat roof and parapet with decorative cornice on the main (north) facade. The building is glazed brick, which is plastered at rear and side elevations. Original transoms have small square panes with obscured glass. A heavy awnings projects over the sidewalk below transoms. Slanted storefronts have original bulkheads and fully glazed aluminum replacement doors.		
<b>Integrity</b>	Retains integrity despite door replacement		
<b>Significance</b>	Simple but good example of commercial architecture, eligible as district contributor, probably not distinguished enough for landmark status		
<b>Notes</b>			



<b>Address/code</b>	<b>1701 Fourth Street</b>		<b>C</b>
<b>APN</b>	011-232-03		
<b>Building Name</b>			
<b>Year Built</b>	1925 (spreadsheet)		
<b>Original Use</b>			
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The single story storefront building is rectangular in plan with flat roof and stepped parapet with decorative cornice on the main (north) facade. It clad is stucco. There is a simple paneled frieze above the transoms, which have shaped openings and divided lights. The three storefront bays are contemporary		
<b>Integrity</b>	May retain integrity, more study needed, stucco may not be original		
<b>Significance</b>	Possibly eligible as district contributor, not distinguished enough for landmark status		
<b>Notes</b>			





<b>Address/code</b>	<b>1714 Fourth Street</b>		<b>C</b>
<b>APN</b>	011-192-08		
<b>Building Name</b>			
<b>Year Built</b>	1951 (spreadsheet)		
<b>Original Use</b>	Service station		
<b>Architectural Style</b>	Midcentury Modern		
<b>Architect/Builder</b>			
<b>Description</b>	The single story storefront building has a roughly rectangular-plan front volume with flat roof and projecting porte cochere at the east. The front (south) end has a curved corner is fully glazed on the south and east. A heavy awning, also rounded at the corner, projects below the parapet. A second story adjacent to the porte cochere has flat roof and industrial sash windows. There is an L-shaped wing at the rear (north) with open bays for vehicles.		
<b>Integrity</b>	May retain integrity, more study needed, glass not original		
<b>Significance</b>	Possibly eligible as district contributor, not distinguished enough for landmark status		
<b>Notes</b>			



<b>Address/code</b>	<b>1848 Fourth Street</b>		<b>B</b>
<b>APN</b>	010-291-35		
<b>Building Name</b>			
<b>Year Built</b>	1947 (spreadsheet)		
<b>Original Use</b>	Commercial		
<b>Architectural Style</b>	Streamline Moderne/Stripped Classicism		
<b>Architect/Builder</b>			
<b>Description</b>	The single story storefront building has a rectangular plan and flat roof with stepped parapet. It is constructed of board form concrete with a decorative door surround featuring stylized fluted columns and dentil moulding. Transoms are covered with metal panels but may be extant. Storefronts and doors are contemporary		
<b>Integrity</b>	Retains integrity despite storefront and door replacement		
<b>Significance</b>	eligible as district contributor, rare example of stripped classical detailing, not distinguished enough for landmark status		
<b>Notes</b>			





<b>Address/code</b>	<b>1850-1852 Fourth St</b>	<b>7N</b>	<b>A</b>
<b>APN</b>	010-291-57		
<b>Building Name</b>			
<b>Year Built</b>	1922 (spreadsheet)		
<b>Original Use</b>	Commercial		
<b>Architectural Style</b>	Art Deco/Spanish Revival		
<b>Architect/Builder</b>			
<b>Description</b>	The two story storefront building has a rectangular plan and flat roof with clay tile parapet. It is clad in stucco with terracotta ornament including an elaborate frieze at the cornice, diminutive balconet at the center of the upper façade, and detailing between stories. Paired upper story windows are fitted with double hung multiple light wood sash. Transoms are also multiple light wood. Original glazed wood doors are at the center and west end of the building. Storefronts and bulkheads are contemporary		
<b>Integrity</b>	Retains integrity despite storefront replacement		
<b>Significance</b>	eligible as district contributor and landmark		
<b>Notes</b>			



<b>Address/code</b>	<b>963-977 Grand Av</b>	<b>D</b>
<b>APN</b>	014-123-10	
<b>Building Name</b>		
<b>Year Built</b>	1956	
<b>Original Use</b>		
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	<p>The one-story building has a flat roof and long, narrow U-shaped plan. The building is an early example of a strip shopping center with parking in front of the building. There is a slit-face rock bulkhead, as well as vertical strips at both ends of the long recessed volume. Elsewhere, the building is clad in smooth stucco. Large storefronts line the main façade. The projecting volumes at either end have higher roofs than the rest of the building and flat awnings above the storefront windows. Heavy soffits above storefronts on the recessed volume are canted.</p>	
<b>Integrity</b>	Appears to retain integrity	
<b>Significance</b>	Lacks architectural distinction, not eligible as landmark or contributor	
<b>Notes</b>		



<b>Address/code</b>	<b>1 H Street 1820 4th</b>		<b>D</b>
<b>APN</b>	010-291-69		
<b>Building Name</b>			
<b>Year Built</b>	c1950		
<b>Original Use</b>			
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	<p>The parcel encompasses three adjoining buildings with three façades that face onto streets and a parking lot alongside the back. It has a flat roof. The three-story portion, which forms a roughly T-shaped layout, is clad in a combination of brick and smooth stucco, with dentil molding at the roof and molding between the first and second stories. Windows on the main first floor, the main façade of which runs along an entire block, are large storefronts and have cloth awnings. There are railings outside of some of the third-floor windows. On either side of the building are one-story additions, both of which are entirely clad in smooth stucco.</p>		
<b>Integrity</b>	Nineteenth century building at corner lacks integrity		
<b>Significance</b>	Not significant at any level		
<b>Notes</b>	<i>Current footprint dates from the early 1950s, original building at corner and midcentury additions have all been altered</i>		





