



Corte Madera Town Hall

Historic Resources Evaluation Report

prepared for

Town of Corte Madera

300 Tamalpais Drive
Corte Madera, California 94976

prepared on behalf of

Circlepoint

2100 West Oranewood Avenue, Suite 165
Orange, California 92868

prepared with the assistance of

Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, California 94612

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RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

rinconconsultants.com

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Madsen, Alexandra and Steven Treffers

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Executive Summary

Rincon Consultants, Inc. (Rincon) was retained by Circlepoint to prepare a historical resources evaluation of the Corte Madera Town Hall, located at 300 Tamalpais Drive in Marin County, California (subject property; APN 024-136-15). This evaluation was prepared to inform the environmental analysis of a project which would expand the subject property and provide Americans with Disability Act (ADA)-compliant workspaces, public meeting spaces, and a larger Town Council Chambers. The findings documented in this report are based on archival and property-specific research, an intensive-level field survey, a cultural resources record search, and evaluation of the subject property for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and applicable local designation criteria. All work was completed in accordance with the California Environmental Quality Act (CEQA) and applicable local regulations.

Based on archival research and survey, the Corte Madera Town Hall is recommended ineligible for the NRHP, CRHR, or for local designation under the applicable significance criteria. As such, the property does not qualify as a historical resource and the proposed project would not result in any significant impacts as defined by CEQA.

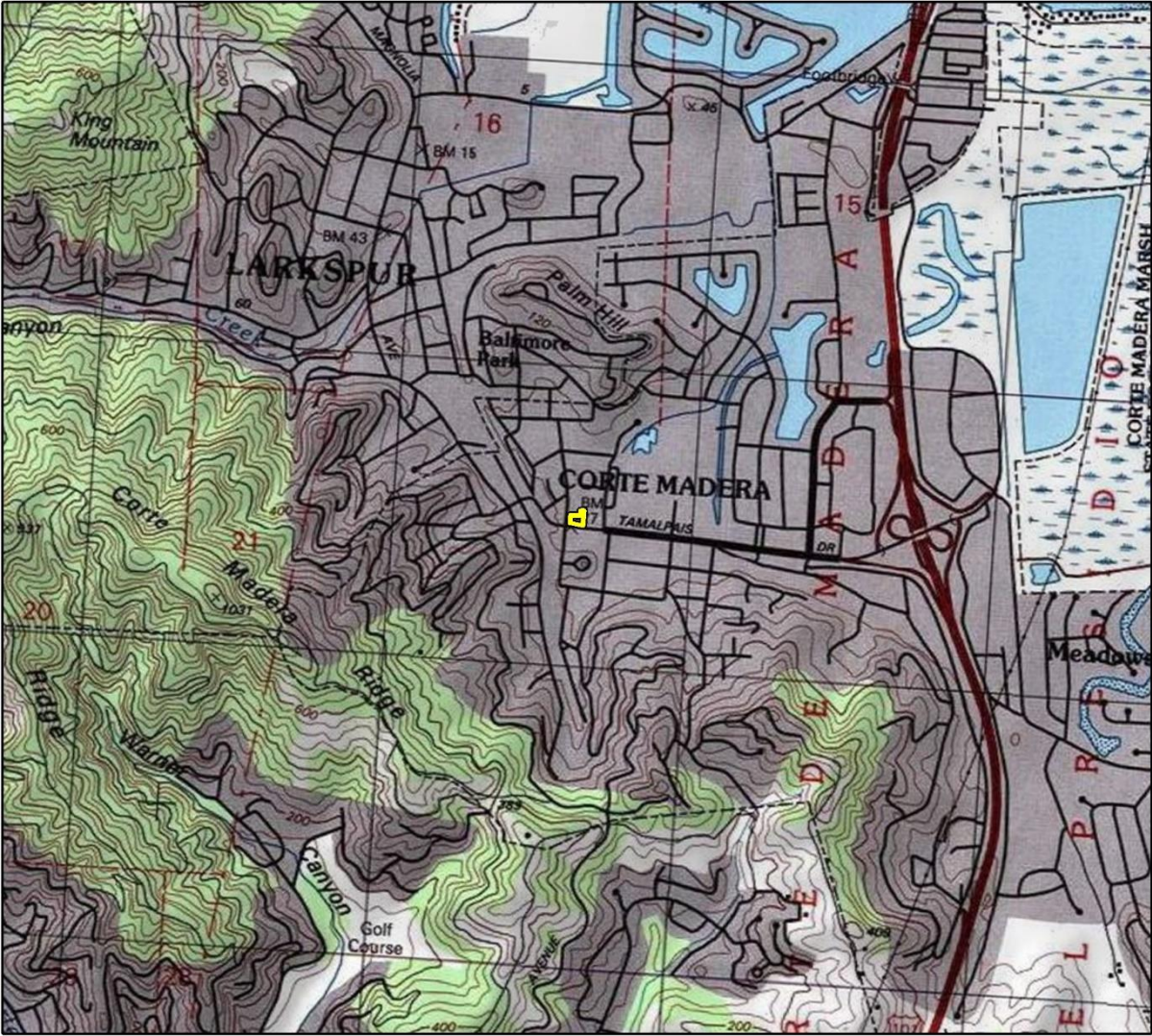
1 Project Summary

Rincon Consultants, Inc. (Rincon) was retained by Circlepoint to prepare a historical resources evaluation of the Corte Madera Town Hall, located at 300 Tamalpais Drive in Marin County, California (subject property; APN 024-136-15) (Figure 1 and Figure 2). This evaluation was prepared to inform the environmental analysis of a project which would expand the subject property and provide Americans with Disability Act (ADA)-compliant workspaces, public meeting spaces, and a larger Town Council Chambers. The findings documented in this report are based on archival and property-specific research, an intensive-level field survey, a cultural resources record search, and evaluation of the subject property for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and applicable local designation criteria. All work was completed in accordance with the California Environmental Quality Act (CEQA) and applicable local regulations.

1.1 Personnel

Senior Architectural Historian Steven Treffers, MHP, managed the project with support from Architectural Historian Alexandra Madsen, MA. Mr. Treffers and Ms. Madsen meet the Secretary of the Interior's *Professional Qualification Standards* for architectural history and history (NPS 1983). The site visit was conducted by Rincon cultural resources specialist Elain Foster; Rincon GIS Specialist Audrey Brown produced the figures for this report. Rincon Principal Shannon Carmack reviewed this report for quality control.

Figure 1 Project Location



Imagery provided by National Geographic Society, Esri and its licensors © 2020. San Rafael Quadrangle, T01N R06W S16. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

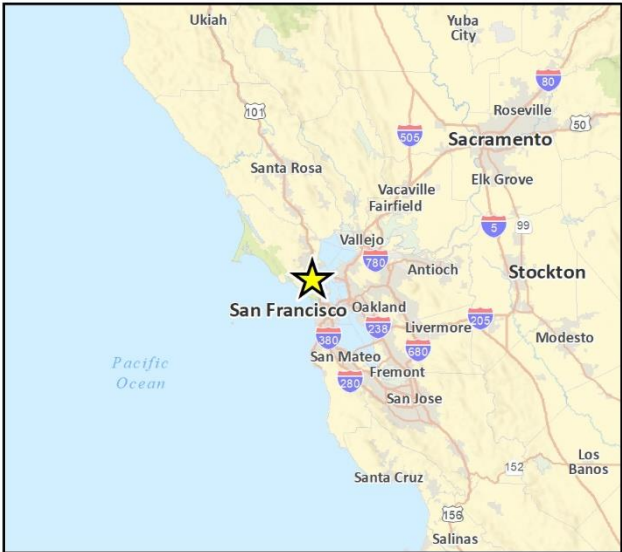
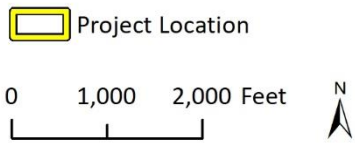


Figure 2 Project Site



2 Regulatory Framework

This section discusses applicable state and local laws, ordinances, regulations, and standards governing cultural resources, to which the proposed project must adhere to before and during project implementation.

2.1 CEQA

PRC §5024.1, Section 15064.5 of the CEQA Guidelines, and PRC §§21083.2 and 21084.1 were used as the basic guidelines for this cultural resources study. CEQA (§21084.1) requires that a lead agency determine if a project could have a significant effect on historical resources. A historical resource is one listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (§21084.1), included in a local register of historical resources (§15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (§15064.5[a][3]). Resources listed in the National Register of Historic Places (NRHP) are automatically listed in the CRHR.

According to CEQA, impacts that adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired (CEQA Guidelines §15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register (CEQA Guidelines §15064.5[b][2][A]).

2.2 National Register of Historic Places

The NRHP was established by the National Historic Preservation Act of 1966 as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment” (CFR 36 CFR 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it

- Criterion A:** Are associated with events that have made a significant contribution to the broad patterns of our history
- Criterion B:** Are associated with the lives of persons significant in our past
- Criterion C:** Embody the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that

represent a significant and distinguishable entity whose components may lack individual distinction

Criterion D: Have yielded, or may be likely to yield, information important in prehistory or history

In addition to meeting at least one of the above designation criteria, resources must also retain integrity. The National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined in the following manner:

Location: The place where the historic property was constructed or the place where the historic event occurred

Design: The combination of elements that create the form, plan, space, structure, and style of a property

Setting: The physical environment of a historic property

Materials: Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property

Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory

Feeling: A property's expression of the aesthetic or historic sense of a particular period of time

Association: The direct link between an important historic event or person and a historic property

2.3 California Register of Historical Resources

The CRHR was created by Assembly Bill 2881, which was established in 1992. The California Register is an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (Public Resources Code, 5024.1(a)). The criteria for eligibility for the CRHR are consistent with the National Register criteria but have been modified for state use in order to include a range of historical resources that better reflect the history of California (Public Resources Code, 5024.1(b)). Certain properties are determined by the statute to be automatically included in the CRHR by operation of law, including California properties formally determined eligible for, or listed in, the National Register.

The CRHR consists of properties that are listed automatically and those that must be nominated through an application and public hearing process. The CRHR automatically includes the following:

Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage

Criterion 2: Is associated with the lives of persons important to our past

Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values

Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history

In addition, if it can be demonstrated that a project will cause damage to a *unique archaeological resource*, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC §21083.2[a], [b]).

PRC Section 21083.2(g) defines a *unique archaeological resource* as an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

Criterion 1: Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information

Criterion 2: Has a special and particular quality such as being the oldest of its type or the best available example of its type

Criterion 3: Is directly associated with a scientifically recognized important prehistoric or historic event or person

2.4 Town of Corte Madera

The Town of Corte Madera does not currently include provisions in its municipal ordinance for the designation of individual properties. As detailed below, it does allow for the designation of historic districts using historic preservation overlay districts. The Town's General Plan also outlines goals and policies relating to the treatment of cultural resources.

Historic Preservation Overlay District

Adopted in 1994, the Town of Corte Madera's historical preservation overlay district ordinance "is intended to provide for the review, evaluation, enhancement, protection, and preservation of natural phenomena, sites and areas that possess unique character, special architectural appearance, or are reminders of people, events or eras that form an important link to Corte Madera's past" (Ord. 785 § 3(b) (part), 1994).

The district applies to all areas, sites, or structures that are historic resources either individually or collectively; resources meeting guidelines are zones H-P. "Historic resource" means structures, sites, and areas which are listed individually in the NRHP, CRHR, or have one of more of the following characteristics:

- A period, culture, event, or person important in local, state or national history;
- A unique or irreplaceable asset to the town neighborhood, which asset enriches human life and/or serves an educational benefit by providing future generations examples of the physical surroundings of the past;
- The area's unique location or physical characteristics represent an established and familiar visual feature of a neighborhood;
- An example essential to maintaining the overall historic character of a larger area; or
- A structure having architectural significance. A structure determined to have architectural significance shall be one which is valuable as an example of:
 - i. Architectural design that is attributable to an historic period,

- ii. A commonly identified architectural style or method of construction,
- iii. Architectural design that is unusual, beautiful, or ingenious,
- iv. A notable work of a major builder or designer,
- v. Unusual quality of workmanship, or
- vi. Unusual use of construction materials.

Corte Madera General Plan

Adopted in 2009, the Town of Corte Madera's General Plan established numerous policies to ensure the preservation and enhancement of historic resources. These policies deal with historic, archaeological, and paleontological resources. Policy RCS-11.1 deals with historic resources and is the responsibility of the Planning and Building Department:

Policy RCS-11.1

Inventory Historic Resources: Develop a historic resources inventory, identifying buildings, sites, and other resources in the community. (It does not appear that this inventory has been created at the time of this report.)

Old Corte Madera Square Policy (LU-1.4)

The Town of Corte Madera's General Plan identified the central region of town as the "Old Corte Madera Square" (Policy LU-1.4). The document's map of this square includes the Town Hall (subject property). The Town identified the need for historic preservation initiatives in the area, although it does not appear that a comprehensive study of the square has been completed as of the time of this report. According to the policy, development objectives of the plan included:

- Recognize the significance of historic architecture around the Square when considering new development.
- Create opportunities for mixed retail, service, professional and residential land uses around the Square, including potential for development of affordable housing.
- Maintain a relatively low intensity of land use, similar in nature to current use in and around the Square, in order to preserve the established character in the area. Floor Area Ratios (FAR) shall not exceed a maximum FAR of 1.0, subject to Town review of development plans.
- Enhance the passive recreational value of Menke Park as a quiet, scenic resource.
- Create an environment to enhance business success around the Square.
- Identify uses that will enhance the Square's attraction to Town residents.
- Develop a locational signage program and provide gateway elements.
- Utilize Design Guidelines for the Square area to maintain the diverse architectural styles found in the area and enhance the appearance of new development and rehabilitation of existing structures.
- Future development within the Community Plan boundaries shall minimize view impacts to properties with views of Mount Tamalpais and San Francisco Bay through thoughtful building design and placement.
- Undergrounding of utility lines.

Town Commons Plan Policy (LU-6.7)

The Town of Corte Madera's General Plan also identified the Town Hall as a component of the Town Commons Plan Policy (LU-6.7). This plan sought to identify short- and long-range needs for Town facilities, including the Town Hall, Fire Department, Post Office, Town Park, Community Center and Teen Center. Designate the area as the "Town Commons" to recognize its identity as the geographic heart of the community. Include, relative to joint-use facilities, Neil Cummins School in the planning process. Among the possible projects to be considered:

- Upgrade and expansion of the Town Hall and Council Chambers.
- Improvement of parking facilities at Town Hall and provision of bicycle parking.
- Upgrade to or construction of a new Community Center.
- Design, landscaping and pathway ties between the Town Commons facilities.
- Construction of a large public gathering plaza, perhaps designed as a primary community focal point.
- Posting of informational and decorative "Town Commons"-themed signage.
- New Town sign-board or informational kiosk.
- Necessary parking facilities.

3 Historic Context

This section presents a brief overview of the historic setting for the Town of Corte Madera, with a focus on the era encompassing the subject property's construction. The site is situated within a region historically occupied by a Native American group known as the Coast Miwok. In general, post-European contact history for the state of California is divided into three periods: the Spanish Period (1769–1822), the Mexican Period (1822–1848), and the American Period (1848–present). This section focuses primarily on the American Period, in order to allow for an evaluation of the subject property within its historic context.

3.1 Ethnographic History

The project is located within an area traditionally occupied by the Coast Miwok. Coast Miwok territory is centered on Marin and Sonoma Counties, extending roughly from Duncan's Point south to Point Bonita, with the inland boundary east of the Sonoma River.¹ The Miwok Language consists of two dialect groups, the southern, or Marin group, and the western, or Bodega group.

The pre-contact Coast Miwok inhabited villages made up of conical dwellings, semi-subterranean sweathouses, and dance houses. Each village had a chief to oversee village affairs and social and ceremonial life was organized around moieties, or dichotomous groups, classed as either Land or Water.²

Coast Miwok subsistence was based on hunting, gathering, and fishing.³ Dried acorns and kelp were primary food sources during the winter and early spring when food was scarce. Coast Miwok relied heavily on nearshore fish and shellfish and on fish from rivers, marshes, and the bay. Hunting focused on deer, elk, bear, and small game. The material culture of the Coast Miwok included clamshell disk beads as currency, and a variety of stone tools, shell ornaments, ceremonial artifacts, and baskets.⁴

3.2 Spanish Period (1769-1822)

Spanish exploration of what was then known as Alta (upper) California began when Juan Rodriguez Cabrillo led the first European expedition into the region in 1542. For more than 200 years after his initial expedition, Spanish, Portuguese, British, and Russian explorers sailed the Alta California coast and made limited inland expeditions, but they did not establish permanent settlements.⁵ In 1769, Spanish explorer Gaspar de Portolá and Franciscan Father Junipero Serra established the first

¹ Kelly, Isabel. "Coast Miwok." In *California*. Handbook of North American Indians, Vol. 8, W.C. Sturtevant, general editor, Smithsonian Institution, Washington D.C. 1978: 414.

² Kelly, 1978:419.

³ Kelly, 1978:415-417.

⁴ Kelly, 1978:417-418.

⁵ Bean, Walton. *California: An Interpretive History*. McGraw-Hill Book Company, New York. 1968; Rolle, Andrew. *California: A History*. Revised and Expanded Sixth Edition. Harlan Davidson, Inc., Wheeling, Illinois. 2003.

Spanish settlement at Mission San Diego de Alcalá. This was the first of 21 missions erected by the Spanish between 1769 and 1823. The establishment of the missions marks the first sustained occupation of Alta California by the Spanish. The mission closest to the project area was the San Rafael Mission, which was founded in 1817.

3.3 Mexican Period (1822-1848)

The Mexican Period commenced when news of the success of the Mexican War of Independence (1810-1821) reached California in 1822. This period saw the federalization of mission lands in California with the passage of the Secularization Act of 1833 which enabled Mexican governors in California to distribute former mission lands to individuals in the form land grants, or ranchos. Successive Mexican governors made more than 700 land grants between 1822 and 1846, putting most of the state's lands into private ownership for the first time.⁶ In 1834, the Mexican government awarded Irishman John Thomas Reed a swath of land north of San Francisco, known as the Rancho Corte Madera del Presidio. Reed acquired approximately 400 head of cattle and 60 horses from the San Rafael Mission; his land was for the most part dedicated to grazing and agriculture. In 1836-1837, Reed was appointed major domo of Mission San Rafael. Reed died in 1843, leaving his widow Hilaria alone to maintain the Rancho.⁷

3.4 American Period (1848-Present)

In 1846, California was conquered by American military forces and in 1848 the Treaty of Guadalupe Hidalgo was signed. Under the treaty, the United States agreed to pay Mexico \$15 million for the conquered territory, including California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming. California became a state in 1850 with San Jose serving as the first state capital. The discovery of gold in the foothills of the Sierra in 1848 led to the California Gold Rush.⁸

In the subject area, Hilaria Reed applied to retain her title to the Rancho Corte Madera del Presidio but was awarded only a small region of the original grant.⁹

3.5 Corte Madera

By 1850, Corte Madera was an established landing area in the San Francisco Bay for ships traveling to and from San Francisco. Steamboats laden with lumber, beef, produce and hides left the town, returning with manufactured goods and provisions. What Corte Madera initially lacked in population it made up for in industry and raw material; the town supplied much of the clay brick and redwood lumber used to build neighboring San Francisco. With the establishment of the National Homestead Act of 1862, several families settled in the area. Sea Captain John L. Van Reynegom was one such earlier homesteader. His daughter Amelia married Frank M. Pixley, a journalist from New York. The Pixleys lived in San Francisco but inherited the Van Reynegom home in 1878.¹⁰

⁶ Shumway, Burgess McK. *California Ranchos*. Second Edition. The Borgos Press. 2007.

⁷ Haehl, Jana. *A History of Corte Madera*. Corte Madera Community Foundation, Corte Madera. 2002. 13-15.

⁸ Guinn, 1977; Workman, 1935:26.

⁹ Haehl, 2002.

¹⁰ Haehl, 2002.

In 1875, the arrival of the North Pacific Coast Railroad from Sausalito to Tomales Bay ushered the arrival of both goods and people from San Francisco. The town's first school opened in 1872 on a site donated by farmer James McCue. In 1876, McCue and Frank Pixley subdivided their lands to form the McCue/Pixley Tract east of the railroad tracks. Pixley's sister-in-law Emma Catharine Pixley also subdivided her land to form the E.C. Pixley Tract. By the 20th century there were over 500 permanent residences, with many more visitors in the summer.¹¹

The first permanent post office opened in Corte Madera in 1902, and the town's dirt road was paved in 1914 with the construction of the highway to Sausalito. Incorporated in 1916, the town population remained relatively stable from the 1910s to the 1930s and was largely considered a suburban community to San Francisco. The square around the train station developed during this period and still contains buildings mostly dating to the 1910s through 1930s.¹²

Corte Madera, like much of the United States, experienced an economic downturn during the Great Depression of the 1930s. The town's modest 1,000 residents were fearing for the survival of their town by the middle of the decade. In 1934, a newspaper in the *San Anselmo Herald* titled "Corte Madera Group Probing Town Affairs" recounted the organization of 75 citizens into a Good Government Committee with a motto of E.S.I.C.M, or "Eliminate Stagnation in Corte Madera." The group hired a special investigator to uncover the reasons why its population had not grown in recent years, whereas neighboring Larkspur's had doubled. The news article laments the town's condition:

Corte Madera is so lacking in police protection that vandals have partially wrecked the railroad station in the heart of town; that the post office is a general store, whereas every other post office in the county of the same class is in its own building; that the streets are in bad condition...The resolutions recite that "dry rot is sapping the foundation of the town."¹³

The town even considered annexing to Larkspur according to this article. Economic struggle continued into the 1940s with the advent of World War II. After World War II ended, however, many of the veterans and workers who had traveled to California during the war years returned and settled in the area and bolstered the town's population. Massive development schemes in the 1950s and 1960s provided residential development in the hillsides surrounding the marshes of Corte Madera. According to town data, the most significant population increases occurred between the 1950s and 1970s, when the town grew nearly 450 percent.¹⁴

Commercial development matched the population boom, and numerous shopping centers and malls opened in the 1960s. This growth was cut short in the 1970s when environmental concerns over the area's ecosystem and marshlands encouraged a more conservative approach to improvements.

