



Downtown San Rafael Precise Plan Historic Resources Inventory Summary Report

[Redlined version showing changes made in April and May 2021](#)

December 2020

[Revised May 2021](#)

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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

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(* Please contact the City of San Rafael Planning Department for back-up documents, including tabular summaries from the 2019-20 survey and DPR forms for properties surveyed in 1976-77. DPR forms prepared in 2020 may be reviewed on line at www.sanrafael2040.org access to Appendices B and C. They include numerous large digital files.

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 ~~1976-1977 (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 ~~36~~approximately 40 potentially 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 January 1978, 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.¹ 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 20th Century residential, commercial, and civic buildings. It also includes numerous mid-20th Century buildings that are eligible for consideration as historic resources today but were not when the survey was ~~adopted~~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.

¹Throughout this report, the prior survey is referred to as the 1978/1986 Survey. Work was generally completed in 1976-1977 and the survey was adopted in January 1978. Minor changes were made in 1986.

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 1978/ 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 [the 1978/86 survey](#)~~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 [1978/1986](#) 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 1978/86 and resources deemed eligible on 2019-20 that were not previously inventoried.
- Eligible ~~individual~~ resources (outside of districts), including those listed in 1978/86 and those newly eligible
- Older buildings that are not eligible (generally properties listed in 1978/86 that have ~~been demolished or lost to fire since been compromised~~)
- Properties without historic resources

Chapter 5 of this Appendix 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.

Following completion of the Fact Sheets, Garavaglia Associates prepared DPR forms for 36 properties. These are available on the San Rafael Planning Department’s website at <https://www.cityofsanrafael.org/downtown-historic-preservation/>.

This report has three Appendices: Additional information on historic resources is maintained by the San Rafael Planning Department. As resources permit, this information may be published on-line. This includes spreadsheets created during the 2019-2020 survey covering all parcels in the study area. It also includes DPR forms for properties surveyed in the 1970s but not resurveyed in 2019. These forms were prepared

~~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 them 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

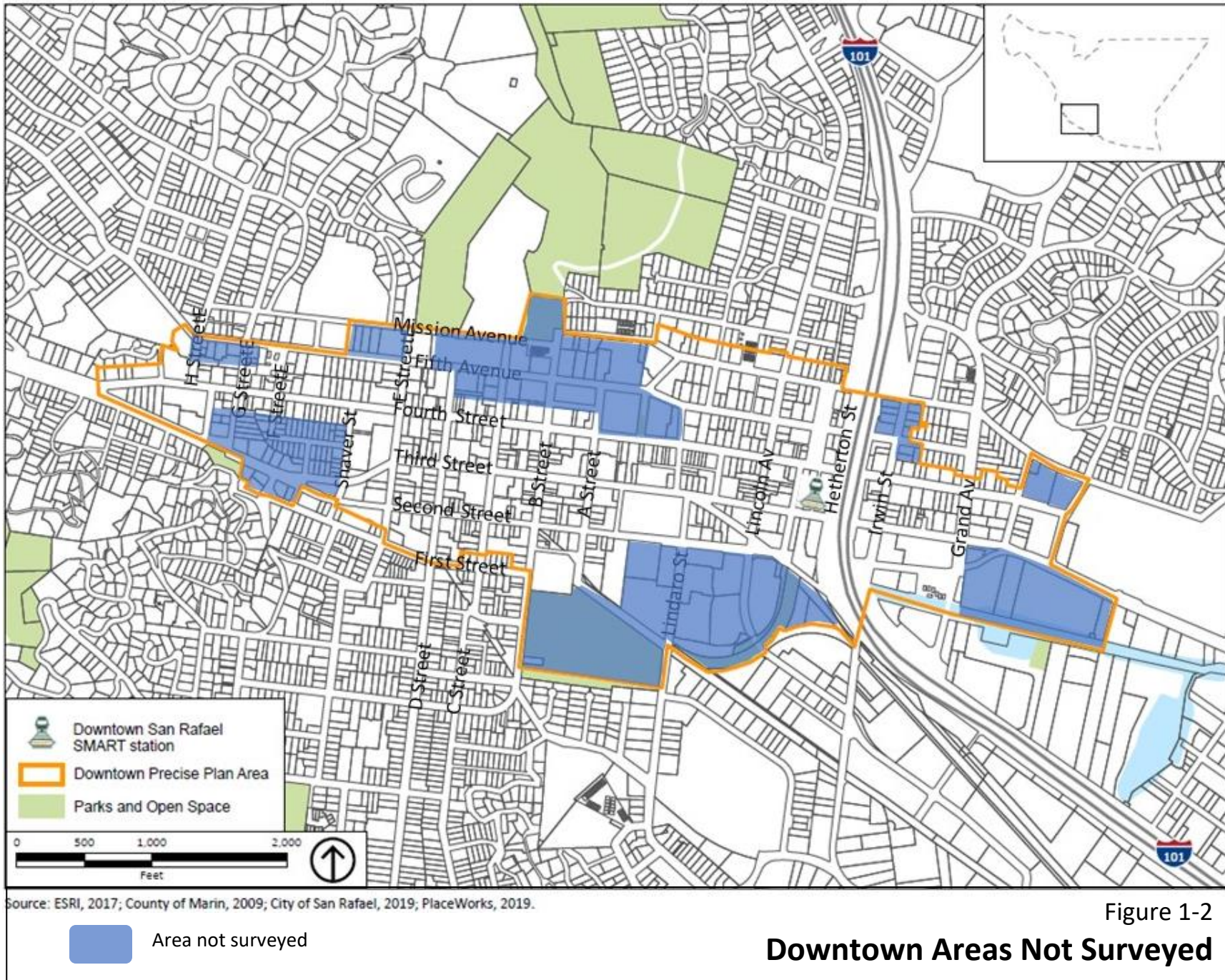
Precise Plan. Resources located in the excluded areas that were catalogued in 197~~8~~7/1986 are listed in this report. However, there may be additional resources in these areas. In the event alterations are proposed in an excluded area, additional research may be needed to determine if the structure is a historic resource.

DRAFT



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~~The evolution of Downtown has reinforced 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.¹ In 1817, ~~Mission~~Asistencia 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 1822.²

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 growing hospitality industry of summer and weekend visitors.³ 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 in San Rafael. 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

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

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

³ ~~San Rafael Chamber website, "History of San Rafael." *Ibid.*~~

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 ~~D~~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 suburb, 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 1579.⁴ 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.⁵

When the Spanish arrived in the early 19th 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.⁶ The Nanaguani village was taken as the site to establish an asistencia (hospital) for Mission Dolores in present day San Francisco.⁷ 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 1822.⁸

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.⁹ 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.¹⁰ The Mission declined rapidly as an economic and political force and

⁴ [Federated Indians Graton Rancheria, website, "History," Federated Indians Graton Rancheria, website, https://gratonrancheria.com/culture/history/.](https://gratonrancheria.com/culture/history/) Accessed online, December 3, 2020.
~~https://gratonrancheria.com/culture/history/.~~

⁵ [Marin County History Museum, *Images of America: Early San Rafael*, 9.](#)~~*Images of America: Early San Rafael*, 9.~~

⁶ [Marin County History Museum, *Images of America: Early San Rafael*, 13.](#)~~*ibid.*, 13.~~

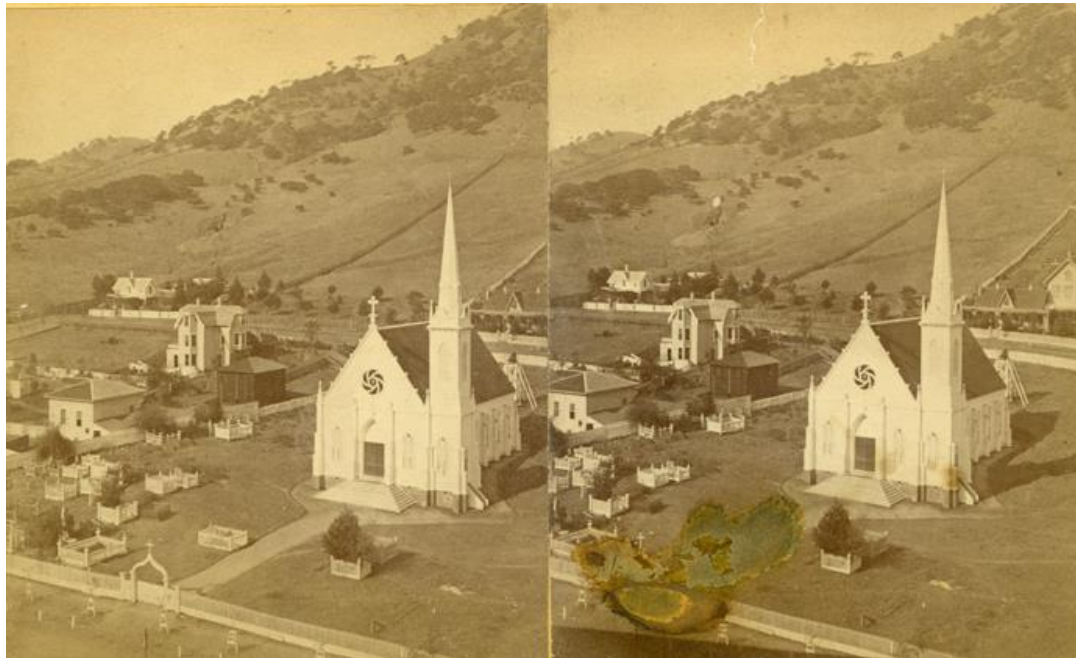
⁷ [San Rafael Chamber website, "History of San Rafael."](#)~~*History of San Rafael," San Rafael Chamber, website.*~~ Accessed April 24, 2019. <http://srchamber.com/history-of-san-rafael/>; and, [California Missions Foundations website, "History of Mission San Rafael Arcángel,"](#) California Missions Foundation, <http://californiamissionsfoundation.org/mission-san-rafael-website>. Accessed April 24, 2019.
~~http://californiamissionsfoundation.org/mission-san-rafael/.~~

⁸ [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>

⁹ "History," Federated Indians Graton Rancheria, website.

¹⁰ [Marin County History Museum, *Images of America: Early San Rafael*, 19.](#)~~*Images of America: Early San Rafael*, 19.~~

was largely abandoned by 1840. The ruins of the adobe building at the Mission site were removed in 1870.¹¹



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 [at the upper right at the upper right](#). (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.¹² 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.¹³ 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.¹⁴ San Rafael was later incorporated as a city in 1874.¹⁵

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

¹¹ California Missions Foundation. (2017, September 03). San Rafael Arcángel. Retrieved July 29, 2020, from <http://californiamissionsfoundation.org/mission-san-rafael/> -

¹² [Marin County History Museum, Images of America: Early San Rafael, 27.](#) ~~Images of America: Early San Rafael.~~

¹³ [Marin County History Museum, Images of America: Early San Rafael, 27.](#) ~~ibid.~~

¹⁴ [Marin County History Museum, Images of America: Early San Rafael, 27.](#) ~~ibid.~~

¹⁵ Barry Spitz, *Marin: A History*, (Protrero Meadow Publishing, 2006), 111.

Rafael and San Quentin Railroad was established, offering a regular train service to Point San Quentin.¹⁶



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.¹⁷ 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.¹⁸

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 1903.¹⁹

¹⁶ ~~Marin: A History~~Spitz, *Marin: A History*, 97.

¹⁷ Spitz, *Marin: A History*, ~~ibid.~~, 59-121.

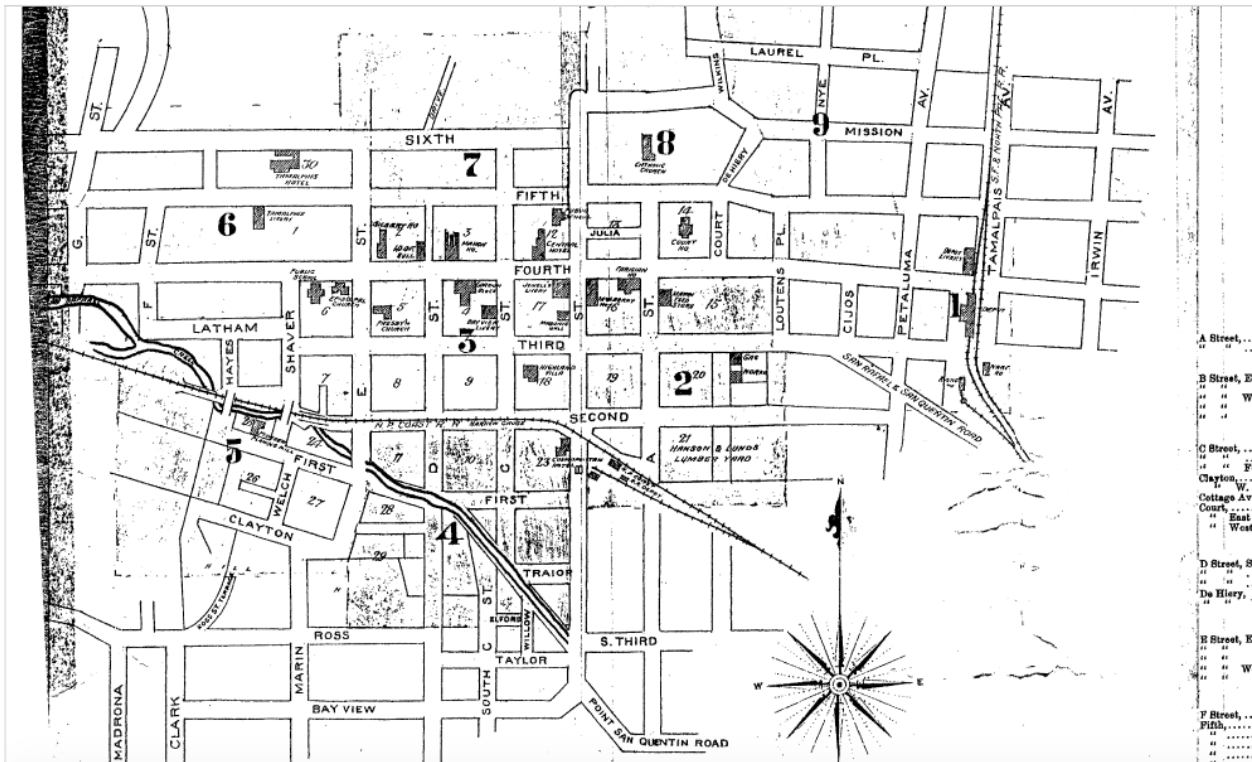
¹⁸ Today the remaining buildings have been preserved as a part of China Camp State Park. [California Department of Parks and Recreation website](https://www.parks.ca.gov/?page_id=466), "China Camp State Park," California Department of Parks and Recreation,

https://www.parks.ca.gov/?page_id=466, website. Accessed online, December 3, 2020.

~~https://www.parks.ca.gov/?page_id=466~~

¹⁹ ~~Marin County History Museum, *Images of America: Early San Rafael*, 37.~~ [Images of America: Early San Rafael](https://www.parks.ca.gov/?page_id=466).

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.²⁰ By 1900, Fourth Street had become a premier shopping area in Marin County.²¹



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.²² 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.²³

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.

²⁰ [Marin County History Museum, *Images of America: Early San Rafael*, 37.](#) [Images of America: Early San Rafael.](#)

²¹ [Spitz, *Marin: A History*, 158.](#)

²² [Marin County History Museum, *Images of America: Early San Rafael*, 59.](#) [Images of America: Early San Rafael.](#)

²³ [Marin County History Museum, *Images of America: Early San Rafael*, 59.](#) [ibid.](#)

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.²⁴ By 1935 the building had been covered with stucco, but ~~circa 1980~~after a fire circa 1980 the stucco was removed and the second story was rebuilt to include more ornate detailing.



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, supporting growing retail and service shops on A and B Street in the blocks below Fourth Street. In 1895 dry-goods peddler Jacob Albert opened "The Wonder" next to the corner of Fourth and B Streets, eventually turning his success into the largest department store in Marin County, attracting the largest department store in Marin County (owned by Jacob Albert and located at 1216 Fourth Street).²⁵ ~~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.

²⁴ 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.

²⁵ ~~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. Albert eventually constructed the Albert Building at northeast corner of Fourth and B Streets in 1930. Marin County History Museum, *Images of America: Early San Rafael*, 59; 65. *Images of America: Early San Rafael*, 59.~~

Stylistically, the design of commercial buildings from this period was closely aligned with Victorian-period residential architectural styles.²⁶

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 movement, a reaction of the formal classical ideals in art and architecture that had been fashionable for about two hundred years.²⁷ 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.²⁸ 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.²⁹

²⁶ City and County of San Francisco Planning Department, *Neighborhood Commercial Buildings: Historic Context Statement 1865-1965-Draft for Public Review*, February 17, 2016.

²⁷ [Virginia & Lee McAlester, *A Field Guide to American Houses*: Virginia Lee McAlester, *A Field Guide to American Houses*, \(New York: Alfred A. Knopf, 2013\), 282-302, 211-212.](#)

²⁸ [McAlester, *A Field Guide to American Houses*, 211-212.](#) *ibid.*

²⁹ [McAlester, *A Field Guide to American Houses*, 211-212.](#) *ibid.*



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.³⁰ The building has gone through several renovations but retains Italianate detailing in the pedimented arched windows and decorative quoins.

Another prominent example of Italianate commercial architecture is the [Landmark-local 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.”³⁴ Although detail has been lost at the [first-storyground floor](#) commercial storefront, the [second upper](#) 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.³²

The identifying features of the Second Empire style include a mansard roof, dormer windows, molded cornices, and decorative brackets.³³

³⁰ 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.

³⁴ [San Rafael Landmark Nomination](#)

³² [McAlester, A Field Guide to American Houses, A Field Guide to American Houses](#), 242.

³³ [McAlester, A Field Guide to American Houses, *ibid.*](#), 241



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-ground floor of the building has continuously been occupied with commercial space, with apartments or hotel rooms on the second at the upper floor.³⁴

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.³⁵

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.



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.

³⁴ 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.

³⁵ McAlester, A Field Guide to American Houses, A Field Guide to American Houses, 242.

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.³⁶

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.³⁷ In 1866 the house was purchased by William Tell Coleman as a summer home, and oversaw additions designed by architect John M. Curtis.³⁸

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 20th 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).

³⁶ [Marin County History Museum, *Images of America: Early San Rafael*, 27.](#) ~~*Images of America: Early San Rafael*~~

³⁷ [Marin County History Museum, *Images of America: Early San Rafael*, 29.](#) ~~*ibid.*~~

³⁸ [Marin County History Museum, *Images of America: Early San Rafael*, 27.](#) ~~*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.³⁹



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)

³⁹ [Marin County History Museum, *Images of America: Early San Rafael*, 28.](#) ~~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.⁴⁰ However, a push for more substantial public school options led to the completion of the first public schoolhouse in 1862.⁴¹ The B Street School followed in 1870 and the Fourth Street Grammar School opened in 1886. In 1888 San Rafael High School opened [on E Street](#), marking the construction of the first high school in Marin County.⁴²

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.⁴³



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

⁴⁰ [Marin County History Museum, *Images of America: Early San Rafael*, *Images of America: Early San Rafael*, 79.](#)

⁴¹ [Marin County History Museum, *Images of America: Early San Rafael*, 79.](#) ~~ibid.~~

⁴² [Marin County History Museum, *Images of America: Early San Rafael*, ~~ibid.~~ 92-98;](#) and [Spitz, *Marin: A History*, *Marin: A History*, 135](#)

⁴³ 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~~ on 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 19th into the 19th -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 (1226) Fourth Street (1859), and the Delmonico House Hotel at the southwest corner of B and Second Streets (1876).⁴⁴



The most prominent fixture of the vacation industry was the San Hotel 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 1928.⁴⁵ (Marin County Free Library. Anne T. Kent California Room)

⁴⁴ 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.

⁴⁵ Spitz, Marin: A History, 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 [and events](#).

Evolution in the 20th Century

In the later years of the 19th century San Rafael had begun to be seen by some San Franciscans as a desirable escape from city life. [Wealthy Prominent San Franciscans such as AP Hotaling, John H. Reddington, and Robert Dollar](#) began to relocate to San Rafael, [and](#) 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 1906.⁴⁶ 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.⁴⁷

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, [a "village"-like character made up of small shops and residences was developed on the western end of Fourth Street \(now known as neighborhoods like the West End Village\)](#). [developed a "village" like character of small shops and residences](#).