<b>Address/code</b>	<b>914 Irwin Street</b>	<b>E</b>
<b>APN</b>	014-123-21	
<b>Building Name</b>		
<b>Year Built</b>	1907	
<b>Original Use</b>		
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The two-story building has a rectangular plan and flat roof. There is brick at the corners, down the center, and at the main façade bulkhead, and the building is otherwise clad in textured stucco; the second-floor parapet of the main façade is concrete with a pattern of large squares. There are two storefronts with partially glazed doors and large windows. A small, flat wooden awning with exposed rafters and decorative knee braces shelters the first floor.	
<b>Integrity</b>	Integrity appears impaired	
<b>Significance</b>	Not significant at any level, hybrid 1905/1960s building	

**Notes**





<b>Address/code</b>	<b>1011 Irwin Street</b>		<b>B</b>
<b>APN</b>	014-085-10		
<b>Building Name</b>			
<b>Year Built</b>	1907		
<b>Original Use</b>	Residential		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The two-story building has a rectangular plan and hipped roof with small gables on the main façade and one side. Under the gable on the front is a projecting volume with a second-floor bay window; next to the volume is the second-floor partial-width projecting porch. The building is clad in a wood clapboard and decorative shingles at gable ends.		
<b>Integrity</b>	Retains Integrity		
<b>Significance</b>	Good example of hipped roof cottage, eligible as contributor		
<b>Notes</b>			



<b>Address/code</b>	<b>1015 Irwin Street</b>	<b>E</b>
<b>APN</b>	014-085-11	
<b>Building Name</b>		
<b>Year Built</b>	c1900	
<b>Original Use</b>	Residence	
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The one-and-a-half story building has a rectangular plan and cross-gabled roof. It has a raised elevation and a small integral entry porch accessed via brick steps. The main façade is also clad in brick on the first floor, and the rest of the building is clad in smooth stucco. A side elevation has a staircase to access rear entrances on both floors.	
<b>Integrity</b>	Appears to lack integrity, stucco, brick	
<b>Significance</b>	Not eligible at any level, lacks integrity	
<b>Notes</b>		





<b>Address/code</b>	<b>30 Latham Street</b>		<b>B</b>
<b>APN</b>	011-242-22		
<b>Building Name</b>			
<b>Year Built</b>	1928		
<b>Original Use</b>	Residential		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The two-story house has a roughly rectangular plan. The second-story entrance is sheltered under a partial-width integral porch with its own, slightly projecting gable. The entrance faces into the side of the building. There is a garage on the first floor opposite the porch on the main façade. The building is clad in smooth stucco.		
<b>Integrity</b>	Retains integrity		
<b>Significance</b>	Good example of craftsman architecture, district contributor		
<b>Notes</b>			



<b>Address</b>	<b>901 Lincoln Avenue</b>	<b>E</b>
<b>APN</b>	011-273-12	
<b>Building Name</b>		
<b>Year Built</b>	c1920	
<b>Original Use</b>		
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The two-story building has a flat roof and a rectangular plan. There is a recessed entrance in the corner and floor-to-ceiling windows along most of the first story of one façade. Windows on the second floor have wooden shutters. The first floor also features a corrugated metal awning with a wide brick support above the façade with windows. The other street-facing façade has a low strip of brick at the bottom; otherwise, the building is clad in smooth stucco.	
<b>Integrity</b>	Appears to lack integrity, no visible 1920s fabric	
<b>Significance</b>	Not eligible	
<b>Notes</b>		





<b>Address</b>	<b>1016 Lincoln Avenue</b>	<b>7N</b>	<b>C</b>
<b>APN</b>	011-227-01		
<b>Building Name</b>			
<b>Year Built</b>	c1889-1891		
<b>Original Use</b>			
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The one-and-a-half story building has a roughly rectangular plan and a gabled roof. It is surrounded by a high, vine-covered fence. It has a raised foundation and a partial-width integral porch. There is a long dormer window on the side façade of the corner building. The first floor is clad in wide horizontal board siding and the second floor is clad in wood shingle.		
<b>Integrity</b>	Appears to retain integrity, more study needed		
<b>Significance</b>	Potential district contributor, not individually eligible at any level		
<b>Notes</b>			



<b>Address</b>	<b>1103 Lincoln Avenue</b>	<b>D</b>
<b>APN</b>	011-225-04	
<b>Building Name</b>		
<b>Year Built</b>	c1900	
<b>Original Use</b>		
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The two-story building has a roughly rectangular plan and a composition shingle mansard roof. There are three small projecting volumes on the main façade. The central volume has a gabled roof, a second-floor balcony, and a recessed entrance accessed by concrete steps on the first floor. The two volumes flanking it are hipped. The building is clad in smooth stucco.	
<b>Integrity</b>	Integrity appears impaired	
<b>Significance</b>	Probably Not eligible	
<b>Notes</b>		





<b>Address</b>	<b>1104 Lincoln Avenue</b>	<b>7N</b>	<b>B</b>
<b>APN</b>	011-226-07		
<b>Building Name</b>	San Rafael House		
<b>Year Built</b>	1906		
<b>Original Use</b>			
<b>Architectural Style</b>	American Foursquare		
<b>Architect/Builder</b>			
<b>Description</b>	The two-story building has a roughly square plan and a hipped composition shingle roof. There is a full-width integral porch with wide brick steps on the main façade and a dormer window in the center. There are cloth awnings on the windows. The first floor is clad in narrow horizontal board siding and the second floor is clad in shingle.		
<b>Integrity</b>	Retains Integrity		
<b>Significance</b>	Potential district contributor, not individually eligible at any level		
<b>Notes</b>			



<b>Address</b>	<b>1110 Lincoln Avenue</b>	<b>5S2</b>	<b>B</b>
<b>APN</b>	011-226-08		
<b>Building Name</b>			
<b>Year Built</b>	1907		
<b>Original Use</b>			
<b>Architectural Style</b>	Craftsman		
<b>Architect/Builder</b>			
<b>Description</b>	<p>The two-story building has a roughly square plan and a gable-on-hip composition shingle roof. There is a deep one-story integral porch at one end of the main façade, running along part of a side façade. It is accessed by a set of brick steps, with a brick floor and brick around the bottoms of the porch supports. The main entrance faces into the side of the building. Some original double hung wood sash windows have been replaced. There is a large brick chimney at the center. The walls flare at the bottom of the second floor. The building is clad in in shingle.</p>		
<b>Integrity</b>	Retains sufficient Integrity for district contributor despite window replacement		
<b>Significance</b>	Eligible as district contributor		
<b>Notes</b>			





