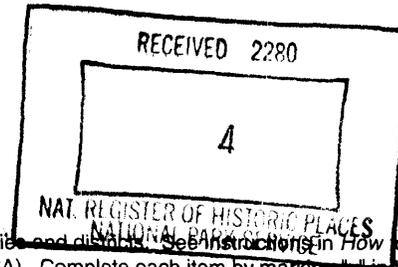


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



912

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Ellis-Martin House

other names/site number Martin House, Ellis, John D., House

2. Location

street & number 1197 E. Washington Street

N/A not for publication

city or town Petaluma

N/A vicinity

state California code CA county Sonoma code 097 zip code 94952

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Michelle Wayne Anderson 21 AUG 2006
 Signature of certifying official Title Date

California Office of Historic Preservation
 State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

 Signature of commenting or other official Date

 State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Edson H. Beall Signature of the Keeper Date of Action 10-4-06

Ellis-Martin House

Name of Property

Sonoma, CA

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

NA

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

COMMERCE/professional/architect's office

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and Early 20th Century American Movements/
 bungalow/Craftsman

Materials

(Enter categories from instructions)

foundation CONCRETE
 roof OTHER/composition shingle
 walls WOOD/shingle
 other BRICK/chimney;
 WOOD/porch;
 WOOD/cornice, gutter, window casements, window boxes

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheet

Ellis-Martin House

Name of Property

Sonoma, CA

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.) See Continuation Sheet

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1908

Significant Dates

1908

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Jones, Brainerd, architect

Sullivan, Frank A., builder

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

City of Petaluma, Sonoma County, CA

Ellis-Martin House
Name of Property

Sonoma, CA
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	10	532480	4232900	3	—	—	—
2	—	—	—	4	—	—	—

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Diana J. Painter, Principal

organization Painter Preservation & Planning date February 1, 2006

street & number 2685 A Petaluma Blvd., N. telephone 707-658-0184

city or town Petaluma state CA zip code 94952

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

Name Anton Selkowitz

street & number 1301 Quarry Court, Suite 412 telephone 510-232-8666

city or town Point Richmond state CA zip code 94801

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Ellis-Martin House
Sonoma County, California

DESCRIPTION

Location

The John D Ellis House is a 2,730 square-foot home located at 1197 East Washington Street in the City of Petaluma, Sonoma County, California. The parcel number is APN 007-361-022¹ and it is located in Section 28, Township 5 N, Range 7 W of the Mt. Diablo Base Meridian, as seen on the Petaluma 7.5-minute USGS quadrangle. The property was intact as Block 40 of the Petaluma East subdivision from 1857 until 1914-15, when two small lots were carved out in the southwest portion. The remainder of the block was intact until the late 1950s, when descendents of the Martin family began to subdivide it. Today the house sits on a 4,237 square foot parcel, which was created in a 2006 subdivision of the larger 1.6-acre parcel purchased by Anton Selkowitz in 2005.

Architectural Description

Summary

The Ellis-Martin House is a two-story Craftsman house. The house faces east with the ridgeline perpendicular to East Washington Street. It has an irregular footprint and moderately pitched hipped roof with flared eaves. It is wood frame construction of true dimension Redwood, with a composition shingle roof and concrete foundation. It is finished with shingles on the exterior, and lath and plaster with fir wainscoting on the interior. It has a largely symmetrical front façade, with asymmetrical side and rear facades. The front façade features a full-width front porch with a gabled front entry flanked by pergolas. Windows throughout are double-hung and fixed with multiple lights.

Exterior

Character-defining details

Character-defining and typical features of the Ellis-Martin house include shingle siding; grouped, block modillions under boxed eaves; block modillions and knee braces below other projecting features such as the window boxes and projecting window bays; and exposed rafters and beam extensions at the front porch gable and dormers. All block modillions feature simple, cut-out curved shapes either at the end or along the lower surface. Rafter ends, where they occur, are shaped. Posts and beams are typically oversized and have simple squared ends. Eaves on the

¹ See Section 10 for additional detail.

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Ellis-Martin House
Sonoma County, California

house and dormers are flared.

Windows display molded surrounds that are set flush with the shingle siding. Sills are moderately deep with a bull-nose and molding underneath. Windows are double-hung, casement, or fixed sash, and display one-over-one, twelve-over-one, or fifteen-over-one lights. Alternatively, the fixed or casement sash displays grouped windows with muntins made up of two-over-two-lights with a superimposed X-shaped muntin, for a 'starburst' motif. These windows occur in the dormers, the square projecting window bays, above the stairs, and other locations. Shaped wood gutters read as an extension of the flared and boxed eaves. They have carefully mitered corners and are fitted into the rafter ends where they occur. They are a character-defining feature of the house.

East (front) facade

The front façade is largely symmetrical, with the exception of a slightly offset front entry behind the central gable on the front porch. The porch extends the full width of the front façade, and consists of a low-pitched, front-facing gable with brackets and knee braces that is flanked by open pergolas. The beam supporting the porch and fronting the pergola extends the full width of the house, which is 44'-0". Supports are square, double posts joined by an interlocking timber extending beyond the posts and finished in a projecting "X" shape. Trellises front these double posts and occur on the south end of the porch as well. They are added, temporary features.

The porch rail is enclosed and finished with shingles on the interior and drop siding on the exterior, and topped with a 1'-6" board. Drain openings occur in the rail at floor level. The porch is accessed via two shallow, concrete steps under the gable extension, with short, concrete side walls. There is a side entry from the north, with wood steps.

Additional features on the front façade include a centrally-placed, projecting square window bay at the second level that features five ganged, fixed square windows with starburst muntins. This is supported by simple brackets and topped by a cornice supported by block modillions. Immediately above this element are the deep eaves of the roof, which features three groupings of four block modillions. There are two gabled dormers in the roof, with horizontally-oriented windows and a low-pitched roof supported by brackets and featuring shaped rafter ends. A tall end-wall chimney is visible on the left side.

A shallow bay window graces the left or south side of the front façade at the lower level. It is made up of three relatively wide double-hung windows with one-over-one-lights, wood frames, and inset, molded surrounds, which are typical of all windows in the house. An identical window is located to the immediate right of this bay, adjacent to the door. The window to the

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Ellis-Martin House
Sonoma County, California

right of the door, which occurs within a recessed area of the front porch, features the same window. Windows at the second level, which flank the square projecting window bay in the center, are of similar proportions. They consist of fifteen small lights over one light. Broad window boxes supported by brackets and modillions are located under the windows. The front entry door, which is 3'-6" wide, is flanked by two narrow, nearly full-height sidelights with leaded glass in a geometric floral pattern.

North (side) façade

The north façade, which is adjacent to a small side yard and the driveway to the property, features the side entry to the porch, which is accessed via a narrow concrete sidewalk from a parking area. On the left hand side of this façade is the open pergola of the porch. Near the center on the first level is a square projecting window bay with a tripartite window with a wide central fixed light flanked by double-hung windows. All three with have a single light surmounted by multiple lights in a starburst pattern, creating a 1:3:1 rhythm. This projection is topped with a shallow-pitched hipped roof with enclosed eaves, supported by three modillions on either side. The whole ensemble is supported by block modillions with a simple curved cut-out shape on the ends. To the right under the sleeping porch is a single one-over-one-light, double-hung window that opens onto what is now a storage area.

On the left hand side of the north façade at the second level is a shallow projecting bay windows with twelve-over-one-light, double-hung windows. On the right is a smaller twelve-over-one light window, which is the full bath on the upper floor. To the right of that is the end wall of the sleeping porch with three, four-over-one-light, double-hung windows.

Typical of the remainder of the house, the enclosed eaves along this façade are embellished by three groups of four block modillions.

South (side) façade

The south façade at the lower level of the house features a shallow bay window with three, one-over-one-light, double-hung windows on the far left side and a stepped clinker brick chimney near the center. The chimney is stepped on the right hand side and reveals an 18"± concrete foundation below. It is flanked by horizontally-oriented fixed sash windows with leaded glass in a geometric floral pattern. To the right is a trellis that encloses the side wall of the pergola. The chimney above the roofline is metal.

At the upper level on this side is a twelve-over-one-light, double-hung window on the far left side, a short casement window with multiple lights in a starburst pattern, and another twelve-over-one-light window on the far right.

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Ellis-Martin House
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West (rear) façade

The rear façade is the only façade on the house that displays changes. The rear sleeping balcony, which was originally open, with a solid rail, was enclosed in the 1950s. Also, a small central rear porch was enclosed some time in the 1950s to create a utility room. These changes are described in conjunction with the rest of the façade in the description below.

The rear façade displays less regular fenestration as a result of the functions that occur in the rear of the house. While the rear kitchen windows were originally seen in the center of the first floor, today this portion, now a utility porch, has a centrally-located contemporary door flanked by paired, six-over-six-light, double-hung windows with narrow wood surrounds. This area is finished in vertical bead board. Two concrete steps lead to the rear door, with a contemporary metal balustrade on each side.

To the left of this newer portion are two double-hung windows original to the house. One is narrow, and occurs in the water closet. The other is typical in proportion and occurs in what is now a storeroom on the left side of the rear façade at the lower level. To the right of the rear entry are paired, double-hung windows that occur on a small, projecting portion of the house that displays a partial hipped roof. This fronts a room to the south of the kitchen that may originally have been used for food preparation. To the right of this room is a short, horizontally-oriented window with fixed sash that opens onto the room in the southwest corner.

At the second level is the enclosed sleeping porch on the left side. This displays a bank of four-over-one-light, double-hung windows above what was originally a solid rail. This is flush with the projecting portion of the rear façade, but extends beyond the original eaves with a shallow-pitched shed roof addition. On the right hand side of this façade the exterior wall is flush with the main body of the house. The room in the upper right hand corner, one of the original four bedrooms, displays a twelve-over-one-light, double-hung window, typical of other windows in the house.

The rear façade also features an interior chimney and centrally-placed dormer. Only the metal portion of the chimney above the roof is visible. The dormer is typical of other dormers on the house. Behind this is another interior chimney with metal flue. The remaining feature of the rear of the house is the grouped modillions, which are typical. The left-side grouping is covered by the sleeping porch addition.

Interior

While the interior of the Ellis-Martin house is not a part of this nomination, it is described here to

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Ellis-Martin House
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demonstrate how characteristic the house is of the Craftsman style, and how the interiors support the excellent integrity of the house in general.

The interior of the Ellis-Martin house exemplifies the Craftsman home. The interior arrangement of rooms, the main features of each room, and the design elements, materials and finishes throughout are both very typical and beautifully executed examples of a Craftsman interior. Although the house utilizes simple materials and finishes, it is an excellent example of a modest Arts and Crafts-inspired interior.

The front door, which is 3'-6" wide with nearly full-height, narrow, leaded glass sidelights, opens onto a large entry hall which is dominated by a simple but graceful stair leading to an intermediate landing. To the left and right of the hall are sliding pocket doors that lead to the living room and dining room respectively. To the rear of this room is a paneled door with beveled mirror that leads to the galley kitchen. A built-in cabinet is located adjacent to this door.

The living room to the left of the entry has windows, including a shallow bay, that look out over the front yard and light the interior. The unusual fireplace is of rusticated and glazed clinker brick, laid in a rubble pattern, topped with a wide, plain wood mantel supported by wood corbels. A cast-iron insert has been added to the fireplace. The fireplace is flanked by high, horizontally-oriented leaded glass windows in a geometric floral pattern. Walls are finished with high (about five feet) board and batten wainscoting of fir. The ceiling features boxed beams.

Behind this room are two rooms with the characteristic finishes of high wainscoting, a coved ceiling, and picture rail. Windows are characteristic of those throughout the house. They are one-over-one, double-hung sash with wood frames and simple wood surrounds. The lintel is particularly wide and topped by very simple crown molding. The picture rail abuts the lintel, contributing the integrated appearance of the woodwork in the house.

The galley kitchen, in the center of the house to the rear, was refurbished ca. 1930. It appears to retain the original cabinets. To the rear of this room is a utility room that was enclosed from an exterior portion of the house about 1950, the same time the sleeping porch above was enclosed. There is a rear stair that leads to the second story.

The dining room, to the right of the entry, features a projecting window bay with a deep sill to the right (looking toward the north), built-in sideboard to the left, and a fireplace to the rear of

the room. The tripartite window features single lights in the bottom half and multiple lights above. The built-in wood sideboard features cabinets fronted with leaded glass of the same

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curvilinear pattern seen throughout the home. The fireplace to the rear of the room is of simple, small bricks topped with a handsome wood feature that echoes the pergola design of the front porch.