Opening of the Golden Gate Bridge and Bay Area Transportation

The early 20th century saw a transformation of transportation infrastructure in San Rafael, beginning with [the relocation of](#) passenger ferry service from Tiburon to Sausalito and the

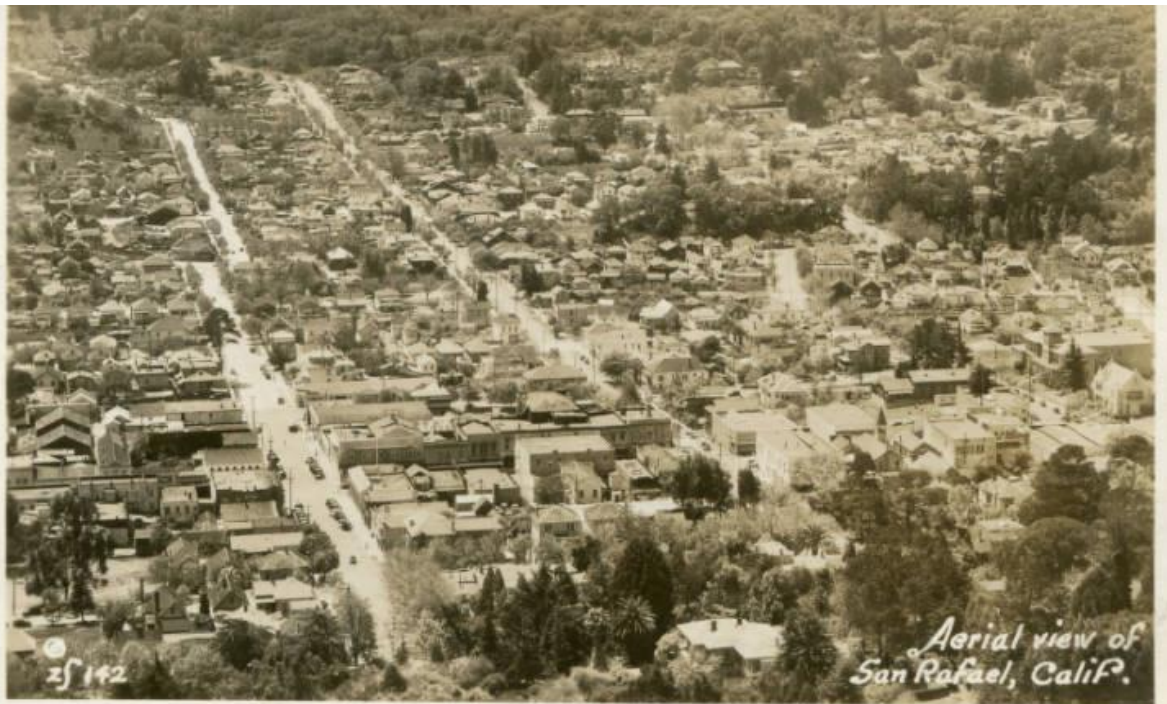
⁴⁶ In the early morning hours of April 18, 1906, a massive earthquake rattled the Bay Area, and ignited a catastrophic fire in San Francisco. Destruction from the fire displaced thousands of San Francisco residents, forcing relocation to surrounding cities such as San Rafael.

⁴⁷ [Marin County History Museum, Images of America: Early San Rafael, Images of America: Early San Rafael](#), 37.

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.

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 (then Petaluma Boulevard). In 1915 the San Rafael-Richmond Ferry was constructed in operation, 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 1933.⁴⁸



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.

⁴⁸ Jim Wood, "History of a Highway," *Marin Magazine*, April 17, 2009, <https://marinmagazine.com/community/history/history-of-a-highway/>, accessed July 20, 2020.

The last commuter train departed from San Rafael in 1941, the same year a viaduct for Highway 101 was completed over San Rafael Creek.⁴⁹ This raised freeway through the heart of the city created a visual and physical barrier between east and central San Rafael.

While means of transportation were rapidly changing in the early 20th 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 [1890-1884](#) 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 [Neo-Classical Revival San Rafael Improvement Club building at 1800 Fifth Avenue](#), ~~which was built~~[Built as the Victrola Pavilion for at the 1915 Panama-Pacific exhibition and floated across the bay from San Francisco International Exposition, the building was dismantled at the end of the exposition and transported on a barge across the bay.](#)⁵⁰

~~The building became the staging area for mosquito eradication programs and other projects.~~ The [San Rafael Public Library](#), which still stands at the corner of Fifth and E Streets, is another prime example of civic architecture of the period. [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.](#)⁵¹

⁴⁹ Marin County History Museum, *Images of America: Modern San Rafael: 1940-2000*, (Charleston, SC: Arcadia Publishing, 2008), 14.

⁵⁰ [Richar Lytel, AIA, Alan Barbier, Len Nibbi, National Register of Historic Places Registration Form, San Rafael Improvement Club, \(National Park Service, 1984\).](#)

⁵¹ [Spitz, *Marin: A History*, 187.](#)



View of the original library structure and details and modern additions. (2019)



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 1909.⁵²

⁵² Spitz, *Marin: A History*, Marin: A History, 187.

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 20th 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 east on Fourth Street near B Street, circa 1915 (Marin County Free Library. Anne T. Kent California Room)



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 Place, circa 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.⁵³

A primary example of Spanish Colonial Revival in San Rafael is [1200-26 Fourth Street/1009 B Street/1200-26 Fourth 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

⁵³ [City and County of San Francisco Planning Department, Neighborhood Commercial Buildings: Historic Context Statement 1865-1965, \(-Draft for Public Review, February 17, 2016\), 48.](#)

was incorporated into the structure to form a first floor of commercial shops and an upper story of apartment spaces.⁵⁴

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.⁵⁵



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 1949.⁵⁶ (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

⁵⁴ 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.

⁵⁵ 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.

⁵⁶ [Marin County History Museum, Images of America: Modern San Rafael, Images of America: Modern San Rafael 1940-2000](#), 94.

building housed what was to be a chain of small goods stores, and was outfitted with modern conveniences of the time, including an elevator.⁵⁷



[View of the Albert Building, looking northeast. \(2019\)](#)

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.⁵⁸

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.

⁵⁷ 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.

⁵⁸ [Marin County History Museum. *Images of America: Early San Rafael*, 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.⁵⁹ 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 [building](#) was [converted to areplaced with JC Penney's, and was later razed.](#)

⁵⁹ [Marin County History Museum. *Images of America: Early San Rafael*, 37; Marin County History Museum. *Images of America: Modern San Rafael*, \[Images of America: Early San Rafael\]\(#\), 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. [Constructed in 1964, the current Wells Fargo Bank building at 1203 Fourth street stands as](#)

[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 The](#) building stands in stark contrast to the surrounding buildings representing the late-19th and early-20th 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 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 1971.⁶⁰

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 (RDA)

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.⁶¹ 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

⁶⁰ [Marin County History Museum, *Images of America: Modern San Rafael*](#)~~*Images of America: Modern San Rafael 1940-2000*~~, 69.

⁶¹ Northgate Mall has also [previously](#) been named Northgate Fashion Mall, the Mall at Northgate.

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.



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 3rd 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 3rd & 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 3rd Street, PG &E utilized the area for service operations (including gas processing in the early 20th 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 2nd 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.”⁶² 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.⁶³

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.

⁶² Virginia Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2013), 510-518.

⁶³ *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~~ adopted in 1978 and amended in 1986. ~~That survey at 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.[‡] Of this total, six properties are listed as individual local historic landmarks, seven fall within two

[‡]*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*

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 generally 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 a brief 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

E Street (corner of 5th 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.

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 19th 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 intent of the “B” ratings was to call out properties that might not be considered individually historic but contributed to the historic association and architectural qualities of the larger area. This designation was used throughout the entire Downtown survey area, since one of the purposes of the Survey was to map potentially eligible historic districts. Potentially eligible historic districts were identified *after* the “A” and “B” ratings were assigned, corresponding to areas where these resources were particularly concentrated.

This approach means that there are a number of “B” rated resources on scattered sites outside of the eligible districts. The survey did not re-evaluate these resources after eligible districts were defined, so “B” ratings continue to appear on the Fact Sheets (Chapter 5) for properties outside of eligible districts. Technically speaking, only those B-rated buildings within eligible historic districts are truly considered “contributors.” These properties fall within the period of significance identified for the district and present character-defining features unique to the district. The B-rated structures outside of eligible districts would not be considered contributors and are not subject to the Precise Plan design regulations for contributing properties. They are effectively a “watch list” that may shape decisions about future district designations, and may warrant further evaluation in the event projects impacting these buildings are proposed.

The findings of this evaluation are reported in Chapter 4 of the Draft Summary Report, which was published in December 2020. A total of 48 new resources (i.e., resources not currently listed on the 1978/1986 inventory) were identified as eligible. In addition, two areas with concentrations of multiple historic resources were identified as eligible historic districts. As noted above, Pproperties 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 contained in presented as Chapter 5 of this Appendixreport. ~~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 during the initial survey.

Garavaglia Associates prepared California Department of Parks and Recreation Primary Record (DPR 523A) s and Building Records (DPR523A and (DPR523B) forms) for 36 selected individual properties in the surveyed area and for the two eligible districts, including a written evaluation of potential individual and district eligibility. The DPR forms prepared by Garavaglia covered 12 properties in the West End Village, 13 properties in the Downtown Core, 11 properties in the Downtown Gateway area, and no properties in the Montecito Commercial Area. Additional DPR forms exist for many of the properties surveyed in 1976-1977, but these forms are more than 40 years old. 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.~~

Survey Review and Revisions

The 2019-20 Historic Survey was published in December 2020 and available for public review for a three-month period. Comments were received from several property owners and from San Rafael Heritage. These included global comments about the survey as a whole as well as the findings for individual properties. Because the survey was released as an Appendix to the General Plan/ Downtown Precise Plan EIR, it was treated as part of the Administrative Record for CEQA purposes. Comments on the Survey were forwarded to the City’s environmental consulting team, which included an independent third party architectural historian (Origer Associates).

Some of the comments expressed that individual buildings were not rated highly enough, while others suggested that individual buildings were rated too highly. Comments on the factual information provided for individual properties also was received. The comments also included a

request to reorganize the listing of property records in the Summary Report tables and Fact Sheets to match the 1978 Survey. This order placed named streets first, followed by lettered streets, followed by numbered streets (in numeric order).

Origer Associates provided a review of the comments in March and April 2021. Their participation allowed for an objective evaluation of the initial Garavaglia conclusions and the public comments. Their review resulted in a number of changes to property ratings. At the same time, City staff consolidated the “D” and “E” categories into a single “D” category corresponding to ineligible resources. Properties formerly rated “D” were either rated ineligible or “requires further evaluation.” The final categories used are as follows:

<u>Eligible as Landmark</u>	<u>Eligible as Contributor, not Landmark</u>	<u>Requires further evaluation</u>	<u>Appears to be Ineligible at this time</u>
<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>

There was a net gain of 16 properties in category “C,” which represented properties where Garavaglia Associates and San Rafael Heritage reached different conclusions on historical significance. A few properties were moved from the “ineligible” or “probably ineligible” categories into the “individual resource” and “contributor” categories. As noted above, the “B” rated properties includes properties that are contributors to eligible historic districts, and properties that met the initial screening criteria for contributing buildings but are located in areas ultimately deemed ineligible as historic districts.

The information in Chapters 4 and 5 of this report reflect the revised findings. Where the ratings were revised in response to public comments, the initial findings also are cited. For Buildings in Category “C,” an architectural evaluation will be needed if and when major additions, modifications, or demolition is proposed. This may also be required for buildings in Category “B” that are located outside of the eligible districts.

Boundaries of the two eligible historic districts also were modified during the public review process. The western district was reduced in size. The original determination by Garavaglia Associates was that the district should extend along 4th Street beyond E Street and then include properties along E Street between 2nd Street and 5th Avenue. This boundary included a substantial number of properties without resources and shifted the focus of the District away from the commercial core. The eastern district was expanded in size, taking in the block between Lincoln and the railroad along 4th Street, including the rail depot at 930 Tamalpais.

Further Considerations

The “A” to “E” (later “A” to “D”) ratings were devised as an internal shorthand to assess the current architectural qualities of buildings. Because the survey was specifically designed to address architecture, other criteria of historical value (i.e., associations with important events or people, or data potential) were not considered unless this data was available. Consequently,

some buildings with compromised architectural integrity or otherwise deemed ineligible may warrant further evaluation for other merits.

It should further be noted that NHRP evaluation criteria require that the building must be evaluated as it stands. The potential for restoration can be noted, but cannot be a significant factor in establishing eligibility. Until restoration is completed, the building remains ineligible. As mentioned above, evaluating the buildings for eligibility under other criteria could be informative and might raise their potential for listing.

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.~~¹ 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)~~(16 structures)
 - ii. Contributing Resources (20 structures, 19 parcels)(24 structures)
 - iii. Structures Requiring Additional Research (14 structures)
- d. ~~Individual Remainder of Downtownsources Outside of Potential Historic Districts (38 structures, 38 parcels)~~
 - i. Potential Resources (46 structures)
 - ii. Structures Requiring Additional Research (17 structures)
- d. ~~Resources Requiring Additional Research~~
- e. Structures Removed from 1978/1986 Inventory
- e.f. 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 Victrola Pavilion/ San Rafael Improvement Club (18010 5th Ave).² There is one property

¹ ~~As noted in Chapter 3, a few small areas of Downtown were not surveyed (see Figure 1-2). Resources identified in the 1978/1986 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.~~

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

that is a designated California Historic Landmark—[Church of St. Rafael](#)/Mission San Rafael Arcangel (1104 [Fifth](#)^{5th} Ave). The Boyd House and San Rafael Improvement Club are also locally listed—the Mission is not.

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 [938 B Street](#)/1149 Fourth Street/~~[938 B Street](#)~~ (listed 1984); the Chisolm [House \(1517 5th Avenue, listed 1979\) 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). [As reported by San Rafael Heritage, when the Chisolm House was landmarked in 1979, it was assigned an incorrect address of 1505 Fifth Avenue.](#)

Table 4-1: Previously Designated Historic Landmarks in Downtown San Rafael⁽³⁾

	APN	Address	Common Name	National Register	California Landmark	San Rafael Landmark
1	011-131-03	1125 B St	Boyd Gatehouse and Park House	X		Listed 1974
2	010-291-16	1801 Fifth Av	Victrola Pavilion / 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/ Church of St. Raphael		X	Not Listed
4	011-261-01	938 B St / 1149 Fourth St	Mulberry House/McDermott			Listed 1984
5	011-202-06	1099 E St	Schlosser-Cole Residence			Listed 1979
6	See note below 011-202-04 1517 Fifth Av		Chisolm Residence			Status Unclear Listed 1979
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), [and a sixth structure that was moved to the site around 1970 \(610 Third St\)](#). Structures were observed as being in good condition.

³*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 5th 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.*

- Victorian Village consists of two listed structures (originally addressed as 1623 and 1627 Fifth Avenue but subsequently re-addressed as 1623, Units A and C 1-4 through a condominium map filing). Structures were observed as being in excellent condition. Two additional homes (now called Units B and D) were relocated to this site from the corner of 5th and D Streets in the 1980s bringing the total number of structures in the district to four.

Eligible Historic District: West Downtown Core

Through the 2019-20 survey, a concentrated area of historic resources was identified in an irregularly L-shaped area of San Rafael's Downtown Core roughly extending from 2nd and B Street to 4th and D 5th and E Streets. Maps are included at the end of the report. This area is shown in Figure 4-1. The District includes 5287 parcels. Of this total:

- 24 parcels contain existing landmarked buildings
- 128 contain individually eligible resources
 - 13-11 of these resources were also initially identified in the 19787/1986 survey
 - 5 of these resources were newly identified as eligible in the 2019 survey 1 was newly added in the 2019/20 survey
- 136 contain contributing resources
 - 107 of these resources were initially identified in the 19787/1986 survey
 - 39 of these resources were newly identified as eligible in the 2019 survey⁴
- 5 buildings are identified as needing further evaluation, including 2 that were listed in the 1978/1986 survey and 3 that are newly identified
- 48 contain resources that were identified as good or excellent in 19787/1986 but no longer meet eligibility criteria
- 1842 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.

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

San Rafael retained a position of regional importance in the early 20th 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 [Building Department Store](#), the first high-rise [office building](#) 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. [A map of property status in the eligible West District is included at the end of this report.](#)

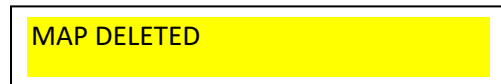


Table 4-2: Status of Parcels within the Historic West Downtown Core Area

#	APN	Address	Common Name/ Notes	Rating in 1978/1986 Survey	Newly Added Through 2019 Survey?
<u>Previously Landmarked</u>					
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					
1	011-261-01	938 B St/ 1143 Fourth St	Mulberry House/ McDermott Building	Excellent	--
2	013-011-05	724 B St	Flatiron Building	Exceptional	--
<u>Eligible as Individual Resource</u>					
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	--
121	013-011-02	720 B St	Saigon Village	*	Yes, with DPR
20	011-262-14	810-816 B St	Amber Kitchen/Worldwide Antiques	Excellent	--
348	011-262-21	836-840 B St	Players Guitars	Excellent	--
447	011-262-01	842-848 B/ 1117 3rd	Spitfire/ Mini-MarketMilani Building	Excellent	DPR Prepared
512	011-212-05	1009 B St/ 1200-1216 Fourth	Aileen Apts/ Scandinavian Design	Good	DPR Prepared
614	011-215-01	1010 B St/ 1130-36 4th	Albert Building	Good	--
745	011-215-04	1118 Fourth St	Rafael Theater	Exceptional	--
846	011-261-31	1121-1139 Fourth St	Wilkins Hotel/ retail	*	Yes

<u>913</u>	011-255-23	1203 Fourth St	Wells Fargo (Crocker Bank)	*	Yes, with DPR
<u>104</u>	011-212-14	1240-44 Fourth, 1000-1016 C	Amicis/ Peters Bldg	Exceptional	--
<u>110</u>	011-205-08	1300 Fourth St	Bank of Italy/Tam Commons	Exceptional	--
<u>129</u>	011-205-11	1330 Fourth St	Mahon House (retail@ground)	Exceptional	--
<u>22</u>	<u>011-252-21</u>	<u>824 E St</u>	<u>Polaris Greystone Financial</u>	<u>Excellent</u>	<u>--</u>

Eligible as a Contributing Resource

<u>23</u>	<u>011-204-09</u>	<u>1408 Fourth St</u>	<u>Café del Soul/ Office</u>	<u>*</u>	<u>-Yes</u>
<u>24</u>	<u>011-245-27</u>	<u>901 E St</u>	<u>Converted School/Office</u>	<u>*</u>	<u>-Yes</u>
<u>25</u>	<u>011-246-08</u>	<u>807-811 E St</u>	<u>Residential</u>	<u>Good</u>	<u>--</u>
<u>26</u>	<u>011-252-27</u>	<u>814 E St</u>	<u>Residential</u>	<u>Excellent</u>	<u>--</u>
<u>3813</u>	011-215-05	1007-1011 A St	Office/ spa (multiple buildings on parcel; this is the A St structure only)	Good	--
<u>1914</u>	011-262-15	820-822 B St	St. Vincent De Paul	Good	--
<u>3415</u>	011-256-09	821-823 B St	Uchiwa Ramen	Good	--
<u>3516</u>	011-262-16	826-832 B St	<u>Haireuts/ Residential Albion/ Carmel Hotel</u>	Good	--
<u>33</u>	<u>011-261-20</u>	<u>916 B St</u>	<u>El Perol Restaurant</u>	<u>*</u>	<u>Yes</u>
<u>3217</u>	011-261-12	920-924 B St	<u>Mash Bldg/ Libation Taproom</u>	Good	--
<u>3418</u>	011-261-13	930 B St	<u>Garatti Grocery (Garzoli Gallery)</u>	Good	--
<u>3019</u>	011-261-01	936 B (same parcel as <u>938+149B-4th</u>)	Nail salon/ same parcel as Mulberry	*	Yes
<u>2037</u>	011-255-28	1219-1225 Fourth St	Gamescape, etc (multiple buildings on parcel. 1219-1221 not included)	Good	--
<u>21</u>	<u>011-212-06</u>	<u>1222-1230 Fourth St</u>	<u>Central Hotel</u>	<u>Good</u>	
<u>2229</u>	011-205-10	1314-1318 Fourth St	Shoe repair/Coffee roaster	*	Yes
<u>2338</u>	011-253-03	1321 Fourth St	Folk Art Gallery	Exceptional	--
<u>24</u>	<u>011-253-02</u>	<u>1333 (1327-37) Fourth St</u>	<u>Gordons Opera House/ Artworks</u>	<u>Exceptional</u>	<u>--</u>
<u>2527</u>	011-253-01	1345 Fourth St	T&B Sports	*	Yes
<u>36</u>	<u>011-262-06</u>	<u>813-819 A St</u>	<u>Foam Store</u>	<u>*</u>	<u>-Yes</u>

Buildings Requiring Further Evaluation

<u>26</u>	<u>011-262-06</u>	<u>813-819 A St</u>	<u>Foam Store</u>	<u>*</u>	<u>Yes</u>
<u>27</u>	<u>013-011-56</u>	<u>747 B St/ 1201 Second St</u>	<u>Cosmopolitan Hotel (SR Pacifics)</u>	<u>Good</u>	<u>--</u>
<u>28</u>	<u>011-215-02</u>	<u>1122-1132 Fourth St</u>	<u>Albert Building Annex</u>	<u>*</u>	<u>Yes</u>
<u>29</u>	<u>011-261-31</u>	<u>1125-1139 Fourth St</u>	<u>Wilkins Hotel</u>	<u>*</u>	<u>Yes</u>
<u>30</u>	<u>011-255-28</u>	<u>1229-1223 Fourth St</u>	<u>Rare Coin/ Cherry Blossom Salon</u>	<u>Good</u>	<u>--</u>

Listed as Eligible in 1977/86, but not in 2019

<u>39</u>	<u>011-204-16</u>	<u>4018 E St</u>	<u>House converted to office</u>	<u>Good</u>	<u>Rated "E"</u>
<u>40</u>	<u>011-204-19</u>	<u>1415 Fifth Av</u>	<u>Belrose Theater</u>	<u>Good</u>	<u>Rated "E"</u>
<u>41</u>	<u>011-253-02</u>	<u>1325-1335 Fourth St</u>	<u>Artworks/former Gordon Opera</u>	<u>Exceptional</u>	<u>Rated "D"</u>
<u>42</u>	<u>011-205-09</u>	<u>1310 Fourth St</u>	<u>Pleasures of the Heart Retail</u>	<u>Excellent</u>	<u>Rated "E"</u>

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 1978/86

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 was subsequently extended along Fourth Street to the railroad tracks during the public review process. Maps are included at the end of this report. This area is shown in Figure 4-3. The District includes 3726 parcels. Of this total:

- 510 contain individually eligible resources
 - All 6 of these resources were initially identified in the 1978/1986 survey
 - ~~4 of these resources were newly identified as eligible in the 2019 survey~~
- 124 contain contributing resources
 - 16 of these resources was initially identified in the 1978/1986 survey
 - 36 of these resources were newly identified as eligible in the 2019 survey⁵
- 5 buildings are identified as needing further evaluation, including 1 that was listed in the 1978/1986 survey and 4 that are newly identified
- ~~1 contains resources that were identified in 1977/1986 but no longer meet eligibility criteria~~
- 16 ~~11~~ contain non-contributing resources

Table 4-3 indicates ~~resources on 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.

