

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Peterson House

and/or common

**2. Location**

street & number 1124 Talbot Avenue not for publication

city, town Albany vicinity of congressional district 8th

state California 94706 code 06 county Alameda code 001

**3. Classification**

| Category    | Ownership                 | Status              | Present Use   |                     |
|-------------|---------------------------|---------------------|---------------|---------------------|
| district    | public                    | X occupied          | agriculture   | museum              |
| building(s) | X private                 | unoccupied          | commercial    | park                |
| structure   | both                      | work in progress    | educational   | X private residence |
| site        | <b>Public Acquisition</b> |                     | entertainment | religious           |
| object      | in process                | yes: restricted     | government    | scientific          |
|             | being considered          | X yes: unrestricted | Industrial    | transportation      |
|             |                           | no                  | military      | other:              |

**4. Owner of Property**

name Ragi Awn

street & number 1124 Talbot Avenue

city, town Albany vicinity of state California 94706

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Recorder's Office, Alameda County Courthouse

street & number 1225 Fallon

city, town Oakland state California

**6. Representation in Existing Surveys**

title None has this property been determined eligible? yes X no

date federal state county local

depository for survey records

city, town state

## 7. Description

| Condition                                |                                       | Check one                                   | Check one   |
|--|---------------------------------------|---|---|
| <input type="checkbox"/> excellent       | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered          | <input checked="" type="checkbox"/> original site |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins        | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved date _____         |
| <input type="checkbox"/> fair            | <input type="checkbox"/> unexposed    |   |   |

### Describe the present and original (if known) physical appearance

The Peterson House is a detached one-story wood cottage built in or just after 1906. The original shape was rectangular, and it contained a living room, kitchen, 2 bedrooms, bath, and 2 open porches. It was originally gas-lit and had an outhouse in the back yard (Fig. 1A). What is notable about the Peterson House is the expressed frame construction method. In this form, the framing of the house, instead of being 2 X 4s inside the walls, is 4 X 4s exposed on the exterior. First, the frame of 4 X 4s was built on the subfloor; then, on the interior, 1 x 4 boards were nailed across the posts and lath and plaster or wood panelling attached to the 1 X 4s. From the exterior, double-coursed wood shingles were attached to the 1 x 4's which were behind the posts (See Fig. 2). This left the actual framing of the house exposed. (See Photo 1 and Fig. 3: front elevation). Finally, in the corner panels and on the front porch, a cross-bracing of 2 x 4s was added for strength. At the front of the house, a horizontal 4 x 4 supports the eaves (Figs. 4a, b). The house originally had a wood shingle roof and this has been restored. In addition, the house had notched rafter tailings extending beyond the roof line (Fig. 3 and Photo 2) and crossed rafters at the front and rear peaks of the roof. These were rotten and have been removed but could be restored. The house originally had a brick foundation; this has been replaced with a cement one.

One of the more interesting features of the house is the front door. The door, perhaps crafted by Mr. Peterson himself, consists of the 5-panelled door of the period which is found throughout the house. But on the front door, 3 inch-thick rough-hewn boards were attached with 52 hand-hewn wood pegs. Two hand-forged iron decorative hinges and iron bars across the one glazed panel complete this distinctive door (Fig. 4c). The living room has a box-beam ceiling (Fig. 4d), and lath and plaster walls above the fir board and batten panelling (Figs. 2, 4e). At the top of the panelling, there is a wooden ledge. Originally, the brick vent for the (original woodburning?) stove in the kitchen was enclosed as a fake fireplace in the living room. Above the fireplace were two cabinets which had leaded glass doors. Remains of the decor above the fake fireplace were found behind a modern sheetrock covering and the original, but broken glass doors were found under the house. Not enough of this feature remained to restore it. The brick vent had become a hazard, so this was replaced with a working fireplace, faced in the style of the rest of the living room. The original kitchen had undergone several modernizations, but with the addition of a new kitchen at the rear of the structure in 1980, this room was restored to its original condition, leaving the fir tongue and groove wainscotting exposed (Fig. 4f). The front bedroom is in virtually original condition. The pressboard wall covering (Figs. 4g, h) is in a remarkable state of preservation. All of the original woodwork is intact, as are the brass door fittings and light fixture. In the rear bedroom, the original fittings and woodwork are also intact. Between these two bedrooms, and originally opening into both of them, is a bath; this had in it a leg tub and a basin. These and their brass fittings as well as the original brass light fixture are still in use. The room has been modified; however, the door to the rear bedroom has been moved to the west wall of that bedroom, the tub was moved to the west wall and a toilet, vintage 1910, has been added. The original wood wainscotting has been restored to its original natural finish (Fig. 4i, and see Fig. 2C). The small room behind the rear bedroom was probably originally a storage room. It was entered from the rear porch. In the 1930s, a toilet was installed here; this has now been converted into a full bath, but the original wood wainscotting was retained (Fig. 4j).

