

Historic Resource Evaluation (HRE)  
515 B Street, Petaluma,  
Sonoma County, California  
(APN 008-103-003-000)



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## **Project Overview & Executive Summary**

The owners of 515 B Street in Petaluma, California, are assessing the historic character of the house in anticipation of modifying the property. As part of the planning process, they hired Alice P. Duffee, an architectural historian and preservation planner with APD Preservation LLC, to undertake a thorough research of the history of their property to establish the property's historical uses, associations with people and events, and construction history. The ultimate purpose of this research is to evaluate the historic character of the property and identify what features, if any, render the property historically significant. This report is the result of that evaluation.

The property is the northern parcel of Lot 134 of the original map of Petaluma. Benjamin Spencer built an earlier one-story wood frame house on the property between 1870 and 1871. The property changed ownership multiple times through the 1870s, with John and Lydia Quinlan purchasing it in 1877. John Quinlan disappeared in 1892 and Lydia retained ownership of the property until 1909, when she gifted the property to her daughter-in-law, Lillian Carter, with whom she lived. The property was used as rental until 1921 when Robert and Lydia Respini purchased the home (they had rented the property since 1919). Robert Respini was a salesman for a local feed company and was a former rancher from Nicasio.

In May 1929 the Respinis commissioned Wilson Richard ("Dick") Haskins to enlarge their home. Haskins totally redesigned, enlarged and transformed the front section of the house into its current configuration. The Respinis moved to another house on "A" Street in 1938 and rented out the house at 515 B Street until 1973. John Olmsted, Jr., and his family rented the house from 1939 until 1965; he was an advertising manager at the local newspaper, which his father owned. The property changed ownership several more times between 1973 and 2022, when the current owners purchased it.

Changes made to the house after 1929 include infilling a small area at the southeast corner (1998), building a handicapped ramp (1998) and adding the decorative stone wall at the front yard (date unknown). Numerous modifications have been made to the rear block of the structure.

The house has not been previously surveyed and is not included in any of Petaluma's historic resource surveys or the California Historic Preservation's (OHP's) "Built Environment Resource Directory (BERD)." It is within the "A" Street Historic District but is not identified as a contributing resource.

It is my professional opinion that the house is locally significant for its association with the early twentieth century residential development of the Walnut Park area (criterion 1), for its architectural distinction as an eclectic blend of "Shingle" and "Craftsman" styles (criterion 3), and as an intact example of the later work of the prolific local building contractor, Wilson Richard Haskins. The period of significance for the house is 1929, when it achieved its current appearance. The house retains a high degree of integrity.

The character defining features of the house are:

- One-and-one-half story
- Rectangular footprint
- Steeply pitched gabled and flared roof with boxed eaves and molded cornice
- Gable end pent eave
- Wood belt course and water course
- Narrow V-groove wood siding at the first story, shingled siding at the upper level
- Recessed porch at the northwest corner with square, molded porch post
- Shaped brackets support hood over second story windows (primary elevation) and overhanging wall in gable peak
- Heavily molded flower boxes supported by brackets at upper level of primary elevation
- Diamond paned windows
- Multi-lite, double-hung and casement wood sash windows in groups and as single units
- Arched vent with wood louvers in gable peak

## Methodology

On 6 January 2023, Alice P. Duffee undertook a field survey of the property to conduct a visual review and assessment of the house. Records searches were conducted at the following repositories, as well as a variety of online research websites:

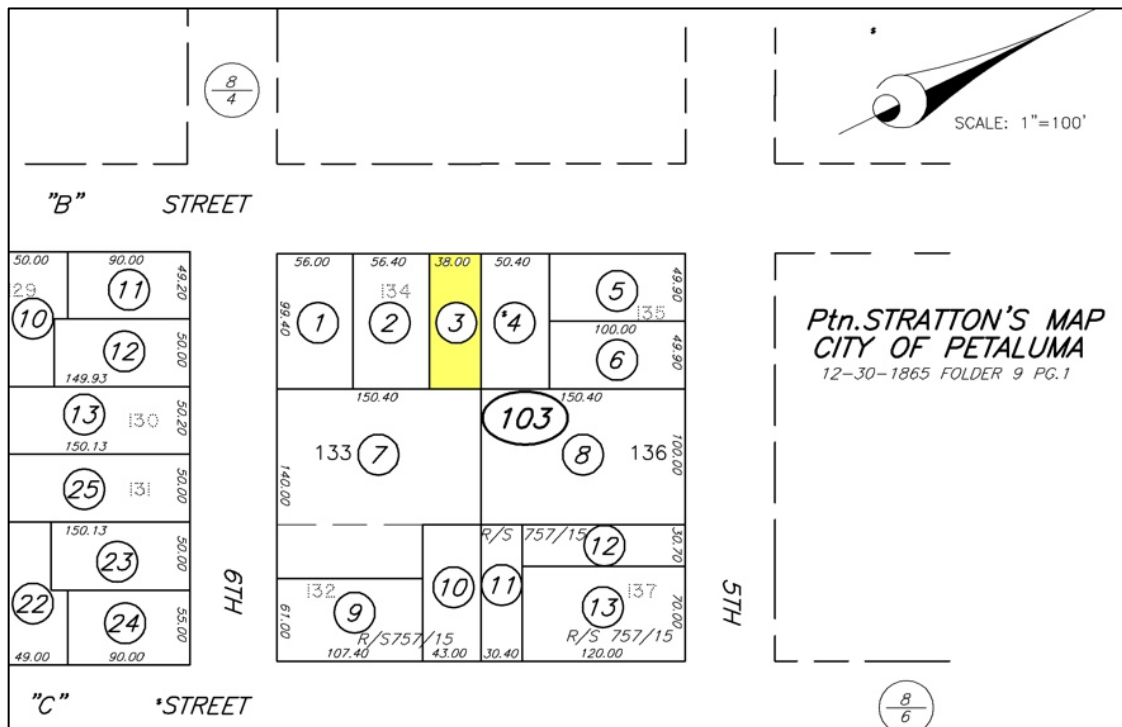
- Sonoma County Recorder's office
- Northwest Information Center (NWIC)
- City of Petaluma (Building and Planning departments)
- California Digital Newspaper Collection
- Sonoma History and Genealogy Library
- Online Archive of California and a variety of online research websites

## Evaluator qualifications

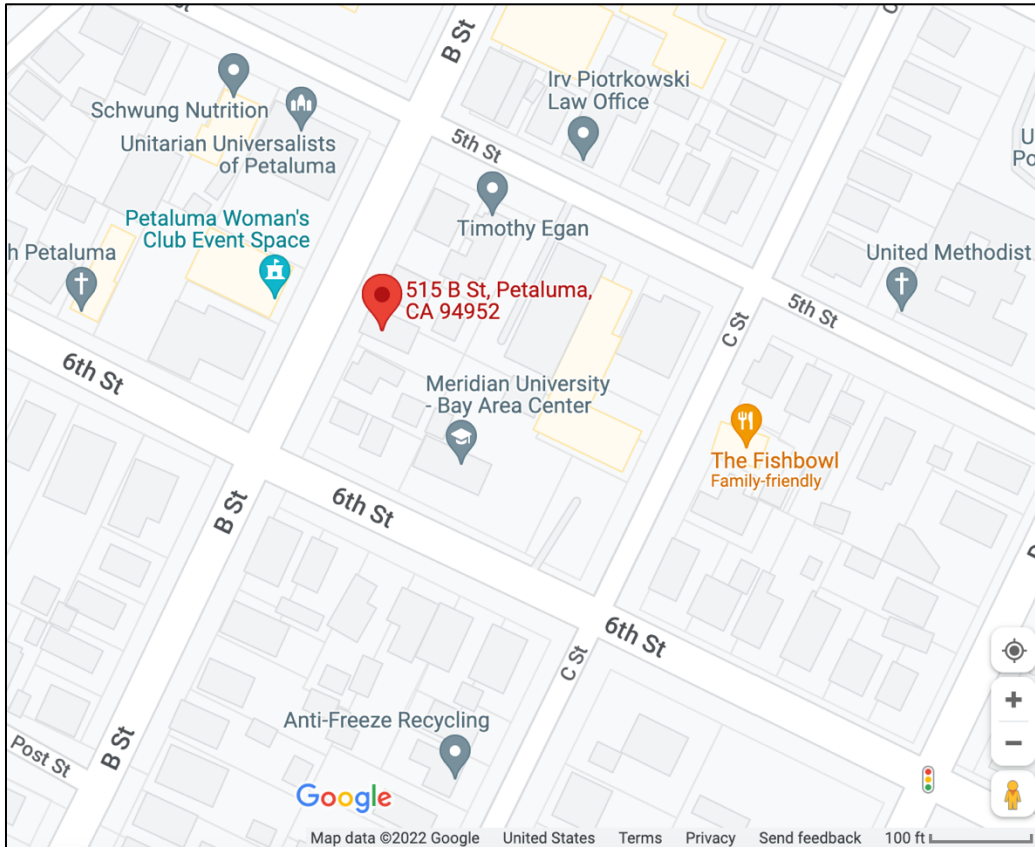
Alice P. Duffee of APD Preservation LLC conducted the evaluation of the historic character of the house at 515 B Street in Petaluma, California. Ms. Duffee holds a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia. She has worked in the field of Cultural Resources Management for over thirty years, twenty-six of which have been in Northern California. For the past nine years she has focused her attention on projects in the North Bay. Ms. Duffee exceeds the standards for "Architectural Historian" as defined by the Code of Federal Regulations (36 CFR Part 61) and is listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History.