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

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

#	APN	Address	Common Name/ Notes	Rating in 1978/1986 Survey	Newly Added Through 2019 Survey?
Eligible as Individual Resource					
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	--
2	011-275-02	709-711 Fourth St	Tavern on Fourth	Excellent	--
34	011-273-02	827-831 Fourth St	Fencing Academy/Gold Rush Jewelers	Good	DPR Prepared
5	011-271-04	877 Fourth St	Angel Antiques/ Sacred Tibet	*	Yes, with DPR
46	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
58	011-263-08	917-921 Fourth St	California Bakery/Fenix Nightclub	* Good	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
Eligible as a Contributing Resource					
6	011-275-04	927 Tamalpais	Barrel House	Good	--
714	011-224-10	802-806 Fourth/ 1001-05 Lincoln Av	Residential above market	Good	DPR Prepared
8	011-224-11	812 Fourth St	Redhill Imports	Good	
9	011-273-04	813-819 Fourth St	Theresa and Johnny's/ other retail	Good	
1013	011-224-13	836 Fourth St	Mike's Bikes	*	Yes, with DPR
1112	011-224-14	842 Fourth St	George's Night Club	*	Yes, with DPR
1214	011-224-15	846-850 Fourth St	Pottery (Glaze and Confused Gallery)	*	Yes, with DPR
13	011-271-04	877 Fourth St	Angel Antiques/ Sacred Tibet	*	Yes, with DPR
14	011-271-02	885-887 Fourth St	Zhu Restaurant	*	Yes, with DPR
15	011-263-07	923-925 Fourth St	Boiadeirus Brazilian Steakhouse	Good	DPR Prepared
16	011-224-13	819 Fifth Av	Rear of Mike's Bikes—now a separate building	*	--
17	011-224-21	835 Fifth Av	Merrill's Drugs	Good	--
Buildings Requiring Further Evaluation					
18	011-277-01	930 Tamalpais	NWPP Depot (Whistlestop)	Good	--
19	011-227-10	704 Fourth		*	Yes

20	011-227-06	718-724 Fourth	Bayside Marin	*	Yes
21	011-271-06	869 Fourth	Taste of Himalayas	*	Yes
22	011-224-17	874 Fourth	Former MMWD building	*	Yes
Listed as Eligible in 1977/86, but not in 2019					
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 1978/86

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 5th Avenue, Mission Avenue, and cross-streets in the SMART rail station area). There were no potential resources identified in the Montecito Commercial area.

West End Village

As noted earlier, West End Village includes a National Register Historic Landmark (the San Rafael Improvement Club at 180~~10~~ Fifth Avenue) and a designated local historic district (Victorian Village at 1623–1627 Fifth Avenue). It also includes two locally designated landmarks (the Schlosser-Cole House and the Chisolm House).

The 2019-20 historic survey identified 1243 additional individually eligible historic resources in this area, including three with “A” ratings and nine with “B” ratings. The “B” rating suggests the structures would be considered “contributors” in the event a district is created at some point in the future but are not individual resources. —Of the 13 resources this total, four five had been previously identified in the 1978/1986 survey and nine are newly identified. Another seven buildings in this area were identified as needing further evaluation. 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. A number of blocks in the West End Village were not surveyed (See Figure 1-2), including Latham Street and the unit blocks of F and G Streets. There are additional resources in these areas, some of which were listed in the 1978/1986 inventory. 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 1978/1986 Survey	Rating in 2019/2020 Survey	Newly Added Through 2019 Survey?
<u>1</u>	<u>011-243-11</u>	<u>1532 Third St</u>	<u>residence</u>	*	<u>B</u>	<u>Yes</u>
2	011-202-14	1502 Fourth St	Istanbul Rug	*	<u>B</u>	Yes, with DPR
<u>34</u>	<u>011-242-11</u>	<u>1531 Fourth St</u>	<u>Cains Tire</u>	*	<u>B</u>	Yes, with DPR
<u>54</u>	<u>011-242-10</u>	<u>1533 Fourth St</u>	<u>Mayflower Pub</u>	*	<u>B</u>	Yes, with DPR
<u>56</u>	<u>011-242-04</u>	<u>1553-57 Fourth St</u>	<u>Ground floor stores/ apts above</u>	Good	<u>B</u>	DPR Prepared
<u>76</u>	<u>011-241-32</u>	<u>1605-11 Fourth St</u>	<u>LaCrosse, Flooring, Salon, Bookstore</u>	*	<u>B</u>	Yes, with DPR
<u>78</u>	<u>011-241-01</u>	<u>1617 Fourth St</u>	<u>Johnny's Doughnuts</u>	*	<u>B</u>	Yes, with DPR
9	<u>011-232-03</u>	<u>1701 Fourth St</u>	<u>Red Dragon Yoga</u>	*		<u>Yes, with DPR</u>
10	<u>011-192-08</u>	<u>1714 Fourth St</u>	<u>Jack Hunt Auto</u>	*		<u>Yes, with DPR</u>
<u>814</u>	<u>010-291-35</u>	<u>1848 Fourth St</u>	<u>Pond Farm</u>	*	<u>B</u>	Yes, with DPR
<u>912</u>	<u>010-291-57</u>	<u>1850-1852 Fourth St</u>	<u>Office / gr floor store</u>	Good	<u>A</u>	DPR Prepared
<u>103</u>	<u>011-196-05</u>	<u>1539 Fifth Ave</u>	<u>Residence</u>	<u>Good*</u>	<u>B</u>	<u>Yes, with DPR Prepared</u>
11	011-194-01	1629 Fifth Ave	Residence	Good	<u>A</u>	--
12	011-194-02	1637 Fifth Ave	Residence	Excellent	<u>A</u>	--
13	<u>011-242-22</u>	<u>30 Latham St</u>	<u>Residence</u>	*		<u>Yes, with DPR</u>
<u>Buildings Requiring Further Evaluation</u>						
13	<u>011-246-08</u>	<u>809-11 E St</u>	<u>Residence</u>	<u>Good</u>	<u>C</u>	<u>--</u>
14	<u>011-245-27</u>	<u>901 E St</u>	<u>E Street Grammar School</u>	*	<u>C</u>	
15	<u>010-291-69</u>	<u>1H St/ 1820 4th St</u>	<u>Pacific Telephone/Teleg.</u>	*	<u>C</u>	
16	<u>011-242-03</u>	<u>1559-1565 Fourth St</u>		*	<u>C</u>	
17	<u>011-232-03</u>	<u>1701 Fourth St</u>	<u>Red Dragon Yoga</u>	*	<u>C</u>	<u>Yes, with DPR</u>
18	<u>011-192-08</u>	<u>1714 Fourth St</u>	<u>Jack Hunt Auto</u>	*	<u>C</u>	<u>Yes, with DPR</u>
19	<u>011-196-05</u>	<u>1539 Fifth Ave</u>	<u>residence</u>	*	<u>C</u>	
<u>West End Village Properties Inventoried in 1977/1986 Survey, Located in Areas Not Surveyed in 2019</u>						
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 1978/86; Table excludes properties outside Precise Plan boundary, incl. north side of Fifth Av. Table also does not show resources in "excluded areas" shown on Figure 1-2 in this report, resources already listed in Table 4-1, and the four structures in the existing Victorian Village historic district.

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Downtown

Core, Outside Districts

The historic resources survey identified ~~18~~ ~~ten~~ ~~(10)~~ ~~individually~~ eligible resources in the Downtown Core area outside of the eligible historic districts described earlier. ~~Twelve of these structures were identified as individual resources (“A” rated). Another six were rated “B” indicating they would be considered “contributing resources” in the event a district is created in this area in the future (the area is not currently eligible). These properties are all located between E Street on the West, A Street on the east, 4th Street on the North, and 1st Street on the South. Resources in this area are shown in Figure 4-4 and are listed in Table 4-5 and appear in the maps at the end of this report. The list includes a mix of residences, commercial, and civic buildings. Most of these properties are residences; a few are commercial buildings.~~

~~Two of the 10~~ ~~Ten~~ ~~of the 18~~ properties in this area were initially identified in the 1978~~7~~/1986 survey and eight are newly eligible. ~~The Survey also identified 11 structures that warrant further evaluation. These include structures where the public commented that the initial rating was either too high or too low, and where the third party architectural historian concurred that further evaluation was appropriate. 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 listed in Table 4-1)

#	APN	Address	Common Name/ Notes	Rating in 197 8 7/1986 Survey	Rating in 2019/2020 Survey	Newly Added Through 2019 Survey?
1	011-213-18	1123 Court Street	St Paul's Episcopal	Good	B	
2	011-221-08	907 Mission Av	Residence conv to office	Excellent	A-	
3	011-213-04	1135 Mission Av	De Courtiex House	Good	A	--
94	013-012-05	720 (728) A St	Relocated NWP rail depot	Good	A	--
3	013-012-20	740 A St	Drummers Tradition (store)	*		Yes, with DPR
45	011-264-07	808 A St	Residence	*	B	Yes, with DPR
66	012-073-11	707 C St	Residence	*	A	Yes, with DPR
57	011-252-14	810 E St	Residence--add to western district?	*	A	Yes, with DPR
8	011-252-27	814 E St	Residence	*	B	Yes
9	011-252-21	824 E St	Residence conv to office	Excellent	A	--
10	011-204-01	1022 E St	Keaton's Funeral Home	Good	A-	--
11	011-203-01	1100 E St	San Rafael Public Library	Good	A	
212	012-075-03	1215 Second St	Residence	*	B	Yes, with DPR
13	012-073-07	1301 Second St	Residence	*	B	Yes, with DPR
140	012-073-05	1307 Second St	Residence	Good	B	--

<u>715</u>	011-263-21	1030 Third St	<u>Wells Fargo (now First Federal Savings Bank)</u>	*	<u>A</u>	Yes, with DPR
<u>816</u>	011-251-09	1410 Third St	Residence—add to western district?	*	<u>A</u>	Yes, with DPR
<u>17</u>	<u>011-251-01</u>	<u>1447 Fourth St</u>	<u>PG&E/ Former Redwood Bank</u>	<u>Good</u>	<u>A</u>	--
<u>18</u>	011-221-08	918 Fifth Av	Residence	Excellent	A	--
Buildings Requiring Further Evaluation						
<u>19</u>	<u>013-011-09</u>	<u>739 A Street</u>	<u>Scout Hdqtrs</u>	<u>*</u>	<u>C</u>	
<u>20</u>	<u>011-262-06</u>	<u>813 A Street</u>	<u>Foam Store</u>	<u>*</u>	<u>C</u>	
<u>21</u>	<u>012-071-17</u>	<u>711 D Street</u>	<u>Marin Medical Ctr</u>	<u>*</u>	<u>C</u>	
<u>22</u>	<u>011-252-06</u>	<u>813 D Street</u>	<u>Residence</u>	<u>*</u>	<u>C</u>	
<u>23</u>	<u>011-252-05</u>	<u>817 D Street</u>	<u>Residence</u>	<u>*</u>	<u>C</u>	
<u>24</u>	<u>011-253-09</u>	<u>910 D Street</u>	<u>Post Office</u>	<u>*</u>	<u>C</u>	
<u>25</u>	<u>011-204-16</u>	<u>1018 E Street</u>	<u>Residence conv to office</u>	<u>Good</u>	<u>C</u>	
<u>26</u>	<u>012-075-04</u>	<u>1211 Second St</u>	<u>Residence</u>	<u>*</u>	<u>C</u>	
<u>27</u>	<u>011-262-25</u>	<u>1117 Third St</u>	<u>Milani Garage</u>	<u>*</u>	<u>C</u>	
<u>28</u>	<u>011-204-09</u>	<u>1408 Fourth St</u>	<u>Café Del Soul</u>	<u>*</u>	<u>C</u>	
<u>29</u>	<u>011-204-19</u>	<u>1415 Fifth Ave</u>	<u>Belrose Theater</u>	<u>Good</u>	<u>C</u>	
Downtown Core Properties Outside Districts Inventoried in 1977/1986 Survey, Rated as Not Eligible in 2019/20 Survey						
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 19787/86

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Gateway Area

The historic resources survey identified ~~12~~ 15 individually eligible resources in the Gateway area of Downtown ~~(excluding the area within the East Historic District).~~ , 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 These historic resources ~~within this area~~ are listed in Table 4-6 ~~and appear on the maps at the end of this report.~~ Eight ~~Twelve~~ of the resources in this area were also identified in the 197~~8~~7/86 survey. ~~Four~~ Three structures were newly added through the 2019-2020 survey, including three ~~and are~~ covered by new DPR Forms ~~in Appendix B.~~ Of the structures identified, five were rated as individual resources (“A”) and seven were rated as potential contributing resources (“B”). Three buildings were identified as requiring further evaluation.

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).

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

#	APN	Address	Common Name/ Notes	Rating in 197 8 <u>7</u> /1986 Survey	Rating in 2019/2020 Survey	Newly Added Through 2019 Survey?
15	014-085-10	1011 Irwin	Residence	*	<u>B</u>	Yes, with DPR
25	014-081-01	637 Mission	Residence	*	<u>B</u>	Yes, with DPR
73	011-226-03	705 Mission	Residential Conversion	Good	<u>A</u>	--
46	011-186-10	710 Mission	Residential Conversion	*	<u>A</u>	Yes, with DPR
58	011-223-02	823-25 Mission	Residence	Exceptional	<u>A</u>	--
69	011-184-10	828 Mission	Residential Conversion	Exceptional	<u>A</u>	--
742	011-227-01	1016 Lincoln	Resid. To Office/ Jaret & Jaret	Good	<u>B</u>	--
813	011-226-07	1104 Lincoln	Residence <u>San Rafael House</u>	Good	<u>B</u>	--
944	011-226-08	1110 Lincoln	Residence	Good	<u>B</u>	--
10	<u>011-226-01</u>	<u>1120 Lincoln</u>	<u>Residence</u>	<u>*</u>	<u>B</u>	
112	014-084-02	633 Fifth Av	Resid. to Office/ Kaufman Assoc	Good	<u>A</u>	--
123	014-084-13	637 Fifth Av	Resid. to Office/VMI Architects	Good	<u>A</u>	--
Buildings Requiring Further Evaluation						
13	<u>011-226-10</u>	<u>1118 Lincoln Av</u>	<u>Residence</u>	<u>*</u>	<u>C</u>	
14	<u>011-272-04</u>	<u>16 Ritter St</u>	-	<u>*</u>	<u>C</u>	
15	<u>011-272-10</u>	<u>826 Second St</u>	-	<u>*</u>	<u>C</u>	
Downtown Core Properties Outside Districts yInventoried in 1977/1986 Survey, Not Listed in 2019/20 Survey						

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 1978/86

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 5th and E vicinity. The Schlosser-Cole Residence (1099 E Street, at the southwest corner of 5th 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. The following historic resources were identified in this area in the 1976/77 survey:

 - 11 Latham Street
 - 3 G Street
 - 6 G Street

These resources remain today and are indicative of additional resources in this area, which is one of the oldest residential neighborhoods of San Rafael. 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-20th 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 31 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 19787/1986. 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 19787/1986 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 19787/1986 Inventory

At least seven ~~four~~ structures were removed from the 19787/1986 survey due to demolition. These include:

- 1203 Lincoln (former El Camino Hotel), which is now planned for assisted living
- 802-804 B Street (Law Offices), demolished and rebuilt with historic features
- 1212 Second Street (now under construction with a 41-unit multi-family housing project)
- 706 Third Street (former Salute site, now used as a parking lot for Whistlestop)
- 1301 Fourth Street (destroyed by fire and rebuilt with historic features)
- 1313-1315 Fourth Street (destroyed by fire and rebuilt with historic features)
- 1313 Fifth Avenue (on the site of the San Rafael Public Safety Center)

In addition, ~~about a dozen a handful of~~ structures rated as “Good”, ~~“Excellent,” or “Exceptional”~~ in 1978/1986 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 “DE” in the 2019/20 resource survey; they are identified highlighted in Tables 5-14-2 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 an initial letter rating of A through E, with A corresponding to eligible landmarks, B corresponding to eligible contributing properties, C corresponding to properties needing further research, D corresponding to properties that were “probably ineligible” and E corresponding to properties that were ineligible. as follows:

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~~These ratings were not intended as do not specifically apply to the quality or “letter grades” but were rather a guide for next steps. 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 with alphabetically by named streets first, lettered streets second, and then numbered streets (organized numerically) last.

~~A summary of all properties and their letter grades is included in Table 5-1. In total, The initial survey identified 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.~~

As described in Chapter 3, the ratings were revised following the public review process to combine the “D” and “E” properties into a single category (“D” – not eligible). A number of properties were moved from the “B,” “D,” and former “E” categories into Category “C” (needs more research). There were also 2 properties eliminated from the Fact Sheets (one was outside the Precise Plan boundary and another was in an area not surveyed) and a few properties added. Finally, there were 18 Downtown properties for which Fact Sheets had not been prepared that were added to a “pending” list at the end of this chapter. These 18 properties are primarily B and C rated properties and should receive Fact Sheets as resources allow.

With the changes made following the public review process, the final tally of properties is as follows:

- 42 “A” rated properties (eligible as individual resources)
- 50 “B” rated properties (eligible as contributing resources)
- 31 “C” rated properties (needs further evaluation)
- 54 “D” rated properties (not eligible)

Table 5-1 lists the properties that were surveyed, including their addresses and Assessor Parcel Numbers (APNs). Ratings from the 1978/1986 Survey are included as a benchmark for comparison.

Table 5-1 also includes properties on the “pending” list at the end of the Fact Sheets, so the total is now 177 records. Table 5-1 excludes St. Raphael’s Church/ Mission San Rafael Arcangel, the Boyd Gatehouse/Park, and the five Irwin Street former residences in the French Quarter historic district.

Chapter 3 of this Appendix provides more information on the methodology.