Developmental History of the Project Site

The subject property is situated in the center of Corte Madera. As this was the first region of the town to be developed, even early aerials show the subject property (outlined in red) surrounded by buildings, park spaces, and some vacant lots (Figure 3).

¹¹ Haehl, 2002.

¹² Haehl, 2002.

¹³ *San Anselmo Herald*. "Corte Madera Group Probing Town Affairs," November 1, 1934.

¹⁴ Town of Corte Madera. 2009. "Chapter Two: Land Use." *General Plan*.

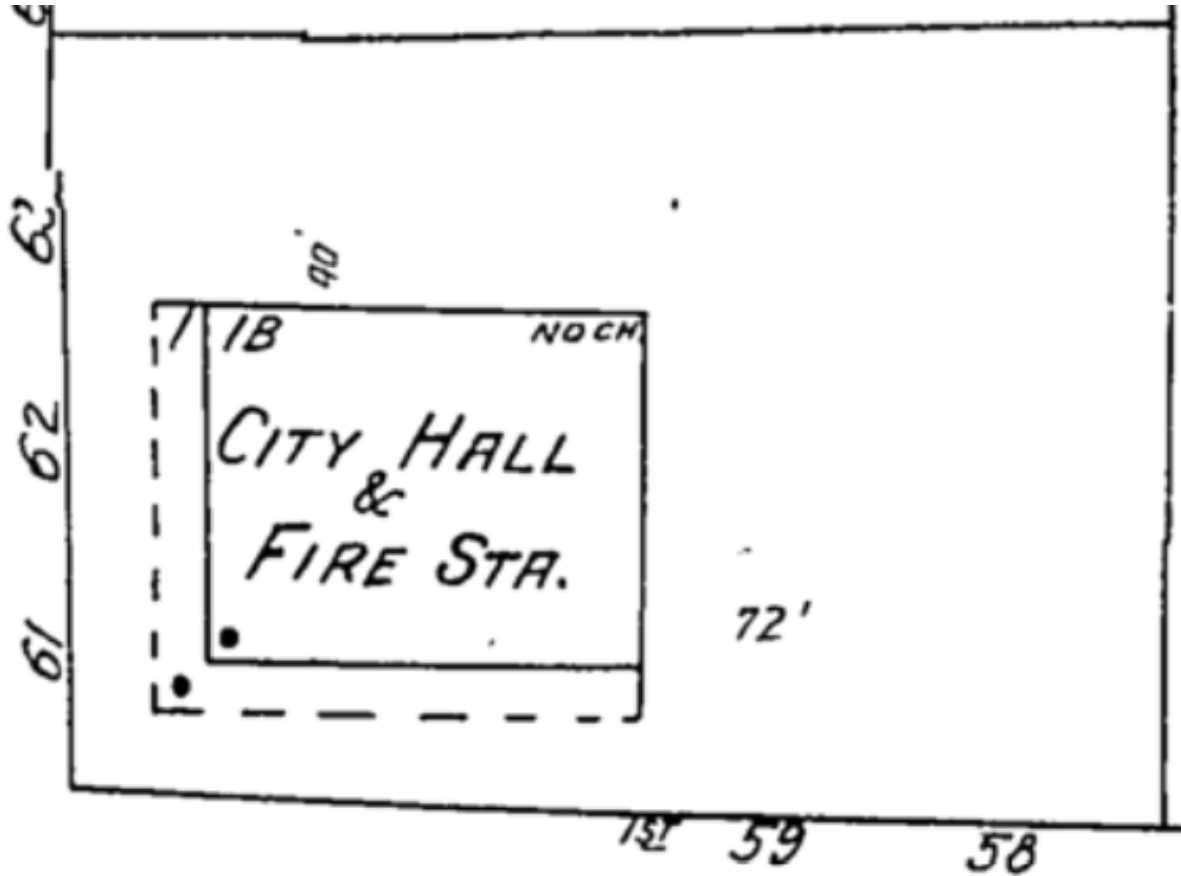
Figure 3 Aerial of Subject Property and Surrounding Vicinity, 1931



Source: UCSB Map & Imagery Lab

The subject building's footprint is visible in this early aerials, and is also recorded in Sanborn Fire Insurance Maps dating to 1942 (Figure 4).

Figure 4 Sanborn Fire Insurance Map of Subject Property (1909), Updated 1942, Sheet 3



Source: Los Angeles Public Library

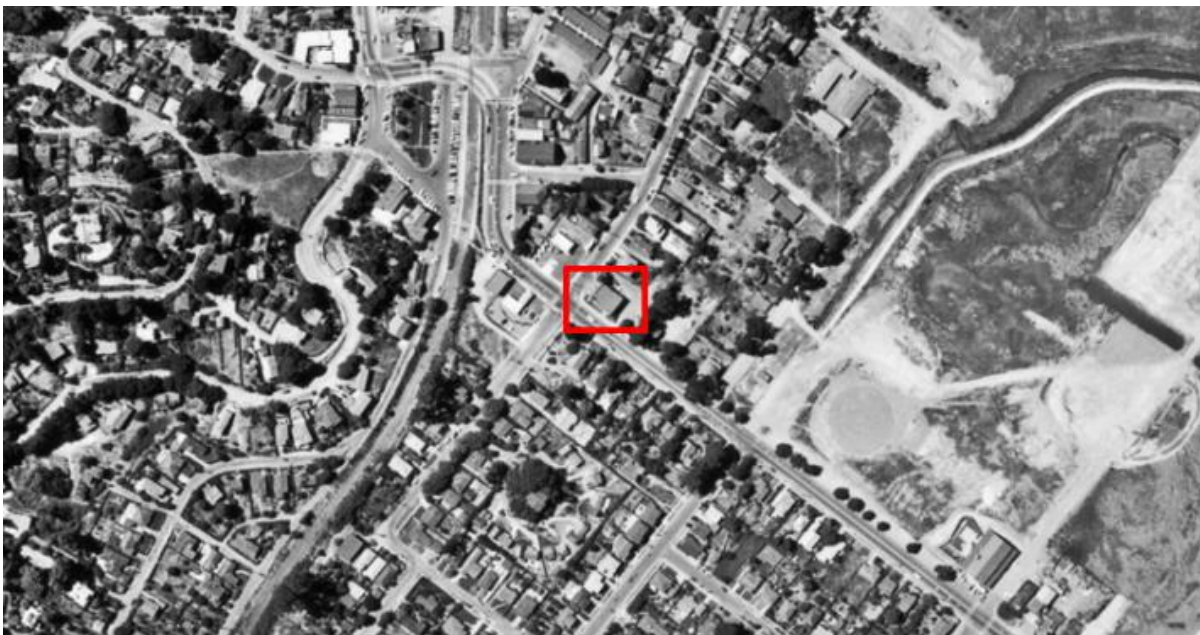
By 1947, with the influx of residents following World War II, many of the vacant lots were developed, and public spaces such as the Corte Madera Town Park are more clearly defined. Within the following decade, even denser development is visible as the parcels immediately surrounding the subject property were developed (Figure 5 and Figure 6).

Figure 5 Aerial of Subject Property and Surrounding Vicinity, 1947



Source: UCSB Map & Imagery Lab

Figure 6 Aerial of Subject Property and Surrounding Vicinity, 1957



Source: UCSB Map & Imagery Lab

4 Methods

4.1 Archival Research

Rincon conducted background research to identify relevant information on the subject property and those in its immediate vicinity. Sources included the listings of the NRHP, CRHR, California Points of Historical Interest, California Historical Landmarks and Points of Historical Interest, and the California State Historic Resources Inventory (HRI). A non-confidential records search of the California Historical Resources Information System (CHRIS) was also conducted on behalf of Circlepoint in January 2020 by staff at the Northwestern Information Center at Sonoma State University (Appendix A). Based on this review, there are no NRHP, CRHR, or HRI-listed resources or California Historical Landmarks or Points of Historical Interest located in or within the vicinity of the subject property. Although the subject property is located within the boundaries of the General Plan-identified Old Corte Madera Square, it is not located within any historic preservation overlay districts or any other historic districts.

Additional property-specific archival research was conducted for this study throughout January and February 2020. Rincon reviewed a variety of available primary- and secondary-source materials relating to the history and development of the subject property. Sources included, but were not limited to, historical maps, aerial photographs, newspaper archives, and written histories of the area. The following repositories, publications, and general resources were consulted:

- Historic aerial photographs accessed via the University of California Santa Barbara (UCSB) Map and Imagery Lab and NETROnline
- Historic United States Geological Survey (USGS) topographic maps
- Archived editions of local newspapers (accessed via newspapers.com)
- “The Corte Madera Volunteer Fire Department Ltd.” by Tom Forster
- *A History of Corte Madera* by Jana Haehl

4.2 Field Survey

Rincon cultural resources specialist Elaine Foster conducted an intensive built environment survey of the subject property on February 7, 2020. The purpose of the field survey was to identify and photograph the built environment resources located on the subject property. Ms. Foster performed a visual inspection of the buildings and features from the public right-of-way, which included noting the overall condition and integrity of the building and its associated features. Potential character-defining features were identified and documented. Ms. Madsen documented the field survey using field notes and digital photographs.

5 Results

As a result of the background research and field survey, one property, the Corte Madera Town Hall, was recorded and evaluated on California Department of Parks and Recreation (DPR) 523 series forms (Appendix B). A summary of the property's existing conditions, developmental history, and significance evaluation is presented below.

5.1 Architectural Description

Constructed in 1931, the subject property is a single municipal building which serves as the Town Hall of the Town of Corte Madera. It is bordered by single-family residences on Willow Avenue to the north, the Corte Madera Fire Department to the east, Tamalpais Drive to the south, and Willow Avenue to the west. The building is accessible with a primary pedestrian entrance along Tamalpais Drive and faces south onto the street. Vegetation on the parcel includes shrubs and mature trees (Figure 7).

The two-story municipal building is situated on a hill and, although two-stories in the rear, gives the appearance of a one-story building from Tamalpais Drive. The building features a rectangular footprint, concrete foundation, and is capped with a flat roof with a slight parapet. This roof was previously clad in clay tiles that were removed in a remodel completed in 1965. The exterior of the building is smooth texture stucco scored with single lines from the top of windows to the roof.

The primary, south elevation features four unoriginal four-light arched windows set west of the recessed entrance, which is accessible via low concrete steps and an elongated archway (Figure 8). The west elevation has a similar archway that is centered between pairs of unoriginal arched windows (Figure 9). These arches are unoriginal and were reshaped in 1965 when the building was remodeled from the fire station to the Town Hall. Parts of this arch have been enclosed for additional office space in 2015 (Figure 10). Landscaping along the south and west elevations was remodeled to accommodate American Disabilities Act (ADA)-compliant concrete ramps which are lined with brick.

The north elevation of the building evidences its two-story massing and addition added in 1965 (Figure 11). Fenestration along this elevation is composed of sliding and casement windows (Figure 12). A parking lot is northwest and west of the building. The east elevation features a balcony with arched windows on the second story and casement windows on the lower story (Figure 13).

Figure 7 South Elevation, Facing North



Figure 8 South and West Elevations, Facing Northeast



Figure 9 West Elevation, Facing East



Figure 10 Detail of Entrance Alteration, West Elevation, Facing East



Figure 11 North and West Elevations, Facing Southeast



Figure 12 North and East Elevations, Facing Southwest



Figure 13 East Elevation, Facing Northwest



5.2 Site History

Fire Station

In 1908, residents of Corte Madera banded together to form a volunteer fire department. The squad had a chemical engine and two horse carts. In 1916, the squad acquired a firetruck and in 1928, they purchased an American LaFrance pumper. After the volunteers incorporated in 1930, they raised funds for the erection of a more permanent and centralized station.¹⁵

Constructed in 1931, the subject building served as the fire station for the first 35 years of its existence.^{16,17} Built by W. F. Wegener, a contractor from Baltimore Park Contractor, the \$8,000 building was funded exclusively by the fire department and completed in a mere three months.¹⁸ No additional consequential information was available on Wegener, and it appears he was not a significant local figure.

The building was completed in a modest Mission Revival style of architecture. Character-defining features included dual arcades, a flat roof with parapet clad in clay tiles, and stucco exterior. The archway along one façade was used as a garage space, equipped with large wood swinging garage doors with glazing. (Figure 14).

¹⁵ Haehl, 2002.

¹⁶ *Oakland Tribune*, "Corte Madera Council to Award Contract," January 4, 1931.

¹⁷ *Petaluma Argus-Courier*, "Corte Madera Civic Ceremony," January 20, 1931.

¹⁸ *Petaluma Argus-Courier*, "Corte Madera Dedicates Building," April 14, 1931.

Figure 14 Subject Property After Construction, 1931



Source: CorteMaderaMemories.org

Originally providing ample space for the fire department, the department made business savvy choices to help fund the space. The fire department constructed office space in the station, which they rented to the Town for the Police Chief and Town Clerk.¹⁹ The building also included an Assembly Hall, which provided free meeting space for groups such as the Women's Improvement Club. The squad also leased the northeastern corner of the property parcel to the Town of Corte Madera for a period of 15 years.²⁰

Town Hall Remodel

In the 1960s, Corte Madera purchased the building for use as the Town Hall. In 1965, the town hired architects Crawford & Banning from San Rafael to complete a remodel of the fire station. The remodel included the following alterations:

- Addition on north elevation
- Arches redesigned into a wide, three-hinged parabolic arch and four arched windows
- Exterior restuccoed; thin line scored from arch to roof
- Concrete stairs and ramp installed at south elevation
- All windows except two replaced
- Wood garage doors and doors replaced
- Tiles at roof edge removed
- Basement story completed

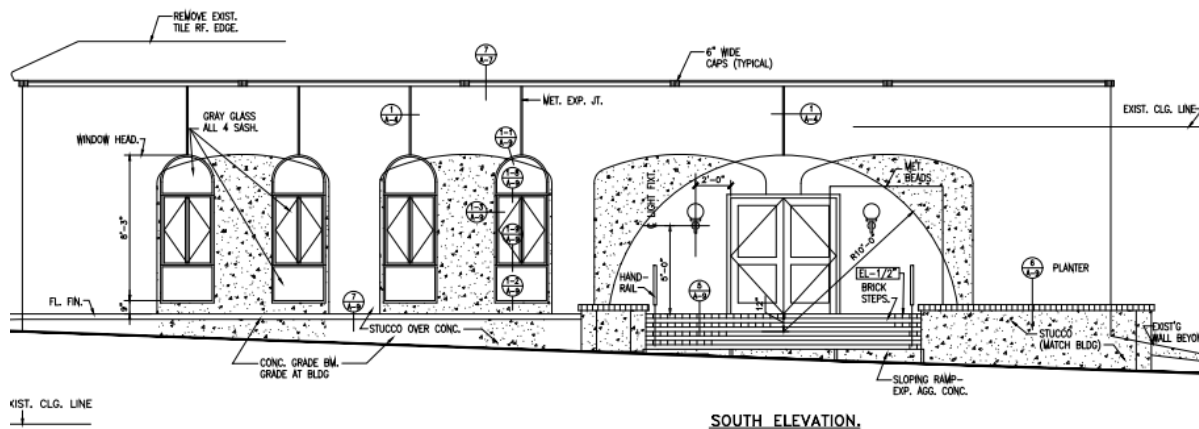
¹⁹ Tom Forster, "The Corte Madera Volunteer Fire Department Ltd." *Marin County Fire History*. <https://www.marinfirehistory.org/corte-madera-volunteer-fire-department-ltd.html>

²⁰ *San Anselmo Herald*, "Corte Madera Firemen Lease Land to Town," February 13, 1931.

- Interior remodel
- Change in use from garage to office space

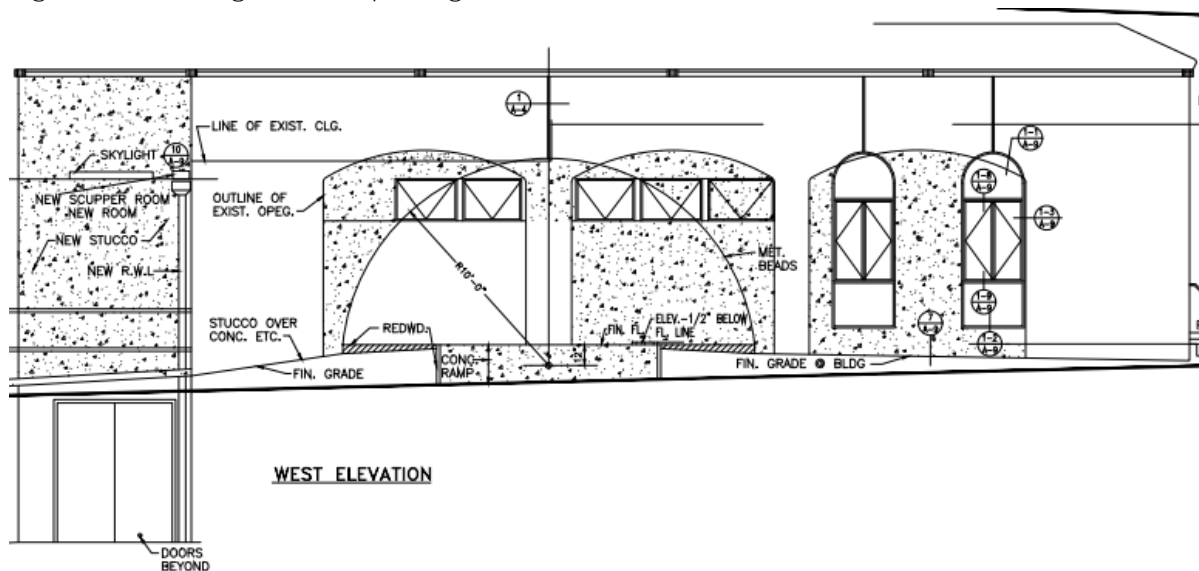
The remodel was completed in time to celebrate the town's 50th anniversary in 1966. Building plans evidence the old arches and where they were filled-in or demolished to make way for the new arches and windows along the south and west elevations (Figure 15, Figure 16, and Appendix C). A photograph from this celebration evidences these alterations (Figure 17). Five original trees were also removed at this time, although some foliage remained (Figure 18).

Figure 15 Building Plans Depicting Alterations to South Elevation, 1966



Source: Crawford & Banning Architects

Figure 16 Building Plans Depicting Alterations to West Elevation, 1966



Source: Crawford & Banning Architects

Figure 17 Subject Property at Town's 50th Anniversary Celebration, 1966



Source: CorteMaderaMemories.org

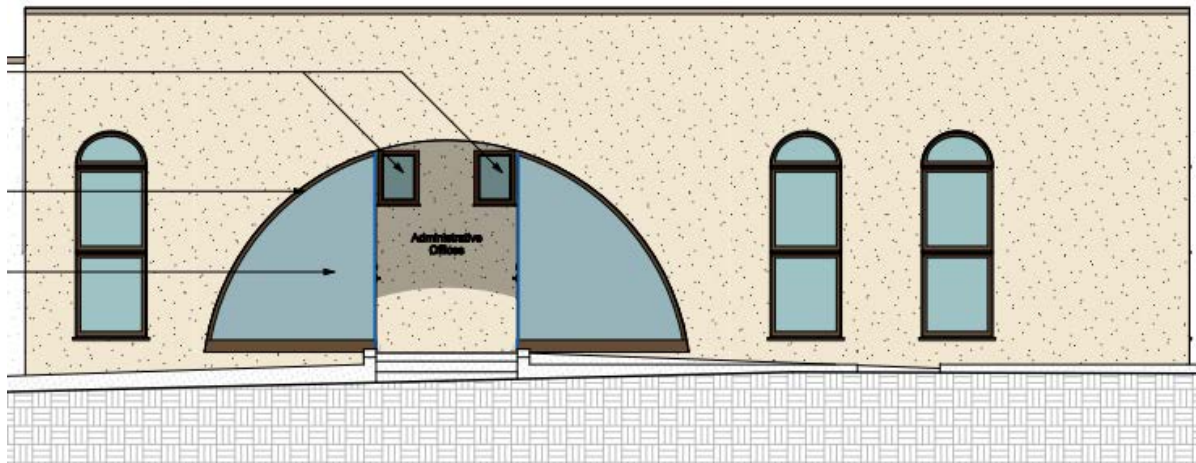
Figure 18 Subject Property, Unknown date



Source: TownofCorteMadera.org

In 2015, Polsky and Perlstein Architects completed alterations to the building. At that time, the edges of the western arched entrance were enclosed to accommodate additional office space and an ADA-accessible ramp was added (Figure 19; Appendix C).