## Site Location

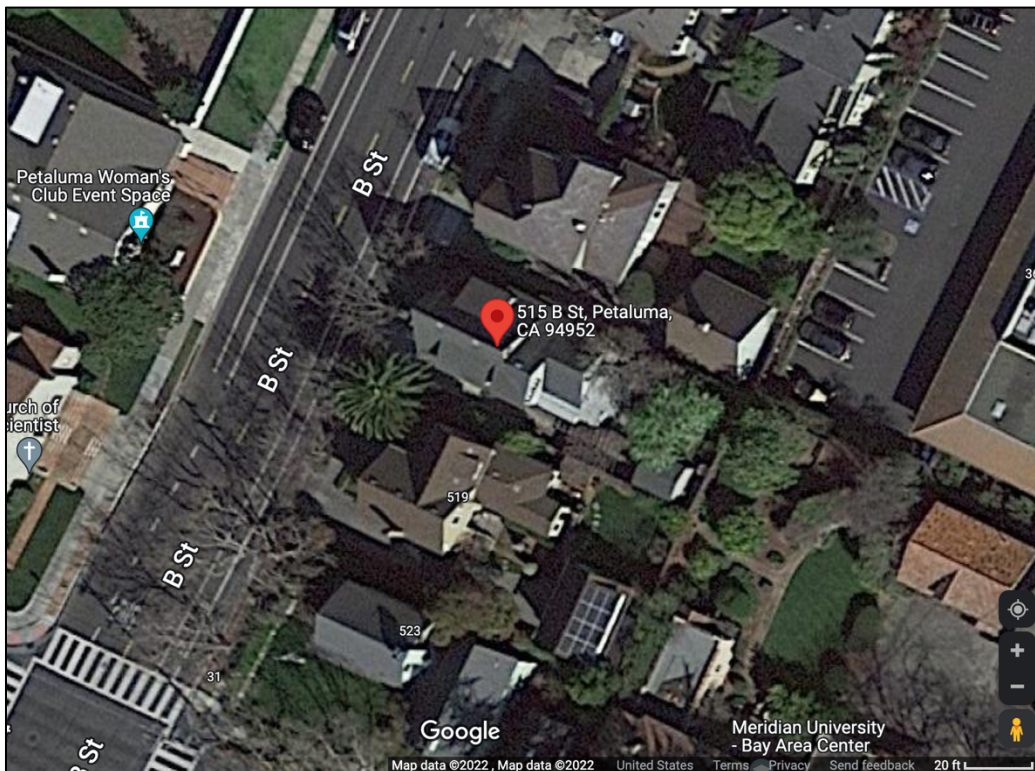
The property at 515 B Street sits on the east side of B Street, between Fifth and Sixth streets, in the city of Petaluma. The streetscape is mature landscaping around residential structures from the nineteenth through twentieth centuries. This section of B Street has two lanes of traffic and street parking.



Location of 515 B St. (Sonoma County parcel map 008-10)



*Project Area, Google Maps 2022*



*Aerial view of Parcel (Google Earth 2022)*

## Description

The single-family house at 515 B Street is a one-and-one half story, gable-facing rectangular mass that rests on a slab concrete foundation. A series of wings extend from the rear elevation. The steeply pitched gable roof flares at the eaves on the primary elevation and is covered with modern composition shingles. A molded cornice embellishes the roof. A pent eave extends across the primary elevation and separates the ground level from the half-story. The overhanging eaves of the main block of the house are boxed and the cornice is heavily molded (see figure 5). At the gable peak of the primary elevation, the upper wall overhangs the plane of the lower wall and is supported on decorative, carved brackets (see figures 3 and 4).

The building is clad in a variety of wood siding. The ground level of the main block has narrow, V-groove wood siding on the front (west) and side (north and south) elevations; the upper levels of all elevations have painted wood shingles. A wide, plain frieze encircles the main block beneath the boxed eaves (see figure 6) and a molded water course encircles the house beneath the lower windows (see figure 1). At the rear of the house (east), the lower levels are clad in wide board, V-groove siding and vertical beaded wood siding (see figures 19, 20 and 28).

A concrete path leads from the sidewalk, up two steps, past a decorative pressed concrete wall to the front porch that is sheltered under the northwest corner of the building. Wood steps lead to the wood floored porch, which is enclosed with a half wall. A paneled, square post with molded trim, base and capital supports the corner of the porch (see figures 1, 9 and 7). The front door is off-centered under the porch and has a wood door with a large single pane of glass sheltered behind a decorative screen door. The frame is wide board trim with a molded lintel and base. This trim pattern is repeated on all windows in the front section of the house. A wood sash, awning type window with diamond shaped panes is centered in the wall to the north of the door.

At the ground level of the primary elevation, three windows are framed as a single unit. All three are wood sash, one-over-one, double-hung units with ogee lugs (see figure 2). The center window is larger. At the upper level, three windows are grouped together under a shallow hood with brackets. The side windows are six-over-one, double-hung with ogee lugs; the center window is eight-over-one. The side windows have decorative window boxes with heavy molding and shaped brackets (see figure 4). An arched vent with wood louvers and a molded frame occupies the peak of the eave (see figure 5).

On the north elevation, a large shed-roof dormer with three windows (wood sash, six-over-one, double-hung with ogee lugs) is roughly centered on the main block of the house (see figure 11). On the lower level there is a decorative window with the diamond pane pattern to match the front window. A series of other wood sash windows are placed at irregular intervals along the elevation as dictated by interior spaces (see figure 15). The smaller window at the far eastern end of the elevation appears to have replaced a larger window, based on well concealed patches in the siding (see figure 12).

At the rear of the house, there are several wings and additions of varying heights and scale (see figure 19). A two-story wing extends off the southeast corner of the main block of the house and has sets of four-over-one, wood sash windows on both the east and south elevations (see figure 22). This two-story wing intersects with an older gable-roofed, one-and-one-half story wing that is offset from the northeast corner of the main block (see figure 20). A shed-roof wing extends across the majority of this gable-roofed wing; a smaller shed roof section fills in the space between the two-story wing, the one-and-one-half story wing and the shed roof wing. The lower level windows are modern, aluminum and vinyl sliding units set in simple wood frames (see figures 27 and 28). A modern, multi-lite glass door is sheltered at the south end of the shed roof wing/porch (see figure 29). A modern wood deck with ramp leads to the small back yard.

The south elevation of the main block has a shed-roof dormer with three wood-sash, multi-lite-over-one, double-hung windows. At the ground level there are a variety of diamond pane casement windows and one-over-one, double-hung and single pane awning windows set at irregular intervals to accommodate interior spaces (see figures 30-34).

A concrete driveway leads from the street along the southern property line to a modern storage shed at the southeast corner of the property. A variety of wood board fences partially encloses the back yard.



### Construction History

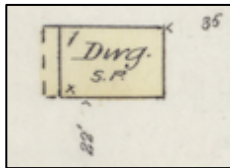
Sanborn maps indicate a house was on the site from at least November 1885. This early house was a one-story, wood frame structure with a porch extending across the front (west) elevation. By November 1906 a small porch had been added to the southeast (rear) corner, and by November 1910 the one-story rear wing was extended to the east while the front of the house was raised to a story and a half (see figures below). A one-story porch extended across the full width of the front of the house (west).

**WILL BUILD ADDITION  
TO LOCAL HOME**  
W. R. Haskins has been awarded the contract to build an addition to the Respini home at 515 B street and work has already started. A permit for the addition was granted on Friday by City Clerk Miss Gladys V. Roberts.