Table has been reorganized to place named streets first, then lettered streets, then numbered streets. 1978/86 ratings added also. Also, prior "D" and "E" categories have been combined into one "D" category

Table 5-1: Properties Covered by Chapter 5 Fact Sheets or Pending Fact Sheets

ID# in last draft	Assessor Parcel	Street Address	Common Name/ Use	1978/1986 rating ¹	2019/20 Survey ²
20	011-213-18	1123 Court Street	St Paul's Episcopal	<u>Good</u>	<u>DB</u>
108	014-123-10	963-977 Grand Av		* —	D
110	014-123-21	914 Irwin St		* —	D
111	014-085-10	1011 Irwin St	residence	* —	B
112	014-085-11	1015 Irwin St		* —	D
113	011-242-22	30 Latham St	residence		B
114	011-273-12	901 Lincoln Av	Sol Food	* —	D
		<i>1001 Lincoln Av</i>	<i>See 802-806 Fourth St</i>		
115	011-227-01	1016 Lincoln Av	<i>Residence</i>	<u>Good</u>	<u>DB</u>
116	011-225-04	1103 Lincoln Av		* —	D
117	011-226-07	1104 Lincoln Av	San Rafael House	<u>Good</u>	B
118	011-226-08	1110 Lincoln Av	Residence	<u>Good</u>	B
119	011-226-13	1116 Lincoln Av	Residence	* —	D
120	011-226-10	1118 Lincoln Av	Residence	* —	C
121	011-226-01	1120 Lincoln Av	Residence	* —	B
65	011-224-18	1010 Lootens/882-84 Fourth St	Masonic Bldg	<u>N</u>	<u>BA</u>
122	014-081-02	633 Mission Av		* —	D
123	011-081-01	637 Mission Av		* —	B
124	011-226-03	705 Mission Av		<u>Good</u>	A
125	011-186-10	710 Mission Av		* —	A
126	011-223-02	823-25 Mission Av		<u>Exceptional</u>	A
127	011-184-10	828 Mission Av	residence	<u>Exceptional</u>	A
128	011-221-03	907 Mission Av	residence	<u>Excellent</u>	A-
129	011-174-11	1012 Mission Av	residence	* —	D
130	011-213-04	1135 Mission Av	De Courtiex House	<u>Good</u>	<u>BA</u>
131	011-186-11	1145 Mission Av	residence	* —	D
132	011-272-04	16 Ritter St		* —	<u>EC</u>
144	014-011-15	3 Stevens Pl	residence		C
145	011-275-04	927 Tamalpais Av	Barrel House	<u>Good</u>	B
146	011-277-01	930 Tamalpais Av	NWP Rail Depot/ Whistlestop	<u>Good</u>	<u>EC</u>
1	013-012-05	720-728 A Street	NW Pacific Rail (relocated)	<u>Good</u>	A
	<u>013-011-09</u>	<u>739 A Street</u>	<u>Scout Hdqtrs</u>	* —	<u>C</u>
2	013-012-20	740 A Street	Drummers Tradition	* —	<u>BD</u>
3	011-264-07	808 A Street	residence	* —	B
4	011-264-08	812 A Street	residence	* —	D
5	011-262-06	813 A Street	Foam Store	* —	<u>BC</u>
	<u>011-215-05</u>	<u>1007-1011 A Street</u>		<u>Good</u>	<u>B</u>

¹ 1978/86 Ratings: Good, Excellent, Exceptional. N= Needs Further Study, * = Not rated in 1978/86 (not eligible)

² 2019 Ratings: A= Eligible as Individual Resource, B = Eligible as Contributor; C=Needs Further Evaluation; D=Not Eligible

ID# in last draft	Assessor Parcel	Street Address	Common Name/ Use	1978/ 1986 rating	2019/20 Survey
6	013-011-02	720 B Street	Saigon Village Restaurant		<u>AC</u>
7	013-011-05	724 B Street	Flatiron Building	<u>Exceptional</u>	A
8	013-011-56	747 B St/ 1201 Second St	Cosmopolitan Hotel (Pacifics)	<u>Good</u>	<u>DC</u>
9	011-262-14	810-814 B Street	Worldwide Antiques/Grocery	<u>Excellent</u>	A
	<u>011-256-09</u>	<u>819-823 B Street</u>	<u>Uchiwa Ramen</u>	<u>Good</u>	<u>B</u>
	<u>011-262-15</u>	<u>822 B Street</u>	<u>St. Vincent De Paul's</u>	<u>Good</u>	<u>B</u>
10	011-262-16	826 B Street	Albion House/Hotel Carmel	<u>Good</u>	<u>CB</u>
11	011-262-22	834-840 B Street	Players Guitars	<u>Excellent</u>	A
12	011-262-01	844-848 B Street	Milani Building	<u>Excellent</u>	A
	<u>011-261-12</u>	<u>924 (920-926) B Street</u>	<u>Mash Building (now Libation Taproom)</u>	<u>Good</u>	<u>B</u>
13	011-261-13	926-930 B Street	Garatti Grocery	<u>Good</u>	<u>DB</u>
	<u>011-261-01</u>	<u>936 B Street</u>	<u>Shares parcel with 938 B</u>	<u>*</u>	<u>B</u>
16	011-261-01	938 B/ 1143 Fourth	McDermott Bldg/ Mulberry Hse	<u>Excellent</u>	<u>B+A</u>
14	011-212-05	1009 B/ 1200-1212 Fourth	Aileen Apts/ Scandinavian Des.	<u>Good</u>	A
15	011-215-01/-04	1010 B/ 1138-1146 Fourth	Albert Building	<u>Good</u>	A
17	012-073-11	707 C Street	offices	<u>*</u>	A-
18	012-075-17	710-714 C Street	offices	<u>*</u>	D
19	011-253-06	917 C Street	Youth in Arts	<u>*</u>	D
		<u>1000 C Street</u>	<u>See 1240-44 Fourth St</u>		
21	012-071-17	711 D Street	Marin Medical Ctr	<u>*</u>	C
22	011-254-22	812 D Street	residence	<u>*</u>	D
23	011-252-06	813 D Street	residence	<u>*</u>	C
24	011-252-05	817 D Street	residence	<u>*</u>	C
25	011-253-09	910 D Street	Post Office	<u>*</u>	<u>EC</u>
		<u>1040 D Street</u>	<u>See 1350 Fourth St</u>		
26	011-246-08	809-11 E Street	residence	<u>Good</u>	C
27	011-252-14	810 E Street	residence	<u>*</u>	A
	<u>011-252-27</u>	<u>814 E Street</u>	<u>residence</u>	<u>Excellent</u>	<u>B</u>
	<u>011-252-21</u>	<u>824 E Street</u>	<u>Residence conv to office</u>	<u>Excellent</u>	<u>A</u>
28	011-245-27	901 E Street	E Street Grammar School	<u>*</u>	C
	<u>011-204-16</u>	<u>1018 E Street</u>	<u>Residence conv to office</u>	<u>Good</u>	<u>C</u>
29	011-204-01	1022 E Street	Keaton's Funeral Home	<u>Good</u>	A-
156	011-202-06	1099 E St	Chiselm-Cole Schlosser Residence	<u>Excellent</u>	B
157	011-203-01	1100 E St	San Rafael Public Library	<u>Good</u>	A
30	011-194-06	105 F Street	residence	<u>*</u>	D
109	010-291-69	1H St/ 1820 4th St	<u>Pacific Telephone/Teleg.</u>	<u>*</u>	<u>DC</u>
		<u>455 1st St</u>	<u>See 1621 Second St</u>		
133	011-272-10	826 Second St		<u>*</u>	<u>EC</u>

ID# in last draft	Assessor Parcel	Street Address	Common Name/ Use	1978/	1986	2019/20
				rating	Survey	
134	013-011-06	1115 Second St	Mackey Frames	<u>Good</u>		D
		1201 Second St	See 747 B Street			
135	012-075-05	1209 Second St		*		D
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		*		D
140	012-073-05	1307 Second St	Residence	<u>Good</u>		B
141	012-073-04	1309 Second St	Residence	*		D
142	012-073-03	1315 Second St		*		D
143	011-252-11	1416-1420 Second St	Residence	<u>Good</u>		D
48	012-054-02	1621 Second St/ 455 1 st St		*		D
147	014-122-14	610 Third St	French Quarter	*		D
148			First Federal Savings and Loan	*		A
	011-263-21	1030 Third St				
	<u>011-262-25</u>	<u>1117 Third St</u>	<u>Milani Garage</u>	*		<u>C</u>
149	011-251-09	1410 Third St		*		A
150	011-251-11	1414 Third St	Residence	*		D
151	011-243-11	1532 Third St	Residence	*		B
49	014-123-09	505 Fourth St		*		D
152	014-086-15	514 Fourth St	Marin Shakespeare	*		D
50	014-086-26	532 Fourth St	Thai Smile	*		D
153	011-227-10	704 Fourth St	Lotus Restaurant	*		<u>EC</u>
51	011-275-03	705 Fourth St	Extreme Pizza	*		D
53	011-275-02	709-11 Fourth St	Tavern on Fourth	<u>Excellent</u>		A
52			Marin Ctr for Independent Living	*		D
	011-227-04	710 Fourth St				
54	011-227-05	716 Fourth St		*		D
55	011-227-06	718-24 Fourth St	Bayside Marin	*		<u>EC</u>
56	011-273-06	801-05 Fourth St	Old San Rafael Mall	<u>Good</u>		D
155	011-224-10	802-806 Fourth St/ 1010 Lincoln		<u>Good</u>		B
57	011-273-05	807 Fourth St		*		D
58			Former Pizza Orgasmica/Redhill Imports	<u>Good</u>		B
	011-224-11	812 Fourth St				
	<u>011-273-04</u>	<u>813-819 Fourth St</u>		<u>Good</u>		<u>B</u>
59			Rafael Florist/Gold Rush Jewelers	<u>Good</u>		A
	011-273-02	827-831 Fourth St				
60	011-224-13	836 Fourth St	Mikes Bikes	*		B
62	011-214-14	842 Fourth St	George's Night Club	*		B
61	011-214-14	846 Fourth St	Glaze and Confused Pottery	*		B
63	011-224-20	866 Fourth St	<u>See also 835 5th Av</u>	*		D
	<u>011-271-06</u>	<u>869 Fourth St</u>	<u>Taste of Himalayas</u>	*		<u>C</u>
64	011-224-17	874 Fourth St	MMWD with new façade	*		<u>EC</u>
		882-84 Fourth St	See 1010 Lootens			

ID# in last draft	Assessor Parcel	Street Address	Common Name/ Use	1978/	2019/20
				1986 rating	Survey
66	011-271-043	875-77 81-883 Fourth St		* _	AB
67	011-271-032	881-83 885-87 Fourth St	Vin Antico	Good	A
	011-271-02	885-87 Fourth St	Zhu Dim Sum	* _	B
68	011-271-01	889-91 Fourth St		* _	D
69	011-222-05	900 Fourth St	former EL Camino Theater	* _	D
70	011-263-08	917 Fourth St	California Bakery/Fenix	Good	A
71	011-263-07	925 Fourth St	Boiadeirus Steakhouse	* _	B
72	011-215-04	1118 Fourth St	Rafael Theater	Exceptional	A
73	011-215-02	1122-1132 Fourth St	Albert Annex/ State Room	* _	E C
74	011-261-31	1125-1139 Fourth St	Wilkins Hotel	* _	C
		1138-1146 Fourth St	See 1010 B St		
		1143 Fourth St	See 938 B St		
		1200-1212 Fourth St	See 1009 B St		
154	011-255-23	1203 Fourth St	Wells Fargo	* _	EA
75	011-255-28	1219-1223 Fourth St	Rare Coin/ Cherry Blossom Salon	Good	E C
76	011-255-28	1225 Fourth St	Gamescape	Good	A
77	011-212-06	1222-1230 Fourth St	Central Hotel	Good	E B
78	011-212-14	1240-1244 Fourth St/ 1000 C St	Peters Bldg	Good	A
79	011-205-08	1300 Fourth St	Bank of Italy	Exceptional	A
80	011-253-10	1301 Fourth St	Hayes Bldg (replica)	Exceptional	D
82	011-205-09	1310 Fourth St	Pleasures of the Heart	Excellent	D
81	011-253-04	1313-1317 Fourth St	Tenkuyu (replica)	Excellent	D
	011-205-10	1318-1320 Fourth St	Marelli Bros. Shoes	* _	B
83	011-253-03	1321 Fourth St	Folk Art Gallery	Good	B
85	011-205-11	1330(1322-1328) Fourth St	Mahon House/ Butchart Bldg	Exceptional	A
84	011-253-02	1333(1327-1337) Fourth St	Artworks/Gordon Opera House	Exceptional	DB
87	011-205-13	1344-46 Fourth St		* _	D
86	011-253-01	1345 Fourth St	T&B Sports	* _	B
88	011-205-14	1350 Fourth/ 1040 D St		* _	D
89	011-204-08	1400 Fourth St		* _	D
	011-204-09	1408 Fourth St	Café Del Soul	* _	C
90	011-204-17	1414 Fourth St		* _	D
91	011-204-15	1444-1446 Fourth St	Bombay Grill	* _	D
92	011-251-01	1447 Fourth St	former Redwood Bank	Good	A
93	011-202-14	1504-1512 Fourth St	Former Istanbul Rug	* _	B
94	011-202-11	15181508 -1522 Fourth St	Bordenave's Bakery	* _	D
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		* _	D
98	011-242-07	1545 Fourth St		* _	D

ID# in last draft	Assessor Parcel	Street Address	Common Name/ Use	1978/1986 rating	2019/20 Survey
99	011-242-04	1553-1557 5 Fourth St		<u>Good</u>	B
	<u>011-242-03</u>	<u>1559-1565 Fourth St</u>		<u>*</u>	<u>C</u>
100	011-196-11	1560 Fourth St		<u>*</u>	D
101	011-242-01	1569 Fourth St		<u>*</u>	D
102	011-241-32	1605-1611 Fourth St		<u>*</u>	B
103	011-241-01	1617 Fourth St		<u>*</u>	B
104	011-232-03	1701 Fourth St		<u>*</u>	C
105	011-192-08	1714 Fourth St		<u>*</u>	C
		<i>1820 Fourth St</i>	<i>See 1 H St</i>		
106	010-291-35	1848 Fourth St	Pond Farm	<u>*</u>	B
107	010-291-57	1850-52 Fourth St		<u>Good</u>	A
31	014-084-02	633 Fifth Ave	residence	<u>Good</u>	A
33	014-081-08	634 Fifth Ave		<u>*</u>	D
32	014-084-13	637 Fifth Ave	residence	<u>Good</u>	A
34	014-081-09	638 Fifth Ave		<u>*</u>	D
35	011-227-02	709 Fifth Ave	Juice Beauty	<u>*</u>	D
47	011-226-06	712 Fifth Ave		<u>*</u>	D
	<u>011-224-13</u>	<u>819 Fifth Ave</u>	<u>Same parcel as Mikes Bikes</u>	<u>*</u>	<u>B</u>
36	011-224-21	835 Fifth Ave	Merrills Drugs	<u>Good</u>	Ø <u>B</u>
37	011-224-01	845 Fifth Ave	Apartments	<u>*</u>	D
38	011-221-08	918 Fifth Ave	residence	<u>Excellent</u>	A
39	011-204-18	1409 Fifth Ave	residence	<u>*</u>	D
	<u>011-204-19</u>	<u>1415 Fifth Ave</u>	<u>Belrose Theater</u>	<u>Good</u>	<u>C</u>
40	011-202-04	1517 Fifth Ave	<u>Chisolm</u> residence	<u>Good</u>	A
41	011-196-05	1539 Fifth Ave	residence	<u>*</u>	<u>B+C</u>
	<u>011-196-02</u>	<u>1607 Fifth Ave</u>	<u>residence</u>	<u>Good</u>	<u>B</u>
42	011-320-01 to 02	1623-1627 Fifth Ave, <u>Building A</u>	Victorian Village	<u>Excellent</u>	B
43	<u>011-320-02</u>	<u>1623 Fifth Ave, Building C</u>	<u>Victorian Village</u>	<u>*</u>	<u>B</u>
158	011-320-03	1623 Fifth Av, Building C	Victorian Village	<u>Excellent</u>	B
159	011-320-04	1623 Fifth Av, Building D	Victorian Village	<u>*</u>	B
44	011-194-02	1629 Fifth Ave	Thomas Morris House	<u>Good</u>	A
43	011-194-01	1637 Fifth Ave	residence	<u>Good</u>	A
45	011-192-01	1721 Fifth Ave	offices	<u>*</u>	D
46	010-291-16	1801 0 (01) Fifth Ave	<u>Victrola Pavilion/ San Rafael Impr. Club</u>	<u>Exceptional</u>	A

NAMED STREETS



Address/code	1123 Court Street	DB
APN	011-213-18	
Building Name	St Paul's Episcopal Church	
Year Built	1927 (church website), 1920 (DIJ 1949, Sanborn Maps)	
Original Use	Religious	
Architectural Style	Gothic Revival / Classical Revival	
Architect/Builder	WA Boyd, Contractor	
Description	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.	
Integrity	Unknown. Building was moved from 4th and E	
Significance	Unlikely to be eligible, requires more study, entrance apparently altered Probably not eligible for State or National listing, but eligible for local listing.	
Notes	Building footprint dates from 1869. When located on E Street, original entrance was on east end; now entered on north. Steeple moved as part of the 1924 relocation and rose window added. Stucco may have been added at that time. The buttresses may be a more recent addition. Rectory moved to this site but later relocated to 76 Albert Park Ln. The church is mostly old growth redwood; the interior is fashioned as an inverted ship's hull. Stained glass windows were donated by the Boyd family in memory of their young sons. 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)	



Address/code	963-977 Grand Av	D
APN	014-123-10	
Building Name		
Year Built	1956	
Original Use		
Architectural Style		
Architect/Builder		
Description	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.	
Integrity	Appears to retain integrity	
Significance	Lacks architectural distinction, not eligible as landmark or contributor	
Notes		

Corrected photo



Address/code	914 Irwin Street	ED
APN	014-123-21	
Building Name		
Year Built	1907	
Original Use		
Architectural Style		
Architect/Builder		
Description	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.	
Integrity	Integrity appears impaired	
Significance	Not significant at any level, hybrid 1905/1960s building	

Notes



Address/code	1011 Irwin Street		B
APN	014-085-10		
Building Name			
Year Built	1907		
Original Use	Residential		
Architectural Style			
Architect/Builder			
Description	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.		
Integrity	Retains Integrity		
Significance	Good example of hipped roof cottage, eligible as contributor		
Notes			



Address/code	1015 Irwin Street	ED
APN	014-085-11	
Building Name		
Year Built	c1900	
Original Use	Residence	
Architectural Style		
Architect/Builder		
Description	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.	
Integrity	Appears to lack integrity, stucco, brick	
Significance	Not eligible at any level, lacks integrity	
Notes		



Address/code	30 Latham Street		B
APN	011-242-22		
Building Name			
Year Built	1928		
Original Use	Residential		
Architectural Style			
Architect/Builder			
Description	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.		
Integrity	Retains integrity		
Significance	Good example of craftsman architecture, district contributor		
Notes			



Address	901 Lincoln Avenue / 806 3rd St		ED
APN	011-273-12		
Building Name			
Year Built	c1920		
Original Use			
Architectural Style			
Architect/Builder			
Description	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.		
Integrity	Appears to lack integrity, no visible 1920s fabric		
Significance	Not eligible		
Notes			



Address	1016 Lincoln Avenue	7N	€ B
APN	011-227-01		
Building Name			
Year Built	c1889-1891		
Original Use			
Architectural Style			
Architect/Builder			
Description	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.		
Integrity	Appears to retain integrity, more study needed		
Significance	Potential district contributor, <u>see note below individually eligible at any level</u>		
Notes	<u>Was the Grateful Dead headquarters until the death of Jerry Garcia.</u>		



Address	1103 Lincoln Avenue	D
APN	011-225-04	
Building Name		
Year Built	c1900	
Original Use		
Architectural Style		
Architect/Builder		
Description	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.	
Integrity	Integrity appears impaired	
Significance	Probably Not eligible	
Notes		



Address	1104 Lincoln Avenue	7N	B
APN	011-226-07		
Building Name	San Rafael House		
Year Built	1906		
Original Use			
Architectural Style	American Foursquare		
Architect/Builder			
Description	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.		
Integrity	Retains Integrity		
Significance	Potential district contributor, not individually eligible at any level		
Notes			



Address	1110 Lincoln Avenue	5S2	B
APN	011-226-08		
Building Name			
Year Built	1907		
Original Use			
Architectural Style	Craftsman		
Architect/Builder			
Description	<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>		
Integrity	Retains sufficient Integrity for district contributor despite window replacement		
Significance	Eligible as district contributor		
Notes			



Address	1116 Lincoln Avenue	<u>ED</u>
APN	011-226-13	
Building Name		
Year Built	1953	
Original Use	Residential	
Architectural Style		
Architect/Builder		
Description	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.	
Integrity	Integrity appears impaired	
Significance	Not eligible, lacks significance.	
Notes		



Address	1118 Lincoln Ave	C
APN	011-226-10	
Building Name		
Year Built	c1903	
Original Use	Residential	
Architectural Style		
Architect/Builder		
Description	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.	
Integrity	Integrity appears impaired; visibility limited more study needed	
Significance	May be eligible as district contributor	
Notes		