Figure 19 Building Plans Depicting Alterations, 2015



Source: Polsky|Perlstein Architects

5.3 Evaluation

Federal and State Registers

Significance Criterion A/1

The subject property was constructed in 1931 as the first permanent fire station in the Town of Corte Madera. Funded by the volunteer fire department, construction of the building occurred during a relatively stagnant period of development of Corte Madera in the 1930s and served as a significant local development with a period of significance dating to the year of its construction. Character-defining features of the property at this time reflected its early use, such as the arches used to hide garage doors where the fire engines were parked. In the 1960s, the building underwent substantial alterations when it was converted to the town hall. Most of the building's character-defining features were removed, remodeled, or altered during this time, including all features associated with the building's early use as a fire station. This remodeling thereby affected the building's ability to convey its early history and significant association with the formation of the fire department and early municipal offices in the town.

Of the seven aspects of integrity, the subject property retains integrity of *location* and *setting*, but does not retain integrity of *association*, *design*, *materials*, *workmanship* or *feeling*. The subject property has not been moved and retains integrity of *location*. At the time of the building's erection in the 1930s, the surrounding area was used for residential, municipal, and commercial purposes and had the feeling of a small town. The physical environment retains this character, and therefore the property retains integrity of *setting*.

The building was constructed as a fire station in 1931 but was remodeled to serve as the town hall in 1965. The building does not retain the character-defining features from its original design and is not sufficiently intact to convey its historical significance as an early fire station. Therefore, it does not retain integrity of *association*. As part of the 1965 remodel of the building, it received numerous alterations. Namely, each Mission-style arcade was refashioned into a wide, arch next to four smaller, arched windows. A thin line is scored from the top of each arch to the roof. The tile along the parapet was removed, all doors and most windows were replaced, the interior was remodeled, and the exterior was restuccoed. In 2015, the edges of the western arched entrance were enclosed

to accommodate additional office space. Due to alterations, the building no longer retains original elements that created the form, plan, space, structure, and style of the property and does not retain integrity of *design*. The physical elements that were combined to create the building in the 1930s were also largely lost during this remodel, and the building no longer retains integrity of *materials*. The physical evidence of the crafts of local builders from the 1930s is also erased due to alterations, and the building lacks integrity of *workmanship*. Finally, the building no longer expresses its original aesthetic and historic sense of its time of construction, and therefore does not retain integrity of *feeling*. Because the building does not retain five out of seven of the aspects of integrity it no longer conveys its significance as an early fire station due to alterations.

Further, although the building has functioned exclusively as the municipal headquarters for the town of Corte Madera, it does not appear to have any direct association with significant events within the history of the town. Therefore, the property does not retain sufficient integrity to convey any significant associations from its early period, nor does it possess significant associations following its 1965 alterations. The property therefore is ineligible for listing in the NRHP or CRHR pursuant to Criterion A/1.

Significance Criterion B/2

The property is located in the Old Corte Madera Square, which was developed by numerous early settlers. The building was funded by the fire department and rented to the Town for office space. Archival research does not indicate the property is significant for any associations with important individuals. The property appears ineligible for listing in the NRHP or CRHR pursuant to Criterion B/2.

Significance Criterion C/3

The building was originally designed in the Mission Revival style of architecture, a relatively common style for the period but unique design for Corte Madera. However, the building has undergone numerous alterations that have impacted the building's design. The building's original clay tile roof was removed, exposing the building's flat roof. Additionally, the building's four original archways on the south elevation and three original archways on the west elevation were remodeled into seven arched windows and two much larger arches. The building also appears to have been restuccoed at some point, as visible in the line scored above each arched window and entrance. In consideration of its design following its 1965 alteration, archival research failed to identify Crawford and Banning as notable architects and the building therefore does not appear significant as an example of post-World War II design. Additional subsequent alterations have also occurred through the partial infill of arches to accommodate additional office space and the addition of two ADA-accessible ramps along the building's two primary facades. Because of these alterations, the building no longer conveys its original design but instead has not discernible style. The property is therefore ineligible for listing in the NRHP or CRHR pursuant to Criterion C/3.

Significance Criterion D/4

Based on archival research and the findings of the CHRIS records search there is no evidence to suggest that the property may yield important information about prehistory or history. The property appears ineligible for listing in the NRHP or CRHR pursuant to Criterion (Criterion D/4).

6 Findings and Recommendations

As a result of this study, the Corte Madera Town Hall located at 300 Tamalpais Drive is recommended ineligible for federal or state designation, and it is not included in a designated historic preservation overlay zone. As a result, the Corte Madera Town Hall is not considered a historical resource pursuant to CEQA. Therefore, implementation of the proposed project would not result in an impact to historical resources.

Further, although the property is not considered a historical resource, the project is consistent with the goals and policies outlined in the Town's General Plan. The proposed project would not result in any substantial changes to the existing Town Hall building and would retain its relative low density and a consistent character with the surrounding area (LU-1.4). It also would accommodate upgrades and the expansion of the Town Hall's facilities (LU 6.7). As a result, no further historical resources work is recommended.

7 References

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University of California, Santa Barbara (UCSB) Map & Imagery Lab

1938 Aerial photograph, AXJ-1938, Frame 25-96. Accessed December 2019 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder.

Appendix A

CHRIS Records Search Summary

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE

HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO

SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://www.sonoma.edu/nwic>

January 9, 2020

NWIC File No.: 19-0994

Danielle Keith
Circlepoint
200 Webster Street, Suite 200
Oakland, CA 94607

Re: Record search results for the proposed Corte Madera Town Hall Complex Project located at 300 Tamalpais Drive, Corte Madera, Marin County, California

Dear Ms. Keith:

Per your request received by our office on December 10, 2019, a records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Marin County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

The proposed project entails the development of a new town hall that will adequately house the existing staff and facilities provided by the town hall. The project will also include the merging of adjacent lots, the extension of the parking area into an adjacent lot, and the creation of a new parking spot.

Review of this information indicates that there have been no previous cultural resource studies that cover the Corte Madera Town Hall Complex project area. The proposed project area contains no previously recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no previously recorded buildings or structures within or adjacent to the proposed project area. In addition to these inventories, the NWIC base maps show no previously recorded buildings or structures within the proposed project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Coast Miwok language, which is part of the Miwokan subfamily of the Utian language family (Shipley 1978: 89). There are no Native American resources within or adjacent to the Corte Madera Town Hall Complex project area that are referenced in the ethnographic literature (Barrett 1908).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Marin County have been found near oak woodland and in

areas of open valleys alternating with low hills, as well as near a variety of plant and animal resources. Sites are also found near watercourses and bodies of water. The Corte Madera Town Hall Complex project area is located in a flat area near wooded hills, approximately one mile from Corte Madera Creek. The project area is adjacent to what was once a salt marsh marginal to the historic San Francisco bayshore. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be located within the proposed project area.

Review of historical literature and maps indicated the potential for historic-period activity within the Corte Madera Town Hall Complex project area. Late 19th century maps indicate that the project area and its surroundings have been developed at least as early as 1897 (US Geological Survey 1897a, 1897b), which suggests the possibility that subsurface archaeological deposits may exist within the project area. With this information in mind, there is a moderately high potential for unrecorded historic-period archaeological resources to be located within the proposed project area.

The 1897 and 1950 USGS Mt. Tamalpais 15-minute topographic quadrangles depict a building or structure within the Corte Madera Town Hall Complex project area. If present, this unrecorded building or structure meets the Office of Historic Preservation's minimum age standard that buildings, structures, and objects that are 45 years of age or older may be of historical value.

RECOMMENDATIONS:

- 1) As noted above, there is a moderate potential of identifying Native American archaeological resources and a moderately high potential of identifying historic-period archaeological resources in the Corte Madera Town Hall Complex project area. Given the potential for archaeological resources in the proposed project area, our usual recommendation would include archival research and a field examination.

The proposed project area, however, has been highly developed and is presently covered with asphalt, buildings, or fill that obscures the visibility of original surface soils, which negates the feasibility of an adequate surface inspection. Therefore, prior to demolition or other ground disturbance, we recommend that a qualified archaeologist conduct further archival and field study to identify archaeological resources, including a good faith effort to identify archaeological deposits that may show no indications on the surface. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

- 2) We recommend that the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916) 373-3710.
- 3) If the Corte Madera Town Hall Complex project area contains buildings or structures that meet the minimum age requirement, then prior to commencement of project activities, it is recommended that any such resources be assessed by a professional familiar with the architecture and history of Marin County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.
- 4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

- 5) If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.
- 6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. If you have any questions, please contact our office at nwic@sonoma.edu or at (707) 588-8455.

Sincerely,

Jessika Akmenkalns, Ph.D.
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources File System, the following literature was reviewed:

Barrett, S.A.

- 1908 *The Ethno-Geography of the Pomo and Neighboring Indians*. In *American Archaeology and Ethnology*, vol. 6, edited by Frederic Ward Putnam, pp. 1-332, maps 1-2. University of California Publications, Berkeley. (Reprint by Kraus Reprint Corporation, New York, 1964).

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1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

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1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation **

2019 *Built Environment Resources Directory*. Listing by City (through December 17, 2019). State of California Office of Historic Preservation, Sacramento.

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**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

Appendix B

California DPR 523 Series Forms

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6 Resource name(s) or number (assigned by recorder) *Corte Madera Town Hall*

P1. Other Identifier: *N/A*

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***b. USGS 7.5' Quad:** *San Rafael*

***c. Address** *300 Tamalpais Drive*

***e. Other Locational Data:** *APN 024-136-15*

***a. County** *Marin County*

Date: *1995*

City: *Corte Madera*

Zip: *94925*

***P3a. Description:**

Constructed in 1931, the subject property is a single municipal building which serves as the Town Hall of the Town of Corte Madera. It is bordered by single-family residences on Willow Avenue to the north, the Corte Madera Fire Department to the east, Tamalpais Drive to the south, and Willow Avenue to the west. The building is accessible with a primary pedestrian entrance along Tamalpais Drive and faces south onto the street. Vegetation on the parcel includes shrubs and mature trees.

The one- and two-story municipal building is situated on a hill and is two-stories in the rear and one-story building from Tamalpais Drive. The building features a rectangular footprint, concrete foundation, and is capped with a flat roof with a slight parapet. This roof was previously clad in clay tiles that were removed, likely in the 1960s. The exterior of the building is smooth texture stucco which is scored with single lines from the top of windows to the roof.

The primary, south façade features four unoriginal four-light arched windows se west of the recessed entrance, which is accessible via low concrete steps and an elongated archway. The west elevation has a similar archway that is centered between pairs of unoriginal arched windows. Parts of this arch have been enclosed for additional office space in 2015. These arches are unoriginal. They were likely reshaped in the 1960s when the building was remodeled from the fire station to the Town Hall. Landscaping along the south and west elevations was remodeled to accommodate American Disabilities Act (ADA)-compliant concrete ramps which are lined with brick. (See *Continuation Sheet page 4*)

***P3b. Resource Attributes:** HP9. Public Utility Building; HP14. Government Building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Other

P5a. Photo: (See *Continuation Sheet page 4*)



P5b. Photo:

South elevation, camera facing north, February 2020.

***P6. Date Constructed/Age and Sources:**

☒ historic 1931

***P7. Owner and Address:**

*Town of Corte Madera
300 Tamalpais Drive
Corte Madera, CA 94925*

***P8. Recorded by:**

*Alexandra Madsen
Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, CA 94612*

***P9. Date Recorded:**

February 10, 2020

***P10. Survey Type:** *Intensive Survey*

***P11. Report Citation:** (Cite survey report and other

sources, or enter "none"):

Madsen, Alexandra and Steven Treffers. 2020. *Historic Resources Evaluation Report for 300 Tamalpais Drive, Corte Madera, Marin County, California*. Prepared by Rincon Consultants, Inc.

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



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*CHR Status Code 6Z

*Resource Name or #: *Corte Madera Town Hall*

B1. Historic Name: *Corte Madera Fire Station*

B2. Common Name: *Corte Madera Town Hall*

B3. Original Use: *Public Utility; Municipal*

B4. Present Use: *Municipal*

***B5. Architectural Style:** *No Discernible Style*

***B6. Construction History:**

The subject building was constructed in 1931 by contractor W. F. Wegener (*Petaluma Argus Courier* 4/14/1931). In 1965, the building was redesigned by architects Crawford & Banning. The building's Mission-style arcade was refashioned into a wide, three hinged parabolic arche next to four smaller, arched windows. A thin line is scored from the top of each arch to the roof. Original windows, doors, and wood garage doors were removed. The tile along the parapet was also removed and the exterior was restuccoed. In 2015, the edges of the western arched entrance were enclosed to accommodate additional office space.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** *N/A*

Original Location: *N/A*

***B8. Related Features:** *N/A*

B9a. Architect: *Unknown; Crawford & Banning (redesign)*

b. Builder: *W. F. Wegener*

***B10. Significance:** **Context/Theme** *N/A* **Area:** *N/A*

Period of Significance: *N/A* **Property Type:** *N/A* **Applicable Criteria** *N/A*

In 1908, residents of Corte Madera banded together to form a volunteer fire department. The squad had a chemical engine and two horse carts. In 1916, the squad acquired a firetruck and in 1928, they purchased an American LaFrance pumper. After the volunteers incorporated in 1930, they raised funds for the erection of a more permanent and centralized station (Haehl 2002).

Constructed in 1931, the subject building served as the fire station for the first 35 years of its existence (*Oakland Tribune* 1/4/1931; *Petaluma Argus Courier* 1/20/1931). Built by W. F. Wegener, a contractor from Baltimore Park Contractor, the \$8,000 building was funded exclusively by the fire department and completed in a mere three months (*Petaluma Argus Courier* 4/14/1931). No additional information was available on Wegener, and it appears he was not a significant local figure.

The building was completed in a modest Mission Revival style of architecture with dual arcades, a flat roof with parapet clad in clay tiles, and stucco exterior. Originally providing ample space for the fire department, the department made business savvy choices to help fund the space. The fire department constructed office space in the station, which they rented to the Town for the Police Chief and Town Clerk (Firster N.d.). The building also included an Assembly Hall, which provided free meeting space for groups like the Women's Improvement Club. The squad also leased the northeastern corner of the property parcel to the Town of Corte Madera for a period of 15 years (*San Anselmo Herald* 2/13/1931).

In the 1960s, Corte Madera purchased the building for use as the Town Hall. In 1965, the town hired architects Crawford & Banning from San Rafael to complete a remodel of the fire station. A photograph from this celebration evidences the numerous alterations completed to the building in 1965. (See *Continuation Sheet page 4*)

B11. Additional Resource Attributes: *N/A*

***B12. References:**

(See *Continuation Sheet page 6*)

B13. Remarks: *N/A*

***B14. Evaluator:** *Alexandra Madsen, MA*

***Date of Evaluation:** *February 10, 2020*

(This space reserved for official comments.)

Sketch Map: (Subject Property Outlined)



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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 6

*Recorded by *Alexandra Madsen*

Resource Name or # (Assigned by recorder) *Corte Madera Town Hall*

*Date *February 10, 2020* ☒ Continuation ☐ Update

***P3a. Description (continued):**

The north elevation of the building evidences its two-story massing and addition added in 1965. Fenestration along this elevation is composed of sliding and casement windows. A parking lot is northwest and west of the building. The east elevation features a balcony with arched windows on the second story and casement windows on the lower story.

***B10. Significance (continued):**

Figures 1 and 2 evidence the alterations completed from the time of the building's initial construction in 1931 (Figure 1) to its dedication as the Town Hall in 1966 (Figure 2).

Figure 1 Subject Property after Construction, 1931



Figure 2 Subject Property at Town's 50th Anniversary, 1966



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

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 6

*Recorded by *Alexandra Madsen*

Resource Name or # (Assigned by recorder) *Corte Madera Town Hall*

*Date *February 10, 2020* ☒ Continuation ☐ Update

***B10. Significance (continued):**

Evaluation

Federal and State Registers

Significance Criterion A/1

The subject property was constructed in 1931 as the first permanent fire station in the Town of Corte Madera. Funded by the volunteer fire department, construction of the building occurred during a relatively stagnant period of development of Corte Madera in the 1930s and served as a significant local development with a period of significance dating to the year of its construction. Character-defining features of the property at this time reflected its early use, such as the arches used to hide garage doors where the fire engines were parked. In the 1960s, the building underwent substantial alterations when it was converted to the town hall. Most of the building's character-defining features were removed, remodeled, or altered during this time, including all features associated with the building's early use as a fire station. This remodeling thereby affected the building's ability to convey its early history and significant association with the formation of the fire department and early municipal offices in the town.

Of the seven aspects of integrity, the subject property retains integrity of *location* and *setting*, but does not retain integrity of *association*, *design*, *materials*, *workmanship* or *feeling*. The subject property has not been moved and retains integrity of *location*. At the time of the building's erection in the 1930s, the surrounding area was used for residential, municipal, and commercial purposes and had the feeling of a small town. The physical environment retains this character, and therefore the property retains integrity of *setting*.

The building was constructed as a fire station in 1931 but was remodeled to serve as the town hall in 1965. The building does not retain the character-defining features from its original design and is not sufficiently intact to convey its historical significance as an early fire station. Therefore, it does not retain integrity of *association*. As part of the 1965 remodel of the building, it received numerous alterations. Namely, each Mission-style arcade was refashioned into a wide arch next to four smaller, arched windows. A thin line is scored from the top of each arch to the roof. The tile along the parapet was removed, all doors and most windows were replaced, the interior was remodeled, and the exterior was restuccoed. In 2015, the edges of the western arched entrance were enclosed to accommodate additional office space. Due to alterations, the building no longer retains original elements that created the form, plan, space, structure, and style of the property and does not retain integrity of *design*. The physical elements that were combined to create the building in the 1930s were also largely lost during this remodel, and the building no longer retains integrity of *materials*. The physical evidence of the crafts of local builders from the 1930s is also erased due to alterations, and the building lacks integrity of *workmanship*. Finally, the building no longer expresses its original aesthetic and historic sense of its time of construction, and therefore does not retain integrity of *feeling*. Because the building does not retain five out of seven of the aspects of integrity it no longer conveys its significance as an early fire station due to alterations.

Further, although the building has functioned exclusively as the municipal headquarters for the town of Corte Madera, it does not appear to have any direct association with significant events within the history of the town. Therefore, the property does not retain sufficient integrity to convey any significant associations from its early period, nor does it possess significant associations following its 1965 alterations. The property therefore is ineligible for listing in the NRHP or CRHR pursuant to Criterion A/1.

Significance Criterion B/2

The property is located in the Old Corte Madera Square, which was developed by numerous early settlers. The building was funded by the fire department and rented to the Town for office space. Archival research does not indicate the property is significant for any associations with important individuals. The property is ineligible for listing in the NRHP or CRHR pursuant to Criterion B/2.

Significance Criterion C/3

The building was originally designed in the Mission Revival style of architecture, a relatively common style for the period but unique design for Corte Madera. However, the building has undergone numerous alterations that have impacted the building's design. The building's original clay tile roof was removed, exposing the building's flat roof. Additionally, four original archways on the south elevation and three original archways on the west elevation were remodeled into seven arched windows and two much larger arches. The building also appears to have been restuccoed at some point, as visible in the line scored above each arched window and entrance. In consideration of its design following its 1965 alteration, archival research failed to identify Crawford and Banning as notable architects and the building therefore does not appear significant as an example of post-World War II design. Additional subsequent alterations have also occurred through the partial infill of arches to accommodate additional office space and the addition of two ADA-accessible ramps along the building's two primary facades. Because of these alterations, the building no longer conveys its original design but instead has not discernible style. The property is therefore ineligible for listing in the NRHP or CRHR pursuant to Criterion C/3.

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

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 6

Resource Name or # (Assigned by recorder) *Corte Madera Town Hall*

*Recorded by *Alexandra Madsen*

*Date *February 10, 2020* ☒ Continuation ☐ Update

***B10. Significance (continued):**

Significance Criterion D/4

There is no evidence to suggest that the property may yield important information about prehistory or history. The property is therefore ineligible for listing in the NRHP or CRHR pursuant to Criterion (Criterion D/4).

Local Register

The Corte Madera Town Hall does not represent a period, culture, event, or person important in local, state or natural history. Nor is it a unique or irreplaceable asset to the town neighborhood, which asset enriches human life and/or serves an educational benefit by providing future generations examples of the physical surroundings of the past. The building, although located at a popular town corner, is not situated in a unique location that represents an established and familiar visual feature of a neighborhood, nor does it maintain the overall historic character of a larger area. As discussed above, the building does not have architectural significance but has been dramatically altered and lacks integrity. The property appears ineligible for listing as a contributor to any potential historic preservation overlay district.

B12. References (continued):

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NETRonline. 2019. Historic Aerials of Project Area, Town of Corte Madera, Marin County, CA. Electronic maps accessed online at <https://www.historicaerials.com/viewer>, accessed January 28, 2020.