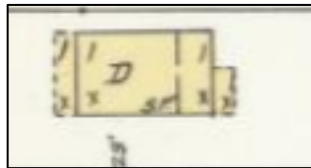
5 May 1929, *Petaluma Argus Courier*

A newspaper blurb from 5 May 1929 reports that Wilson Richard ("Dick") Haskins was building an addition to the house. An updated Sanborn map from October 1933 shows the house in roughly its current footprint, with a one-and-one-half story front block, and a one-story rear block slightly offset to the south (see Sanborn excerpts below).

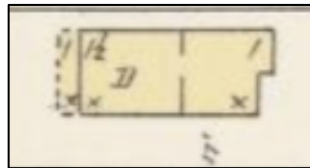
It appears that Haskins rebuilt the front of the house, expanding the footprint several feet to the north, south and west. It appears that he expanded the rear wing several feet to the south and east, while removing a section of the northeast corner (see Sanborn excerpts below). The gabled peak of this 1929 one-story rear wing is still visible today. The 1933 service porch at the far eastern end of the building appears to have been either reconfigured or totally replaced at a later date.



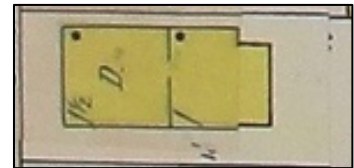
1885



1906



1910

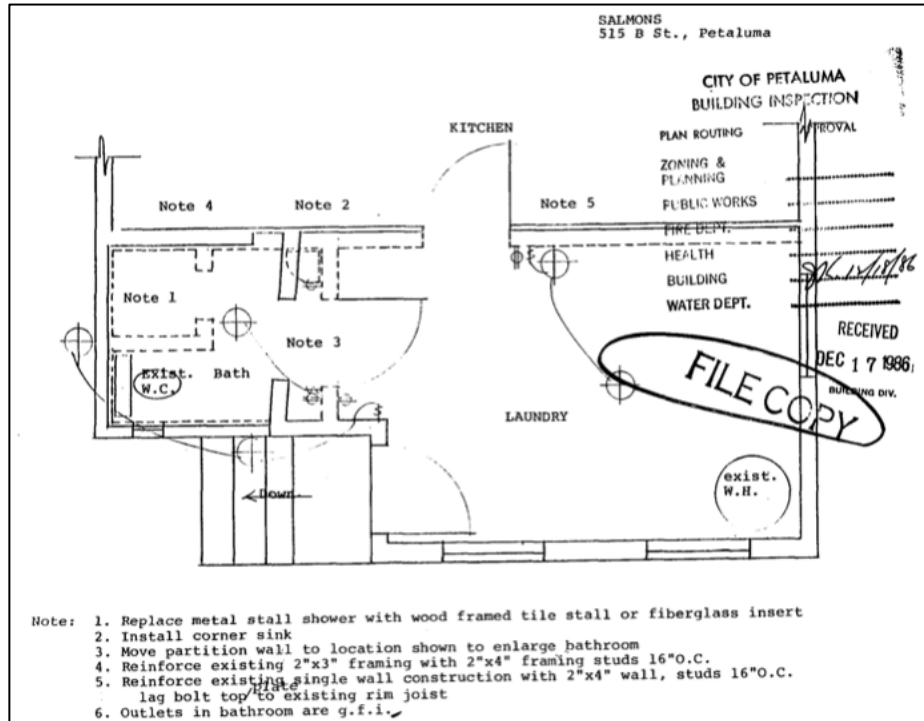


1933

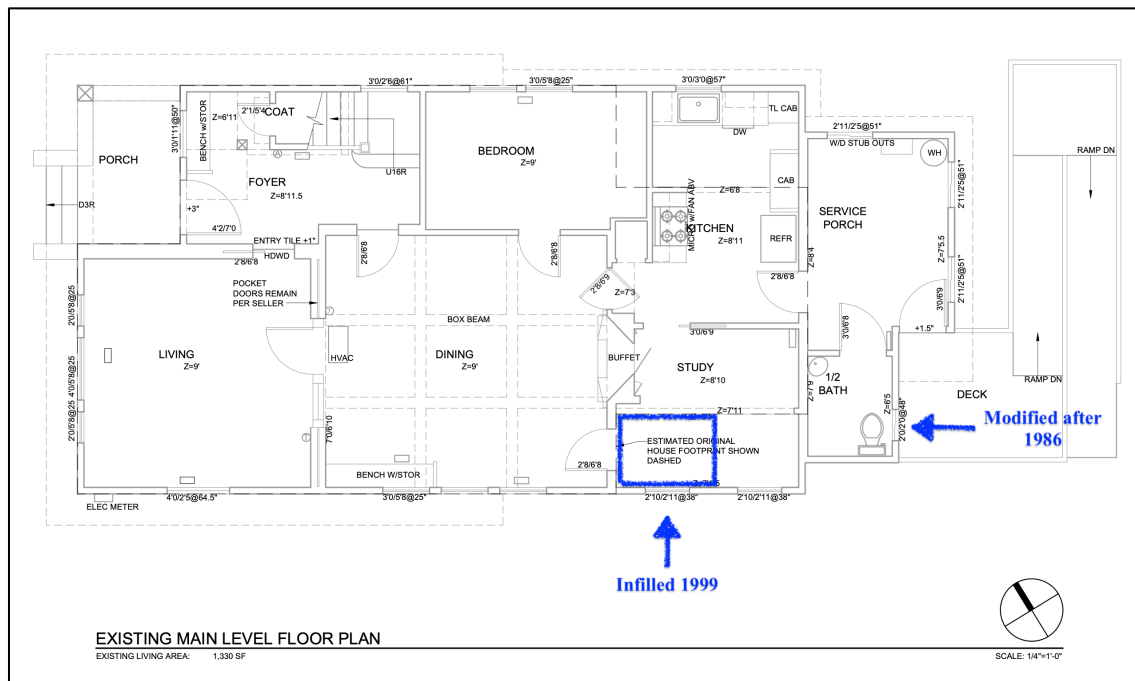


1933 Rear Wing

Permit records detail a variety of electrical, mechanical and fencing projects between 1965 and 1999, as well as a foundation “rebuild” in 1991. A 1986 plan shows a different bathroom window than exists now, suggesting that the window was replaced after 1986 (see below). In 1998 permits were issued to convert of the property from residential to office, but that permit was withdrawn in early 1999. The existing handicapped ramp appears to be part of that 1998 project. A smaller permit to infill a 5’ x 5.5’ space off of the kitchen on the southern perimeter wall was finalized on 20 January 1999.



1986 Plan of rear section of house – bathroom window different



2022 Existing Conditions, annotated

### Permit Records

- 1983 foundation repair
- 1991 “rebuild foundation”
- 1998 convert from single family to office **PERMIT WITHDRAWN 2/1/1999**
- 1998 add handicapped ramp
- 1999 “extend kitchen area 5’ x 5’6” for additional office space

### **Historical Context of Petaluma (taken directly from “Historic Resources Existing Conditions” section of City of Petaluma General Plan, 6 October 2021)<sup>1</sup>**

#### **Prior to European Settlement**

Prior to European settlement in the area of Sonoma County, the region was inhabited by the Coast Miwok, a geographically and culturally distinct subgroup of the larger Miwok Native American group, who made their home in the areas known today as Marin County and southern Sonoma County. A number of Coast Miwok villages existed in the modern-day area of Petaluma.

One of these villages was named “Péta Lúuma” and was located to the east of current day Petaluma and the Petaluma River. “Péta Lúuma,” which means “hillside ridge” or “hillside back,” was adapted to “Petaluma” by the Spanish and was the name given to the Rancho Petaluma land grant in 1834. From Rancho Petaluma, the name was later adopted by the growing town.

#### **European Settlement**

With the arrival of Spanish explorers in the 18<sup>th</sup> century, several exploratory expeditions along the California coastline resulted in the strategic placement of Missions and proposed towns to secure the continued settlement of the territory. While the areas of present-day Santa Rosa and Petaluma were identified as promising locations for permanent settlement, early attempts to occupy these lands were met with fierce opposition from established Coast Miwok villages and groups. Through the beginning of the 19<sup>th</sup> century, Spanish colonial efforts in the area were focused on securing the Mission at Sonoma.