To the rear of the dining room are a series of small rooms that are original to the house, including a water closet.

The stairwell, which leads to the second floor bedrooms, bath and sleeping porch, is a dog-leg stair with an intermediate landing that features a built-in bench. The stair is lit with a wall of windows with starburst-patterned muntins. It is finished with board and batten wainscoting, similar in design to the rest of the house. The large newel posts are topped with a simple square board and the balustrade is made up of narrow vertical square wood balusters. The bottom stair is curved and the newel post set at an angle to the rest of the stairway. The balustrade at the top of the stair is curved, leading to the southerly bedrooms.

The second floor of the house consists of three small bedrooms, a master bedroom, a large bath, the sleeping porch, and the stair to the attic. The master bedroom features a shallow bay window that looks to the north. This and the window to the east or front of the house are double-hung sash and feature fifteen-over-one lights. Other windows on the second floor have starburst, one-over-one-lights, or twelve-over-one-lights, depending on size and orientation.

The rooms feature coved ceilings and picture rails (one room has a bracketed plate rail). The master bedroom in the northeast corner and the bedroom in the southeast corner have small fireplaces of pale brick with a simple fir mantle. The sleeping porch, which extends much of the way across the west face of the building on the north side, was originally a balcony with solid rail and narrow overhang. It was enclosed in the 1950s with a shed roof with exposed rafters. The windows that enclose the porch today are four-over-one-light, double-hung windows, eight along the west-facing portion and three to the north and south.

Character-defining details of the interior include features typical of a Craftsman home, as influenced by the Arts and Crafts movement. They include wood wainscoting, leaded glass, windows with small, multiple lights over single lights, coved ceilings, paneled doors, decorative light fixtures in the center of the room, (false) boxed beams, hardwood floors, lath and plaster walls and ceilings, and plain wood surrounds at the windows with tall lintels.

Yard

The front yard of the house is roughly square in shape, enclosed with a wire fence. The south fence encloses a narrow side yard defined by the width of the narrow concrete path alongside the

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Ellis-Martin House
Sonoma County, California

house. This separates the house from a right-of-way bounded by a drainage of Washington Creek. The north side yard is also narrow, with a hedge and wire fence covered with ivy separating the driveway from the yard. A narrow curved sidewalk leads from the southeast corner of the property and East Washington Street to the central front stair. There are foundation plantings at the base of the front porch.

The rear yard was deep and rectangular in shape. It is currently being used for storage of historic building materials to be incorporated in the redevelopment of the rear lots of the property. Although historical articles note fine gardens, in recent years the rear yard has featured only limited plantings. There is a koi pond in the northeast corner.

Setting

Historically (since 1858) the northernmost Petaluma city limits were located within the original 18-acre Ellis-Martin property, south of the house. Today the house is still located at Petaluma's edge. It is adjacent to and south of Highway 101, which separates the historic west side and old East Petaluma from the post-1950 portion of the city on the north side of the highway.

The Ellis-Martin House faces east onto East Washington Street, a major northeast-southwest arterial that runs northeast from historic west Petaluma through the historic east side, where the Ellis-Martin house is located, and beyond to the 1836 Petaluma Adobe. This street has served the area since the town was platted.

To the west and north is Washington Creek. To the south is a drainage for Washington Creek. The tank house associated with the house is still located to the northwest of the house, although the barn and tack house associated with the house to the west have been removed.²

The larger urban setting of the house beyond the property lines of the original Block 40 (the 18-acre parcel that was platted in 1858) is as follows. Beyond East Washington Street to the east is the Kenilworth Junior High School site, bounded to the south by the municipal swimming pool and skate park. Beyond the site to the northwest is Highway 101, which runs north-south through Sonoma County; residential, primarily single family, development; and a shopping center. To the southwest is commercial development that fronts East Washington Street and additional single family and multi-family development.

The urban design context of the house is as follows. East Washington Street is a major southwest-northeast arterial that connects the historic downtown to the freeway and the newer

² The tank house is on another parcel. It is not a part of this nomination.

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Ellis-Martin House
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east side beyond. It is four lanes in width. When the freeway was constructed in the late 1950s, a south-bound exit ramp was established on the northeast corner of the property. This features mature trees today, which enclose this corner of the site. Similarly, mature trees along the drainage on the southeast border of the site enclose it on this edge. As a result, one does not see the house, which is set back from the street, until passing these stands of trees traveling east (northeast) or west (southwest). In this sense the house retains a similar relationship to the street that it has since this landscaping matured.

East Washington is characterized on the west side by historic single family homes that have typically been converted to commercial businesses; small, free-standing drive-in businesses; and a small strip mall. It is similar in character to the street in 1975, when a study of the streetscape was conducted for the street widening project. On the east side are large grounds within which are set recreational facilities, civic institutions, and large parking areas. This has been the case since the mid-1880s, when the Sonoma and Marin Agricultural Society located here. Today it includes the Sonoma Marin Fairgrounds, which grew out of the original Agricultural Society, Kenilworth Junior High, Petaluma Swim Center and Skate Park, and the Petaluma branch of the Sonoma County Library. Plans have been made to construct a shopping center on the grounds of Kenilworth Junior High, which may have some effect on the character of this site, although specific plans are not yet available.

In general, the east side has been developing with single-story single family and two-to-three multi-family development since the late 1950s, concurrent with the opening of the freeway, the annexation of this area to the city, and the development of the east side east of the freeway.

Condition and Integrity

The integrity of the house is excellent. The only exterior change is on the rear of the house. A small area on the first floor in the center was enclosed in the 1950s for a utility porch; the sleeping porch at the second level on the north side was also enclosed at that time. The portions of the chimneys above the roof have been replaced with metal.

The interior displays exceptional integrity. Again, the interior is not being nominated as a part of this nomination, but is indicative of the care taken of this house over the last nearly 100 years. All finishes are original, all materials are original, and the doors and windows are original and operable. The rear galley kitchen has been redone, a small utility porch enclosed, and some changes have taken place in the bathrooms. The house originally featured both electricity and gas, and still does. It was originally heated with the three fireplaces, but a furnace was added in later years, according to a descendent of the family. A coal-burning insert was added at some

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point to the main fireplace.

Assessor records from 1971 note that both the interior and the exterior of the house were very well maintained, and recommended raising the value of the home. Today the interiors are still meticulous, while the exterior is suffering from some deferred maintenance. Some of the shingles, particularly on the west side, are weathered. The gutters need to be repaired and/or replaced, and the roof needs to be replaced. Some rot is apparent on the front porch entry on the north side. A recent assessment by a structural engineer found the foundation sound. Otherwise, the house is in very good condition. Rehabilitation of the exterior oriented primarily toward correcting these conditions is planned for early 2006. The only exterior change planned is the addition of a handicap ramp on the west (rear) side of the house.

The house retains integrity of location, design, materials, workmanship, feeling and association. The setting has been altered.

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Ellis-Martin House
Sonoma County, California

STATEMENT OF SIGNIFICANCE

Summary

The 1908 Ellis-Martin House is eligible for inclusion in the National Register of Historic Places under Criterion C for its architectural significance. The Ellis-Martin House is significant as an excellent example of the work of Petaluma's preeminent historic architect, Brainerd Jones, and the best example of a Craftsman home in Petaluma by that architect. It is also a rare example of a house originally designed by Jones for an acreage, rather than an urban lot. Finally, it is significant as an excellent example of a modest Craftsman home utilizing the design principles, materials, finishes and workmanship of an Arts and Crafts-inspired home in Petaluma..

Brainerd Jones was a prolific and talented architect who practiced in Petaluma from 1899 until his death in 1945. He was extremely versatile, and due in part to the period and place in which he practiced, he was adept at many different architectural styles and building types. He was equally facile in combining architectural styles, particularly on his residential structures, in a way that nonetheless created a holistic composition of compatible elements. The home was built by Frank A. Sullivan, a highly respected contractor and builder in Santa Rosa who built projects throughout northern California, including some of the North Bay's most prestigious buildings.

The home was built for John D. Ellis, a farmer, who lived there for ten years. It is most closely associated, however, with Leopold Martin, son of a long-time West Marin ranching family, who retired there in 1920. He and/or his descendents owned and lived on the property from 1920 until 1998. Descendents sold the property in 2005.

Ellis was a farmer and an immigrant to Sonoma County. Martin was a dairy rancher and from an immigrant family in Marin County. These backgrounds are very typical of the region at the time and from all evidence, both were successful but lived ordinary lives. While Martin's father was a very significant pioneer in Marin County whose influence continues to this day, his father had no association with the property at 1197 East Washington. Both Ellis and Martin retired to the semi-rural property from their more active farming and ranching lives, Ellis at age 52 and Martin at age 47.

The Area of Significance is architecture, for the architectural design of the house and its association with architect Brainerd Jones. The Level of Significance is local. The Period of Significance is 1908, the year of construction for the house.

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Ellis-Martin House
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ARCHITECTURAL CONTEXT

Architect Brainerd Jones

Petaluma's prolific and highly regarded Brainerd Jones designed the Ellis-Martin house. Brainerd Jones (1869-1945), who practiced in Petaluma from 1899 to his death in 1945, is widely acknowledged as Petaluma's master architect.³ Historian Tom Gregory profiled Jones in his 1911 history of Sonoma County and described him as accomplished, although he was just beginning the second decade of his architectural career at that point.

*During the twelve years of his practice here Mr. Jones has designed and supervised the erection of many of the finest structures in this and other cities, among which are, Carnegie library buildings, school buildings, banks, churches, fraternal halls, business blocks, summer resorts residences, and the various other works that occur in the field of architecture. The character of his work demonstrates his ability in design and in practical building construction.*⁴

Jones was born in Chicago on March 25, 1869 to Cyrus R. Jones, a prominent Chicago attorney, and Helen L. Brainerd of De Ruyter, New York. At the age of six he moved with his mother to Petaluma, following the death of his father. According to Gregory, ". . . his technical studies were pursued in San Francisco, Cal., where as draftsman in the offices of some of the most prominent architects of that city he obtained the further experience and knowledge of the details of the profession necessary for the practice of architecture."⁵ He also worked as a book binder with Joseph Cowen early in his career.⁶ Shawn Montoya, a local architect and expert on the work of Brainerd Jones, notes that he worked in the office of McDougall Brothers in San Francisco. He opened an office in Petaluma in 1899.⁷

Jones married Jeannette S. Gibson (1874-1942), the daughter of a Petaluma pioneer, in 1900. As early as 1903 his successes in architecture included important local commissions such as the First Congregational Church, Petaluma National Bank building and Petaluma Carnegie Library.

³ While Jones has long been recognized in Petaluma for the quality of his work and a versatile and prolific practice, his work has not been widely recognized outside the North Bay. However, a profile of Brainerd Jones is being published in February 2006 in the San Francisco Chronicle.

⁴ Gregory, 702.

⁵ Gregory, 702.

⁶ *Petaluma Argus Courier*, March 2, 1945.

⁷ Personal communication, Shawn Montoya, January 2006.

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It was also noted in profiles that he was particularly successful at supervising construction.⁸

Jones died March 23, 1945 of a heart attack. He was active in the Petaluma Lodge No. 901 of the Elks Club, a charter member and past president of the local Rotary Club (he attended over 1,000 consecutive meetings), and served on the City Council and Planning Commission. He belonged to St. Johns Episcopal Church. On the occasion of his death, a eulogy was published by the editor of the local *Argus Courier* newspaper, John A. Olmsted. He noted that "Perhaps no man has left more living memorials of his achievements and of his contributions to this community than this architect who drew the plans and laid down specifications for so many of our homes, our business structures and our schools."⁹

Brainerd Jones is considered Petaluma's preeminent architect both historically and to this day. He designed many of the city's civic buildings, including most of its schools, several of which are still in use (mainly for other purposes). He also designed or renovated many commercial blocks, including at least nine buildings still extant and contributing to Petaluma's National Register Downtown Commercial District (many more have been demolished over time).¹⁰ Although he is less well known for industrial buildings, he renovated Petaluma's Sunset Line and Twine building, which is listed on the National Register of Historic Places, and designed Sebastopol's 1917 Petaluma and Santa Rosa Electric Railway Depot, now the West County Museum.

He is also well known for the homes he designed for Petaluma's civic and business leaders. These homes are typically located on Petaluma's prestigious D Street. Most of his more modest homes, designed for middle class clients, are located in Petaluma's local Oakhill-Brewster and A Street Historic Districts. He also designed architecturally impressive homes for clients in Healdsburg, Cloverdale, Santa Rosa, and San Rafael.