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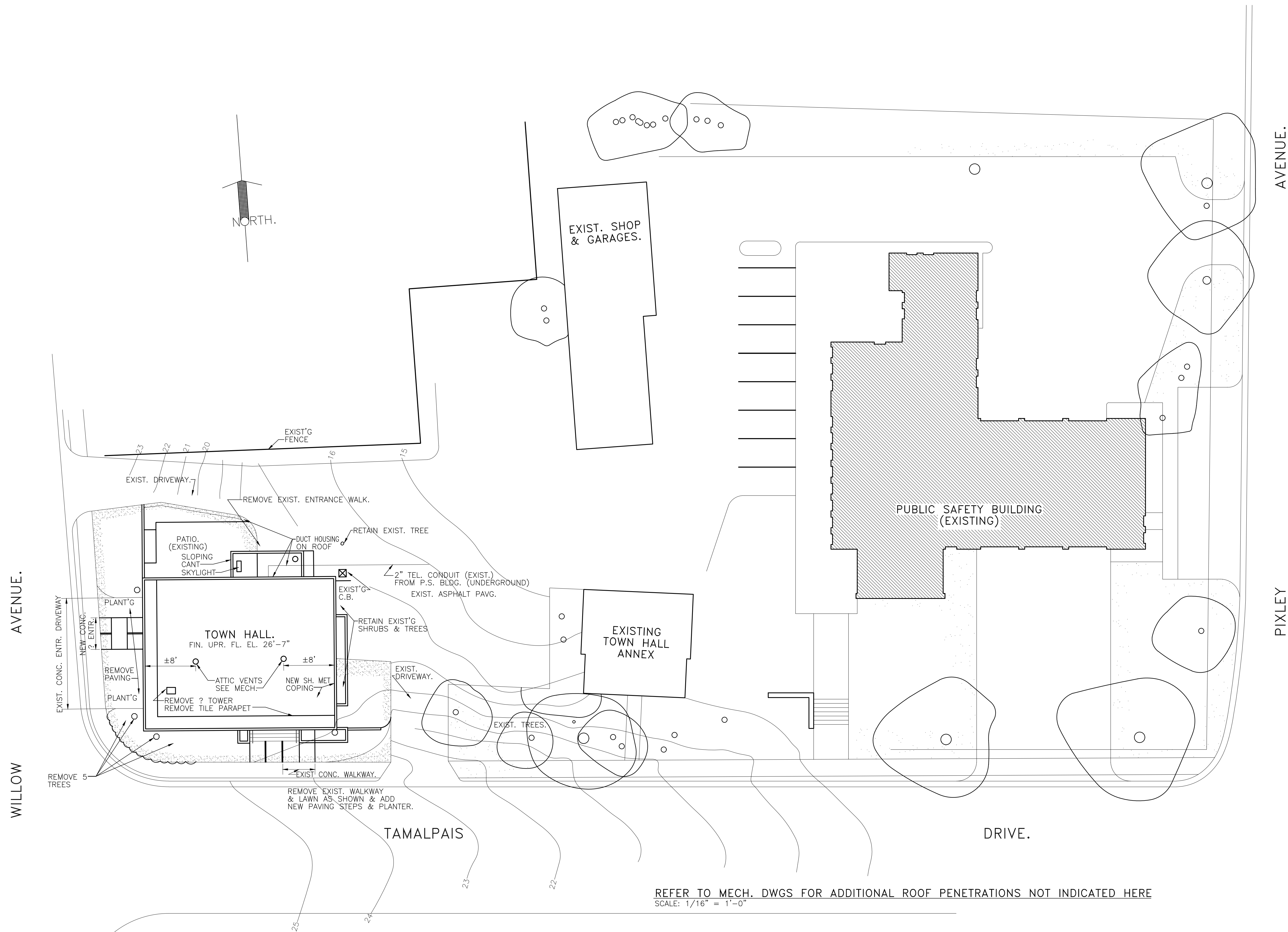
San Anselmo Herald. 1931. "Corte Madera Firemen Lease Land to Town." February 13.

San Anselmo Herald. 1934. "Corte Madera group Probing Town Affairs." November 1.

University of California, Santa Barbara (UCSB) Map & Imagery Lab. 1938. Aerial photograph, AXJ-1938, Frame 25-96. Accessed December 2019 at http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

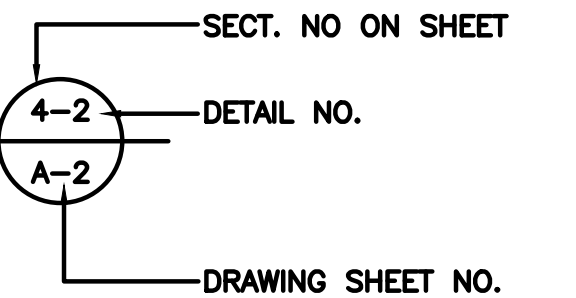
Appendix C

Building Plans



REFER TO MECH. DWGS FOR ADDITIONAL ROOF PENETRATIONS NOT INDICATED HERE
SCALE: 1/16" = 1'-0"

KEY TO DETAILS



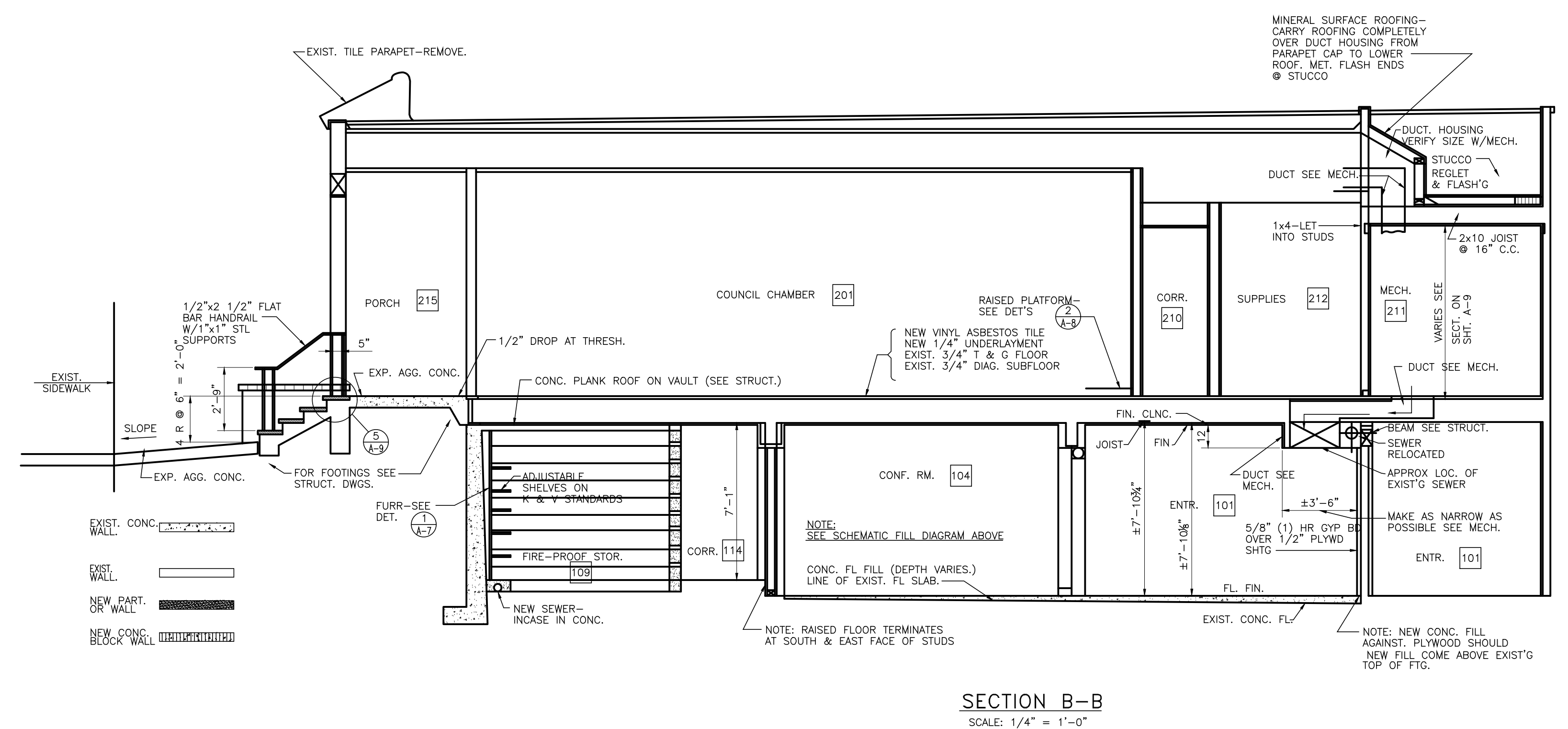
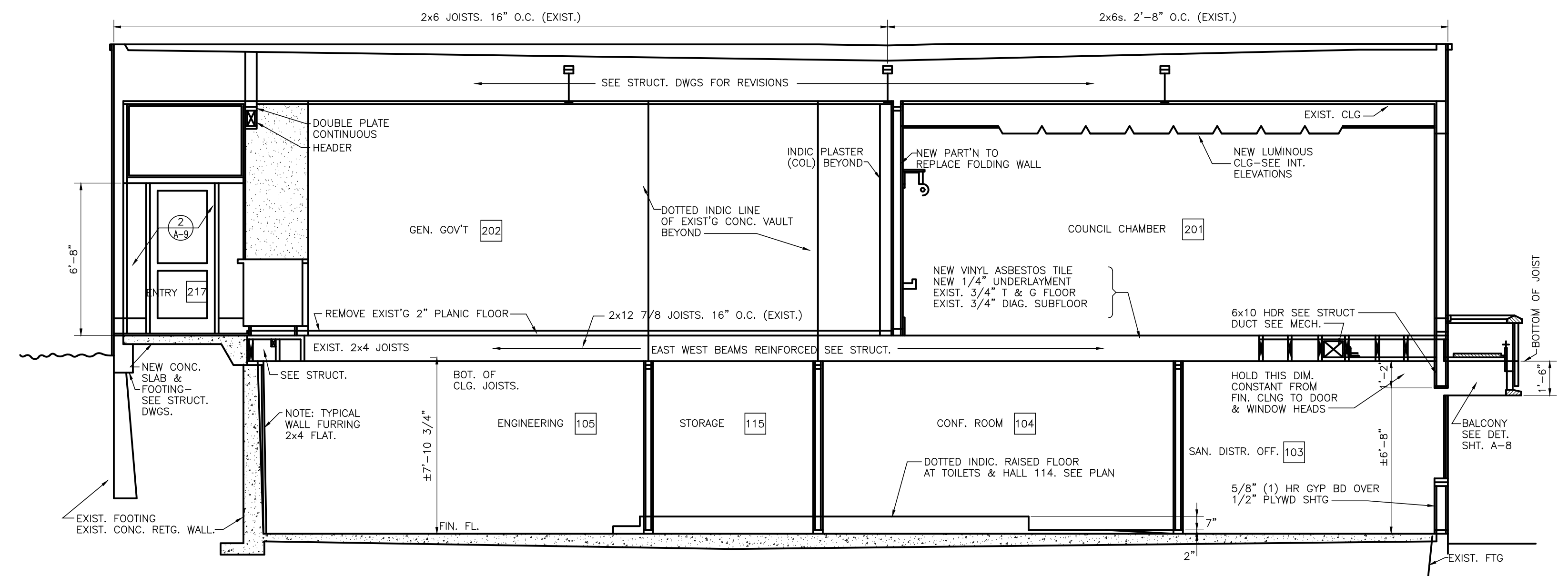
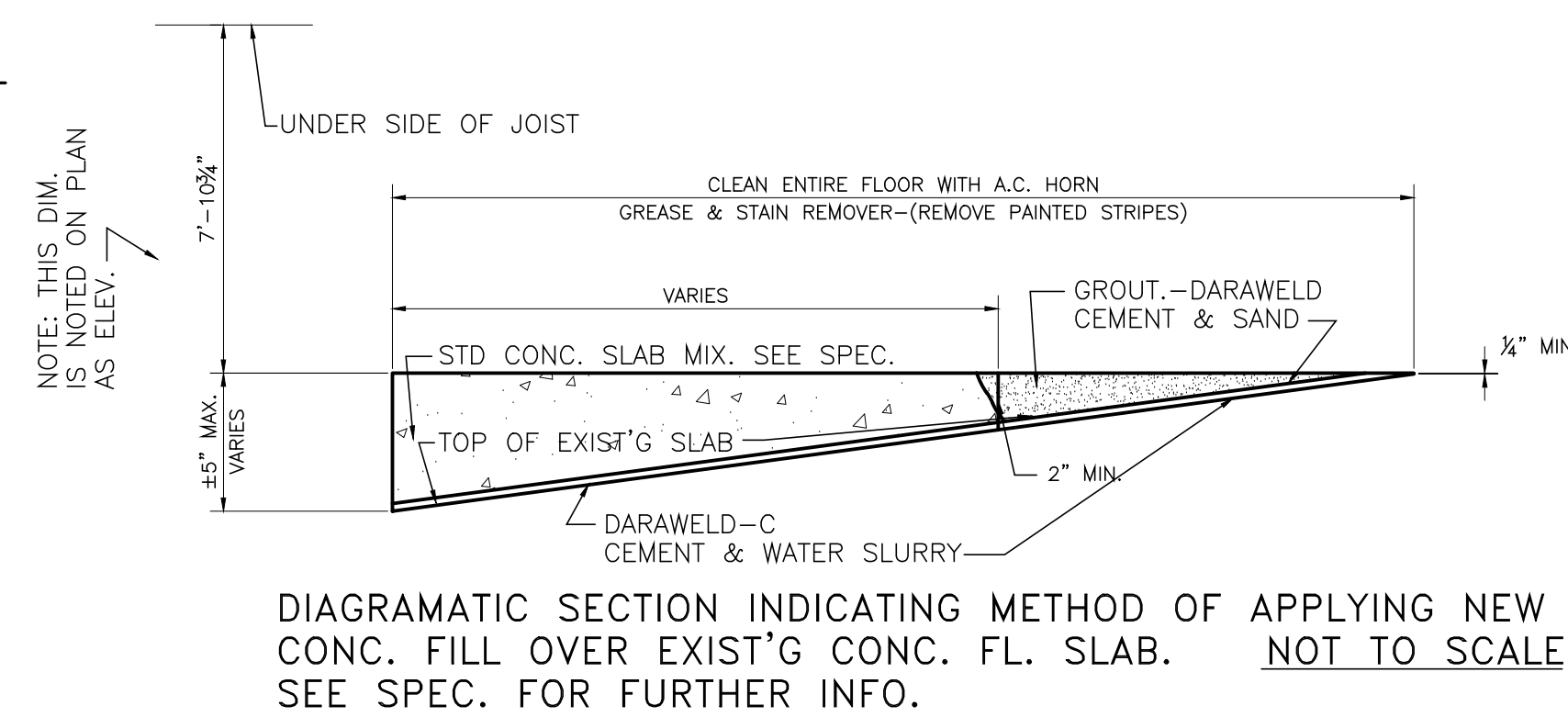
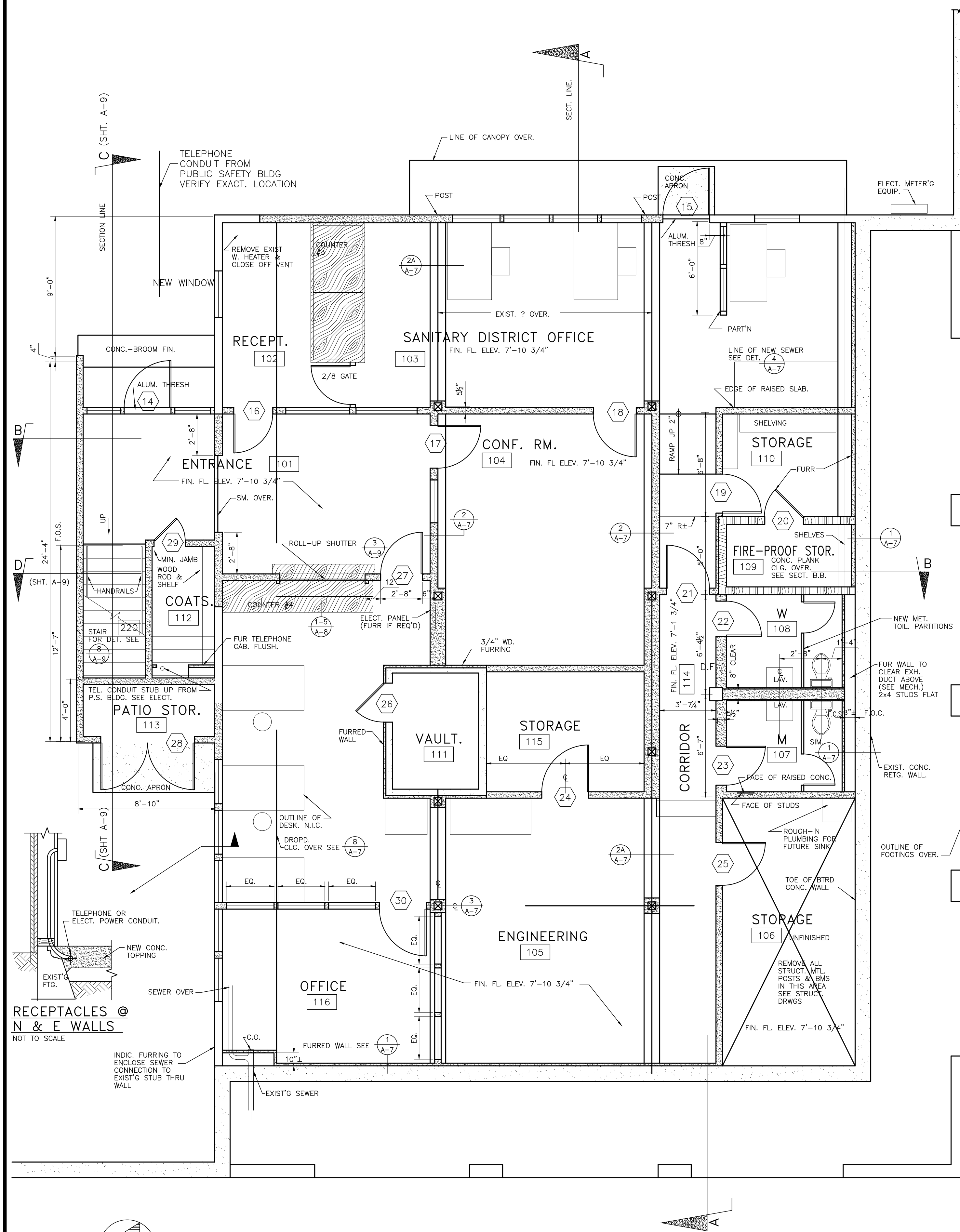
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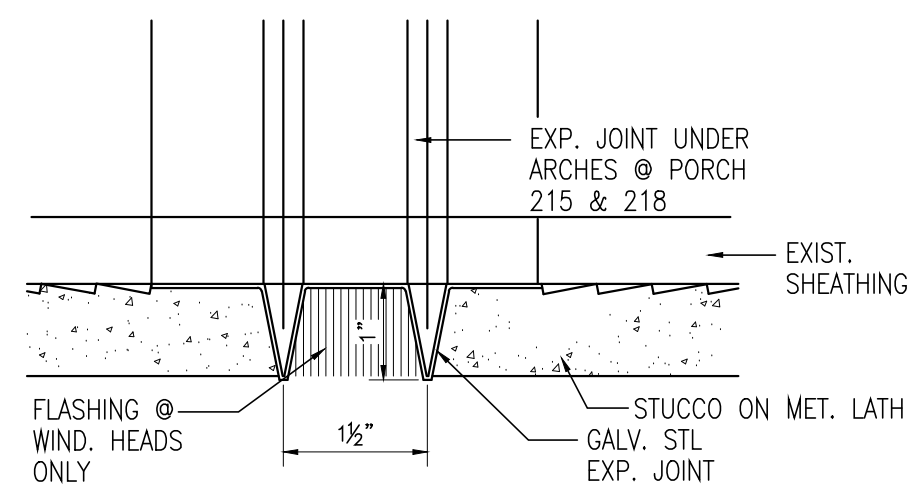
- | | |
|------|--|
| A.1 | PLOT PLAN. |
| A.2 | UPPER FL. PLAN & SCHEDULES. |
| A.3 | LOWER FL. PLAN & SECTIONS. |
| A.4 | EXTERIOR ELEVATIONS. |
| A.5 | INTERIOR ELEVATIONS. |
| A.6 | INTERIOR ELEVATIONS. |
| A.7 | INTERIOR ELEVATIONS & DETAILS. |
| A.8 | DETAILS & CLG. PLANS. |
| A.9 | DETAILS. |
| S.1 | LOWER FLOOR PLAN & SECTIONS |
| S.2 | UPPER FLOOR PLAN & DETAILS |
| S.3 | ROOF PLAN AND DETAILS |
| S.4 | EXTERIOR WALL & PLANTER BOX DET'S |
| MP.1 | SITE PLAN, LEGEND, SCHEDULES AND DETAILS |
| MP.2 | MECHANICAL FLOOR PLANS |
| E.1 | PLOT PLAN, SYMBOLS & SCHEDULES |
| E.2 | FLOOR PLAN |
| SP.1 | SPECIFICATIONS |
| THRU | |
| SP.6 | SPECIFICATIONS |

CORTES MADERA TOWN HALL.