<b>Address</b>	<b>1116 Lincoln Avenue</b>	<b>E</b>
<b>APN</b>	011-226-13	
<b>Building Name</b>		
<b>Year Built</b>	1953	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The one-story building has a roughly square plan and gabled roof. The entrance is centered on the main façade at one end of a partial-width integral porch with a brick floor, steps, and planter. Windows are eight-light with large wooden shutters. The building is clad in board-and-batten.	
<b>Integrity</b>	Integrity appears impaired	
<b>Significance</b>	Not eligible, lacks significance.	
<b>Notes</b>		



<b>Address</b>	<b>1118 Lincoln Ave</b>	<b>C</b>
<b>APN</b>	011-226-10	
<b>Building Name</b>		
<b>Year Built</b>	c1903	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The two-story building has a hipped composition shingle roof and rectangular plan. The second-floor main entrance is accessed by a side-facing staircase that runs along the length of the main façade. There is a metal roll-up garage door underneath the staircase on the first floor. The building is clad in both narrow and wide horizontal board siding.	
<b>Integrity</b>	Integrity appears impaired; visibility limited more study needed	
<b>Significance</b>	May be eligible as district contributor	
<b>Notes</b>		





<b>Address</b>	<b>1120 Lincoln Avenue</b>	(likely B)
<b>APN</b>	011-226-01	
<b>Building Name</b>		
<b>Year Built</b>	1903	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	<p>The three-story building has a roughly rectangular plan and a gambrel roof. There are entrances on every façade. Of the two façades that face the street (the building is on a corner lot), one has a second-floor entrance sheltered by a partial-width integral porch. There is also a projecting one-story addition on this façade with its own entrance. Another has a glazed pair of double doors on the first floor. The building is clad in narrow horizontal board siding, with the exception of the addition, which is clad in wide horizontal board siding.</p>	
<b>Integrity</b>	Retains Integrity despite addition, some replacement windows	
<b>Significance</b>	Eligible as district contributor	
<b>Notes</b>		



<b>Address</b>	<b>633 Mission Avenue</b>	<b>E</b>
<b>APN</b>	014-081-02	
<b>Building Name</b>		
<b>Year Built</b>	Pre-1894	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The two-story building has a rectangular plan and low-pitch hipped composition shingle roof. There are multiple entrances on the main façade, one on the first floor and one on the second floor, accessed by a wooden staircase and sheltered under an awning. The building is clad in horizontal board siding.	
<b>Integrity</b>	Appears to lack integrity	
<b>Significance</b>	Not eligible	
<b>Notes</b>		





<b>Address</b>	<b>637 Mission Avenue</b>	(likely B)
<b>APN</b>	011-081-01	
<b>Building Name</b>		
<b>Year Built</b>	1904	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Craftsman	
<b>Architect/Builder</b>		
<b>Description</b>	The one-story building has a roughly rectangular plan and hipped composition shingle roof with exposed rafter tails. There is a shed dormer on the main façade as well as a partial-width integral porch with one massive column. The building has large, wide double-hung wood sash windows and is clad in a combination of narrow and wide horizontal board siding.	
<b>Integrity</b>	Appears to retain integrity	
<b>Significance</b>	Excellent small example of craftsman architecture, Potential local district contributor and individual landmark.	
<b>Notes</b>		



<b>Address</b>	<b>705 Mission Avenue</b>	<b>7N</b>	<b>A</b>
<b>APN</b>	011-226-03		
<b>Building Name</b>			
<b>Year Built</b>	c1900		
<b>Original Use</b>	Residential		
<b>Architectural Style</b>	Shingle		
<b>Architect/Builder</b>			
<b>Description</b>	The one-and-a-half-story building has a roughly rectangular plan. It has a hip-on-dual-pitched-gable roof. It has a full-width integral porch with rounded openings on all sides. Double hung wood sash windows have various decorative configurations. It is clad in shingle, with several decorative strips of straight-lined fishscale on the second-floor projecting volume.		
<b>Integrity</b>	Appears to retain integrity		
<b>Significance</b>	Good example of rare style, Eligible as landmark and district contributor		
<b>Notes</b>			





<b>Address</b>	<b>710 Mission Avenue</b>	<b>A</b>
<b>APN</b>	011-186-10	
<b>Building Name</b>		
<b>Year Built</b>	c1900	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Queen Anne	
<b>Architect/Builder</b>		
<b>Description</b>	<p>The two-and-a-half story building has a gable-on-hip composition shingle roof with decorative brackets at the cornice and a roughly rectangular plan. It has a raised elevation and a full-width one-story projecting front porch with at the center that is screened on the sides. The entrance is centered and recessed. The building is clad in horizontal board siding, with a combination of shingle and fishscale on the attic-floor gable. It has wide double-hung wood sash windows, many of them in pairs.</p>	
<b>Integrity</b>	Appears to retain integrity	
<b>Significance</b>	Eligible as individual landmark and district contributor	
<b>Notes</b>		





<b>Address</b>	<b>823-25 Mission Avenue</b>	<b>3S</b>	<b>A</b>
<b>APN</b>	011-223-02		
<b>Building Name</b>			
<b>Year Built</b>	Pre-1887		
<b>Original Use</b>	Residential		
<b>Architectural Style</b>	Queen Anne		
<b>Architect/Builder</b>			
<b>Description</b>	The two-story building has a roughly rectangular plan and a gable-on-hip composition shingle roof with a round, pointed tower in one front corner. There is a projecting full-width porch on the first floor that extends wider than the house at one side. The building is clad in horizontal wood siding. Queen Anne decorative features include brackets at the tower cornice, ornate window casings, and square porch columns with capital and scrolled brackets.		
<b>Integrity</b>	retains integrity		
<b>Significance</b>	Excellent example of high style Queen Anne architecture, landmark and contributor		
<b>Notes</b>			