Builder Frank A. Sullivan

Frank A. Sullivan, who built the Ellis-Martin House, was one of the most highly regarded builders in the region. It was highly unusual for a farmer to hire an out-of-town builder to build

⁸ *Petaluma Daily Courier*, August 5, 1903.

⁹ Olmsted, John A.

¹⁰ In 1995 the City of Petaluma was successful in nominating its downtown commercial district to the National Register of Historic Places. The District has 63 contributing and 33 non-contributing buildings and objects. At one time Brainerd Jones could be said to have designed the majority of the buildings in the downtown, but most have been demolished.

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his house, much less one with a state-wide reputation for fine quality work. As a young man Sullivan apprenticed to the largest building contractor in San Francisco at the time, Mahoney Brothers, for whom he worked in San Mateo and Palo Alto.¹¹ Frank A. Sullivan established his contracting and building business in June 1903 in Santa Rosa, although he worked throughout northern California.

As of the writing of Gregory's 1911 biographical sketch on Sullivan he had completed over sixty buildings in Santa Rosa alone, including six business blocks (as commercial buildings were known) on Fourth Street, Santa Rosa's main commercial street. He built houses for several government officials and businessmen in Santa Rosa, a commercial building for Judge Barham in Petaluma, and the Farmers and Mechanics Bank, Catholic church, Carnegie Library and the Telephone building in Healdsburg in Sonoma County. Other buildings were undertaken in Ukiah, San Francisco, Tomales, Sacramento and San Rafael. The J. D. Ellis home in Petaluma is one of the buildings listed in his profile.¹²

The Evolution of Brainerd Jones' Architecture

Jones' preferred styles were Queen Anne, Colonial Revival, Tudor Revival, Dutch Colonial Revival, and Spanish Colonial Revival. A few homes are Classical Revival, with giant order columns and pronounced capitals. Many more, however, display a combination of stylistic elements or may more accurately be termed transitional.

The evolution of Brainerd Jones' architectural vocabulary followed the development of styles in general in this fertile period. His earlier homes tended to be in the Queen Anne style, which date from 1900 to about 1906. His use of this style more or less paralleled his Colonial Revival homes, a style in which he excelled and had a unique interpretation.¹³ These date from about 1900 to 1910. Other, slightly later Colonial Revival homes tended to be transitional with other styles, or were bungalows with some Colonial Revival elements. Dutch Colonial Revival was another one of Jones' favored styles.

His Colonial Revival homes often displayed Craftsman detailing as well, but differ from a typical Arts and Crafts-influenced house by being somewhat boxy in form and vertical in orientation, within a discreet shape, in contrast to the prevalent 'outdoor rooms' and broad,

¹¹ Gregory, 898.

¹² Gregory, 898.

¹³ For example, they tended to have recessed front porches and didn't emphasize the front entry to the degree many Colonial Revival homes did.

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ground-embracing eaves of the Craftsman style. Their detailing contrasted with the Craftsman style in the use of round columns on enclosed rails, boxed eaves, and block modillions rather than the square or battered posts, expressed beams, and exposed rafters of Craftsman homes.¹⁴

He designed eight homes in Petaluma, designed from 1905 to 1912, that display Craftsman elements and Shingle Style influences. These are very distinctive and apparently popular homes, likely due to the fact that, although they are one-and-one-half stories in height, the roof form allows for more usable, full-height space on the second floor.¹⁵ These are homes built during the Arts and Crafts era with Craftsman details such as exposed rafter tails and full-width front porches. However they have very steeply pitched, dominant gable roofs, which is where the architectural detail of the home tends to be focused. Typical details are curved, shingled surfaces, and a recessed portion under the bracketed gable end.

Finally, from about 1920 to 1929 Jones' work was dominated by homes in the Spanish Colonial Revival and Tudor Revival styles. These houses tend to be similar in vocabulary to homes designed by other architects of the era (most are on Petaluma's D Street) but typical of Jones' work, they are fairly straight-forward in massing, with individual stylistic elements that are somewhat large in scale and relatively simple, but beautifully proportioned and detailed.

A few features occur repeatedly in Jones' homes, which often distinguish them from their contemporaries. In high style homes, he resisted the urge to add swags and other finely grained details, relying instead on somewhat over-scaled elements within distinct, well-proportioned forms for effect. A few signature elements are often seen in Brainerd Jones houses. These include flared eaves; double-gabled, broad dormers; the use of 'starburst' muntins in square or slightly rectangular windows, often ganged; the use of shaped and sometimes grouped block modillions; 'fat' columns with simple bases and capitals mounted on enclosed rails; and shingled and sometimes curved surfaces.

Of the fifty-five positively identified Brainerd Jones' homes in Sonoma and Marin Counties, four are individually listed on the National Register of Historic Places for both their architecture and

¹⁴ Both the Colonial Revival and Craftsman style were popular at the time due in part to their contrast to the stylistic excesses of the late Queen Anne style. In this sense it is not surprising to see elements of both in residential design, although in general they represent very different manifestations of that backlash.

¹⁵ A number of vernacular or builder-built homes were also built in this style, although they tended to be simpler in their architectural details.

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association with community pioneers and leaders.¹⁶ Two are in Santa Rosa, one is in Cloverdale, and one is in Marin County. Seventeen of his homes are in local historic districts. In Petaluma, three are in the A Street Historic District, and twelve are in the Oakhill-Brewster Historic District. Many more are located on Petaluma's prestigious D Street, where most of the town's early civic and business leaders located. This area is not a designated historic district.

The Arts and Crafts Movement

The Ellis-Martin house is the best and virtually the only example of a house designed in the Craftsman style in Petaluma by Brainerd Jones, although many of his homes display aspects of the Craftsman style.¹⁷ The Craftsman style was influenced by the Arts and Crafts movement and was particularly popular in and known nationally for its interpretation in California. This is often attributed to the work of Greene and Greene in Pasadena, and the 1907-09 Gamble House in particular.¹⁸

The Arts and Crafts movement began in mid-19th century England in reaction to the Industrial Revolution, the urbanization that accompanied it, and the resulting changes in work place and methods. Artists, artisans, architects, philosophers and social critics banded together in reaction to shoddily-made industrial goods, the degradation inherent in mass production techniques, and widespread social and technological changes that were affecting all of society. The movement gained followers on the east coast of the United States following several key exhibitions in the late 19th and early 20th centuries. The movement as interpreted in the design professions was popularized and disseminated in the United States by the writings of Gustav Stickley, a designer, author and publisher best known for his magazine, *The Craftsman* (1901-1916).

The Craftsman home is characterized by philosophical influences of the Arts and Crafts movement in built form, which includes a return to hand craftsmanship and simplicity, and an expressed relationship to nature and the outdoors. The expression of structure was influenced by the value placed on honesty or authenticity in the built form and the concurrent interest in Japanese architecture. Other ideals relating to hygienic living and the importance of home and

¹⁶ The list of Brainerd Jones homes was compiled from National Register listings; local Historic Resource Inventories; drawings from Jones' office in the Petaluma Museum; a list compiled by Petaluma's Heritage Homes; a list compiled by Shawn Montoya, local Brainerd Jones expert; and newspaper articles from the time.

¹⁷ Other homes designed by the architect in Petaluma tend to combine stylistic elements from the Colonial Revival and Craftsman styles, or Shingle Style and Craftsman style. A slightly later (1911) Craftsman bungalow is located at 825 Oak Street in Petaluma. A house very similar to the Ellis-Martin house, the Hahman House (1910) exists in Santa Rosa.

¹⁸ The immensely popular bungalow was also particularly well known for its interpretation in California.

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family were expressed in the interiors or the interior's relationship to the exterior, including outdoor living rooms and sleeping porches, open interiors with a relationship to the outdoors, cleanly finished details, 'modern' kitchens, and the importance of the fireplace and hearth.

General characteristics included a horizontal orientation, expressed by deep eaves and shallow-to-moderately pitched roofs; an expression of structure with extended (sometimes false) beam ends, exposed rafter tails, knee braces and specialty brackets, and open structures (pergolas) on exterior features; the use of 'natural,' typically heavily textured materials such as shingles, river rock and clinker brick; and outdoor living areas such as deep front porches, pergolas, and courts. Interiors featured an extensive use of wood. Art glass or leaded glass and complex window compositions embellished the interior as well.

In California the movement influenced and was influenced by such practitioners as Greene and Greene (Charles Sumner Greene (1868-1957) and Henry Mather Greene (1870-1954)) in Pasadena, and Bernard Maybeck (1862-1957), Ernest Coxhead (1863-1933), Willis Polk (1867-1924), and Julia Morgan (1872-1957) in the Bay Area. These architects were contemporaries of Brainerd Jones and he was no doubt aware of their work. Greene and Greene's Gamble House (1907-09) is often cited as the masterwork of the Arts and Crafts movement. It was widely published once it was constructed, but was likely being designed at the same time Jones was designing the Ellis-Martin house (1908). Julia Morgan in particular must have had some influence on Jones, as she designed a number of homes in Petaluma (her mother lived in the city) and Jones competed with her at times for commissions.¹⁹

The Ellis-Martin House

The Ellis-Martin House differs from any other home he designed in Petaluma, although it bears a striking resemblance to the Hahman House in Santa Rosa, which is in the prestigious McDonald Historic District. It is Jones' most purely Craftsman home in Petaluma, whereas most of Jones' residences combined elements from one or more styles. For example, many of his Colonial Revival homes, which were typically built in the first decade of the twentieth century, tended to also display Craftsman elements. One of his most popular house styles, again built in the first

¹⁹ Morgan designed the following homes in Petaluma: Ezekiel Denman McNear house, 617 C St., 1909-10; J.E. Allen house, 707 D St., 1910-11; H. C. Scrutton house, 15 Brown Court, 1909; Mr. and Mrs. Harry Gwinn house (alterations), 14 Martha St., 1929; A. Agius house, 210 West St., 1935. Ernest Coxhead designed St. John's Episcopal Church in Petaluma in 1890. Jones' Petaluma Women's Club is said to be based on a sketch by Julia Morgan. Mrs. John Ellis was president of the Petaluma Women's Club at the time it was being constructed; her signature is on the building documents.

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decade, successfully displays Craftsman and Shingle Style elements.

The Craftsman features evident in the Ellis-Martin home include the long, relatively horizontally-oriented form and full-width front porch with an open pergola of over-sized timbers that flanks the gabled front entry. This ensemble constitutes the outdoor rooms espoused by followers of the Arts and Crafts movement. The pergola is made up of simple square-cut stacked timbers, supported by square posts. This differs from all other homes designed by Jones, which typically feature round columns with simple bases and capitals and are in fact a signature element of Jones' work. The home is also unique for including a sleeping balcony (now enclosed), another popular feature of Craftsman homes and atypical of Jones' urban houses.

Design details of the Ellis-Martin house that are typical of a Craftsman home include the use of shingle cladding and clinker brick for the chimney; extended beams and exposed rafter tails; multiple-light over single-light windows; a wide front entry door flanked by leaded sidelights; relatively deep eaves; and the use of window boxes, whose design emphasizes the horizontality of the home. Design details apparently carried over from Jones' Colonial Revival homes include the use of boxed eaves and grouped, block modillions and the symmetry of the upper portion of the front façade. These details are subservient, however, to the overriding Arts and Crafts influences noted above.

HISTORIC CONTEXT

Summary of land ownership

The following summarizes the history of land ownership for Block 40 in East Petaluma, on which 1197 East Washington is located. The history of the parcel is of note because it was unusual for a parcel this large – nearly 18 acres – to be both within the city limits (for about 150 years) and to remain intact for the first 100 years of its existence. It began to be subdivided in the 1950s, and up until the year 2005 was subdivided exclusively by the family that had owned it since 1920.

The land was originally a part of General Guadalupe Vallejo's land grant, which included the Sonoma and Vallejo townships. Thomas Hopper bought 270 acres east of Petaluma creek from Vallejo in 1854. Hopper brought in three partners and they platted the land. His partner William D. Bliss ended up with the 18-acre Block 40, on which the future Ellis-Martin house would be located. Bliss' widow sold the parcel to The William Hill Co. upon his death in 1885.

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William Hill sold the land to John D. Ellis in 1907. Ellis built a house, barn, workshop and tank house on the property in 1908. He sold two small parcels in the southwest corner of the property in 1914 and 1915.²⁰ He sold the remainder of the property to John C. Mount in 1919. In 1920 Mount sold the property to Leopold Martin. Martin and/or his descendents lived on the land until 1998 and owned it until 2005. They began to sell off portions of Block 40 in the late 1950s. At this point they retain ownership of the parcel on which the Kenilworth Apartments are located, southwest of 1197 East Washington. Anton Selkowitz bought the property in 2005, which at this point consisted of 1.6 acres.