## **8. Significance**

| <b>Period</b>                             | <b>Areas of Significance—Check and Justify below</b> |   |   |  |  |  |  |  |
|---|--|---|---|--|--|--|--|--|
| <input type="checkbox"/> prehistoric      | <input type="checkbox"/> archeology-prehistoric      | <input type="checkbox"/> community planning     | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion                |  |  |  |  |
| <input type="checkbox"/> 1400-1499        | <input type="checkbox"/> archeology-historic         | <input type="checkbox"/> conservation           | <input type="checkbox"/> law                    | <input type="checkbox"/> science                 |  |  |  |  |
| <input type="checkbox"/> 1500-1599        | <input type="checkbox"/> agriculture                 | <input type="checkbox"/> economics              | <input type="checkbox"/> literature             | <input type="checkbox"/> sculpture               |  |  |  |  |
| <input type="checkbox"/> 1600-1699        | <input checked="" type="checkbox"/> architecture     | <input type="checkbox"/> education              | <input type="checkbox"/> military               | <input type="checkbox"/> social/<br>humanitarian |  |  |  |  |
| <input type="checkbox"/> 1700-1799        | <input type="checkbox"/> art                         | <input type="checkbox"/> engineering            | <input type="checkbox"/> music                  | <input type="checkbox"/> theater                 |  |  |  |  |
| <input type="checkbox"/> 1800-1899        | <input type="checkbox"/> commerce                    | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy             | <input type="checkbox"/> transportation          |  |  |  |  |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications              | <input type="checkbox"/> industry               | <input type="checkbox"/> politics/government    | <input type="checkbox"/> other (specify)         |  |  |  |  |
|   |  | <input type="checkbox"/> invention              |   |  |  |  |  |  |

**Specific dates** 1906

**Builder/Architect** unknown: H. Peterson, original

**Statement of Significance (in one paragraph)** Owner apparently did some of the work himself.

The Peterson House is unique primarily for its architecture. Post and beam, single wall construction has not been utilized (and has indeed been outlawed in some localities) for a number of years because the single wall has such poor insulating qualities. Few of these structures were built in the Bay Area and very few remain, if any (the writer knows of none). It is unusual enough that having architecture students come to the door to ask about it is a regular occurrence. In addition to the exterior features of the house, much of the interior detailing is remarkably intact; while little of this detailing is unique in this locality--as it has much in common with the Berkeley Brown Shingle style--the combination of the unusual exterior with the essentially intact interior is unique, certainly for the community of Albany.

Albany was developed by land speculators anxious to serve those who fled San Francisco after the earthquake. Regents Park was such a development; it was subdivided on August 27, 1906. Eyewitnesses recall that anxious buyers came from San Francisco, bought their lots in this and other such developments, and then lived in tents while their homes were built. Local lore has it that the Peterson House was the first in Regents Park. It is thus also a remnant of the social upheaval that followed the earthquake and of the history of Albany.