Address	1120 Lincoln Avenue	(likely B)
APN	011-226-01	
Building Name		
Year Built	1903	
Original Use	Residential	
Architectural Style		
Architect/Builder		
Description	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.	
Integrity	Retains Integrity despite addition, some replacement windows	
Significance	Eligible as district contributor	
Notes	<u>Building may have been raised to add garage</u>	



Address/code	<u>1010 Lootens/</u> 882-884 Fourth Street (1010 Lootens)	7N	BA
APN	011-224-18		
Building Name	Masonic Building		
Year Built	1910 (spreadsheet)		
Original Use	Lodge/Storefront Commercial		
Architectural Style	Classical Revival		
Architect/Builder			
Description	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 <u>recent</u> central entrance on Fourth Street leading to the lodge rooms.		
Integrity	Retains sufficient integrity for listing as district contributor despite replacement windows and storefronts.		
Significance	Eligible as district contributor <u>and potential local</u> , lacks integrity for landmark <u>status</u>		
Notes	<u>4th Street entrance is relatively new.</u>		



Address	633 Mission Avenue	E D
APN	014-081-02	
Building Name		
Year Built	Pre-1894	
Original Use	Residential	
Architectural Style		
Architect/Builder		
Description	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.	
Integrity	Appears to lack integrity	
Significance	Not eligible	
Notes		



Address	637 Mission Avenue	B
APN	011-081-01	
Building Name		
Year Built	1904	
Original Use	Residential	
Architectural Style	Craftsman	
Architect/Builder		
Description	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.	
Integrity	Appears to retain integrity	
Significance	Excellent small example of craftsman architecture, Potential local district contributor and individual landmark.	
Notes		



Address	705 Mission Avenue	7N	A
APN	011-226-03		
Building Name	NWP Station Master's House		
Year Built	c1900		
Original Use	Residential		
Architectural Style	Shingle		
Architect/Builder			
Description	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.		
Integrity	Appears to retain integrity		
Significance	Good example of rare style, Eligible as landmark and district contributor		
Notes			



Address	710 Mission Avenue	A
APN	011-186-10	
Building Name		
Year Built	c1900	
Original Use	Residential	
Architectural Style	Queen Anne	
Architect/Builder		
Description	<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>	
Integrity	Appears to retain integrity	
Significance	Eligible as individual landmark and district contributor	
Notes	<u>Converted to offices</u>	



Address	823-25 Mission Avenue	3S	A
APN	011-223-02		
Building Name			
Year Built	Pre-1887		
Original Use	Residential		
Architectural Style	Queen Anne		
Architect/Builder			
Description	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.		
Integrity	retains integrity		
Significance	Excellent example of high style Queen Anne architecture, landmark and contributor		
Notes			



Address	828 Mission Avenue	A
APN	011-184-10	
Building Name		
Year Built	Pre-1887	
Original Use	Residential	
Architectural Style	Stick	
Architect/Builder		
Description	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.	
Integrity	retains integrity	
Significance	Eligible as landmark and contributor	
Notes	<u>Mayor McCarthy residence</u>	



Address	907 Mission Avenue	7N	A-
APN	011-221-03		
Building Name	<u>Cheda House</u>		
Year Built	c1900 <u>(moved here from the Cheda Block (SE of 4th and A))</u>		
Original Use	Residential		
Architectural Style	Folk Victorian		
Architect/Builder			
Description	<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>		
Integrity	Appears to retain integrity		
Significance	Eligible as landmark and contributor		
Notes			



Address	1012 Mission Ave	ED
APN	011-174-11	
Building Name		
Year Built	1949	
Original Use	Residential Apartment Building	
Architectural Style	Streamline Moderne	
Architect/Builder		
Description	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.	
Integrity	Appears to lack integrity	
Significance	Unlikely to be significant	
Notes		



Address	1135 Mission Av	(likely B) A
APN	011-213-04	
Building Name	DeCourtieux House	
Year Built	1893	
Original Use	Residential	
Architectural Style	Stick	
Architect/Builder		
Description	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.	
Integrity	Appears to retain integrity	
Significance	Potential local district contributor. <u>Initially rated as ,—not individually eligible but changed to an individual resource during public review.</u>	
Notes		



Address	1145 Mission Av	(likely E)D
APN	011-186-11	
Building Name		
Year Built	1937 (spreadsheet)	
Original Use	Residential	
Architectural Style	Minimal Traditional	
Architect/Builder		
Description	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.	
Integrity	Integrity appears impaired; ramp has been added	
Significance	Not eligible, architecture not significant	
Notes		



Address	16 Ritter Street	(likely E) C
APN	011-272-04	
Building Name		
Year Built	1911 (spreadsheet)	
Original Use	Residential	
Architectural Style	Queen Anne Cottage	
Architect/Builder		
Description	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.	
Integrity	Integrity appears impaired; windows replaced, door altered	
Significance	Not eligible, lacks integrity Initially rated poorly but may require additional evaluation.	
Notes	The last of a row of modest homes considered for inclusion in 1978.	



This property was determined to be outside the boundary of the Precise Plan area, and has been deleted from the inventory

Address	3 Stevens Place		C
APN	014-011-15		
Building Name			
Year Built	1913 (spreadsheet)		
Original Use	Residential		
Architectural Style			
Architect/Builder			
Description	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.		
Integrity	Integrity impaired, replacement doors and windows, porch enclosed, more study needed		
Significance	Potential district contributor if integrity is retained		
Notes			



Address	927 Tamalpais Av	3S	B
APN	011-275-04		
Building Name	Barrel House		
Year Built	c1925 (spreadsheet)		
Original Use	<u>Taxi office and/or ferry ticket office</u>		
Architectural Style			
Architect/Builder			
Description	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. <u>The façade and single story portion is the principal resource.</u>		
Integrity	Retains integrity, see 1970s photo above		
Significance	Eligible as district contributor, lacks significance for landmark status		
Notes			



Address	930 Tamalpais Av	3S	<u>EC</u>
APN	011-277-01		
Building Name	Northwest <u>ern</u> Pacific Railroad Depot		
Year Built	c1929 (spreadsheet)		
Original Use	Railroad Depot		
Architectural Style	<u>Spanish?</u> Mission Revival		
Architect/Builder	<u>Frederick H Meyer, AIA</u>		
Description	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.		
Integrity	Appears to retain integrity, more study needed, 2 nd story addition		
Significance	<u>Likely significant, currently being separately evaluated for individual NRHP nomination Initially assigned "C" rating, but subsequently added to potential eastern historic district. Will require further evaluation.</u>		
Notes			

LETTERED STREETS



Address/code	7280 A Street (728 A Street)	7N	A
APN	013-012-05		
Building Name	Northwestern Pacific Railroad Station		
Year Built	19 30 29 (https://annetkent.kontribune.com/articles/5656), c1960 moved		
Original Use	Railroad station		
Architectural Style	Spanish Revival		
Architect/Builder			
Description	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.		
Integrity	Retains integrity despite being moved		
Significance	Individually eligible under A and C, also local contributor		
Notes	<i>This is not the original Depot location, building was appears to have been moved to site from original B St location when Safeway was developed in early 1960s. <u>Apartments in back are 720 A Street.</u></i>		



Address/code	740 A Street		<u>BD</u>
APN	013-012-20		
Building Name	A Drummer's Tradition (drum store)		
Year Built	1948		
Original Use	Retail		
Architectural Style	Midcentury Modern		
Architect/Builder			
Description	<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>		
Integrity	Appears to retain integrity, may have been altered 1950s		
Significance	<p>Potential local district contributor if a sufficient concentration of postwar commercial resources is present, not individually eligible at any level. <u>Initially rated "B" in the 2019 Survey. Because this structure is not in an eligible district and is not eligible as an individual resource, its final rating is D.</u></p>		
Notes	<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>		



Address/code	808 A Street		B
APN	011-264-07		
Building Name			
Year Built	C1890 (Sanborn Maps)		
Original Use	Residence		
Architectural Style	Queen Anne Cottage		
Architect/Builder			
Description	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.		
Integrity	Retains integrity despite replacement of some windows and original wood porch details		
Significance	Local district contributor, not individually eligible for architecture due to alterations		
Notes			



Address/code	812 A Street	ED
APN	011-264-08	
Building Name		
Year Built	Before 1887 (Sanborn Maps)	
Original Use	Multi-family Residence	
Architectural Style	Folk Victorian Duplex	
Architect/Builder		
Description	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	
Integrity	Lacks integrity due to replacement of windows and original full-width porch, basement siding, and installation of inappropriate porch steps and balustrade	
Significance	Not eligible under any criterion due to loss of integrity	
Notes		



Address/code	813 A Street	BC
APN	011-262-06	
Building Name	Foam Store	
Year Built	1951 (Sanborn Maps, aerials)	
Original Use	Commercial	
Architectural Style	Midcentury Modern	
Architect/Builder		
Description	<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>	
Integrity	Retains integrity despite storefront replacement.	
Significance	<p>Potential local district contributor if a sufficient concentration of postwar commercial resources is present, not individually eligible at any level. <u>Initially rated as "B" but requires further evaluation.</u></p>	
Notes		



Address/code	720 B Street	CA
APN	013-011-02	
Building Name	Saigon Village Restaurant, Historic San Rafael Hotel House restaurant/saloon/lodging (now Saigon Village)	
Year Built	Before 1887 (Sanborn Maps)	
Original Use	Saloon/restaurant with rooms for railroad workers hotel upstairs	
Architectural Style	American Foursquare	
Architect/Builder		
Description	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.	
Integrity	Current appearance probably c1905, door modern, requires more study	
Significance	Potential local district contributor as extant nineteenth century restaurant/hotel. <u>Conforms to former RR alignment.</u> Not eligible for its architecture.	
Notes	<u>Good candidate for restoration incentives.</u>	



Address/code	724 B Street	7N	A
APN	013-011-05		
Building Name	Flatiron Building		
Year Built	1883		
Original Use	Saloon/residential <u>(rooms for rent)</u>		
Architectural Style	Queen Anne Commercial		
Architect/Builder			
Description	<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>		
Integrity	Retains integrity, only doors appear to have been altered		
Significance	Individually NRHP eligible under C and potentially A, also local contributor		
Notes	<p><i>Designated as Local Landmark in 1982, decorative features may have been added during the nineteenth century based on historic photographs. <u>Building was stucco when surveyed in 1978. Beer sign was discovered after stucco was removed following a fire.</u></i></p>		



Address/code	747 B Street /1201 Second Street	N/A	DC
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. <u>Initially rated "D" but changed to "C" during public review</u>		
Significance	Unlikely to be eligible, lack of integrity		
Notes	<u>Property was mistakenly shown as 901 B in the 1978 Survey</u>		



Address/code	810-814 B Street	3S	A
APN	01011-262-14		
Building Name	World Wide Antiques/Victory Grocery		
Year Built	Before 1894 (Sanborn Maps)		
Original Use	Retail storefront		
Architectural Style			
Architect/Builder			
Description	<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>		
Integrity	Retains integrity despite ground floor alterations		
Significance	Individually NRHP eligible under C, also local contributor		
Notes			



Address/code	826-832 B Street (830 B St)	5S2	C
APN	01011-262-16		
Building Name	Albion House, Hotel Carmel		
Year Built	1887 Albion Hotel, 2 story, smaller footprint; 1894 Cypress Villa Hotel, expanded footprint; 1907/1924 unchanged; 1950-1930 Hotel Carmel current footprint (Sanborn Maps) c1930 current façade (spreadsheet)		
Original Use	Retail storefront/hotel		
Architectural Style			
Architect/Builder			
Description	The <u>original 1887 building stands in the middle and the 1894 rear addition (probably the Cypress Villa Hotel) reflects the same style. The three story street-facing</u> 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 <u>in front of below</u> 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.		
Integrity	May retain integrity to c1930 façade, more research needed		
Significance	Potential local contributor, not individually eligible		
Notes			



Address/code	8364-840 B Street	3S	A
APN	01011-262-22		
Building Name	Players Guitars		
Year Built	1885 per DPR, c1895 (between 1887-1894 and 1894-1907 Sanborn Maps)		
Original Use	Retail storefront (cobblershoe and boot store)		
Architectural Style	Stick Eastlake		
Architect/Builder			
Description	<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 temporarily boarded up.</p>		
Integrity	Retains integrity despite windows and door replacement, extraordinarily well-preserved Victorian-era storefront (see following page for 1970s photo)		
Significance	Eligible under Criterion C as an individual landmark and as contributor		
Notes	Not on the 1887 Sanborn Map, but appears on the 1894 Map		



Address/code	844-848 B Street	3S	A
APN	011-262-01		
Building Name	Milani Building		
Year Built	<u>Between 1887 and 1894 (Sanborn Maps) 1890</u>		
Original Use	Retail storefront grocery/saloon, residential upstairs		
Architectural Style	Queen Anne Commercial		
Description	<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>		
Integrity	Retains integrity despite storefront and cladding alterations, well-preserved Victorian-era storefronts (1970s photo above)		
Significance	Eligible as an individual landmark and as contributor		
Notes	<u><i>Began as a grocery. Became a saloon by 1898. Alterations to north storefront are likely to have been performed between 1930 and 1950 and may be historic in their own right.</i></u>		



Address/code	926-930 B Street	7N	<u>DB</u>
APN	011-261-13		
Building Name	Garatti Grocery		
Year Built	<u>1914 1912 (spreadsheet)</u>		
Original Use	Retail storefront grocery		
Architectural Style	Mission		
Architect/Builder			
Description	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.		
Integrity	Lacks integrity, major alterations since 1970s survey (see above)		
Significance	not eligible, combination of modest architecture and integrity problems		
Notes	<u>Originally rated as "D" but revised to "B"</u>		



Address/code	938 B Street (1143-49		
	Fourth St)	6X	B+ A
APN	011-261-01		
Building Name	McDermott Building/ <u>Mulberry House</u>		
Year Built	Prior to 1887 (Sanborn Maps)		
Original Use	Retail storefront (grocery)/ <u>apartmentrooms for rent</u>		
Architectural Style	Italianate/ <u>MansardSecond Empire</u>		
Architect/Builder			
Description	The two story commercial/ <u>mixed use apartment</u> -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.		
Integrity	Appears to retain integrity despite some storefront alterations, spreadsheet says cornice removed		
Significance	Eligible as contributor and possibly as individual landmark. <u>Property has been formally designated a local landmark.</u>		
Notes	<u>Parcel also includes 936 B Street, a separate building that qualifies as a contributor.</u>		



Address/code	1009 B Street (1200-12162 4th)	552	A
APN	011-212-05		
Building Name	Aileen Apartments		
Year Built	1917 1930? (architecture)		
Original Use	Retail storefront / Apartments / Commercial storefronts		
Architectural Style	Spanish Revival		
Architect/Builder			
Description	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		
Integrity	Retains integrity despite storefront replacement		
Significance	Eligible as individual landmark and contributor		
Notes			



Address/code	1010 B Street (1138-1146 Fourth)	1S	A
APN	011-215-01		
Building Name	Albert Building		
Year Built	c1920 (DPR), 1930 (AnnexPatch Article)		
Original Use	Office/Retail storefronts / apartment		
Architectural Style	ChicagoNeoclassical /Commercial		
Architect/Builder			
Description	<p>The four story office/retail 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 <u>and help keep the original storefront facades intact.</u></p>		
Integrity	Retains integrity despite window replacement and some storefront alterations		
Significance	Eligible as individual landmark and contributor		
Notes	<u>The annex is treated as a separate Fact Sheet, at 1122-1132 4th Street.</u>		



Address/code	707 C Street		A-
APN	012-073-11		
Building Name			
Year Built	1952 (spreadsheet)		
Original Use			
Architectural Style	Midcentury Modern		
Architect/Builder			
Description	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.		
Integrity	Retains integrity, low visibility because of shrubbery		
Significance	Eligible as contributor and possibly as individual landmark for its Modern architecture		
Notes			



Address/code	710-714 C Street	ED
APN	012-075-17	
Building Name		
Year Built	1954 (spreadsheet)	
Original Use	Apartment <u>(now offices)</u>	
Architectural Style	Midcentury Modern	
Architect/Builder		
Description	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.	
Integrity	Retains integrity	
Significance	Not eligible individually or as district contributor	
Notes	<i>Common example of inexpensive midcentury architecture</i>	



Address/code	917 C Street	ED
APN	011-253-06	
Building Name	Youth in Arts	
Year Built	1880 (spreadsheet) /c1950	
Original Use		
Architectural Style		
Architect/Builder		
Description	<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. <u>There is nothing left of the 1880 building façade.</u></p>	
Integrity	Lacks integrity to 1880 construction, not a good example of a 1950s building	
Significance	Not eligible individually or as district contributor	
Notes	<p><i>19th 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. 9017 C St (adjacent south) is a better example of a midcentury commercial building</i></p>	



Address/code	711 D Street		C
APN	012-071-17		
Building Name	Marin Medical Center		
Year Built	Before 1952 (aerials)		
Original Use	Commercial		
Architectural Style	Mid-century Modern		
Architect/Builder			
Description	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.		
Integrity	Research required to determine date of second story		
Significance	May be district contributor, not individually eligible		
Notes	<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. <u>Interior courtyard features a small patio restaurant amenity.</u></i>		



Address/code	812 D Street	ED
APN	011-254-22	
Building Name		
Year Built	1930s (spreadsheet) 1908-1923 (Sanborn Maps) 1906 (real estate ads)	
Original Use	Residential	
Architectural Style	Hip roof cottage (Foursquare)	
Architect/Builder		
Description	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.	
Integrity	Lacks integrity due to stucco, arched windows, etc.	
Significance	Not eligible individually or as contributor	
Notes		



Address/code	813 D Street	C
APN	011-252-06	
Building Name		
Year Built	1882 (spreadsheet)	
Original Use	Residential	
Architectural Style	Folk Victorian	
Architect/Builder		
Description	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.	
Integrity	More research required, porch roof appears to have been removed and there may be additional alterations.	
Significance	Potentially eligible as contributor	
Notes	<i>Good example of a folk house if integrity is present</i>	



Address/code	817 D Street		C
APN	011-252-05		
Building Name			
Year Built	1884 (spreadsheet)		
Original Use	Residential		
Architectural Style	Folk Victorian		
Architect/Builder			
Description	<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>		
Integrity	More research required, porch appears altered, porch roof may not be original		
Significance	Potentially eligible as contributor		
Notes	<i>Good example of a folk house, appears related to 813 D next door</i>		



Address/code	910 D Street	<u>E</u><u>C</u>
APN	011-253-09	
Building Name	San Rafael Post Office <u>“Mission Station”</u>	
Year Built	1936	
Original Use	Post office	
Architectural Style		
Architect/Builder		
Description	<u>First federal government building in Marin Co. In the early 1960s the entrance was altered to provide ADA access. The sides and rear of the building remain intact</u>	
Integrity	<u>Lacks integrity Requires further evaluation</u>	
Significance	Not eligible	
Notes	<u>Initially rated as E but upgraded to C in response to public comment. City should contact USPS, Tetra Tech looked at it in 2013 and concluded recommended it lacked integrity due to Modernist addition. It has features of its original Spanish Colonial Revival elements. <u>Could potentially brought back to original design.</u></u>	



Address/code	809-11 E Street	C
APN	011-246-08	
Building Name		
Year Built	1885 (spreadsheet)	
Original Use	Residence (duplex)	
Architectural Style	Italianate	
Architect/Builder		
Description	<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>	
Integrity	Appears to retain sufficient integrity for district contributor status, more study needed.	
Significance	Good example of Italianate/vernacular duplex, potentially eligible as district Contributor	
Notes	<i>Appears related to 817 and 813 D, all built around the same time</i>	



Address/code	810 E Street	A
APN	011-252-14	
Building Name		
Year Built	1910 (spreadsheet)	
Original Use	Residence	
Architectural Style	Hipped roof cottage	
Architect/Builder		
Description	<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>	
Integrity	Retains integrity despite possible replacement of balustrade.	
Significance	Excellent example of vernacular hipped roof cottage, eligible landmark and contributor	
Notes	<i>Transitional Victorian/craftsman features</i>	



Address/code	901 E Street		C
APN	011-245-27		
Building Name	E Street Grammar School		
Year Built	1932-1946 (aerials)		
Original Use	School		
Architectural Style	Classical/Mediterranean Revival		
Architect/Builder			
Description	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 quins flanking the entrance. Cladding is spray-on stucco. There is a basement at the south end of the building. <u>Recent remodel added wood entry element.</u>		
Integrity	May retain integrity despite modern stucco, more research needed.		
Significance	Good example of a 1930s school building, appears eligible as a contributor, lacks the distinction of an architectural landmark.		
Notes			



Address/code	1022 E Street	A-
APN	011-204-01	
Building Name	Keaton's funeral Home	
Year Built	1924 (spreadsheet)	
Original Use	Residence	
Architectural Style	Mediterranean Revival with Classical details	
Architect/Builder		
Description	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.	
Integrity	Retains integrity despite porte cochere alterations (see 1970s photo)	
Significance	Good example of a Mediterranean Revival house, eligible as a contributor and may also qualify as an individual landmark.	