<b>Address</b>	<b>828 Mission Avenue</b>	<b>A</b>
<b>APN</b>	011-184-10	
<b>Building Name</b>		
<b>Year Built</b>	Pre-1887	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Stick	
<b>Architect/Builder</b>		
<b>Description</b>	The two-story building has a roughly rectangular plan and a parking lot to one side. The gable-on-hip composition shingle roof features decorative triangular brackets at the corners and gable trusses. There is a projecting full-width wraparound porch on the first floor of the main façade and a side façade, with a small gable on the one-story projecting porch roof above the corner main entrance. The building, sited on a slope, has a raised foundation toward the front, and a set of stairs lead directly to the main entrance. The building is clad in horizontal board siding with narrow vertical board siding on the gable faces.	
<b>Integrity</b>	retains integrity	
<b>Significance</b>	Eligible as landmark and contributor	
<b>Notes</b>		



<b>Address</b>	<b>907 Mission Avenue</b>	<b>7N</b>	<b>A-</b>
<b>APN</b>	011-221-03		
<b>Building Name</b>			
<b>Year Built</b>	c1900		
<b>Original Use</b>	Residential		
<b>Architectural Style</b>	Folk Victorian		
<b>Architect/Builder</b>			
<b>Description</b>	<p>The two-story building has a roughly rectangular plan. The cross-gabled composition shingle roof features decorative triangular knee braces at the corners. There is a projecting full-width wraparound porch on the first floor of the main façade and side, with entrances at either end and a bay window. It is accessed by a set of brick steps. The building has tall, narrow double-hung wood sash windows, and those on the second floor feature decorative wood pediments. The building is clad in horizontal board siding. There is a small detached garage next to the building with matching cladding and a low-pitch gabled roof with a gable truss above the garage door.</p>		
<b>Integrity</b>	Appears to retain integrity		
<b>Significance</b>	Eligible as landmark and contributor		
<b>Notes</b>			





<b>Address</b>	<b>1012 Mission Ave</b>	<b>E</b>
<b>APN</b>	011-174-11	
<b>Building Name</b>		
<b>Year Built</b>	1949	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Streamline Moderne	
<b>Architect/Builder</b>		
<b>Description</b>	The three-story building has a rectangular plan with an open courtyard in the center and a flat roof. There is a large parking lot to one side of the building. Located on a slope, the building is only two stories at the back. The recessed front entrance is accessed by a set of brick steps at the center of the main façade. Windows are fitted with various types of replacement sash.	
<b>Integrity</b>	Appears to lack integrity	
<b>Significance</b>	Unlikely to be significant	
<b>Notes</b>		



<b>Address</b>	<b>1135 Mission Av</b>	(likely B)
<b>APN</b>	011-213-04	
<b>Building Name</b>	DeCourtieux House	
<b>Year Built</b>	1893	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Stick	
<b>Architect/Builder</b>		
<b>Description</b>	The two-and-a-half-story building has a roughly rectangular plan and combination cross-gabled and hipped roof. While the first floor is mostly obscured behind a tall hedge, the building appears to have a full-width integral porch with a slightly projecting roof on the main façade. There is a variety of cladding, including horizontal channel board siding and half-timbering on the gable faces.	
<b>Integrity</b>	Appears to retain integrity	
<b>Significance</b>	Potential local district contributor, not individually eligible	
<b>Notes</b>		





<b>Address</b>	<b>1145 Mission Av</b>	<b>(likely E)</b>
<b>APN</b>	011-186-11	
<b>Building Name</b>		
<b>Year Built</b>	1937 (spreadsheet)	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Minimal Traditional	
<b>Architect/Builder</b>		
<b>Description</b>	The one-story building has a rectangular plan and gabled composition shingle roof with exposed rafter tails. Sited on ground that slopes downward from the front, the building has a second, lower floor at the back. There is a small, partial-width integral porch, and a ramp with a wooden railing on one side leads up to it. The main entrance faces into the side of the building from the porch. The building is clad in a variety of wood board siding, both vertical and horizontal.	
<b>Integrity</b>	Integrity appears impaired; ramp has been added	
<b>Significance</b>	Not eligible, architecture not significant	
<b>Notes</b>		



<b>Address</b>	<b>16 Ritter Street</b>	(likely E)
<b>APN</b>	011-272-04	
<b>Building Name</b>		
<b>Year Built</b>	1911 (spreadsheet)	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Queen Anne Cottage	
<b>Architect/Builder</b>		
<b>Description</b>	The two-story building has a rectangular plan and a gable-on-hip composition shingle roof. There are two entrances on the main façade: a set of double doors on the first floor, and an entrance sheltered by a partial-width integral porch on the second floor. There is a bay window above the first-floor entrance. The building is clad in horizontal drop siding. The building has vinyl windows, a replacement door, replacement porch balustrade, and may have been raised.	
<b>Integrity</b>	Integrity appears impaired; windows replaced, door altered	
<b>Significance</b>	Not eligible, lacks integrity	
<b>Notes</b>		





<b>Address</b>	<b>826 Second Street</b>	<b>(likely E)</b>
<b>APN</b>	011-272-10	
<b>Building Name</b>		
<b>Year Built</b>		
<b>Original Use</b>		
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	<p>The building has a flat roof and roughly rectangular plan. It is two stories at the front with a one-story portion and a lower one-story addition at the back. It is clad in brick, with stucco on the main façade and addition. There is dentil molding above the first floor on the main façade. There is brick trim around the roof of the two-story volume as well as brick sills on the second-floor windows. Windows are varied and feature rounded cloth awnings on the sides of the building, as does a door into the lower volume. There are also two garage doors towards the back of the building, and the addition has an entrance as well.</p>	
<b>Integrity</b>	Lacks Integrity	
<b>Significance</b>	Not eligible, nineteenth century commercial heavily altered on main facade	
<b>Notes</b>		



<b>Address</b>	<b>1115 Second Street</b>	<b>7N</b>	<b>E</b>
<b>APN</b>	013-011-06		
<b>Building Name</b>	Mackey Frames		
<b>Year Built</b>	1875 (spreadsheet)		
<b>Original Use</b>	Residential		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The two-story building has a combination shed and gabled roof and a rectangular plan. It is clad in horizontal drop siding. There is a glazed door and a metal roll-up garage door on the main façade. Windows are hung vinyl sash		
<b>Integrity</b>	Appears to lack integrity		
<b>Significance</b>	Not eligible, lack of significance and integrity		
<b>Notes</b>			