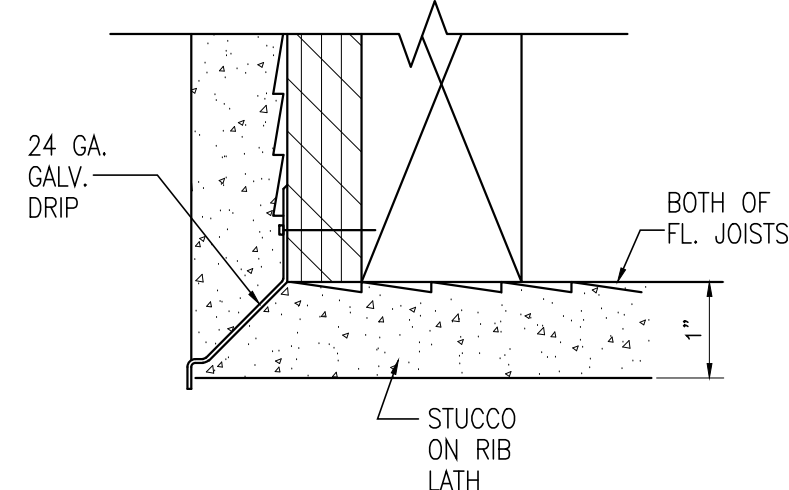
CRAWFORD & BANNING A.I.A. ARCHITECTS
1651 SECOND STREET
SAN RAFAEL, CALIFORNIA

JOB FILE NO. 3584.	PLOT PLAN.
DATE FIRST ISSUED DEC. 9, 1965	SHEET NO. A.1

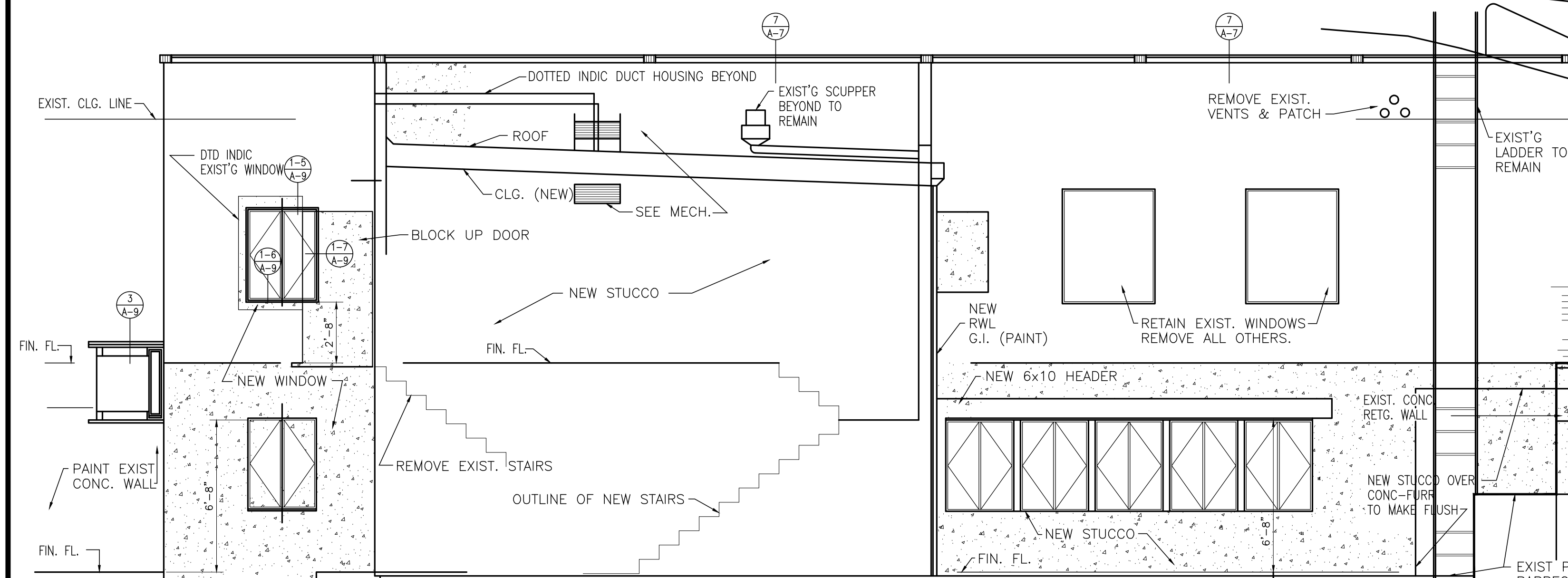
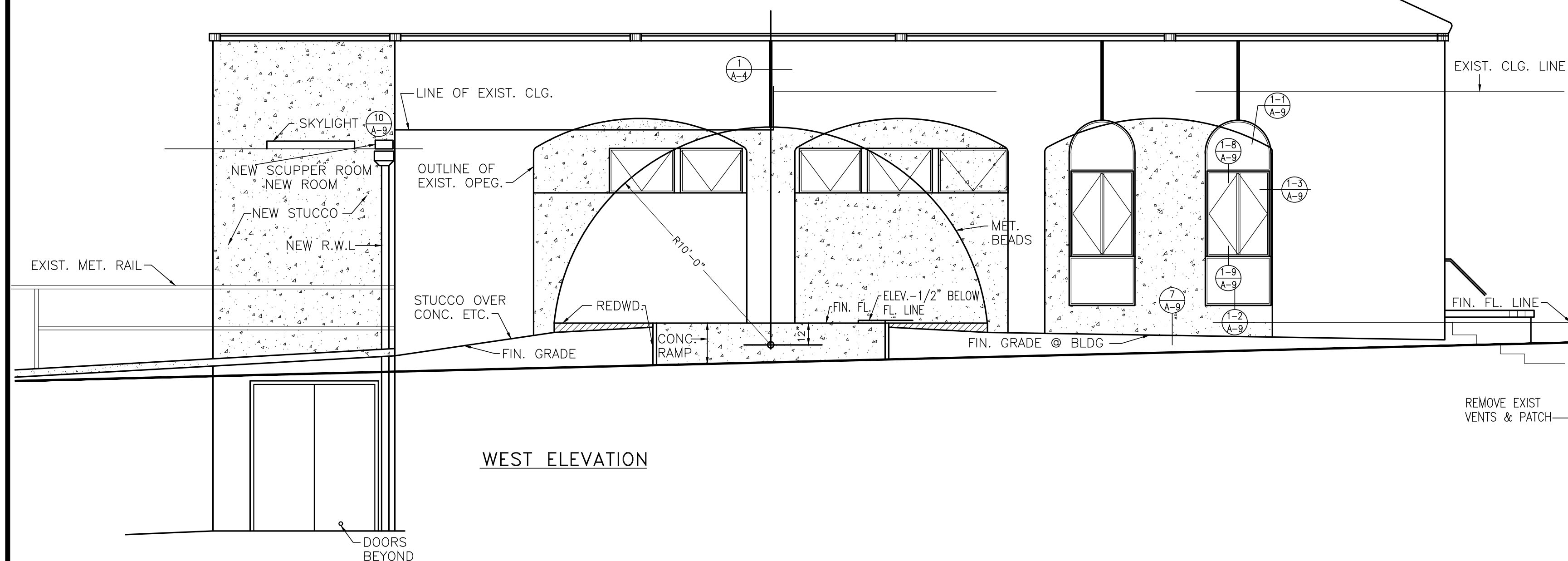




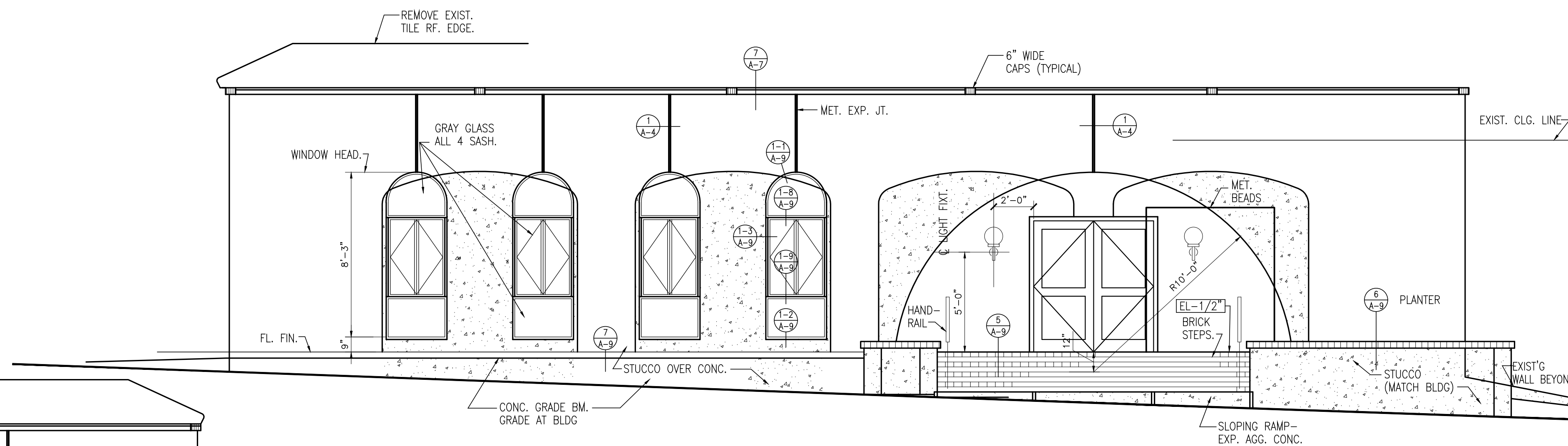
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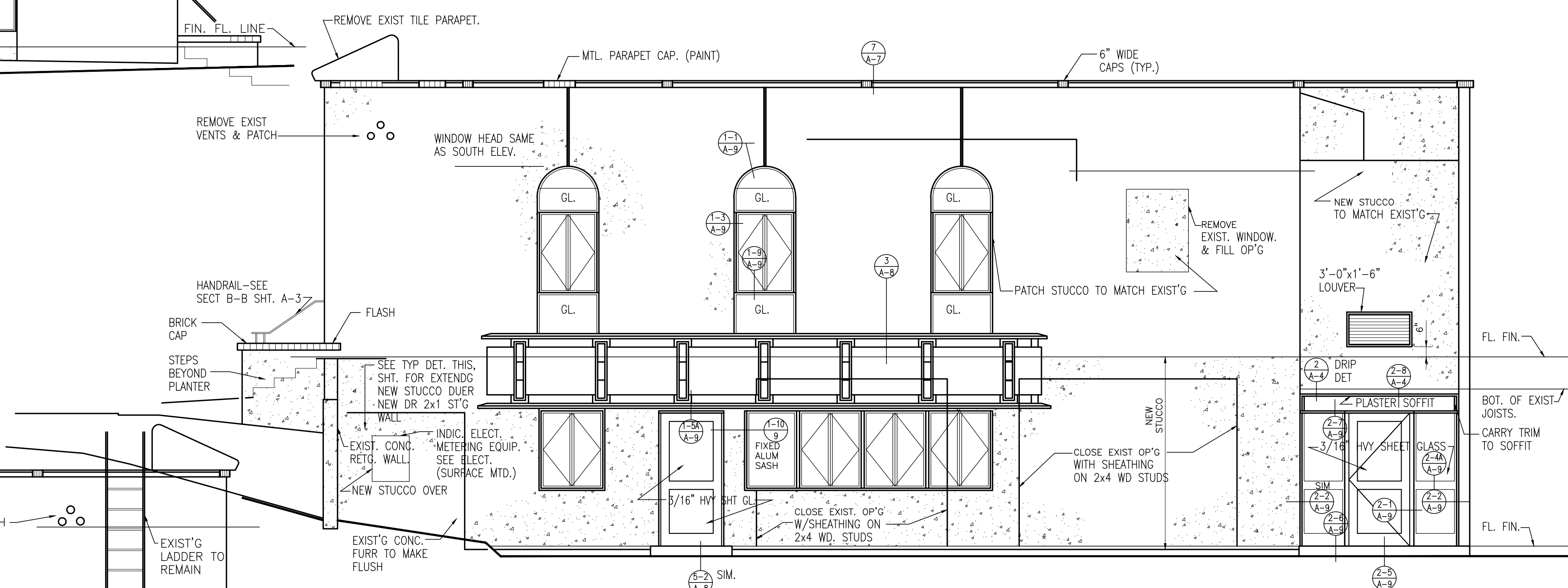
2 DRIP DET. (1/2" F.S.)



NORTH ELEVATION



SOUTH ELEVATION.



EAST ELEVATION.