Address	1099 E Street		B
APN	011-202-06		
Building Name	Schlosser-Cole Residence		
Year Built	<u>1895</u>		
Original Use	Residential		
Architectural Style			
Architect/Builder			
Description	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.		
Integrity	Appears to retain integrity		
Significance	Potential district contributor, not individually eligible at any level		
Notes	Registered local landmark		



Address	1100 E Street	3S	A
APN	011-203-01		
Building Name	San Rafael Public Library		
Year Built	<u>1909</u>		
Original Use	Library		
Architectural Style			
Architect/Builder			
Description	<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>		
Integrity	60s addition in notably different style, but sympathetic and both the addition and original building look to have good integrity		
Significance	Eligible as landmark and contributor		
Notes			



Address/code	105 F Street	ED
APN	011-194-06	
Building Name		
Year Built	1893 (spreadsheet)	
Original Use	Residence	
Architectural Style	Folk Victorian	
Architect/ Builder		
Description	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.	
Integrity	Lacks integrity, odd roof form may be alteration, enclosed porch	
Significance	Not eligible	
Notes		



Address/code	1 H Street 1820 4th		DC
APN	010-291-69		
Building Name			
Year Built	c1950		
Original Use	<u>Pacific Telephone and Telegraph</u>		
Architectural Style			
Architect/Builder			
Description	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.		
Integrity	Nineteenth century building at corner lacks integrity		
Significance	Not significant at any level. <u>Initially rated a “D” but changed to “C” through public review. Integrity issues remain, but building may be evaluated on other criteria.</u>		
Notes	<i>Current footprint dates from the early 1950s, original building at corner and midcentury additions have all been altered. <u>Good example of adaptive reuse.</u></i>		

NUMBERED STREETS



Address	826 Second Street	(likely E) C
APN	011-272-10	
Building Name		
Year Built	<u>1895-1905</u>	
Original Use	<u>Possibly the Lombard Hotel</u>	
Architectural Style		
Architect/Builder		
Description	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.	
Integrity	Lacks Integrity	
Significance	Not eligible, nineteenth century commercial heavily altered on main facade	
Notes		



Address	1115 Second Street	7N	ED
APN	013-011-06		
Building Name	Mackey Frames		
Year Built	1875 (spreadsheet)		
Original Use	Residential		
Architectural Style			
Architect/Builder			
Description	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		
Integrity	Appears to lack integrity		
Significance	Not eligible, lack of significance and integrity		
Notes	<u>A request to change the rating from D to C was considered. The building was re-evaluated and determined ineligible.</u>		



Address	1209 Second Street	ED
APN	12-075-05	
Building Name		
Year Built	1924 (spreadsheet)	
Original Use	Residential	
Architectural Style	Craftsman	
Architect/Builder		
Description	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.	
Integrity	Appears to lack integrity, replacement windows, sliding glass door	
Significance	Not eligible, lacks significance and integrity	
Notes		



Address	1211 Second Street	C
APN	012-075-04	
Building Name		
Year Built	1920 (spreadsheet)	
Original Use	Residential	
Architectural Style	Hipped roof cottage	
Architect/Builder		
Description	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.	
Integrity	Appears to retain integrity, more study needed, condition poor	
Significance	Potential local district contributor, not eligible as landmark	
Notes		



Address	1215 Second Street	B
APN	012-075-03	
Building Name		
Year Built	1916 (spreadsheet)	
Original Use	Residential	
Architectural Style	Hipped roof cottage	
Architect/Builder		
Description	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.	
Integrity	Retains Integrity	
Significance	Potential local district contributor, not individually eligible at any level	
Notes		



Address	1301 Second Street	B+
APN	012-073-07	
Building Name		
Year Built	1907 (spreadsheet)	
Original Use	Residential	
Architectural Style	Hipped roof cottage	
Architect/Builder		
Description	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.	
Integrity	Appears to retain integrity	
Significance	Contributor and potentially landmark eligible, very good example of hipped roof cottage with excellent integrity	
Notes		



Address	1305 Second Street	ED
APN	012-073-06	
Building Name		
Year Built	1887 (spreadsheet)	
Original Use	Residential	
Architectural Style	Folk Victorian	
Architect/Builder		
Description	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.	
Integrity	lacks integrity due to addition	
Significance	Not eligible, lacks integrity	
Notes		



Address	1307 Second Street	5S2	B
APN	012-073-05		
Building Name			
Year Built	1905 (spreadsheet)		
Original Use	Residential		
Architectural Style	Stick/Vernacular		
Architect/Builder			
Description	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.		
Integrity	Retains Integrity despite replacement windows		
Significance	Potential district contributor, lacks integrity required for landmark		
Notes			



Address	1309 Second Street	ED
APN	012-073-04	
Building Name		
Year Built	1900 (spreadsheet)	
Original Use	Residential	
Architectural Style	Victorian	
Architect/Builder		
Description	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.	
Integrity	Lacks Integrity, replacement windows and porch	
Significance	Not eligible, lack of integrity	
Notes		



Address	1315 Second Street	E D
APN	012-073-03	
Building Name		
Year Built	c1900 (spreadsheet)	
Original Use	Residential	
Architectural Style	Folk Victorian	
Architect/Builder		
Description	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.	
Integrity	Lacks Integrity impaired, replacement windows, raised	
Significance	Ineligible, lack of integrity	
Notes		



Address	1416-1420 Second St	7N	<u>ED</u>
APN	011-252-11		
Building Name			
Year Built	1895 (spreadsheet)		
Original Use	Residential		
Architectural Style	Queen Anne		
Architect/Builder			
Description	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.		
Integrity	Lacks Integrity, replacement windows and stairs/deck		
Significance	Not eligible, lacks integrity		
Notes	<u>Presents opportunities for improvement</u>		



Address/code	455 First St /1621 Second St/ 455 First St		<u>ED</u>
APN	012-054-02		
Building Name			
Year Built	1950 (spreadsheet), appears to be c1900 house converted to multi-unit		
Original Use	Residential		
Architectural Style			
Architect/Builder			
Description	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		
Integrity	Lacks integrity		
Significance	Not eligible as landmark or contributor		
Notes			



Address	610 Third Street	ED
APN	014-122-14	
Building Name	French Quarter	
Year Built	[spreadsheet gives implausible date of 1970] Bldg shown was relocated to the site c.1970.	
Original Use	Residential	
Architectural Style	Queen Anne	
Architect/Builder		
Description	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	
Integrity	Integrity impaired by windows, staircase, enclosed porch, shed addition	
Significance	Not eligible, lacks integrity	
Notes	<u>Structure is located in the French Quarter Historic District. This district also includes 901, 903, 905, 907-9, and 911 Irwin, which are on their original sites and more significant resources. A Fact Sheet for the other buildings has not been prepared.</u>	



Address	1030 Third Street	A
APN	011-263-21	
Building Name	<u>Wells Fargo (now First Federal Savings and Loan)</u>	
Year Built	1963 (spreadsheet)	
Original Use	Commercial (<u>banking</u>)	
Architectural Style	Modern	
Architect/Builder	John Carl Warnecke (DIJ 11/23/1962)	
Description	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.	
Integrity	Appears to retain integrity, further study needed	
Significance	Probable eligible as landmark, designed by John Carl War <u>neckemecke</u>	
Notes	<u>Supplemental evaluation performed during public review confirmed the building is eligible for the NRHP as an example of Modern Commercial Architecture and the work of a Master.</u>	



Address	1410 Third Street	A
APN	011-251-09	
Building Name		
Year Built	1916 (spreadsheet)	
Original Use	Residential	
Architectural Style	Foursquare/Craftsman	
Architect/Builder		
Description	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	
Integrity	retains integrity	
Significance	Eligible as landmark and district contributor	
Notes		



Address	1414 Third Street	DE
APN	011-251-11	
Building Name		
Year Built	1930 (spreadsheet)	
Original Use	Residential	
Architectural Style		
Architect/Builder		
Description	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.	
Integrity	Appears to lack integrity	
Significance	Not likely to be significant	
Notes		



Address	1532 Third Street	B
APN	011-243-11	
Building Name		
Year Built	1900 (spreadsheet)	
Original Use	Residential	
Architectural Style	Hipped Roof Cottage	
Architect/Builder		
Description	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	
Integrity	Retains Integrity despite side addition	
Significance	Eligible as district contributor, not a landmark	
Notes		



Address/Code	505 Fourth Street	<u>ED</u>
APN	014-123-09	
Building Name	Residence	
Year Built	1924/1930 (spreadsheet),	
Original Use	residential	
Architectural Style	Craftsman	
Architect/Builder		
Description	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.	
Integrity	Lacks integrity, replacement windows, carport, probably stucco over original wood, large neighboring building affects setting	
Significance	Not eligible as landmark or contributor due to marginal significance and lack of integrity	
Notes		



Address	514 Fourth Street	ED
APN	014-086-15	
Building Name		
Year Built		
Original Use	Commercial	
Architectural Style	New Formalism	
Architect/Builder		
Description	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	
Integrity	Retains integrity	
Significance	Not eligible, not a significant example of the style	
Notes		



Address/code	532 Fourth Street	ED
APN	014-086-26	
Building Name		
Year Built	1965 (spreadsheet),	
Original Use		
Architectural Style	Midcentury Modern	
Architect/Builder		
Description	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.	
Integrity	Probably lacks integrity, stone facing, upstairs balustrade, windows appear to be replacements	
Significance	Not eligible as landmark or contributor due to marginal significance and lack of integrity	
Notes		



Address	704 Fourth Street	EC
APN	011-227-10	
Building Name	Lotus Restaurant (La Petit Auberge)	
Year Built	c.1920	
Original Use	Commercial	
Architectural Style	Mid-century Storybook	
Architect/Builder		
Description	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 irregular brick and the main façade features built-in brick planters. Windows are a variety of shapes and sizes.	
Integrity	Integrity appears impaired but the brick is a unique feature that warrants further consideration	
Significance	Not likely to be significant	
Notes		



Address/code	705 Fourth Street	ED
APN	011-275-03	
Building Name	National Hotel	
Year Built	1898/1991/2008 (spreadsheet)	
Original Use		
Architectural Style	Queen Anne	
Architect/Builder		
Description	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.	
Integrity	Lacks integrity, roof form and decorative window casings are drastically altered only remnants of Original	
Significance	Not eligible as landmark or contributor due to lack of integrity	
Notes		



Address/code	709-711 Fourth Street	7N	A
APN	011-275-02		
Building Name			
Year Built	1889 1898 (spreadsheet)		
Original Use	Storefront/residential <u>Saloon/ Proprietor's residence above</u>		
Architectural Style	Italianate		
Architect/Builder			
Description	<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>		
Integrity	Retains integrity despite modernization of storefront		
Significance	Excellent example of Italianate commercial/residential architecture, eligible as landmark and contributor.		
Notes	<p><u>Built for Thomas Nichols as a saloon with his residence above. In the 1978 inventory it was noted as having a "N" in the transom over the door to the upper floor, this has been replaced with plain opaque glazing and the noted shingles removed. The upper building has been restored and storefront recently improved sympathetic to its original style</u></p>		



Address/code	710 Fourth Street	<u>E</u> <u>D</u>
APN	011-227-04	
Building Name	Marin Center for Independent Living	
Year Built	1950s? (spreadsheet), c1930 (aerials)	
Original Use	residential	
Architectural Style	Minimal Traditional/Commercial	
Architect/Builder		
Description	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	
Integrity	Lacks integrity to 1930	
Significance	Not eligible as landmark or contributor, not a recognizable example of a historic style	
Notes		



Address/code	716 Fourth Street	ED
APN	011-227-05	
Building Name		
Year Built	1908/1949/1983 (spreadsheet)	
Original Use	Storefront/residential	
Architectural Style		
Architect/Builder		
Description	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.	
Integrity	Lacks integrity	
Significance	Hybrid architecture from various eras, not a good example of any historic style, not eligible	
Notes		



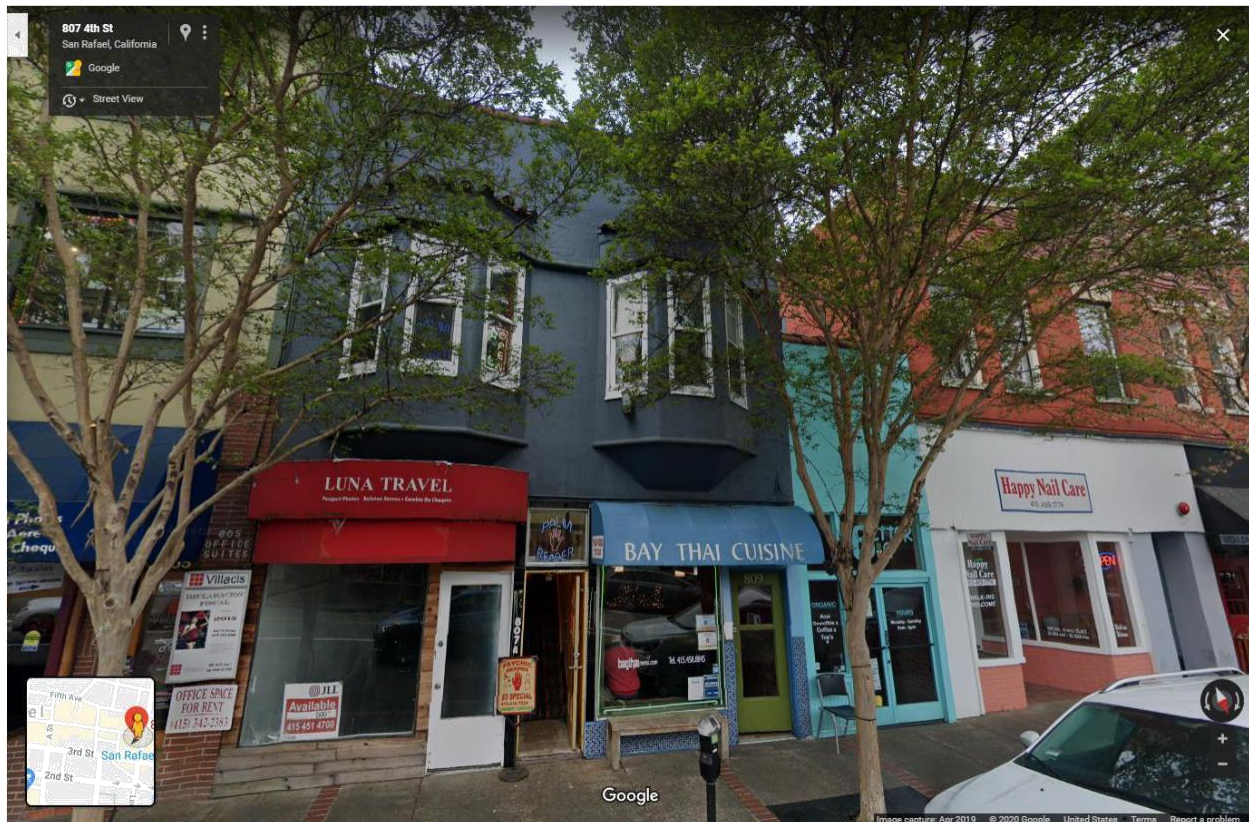
Address/code	718-24 Fourth Street	EC
APN	011-227-06	
Building Name	Bayside Marin	
Year Built	1918 (spreadsheet)	
Original Use	Storefront	
Architectural Style		
Architect/Builder		
Description	The large single story building is rectangular in plan with a tall shaped parapet and divided storefront windows. The projecting entrance has a gabled roof with plastic tile and shaped knee braces. The building is clad in stucco.	
Integrity	<u>Appears to lack sufficient</u> Lacks-integrity <u>to be eligible</u>	
Significance	Not a good example of any historic style, not eligible	
Notes	<u>Originally noted as ineligible. May warrant further study. Used for auto repair until 1970s</u>	



Address/code	801-805 Fourth Street	5S2	<u>ED</u>
APN	011-273-06		
Building Name	Old San Rafael Mall <u>(California/ Union Hotel)</u>		
Year Built	1878 (spreadsheet)		
Original Use	<u>Hotel Storefront</u>		
Architectural Style			
Architect/Builder			
Description	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.		
Integrity	Lacks integrity		
Significance	Not a good example of any historic style, not eligible		
Notes			



Address	<u>802-06 4th Street/</u> 1001 Lincoln Avenue		B
APN	011-224-10		
Building Name			
Year Built			
Original Use	Commercial		
Architectural Style			
Architect/Builder			
Description	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.		
Integrity	Appears to retain integrity despite window replacements		
Significance	Eligible as district contributor, lacks integrity required for landmark		
Notes	<u>806 is the original entrance to the upper floor, now accessed from Lincoln, a later alteration.</u>		



Address/code	807-09 Fourth Street	<u>E</u> <u>D</u>
APN	011-273-05	
Building Name		
Year Built	1903 (spreadsheet)	
Original Use	Storefront	
Architectural Style		
Architect/Builder		
Description	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.	
Integrity	Lacks integrity	
Significance	Not a good example of any historic style, not eligible	
Notes	Good potential for restoration and improved rating	



Address/code	812 Fourth Street	5S2	B
APN	011-224-11		
Building Name	Redhill Imports		
Year Built	1920/1950/1971 (spreadsheet)		
Original Use	Commercial <u>Auto repair</u>		
Architectural Style	Mission		
Architect/Builder			
Description	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.		
Integrity	Appears to retain integrity, more research needed		
Significance	Good if modest example of Mission commercial architecture, not a landmark, potentially a district contributor		
Notes	<i>Adjacent building to the east (806) apparent district contributor does not appear on any spreadsheet tab is not in exclusion area</i>		



Address/code	827-831 Fourth Street	3S	A
APN	011-273-02		
Building Name	Rafael Florist/Gold Rush Jewelers		
Year Built	Before 1924 (Sanborn Maps)		
Original Use	Commercial (auto showroom)		
Architectural Style	Mission		
Architect/Builder			
Description	<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>		
Integrity	Retains integrity		
Significance	Excellent example of Mission architecture, eligible as landmark and district contributor		
Notes	<u>Exceptional interior</u>		



Address/code	836 Fourth Street		B
APN	011-224-13		
Building Name			
Year Built	1924 (spreadsheet, Sanborns)		
Original Use	Commercial , auto showroom		
Architectural Style	Mission		
Architect/Builder			
Description	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.		
Integrity	Retains integrity		
Significance	Good simple example of Mission architecture, potential district contributor		
Notes	<i>Similar to 831 Fifth but better example of the style</i>		



Address/code	842 Fourth Street		B
APN	011-224-14		
Building Name	<u>George's San Rafael Recreation and Pool Hall</u>		
Year Built	1929 (spreadsheet)		
Original Use	Commercial		
Architectural Style	Mission		
Architect/Builder			
Description	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		
Integrity	Retains integrity, probable alterations to storefront level are sympathetic		
Significance	Good example of Mission architecture, potential district contributor		
Notes	Same parcel as 8462 Fourth		



Address/code	846 Fourth Street		B
APN	011-224-14		
Building Name			
Year Built	1908-1924 (Sanborn Maps)		
Original Use	Storefront Commercial		
Architectural Style			
Architect/Builder			
Description	<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>		
Integrity	Retains integrity		
Significance	Good example early twentieth century commercial storefront, potential district contributor		
Notes	Same parcel as 842 Fourth – was <i>“Glazed and Confused” Gallery in 2019</i>		



