

NIVEN NURSERY,
BOILER BUILDING (NN-18)
2 WARD STREET
MARIN COUNTY
LARKSPUR, CA

HABS NO. CA-2867-H

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
1849 C Street, NW
Washington, DC

HISTORIC AMERICAN BUILDINGS SURVEY
NIVEN NURSERY, Boiler Building
(Building NN-18)

HABS No. CA-2867-H

Location: 2 Ward Street, Larkspur, Marin County, California

Significance: The Boiler Building was constructed ca. 1940 as part of the overall nursery complex and nursery operation created by James Niven and the Niven family from 1921 to 1983. The building derives its significance as an example of Early 20th Century Commercial nursery development and Agriculture/Horticulture of the Larkspur area of Northern California. The Boiler Room was used for commercial nursery operations for over forty years.

Description: The Boiler Building was constructed ca. 1940 in a utilitarian style for the Niven, Sarrat & Lucas nursery operation. The building was used in later years as the office for the nursery. The building has a wood foundation, flat roof, and exposed rafters, and an earlier section on the east façade contains portions of a gambrel roof. The building has horizontal wood siding and banks of six over six wood-sash, double-hung windows just below the roof eaves. The roof also contains two metal boiler stacks. Entrances to the building include a sliding wood door and a pair of hinged doors on the south façade and a large hinged door on the west facade. The Boiler Room was altered in the 1980s by a large addition on the north wall. The addition changed the footprint of the building into a U-shaped complex. The interior was not accessible for assessment. The building is in poor condition because of the lack of maintenance and vandalism.

History: The Boiler Building was constructed ca. 1940 in a utilitarian style in the central portion of the Niven property. It is believed to have been designed and constructed by owner James Niven as part of his nursery complex. (See HABS No. CA-2867 for a historical overview of Niven Nursery.)

Sources of Information:

Hill, Ward. *Historic and Architectural Assessment of the Niven Nursery, 2 Ward Street, Larkspur, CA*, April 2000; Historicaerials.com.

Historian, Affiliation:

Kathleen A. Crawford, Architectural Historian, Michael Brandman Associates, 2633 Camino San Ramon, San Ramon, CA 94583
Carrie D. Wills, Senior Project Archaeologist, Michael Brandman Associates, 2633 Camino San Ramon, San Ramon, CA 94583

Date: September 2011