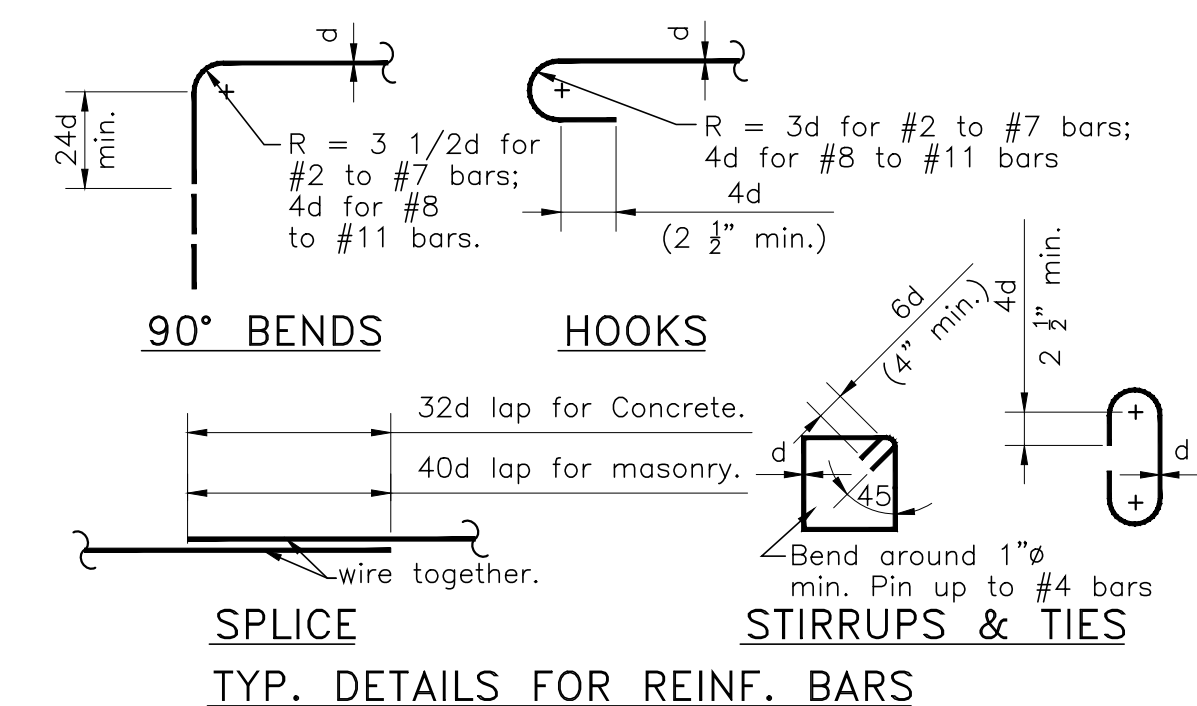
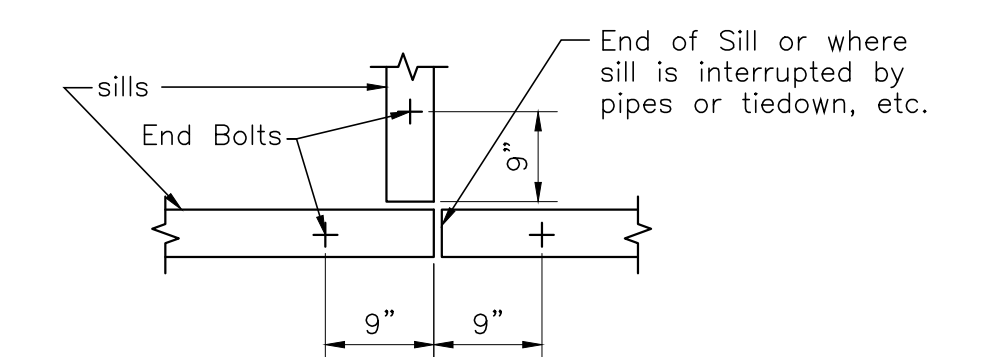
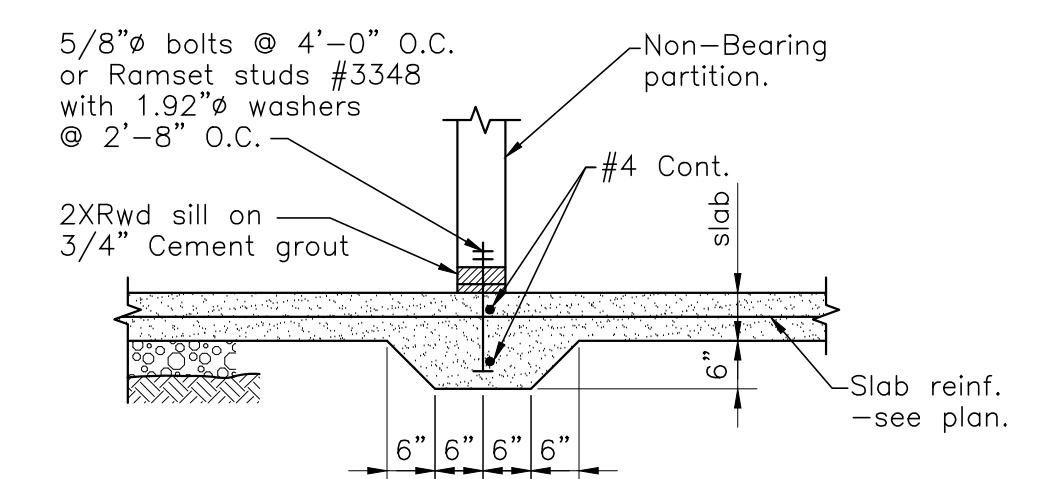
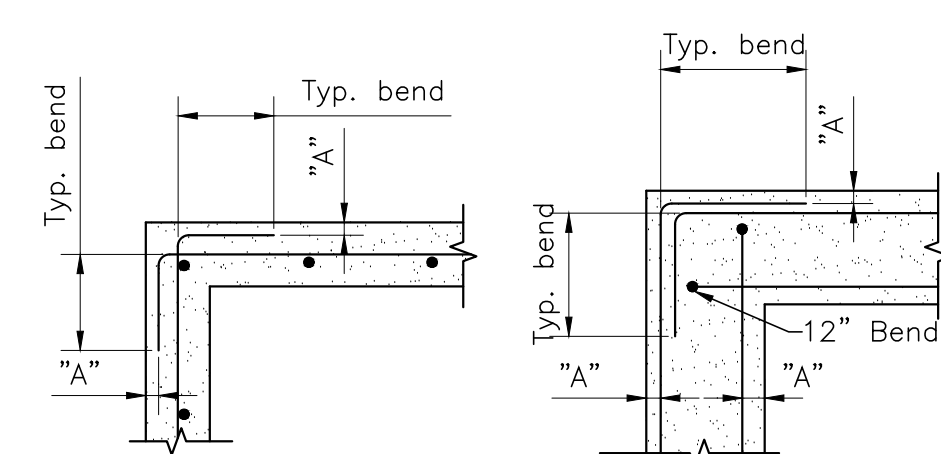
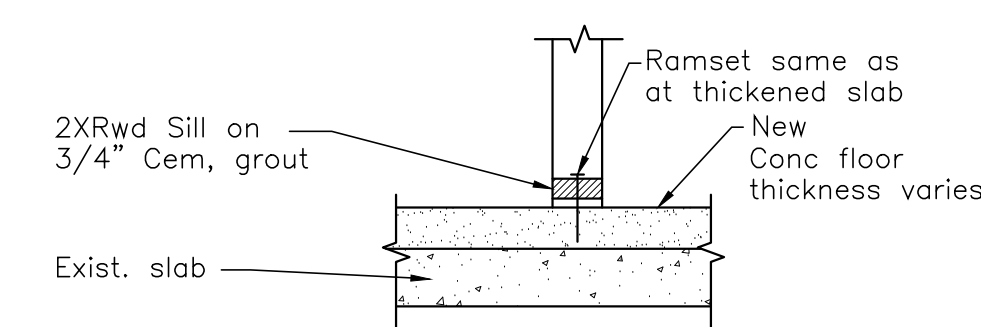
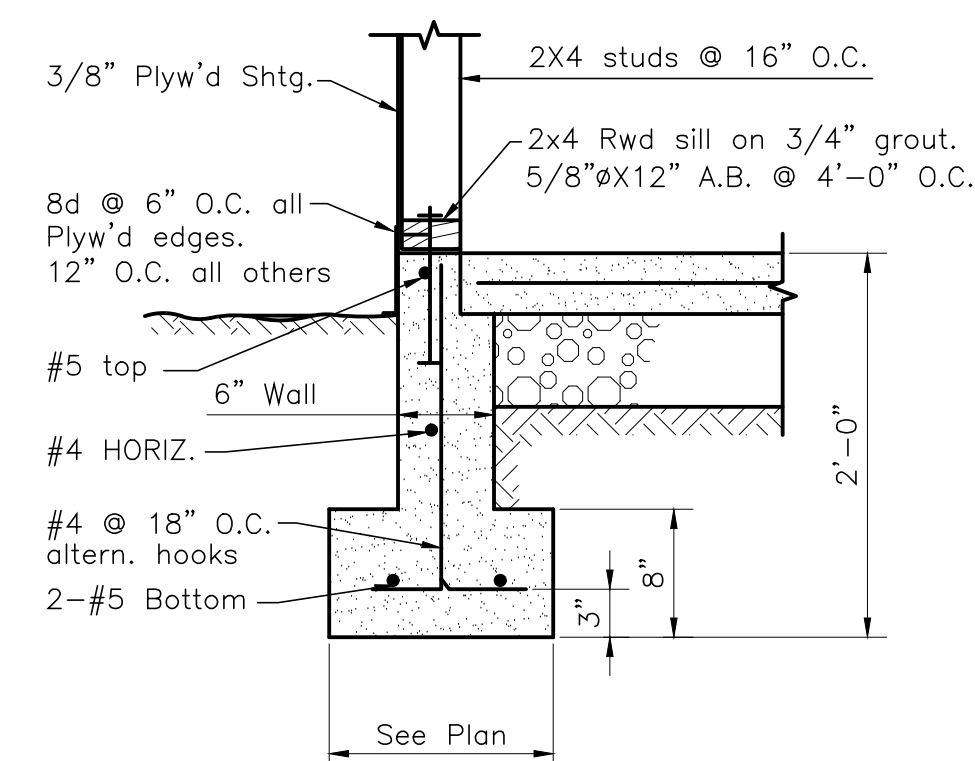
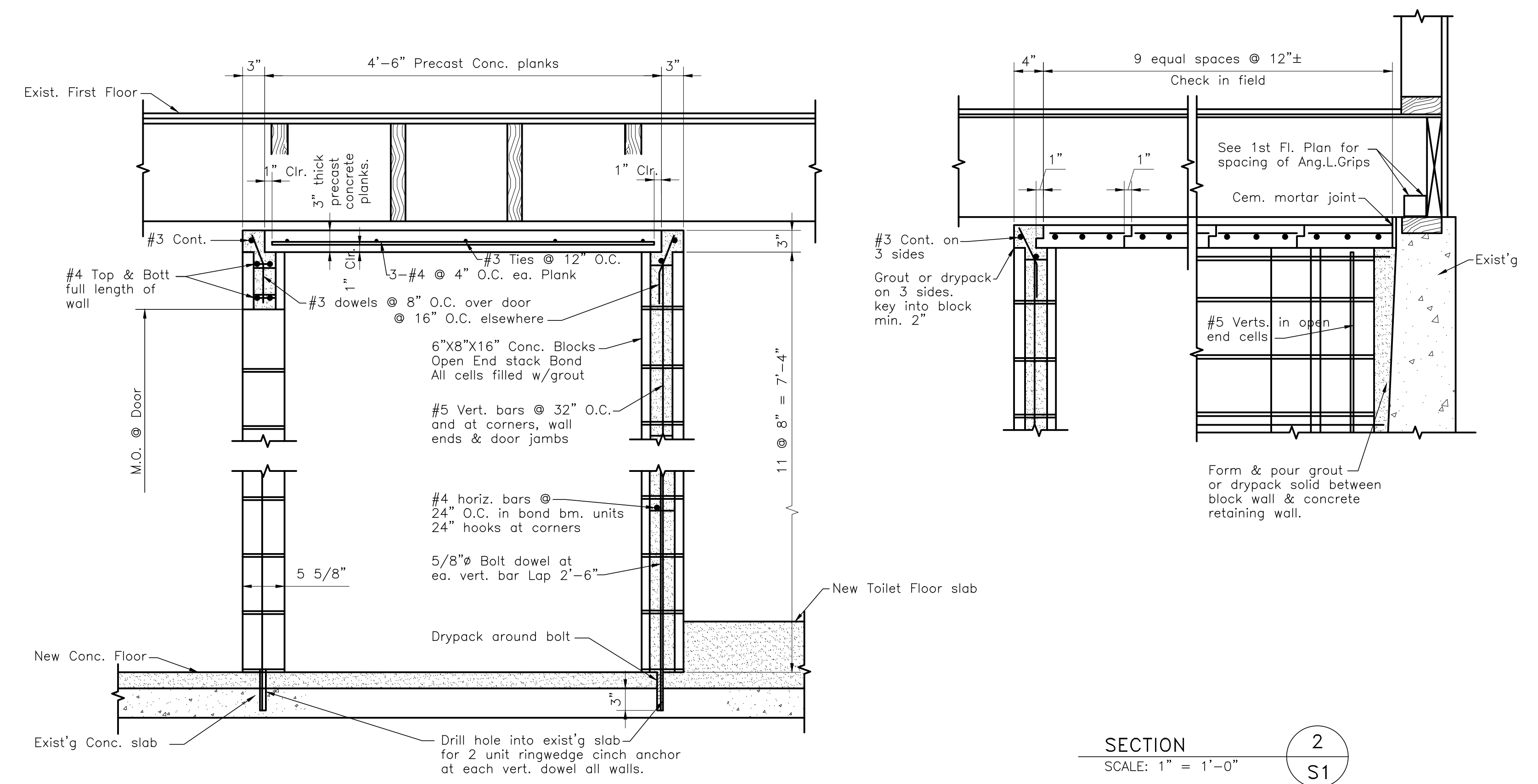
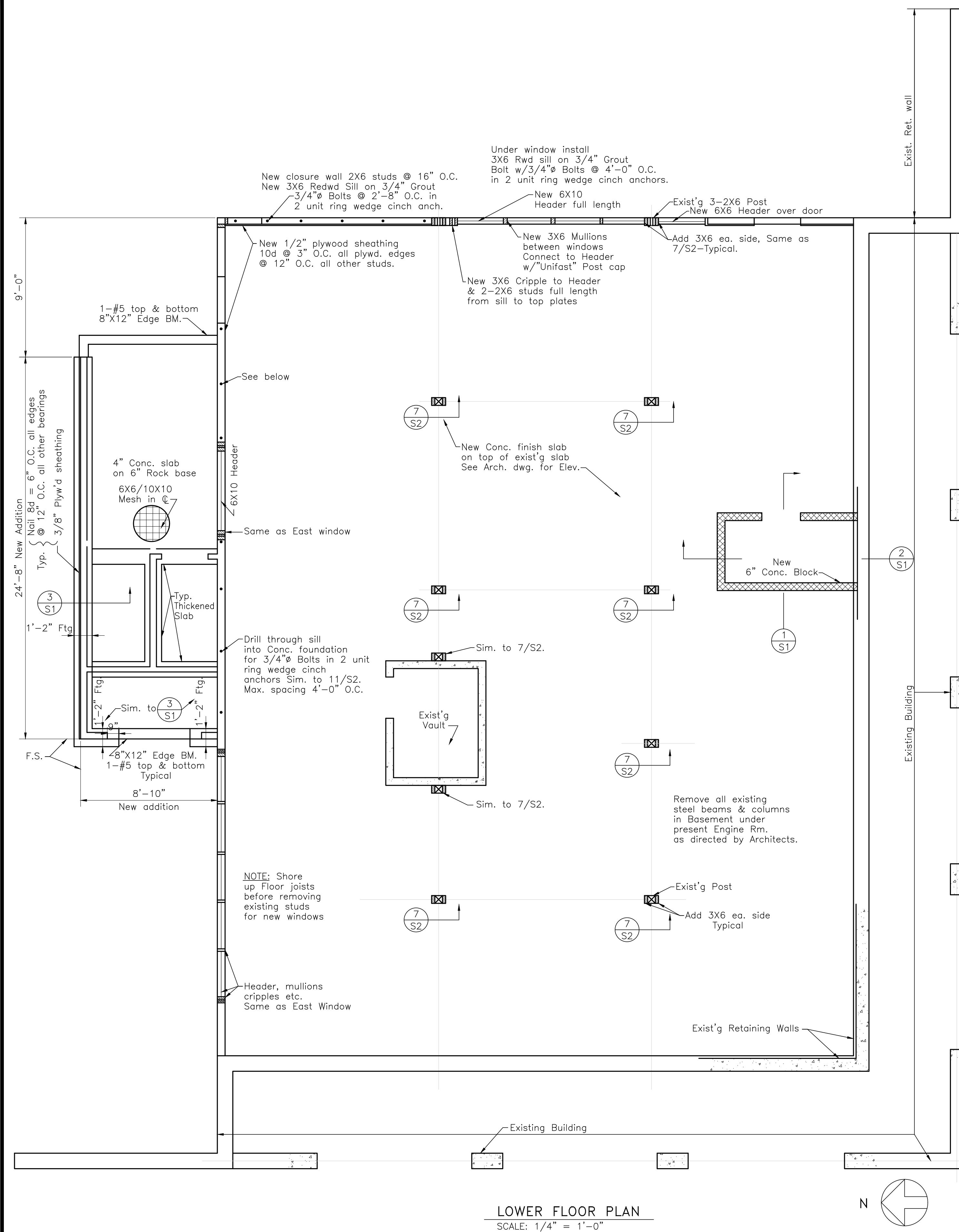
3 BASE AT NORTH WALL SCALE: 1 1/2" = 1'-0"

CORTE MADERA TOWN HALL.

CRAWFORD & BANNING A.I.A. ARCHITECTS
1651 SECOND STREET
SAN RAFAEL, CALIFORNIA

JOB FILE NO.
3584.
DATE FIRST ISSUED
DEC. 9, 1985

EXTERIOR
ELEVATIONS
SHEET NO.
A.4



GRAHAM & HAYES
STRUCTURAL ENGINEERS
171 SECOND ST. SAN FRANCISCO
JOB No-65-34

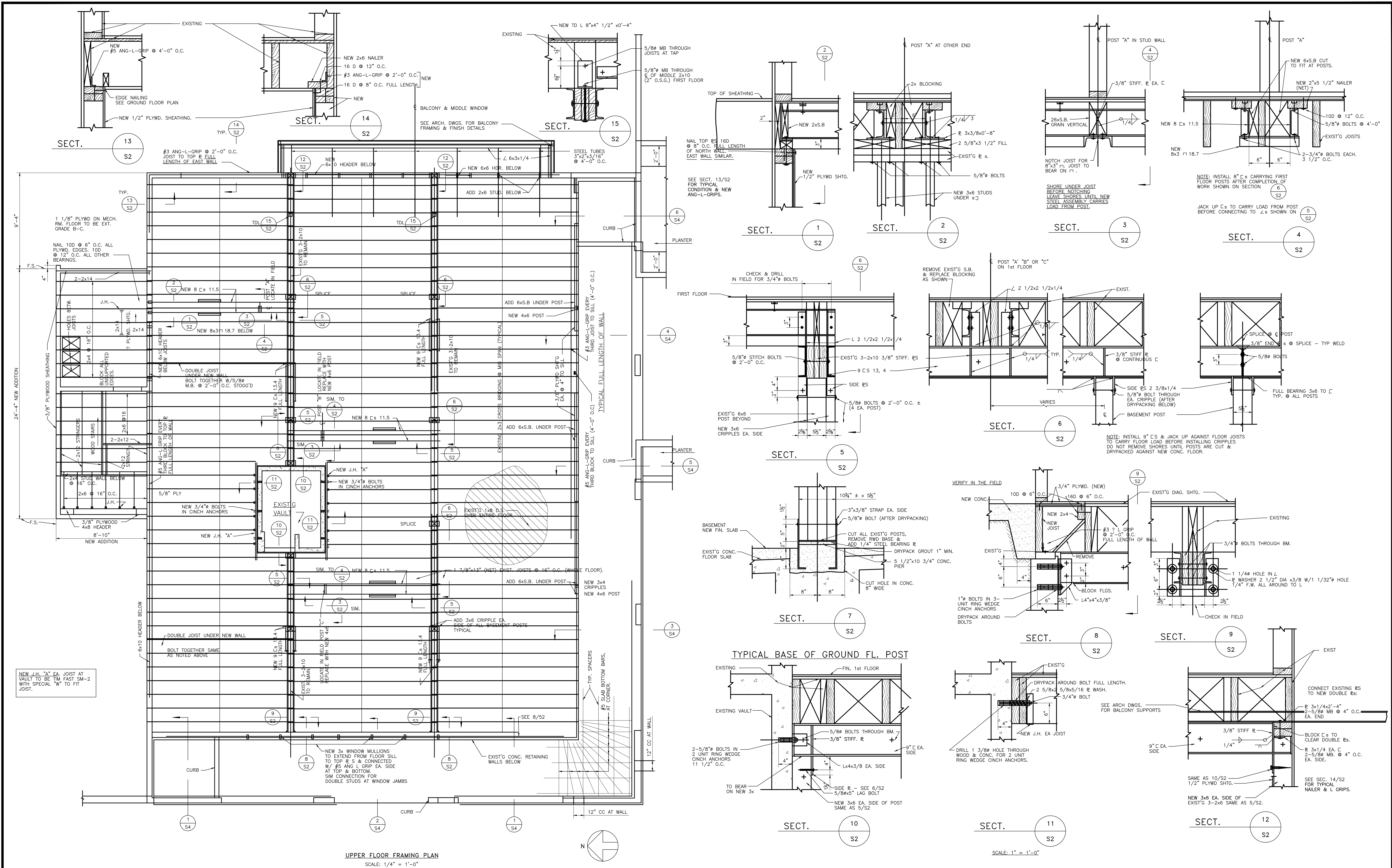
JOB FILE NO.	3584.
DATE FIRST ISSUED	DEC. 9 1965

LOWER FLOOR PLAN & SECTIONS
SHEET NO.

S.1

CORTE MADERA TOWN HALL.

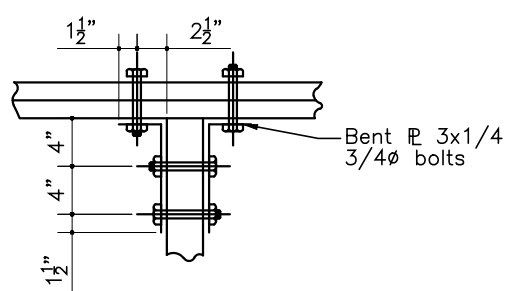
CRAWFORD & BANNING A.I.A. ARCHITECTS
1651 SECOND STREET
SAN RAFAEL, CALIFORNIA



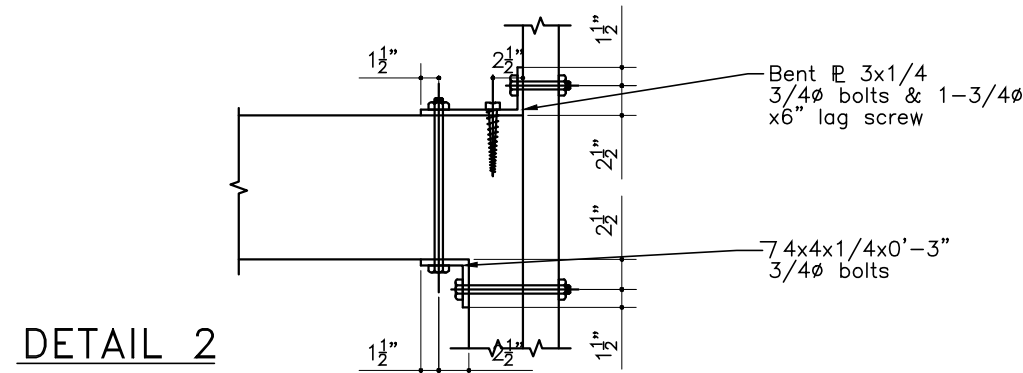
CORTES MADERA TOWN HALL

CRAWFORD & BANNING A.I.A. ARCHITECTS
1651 SECOND STREET
SAN RAFAEL, CALIFORNIA

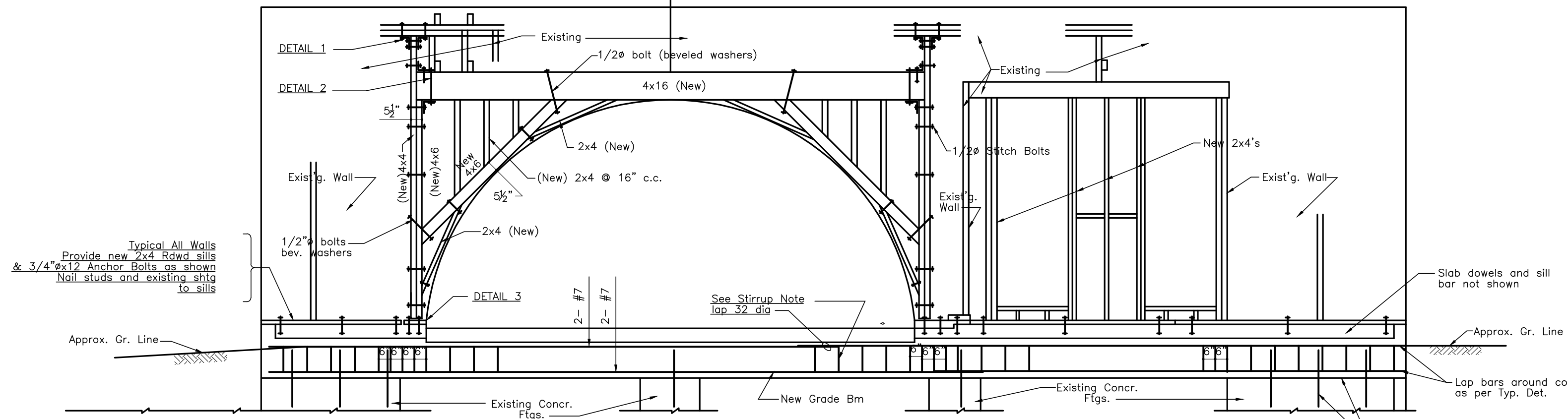
JOB FILE NO. 3584
DATE FIRST ISSUED DEC. 9, 1965
UPPER FLOOR PLAN & DETAILS
SHEET NO. S.2



DETAIL 1



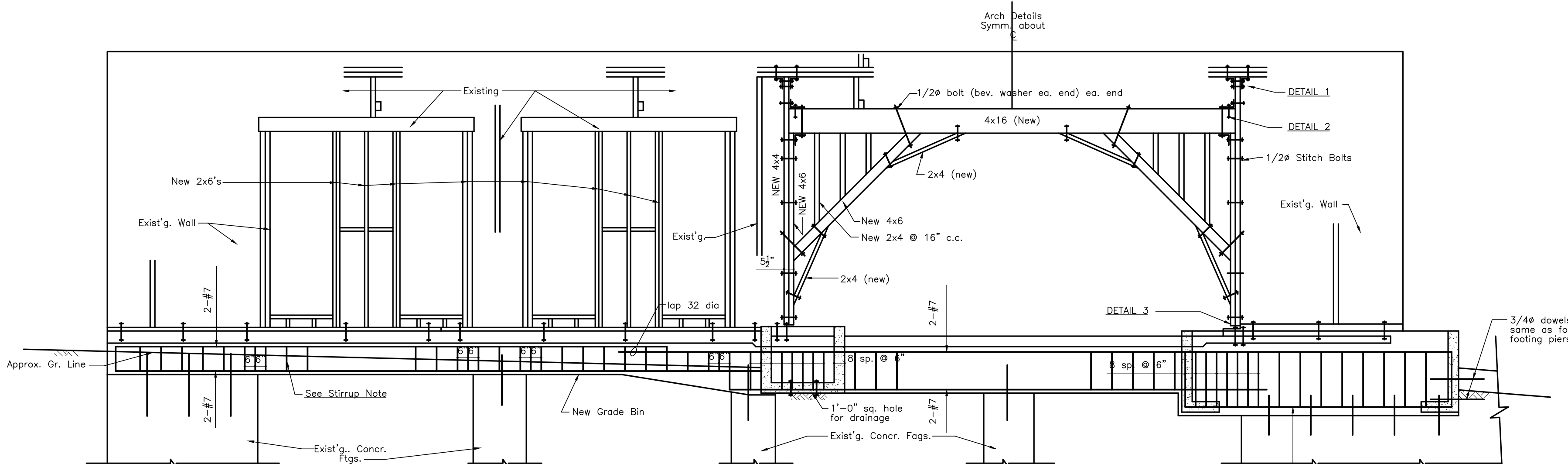
DETAIL 2



ELEVATION-WEST WALL

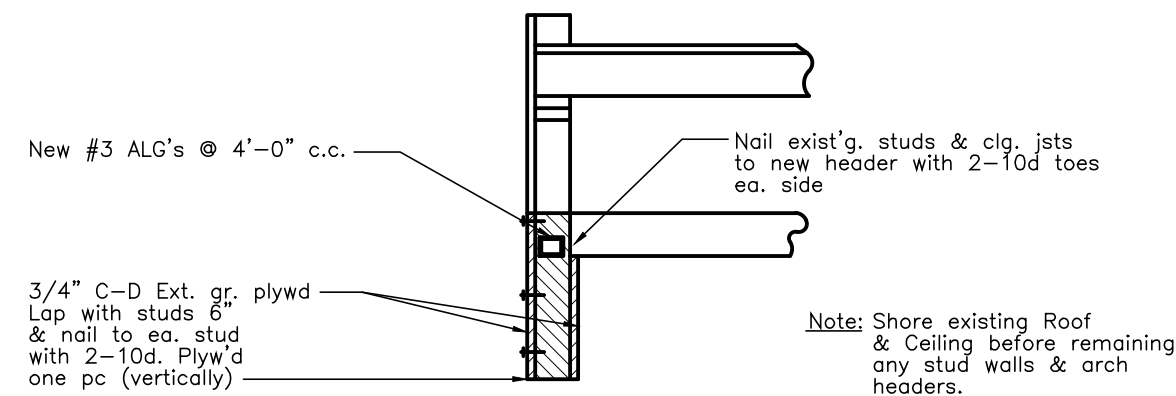
SCALE: 1/4" = 1'-0"