The following chronicles in greater detail the context within which the parcel developed. It also discusses the history of the house and those that have owned it over time.

The Founding of Petaluma

Petaluma got its start providing game to San Francisco, which was expanding rapidly at that time due to the gold rush. Petaluma was the northernmost point in the Bay Area accessible by ship, and its river habitat provided abundant game. This was Petaluma's main business until 1851, when two parties established river services and eventually founded a general store, trading post, warehouse and hotel in the small town.²¹

Once California became a territory families started to homestead, and in the early 1850s farms were established. Very quickly Petaluma became the major shipping point for the produce, grains and dairy products produced in Sonoma County. From 1854 to 1860 Petaluma grew faster than any town in Sonoma County in wealth and population due to its activities as a port. Historian Thomas Thompson, writing in 1877, reported that in the mid-1850s, "[Petaluma] was, at the very early day, and still continues to be . . . the largest shipping point for dairy products of all the towns in California."²² This period of growth coincided with the incorporation of the town in 1858, at which time the population was 1,338.²³

The San Francisco and North Pacific Railroad came to Petaluma in 1870. The first depot, located about a half mile from the Ellis-Martin house in East Petaluma, was constructed in 1871. Petaluma continued to be an important shipping point once the railroads were established due to

²⁰ A one-acre parcel was sold to James A. Conner in 1914; an adjacent parcel was carved out and sold to L. G. Crammer in 1915.

²¹ Stillinger, 3.

²² Thompson, 20.

²³ Heig, 41.

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its excellent rail-ship connections. Produce and other goods such as lumber, hay and grain were shipped by rail from other points in Sonoma and Mendocino Counties, and transferred to barges and scows.²⁴ In later years primarily heavy and bulky goods were shipped via the river.

By the 1880s the population of Petaluma was 5,000 and it was a thriving mercantile center. At this time Sonoma County produced 800,000 bushels of grain a year. Petaluma was the shipping point for much of this grain, which left Petaluma for San Francisco and was then shipped to three continents.²⁵ Hay was also an important export, demanded by the San Francisco livery trade. It continued to be a large export item until the 1920s, when cars became more common and the demand lessened.

In addition to exporting goods from Sonoma County, Petaluma transformed itself into an agricultural supply point. It also promoted itself as a manufacturing center and a center for the poultry industry, for which its climate and soil were ideal. As early as 1907 Petaluma called itself the poultry center of the Pacific Coast in promotional materials.²⁶ With the poultry industry came the feed industry. This supplied the dairy industry as well, which was equally important in Sonoma County. Both Ellis and Martin made their living in the dairy industry. The dairy industry was, and still is, particularly important in west Sonoma and Marin Counties, where many Swiss-Italians, including the Martin family, were engaged in that business.

In the first quarter of the twentieth century it was estimated that ninety percent of the households within a ten-mile radius of Petaluma were involved in the poultry industry, and the industry supported a hundred or more farms.²⁷ The growth and health of this industry coincides with a time of prosperity and growth in Petaluma and Brainerd Jones' most prolific period. It is also the time frame in which the Ellis-Martin House was constructed. It continued to be a mainstay of the community in the first half of the twentieth century.

The Development of East Petaluma

While Petaluma celebrated its success as the "World's Egg Basket," East Petaluma continued to grow initially an industrial center, and then as a full-fledged community within the larger city. Its growth, while generally coinciding with the growth of west Petaluma, was at first constrained by lack of access over Petaluma creek, as the river was then known. However, East Petaluma

²⁴ Wilson, 1999, 85.

²⁵ Le Baron, 1993, 58.

²⁶ *Arthur's Directory of Petaluma*, 9.

²⁷ Lowrey, 80.

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had at its heart the rail station, and the spur tracks serving the east side industries soon made this an important center in itself, with connections for shipping to the river's turning basin.

East Petaluma 1857 – 1900

East Petaluma developed as an outlying neighborhood early in the City of Petaluma's history, but remained for many years an industrial center focused on the river and the railroad depot. East Petaluma, historically known as the Vallejo Township, was once a part of General Mariano Guadalupe Vallejo's 1843 land grant, which was initially ten square leagues (approximately 44,000 acres) that included the Vallejo and Sonoma townships. It was bordered by Sonoma Creek on the east, San Francisco Bay on the south, and Petaluma Creek on the west. Vallejo, who had been in charge of the San Francisco Presidio, was named Commander of Northern California in 1831, which led him to establish a colony in Sonoma in 1833.²⁸ He built the Petaluma Adobe in 1836. This became his ranch house and primary residence, although he retained the homestead in Sonoma as well.²⁹ The Petaluma Adobe is considered the first house in the Petaluma valley and is listed on the National Register of Historic Places. It is located three-and-one-half miles east of the Ellis-Martin House.³⁰

Thomas Hopper, a former miner and land speculator, purchased 270 acres of land from Vallejo located directly east of the Petaluma townsite, on the east side of Petaluma creek, in 1854. On August 27, 1857 Hopper conveyed one quarter each of his 270-acre tract to W. D. Bliss, John Kalkman, and Stephen C. Hayden, retaining one quarter for himself. Their purpose was to develop East Petaluma into "town and villa-lots" and take advantage of the active land speculation that was occurring at the time, due in part to a shortage of housing in the growing city.³¹

They formed a corporation and surveyed and platted the land. At this point there was no reliable connection between East Petaluma and west Petaluma. They were able to get support for and build a drawbridge across the creek at the foot of Washington Street, which greatly increased the value of the land in East Petaluma. Finally, they were able to get East Petaluma included within the city boundaries when the city was incorporated in 1858.³² A year after incorporation lots were selling for as much as \$500.³³

²⁸ Heig, 5.

²⁹ It was sold in 1857

³⁰ Thompson, Thomas, 20.

³¹ Thompson, Thomas, 20.

³² Thompson, Thomas, 20.

³³ Heig, 40.

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The land on which the Ellis-Martin House is located today was an approximately 18-acre parcel known as Block 40 within East Petaluma. William D. Bliss gained ownership of the parcel in the aforementioned real estate deal. William Hill purchased not only Block 40 but also the Agricultural Park and race track across the street. About three-quarters of Block 40 was included within the new city limits, the boundary line passing diagonally across the southeast corner of the block. This area was even served by the Petaluma Street Railway, which ran from the train station to the race track grand stands within the Agricultural Park, across from and about 300 yards from the Ellis-Martin house.

The City purchased the Agricultural Park in 1910 with a bond measure. The City intended to use the property as a park, but speculated that it might be used for a school, hospital or fire station in the future. Today Kenilworth Park is still occupied by many of the uses for which it has been known since the 1880s and uses that the city envisioned for it when it was purchased in 1910. The Sonoma-Marin Fairgrounds are still located on the tract, including the race track (in a different location). Kenilworth Park itself is the site of the City's public library. The east side of the property is the location of the Petaluma Swim Center and Skate Park. The north side of the tract, across from the Ellis-Martin property, is occupied by Kenilworth Junior High School and athletic fields, which is currently being developed as a shopping mall.

Despite platting and improvements, development was relatively sparse in East Petaluma into the 1870s. Most of the businesses, including the McNear warehouses, were clustered around the Petaluma River's turning basin or upriver from the turning basin.³⁴ The San Francisco and North Pacific Railroad Depot was in place five blocks east of the turning basin, but the businesses were oriented towards the river rather than the railroad.³⁵ By the 1880s, however, this area began to grow as an industrial center. Numerous warehouses, shops such as carriage shops, carpenter shops, and Chinese laundries, and businesses like planing mills, lumber yards and liverys were located east of the river and down East Washington Street.

Many, including the massive Golden Eagle Mill, were served by railroad spurs from the main rail depot.³⁶ A few houses were located in the two-block area between Copeland and Wilson, immediately east of the river.³⁷ By the late 1880s however a small commercial and residential

³⁴ The McNears were Petaluma's richest and most powerful family for 80 years, according to Adele Heig's history of Petaluma (*History of Petaluma*, 95).

³⁵ "Bird's Eye View of the City of Petaluma, Sonoma County, California," 1871.

³⁶ Sanborn Fire Insurance maps, 1883, 1884 and 1885.

³⁷ Sanborn Fire Insurance map, 1884.

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area had established itself in East Petaluma around the depot, mid-point between the river and Block 40 at the edge of town. Businesses in this center included a mill, livery and warehouse. By the 1890s businesses solidly lined East Washington to Copeland Street, with relatively regular residential development to the east beyond.

East Petaluma – 1900 - 1960

East Petaluma, while seeing some residential development in its first 100 years, remained an industrial center with enclaves of modest housing (likely for workers) until the post-war years. It is at this point that the Martin family began to subdivide their 18-acre parcel for residential development.

In the first decade of the twentieth century businesses expanded in East Petaluma. Three tanning companies and one shoe/saddle manufacturing company located there, as well as a winery and a silk mill.³⁸ Business uses lined East Washington Street up to Copeland Street, and residential development was solid if not dense between Bremen and Hopper to the silk mill next to Jefferson. McKinley School, an elementary school designed by Brainerd Jones in the Craftsman style and constructed in 1911, was located two blocks south of Block 40 on East Washington and Vallejo Street. It replaced an earlier one-room school house at that location. The area was also served by the Petaluma Street Railway.

In summary, by the time the Ellis-Martin house was built in the first decade of the twentieth century East Petaluma was a full-fledged community, with a school, businesses, residential neighborhoods, the main rail depot, and a street railway that connected Block 40 to the downtown. The 18-acre Ellis-Martin property was an anomaly at this point. It marked the edge of Petaluma and the transition literally from city to country. It was here that John Ellis chose to build a new home and retire to a more leisurely, semi-rural life.

In the late 1940s residential development, mainly small, modest homes, infilled the area between the industrial center of East Petaluma and the fairgrounds further east. Despite these changes, many of the large scale businesses east of the river remained, including the railroad depot, offices, yards, warehouses, and shops; two major lumber yards; the Golden Eagle Milling Company; McNear Company and Poultry Producers of Central California warehouses; the Nye & Nissen Egg Packing House; the Petaluma Electric Incubator Company; the Petaluma Ice & Cold Storage Company; the Petaluma Tanning Company; the Petaluma Co-operative Mercantile Company; and Sunset Line & Twine.

³⁸ This building was renovated by Brainerd Jones in 1922 and is on the National Register of Historic Places today.

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Development and improvements continued into the 1950s and 1960s. Several apartment projects were developed on the Ellis-Martin property, which was annexed to the city in 1959. Highway 101, east of the fairgrounds and Block 40, was constructed in 1957. Kenilworth Junior High was developed on the fairgrounds adjacent to the highway later that year. The city pool was built near the site of the former race track.

In 1976 East Washington Street from just east of Lakeville to just west of the Ellis-Martin House was widened.³⁹ In the 1980s and 1990s more apartment buildings and a shopping center were built on the Martin property.

The Ellis-Martin House

John D. and Margaret S. Ellis

The Ellis-Martin house was built by John Dixon Ellis, a farmer.⁴⁰ He was born in Nova Scotia on August 16, 1855 and in 1885 moved to Australia, where he lived for seven years. There he married Margaret Sterling of Canada, and had a daughter, Treasure. He came to California in 1892 and bought a 245-acre ranch from Charles J. Campbell in Vallejo township east of Petaluma, where he lived until 1909.⁴¹ On November 19, 1907, at the age of 52, Ellis bought the 18-acre Block 40 in East Petaluma. He hired Brainerd Jones to design his home and Frank A. Sullivan of Santa Rosa to build it. The estate was to also include a barn, workshop and tank house. It was described as follows on the occasion of its sale to John and Bertha Mount:

The home is one of the show places of the vicinity and the elegant modern residence, designed by Brainerd Jones and built a few years ago, is one of the most beautiful in the county. It is a monster eight-room house with every modern convenience, three big fireplaces and hot and cold water, gas and electricity throughout. There are huge barns, sheds and other improvements all being most substantial and well kept, and a beautiful garden. The farming land is all rich sediment land and among the best and richest land in the county, and the home is ideally located with every city convenience and is handy and convenient to town.⁴²

Little is known of Ellis' life in Petaluma, although his wife was very active in the Petaluma

³⁹ The street in front of the Ellis-Martin house was improved in conjunction with the freeway construction in 1957.