<b>Address</b>	<b>1209 Second Street</b>	<b>E</b>
<b>APN</b>	12-075-05	
<b>Building Name</b>		
<b>Year Built</b>	1924 (spreadsheet)	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Craftsman	
<b>Architect/Builder</b>		
<b>Description</b>	The one-story building has a raised foundation and an L-shaped plan that includes a projecting partial-width porch. It has a hipped composition shingle roof. There are two doors accessed via the raised porch: one sliding double glass door that faces the street, and one partially glazed single wooden door that faces to the side. The building is clad in stucco with vertical board siding near the bottom on the side façades.	
<b>Integrity</b>	Appears to lack integrity, replacement windows, sliding glass door	
<b>Significance</b>	Not eligible, lacks significance and integrity	
<b>Notes</b>		



<b>Address</b>	<b>1211 Second Street</b>	<b>C</b>
<b>APN</b>	012-075-04	
<b>Building Name</b>		
<b>Year Built</b>	1920 (spreadsheet)	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Hipped roof cottage	
<b>Architect/Builder</b>		
<b>Description</b>	The two-story building has an L-shaped plan that includes a projecting partial-width porch screened on one side. It has a hipped composition shingle roof The main entrance is on the second floor. The building is clad in a horizontal board siding in a variety of widths. There is a garage on the lower floor of the main façade.	
<b>Integrity</b>	Appears to retain integrity, more study needed, condition poor	
<b>Significance</b>	Potential local district contributor, not eligible as landmark	
<b>Notes</b>		





<b>Address</b>	<b>1215 Second Street</b>	<b>B</b>
<b>APN</b>	012-075-03	
<b>Building Name</b>		
<b>Year Built</b>	1916 (spreadsheet)	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Hipped roof cottage	
<b>Architect/Builder</b>		
<b>Description</b>	The two-story building has rectangular plan and composition shingle hipped roof and has a parking lot behind it. The second-story main entrance is sheltered under a partial-width integral porch, with a bay window on one side. The building is clad in multiple widths of horizontal board siding. It has original double hung wood sash and partially glazed wood paneled door.	
<b>Integrity</b>	Retains Integrity	
<b>Significance</b>	Potential local district contributor, not individually eligible at any level	
<b>Notes</b>		



<b>Address</b>	<b>1301 Second Street</b>	<b>B+</b>
<b>APN</b>	012-073-07	
<b>Building Name</b>		
<b>Year Built</b>	1907 (spreadsheet)	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Hipped roof cottage	
<b>Architect/Builder</b>		
<b>Description</b>	The one-story building has a raised foundation, a roughly rectangular plan, and a composition shingle hipped roof. A volume at the rear of the building is lower than the main roof. The main entrance is centered on the main façade and sheltered under a full-width projecting porch, screened on both sides with decorative turned posts. The building is clad in wood shingle. It has original double hung wood sash and partially glazed wood paneled door.	
<b>Integrity</b>	Appears to retain integrity	
<b>Significance</b>	Contributor and potentially landmark eligible, very good example of hipped roof cottage with excellent integrity	
<b>Notes</b>		





<b>Address</b>	<b>1305 Second Street</b>	<b>E</b>
<b>APN</b>	012-073-06	
<b>Building Name</b>		
<b>Year Built</b>	1887 (spreadsheet)	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Folk Victorian	
<b>Architect/Builder</b>		
<b>Description</b>	The original building has a roughly square plan and a notably distinct addition projects forward on the main façade. The original volume is three stories tall with a gabled composition shingle roof. The main entrance is sheltered under a partial-width projecting porch with a flat roof. The volume is clad in horizontal channel board siding. On the first floor is a vertical board wooden garage door. The addition is one story; it rises to about halfway up the original volume’s second floor, running next to the front staircase, under one of the porch supports, which is abbreviated to make space for it, and up to one side of the original volume’s main entrance. The addition has its own entrance and large plate glass window on its main façade. It is clad in smooth stucco.	
<b>Integrity</b>	lacks integrity due to addition	
<b>Significance</b>	Not eligible, lacks integrity	
<b>Notes</b>		



<b>Address</b>	<b>1307 Second Street</b>	<b>5S2</b>	<b>B</b>
<b>APN</b>	012-073-05		
<b>Building Name</b>			
<b>Year Built</b>	1905 (spreadsheet)		
<b>Original Use</b>	Residential		
<b>Architectural Style</b>	Stick/Vernacular		
<b>Architect/Builder</b>			
<b>Description</b>	The long rectangular building is two-story and has a gabled composition shingle roof with decorative gable bracket details. The second-story entrance is sheltered under a full-width integral porch. There is a garage with a wooden door on the first floor of the main façade. The building is clad in horizontal channel board siding.		
<b>Integrity</b>	Retains Integrity despite replacement windows		
<b>Significance</b>	Potential district contributor, lacks integrity required for landmark		
<b>Notes</b>			





<b>Address</b>	<b>1309 Second Street</b>	<b>E</b>
<b>APN</b>	012-073-04	
<b>Building Name</b>		
<b>Year Built</b>	1900 (spreadsheet)	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Victorian	
<b>Architect/Builder</b>		
<b>Description</b>	The long rectangular building is two-story and has a gabled composition shingle roof with decorative gable bracket details. The second-story entrance is sheltered under a partial-width projecting gabled porch, accessed by a staircase from the side and above the metal roll-up garage door. The building is clad in horizontal board siding.	
<b>Integrity</b>	Lacks Integrity, replacement windows and porch	
<b>Significance</b>	Not eligible, lack of integrity	
<b>Notes</b>		