## 9. Major Bibliographical References

Alameda County Assessor's Records

## 10. Geographical Data

Acreage of nominated property 2,500 sq. ft. = .06 acre

Quadrangle name Richmond Quadrangle, California

Quadrangle scale 1:24,000

UMT References

|          |          |          |          |          |          |           |          |          |          |          |           |          |
|----------|----------|----------|----------|----------|----------|-----------|----------|----------|----------|----------|-----------|----------|
| <b>A</b> | <u>1</u> | <u>0</u> | <u>5</u> | <u>6</u> | <u>2</u> | <u>40</u> | <u>4</u> | <u>1</u> | <u>9</u> | <u>2</u> | <u>94</u> | <u>0</u> |
| Zone     | Easting  | Northing |          |          |          |           |          |          |          |          |           |          |
| C        |          |          |          |          |          |           |          |          |          |          |           |          |
| E        |          |          |          |          |          |           |          |          |          |          |           |          |
| G        |          |          |          |          |          |           |          |          |          |          |           |          |

|          |           |           |           |           |           |           |           |           |           |           |           |           |
|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>B</b> | <u>  </u> |
| Zone     | Easting   | Northing  |           |           |           |           |           |           |           |           |           |           |
| D        |           |           |           |           |           |           |           |           |           |           |           |           |
| F        |           |           |           |           |           |           |           |           |           |           |           |           |
| H        |           |           |           |           |           |           |           |           |           |           |           |           |

### Verbal boundary description and justification

The nominated property occupies Albany city lot 27 in block 16, Map no. 4 of Regents Park, filed Aug. 27, 1906, Book 21, p. 51, Alameda County Assessor's parcel #065-2408-009-01

### List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

## 11. Form Prepared By

name/title Dr. Patricia Bikai

organization \_\_\_\_\_ date 1/14/81

street & number 1124 Talbot Avenue telephone (415) 845-9297

city or town Albany state California 94706

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Karen Egan

|       |                              |
|-------|------------------------------|
| title | date <u>1-26-82 (letter)</u> |
|-------|------------------------------|

For HCRS use only

I hereby certify that this property is included in the National Register

William H. Bracham

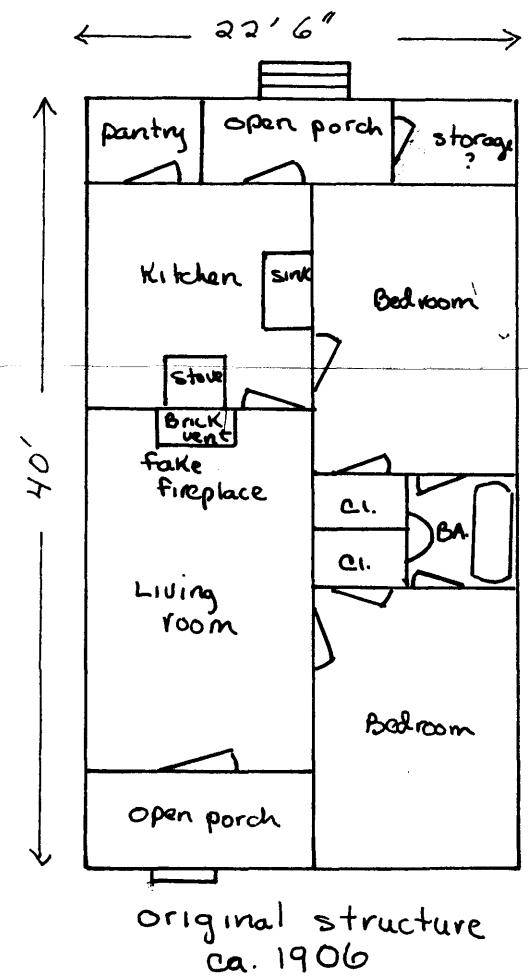
date 3.11.82

Keeper of the National Register

date

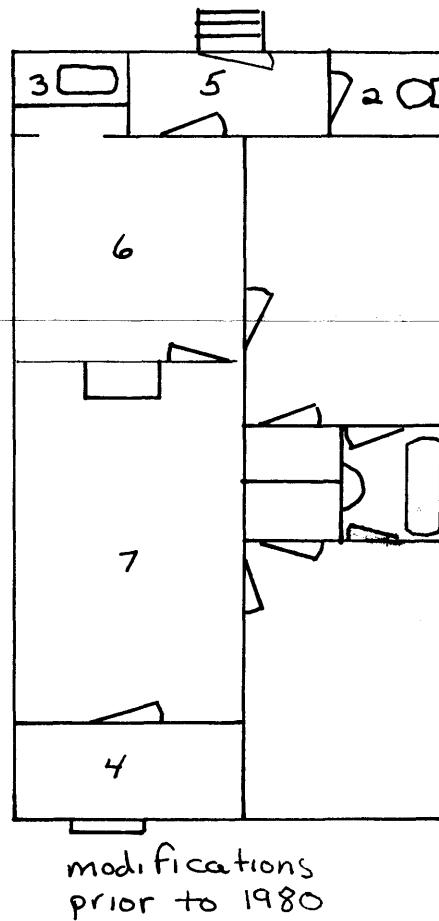
Attest:

Chief of Registration

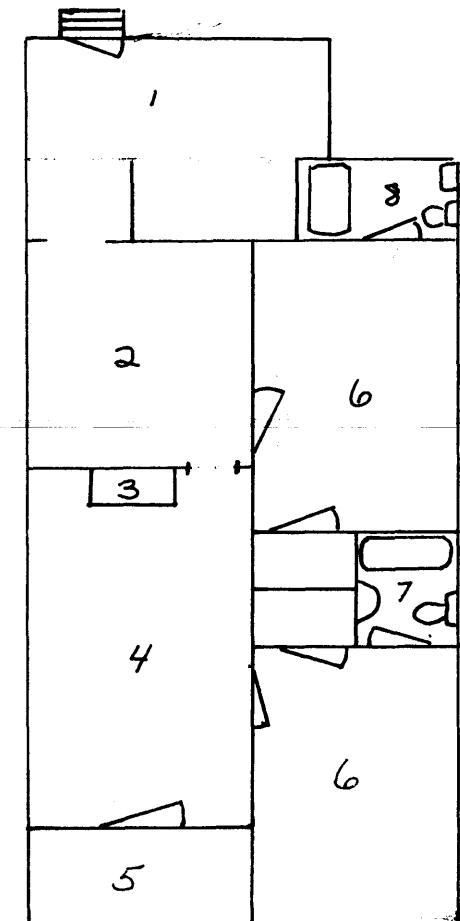


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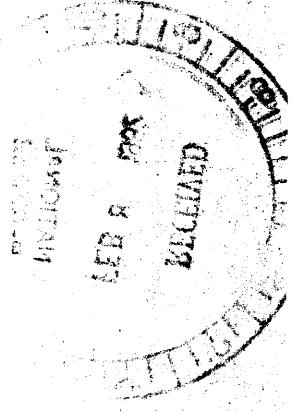