With the Mexican War of Independence (1808-1821), Alta California became a territory of the Mexican government in 1821. In 1833, the Secularization Act removed the power of the Mission system largely through reallocating its extensive land holdings through land grants to private citizens, expanding the rancho system that was started by the Spanish government. In 1834, the area of Petaluma was deeded by Governor José Figueroa to Mariano Guadalupe Vallejo as part of the 66,000-acre Rancho Petaluma land grant. The Rancho Petaluma Adobe (a local Petaluma landmark, a California Historic Landmark, and a National Historic Landmark) was constructed in Petaluma only two years later. The Petaluma Adobe was the site of a working ranch that produced meat, hides, and tallow, and functioned through the compulsory servitude of approximately 2,000 Native American people, who were generally paid only in food and clothing. Most of the ranch’s workers were housed in tule huts outside the walls of Vallejo’s adobe.

#### **California Gold Rush and Establishment of Petaluma as a Trading Port**

The development of the current town of Petaluma took off with the discovery of gold in California in 1848. As the navigable rivers, sloughs, and creeks provided easier and more reliable transportation from the San Francisco Bay to the mining areas of the Sierra, many towns along these waterways experienced rapid growth. Petaluma, located along the Petaluma River (then Petaluma Creek), was one such town. Its earliest economic market was through professional game hunting and fishing that supplied fresh game, poultry, and fish to San Francisco, Stockton, and Sacramento. Tanneries were another important early industry in Petaluma, which had four tanneries by 1850.

In 1850, Petaluma had a population of 560 people, and by 1854 its population had doubled and was growing as a center of livestock raising and farming in the Sonoma Valley. Tom Baylis, an early Petaluma resident and hunter, erected a stone building along the slough to serve as a wild game warehouse. This building, now the Great Petaluma

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<sup>1</sup> Page & Turnbull, “Historic Resources Existing Conditions Report,” 6 October 2021  
([https://petaluma.granicus.com/MetaViewer.php?view\\_id=31&clip\\_id=3427&meta\\_id=506748](https://petaluma.granicus.com/MetaViewer.php?view_id=31&clip_id=3427&meta_id=506748))



Mill on B Street (a Petaluma Historic Landmark and a contributor to the National Register-listed and locally listed Petaluma Historic Commercial District), illustrated the stable growth and opportunities of the area.

In 1858, the town of Petaluma was incorporated, and infrastructure improvements, including paved roads and water service, were installed. The town set aside the land for Penry Park (originally called Hill Plaza) as a public plaza at the time of incorporation. The establishment of institutions such as schools, churches, and a fire station, all symbols of the town's long-term future, soon followed. In 1873, the town set aside the land of today's Walnut Park (originally D Street Plaza) as a second public plaza.

The main commercial street, Petaluma Boulevard, was rapidly developed from the 1850s through the 1890s and remains a significant example of a Victorian-era town center. By 1880, Petaluma had 3,326 residents, and by 1885, a bird's eye view pictorial map of the town listed eight churches, five schools, four hotels, a bank, fire house, theater, and several social halls, industrial warehouses, and factories. The downtown commercial district, which is a locally listed and National Register-listed historic district, includes important examples of Italianate and Second Empire style cast-iron front commercial buildings, as well as examples of later styles including the Renaissance Revival, Art Moderne, and Mediterranean Revival styles.

While business and commercial uses in Petaluma were centered along the west bank of the Petaluma River, the town's residential districts were erected to the west of the downtown. These early residential areas that cover the flatlands and hills to the west of the commercial core consist of freestanding single-family homes, with grand examples of the popular styles of the period – including Italianate, Carpenter Gothic, Queen Anne, and Second Empire styles – mixed in with less stylistically distinct Victorian cottages. Many of these buildings are extant today and some are included within Petaluma's local historic districts.

Beyond its strong connection to trade along the Bay Area's waterways, Petaluma became increasingly connected to surrounding towns through the development of an interurban rail network. In 1864, a one-mile railroad line was constructed to connect Petaluma to the ferry service at Haystack Landing, to improve the movement of freight and passengers to San Francisco. This railroad line was subsequently expanded north to Santa Rosa (1870), Cloverdale (1872), and Guerneville (1877), as well as south to San Rafael (1879) and Tiburon (1882), further integrating Petaluma to the trade network of Sonoma and Marin counties.

Beyond the town's commercial core and residential districts, Petaluma also had a thriving industrial sector. Its early tanneries supported local businesses in harness, saddle, shoe, and glove manufacturing. Most of these industrial uses were grouped in East Petaluma, which became an industrial center with pockets of 19<sup>th</sup> century residential workers' housing.

Petaluma was not strongly impacted by the San Francisco earthquake and fires of 1906, and only suffered minor damage to its buildings. However, Petaluma was active in the relief effort, providing provisions and refuge for those fleeing San Francisco and neighboring Santa Rosa, which had seen extensive damage.

### **Petaluma Leads the Poultry Industry**

In the late nineteenth century, Petaluma became the center of the poultry industry after Canadian immigrant and Petaluma resident Lyman Byce made improvements to the existing chicken incubator. While the poultry industry had a presence in Petaluma since the 1860s with the establishment of the first commercial hatchery in the United States, the Pioneer Hatchery, the improved incubator was the catalyst that led to hatcheries and poultry farms becoming a main industry of Petaluma. The significance of the poultry industry in Petaluma as an economic generator led to the establishment of National Egg Day in 1918, which celebrated the significance of the poultry industry in Petaluma and Petaluma's role in the regional and national economy. Hatcheries continued to be the primary economic driver of the region into the post-World War II period.

Residential construction in the early twentieth century remained largely focused to the west of downtown Petaluma. New construction during this period included the erection of a number of Craftsman, Spanish Revival, Mediterranean Revival, Tudor Revival, Neoclassical, and Colonial Revival style buildings. The practice of updating older homes with the era's popular styles does not appear to have been widespread in Petaluma.

Petaluma's development during the Great Depression was typical of most towns, with a general decline in construction and expansion, and the closure of several local ranches and businesses due to financial hardship. The federal New



Deal program funded some infrastructure and institutional programs in Petaluma through the Works Progress Administration (WPA). Projects included the construction of the Thompson Creek Storm and Water-Drain system, the erection of a wastewater treatment facility (built in 1937, closed in 2009), and the grading and paving of city streets, as well as the construction of the Petaluma Fire Department building at Second and D streets and the Waugh School.

At the end of World War II, Sonoma County reached the peak production of its hatcheries, and from 1945 until 1989, when the last Petaluma hatchery closed, the poultry industry entered a period of decline.

### **Petaluma in the Post-War Period**

Simultaneous to the decline in the poultry industry in the post-war period, Petaluma began to attract residents looking to live in a small town while commuting to San Francisco for work. The completion of the Golden Gate Bridge in 1937 had placed Petaluma within a relatively easy distance traveled by automobile to San Francisco. By removing the need for multiple modes of transport to reach San Francisco, the appeal of residing in the towns and small cities of Marin and Sonoma counties increased, and many of these communities became commuter towns during the mid-20<sup>th</sup> century.

The increasing suburbanization of the post-war period, coupled with the construction of US Highway 101 in the 1950s, caused Petaluma to experience additional growth as a residential community for commuters. As hatcheries and poultry farms began to close, the acreage that was previously devoted to agricultural use was sold and subdivided to support the construction of additional housing. The completion of US-101 through East Petaluma focused this new residential construction on the east side of the river and the construction of post-war tract housing – in the popular Minimal Traditional, Ranch, and Modern styles – allowed Petaluma to grow without the extensive redevelopment of its historic core.

The increasing reliance on the automobile first resulted in the erection of automobile-focused uses, including car dealerships, gas stations, and repair facilities, along the northern section of Petaluma Boulevard, where a number of hatcheries and warehouses were already located. New recreation and entertainment uses, such as the Veterans Memorial Building constructed in 1959, were constructed towards the edges of the existing town center to take advantage of available land to provide adequate parking to attract guests. With the construction of US-101 through East Petaluma, the primary transit corridor moved east from the historic downtown, where several automobile-oriented commercial uses were erected through the end of the century.

### **Controlled Growth, 1970-Present Day**

As development pressures only increased into the 1970s, Petaluma voters approved the passage of the 1972 growth management plan, which allowed only 500 units of new housing to be constructed each year. In 1972, Petaluma experienced an average of 2,000 new residents each year, and its existing systems – including its school system as well as its sewage and water systems – were unable to support that scale of growth. While the initial growth management plan was only anticipated to last five years, at the time of its expiration, Petaluma passed additional growth management systems that controlled the town's residential construction. Since 1998, the growth management system has not been in use as its 500-unit limit has not been reached annually. The city's fixed Urban Growth Boundary (UGB), established in 1998, confines the growth and physical development of the city until 2025, providing time to assess the desired equilibrium between developed areas and rural or natural areas just outside Petaluma's UGB.