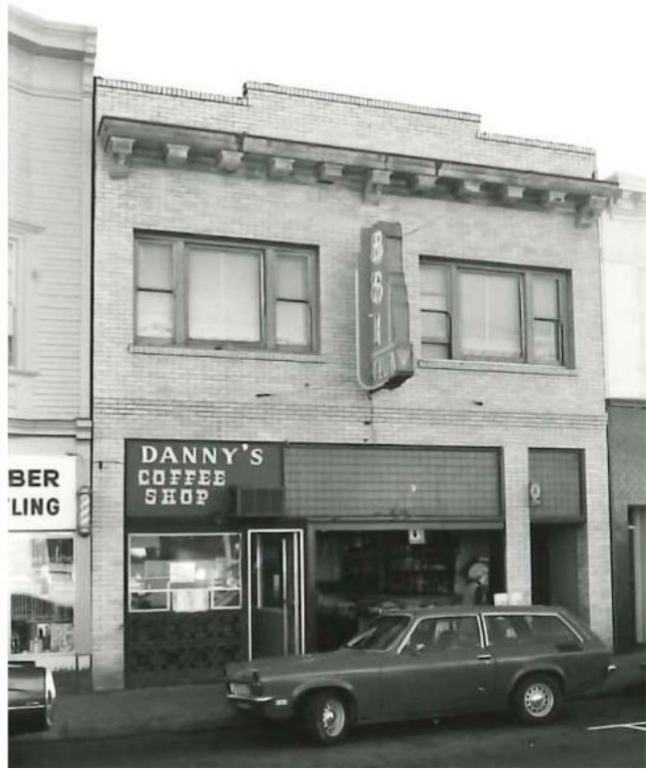
Address/code	866 Fourth Street	5S2	<u>ED</u>
APN	011-224-20		
Building Name			
Year Built	1953 (spreadsheet)		
Original Use	Commercial		
Architectural Style			
Architect/Builder			
Description	The single story commercial building is rectangular in plan with arched roof and flat parapet. Three storefront bays are divided by concrete beams. The building is clad in stucco. Storefront windows and doors are contemporary.		
Integrity	Integrity unknown		
Significance	Not eligible, not a good example of any historic architectural style		
Notes	<u>Rear of building is 835 Fifth Ave and is a contributor, but 4th Street frontage lacks integrity.</u>		



Address/code	874 Fourth Street	EC
APN	011-224-17	
Building Name	Marin Municipal Water Department	
Year Built	1903 (spreadsheet)	
Original Use	Water Department	
Architectural Style	Spanish Revival	
Architect/Builder		
Description	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.	
Integrity	Lacks Integrity, intrusive main façade addition 1951-1964.	
Significance	Architecturally significant original building ineligible, lack of integrity	
Notes	<u>Although heavily altered, this is a good example of an opportunity for restoration. The building's original attractive façade has been masked by the storefront additions. If restored, it could contribute to the streetscape.</u>	



Address/code	875-87781-883 Fourth Street	7N	<u>A</u> <u>B</u>
APN	011-271-043		
Building Name			
Year Built	1905 (DPR)		
Original Use	Storefront Commercial		
Architectural Style			
Architect/Builder			
Description	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.		
Integrity	Retains integrity		
Significance	Eligible as district contributor and landmark		
Notes	<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>		



Address/code	881-883885-887 Fourth Street		A
APN	011-271-032		
Building Name			
Year Built	19 0510 /1975 (spreadsheet)		
Original Use	Storefront Commercial		
Architectural Style	<u>Neo-classical</u>		
Architect/Builder			
Description	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.		
Integrity	Retains integrity despite replacement window and storefront, appearance similar to 1970s photo		
Significance	Eligible as landmark and contributor		
Notes			



Address/code	885-887 Fourth Street	B
APN	011-271-02	
Building Name		
Year Built	1910/ 1975	
Original Use	Storefront Commercial	
Architectural Style		
Architect/Builder		
Description	<u>The commercial building is two story and rectangular in plan with a flat roof.</u>	
Integrity		
Significance	<u>Contributor, based on 2019 field survey</u>	
Notes	<u>Property was not correctly addressed during field survey and complete Fact Sheet is unavailable. Also identified in 1978 survey.</u>	



Address/code	889-891 Fourth Street	ED
APN	011-271-01	
Building Name		
Year Built	1908/1956 (spreadsheet)	
Original Use	Storefront Commercial	
Architectural Style		
Architect/Builder		
Description	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	
Integrity	Lacks integrity	
Significance	Not a good example of any historic building type, not eligible for listing	
Notes		



Address/code	900 Fourth Street	ED
APN	011-222-05	
Building Name	El Camino Theatre	
Year Built	1925-30 (Sanborns/aerials)	
Original Use	Cinema	
Architectural Style	Art Deco? <u>High Spanish Colonial</u>	
Architect/Builder		
Description	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	
Integrity	Lacks integrity, does not convey significance	
Significance	Not eligible because of lack of integrity	
Notes		



Address/code	917 Fourth Street	7N	A
APN	011-263-08		
Building Name	California Bakery		
Year Built	c1920 (spreadsheet)		
Original Use	Storefront Commercial		
Architectural Style			
Architect/Builder			
Description	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		
Integrity	Retains sufficient integrity to qualify as district contributor and landmark		
Significance	Excellent example of 1920s commercial architecture, eligible as district contributor and landmark		
Notes			



Address/code	925 Fourth Street		B
APN	011-263-07		
Building Name			
Year Built	1928 (spreadsheet)		
Original Use	Storefront Commercial		
Architectural Style			
Architect/Builder			
Description	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		
Integrity	Retains sufficient integrity to qualify as district contributor but not as landmark		
Significance	Good example of 1920s commercial architecture, eligible as district contributor		
Notes			



Address/code	1118 Fourth Street	3S	A
APN	011-215-04		
Building Name	Orpheus/Rafael Theatre		
Year Built	1920/1938 (spreadsheet/Cinema Treasures)		
Original Use	Cinema		
Architectural Style	Streamline Moderne		
Architect/Builder			
Description	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 <u>replaced with new terrazzo sidewalks</u> <u>preserved</u> .		
Integrity	Retains integrity despite entrance replacement		
Significance	Good example of 1930s cinema architecture, eligible as landmark and district contributor		
Notes	<u>Adj. bldg. to west (now Aroma Café) was an early movie house (the Lyric)</u>		



Address/code	1122-1132 Fourth St	EC
APN	011-215-02	
Building Name	Albert Building Annex	
Year Built	1916 (spreadsheet)	
Original Use	Storefront Commercial/apartments Offices above ground floor storefronts	
Architectural Style	Art Deco	
Architect/Builder		
Description	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	
Integrity	Lacks integrity, windows, projecting storefront Building elements are sufficiently intact to convey the historical style and feel of the building.	
Significance	Not eligible for listing Initially rated as "E" but modified to "C" through public comment. Warrants further evaluation.	
Notes	Closely related to Albert building next door at 1010 B Street (1138-1146 Fourth) NOT INCLUDED IN GROUP OF 160 BUT WAS LOOKED AT BECAUSE IT WAS PART OF PHOTO-SET Access to upper floors is through Albert Bldg on B Street	



Address/code	1125-1139 Fourth St	C
APN	011-261-31	
Building Name		
Year Built	1892/1893/1920 (spreadsheet)	
Original Use	Storefront Commercial/ <u>offices (later converted to apartments)</u>	
Architectural Style		
Architect/Builder		
Description	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 (<u>representing City (San Francisco)/ Golden Gate/ Country (Marin)</u>) above each window. Historic storefronts at the center of the building have wooden doors and divided transoms. Storefronts at either end are contemporary	
Integrity	Probably retains integrity despite <u>extensive alteration, e.g.,</u> window/storefront replacement, more research needed	
Significance	Appears eligible as landmark and district contributor, unusually detailed frieze	
Notes		



Address	1203 Fourth Street	CA
APN	011-255-23	
Building Name	Wells Fargo <u>(originally Crocker Bank)</u>	
Year Built		
Original Use	Commercial <u>(bank)</u>	
Architectural Style	Midcentury Modern	
Architect/Builder		
Description	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.	
Integrity	Appears to retain integrity, more study needed	
Significance	Appears eligible as landmark and contributor	



Address/code	1219-1223 Fourth St		<u>EC</u>
	1225 Fourth St	552	A
APN	011-255-28		
Building Name	Grosjean & Co.		
Year Built	Prior to 1887 (Sanborns) <i>(reported by SRH as 1872)</i>		
Original Use	Storefront Commercial <i>(incl. grocery lunch counter and furniture store)</i>		
Architectural Style			
Architect/Builder			
Description	The parcel has three single-story rectangular plan storefront commercial buildings. The two <u>storefronts buildings</u> 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; <u>cornice lowered after fire.</u>		
Integrity	East end does not retain integrity (upper photo) <u>but merits further evaluation.</u> West end retains integrity (lower photo).		
Significance	eligible as landmark and district contributor, unusual example of nineteenth century wood commercial facade		
Notes	<u>An earlier structure is located to the back. Also, 1225 was 2 stories prior to fire.</u>		



Address/code	1222-1230 Fourth St	5S2	E B
APN	011-212-06		
Building Name	Central Hotel <u>(first known as Hotel Marin)</u>		
Year Built	<u>1860</u> 1864 (spreadsheet)		
Original Use	Hotel		
Architectural Style			
Architect/Builder			
Description	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. <u>San Rafael Heritage notes this may be the oldest standing building in San Rafael and has high potential for restoration.</u>		
Integrity	Lacks integrity, building does not resemble historic Central Hotel		
Significance	Not eligible as landmark or district contributor, nothing is left of the Central Hotel building and its c1930 current appearance is undistinguished.		
Notes	<u>Building initially rated "E" but modified to "B" following public review.</u> <u>Assessment of alterations is warranted.</u>		



Address/code	12402-1244 Fourth Street / 1000 C St.		A
APN	011-212-14		
Building Name	Peter Building		
Year Built	1893 (spreadsheet)		
Original Use	Commercial / <u>offices</u>		
Architectural Style			
Architect/Builder			
Description	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.		
Integrity	Retains integrity despite window replacement		
Significance	eligible as landmark and district contributor, excellent example of nineteenth		

	century commerical building
Notes	<u>The ornamental pediment to the east is over the original entrance to the 2nd floor.</u>



Address/code	1300 Fourth Street	3S	A
APN	011-205-08		
Building Name	Bank of Italy		
Year Built	1928 (spreadsheet)		
Original Use	Bank		
Architectural Style	<u>Art Deco/Spanish Revival/ Neoclassical</u>		
Architect/Builder			
Description	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.		
Integrity	Retains integrity despite window replacement		
Significance	Unique example of a bank building, eligible as landmark and contributor		
Notes			



Address/code	1301 Fourth Street	5S2	<u>ED</u>
APN	011-253-10		
Building Name	Hayes		
Year Built	1987 (spreadsheet)		
Original Use			
Architectural Style			
Architect/Builder			
Description	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		
Integrity	Not historic		
Significance	Not historic		
Notes			



Address/code	1310 Fourth Street	7N	<u>E</u><u>D</u>
APN	011-205-09		
Building Name			
Year Built	before 1894 (Sanborns)		
Original Use	Commercial		
Architectural Style			
Architect/Builder			
Description	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.		
Integrity	Lacks integrity, window replacement, stucco, storefront		
Significance	Not eligible, modest example lacking integrity		
Notes	<u>Request to improve rating from D to B was considered but both historians concluded building is ineligible in its current state.</u>		



Address/code	1313-1317 Fourth Street	7N	<u>E</u> <u>D</u>
APN	011-253-04		
Building Name	Hayes		
Year Built	1987 (spreadsheet)		
Original Use			
Architectural Style			
Architect/Builder			
Description	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		
Integrity	Not historic		
Significance	Not historic		
Notes			



Address/code	1321-23 Fourth Street	7N	B
APN	011-253-03		
Building Name			
Year Built	c1871 (DPR)		
Original Use	Commercial		
Architectural Style	Italianate		
Architect/Builder			
Description	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 quoins at the corners. The contemporary storefront has a paneled frieze and is sympathetically designed.		
Integrity	Retains sufficient integrity for district despite loss of original cornice		
Significance	Eligible as district contributor, lacks integrity required for landmark status		
Notes			



Address/code	1330 (1322-1336)28 Fourth St	3S	A
APN	011-205-11		
Building Name	Mahon House, Butchart Building		
Year Built	1869 (spreadsheet)		
Original Use	Storefront/Hotel		
Architectural Style	Second Empire		
Architect/Builder			
Description	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.		
Integrity	Retains integrity despite window and storefront replacement.		
Significance	Eligible as landmark and district contributor		
Notes			



Address/code	<u>1333 (13257-1337)</u>		<u>D B</u>
APN	011-253-02		
Building Name	Gordon's Opera House		
Year Built	1989 (spreadsheet) but architecture reveals a historic period building		
Original Use			
Architectural Style			
Architect/Builder			
Description	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. <u>The original bays were removed many years ago.</u>		
Integrity	Lacks integrity		
Significance	May be historically significant but in its current form it is not a good example of a historic architectural style.		
Notes	<u>Initially given a D rating but modified to "B" after public review.</u>		



Address/code	1344-46 Fourth Street	ED
APN	011-205-13	
Building Name		
Year Built	1904/1967 (spreadsheet)	
Original Use	Storefront	
Architectural Style	Art Deco	
Architect/Builder		
Description	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	
Integrity	lacks integrity	
Significance	Not Eligible, lack of significance/integrity	
Notes		



Address/code	1345 Fourth Street		B
APN	011-253-01		
Building Name			
Year Built	1930 (spreadsheet)		
Original Use	Storefront		
Architectural Style	Art Deco		
Architect/Builder			
Description	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		
Integrity	Retains integrity despite storefront replacement.		
Significance	Eligible as district contributor, not sufficiently distinguished for landmark status		
Notes			



Address/code	1350 Fourth St (1040 D St)		D
APN	011-205-14		
Building Name			
Year Built	1903 (spreadsheet)		
Original Use	Storefront		
Architectural Style	Mission		
Architect/Builder			
Description	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		
Integrity	Lacks integrity, roof appears to have lost tile and decorative features, bulkhead altered		
Significance	Appears ineligible, lack of significance/integrity		
Notes			



Address/code	1400 Fourth Street	<u>ED</u>
APN	011-204-08	
Building Name		
Year Built	1958 (spreadsheet)	
Original Use	Storefront	
Architectural Style	Midcentury Utilitarian	
Architect/Builder		
Description	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.	
Integrity		
Significance	Undistinguished midcentury building, Not Eligible, lack of significance	
Notes	<i>This was subsequently dropped, and 1408 Fourth was added for consideration. It provides a better example of modernism than 1400 or 1414</i>	



Address/code	1414 Fourth Street	ED
APN	011-204-17	
Building Name		
Year Built	1958 (spreadsheet)	
Original Use	Storefront/office	
Architectural Style	Midcentury Modern	
Architect/Builder		
Description	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.	
Integrity		
Significance	Undistinguished midcentury building, Not Eligible, lack of significance	
Notes	<i>1408 Fourth not included, better example of modernism than 1400 or 1414</i>	



Address/code	1444- 1446 Fourth Street		<u>E</u> <u>D</u>
APN	011-204-15		
Building Name			
Year Built	1915/1965 (spreadsheet)		
Original Use	Storefront		
Architectural Style			
Architect/Builder			
Description	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.		
Integrity			
Significance	Undistinguished buildings not eligible as landmarks or contributors.		
Notes			



Address/code	1447 Fourth Street	7N	A
APN	011-251-01		
Building Name	<u>PG&E (later Redwood Bank)</u>		
Year Built	c1916 (DPR)		
Original Use	<u>Branch Headquarters (office)</u>		
Architectural Style	Spanish Revival		
Architect/Builder	<u>Frederick H Meyer, FAIA</u>		
Description	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.		
Integrity	Retains integrity (see 1970s photo above)		
Significance	Excellent example of Spanish Revival Commercial architecture, eligible as landmark and contributor.		
Notes			



Address/code	1504-15102 Fourth St/ 1109 E St.		B
APN	011-202-14		
Building Name			
Year Built	1929 (spreadsheet)		
Original Use	<u>Auto Showroom</u>		
Architectural Style	Art Deco/Spanish Revival		
Architect/Builder			
Description	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.		
Integrity	Retains sufficient integrity for district contributor status because of well-preserved ornate frieze.		
Significance	<u>Potentially</u> eligible as contributor, lacks integrity required for landmark. <u>Requires further evaluation.</u>		
Notes	<u>Applies only to the corner building. The other building on the parcel (1512, or Bordenave's French Bakery) is not significant.</u>		



Address/code	151808-1522 Fourth Street		<u>E</u> <u>D</u>
APN	011-202-11		
Building Name			
Year Built	1928 (spreadsheet)		
Original Use			
Architectural Style			
Architect/Builder			
Description	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		
Integrity			
Significance	Not eligible as contributor or landmark		
Notes			



Address/code	1531 Fourth Street	B+
APN	011-242-11	
Building Name		
Year Built	1931 (spreadsheet)	
Original Use	<u>Tire sales and repair</u>	
Architectural Style		
Architect/Builder		
Description	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.	
Integrity	Retains integrity	
Significance	Eligible as contributor and possibly landmark, good example of early auto-oriented building	
Notes		



Address/code	1533 Fourth Street		B
APN	011-242-10		
Building Name			
Year Built	1925 (spreadsheet)		
Original Use			
Architectural Style	Spanish Revival		
Architect/Builder			
Description	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.		
Integrity	Retains integrity despite storefront alterations, highly decorative features have been retained.		
Significance	Eligible as contributor and possibly landmark, good example of Spanish/Mediterranean architecture		
Notes			



Address/code	1539 Fourth Street	ED
APN	011-242-09	
Building Name		
Year Built	1923/1961 (spreadsheet) probably older (drop siding with historic advertising side elevation)	
Original Use		
Architectural Style	Spanish Revival	
Architect/Builder		
Description	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.	
Integrity		
Significance	Lacks architectural significance, not eligible	
Notes		



Address/code	1545 Fourth Street	ED
APN	011-242-07	
Building Name		
Year Built	1947 (spreadsheet)	
Original Use		
Architectural Style	Streamline Moderne	
Architect/Builder		
Description	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.	
Integrity	Lacks integrity, windows, stone tile	
Significance	Not eligible as landmark or contributor	
Notes		



Address/code	1553-15575 Fourth St	7N	B
APN	011-242-04		
Building Name			
Year Built	1926 (spreadsheet)		
Original Use			
Architectural Style			
Architect/Builder			
Description	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.		
Integrity	Retains integrity		
Significance	eligible as contributor, lacks significance required for landmark status		
Notes			



Address/code	1560 Fourth Street	ED
APN	011-196-11	
Building Name		
Year Built	1938 (spreadsheet)	
Original Use		
Architectural Style		
Architect/Builder		
Description	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	
Integrity		
Significance	Not eligible, lacks architectural significance	
Notes		



Address/code	1569 Fourth Street	ED
APN	011-242-01	
Building Name		
Year Built	1928 (spreadsheet), apparent nineteenth century building.	
Original Use		
Architectural Style		
Architect/Builder		
Description	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.	
Integrity	Lacks integrity, stucco, parapet, storefronts	
Significance	Not eligible, lacks integrity	
Notes		



Address/code	1605-1611 Fourth St	B
APN	011-241-32	
Building Name		
Year Built	1927 (spreadsheet)	
Original Use		
Architectural Style	Spanish Revival	
Architect/Builder		
Description	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.	
Integrity	Retains integrity	
Significance	Simple but good example of Spanish Revival commercial architecture, eligible as district contributor, probably not distinguished enough for landmark status	
Notes		



Address/code	1617 Fourth Street		B
APN	011-241-01		
Building Name			
Year Built	1920 (spreadsheet)		
Original Use			
Architectural Style	<u>Spanish Revival</u> <u>Neo-classical</u>		
Architect/Builder			
Description	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.		
Integrity	Retains integrity despite door replacement		
Significance	Simple but good example of commercial architecture, eligible as district contributor, probably not distinguished enough for landmark status		
Notes			



Address/code	1701 Fourth Street		C
APN	011-232-03		
Building Name			
Year Built	1925 (spreadsheet)		
Original Use	Grocery store		
Architectural Style	Neo-classical		
Architect/Builder			
Description	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		
Integrity	May retain integrity, more study needed, stucco may not be original		
Significance	Possibly eligible as district contributor, not distinguished enough for landmark status		
Notes			



Address/code	1714 Fourth Street		C
APN	011-192-08		
Building Name			
Year Built	1951 (spreadsheet)		
Original Use	Service station Car showroom/ service bay		
Architectural Style	Midcentury Modern		
Architect/Builder			
Description	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.		
Integrity	May retain integrity, more study needed, glass not original		
Significance	Possibly eligible as district contributor, not distinguished enough for landmark Status		
Notes	Original storefront was destroyed by an electrical fire, requiring its replacement		



Address/code	1848 Fourth Street		B
APN	010-291-35		
Building Name			
Year Built	1947 (spreadsheet)		
Original Use	Commercial		
Architectural Style	Streamline Moderne/Stripped Classicism		
Architect/Builder			
Description	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		
Integrity	Retains integrity despite storefront and door replacement		
Significance	eligible as district contributor, rare example of stripped classical detailing, not distinguished enough for landmark status		
Notes			



Address/code	1850-1852 Fourth St	7N	A
APN	010-291-57		
Building Name			
Year Built	1922 (spreadsheet)		
Original Use	Commercial		
Architectural Style	Art Deco /Spanish <u>Colonial</u> Revival		
Architect/Builder			
Description	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		
Integrity	Retains integrity despite storefront replacement		
Significance	eligible as district contributor and landmark		
Notes			