<b>Address</b>	<b>1315 Second Street</b>	<b>E</b>
<b>APN</b>	012-073-03	
<b>Building Name</b>		
<b>Year Built</b>	c1900 (spreadsheet)	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Folk Victorian	
<b>Architect/Builder</b>		
<b>Description</b>	The long, L-shaped two-story building has a gabled composition shingle roof. It is clad in horizontal board siding. The building has a second-floor entrance, sheltered under a projecting full-width porch accessed by a staircase on the main façade.	
<b>Integrity</b>	Lacks Integrity impaired, replacement windows, raised	
<b>Significance</b>	Ineligible, lack of integrity	
<b>Notes</b>		



<b>Address</b>	<b>1416-1420 Second St</b>	<b>7N</b>	<b>E</b>
<b>APN</b>	011-252-11		
<b>Building Name</b>			
<b>Year Built</b>	1895 (spreadsheet)		
<b>Original Use</b>	Residential		
<b>Architectural Style</b>	Queen Anne		
<b>Architect/Builder</b>			
<b>Description</b>	The roughly rectangular two-story building is located behind a high wall overgrown with vines, and there is considerable vegetation on the parcel. There is a parking lot to one side of the building, and the second-story entrance and deck are located near the back of the building on the façade that faces the parking lot rather than the façade facing the street. The building has a gabled composition shingle roof as well as a round room in one corner with a pointed roof.		
<b>Integrity</b>	Lacks Integrity, replacement windows and stairs/deck		
<b>Significance</b>	Not eligible, lacks integrity		
<b>Notes</b>			





<b>Address</b>	<b>3 Stevens Place</b>	<b>C</b>
<b>APN</b>	014-011-15	
<b>Building Name</b>		
<b>Year Built</b>	1913 (spreadsheet)	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The two-story rectangular building has a hipped composition shingle roof with overhanging eaves. It is clad in wood shingle. There are multiple entrances on the main façade, including a second-story entrance accessed by a staircase and a side-facing entrance that opens into the base of the staircase. Windows are varied, and there is a dormer on the main façade.	
<b>Integrity</b>	Integrity impaired, replacement doors and windows, porch enclosed, more study needed	
<b>Significance</b>	Potential district contributor if integrity is retained	
<b>Notes</b>		





<b>Address</b>	<b>927 Tamalpais Av</b>	<b>3S</b>	<b>B</b>
<b>APN</b>	011-275-04		
<b>Building Name</b>	Barrel House		
<b>Year Built</b>	c1925 (spreadsheet)		
<b>Original Use</b>			
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The narrow rectangular building is one story at the front and two stories toward the back. It has a flat roof and is clad in brick with some vertical board siding on the second story. The brick is unpainted on the main façade. The main façade also features a slanted tile roof on either side of the partial-width parapet that		
	shelters the arched main entrance. There are large decorative tiles over the small storefront windows.		
<b>Integrity</b>	Retains integrity, see 1970s photo above		
<b>Significance</b>	Eligible as district contributor, lacks significance for landmark status		
<b>Notes</b>			



<b>Address</b>	<b>930 Tamalpais Av</b>	<b>3S</b>	<b>E</b>
<b>APN</b>	011-277-01		
<b>Building Name</b>	Northwest Pacific Railroad Depot		
<b>Year Built</b>	c1929 (spreadsheet)		
<b>Original Use</b>	Railroad Depot		
<b>Architectural Style</b>	Spanish?		
<b>Architect/Builder</b>			
<b>Description</b>	The two-story linear building runs along the railroad tracks next to Tamalpais Avenue. It is clad in smooth stucco and has a gabled tile roof. Windows are varied, but all have multiple small lights; most are wide vertical eight-over-eight light windows. A series of arches in shallow relief along the main façade have windows or doors in them. There are a number of entrances on the main façade, but the main entrance is located under a cloth awning and large decorative arch.		
<b>Integrity</b>	Appears to retain integrity, more study needed, 2 <sup>nd</sup> story addition		
<b>Significance</b>	Likely significant, currently being separately evaluated for individual NRHP nomination		
<b>Notes</b>			



<b>Address</b>	<b>610 Third Street</b>	<b>E</b>
<b>APN</b>	014-122-14	
<b>Building Name</b>	French Quarter	
<b>Year Built</b>	[spreadsheet gives implausible date of 1970]	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Queen Anne	
<b>Architect/Builder</b>		
<b>Description</b>	The two-story rectangular building has a gabled composition shingle roof. There are two entrances located on the main façade. An entrance on the first floor under a bay window is sheltered by a cloth awning. The other entrance, located on the second floor, is accessed by a wooden staircase and sheltered under a partial-width integral porch. The building is clad in a combination of horizontal board and fishscale shingle siding. Appears to have been raised, shed roof addition	
<b>Integrity</b>	Integrity impaired by windows, staircase, enclosed porch, shed addition	
<b>Significance</b>	Not eligible, lacks integrity	
<b>Notes</b>		





<b>Address</b>	<b>1030 Third Street</b>	<b>A</b>
<b>APN</b>	011-263-21	
<b>Building Name</b>	First Federal Savings and Loan	
<b>Year Built</b>	1963 (spreadsheet)	
<b>Original Use</b>	Commercial	
<b>Architectural Style</b>	Modern	
<b>Architect/Builder</b>	John Carl Warnecke (DIJ 11/23/1962)	
<b>Description</b>	The one-story rectangular building occupies a corner lot, surrounded on its other two sides by a driveway and parking lot. The building has a flat concrete roof with wide eaves and a penthouse with slanted sides. It is clad in panels of rough stucco, which are interspersed with tall vertical windows. There are also long horizontal stretches of window on multiple façade. The main entrance is a revolving door accessed by a set of wide, low concrete steps; there are multiple other entrances.	
<b>Integrity</b>	Appears to retain integrity, further study needed	
<b>Significance</b>	Probable eligible as landmark, designed by John Carl Warnecke	
<b>Notes</b>		



<b>Address</b>	<b>1410 Third Street</b>	<b>A</b>
<b>APN</b>	011-251-09	
<b>Building Name</b>		
<b>Year Built</b>	1916 (spreadsheet)	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Foursquare/Craftsman	
<b>Architect/Builder</b>		
<b>Description</b>	The two-story rectangular building has a hipped composition shingle roof with hipped dormers on three façades. The second-story main entrance is sheltered under a deep partial-width integral porch; next to it is a rounded bay window. Eaves around the roof as well as the porch, the bay window, and the dormers all feature decorative brackets. The building is clad in clapboard siding and has original double hung wood sash windows and partially glazed door. Porch columns are highly decorative	
<b>Integrity</b>	retains integrity	
<b>Significance</b>	Eligible as landmark and district contributor	
<b>Notes</b>		