Petaluma is currently engaged with long-term sustainability goals, including mitigating flood risk and increasing resilience. This includes developing alternative transit options for the region with the expansion of the SMART (Sonoma-Marin Area Rail Transit) system that has revived the historic interurban route of the Northwestern Pacific Railroad from Cloverdale to Larkspur, and includes bicycle and pedestrian paths in addition to the rail service. Today, Petaluma continues to balance its development pressures with community goals of retaining its small-town character.

### **History of 515 B Street (Lot 134, parcel 1)**

The lot that contains 515 B Street is the northern half of what was originally known as Lot 134 on W. A. Eliason's "Official Map of the City of Petaluma." Jane Jackson, of San Francisco, purchased the entire lot in October 1869 for \$15 and then sold it five months later for \$1,000 to Benjamin Spencer.



"Map of the City of Petaluma," Jas. T. Stratton, 1865 (project area indicated)

**B. & O. SPENCER,**  
**CONTRACTORS & BUILDERS**

OFFICE—On English street, opposite Baylis  
& Co.'s Office.

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fully inform the public that they are pre-  
pared to do all kinds of work in their line.  
Plans and specifications drawn and contracts  
taken. They are also prepared to do a general  
jobbing business.  
All orders left with us will meet with prompt  
attention.  
21-3m **B. & O. SPENCER.**

19 August 1871, *Petaluma Weekly*  
*Argus Courier*

Spencer was born in Maine in 1841, served in the Union Army during the Civil War and then relocated to Sonoma with his younger brother and sister after the war. Military records list him as a "joiner" and later census records call him as "carpenter."<sup>2</sup> An 1871 birds eye view of Petaluma, shows three houses on the lot suggesting that Spencer built an early house on the project between 1870-1871. He sold the entire Lot 134 in 1872 to Anthony Courtright for \$1,625, and by 1873 he and his family had relocated to Alameda.

Two years later Courtright sold the entire lot to the Petaluma Savings Bank, who in turn sold off the three individual parcels. John Quinlan purchased the northern 38' x 100' lot with a house on it (the project area) in February 1877. A newspaper article suggests, however, that he had signed a purchase agreement as early as February 1876.<sup>3</sup>

Quinlan was born in New York around 1841 and came to Petaluma in 1874 in search of a climate more hospitable to his chronic rheumatism. After traveling the world in search of relief, a hotel keeper in Petaluma introduced him to a highly effective treatment involving heated eucalyptus leaves.<sup>4</sup> The cured man married Lydia Sexton Emmons (1834-1918), a widow from Ohio with a young son, and the family moved from San Jose to Santa Rosa and then Petaluma in 1875. He worked as a farmer in Marin according to the 1880 census. In 1885 he transferred title to the property to his wife who was a dressmaker. The transfer may have been in connection with divorce proceedings that were reported in March 1893.<sup>5</sup> John Quinlan, however, went missing at this time and was eventually declared dead in November 1906.<sup>6</sup>

**MRS. QUINLAN**  
**AND MISS PETERS**  
—have opened—  
**DRESSMAKING PARLORS,**  
Two doors below the American Hotel, upstairs.  
**A Perfect Fit Guaranteed.**  
A share of patronage respectfully solicited  
Terms reasonable.

29 April 1891, *Petaluma Courier*

<sup>2</sup> www.ancestry.com

<sup>3</sup> 25 February 1876, *Petaluma Weekly Argus*.

<sup>4</sup> 26 March 1875, *Petaluma Weekly Argus*.

<sup>5</sup> 21 March 1893, *Petaluma Daily Morning Courier*.

<sup>6</sup> 7 November 1906, *Petaluma Argus Courier*.

**FOR RENT—7-room house; all modern conveniences. Call at 515 B.**

*2 October 1913, Petaluma Argus Courier*

Lydia Quinlan rented out the modest, one-story, wood frame house at the turn of the century. Her son died in 1899 and in 1905 Lydia moved back into the house with her daughter-in-law (Lillian Willis), two grandchildren (Ruby and Harlow Emmons) and her daughter-in-law's new husband (Isaac "Ike" Carter). By 1906 the Sanborn map

indicates that the house had been enlarged with a new wing to accommodate the extended family (see Sanborns below). Ike Carter (1859-1933) was a cabinetmaker and building contractor and may have built the new addition himself.

In 1909 Lydia gifted the property to Lillian Carter (her daughter-in-law), and appears to have continued to live with the family. In 1913 Lillian put the house up for rent again, and the family unit moved to Oakland. Lydia died in Oakland in 1918.

The Carters continued to rent out the house at 515 B Street until 1921 when they sold the property to Robert Michael Respini. Respini had been renting the house since July 1919, after giving up ranching in Nicasio and moving into Petaluma to work for a feed store.<sup>7</sup>

Respini was born in Chileno Valley in Marin County in 1881, and grew up working on his family's dairy ranch. He married Lydia Dolcini (1889-1979) in 1916 and settled in Nicasio. In 1919 he took a position with M Vonson Feed and Grain in Petaluma.

**WILL BUILD ADDITION TO LOCAL HOME**  
W. R. Haskins has been awarded the contract to build an addition to the Respini home at 515 B street and work has already started. A permit for the addition was granted on Friday by City Clerk Miss Gladys V. Roberts.

*5 May 1929, Petaluma Argus Courier*

In 1929 the Respinis hired Wilson Richard ("Dick") Haskins to enlarge their home. Haskins was born in Ohio in 1861 and had moved to Petaluma with his family by 1870. His father was a stone mason, and taught his son the building trade. The family lived on B Street near 5<sup>th</sup>, in the neighborhood of the project area. Haskins was a popular carpenter and contractor beginning in the early years of the twentieth century. He built numerous houses and remodeled many commercial facilities in Petaluma. He married Frankie Noble in 1896 and had one daughter. In May 1909 he built his own "American Four Square" style home at 615 B Street.

By the time he took the contract to enlarge the Respinis' home he was 68 years old and nearing the end of his career.

Sanborn maps show the footprint of the house expanding in all directions and the removal of the one-story porch across the front of the house. The remodeled house was still one-and-one-half stories on the front and one-story on the back. I believe that the front roofline was radically changed from a moderately pitched 1870s farmhouse style building (similar to its neighbors) to a steeply pitched, craftsman- and shingle-inspired form. I was not able to find any photographs to document the building's appearance before this renovation.

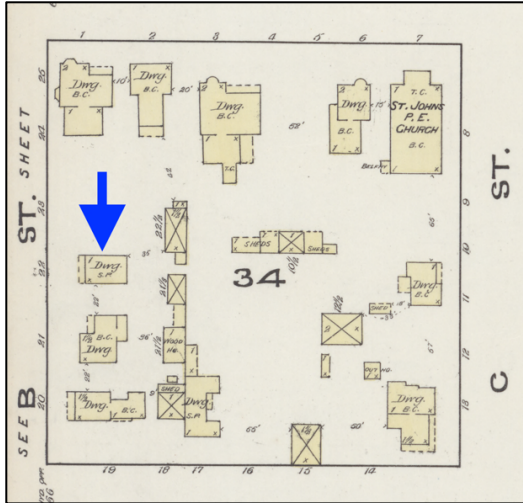
In 1938 the Respinis moved around the corner to 423 A Street, and rented out the house at 515 B Street. John Olmsted and his family were living down the street at the time at 523 A Street. By 1940 they were living at 515 B Street.

John Olmsted, Jr., was born in 1910 in Petaluma and married Mathilda Schlichter in 1934 after graduating from University of California Berkeley with a degree in journalism. Their first child was born in 1937. John's father (John Olmsted Sr.) owned and operated the Petaluma Argus Courier; John Jr. worked as an advertising manager at the newspaper. The Olmsteds rented and lived at 515 B Street for twenty-five years until they purchased a house at 10 6<sup>th</sup> Street (around the corner) in 1965.