Address/code	633 Fifth Ave		A
APN	014-084-02		
Building Name			
Year Built	1898 (spreadsheet)		
Original Use	Residence		
Architectural Style	Queen Anne		
Architect/Builder			
Description	<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>		
Integrity	Retains integrity despite porch alterations		
Significance	Eligible as district contributor and individual landmark		
Notes	<i>Pair with adjacent house at 637 Fifth</i>		



Address/code	634 Fifth Ave	ED
APN	014--081-08	
Building Name		
Year Built	1948 (spreadsheet)	
Original Use	Commercial	
Architectural Style	Utilitarian	
Architect/Builder		
Description	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	
Integrity	Retains integrity	
Significance	Not eligible a landmark or contributor	
Notes		



Address/code	637 Fifth Ave		A
APN	014--084-13		
Building Name			
Year Built	1954 (spreadsheet) c1895 plausible		
Original Use	Residence		
Architectural Style	Queen Anne		
Architect/Builder			
Description	<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>		
Integrity	Retains integrity despite porch alterations		
Significance	Eligible as district contributor and individual landmark		
Notes	<i>Pair with adjacent house at 633 Fifth</i>		



Address/code	638 Fifth Ave	ED
APN	014-081-09	
Building Name		
Year Built	1910 (spreadsheet)	
Original Use	Commercial	
Architectural Style	Hipped Roof Cottage with Queen Anne details	
Architect/Builder		
Description	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.	
Integrity	Lacks integrity, windows, porch, other alterations	
Significance	Not eligible as a landmark or contributor due to lack of integrity	
Notes		



Address/code	709 Fifth Ave	ED
APN	011-227-02	
Building Name		
Year Built	1941 (spreadsheet)	
Original Use	Supermarket	
Architectural Style	Utilitarian	
Architect/Builder		
Description	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.	
Integrity	Lacks integrity	
Significance	Not eligible as landmark or contributor due to lack of significance and integrity	
Notes		



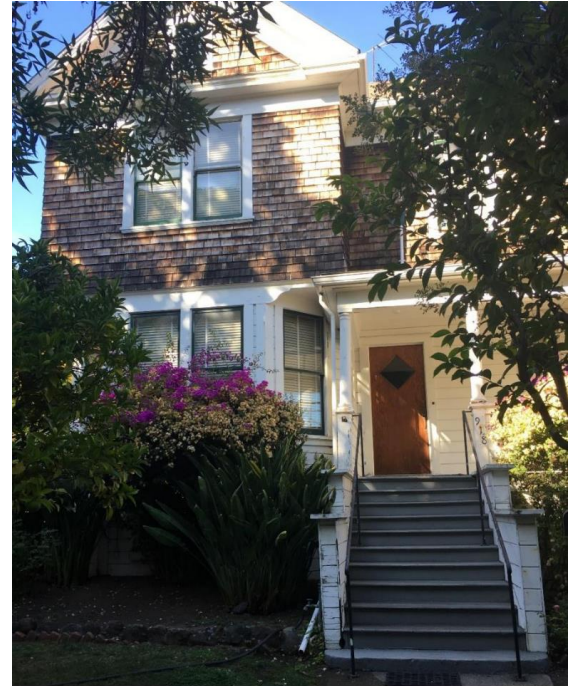
Address/code	712 Fifth Ave	ED
APN	011-226-06	
Building Name		
Year Built	1940/1970/1994 (spreadsheet)	
Original Use		
Architectural Style	Minimal Traditional	
Architect/Builder		
Description	The single story building has a T-shaped plan and low pitch hipped roof. It is clad in stucco with brick quoins 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.	
Integrity	Appears to retain integrity despite replacement door and ramp addition.	
Significance	Lacks architectural significance, not eligible as landmark or contributor	
Notes	Rear section of building includes former ship (ark)	



Address/code	835 Fifth Ave	<u>D</u> <u>B</u>
APN	011-224-21	
Building Name	Merrill's Drug and Discount	
Year Built	1921 (DPR)	
Original Use	Commercial (<u>Receiving</u>)	
Architectural Style	Mission	
Architect/Builder		
Description	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.	
Integrity	Lacks <u>sufficient</u> integrity <u>to be individual resource</u> (see 1970s photo above)	
Significance	Not eligible as landmark <u>or contributor</u> due to marginal significance and lack of Integrity— <u>4th Street frontage (#866) is ineligible</u>	
Notes	<i>Very similar to 819 Fifth/836 Fourth</i>	



Address/code	845 Fifth Ave	D
APN	011-224-01	
Building Name	El Rey Apartments	
Year Built	1920 (spreadsheet)	
Original Use	Multi-family residential	
Architectural Style	Mediterranean Revival	
Architect/Builder		
Description	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.	
Integrity	Apparently lacks integrity, replacement windows and wainscoting, more research needed	
Significance	Not likely to be eligible as landmark or contributor due to marginal significance and lack of integrity	
Notes	Was considered a “high-end” development in its time	



Address/code	918 Fifth Ave	7N	A
APN	011-221-08		
Building Name			
Year Built	c1900 (DPR)		
Original Use	Multi-family residential		
Architectural Style	Transitional Queen Anne		
Architect/Builder			
Description	<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>		
Integrity	Retains integrity (see 1970s photo above)		
Significance	Eligible as landmark and contributor		
Notes			



Address/code	1409 Fifth Ave	<u>E</u> <u>D</u>
APN	011-204-18	
Building Name		
Year Built	1888/1949 (spreadsheet)	
Original Use	Multi-family residential	
Architectural Style		
Architect/Builder		
Description	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.	
Integrity	Lacks integrity, specific alterations unknown but not a good example of any historic residential style	
Significance	Not eligible as landmark or contributor due to lack of integrity	
Notes		



Address/code	1517 Fifth Ave	7N	A
APN	011-202-04		
Building Name	Chisolm House		
Year Built	1890/1920 (spreadsheet)		
Original Use	Residential		
Architectural Style	Queen Anne		
Architect/Builder			
Description	<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>		
Integrity	Retains integrity		
Significance	Eligible as landmark and contributor		
Notes	Designated as local landmark in Dec 1979, but at wrong address (1505 Fifth)—correct address is shown.		



Address/code	1539 Fifth Ave		B+ C
APN	011-196-05		
Building Name			
Year Built	1935 (spreadsheet)		
Original Use	Residential		
Architectural Style	Tudor		
Architect/Builder			
Description	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.		
Integrity	Retains integrity		
Significance	Potentially Eligible as contributor, potentially eligible as landmark		
Notes			



Address	1623 5th Avenue, Building A D	7N	B
APN	011-320-01		
Building Name	Kalliopeia Foundation <u>Victorian Village (Unit A)</u>		
Year Built			
Original Use	Residential		
Architectural Style	Victorian		
Architect/Builder			
Description	<u>Building A is shown here and is one of the original 1978 listed buildings. The other original building is the "little red schoolhouse" at 1623C. .</u>		
Integrity	Appears to retain integrity		
Significance	Potential local district contributor, not individually eligible at any level		
Notes			



Address	1623 5th Avenue, Building B D	7N	B
APN	011-320-02		
Building Name	Kalliopeia Foundation <u>Victorian Village (Unit B)</u>		
Year Built			
Original Use	Residential		
Architectural Style	Victorian		
Architect/Builder			
Description	<u>Building B, which faces Fifth Avenue, is shown here. It was relocated to the site to make way for offices at 5th and D.</u>		
Integrity	Appears to retain integrity		
Significance	Potential local district contributor, not individually eligible at any level		
Notes			



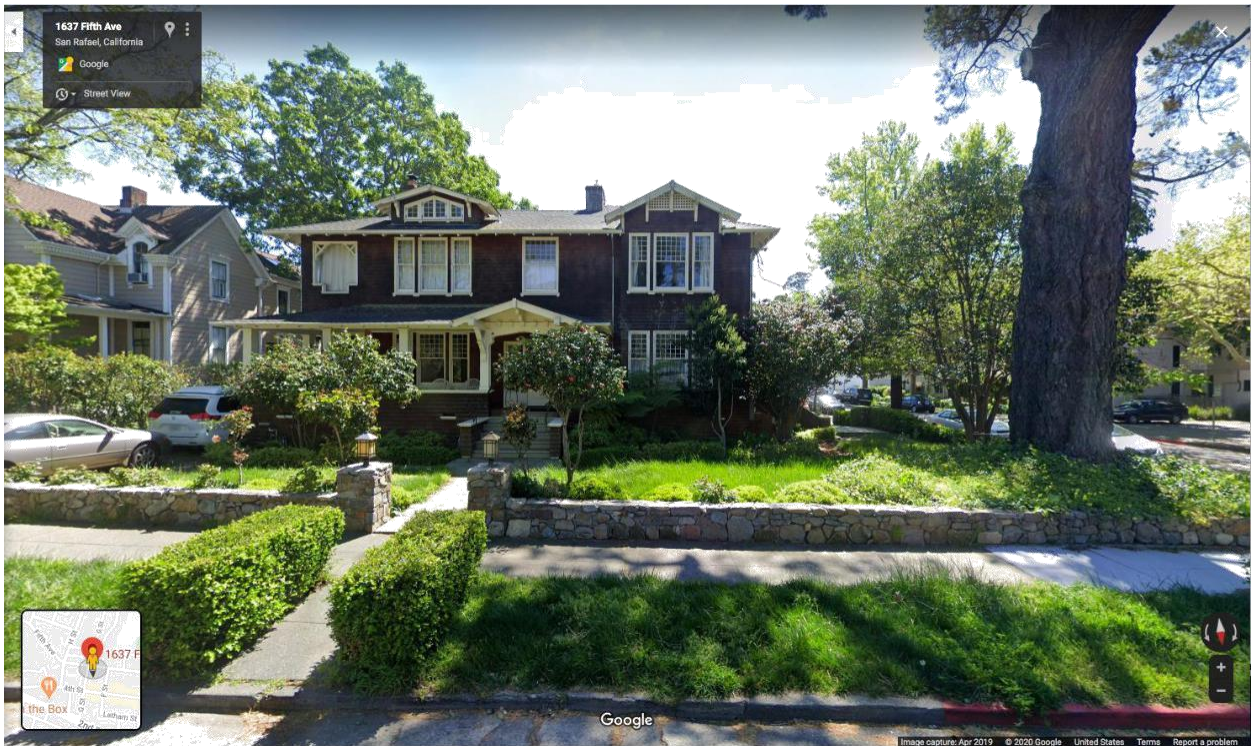
Address	1623 5th Avenue, Building C	7N	B
APN	011-320-03		
Building Name			
Year Built			
Original Use	Residential		
Architectural Style	Victorian		
Architect/Builder			
Description	The small one-story L-shaped building shares a parking lot with several other buildings and is set back from the street. 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. <u>Was originally located close to C Street with a shed porch overhang.</u>		
Integrity	Appears to retain integrity		
Significance	Potential local district contributor, not individually eligible at any level		
Notes	<u>Colloquially called "little red schoolhouse"</u>		



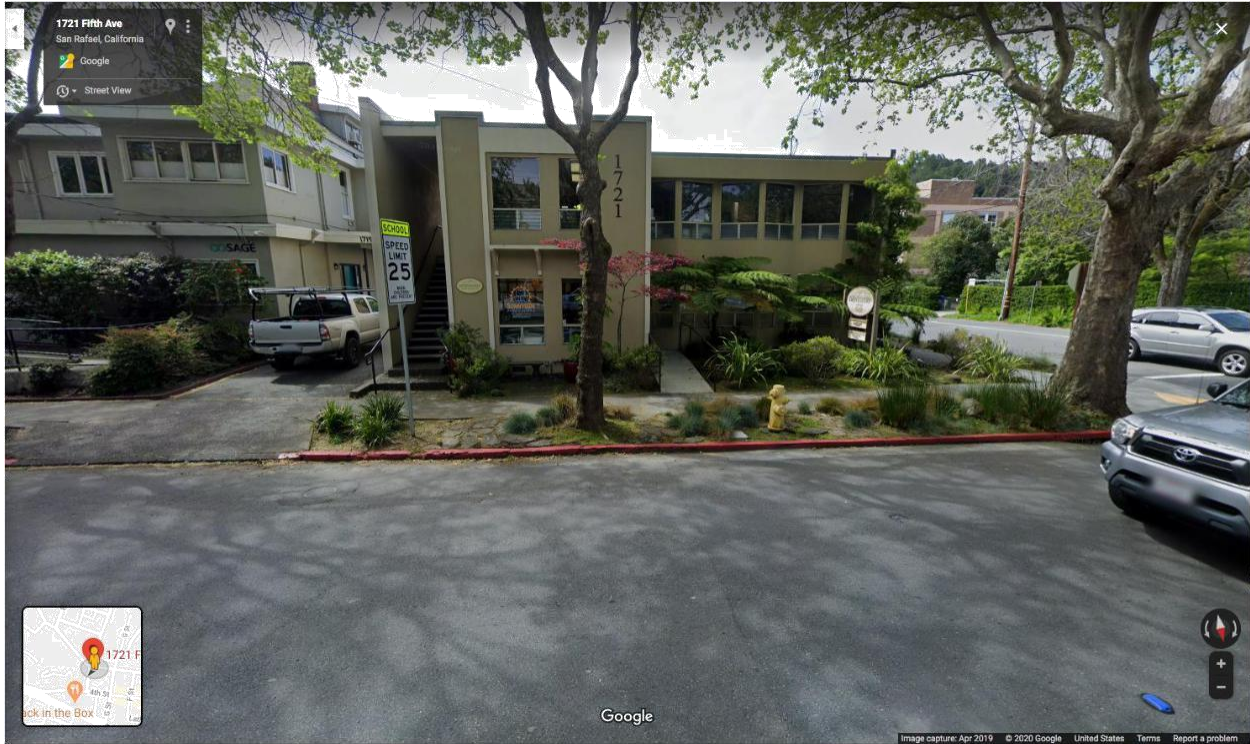
Address/code	1623-1627-1623 D Fifth Ave	7N	B
APN	011-320-04		
Building Name	<u>Victorian Village</u>		
Year Built	ND		
Original Use	Residential		
Architectural Style	Shingle, Folk Victorian		
Architect/Builder			
Description	<p><u>Building shown was relocated to this site from the corner of D and 5th to clear that corner for the office building currently on that site.</u> 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. Multiple buildings, difficult to decipher Address/code /age etc.</p>		
Integrity	Retain integrity		
Significance	Buildings remains eligible as district contributors		
Notes	<u>There were originally 3 buildings moved here, 1623B and 1623D are what remain</u>		



Address/code	1629 Fifth Ave	7N	A
APN	011-194-02		
Building Name	Thomas Morris House		
Year Built	1878 (spreadsheet)		
Original Use	Residential		
Architectural Style			
Architect/Builder	Queen Anne Cottage		
Description	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.		
Integrity	Appears to retain integrity, field photography needed		
Significance	Eligible individually and as district contributor if field visit reveals integrity		
Notes	<u>Local landmark designation was requested by owner in 1976, but no official designation has been made.</u>		



Address/code	1637 Fifth Ave	3S	A
APN	011-194-01		
Building Name	Seitz-Knight House		
Year Built	1913/1990 (spreadsheet)		
Original Use	Residential		
Architectural Style	Craftsman		
Architect/Builder			
Description	<p>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. Recent side and rear façade improvements to match 5th Ave façade.</p>		
Integrity	Retains integrity		
Significance	Excellent example of Craftsman architecture. Eligible individually and as district contributor		
Notes			



Address/code	1721 Fifth Ave	ED
APN	011-192-01	
Building Name		
Year Built	1939 (spreadsheet)	
Original Use		
Architectural Style		
Architect/Builder	Midcentury Modern	
Description	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.	
Integrity	Does not retain integrity to 1939.	
Significance	Not eligible as a contributor or landmark due to lack of significance/integrity	
Notes	<i>Does not display integrity to 1939, is a common example of a c1960 building</i>	



Address/code	1800 (1801) Fifth Ave	1S	A
APN	010-291-16		
Building Name	Victrola Pavilion/ San Rafael Improvement Club		
Year Built	1915/1916 (NRHP)		
Original Use	Panama-Pacific Exhibition Building/local clubhouse		
Architectural Style	Classical Revival		
Architect/Builder	William B. Faville		
Description	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.		
Integrity	Appears to retain integrity, dome was added after 1983, field photography needed		
Significance	eligible as landmark and contributor		
Notes	<i>Listed on the NRHP 1984. Relocated after Panama Pacific Exhibition. Incorrectly addressed as 1800 Fifth Ave in some prior records.</i>		

Additional Fact Sheets to be Prepared at a Future Date

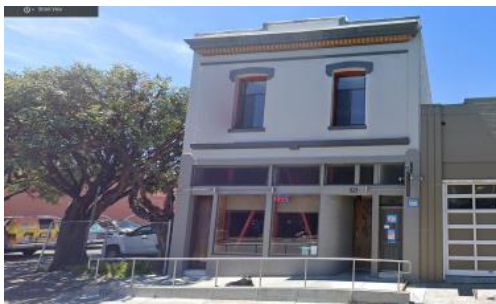
Following the completion of the survey in 2019, several properties were identified as missing “Fact Sheets.” Some of these properties were surveyed and identified as contributing resources while others were not covered by the survey. While the Fact Sheets were intended only as a working tool, additional sheets should be prepared for these properties as resources allow.



739 A Street (APN 013-011-09). Scout Headquarters, c.1943. The land and \$25,000 construction fund for this building was donated by Jacob Albert. It served as the meeting place for Boy, Girl, and Sea Scouts. The building is in excellent condition. It is given a C rating, meaning further evaluation is needed.



1007-1011 A Street (APN 011-215-05). Property was given a rating of B and is considered a contributor. It was not covered by a Fact Sheet because was initially inventoried as being part of 1100-1112 4th Street, a much larger but unremarkable mid-century modern building located on the same parcel (in 2019, Starbucks was the ground floor corner tenant). The building is located in the West Downtown Core Eligible District.



819-823 B Street (APN 011-256-09). Property was inventoried as a Contributor in the West Downtown Core district but a Fact Sheet was not prepared. Currently houses a Ramen restaurant. It is given a B rating.



822 B Street (APN 011-262-15). St. Vincent de Paul. The initial survey identified this building as having minimal integrity due to modifications, and a Fact Sheet was not prepared. Upon public review and the secondary evaluation, the building was identified as meriting further study. Restoration has improved the façade relative to 1978 condition, and the building should be retained in the inventory. It is given an “B” rating.



924 (920-926) B Street (APN: 011-261-12). Mash Building/ Butcher. M Herzog (now Libation Taproom). Contributing structure in the Eligible Downtown West historic district. Rated as B. Surveyors had questions about integrity of the recent remodel.



936 B Street (APN 011-261-01). This structure is on the same parcel as Mulberry House/ McDermott Building (938 B), which is a designated local landmark. The building at 936 was formerly a Quonset hut that was attached at the high side to the Mulberry House. It is rated "B" and is considered a contributing structure. Current use is Diamond Nails.



814 E Street (APN 011-252-27), Potential contributor, assign preliminary rating as B.



824 E Street (011-252-21). Residence converted to offices (Polaris/Greystone Financial Group). Future study recommended. No year of construction on record. Likely an "A" rated building.



1016 (1018) E Street (011-204-16). Good example of Prairie Style architecture. Built in 1915. Retain as a C building, requiring further study.



1117 3rd Street (APN 011-262-25). Milani Garage. Located within eligible west district. Retain as “C” for future evaluation. No year of construction provided by Assessor..R



813-819 4th Street (APN 011-273-04). Mapped as a contributor—rated B. Apparently built in 1908 and is in good condition.



869 4th Street (APN 011-271-06). San Rafael Heritage recommended this building for further evaluation. Building dates to 1930 and appears to have an intact façade. Retain as “C” for future evaluation.



1318-1320 4th Street (APN 011-205-10). Marelli Bros. Shoe Repair. Likely a contributor to the West Downtown Core eligible district. Intact 1880 storefront and transoms. Adjacent building on same parcel may have resulted in Fact Sheet not being prepared. Retain as “B.”



1408 Fourth St (APN 011-204-09). Mid-Century Modern, c. 1961. Rated C. Original storefront and windows



1559-1565 4th Street (APN 011-242-03). Good example of an international style storefront. Retain as “C” for future evaluation.



819 5th Avenue (APN 011-224-13). Property already appears on a Fact Sheet as a Contributor (836 Fourth, Mikes Bikes--rated “B”) but this is the rear façade facing 5th Avenue. This space has been repurposed and is now separate from the 4th Street façade.



1415 5th Avenue (APN 011-204-19). Belrose Theater. Rate as a “C”. Needs more study. Was a church for many years, then a dinner theater, and is viewed with affection by the community.



1607 5th Avenue (011-196-02). Good example of stick-style residence. Included in 1978 survey. Rate as 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