<b>Address</b>	<b>1414 Third Street</b>	<b>E</b>
<b>APN</b>	011-251-11	
<b>Building Name</b>		
<b>Year Built</b>	1930 (spreadsheet)	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The two-story rectangular-plan building has a cross gable near the main façade, but most of the roof is flat. The building is clad in stucco with varied fenestration. The main façade features a ground-floor entrance as well as a second-floor entrance accessed by a wooden staircase.	
<b>Integrity</b>	Appears to lack integrity	
<b>Significance</b>	Not likely to be significant	
<b>Notes</b>		





<b>Address</b>	<b>1532 Third Street</b>	<b>B</b>
<b>APN</b>	011-243-11	
<b>Building Name</b>		
<b>Year Built</b>	1900 (spreadsheet)	
<b>Original Use</b>	Residential	
<b>Architectural Style</b>	Hipped Roof Cottage	
<b>Architect/Builder</b>		
<b>Description</b>	The building is one story with a raised foundation and a rectangular plan. It has a hipped composition shingle roof and a projecting full-width porch on the main façade, accessed by a centered set of steps. The porch has decorative turned posts and scrolled brackets. It is clad in horizontal board siding. There is a flat-roofed addition to one side. Windows are double hung wood sash	
<b>Integrity</b>	Retains Integrity despite side addition	
<b>Significance</b>	Eligible as district contributor, not a landmark	
<b>Notes</b>		



<b>Address</b>	<b>514 Fourth Street</b>	<b>E</b>
<b>APN</b>	014-086-15	
<b>Building Name</b>		
<b>Year Built</b>		
<b>Original Use</b>	Commercial	
<b>Architectural Style</b>	New Formalism	
<b>Architect/Builder</b>		
<b>Description</b>	The two-story rectangular-plan building has a flat roof and is set back behind a parking lot. The double-height first floor features multiple entrances and large aluminum frame storefronts on the main façade. An exterior staircase projects forward slightly at one corner of the main façade, and an exterior hallway runs along the second floor; both the staircase and hallway are sheltered under a projecting roof with an arcade. There is parking in front of the building	
<b>Integrity</b>	Retains integrity	
<b>Significance</b>	Not eligible, not a significant example of the style	
<b>Notes</b>		





<b>Address</b>	<b>704 Fourth Street</b>	<b>E</b>
<b>APN</b>	011-227-10	
<b>Building Name</b>	Lotus Restaurant	
<b>Year Built</b>		
<b>Original Use</b>	Commercial	
<b>Architectural Style</b>	Mid-century	
<b>Architect/Builder</b>		
<b>Description</b>	The rectangular-plan building is located on a corner lot. The roof type is unclear, but there is a front gable located to the side of the main entrance. The roof is composition shingle and there is a tile awning over one window, a cloth awning over another window, and a projecting cloth awning over the main entrance. The building is clad in brick and the main façade features built-in brick planters. Windows are a variety of shapes and sizes.	
<b>Integrity</b>	Integrity appears impaired	
<b>Significance</b>	Not likely to be significant	
<b>Notes</b>		