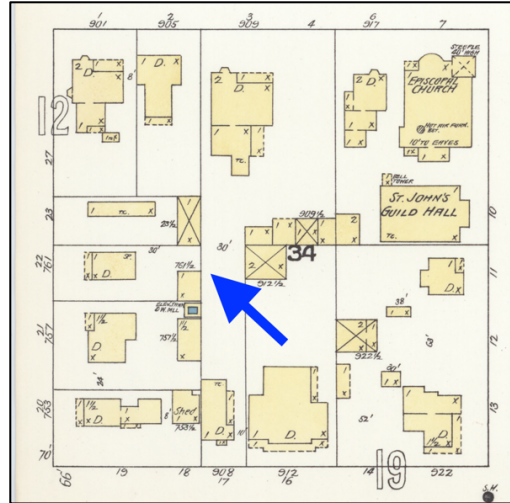
In 1965 Richard ("Dick") and Theresa Sack rented the house from Lydia Respini. Dick (1918-2000) was a former baseball player from Cincinnati and a beloved sportswriter for the newspaper. In 1973 the Sacks purchased the house. Lydia Respini remained in her home at 423 A Street until her death in 1979.

<sup>7</sup> 27 July 1919, *Petaluma Daily Morning Courier*.

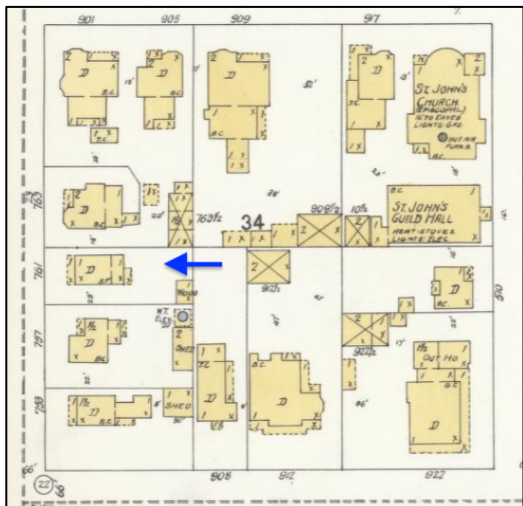




November 1885, Sanborn Fire Insurance Map



December 1894, Sanborn Fire Insurance Map



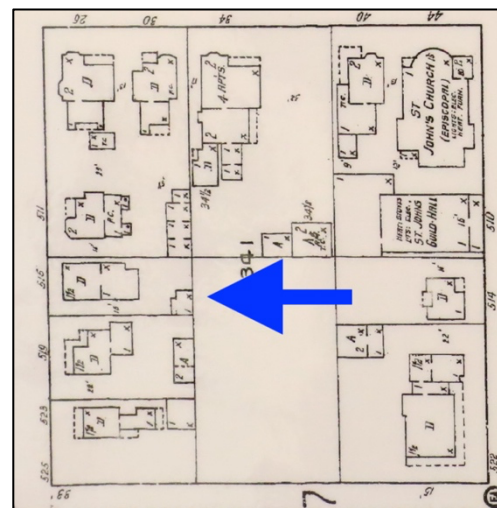
November 1906, Sanborn Fire Insurance Map



November 1910, Sanborn Fire Insurance Map



October 1933, Sanborn Fire Insurance Map<sup>8</sup>



1949 Sanborn Fire Insurance Map

<sup>8</sup> The original Sanborn maps at the History and Genealogy library in Santa Rosa show several overlay corrections made to the 1923 from 1933-1955. Based on an article announcing an addition in 1929, it appears to me that the Sanborn Map dates to October 1933.





*1953 Aerial, Pacific Air Industries*



*1957 Aerial, Cartwright Aerial Surveys*



*1965 Aerial, Cartwright Aerial Surveys*



*1977, Neighbor to the south (519 B) Street – includes South elevation of 515 B Street (photo by Dan Peterson)*

The Sacks sold the house in 1981 to Warren Salmons (b. 1948), who in September 1980 had relocated from Vallejo to Petaluma after being hired as a Senior Planner with the City of Petaluma. Salmons was an avid historic preservationist and was actively looking for a “pre-1940 house in Petaluma that he [could] restore.”<sup>9</sup> 515 B Street fit the bill. Permit records indicate that Salmons undertook numerous projects to renovate the building over the next fifteen years. He sold the house in 1997 when he took a job in Dixon as City Manager.

Arnold and Emily Freiman bought the house in December 1997 and immediately embarked on a project to convert the single family residence into office. Arnold planned to operate his business, “Partners Financial Services,” out of the building. The Freimans filed extensive plans and pulled permits with the City of Petaluma by 30 December 1997. The permits were withdrawn on 1 February 1999 and Arnold Freiman occupied the house as his residence. The only exterior work that was completed was the infilling of a small area on the south perimeter near the southeast corner and the construction of a handicapped ramp.

The Freimans divorced and sold the property in 2001 to Suzanne Wilson, who lived in the house until 2022 when she sold it to the current owners.

Owner	Acquisition	Reference
David Nelson & Marilyn Stratford	5/11/2022	2022033620
Suzanne C. Wilson	11/28/2001	2001162501
Arnold B./Emily A Freiman	12/3/1997	1997111334
Warren T. Salmons/ Connard & Isabel E. Salmons	8/4/1982	1982041656
Richard A/Theresa K. Sack	10/15/1973	OR 2808-392
Lydia C. Respini (inherits from husband)	7/7/1950	xx
Robert M. Respini, of Petaluma	11/15/1921	DB 405-172
Lillian A. Carter (Quinlan’s daughter-in-law)	11/13/1909	DB 260-283
Lydia Quinlan (wife of John Quinlan), of Petaluma	4/6/1885	DB 120-330
John Quinlan, of Petaluma	2/24/1877	DB 58-330
Petaluma Savings Bank	3/10/1874	DB 44-539
Anthony T. Courtright, of Sonoma County	1/19/1872	DB 37-450
Benjamin Spencer, of Sonoma County	3/22/1870	DB 29-276
Jane Jackson, of San Francisco	10/25/1869	DB 29-293

<sup>9</sup> “Salmons is Selected as Senior City Planner,” Petaluma Argus-Courier, 22 September 1980.



## Determination of Eligibility

The California Environmental Quality Act (PRC §21084.1) and its associated guidelines for implementation (CCR Title 14, Chapter 3, sections 15000 et seq.) defines “historic resources” as any object, building, structure, site, area, place, record or manuscript that, in general, meets at least one of the following four criteria:<sup>10</sup>

1. listed in the California Register of Historical Resources (PRC §5024.1 Title 14 CCR, Section 4850 et seq);
2. determined eligible for listing the California Register by the State Historic Preservation office;
3. included in a local register of historical resources (as defined in PRC §5024.1(g); OR
4. determined by the lead agency, through the presence of substantial evidence, to be historically significant because of its association with significant events, association with significant persons, architectural distinction, or potential to yield information important in history or prehistory.

### Previous Survey Efforts

**1977:** Dan Peterson orchestrated a massive survey effort for the City of Petaluma in 1976. The resulting “Petaluma Historic Resource Survey” was issued in 1977. The comprehensive, intensive-level survey evaluated all buildings built before 1930 within the 1865 town boundary. Three hundred and eighty survey forms were prepared for properties considered potentially historic. This survey was the basis for the formation of several of Petaluma’s historic districts, including the “A” Street Historic District. The project area falls within this early survey as part of the “Walnut Park District.” Peterson describes this district as follows:

Walnut Park District has a well balanced sampling of historic houses. The 'D' Street neighborhood is the most outstanding but one should not overlook the many Greek Revival workers cottages that housed an important part of the Petaluma community. These simple cottages have an integrity all their own. The district is characterized by its quiet neighborhoods where visual continuity has been retained in the architectural environment.

This survey did not include 515 B Street, though it did include both of its neighbors: 513 to the north and 519 to the south. 513 B Street is described as a Queen Anne house from 1895 that is a “supportive architectural element in a neighborhood of residences with historic value.” 519 B Street is described as a Greek Revival Farmhouse from 1880 that has “architectural significance in the neighborhood as it represents a very early architectural style.” Perhaps the house at 515 B Street was not included in this survey because of its later style?

**1986:** On 17 November 1986 the City of Petaluma adopted an ordinance establishing the “A” Street Historic District and its associated “Preservation Guidelines and Standards.” While the district was based on Peterson’s survey, it did not include a specific list of contributing/non-contributing resources. To date no such list has been established, though the period of significance has been established as **1860-1925**.

515 B Street is not identified as a contributing resource to the “A” Street Historic District, since there is no specific list of contributing resources. This district does, however, include a list of styles that collectively create the architectural character of the area. On that list is the “Craftsman” style (1905-1930) and a more encompassing “Period Revival” style (1920-1940) that represents buildings with “mixed eclectic styles drawn from many historic sources.” Perhaps the house was omitted because it is outside of the period of significance?