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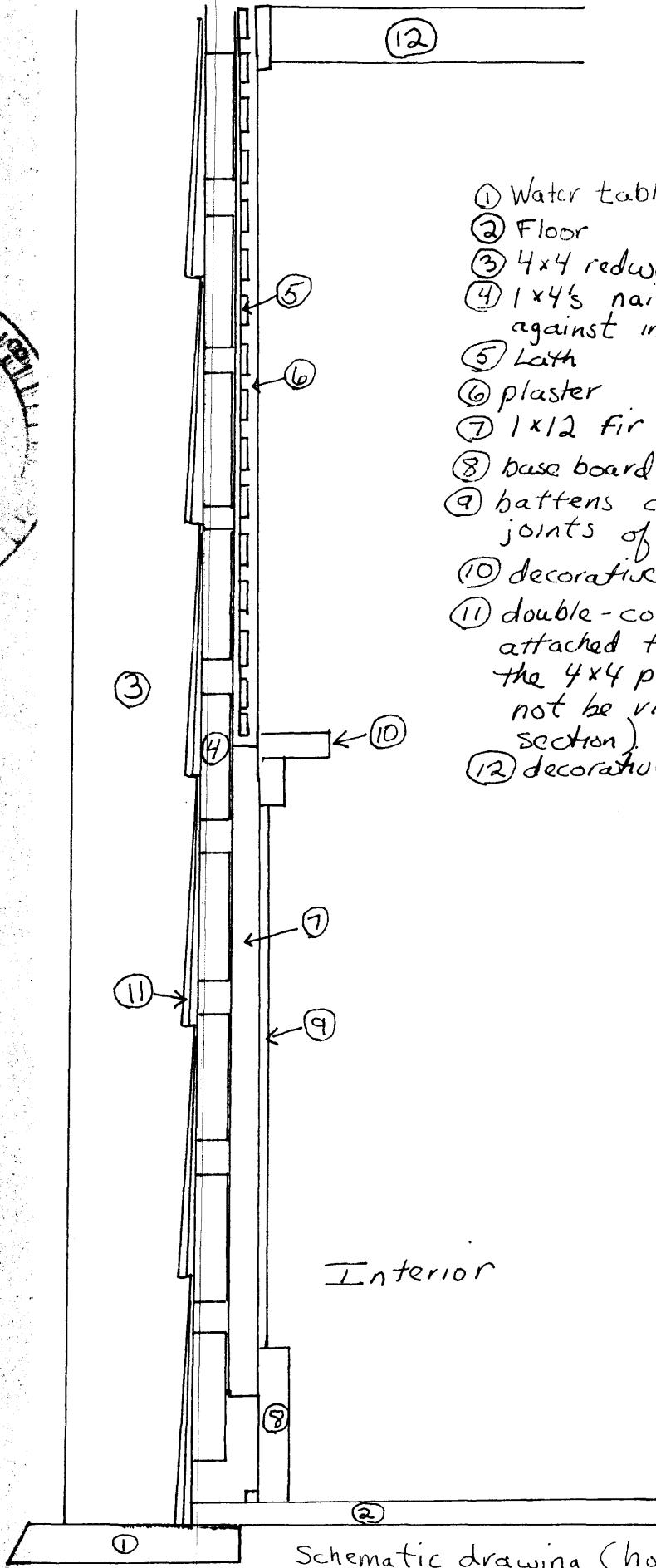
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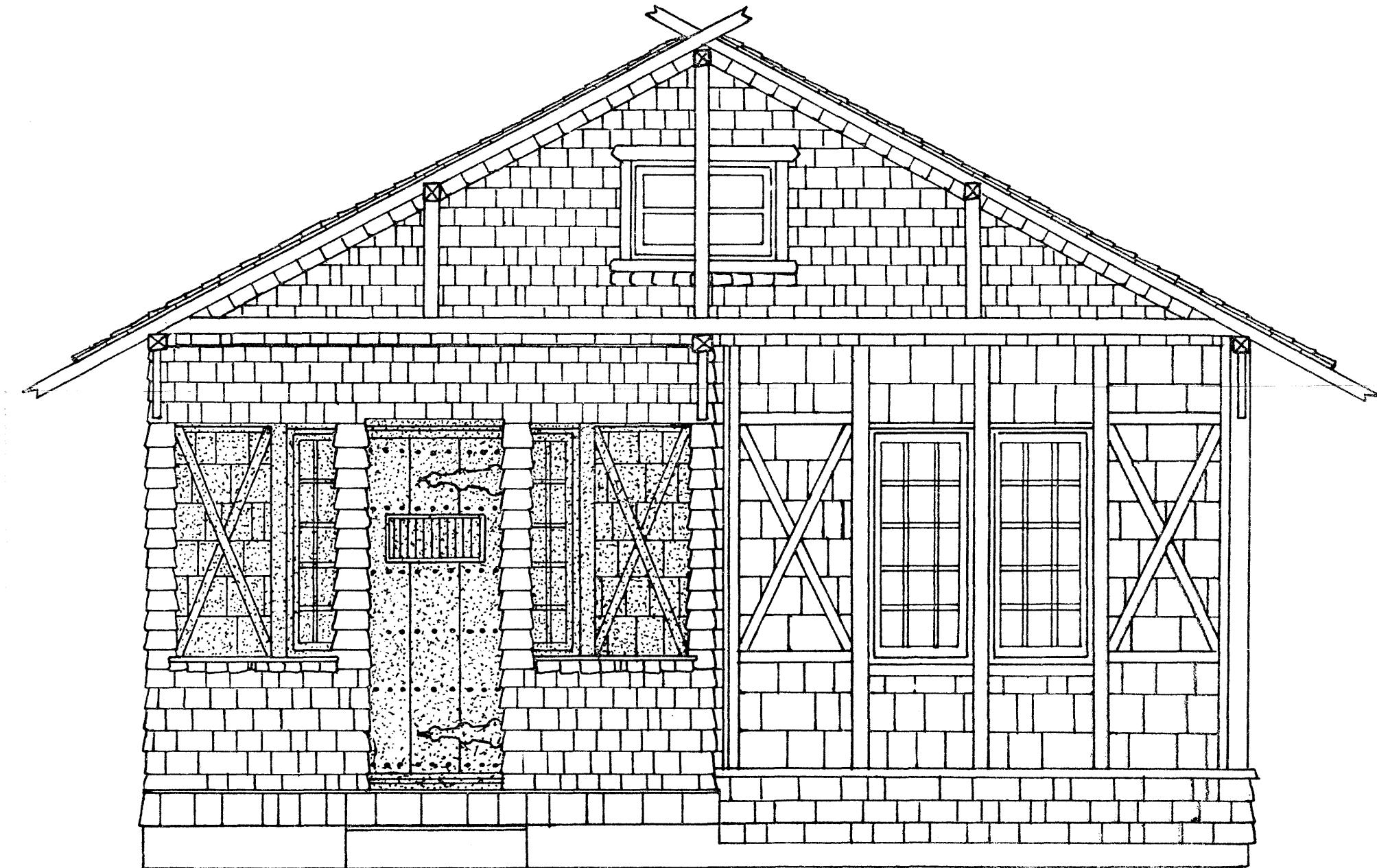
C.