Stirrups Note: All stirrups are #3 @ 12" c.c. for full length of beam, except where 6" c.c. spacing is shown



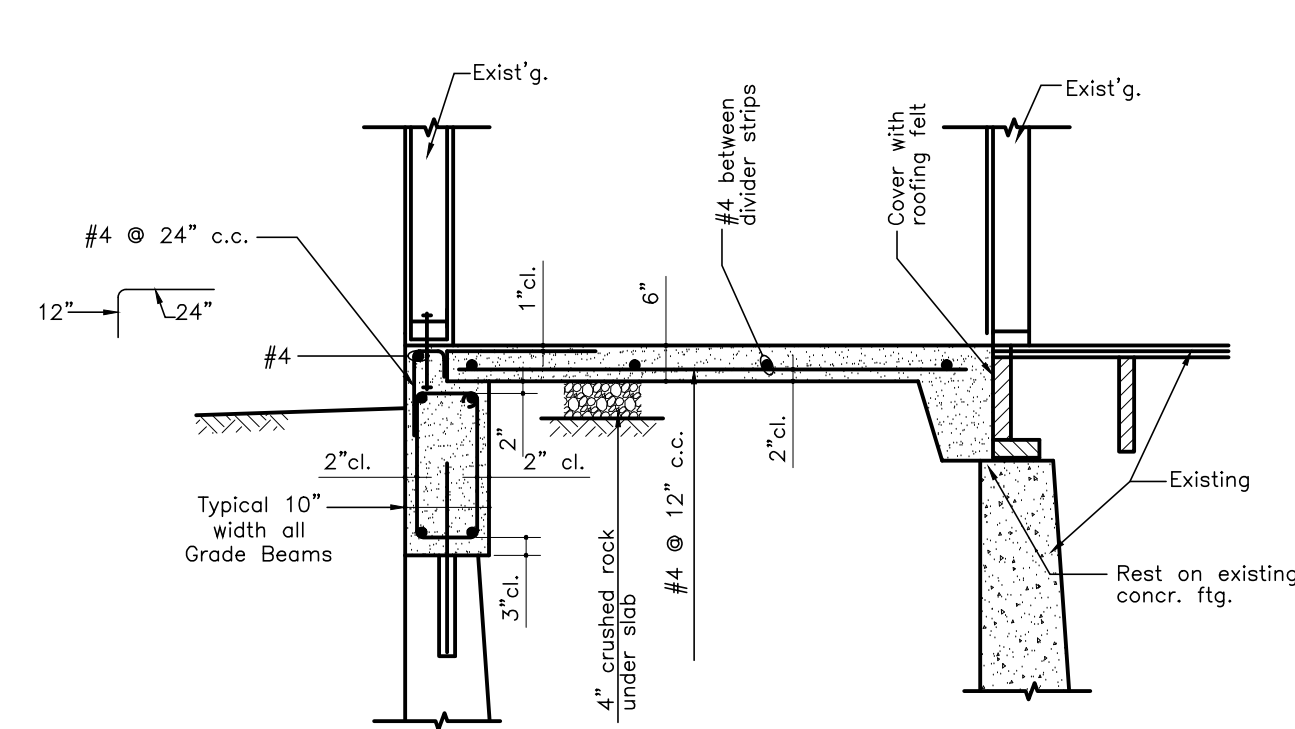
ELEVATION-SOUTH WALL

SCALE: 1/4" = 1'-0"



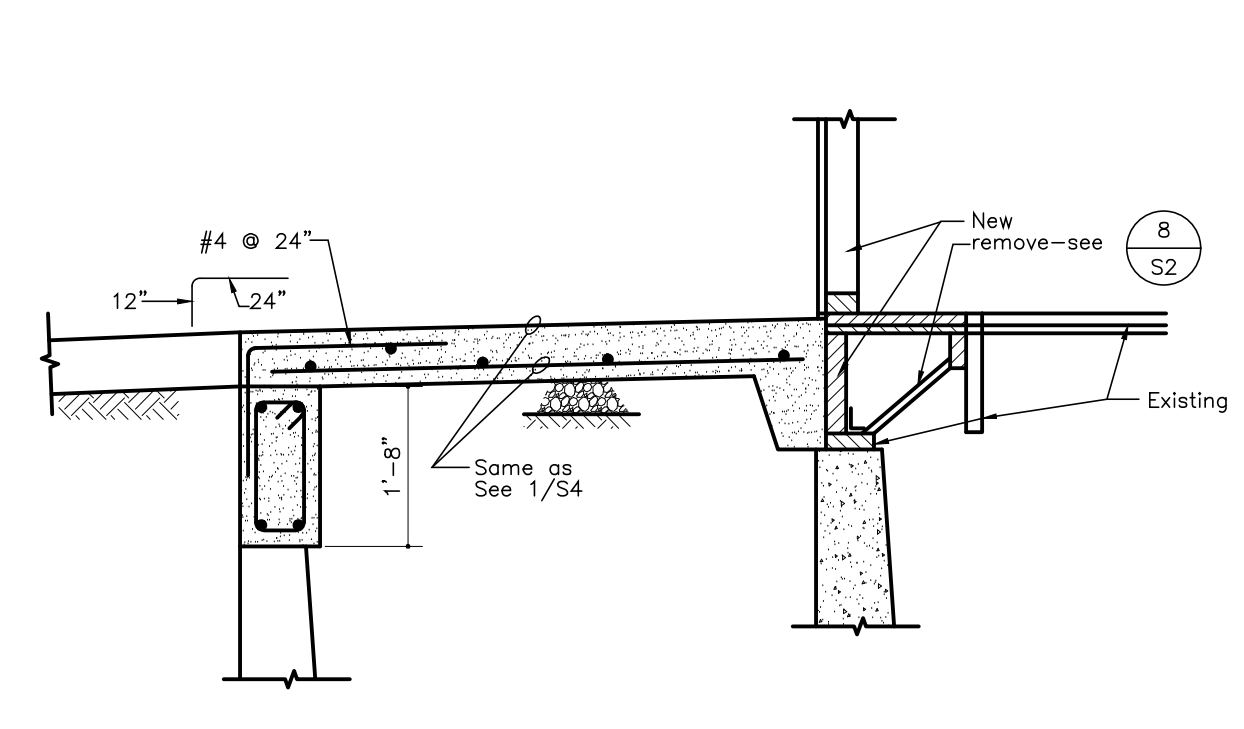
SECTION

7
S4



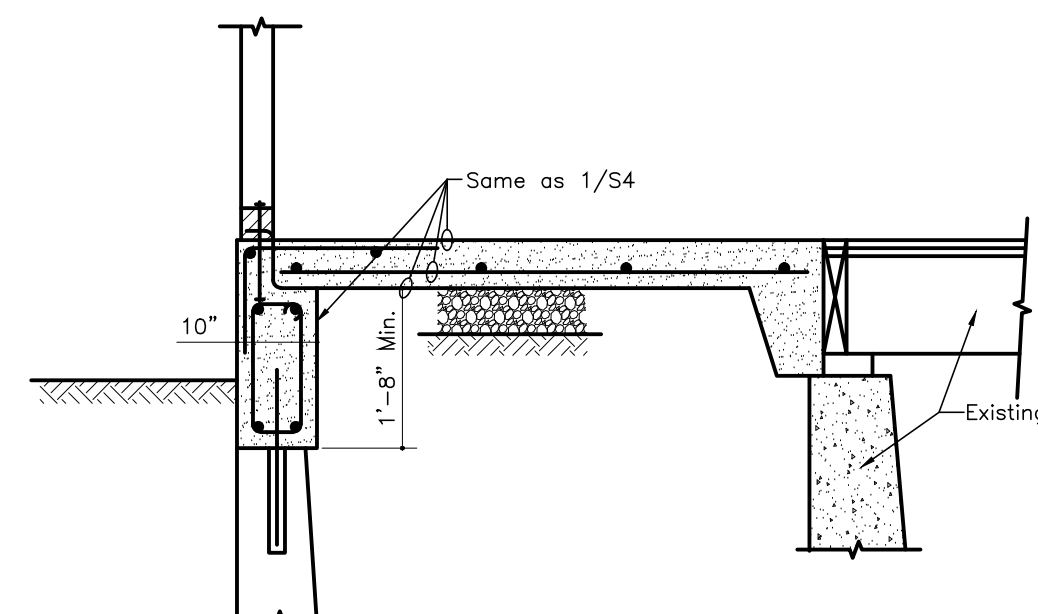
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S4



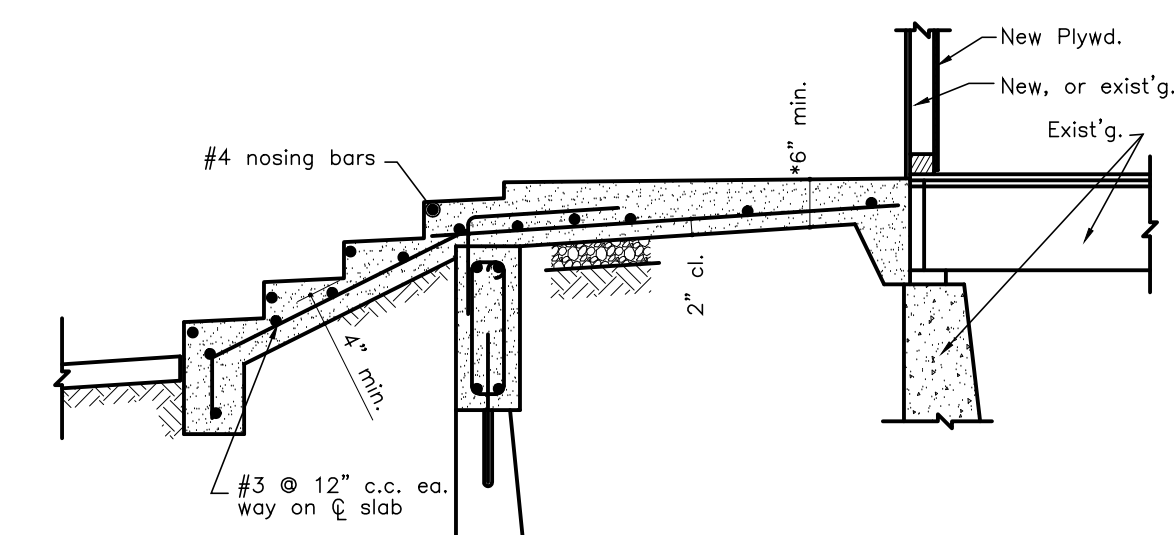
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S4



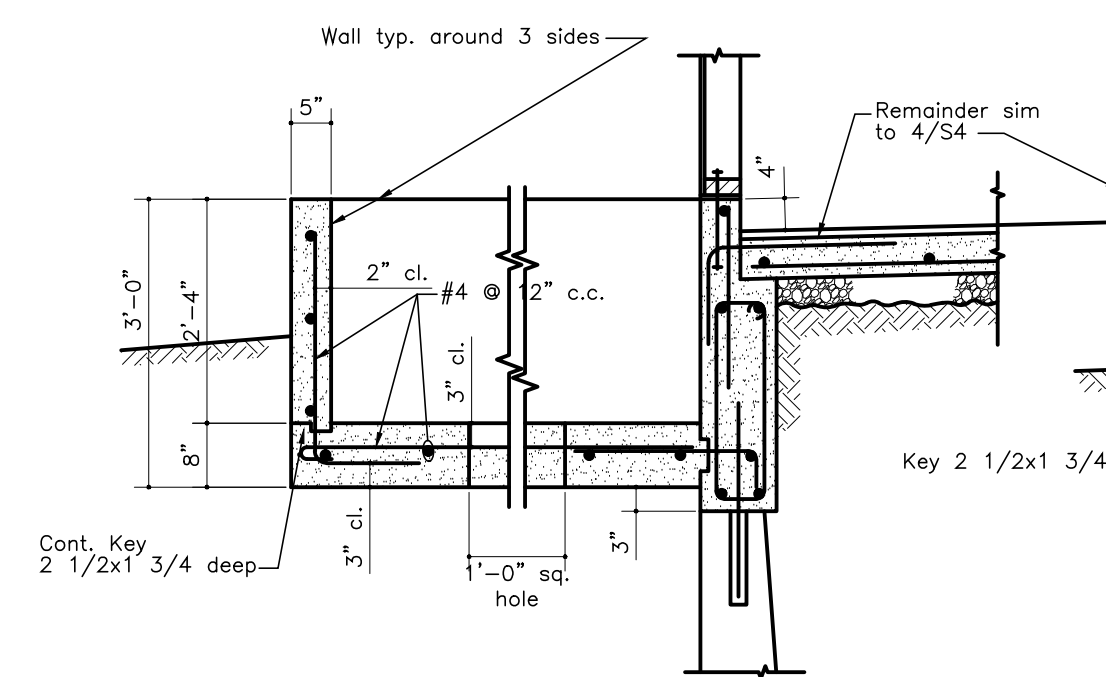
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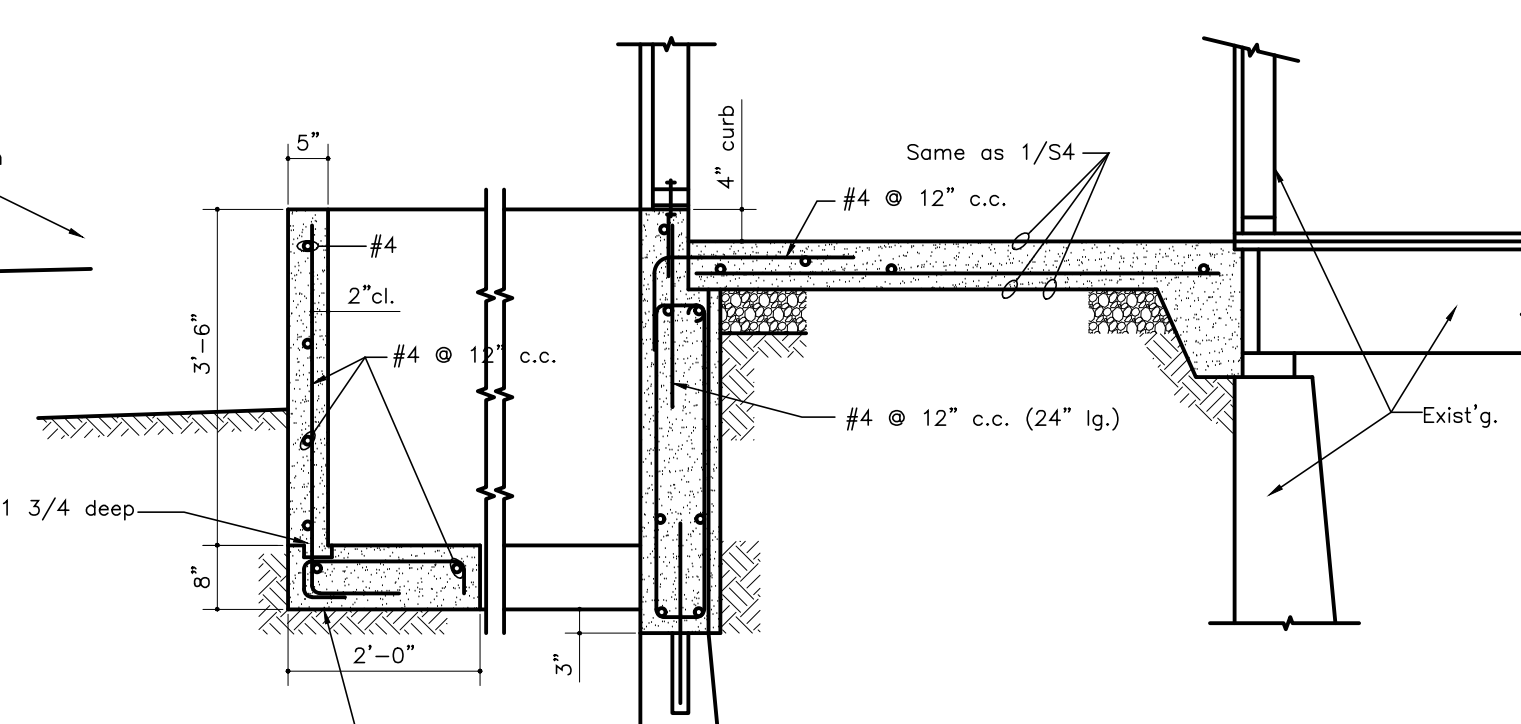
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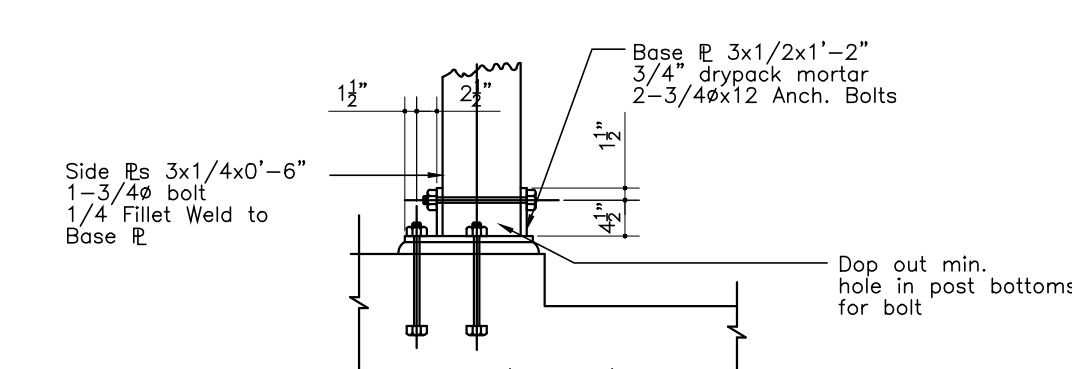
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5
S4