⁴⁰ According to descendent Tom Gossage, Ellis was also a cabinetmaker and constructed the house and outbuildings.

⁴¹ *The Petaluma Argus*, March 20, 1919.

⁴² *The Petaluma Argus*, February 10, 1919.

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Women's Club.⁴³ He sold his house and property to John C. Mount in 1919 and rented a small house on Spring Street in west Petaluma. He died on March 21, 1919 at age 64 of a heart attack, just after he had moved into his new home. Ellis' funeral service was conducted by the Elks, and he had a distinguished group of pallbearers, including such local dignitaries as businessman G. P. McNear, Dr. S. Z. Peoples, and architect Brainerd Jones.

John and Bertha Mount

John C. Mount and his wife Bertha, who owned the Blackburn funeral parlors in Petaluma, bought the home from John D. Ellis in 1919. They lived there only a year, however, deciding to have another home built closer in. The Mounts sold the Ellis house and property to Leopold Martin in January 1920. The sale was noted as follows: "It [the real estate deal] is an unusually important one as it includes the elegant home and a seventeen-acre tract of land just west of Kenilworth Park."⁴⁴

The Leopold Martin family

Charles Martin

The Martins were a long-time Marin and west Sonoma County family, and in fact descendants still hold their original ranch in Marin County. Leopold Martin (1873-1940), the long-time owner of the Ellis-Martin House, was a dairyman born in Chileno Valley, Marin County, on May 26, 1873. He was one of seven children born to Charles Martin (1829-1905), a prominent Marin County rancher. The elder Martin was born in the Italian-speaking Canton (state) of Ticino, Switzerland in 1829 and emigrated to the United States in 1852 at the age of twenty-two.⁴⁵ His Italian name, which he changed upon immigrating, was Carlo Martinoia.

He arrived in San Francisco on June 15, 1852 after sailing through the Isthmus of Panama. Charles Martin was a mason by training, but did not pursue this line of work in the west. After a stint in the mines and in Santa Cruz, he came to the Chileno Valley in West Marin in 1857 and was able, through hard work, to purchase his first ranch in 1862 from Henry Halleck.⁴⁶ By 1911

⁴³ Mrs. Ellis was president of the Club when the new club house was built, designed by Brainerd Jones and constructed in 1913. Mrs. Ellis' name is on the specification documents in that capacity. In a 1909 session she led a panel on the review of city ordinances, particularly regarding clean streets, and a review of the quality of the city water supply.

⁴⁴ *Petaluma Argus* January 2, 1920.

⁴⁵ Between 1850 and 1930, 20,000 Italian-speaking Swiss immigrants left the Canton area of Ticino for California. West Marin had the largest population of Swiss-Italians in California outside of Los Angeles and San Francisco (Rolland, quoting Professor Giorgio Cheda of Locarno Teachers College).

⁴⁶ Ehat, Interview, Peter Dolcini (great-grandson of Martin) August 9, 1984.

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Martin was one of the largest land owners in the area, owning 5,000 acres.⁴⁷ Prior to his death he had incorporated his holdings under the name of the Charles Martin Company, of which he was president. After his death his son Charles G. Martin became president, son Arnold J. Martin was vice-president, Leopold Martin was treasurer, and daughter Delfino Patocchi was secretary.⁴⁸ Today descendants of the Martin family own 8,100 acres over nine ranches in the Nicasio, Hicks and Chileno Valleys.⁴⁹ The home ranch of 586 acres is owned by descendent Sally Gale and her family. They are still engaged in ranching.

Leopold Martin

Leopold Martin spent his career as a dairyman on his father's ranch. Gregory reported in his 1911 history of Sonoma County that at that point Leopold owned seventy-five cows, several additional head of livestock and seven "high-grade" horses, as well as hogs and 600 Leghorn chickens.⁵⁰ He retired from the dairy business and bought the Ellis house on July 1, 1920 at the age of 47.⁵¹ At the time his daughter Marie was 21, Emeline was 19, Estelle was 16, and son Elfo was 13.⁵² He lived there the rest of his life, dying on October 4, 1940. As the last living son, he was president of the Charles Martin Company at the time of his death.

Emeline Martin and Estelle Shaffer

Upon his death Martin's daughters Emeline and Estelle inherited the land and house at 1197 East Washington. They lived on the property for most of their lives. Emeline Jean Martin (1901-1996) was taught at the Commodore Stockton Elementary School in San Francisco's Chinatown for 45 years. She never married and although she traveled widely, she lived her entire life on East Washington Street.

Estelle Shaffer married Albert Godwin Shaffer ("Goodie") and also lived at the house on East Washington, although she and her husband lived for a time in Vallejo. Estelle's daughters Cynthia and Susan inherited the property upon Estelle Shaffer's death. They sold it to the present owner in 2005, although they still own the property within Block 40 on which the Kenilworth Apartments are located.

⁴⁷ Gregory, 536.

⁴⁸ Gregory, 536.

⁴⁹ Rolland.

⁵⁰ Gregory, *History of Sonoma County, including its Geology, Topography, Mountains, Valleys and Streams*.

⁵¹ Sonoma County Recorder's Office, book 388, page 372.

⁵² US Census, 1920.

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Changes to the Property over Time

Block 40 remained relatively intact as an 18-acre tract essentially until its ownership by the Martin family. Two small parcels in the southwest corner of the property were carved out and sold by John Ellis in 1914 and 1915. Today one of these properties is the site of Anna's Royal Townhouses and the other is still occupied by a small ca. 1920 home with outbuildings.

Emeline Martin and Estelle Shaffer began subdividing and selling portions of Block 40 as early as 1958. Caltrans appropriated a small parcel in the northeast corner of the property for an exit ramp some time in the mid-1950s. East Washington Street from the river to just west of 1197 East Washington was widened to four lanes in 1976. Street trees were removed at that time. The street to the east of this improvement – the area in front of the Ellis-Martin house - had already been widened with the construction of the Highway 101 freeway exit ramps.

Other more recent projects on Block 40 were developed in the 1980s and 1990s, both housing and retail development, by Martin and Shaffer. A wide right-of-way was established for Washington Creek in 1994. This divides the upper one-third of the original Block 40 from the rest of the block in a diagonal fashion southwest to northeast.⁵³ It is owned and controlled by the Sonoma County Water Agency.

Today Block 40 is occupied north of the creek by single family houses. The land area south of the creek is occupied by a shopping center, apartment buildings, one small semi-rural property, and the Ellis-Martin house and associated property. The land to the north and rear (west) of the Ellis-Martin house is being developed with single family homes adjacent to the creek. The original tank house is being retained as part of this development on a separate parcel. The front and side yards of the Ellis-Martin house are also being retained in their current configuration. With the new development, the parcel on which the house is located will be 4,237 square feet in size.

Previous Surveys

The house at 1197 E. Washington was the subject of a reconnaissance survey by Dan Peterson, AIA in 1976. At the time it was noted as a good example of a Colonial house with Craftsman influences.

⁵³ "1197 E. Washington." On file, City of Petaluma Community Development Department, Petaluma, CA.

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The house was included on a Heritage Homes (Petaluma's local preservation organization) tour in 1998.

The house and property were the subject of an intensive survey by Tom Origer & Associates in 1998 for a previous redevelopment project. At the time the house was noted as a good example of Brainerd Jones' work, and a good example of a small farm such as occurred throughout the region during the late 1880s and early 1900s. It was deemed eligible for inclusion in the National Register of Historic Places under Criteria A, B, and C.

Since the 1998 Historic Resource Inventory of the Ellis-Martin property the land has been re-subdivided and two of the outbuildings (the barn and workshop) demolished. This was determined a mitigatable impact according to evaluations by previous architectural historians, and permitted by the City of Petaluma. The tank house remains but will be moved slightly southeast. It will maintain its current relationship to the Ellis-Martin house. It is to be rehabilitated for another use. It is on a different parcel and is not a part of this nomination.

The 1998 survey stated that the property was a rural farmstead. Research since then has revealed that in fact the property appears to have been developed as an 'in-town' farm (it is located less than a mile from the heart of Petaluma at Washington and Petaluma Blvd. North) to serve as a semi-rural retirement property for John Ellis and later Leopold Martin. In that sense, it is not typical of the small ranches developed in Sonoma County at the time, which were primarily working chicken ranches or small, subsistence acreages and two-to-five acres in size.

Additional features of the property that are atypical of Sonoma County ranches include the fact that the outbuildings were apparently designed all at one time (including the tank house) and with demonstrated care. Rather than typical board and batten siding, the battens had an unusual double-ogee shape in profile. Additionally, they were carefully flashed with metal flashing placed between the ends of individual members. As a result, the outbuildings had an unusually rich texture. They were sited in a formal arrangement to the west and north of the house, with no room for a working yard.

This is atypical of a Sonoma County ranch, or even an in-city property. Outbuildings were typically built as needed, and located where room was available or where it suited the functions of adjacent buildings or yards. Outbuildings also tended to evolve in function, and this evolution

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was apparent on the exterior.⁵⁴ The Ellis-Martin outbuildings were also relatively small. The barn was 1,260 square feet in size and had only three stanchions, and the workshop, which had a storeroom and metal workshop, was 512 square feet in size.

Finally, it was very unusual for a semi-rural home of this type to be designed by an architect. The fact that Brainerd Jones, an architect who designed homes for the region's leading families, designed this house and possibly the outbuildings, is highly unusual. The excellent integrity of the house is perhaps indicative of the fact that the design of the house inspired the care of the owners over time.

Summary of Significance

Brainerd Jones designed the Ellis-Martin house at a time when Petaluma's residential development had not expanded significantly beyond west Petaluma. East Petaluma, where the Ellis-Martin house is located, was characterized primarily by industrial development along the river and East Washington at the west end; some commercial development at the rail station; and the Kenilworth Park race track and clubhouse across from the Ellis-Martin house. There was sparse residential development on the east side.

Petaluma as a whole was very much an agricultural town at this time. Many of the close-in rural properties were chicken ranches and two-to-five acres in size. The outlying ranches tended to be several hundred acres, devoted primarily to dairy ranching. The Ellis-Martin property was an exception in that it was close-in, but of a significant size; it was designed by a prestigious architect; and built by a well-regarded builder from out of town. It was also an exception to the typical small ranch property for the fact that the outbuildings were apparently designed at one time and characterized by considerably more finesse than the typical Sonoma County small ranch.

Historically the Ellis-Martin house was part of a semi-rural, in-town ranch that was a retirement property and somewhat of a showcase for two farmer/ranchers who owned it over time. Ellis hired the preeminent architect of the day to design his ranch house and likely the outbuildings, and one of the top builders in the region to build it. The house reflected the latest architectural style, and was finely wrought in every detail. The next owner, Leopold Martin, evidently had an appreciation for the property as well, as he and his heirs made virtually no changes to it. It was carefully maintained for the nearly 80 years that they owned it, while changes occurred all

⁵⁴ The barn was actually a typical representation in this respect. So many doors were cut into the façade to accommodate different vehicles and equipment that the building had to be reinforced.

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around the estate. This is a testament to the design skills of Brainerd Jones and the enduring desirability of his homes to this day.

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Boundary Description and Justification

The Sketch Map in Additional Documentation section serves as the boundary description.

The boundary for the Ellis-Martin House is the legal lot on which it is located, and the APN (007-361-022) historically associated with the house.

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The attached photographs have the following information in common:

- Photographer: Diana Painter
- Date of photograph: January 21, 2006
- Location of original negative: Painter Preservation & Planning

Below is the list of photographs by Photograph Number.