Exterior



Schematic drawing (horizontally exaggerated). South wall of Living Room - SECTION V



Xerox copy of large original on Mylar film.

1124 Talbot Ave., Albany, Calif.  
Patricia M. Bikai  
Figure 3



Fig. 4a  
N corner  
facing west



Fig. 4b  
detail of roof  
support  
facing west



Fig. 4c  
front door  
facing west



Fig. 4d  
living room  
ceiling  
facing NE



Fig. 4e  
detail of  
living room  
facing north



Fig. 4f  
detail of  
old kitchen  
facing east



Fig. 4g  
detail of  
front bedroom  
facing south



Fig. 4h  
detail of  
fig. 4g

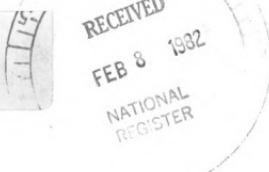


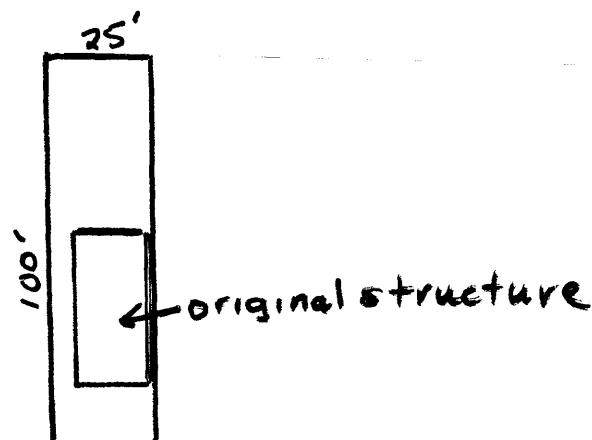
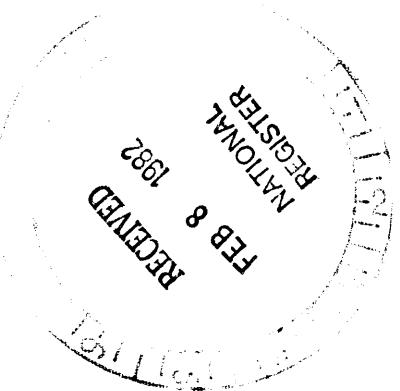
Fig. 4i  
detail of  
front bath  
facing NW



Fig. 4j  
view of back  
bath woodwork  
facing east

1124 Talbot Ave., Albany, Calif.  
Patricia M. Bikai 1/16/81  
negatives as above. FEB 8 1982  
Figure 4





N →

← Berkeley city line

1124  
Talbot  
Albany California

Ca. 225' North of  
the Berkeley city line

Xerox: submitted  
for your information



# **CITY OF ALBANY, CALIFORNIA**

500 0 500 1000 FEET

1124 Talbot  
ca 325' n. of Berkeley line