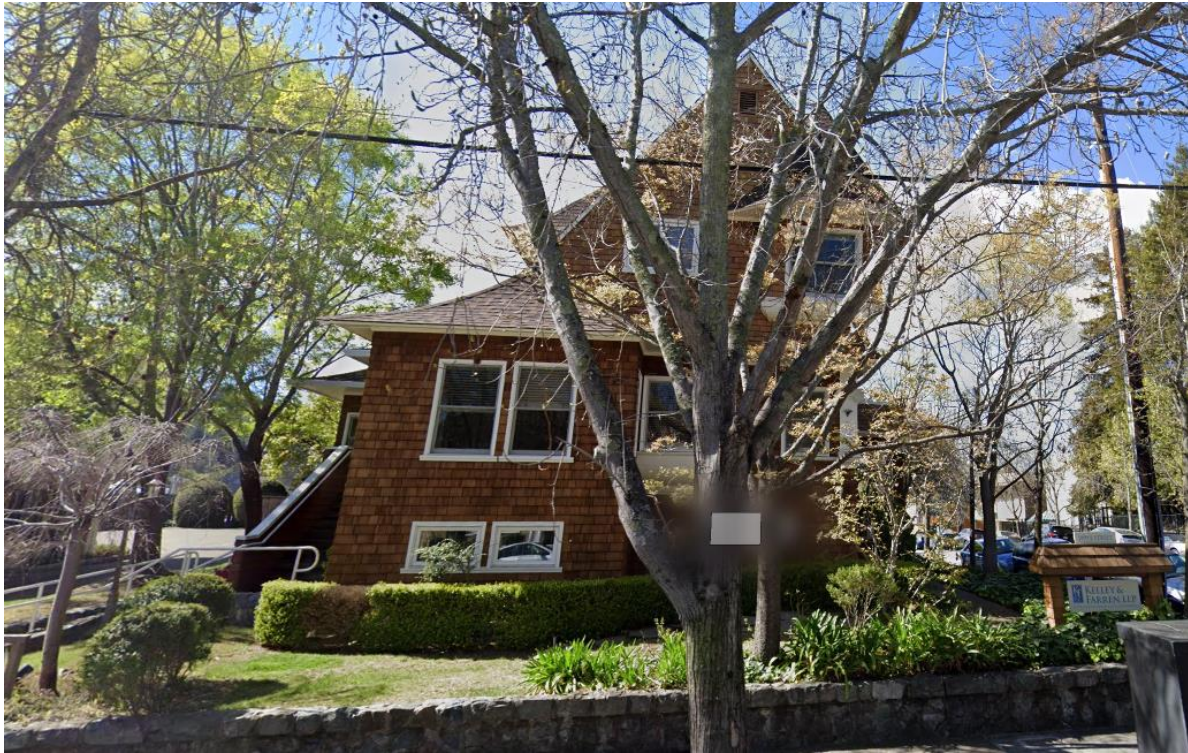


<b>Address</b>	<b>1203 Fourth Street</b>	<b>C</b>
<b>APN</b>	011-255-23	
<b>Building Name</b>	Wells Fargo	
<b>Year Built</b>		
<b>Original Use</b>	Commercial	
<b>Architectural Style</b>	Midcentury Modern	
<b>Architect/Builder</b>		
<b>Description</b>	The rectangular-plan building is located on a corner lot. It has a flat roof. It is clad in two kinds of tile and features large windows screened by pebbledash walls with decorative cutouts. The main entrance is located to the side of an integral full-height awning at the corner that also shelters ATMs and a shop under its own lower awning.	
<b>Integrity</b>	Appears to retain integrity, more study needed	
<b>Significance</b>	Appears eligible as landmark and contributor	



<b>Address</b>	<b>1001 Lincoln Avenue</b>	<b>B</b>
<b>APN</b>	011-224-10	
<b>Building Name</b>		
<b>Year Built</b>		
<b>Original Use</b>	Commercial	
<b>Architectural Style</b>		
<b>Architect/Builder</b>		
<b>Description</b>	The two-story building has a rectangular plan. The roof consists of two side-by-side composition shingle gables, hidden on both the street-facing sides of the corner lot by a slanted parapet supported by decorative molding and brackets. The main façade contains two first-floor storefronts consisting primarily of large plate-glass windows, with brick bulkheads and narrow vertical board siding between the windows. On the second floor and other façades, the building is clad in horizontal board siding. Upstairs windows have been replaced.	
<b>Integrity</b>	Appears to retain integrity despite window replacements	
<b>Significance</b>	Eligible as district contributor, lacks integrity required for landmark	
<b>Notes</b>		





<b>Address</b>	<b>1099 E Street</b>		<b>B</b>
<b>APN</b>	011-202-06		
<b>Building Name</b>	Schlosser-Cole Residence		
<b>Year Built</b>			
<b>Original Use</b>	Residential		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	The three-story building has a roughly rectangular plan and steeply pitched composition shingle gable-on-hip roof. It is clad in wood shingle. There is an integral porch on the main façade and several other entrances around the building. The building has wide double-hung wood sash windows. There is a small tower with a pointed roof at the corner of the building above the porch.		
<b>Integrity</b>	Appears to retain integrity		
<b>Significance</b>	Potential district contributor, not individually eligible at any level		
<b>Notes</b>	Registered local landmark		





<b>Address</b>	<b>1100 E Street</b>	<b>3S</b>	<b>A</b>
<b>APN</b>	011-203-01		
<b>Building Name</b>	San Rafael Public Library		
<b>Year Built</b>			
<b>Original Use</b>	Library		
<b>Architectural Style</b>			
<b>Architect/Builder</b>			
<b>Description</b>	<p>The large T-shaped building occupies the entire west end of the block it sits on, surrounded by landscaping and parking lots as well as streets on three sides. The building is composed of multiple volumes of different sizes and eras. The taller older volume is clad in brick and stucco and has large windows. This volume features a number of decorative details, including dentil molding, quoins flanking the windows as well as at the corners, and large keystones on the windows. The newer volume is longer and shorter. It is clad in stucco and brick. On its main façade, the automatic sliding glass door entrance is located in a corner; the upper half of the façade is clad in brick, and the lower features subtle dentil molding in a more subdued echo of the older volume. The rear façade is clad almost entirely in brick. On the volume's other façades, windows alternate with brick-and-stucco patterns that mimic the older volume's quoins.</p>		
<b>Integrity</b>	60s addition in notably different style, but sympathetic and both the addition and original building look to have good integrity		
<b>Significance</b>	Eligible as landmark and contributor		
<b>Notes</b>			



<b>Address</b>	<b>1623 5<sup>th</sup> Avenue, Building C</b>	<b>7N</b>	<b>B</b>
<b>APN</b>	011-320-03		
<b>Building Name</b>			
<b>Year Built</b>			
<b>Original Use</b>	Residential		
<b>Architectural Style</b>	Victorian		
<b>Architect/Builder</b>			
<b>Description</b>	The small one-story L-shaped building shares a parking lot with several other buildings and is set back from the street. It has a cross-gabled composition shingle roof. It is clad in horizontal channel board siding with fishscale shingle on the gable faces. A small integral porch on the main façade leads to the main entrance, which opens into the side of the projecting volume. Windows are tall, two-over-two light double-hung wood sash.		
<b>Integrity</b>	Appears to retain integrity		
<b>Significance</b>	Potential local district contributor, not individually eligible at any level		
<b>Notes</b>			





<b>Address</b>	<b>1623 5<sup>th</sup> Avenue, Building D</b>	<b>7N</b>	<b>B</b>
<b>APN</b>	011-320-04		
<b>Building Name</b>	Kalliopeia Foundation		
<b>Year Built</b>			
<b>Original Use</b>	Residential		
<b>Architectural Style</b>	Victorian		
<b>Architect/Builder</b>			
<b>Description</b>	The two-story rectangular plan building shares a parking lot with several other buildings. It has a gable-on-hip composition shingle roof. The building features an integral wrap-around porch, with the main façade facing the parking lot rather than the street. It is clad in horizontal channel board siding with fishscale shingle on the gable faces. Windows are tall, two-over-two light double-hung wood sash.		
<b>Integrity</b>	Appears to retain integrity		
<b>Significance</b>	Potential local district contributor, not individually eligible at any level		
<b>Notes</b>			



## California Historical Resource Status Codes

### **1 Properties listed in the National Register (NR) or the California Register (CR)**

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.
  
- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

### **2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)**

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
  
- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

### **3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.
  
- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

### **4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation**

- 4CM Master List - State Owned Properties – PRC §5024.

### **5 Properties Recognized as Historically Significant by Local Government**

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
  
- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.
  
- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

### **6 Not Eligible for Listing or Designation as specified**

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

### **7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation**

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey; Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

12/8/2003