Photo No.	Property Address/View
1	East (front) façade, view from east
2	North (side) façade, view from north
3	South (side) façade, view from south
4	Front and side facades, view from southeast
5	West (rear) façade, view from west
6	Detail of window (1), east facade
7	Detail of entry, east facade
8	Detail of pergola (1), east facade
9	Detail of pergola (2), east facade
10	Detail of window (2), east facade
11	Detail of chimney, south facade
12	Detail of window, north facade
13	Detail of sleeping porch, north facade
14	Detail of leaded glass, south facade
15	Detail of leaded glass, sidelight, east facade
16	Detail of eaves, typical
17	Detail of windows, typical
18	East (front) façade with tank house, view from east*
19	West (rear) façade with tank house, view from west*
20	North (side) facade with tank house, view from north*
21	Context, view to southwest from rear of house
22	Context, view to northeast from front of house

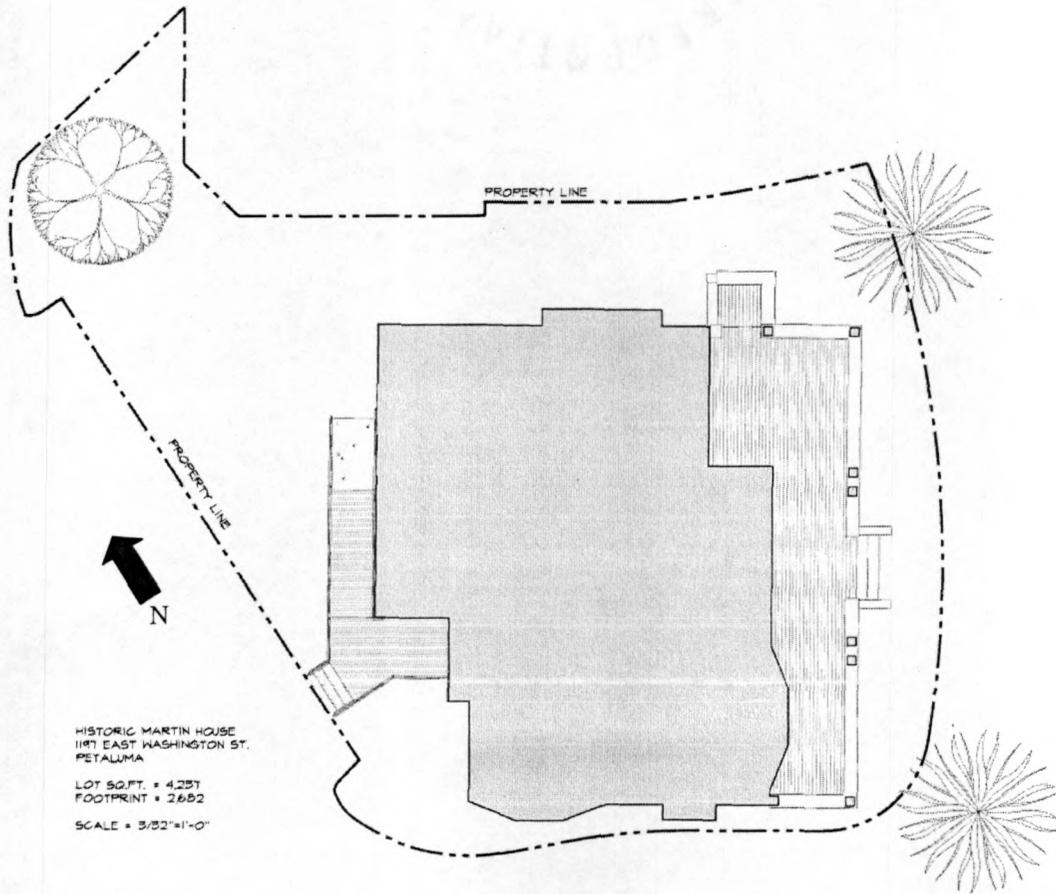
- Note: Tank house is on a separate parcel. It will be moved slightly and reconstructed and is therefore not a part of this nomination, per Criteria Consideration E.

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This map serves as the Boundary Description.

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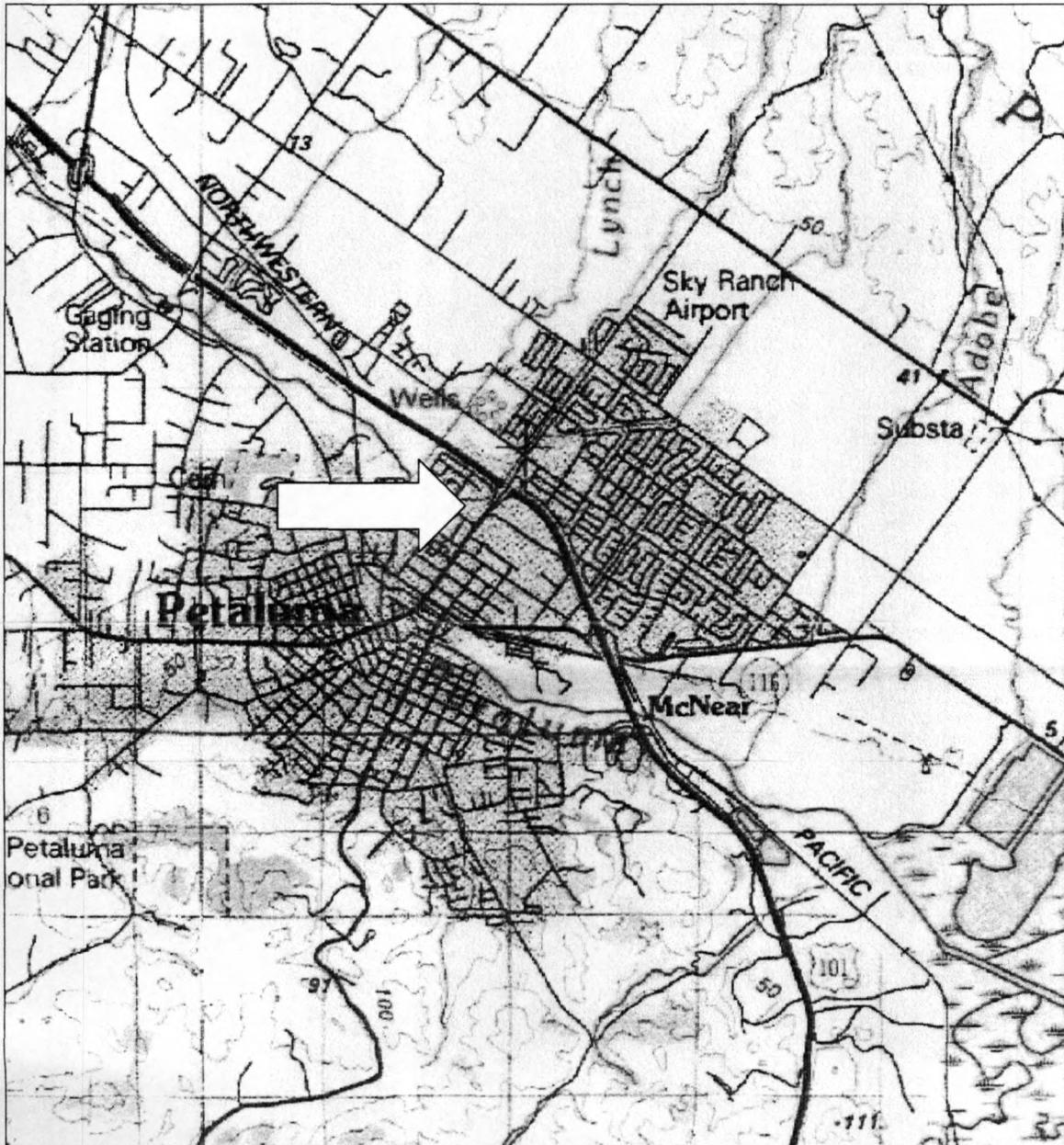


Figure 1: Regional location map

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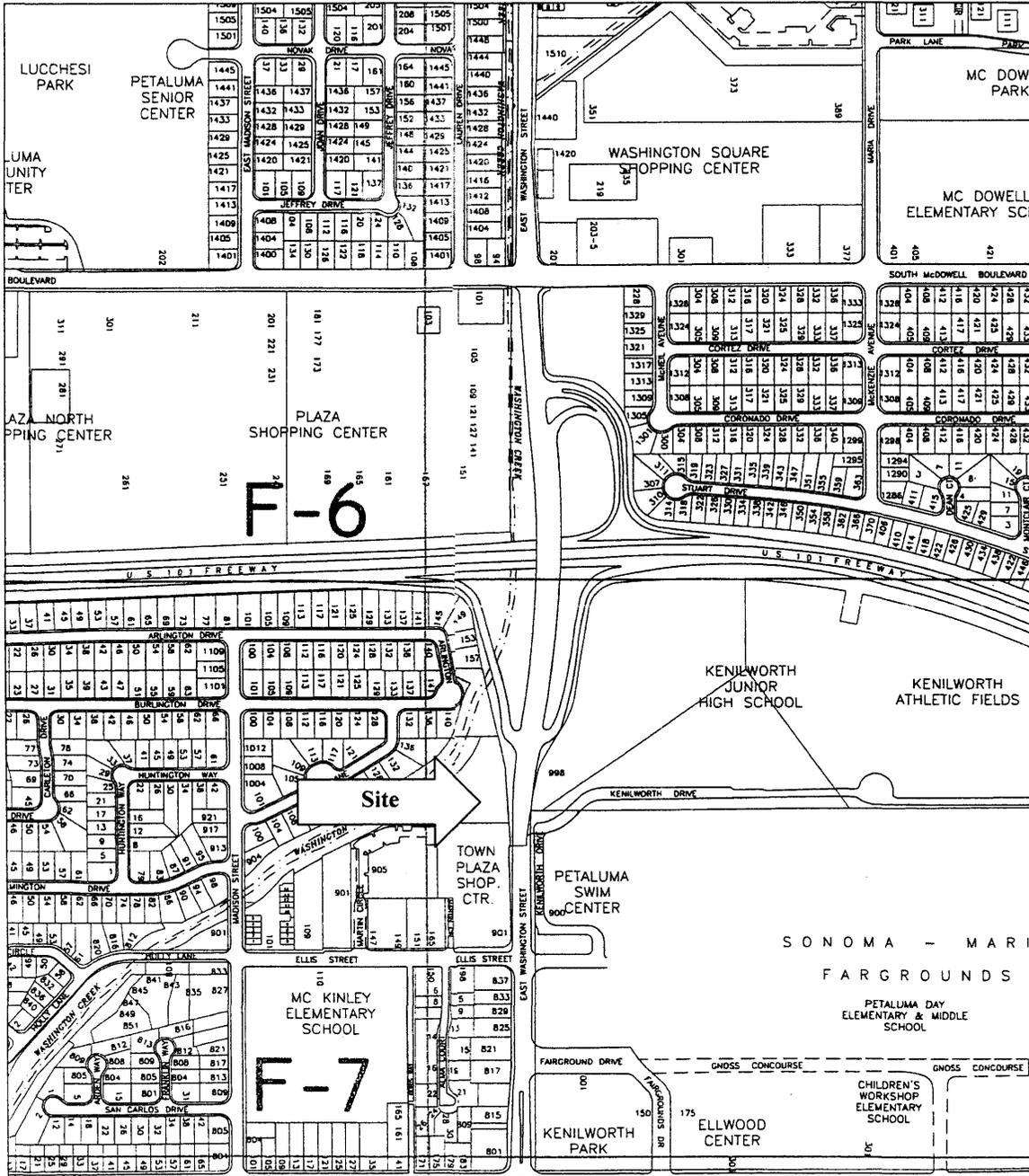