<sup>10</sup> [https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEBC02831C6D6C108E?viewType=Full&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEBC02831C6D6C108E?viewType=Full&transitionType=Default&contextData=(sc.Default))



The unifying factors in the District include the age of the buildings, nearly all built before 1925, and their consistent architectural significance. Of the 77 buildings in the District, (excluding sheds and garages), 69 were built before 1925 and over half of those, (37), are listed on Petaluma's Historic Resources Inventory. In fact, almost every building in the District is important in contributing to an unbroken tapestry of pre-1925 structures, nearly all intact examples of their various styles.

*Excerpt from "A" Street Preservation Guidelines and Standards*

**2001:** Carey & Company surveyed an additional 100 resources as part of the "Central Petaluma Specific Plan" (adopted 2003). This windshield survey identified twenty more potentially historic resources. 515 B Street was not included in this update.

**2013:** M-Group conducted a windshield survey of the Oakhill-Brewster Historic District. This update does not cover the project area.

**2021:** Page & Turnbull conducted an additional windshield survey of the city to assess the condition of existing historic resources and recommend possible future survey areas as part of ongoing efforts to update Petaluma's General Plan. 515 B Street was not addressed in this report.

**2022:** The California Historic Preservation's (OHP's) "Built Environment Resource Directory (BERD)" for Sonoma County, and Petaluma in particular, was updated as of 23 September 2022. 515 B Street is not included in this resource.

In summary, the house at 515 B Street has not been previously surveyed, though it does have a plaque declaring it a "Heritage Home of Petaluma" and it has been presumed historic in prior permit actions.

### Criteria of Eligibility

According to OHP, a building, structure or object is eligible for listing in the California Register if it meets one or more of the four following criteria:<sup>11</sup>

- Association with significant event
- Association with significant person
- Architecturally distinctive
- Archeological potential

Criteria	515 B Street
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.	This property as it appears today is associated with the early twentieth century residential development of the City of Petaluma, and more specifically, with the development of Walnut Park.
2. Associated with the lives of persons important to local, California or national history.	The house is not associated with any historically significant people. The Respini's, who commissioned the enlargement of the house in 1929 and owned it for 52 years, were ordinary people whose contributions, though not inconsequential, did not rise to the level of historic.

<sup>11</sup> Pub. Res. Code 5024.1, Title 14 CCR, Section 4852.



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.	The house displays elements of both “Shingle” and “Craftsman” style houses that were popular in Petaluma’s downtown neighborhoods at the turn of the twentieth century. It is also an intact example of the later work of the prolific local building contractor, W R Haskins.
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 ground beneath the project area has been radically impacted by residential development since the mid-nineteenth century. The likelihood of unearthing undisturbed archeological resources is minimal.

### INTEGRITY ANALYSIS

Integrity is the ability of a property to convey its historic significance. It consists of seven aspects: location, design, setting, materials, workmanship, feeling and association.<sup>12</sup> Please refer to the chart below for an assessment of the integrity of each structure.

Integrity Element	515 B Street	Conclusion
<b>Location</b> (“ <i>place where the property was built</i> ”)	The building retains its integrity of location as it has not been moved or relocated.	<b>INTACT</b>
<b>Design</b> (“ <i>combination of elements that create the form, plan, space, structure, and style</i> ” (NPS))	Minimal changes have been made to the 1929 design of the publicly visible sections of the house, though the rear section has been significantly modified. These modifications are minimally visible from the public right-of-way and do not impede the structure’s ability to convey its 1929 origins.	<b>INTACT</b>
<b>Setting</b> (“ <i>physical environment</i> ”)	The late-nineteenth century/early twentieth century residential setting remains intact, though some of the houses have been modified or replaced.	<b>INTACT</b>
<b>Materials</b>	The house has been restored and well maintained, preserving most of its original materials or replacing them in kind as necessary. The stone retaining wall at the sidewalk level is a modern addition.	<b>INTACT</b>
<b>Workmanship</b> (“ <i>evidence of labor and skill</i> ”)	The majority of the house’s original decorative elements remain, including diamond-paned windows, shaped brackets, multi-lite windows, window trim, pent eaves, and flared roof.	<b>INTACT</b>
<b>Feeling</b> (“ <i>expression of the aesthetic or historic sense of a particular period of time</i> ”)	The site retains its, late twentieth century residential, architecturally eclectic feeling.	<b>INTACT</b>
<b>Association</b> (“ <i>direct link between an important historic event or person</i> ”)	The property directly retains its early twentieth century residential associations. From the public right-of-way, the house appears as it did when it was enlarged in 1929.	<b>INTACT</b>

<sup>12</sup> [http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm)



## CHARACTER DEFINING FEATURES

The National Park Service defines character and “character defining features” as:

those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.<sup>13</sup>

The following table addresses the standard elements of “character defining features” as applied to the structures in the project area.

Feature	515 B Street
Shape	One-and-one-half story. Rectangle shaped footprint.
Roof and roof features	Steeply pitched, flared, gable roof with gable end pent eave, boxed eaves, molded cornice (front block of the house).
Openings	Primary entrance in a recessed porch at northwest corner. Windows in groups on primary façade. Irregularly spaced window openings of varying sizes and shapes across the north and south elevations. Diamond-paned windows and multi-over-one, double-hung and casement, wood sash windows. Arched vent with wood louvers in gable peak.
Projections	Shed dormers on north and south slopes of roof.
Trim & Secondary Features	Belt course and water course. Molded panels on square porch post with prominent capital and base. Molded window trim on front block of house. Molded cornice (front block of the house).
Materials (from a distance)	Wood siding. Wood trim.
Setting	Residential.
Materials (at close range)	Narrow V-groove wood siding at lower level, wood shingles at upper level (front block of the house).
Craft Details	Shaped brackets support window hood and overhanging wall surface in gable peak of primary elevation. Ornate diamond-paned casement windows. Belt course and water course. Molded panels on square porch post with prominent capital and base. Molded window trim (front block of the house).

## Conclusion

The house is not identified as a contributing resource to the City of Petaluma’s “A Street Historic District”<sup>14</sup>, is not listed in the California Historic Preservation’s (OHP’s) “Built Environment Resource Directory (BERD) and has not been included in any of Petaluma’s historic resource surveys.

The 1929 house is locally significant for its association with the early twentieth century residential development of the Walnut Park area (criterion 1), for its architectural distinction as an eclectic blend of “Shingle” and “Craftsman” style dwellings from the early twentieth century (criterion 3), and as an intact example of the later work of the prolific local building contractor, Wilson Richard Haskins. The period of significance for the house is 1929, when it achieved its current appearance. The house retains a high degree of integrity.

Therefore, it is my professional opinion that the house qualifies as an “historic resource” under CEQA.

<sup>13</sup> Lee H. Nelson, FAIA, Preservation Brief 17: Architectural Character (Washington, D.C. National Park Service, 1988), p. 1.

<sup>14</sup> City of Petaluma, Ordinance 1666, 10/6/1986. Not included in Dan Peterson’s survey.



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*Figure 1: West elevation, fronting B Street (southwest corner)*