Figure 2: Vicinity map

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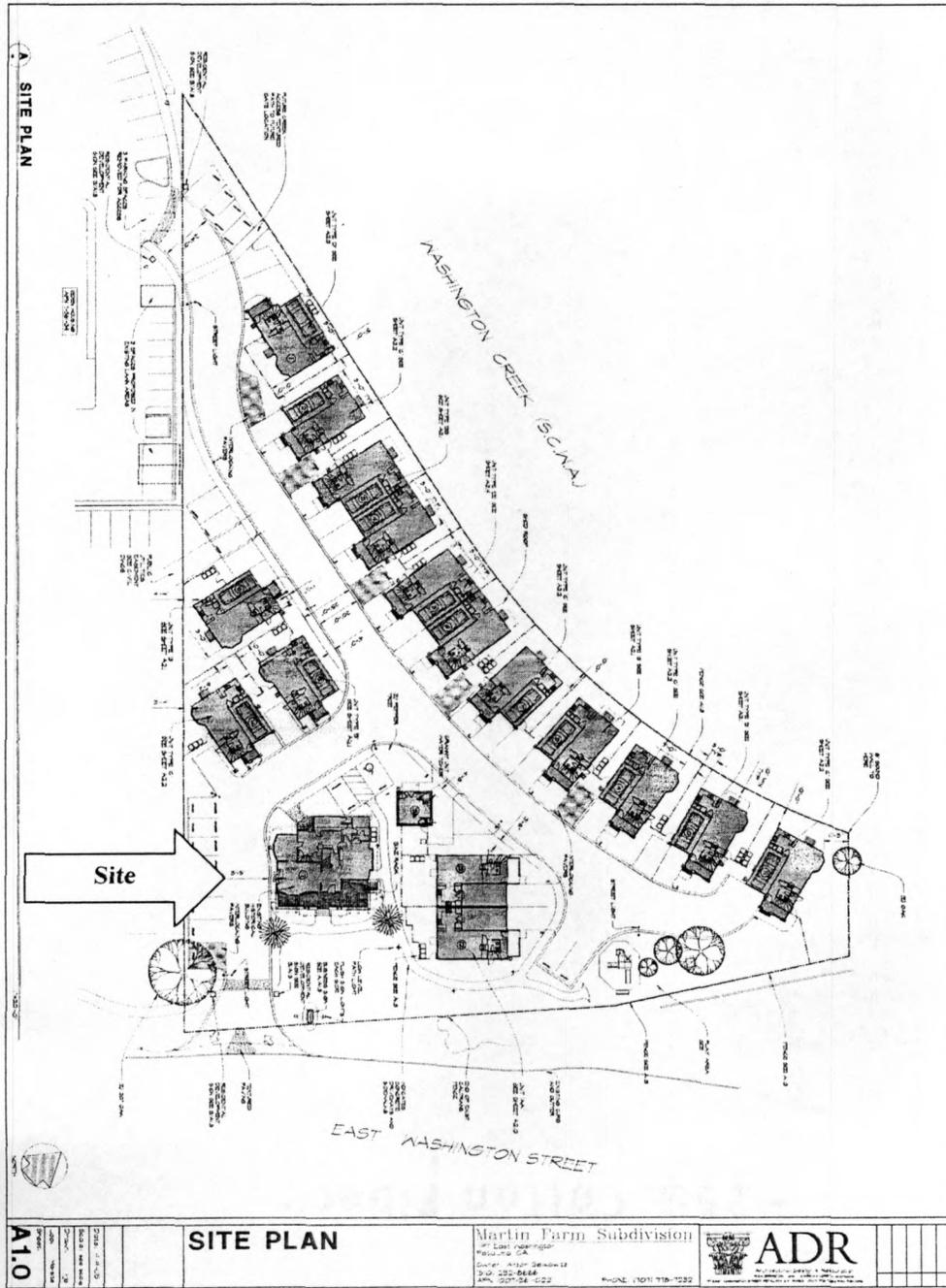


Figure 3: Site plan showing Ellis-Martin house

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Drawing by Architectural Design & Restoration

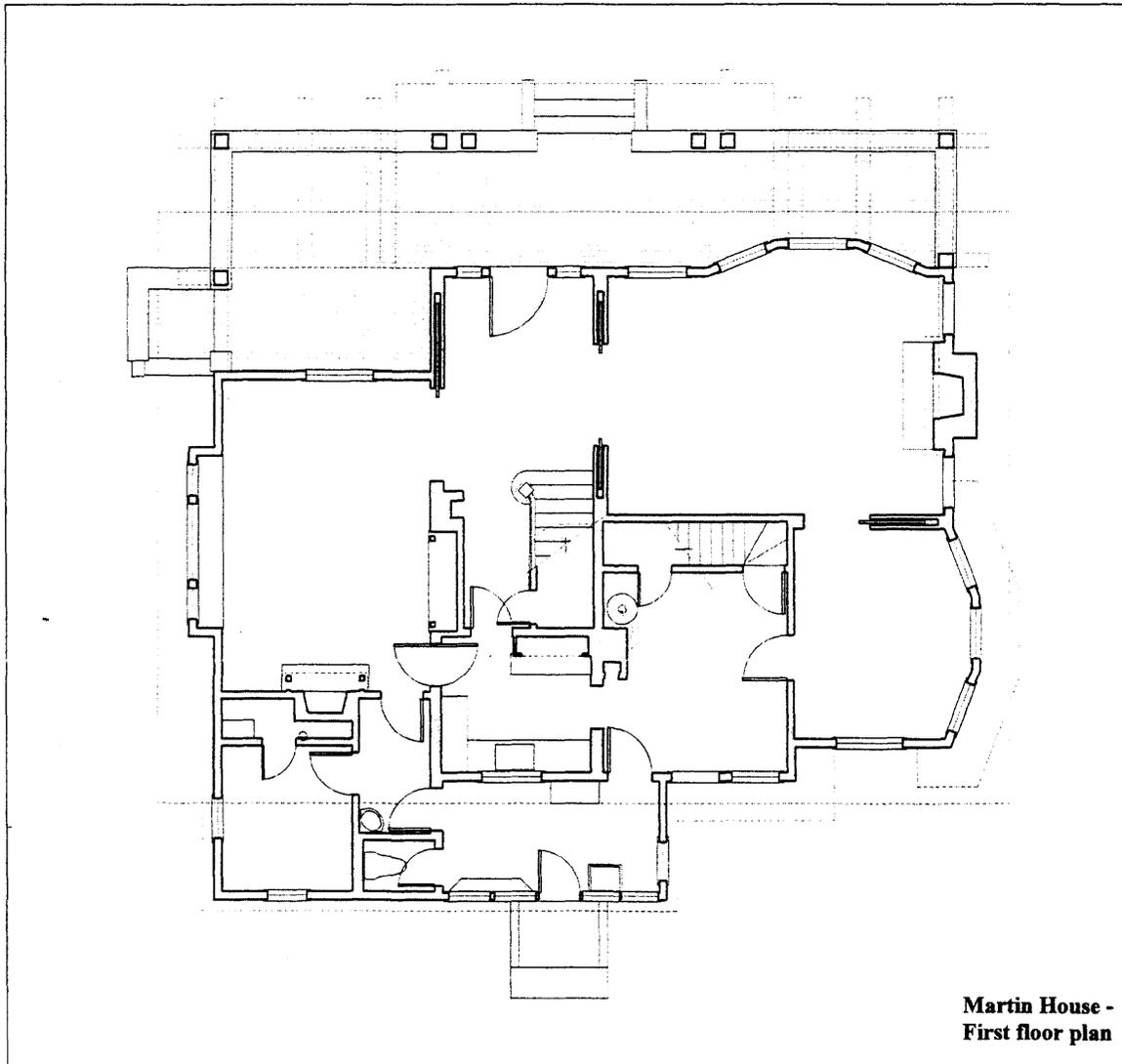
Figure 4: Front facade

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Drawing by Architectural Design & Restoration

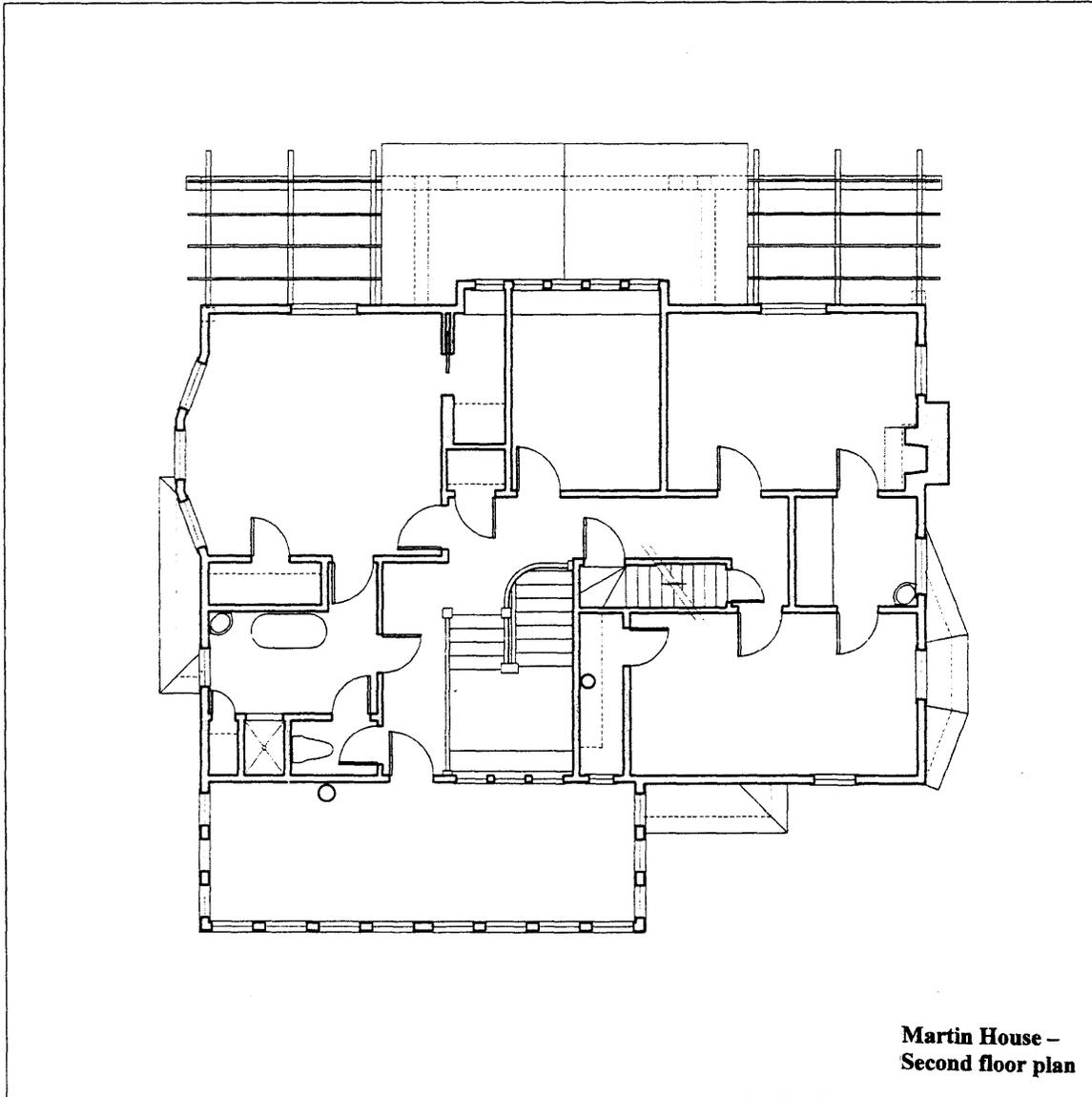
Figure 5: First floor plan

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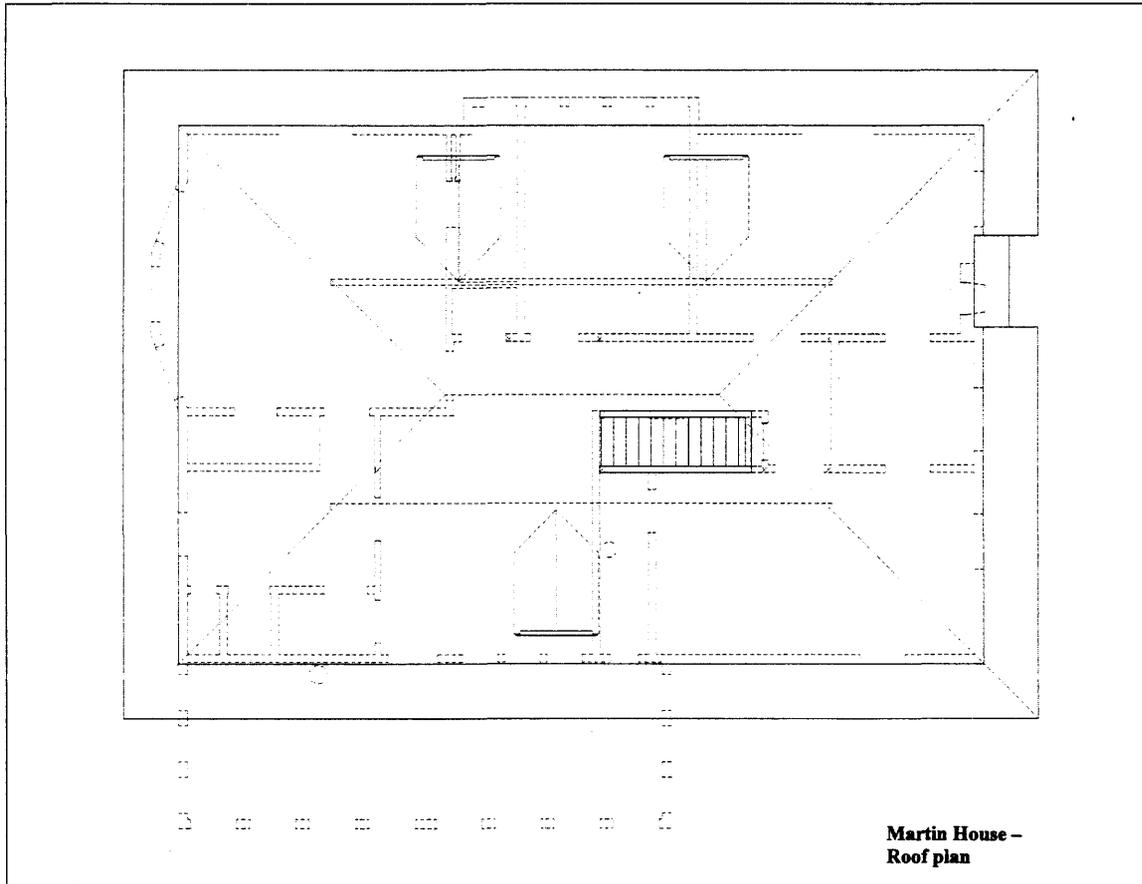
Figure 6: Second floor plan