*Figure 2: West elevation, tripartite windows*





*Figure 3: West elevation, upper story*



*Figure 4: West elevation, upper level windows*





*Figure 5: West elevation, vent in gable peak*



*Figure 6: West elevation, porch, northwest corner*



*Figure 7: West elevation, porch*



*Figure 8: West elevation, porch ceiling*





*Figure 9: West elevation, retaining wall*



*Figure 10: West elevation, northwest corner, neighbor's driveway*



*Figure 11: North elevation, shed dormer windows*



*Figure 12: North elevation, patched siding (possible window infill)*





*Figure 13: North elevation, property line, looking east*



*Figure 14: North elevation, property line, looking west*



*Figure 15: North elevation, windows across junction of addition*



*Figure 16: North elevation, diamond pane window*



*Figure 17: North elevation, eaves*



*Figure 18: North elevation, eaves*





*Figure 19: East elevation, rear*



*Figure 20: Northeast corner, junction old and new*





*Figure 21: East elevation, shed roof addition and ramp*



*Figure 22: East elevation, upper windows at southeast corner*



*Figure 23: East elevation, upper windows at southeast corner*



*Figure 24: East elevation, infill at corner of original house*



*Figure 25: East elevation, fascia boards*



*Figure 26: East elevation, vent at gable peak of original section*





*Figure 27: East elevation, modern aluminum sliding windows*



*Figure 28: East elevation, modern aluminum sliding window*





*Figure 29: East elevation, back door*



*Figure 30: South elevation, lower level, looking west*



*Figure 31: South elevation, lower level, looking east*



*Figure 32: South elevation, looking east*





*Figure 33: South elevation, southeast corner*



*Figure 34: South elevation, tripartite windows*





*Figure 35: Window trim detail (representative)*



*Figure 36: South elevation, leaded glass window*



*Figure 37: South elevation, upper level windows at southeast corner*



*Figure 38: South elevation, foundation*





*Figure 39: Shed, west elevation*



*Figure 40: Shed*





*Figure 41: Setting, looking east on driveway (towards shed)*



*Figure 42: Setting, looking west on driveway towards Woman's Club*



*Figure 43: Setting, backyard, ramp and neighbor's auxiliary building (north)*



*Figure 44: Setting, backyard*





*Figure 45: Setting, neighbor's auxiliary building to south*



*Figure 46: Neighbor to south (rear)*





*Figure 47: Neighbor to south*



*Figure 48: Setting, neighbor two doors down to the south*





*Figure 49: Neighbor to the north*



*Figure 50: Neighbor across B Street, "Woman's Club"*



*Figure 51: Auxiliary building of the Woman's Club across B Street*



*Figure 52: Setting, church to northwest, across B Street*





*Figure 53: Looking north on B Street*



*Figure 54: Looking south on B Street*

**Appendix B: DPR Forms (523A, B, L and J)**

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 4      \*Resource Name or #: 515 B Street, Petaluma, CA

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted      \*a. County: Sonoma  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad: Petaluma      Date: 2021      T    ; R    ; ¼ of ¼ of Sec ; M.D.      B.M.  
c. Address: 515 B Street      City: Sonoma      Zip: 94952  
d. UTM: Zone: 10S; 531482.20.02      mE/ 4231532.13 mN (G.P.S.)  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN 008-103-003-000

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 1.5-story, gable-facing house has a rectangular mass and sits on a slab concrete foundation. The steeply pitched gable roof of the front block flares at the eaves, is covered with modern composition shingles and has a molded cornice and boxed eaves. A pent eave extends across the front. At the peak, the upper wall overhangs the lower wall and is supported on carved brackets. An arched vent with wood louvers is at the gable peak. The ground level of the main block has narrow, V-groove wood siding on the front and sides; the upper levels have painted wood shingles. The main block has a wide frieze, belt course and water course. A front porch is sheltered under the NW corner. Wood steps lead to the wood floored porch that is enclosed with a half wall. A paneled, square post with molded trim, base and capital supports the corner of the porch. The front door is off-centered in the porch and has a wood door with a large single pane of glass sheltered behind a decorative screen door. The frame is wide board trim with a molded lintel and base. This trim pattern is repeated on all windows in the front section of the house. A wood sash window with diamond shaped panes is centered in the porch wall. At the ground level of the front, 3 windows (wood sash, 1-over-1, double-hung, ogee lugs) are framed as a single unit. At the upper level, 3 multi-lite-over-one windows are grouped together under a shallow hood with brackets. The side windows have decorative window boxes with heavy molding and shaped brackets. On the north, a shed-roof dormer with 3 windows (wood sash, 6-over-1, double-hung, ogee lugs) is roughly centered on the main block. On the lower level there a diamond pane window. Other wood sash windows are placed at irregular intervals. The south of the main block has a shed-roof dormer with 3 wood-sash, multi-lite-over-one, double-hung windows. At the ground level there are a variety of diamond pane windows and 1-over-1, double-hung and single pane awning windows set at irregular intervals. At the rear, there are several heavily modified wings and additions of varying heights and scale.

**\*P3b. Resource Attributes:** (List attributes and codes) HP2 (single family)

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

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



P5b. Description of Photo: (View, date, accession #)  
1/6/23, W Elevation (SW corner)

**\*P6. Date Constructed/Age and Sources:** ☒ Historic

☐ Prehistoric ☐ Both

1929 (research)

**\*P7. Owner and Address:**

\*P8. Recorded by: (Name, affiliation, and address)

Alice Duffee  
APD Preservation LLC  
13125 Arnold Dr., GE 95442

\*P9. Date Recorded: Jan 2023

\*P10. Survey Type: (Describe)

Intensive

**\*P11. Report Citation:** (Cite survey

report and other sources, or enter "none.") "Historic Resource Evaluation," January 2023, Alice Duffee

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

DPR 523A (1/95)

\*Required information



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

Primary #  
HRI#

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*NRHP Status Code

**5S3**

\*Resource Name or # (Assigned by recorder)

515 B Street, Petaluma

B1. Historic Name: 515 B Street

B2. Common Name: 515 B Street

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Builder Style (elements of "Shingle" and "Craftsman" styles present)

\*B6. Construction History: (Construction date, alterations, and date of alterations)

An earlier house was significantly enlarged and modified in 1929 by W. R. Haskins. Later changes made to the house include infilling a small area at the SE corner (1998), building a handicapped ramp (1998) and adding the decorative stone wall at the front yard (date unknown). Numerous modifications have been made to the rear block of the structure.

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

Original Location:

\*B8. Related Features:

None

B9a. Architect: N/A

b. Builder: W.R. Haskins

\*B10. Significance: Theme: Residential Development of Petaluma

Area: Petaluma, Walnut Park Area

Period of Significance: 1929

Property Type: Residential

Applicable Criteria: 1, 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property is the northern parcel of Lot 134 of the original map of Petaluma. Benjamin Spencer built an earlier 1-story wood frame house on the property between 1870-1871. John and Lydia Quinlan purchased the property in 1877. John Quinlan disappeared in 1892 and Lydia kept the property until 1909, when she gifted it to her daughter-in-law, Lillian Carter. The property was a rental until 1921 when Robert and Lydia Respini purchased it (they had rented the property since 1919). Respini was a salesman for a local feed company and was a former rancher from Nicasio. In 1929 the Respinis commissioned Wilson Richard ("Dick") Haskins to enlarge the home. Haskins redesigned, enlarged and transformed the front section of the house into its current appearance. The Respinis moved to another house on "A" Street in 1938 and rented out 515 B Street until 1973. John Olmsted, Jr., and his family rented the house from 1939 - 1965; he was an advertising manager at the local newspaper, which his father owned. The property changed ownership several more times between 1973 and 2022, when the current owners purchased it.

While located within the "A" Street Historic District, it was built outside of the district's period of significance (1860-1925). It is not included in the 1977 survey of Petaluma's historic resources.

B11. Additional Resource Attributes: (List attributes and codes) HP2 (single family)

\*B12. References:

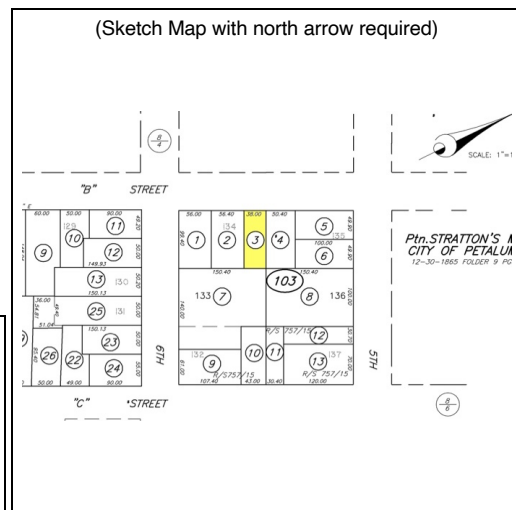
"Historic Resource Evaluation," January 2023

B13. Remarks:

\*B14. Evaluator: Alice P. Duffee, APD Preservation LLC

\*Date of Evaluation: January 2023

(This space reserved for official comments.)



DPR 523B (1/95)

\*Required information



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

Primary #  
HRI#  
Trinomial

Page 3 of 4

\*Resource Name or # (Assigned by recorder)

[515 B Street, Petaluma](#)

\*Recorded by: [Alice P. Duffee, APD Preservation LLC](#)

\*Date: [1/6/23](#)

☒ Continuation ☐ Update



North elevation, NW corner



East elevation (rear)



South elevation (looking west)

DPR 523L (1/95)

\*Required information

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

Primary #  
HRI#  
Trinomial

Page 4 of 4

\*Resource Name or #:

[515 B Street, Petaluma](#)

\*Map Name: [USGS 7.5 Quadrangle Map, Petaluma](#)

\*Scale: \*Date of Map: [2021](#)



DPR 523J (1/95)

\*Required information