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Figure 7: Reflected ceiling plan

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Courtesy Petaluma Museum

Figure 8: Historic photograph of Martin home ranch in Chileno Valley

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Courtesy Petaluma Museum

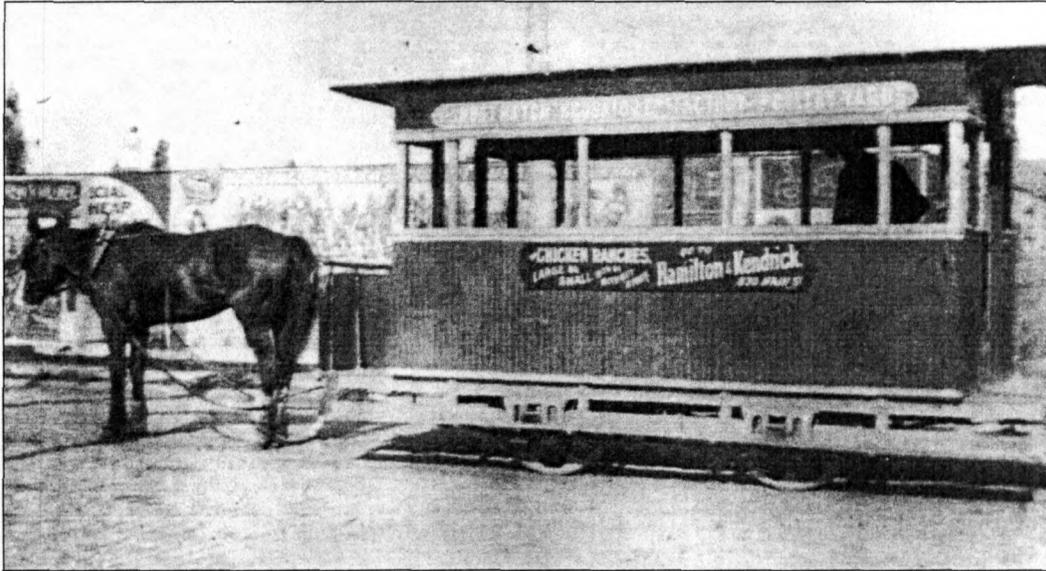
Figure 9: The Kenilworth Park race track was across the street from the Ellis-Martin house

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Courtesy Petaluma Museum

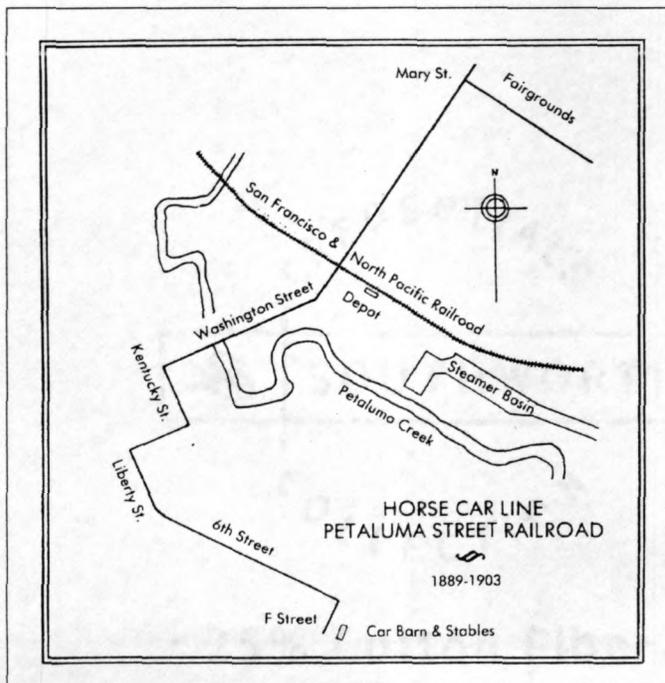


Figure 10: The Petaluma Street Railway ran from downtown to the race track across from the Ellis-Martin property

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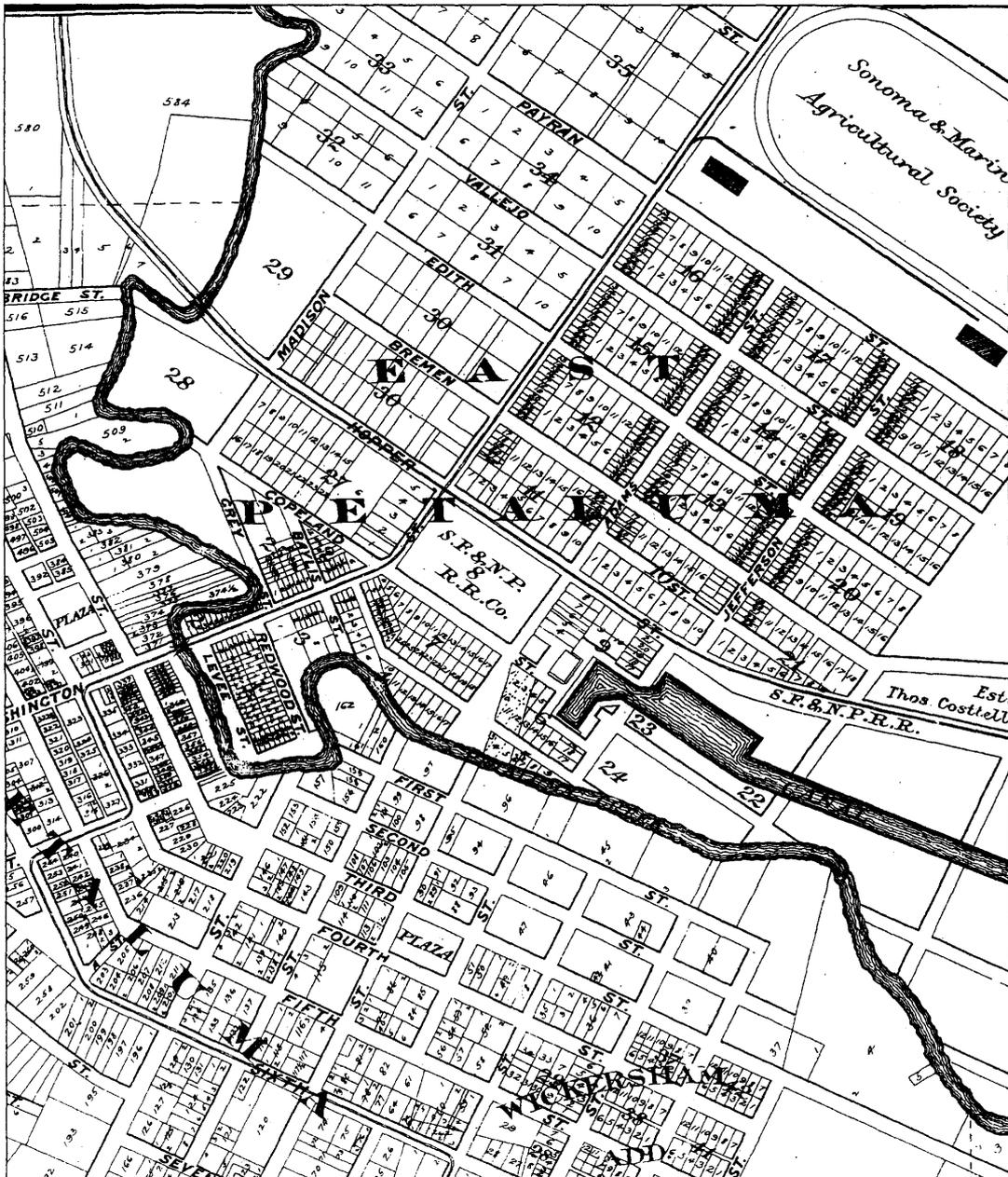


Figure 11: 1898 map showing race track and rail line across from the Ellis-Martin property

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Figure 12: February 10, 1919 notice of sale of Ellis-Martin home

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Courtesy Petaluma Museum

Figure 13: Architect Brainerd Jones

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Photograph by Diana Painter

Figure 14: Of all Jones' residential designs, the 1910 Hahman house in Santa Rosa is the most like the Ellis-Martin house

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Courtesy Petaluma Museum

Figure 15: The 1911 McKinley School, designed by Brained Jones, was two blocks from the Ellis-Martin house

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Courtesy Sonoma County Library

Figure 16: This 1956 photo shows post-war infill development and the southwest corner of the Ellis-Martin property

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Courtesy Sonoma County Library

Figure 17: This 1957 aerial shows the new freeway and the Ellis-Martin house at the edge of the urbanized area

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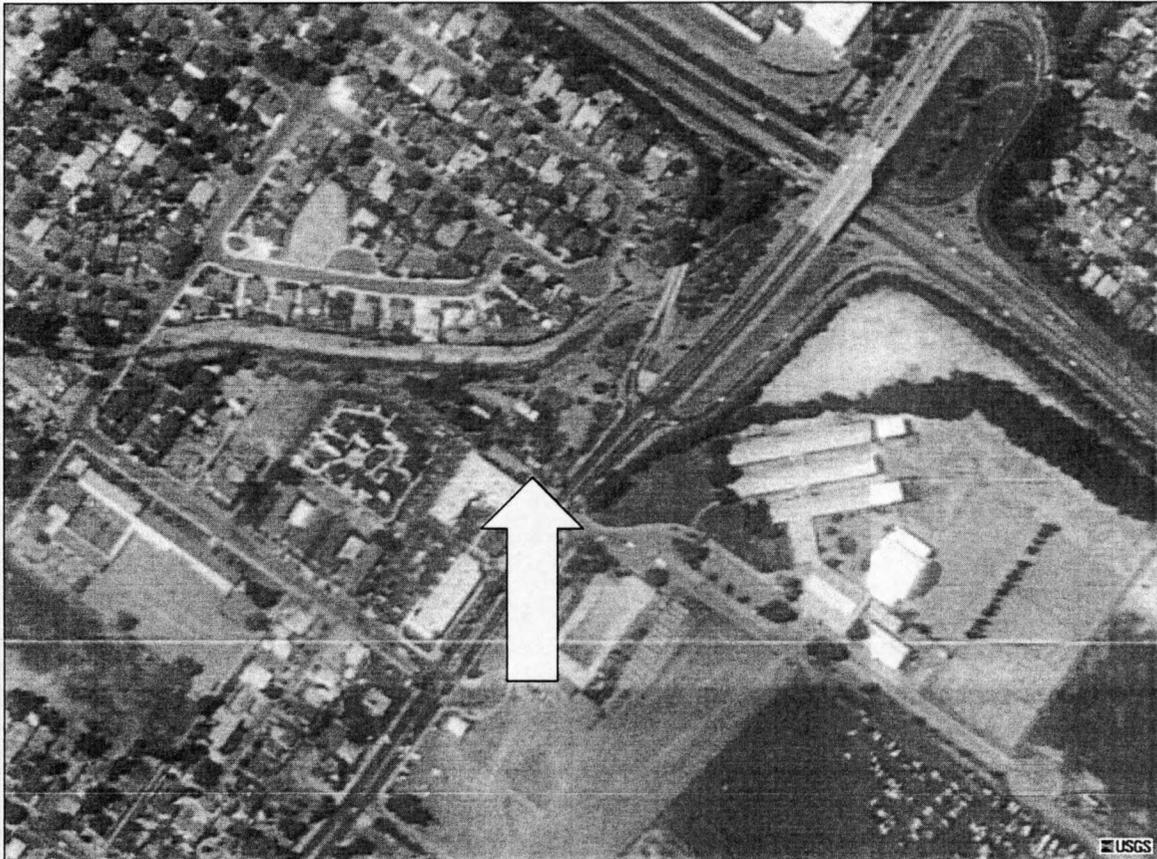


Figure 18: This aerial shows the Ellis-Martin house in 1983; the original Block 40 is outlined