SECTION

6
S4



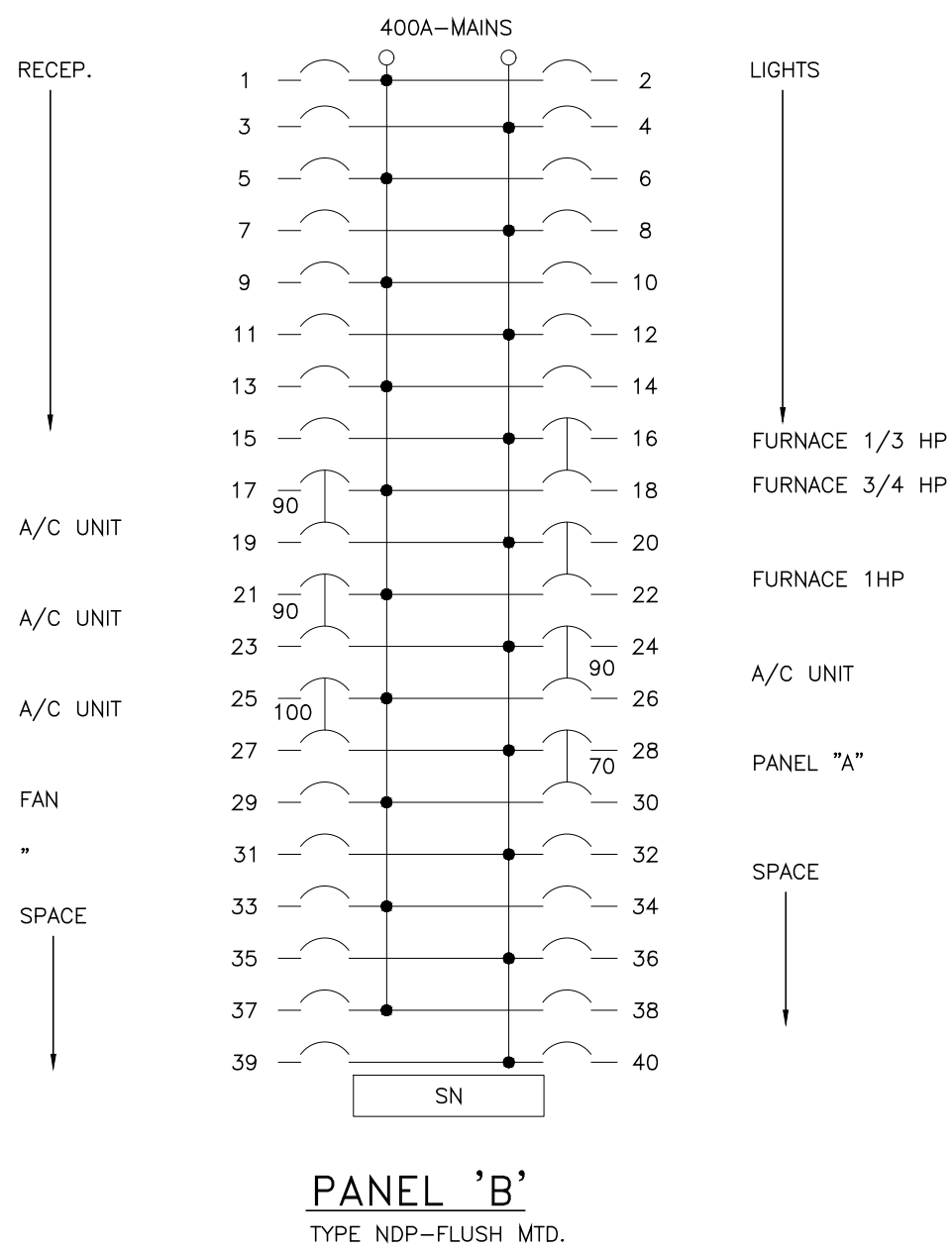
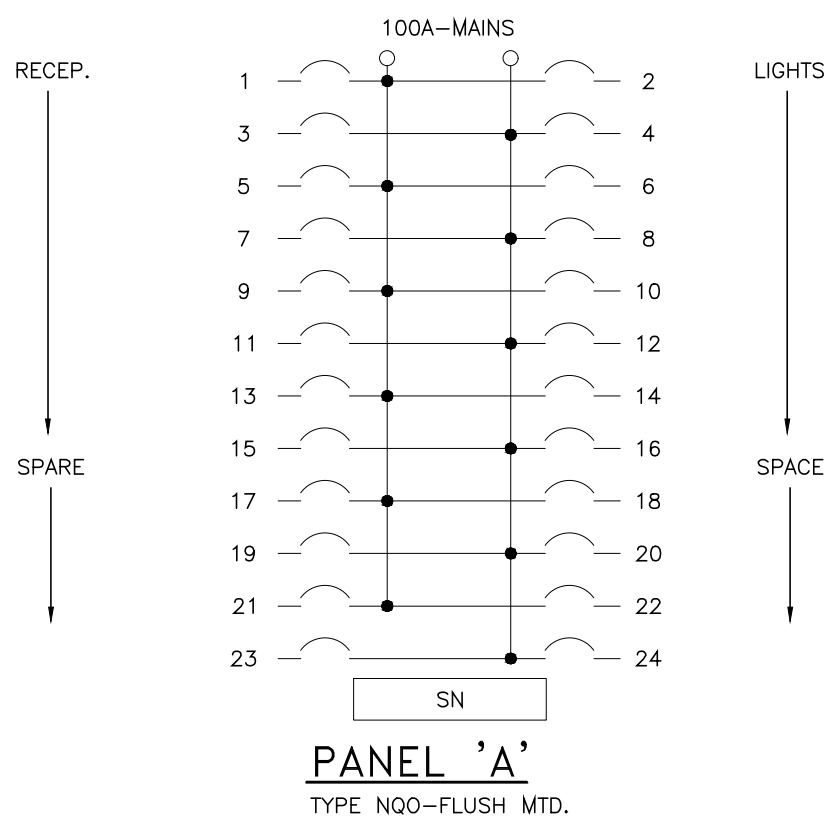
DETAIL 3

Scale of Sections 1/2" = 1'-0"

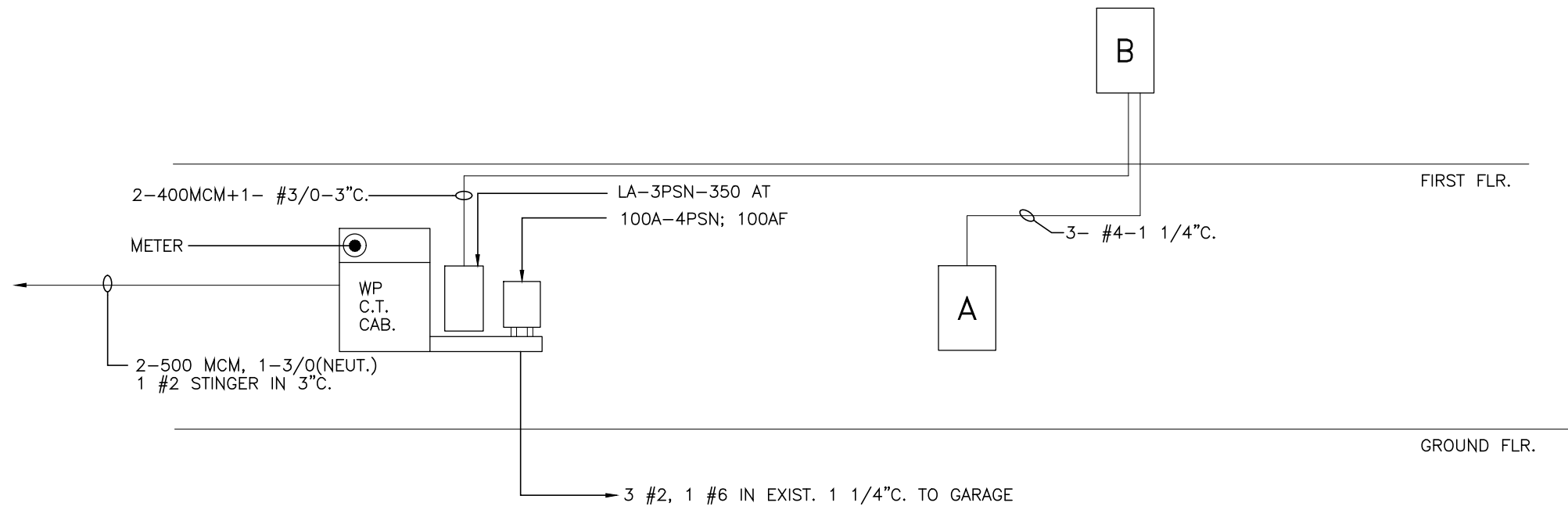
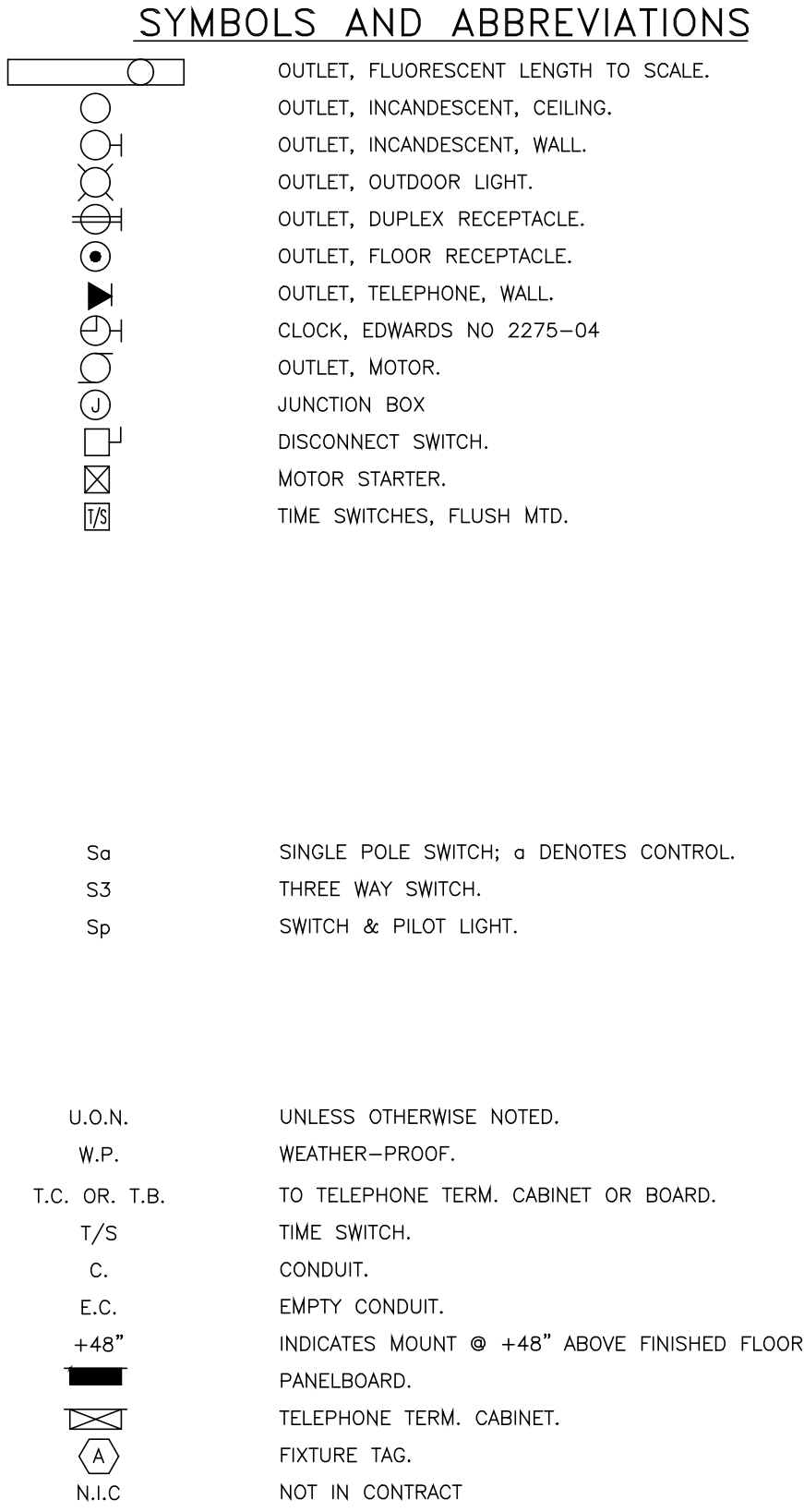
CORTE MADERA TOWN HALL.

CRAWFORD & BANNING A.I.A. ARCHITECTS
1651 SECOND STREET
SAN RAFAEL, CALIFORNIA

GRAHAM & HAYES STRUCTURAL ENGINEERS 171 SECOND ST. SAN FRANCISCO JOB NO. 65-34	
JOB FILE NO. 5584	EXTERIOR WALL AND PLANTER BOX DETAILS
DATE FIRST ISSUED DEC. 9, 1965	SHEET NO. S.4



LIGHT FIXTURE SCHEDULE						
TYPE	LAMP	WATTAGE	MOUNTING	FINISH	MANUFACTURER & CAT.NO.	REMARKS
A	FLUOR.	2/40	SURFACE	WHITE ENAM.	SMITHCRAFT NO DMP 2-40	
B	"	1/40	"	"	" NO DMP 1-40	
C	INCAN.	150	RECESSED	"	PRESCOLITE NO 1013-6314	
D	"	4/60	SURFACE	"	" NO 7812	
E	"	100	"	STAIN CHROME	ART METAL NO 5302 A A	W/ REFLECTOR
F	"	100	"	BLACK	" NO 4020	
G	"	100 U.O.N.	"	PORCELAIN	ARROW-HART NO 111	WITH WIRE GUARD
H	"	100	"	"	PRESCOLITE NO WB10	
J	"	100	"	BLACK	PRESCOLITE NO 5903	
K	"	2/60	"	SATIN CHROME	PRESCOLITE NO 7810	
L	FLUOR.	40	"	SATIN NICKEL	GARCY NO 4601-P	SEE ARCH. DETAIL FOR MOUNTING
M	F96T12/CW RFL.	4/73	PENDANT	"	REFER TO SPECS FOR DELINEATION OF LUMINOUS CLG WORK	LAMP SPACING SHALL BE 24", 18" OR 12" AS SHOWN
N	INCAN.	200	"	BRUSHED ALUMINUM	PRESCOLITE NO 542	TUBE STEM
O	FLUOR.	4/40	SURFACE	WHITE ENAM.	SMITHCRAFT NO 2MOD4-40SP	
P	INCAN.	100	SURFACE	SATIN CHROME	PRESCOLITE NO CFX 10	
Q	"	-	"	-	EXIST'G TO BE RE-USED	PROVIDE NEW LAMPS

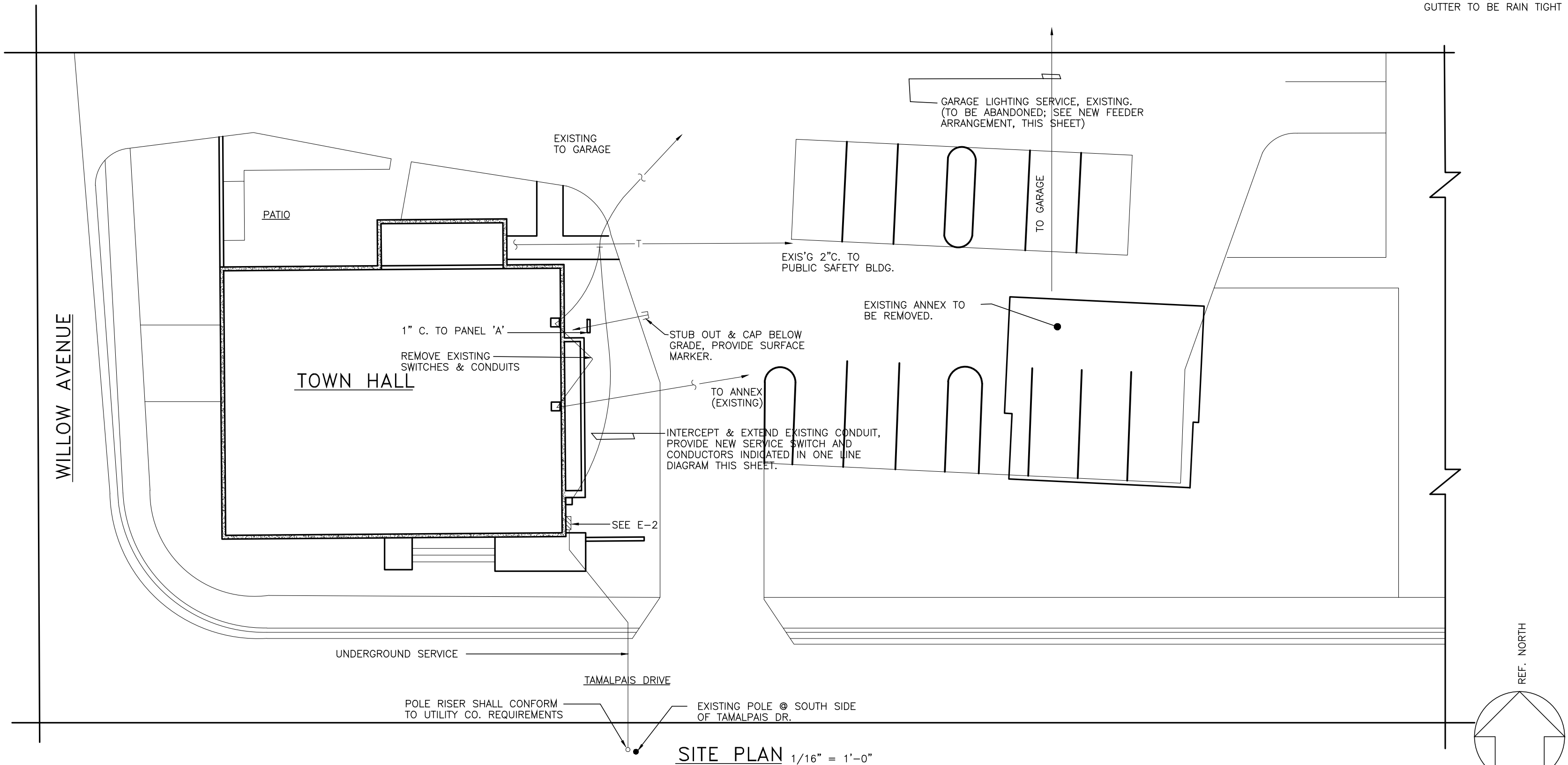


ONE LINE DIAGRAM

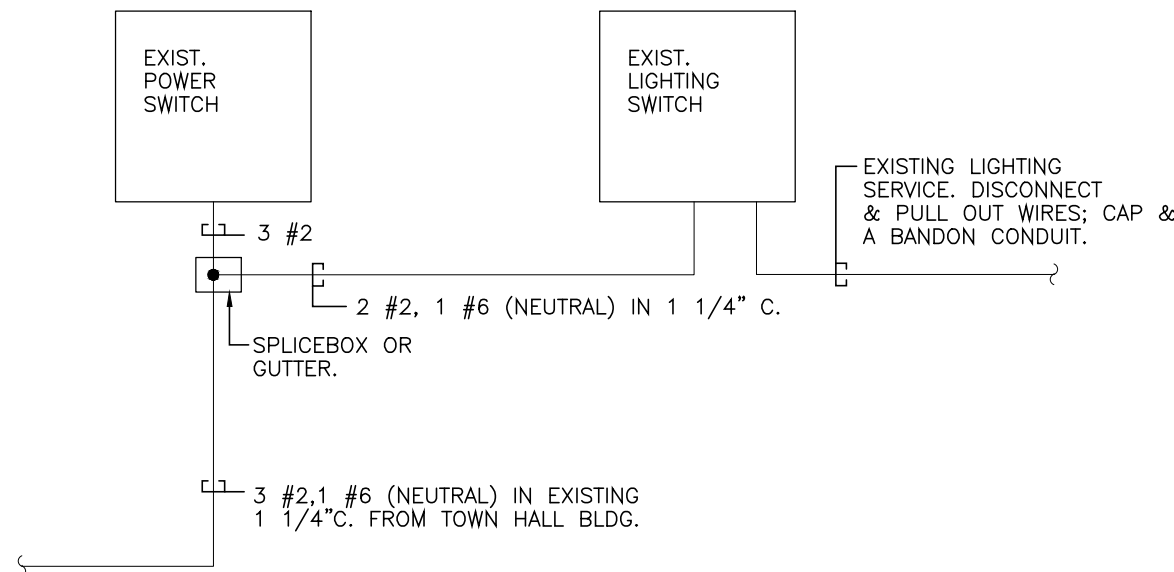
EXTERIOR EQUIPMENT TO BE IN NEMA 3R. ENCLOSURES GUTTER TO BE RAIN TIGHT

NOTES

- ALL CIRCUIT BREAKERS SHALL BE 20A. U.O.N.
- TIME SWITCHES SHALL BE "TORK" NO 3200Z IN FLUSH ENCLOSURE
- A/C UNITS ON ROOF (SEE SHT E-2) ARE FUTURE N.I.C. UNDER THIS CONTRACT PROVIDE CONDUIT FROM ROOF TO PANEL "B". WIRE, CIRCUIT BREAKER, DISCONNECT ARE N.I.C.



NEW FEEDER ARRANGEMENT AT EXISTING GARAGE. NOT TO SCALE.



CORTE MADERA TOWN HALL

YANOW and BAUER
CONSULTING ENGINEERS
682 MISSION STREET
SAN FRANCISCO CALIF. 94105
PHONE: EX 7.6602

CRAWFORD & BANNING A.I.A. ARCHITECTS
1651 SECOND STREET
SAN RAFAEL, CALIFORNIA

JOB FILE NO.
5584.
DATE FIRST ISSUED
DEC. 9, 1965

SITE PLAN-SYM.
SCHEDULES
SHEET NO.

E.1

NOTE:
CONDENSATE PIPING
TO OVER FD.

RELOCATE EXISTING WATER
HEATER MAKE ALL NECESSARY
CONNECTIONS TO EXISTING
PLUMBING & CONNECTIONS
TO NEW FIXTURES

18"Ø UP THRU ROOF
SEE PART PLAN
MP-1 FOR CONT.

HW & CW DN THRU
FLR. SEE PLAN
AT RIGHT FOR
CONT.

1 1/2" VTR

18x20

24x8 OA
INTAKE W/
DAMPER

10x7 UP TO
MP-1 FOR

PLUMBING FOR
FIXTURE SHOWN
ON GROUND FLR.

NOTE:
REMOVE EXISTING
FIXTURES.

10x10 MR
185

12x4

12x7

10x6

15x7

30x8 WSR
480

816 CSD
220

8"Ø UP THRU ROOF
TO

8x12 UP THRU
ROOF TO

10x5

612 CSD
160-2

CENTER DIFFUSER
BETWEEN LIGHTS (TYP)

RELOCATE EXIST
SPRINKLER VALVE
FROM BESIDE NEW
ENTRANCE. MAKE
NECESSARY CONNECTIONS
TO SPRINKLER SYSTEM.

EXIST. VALVE TO
RELOCATE.

EXIST. VALVE TO
RELOCATE.

EXIST. VALVE TO
RELOCATE.

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RELOCATE.

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UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

REF. NORTH

RELOCATE EXIST
SPRINKLER HEAD
PRESENT LOCATION

HW & CW FROM
ABOVE-SEE
PLAN AT LEFT
FOR CONT.

3" WASTE FROM
ABOVE

1 1/4" G UP TO 1ST
FLR.

18x38 CA

30x10

18x20 RA

12x12

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REVISE AND ADD NEW SOIL LINE
TO LOCATION SHOWN-MAKE
ALL NECESSARY CONNECTIONS
TO PLUMBING FIXTURES, & VENTS.
COORDINATE PLUMBING TO RUN
IN SPACE PROVIDED & MAINTAIN
HEADROOM SHOWN ON ARCHITECTURAL
DWGS. SEE A-7

MAKE FINAL CONNECTION
TO EXIST. SOIL LINE DN.
IN WALL

FROM EXISTING SINK
IN LUNCH RM. ABOVE

HIGH AS POSSIBLE
BELOW JOIST

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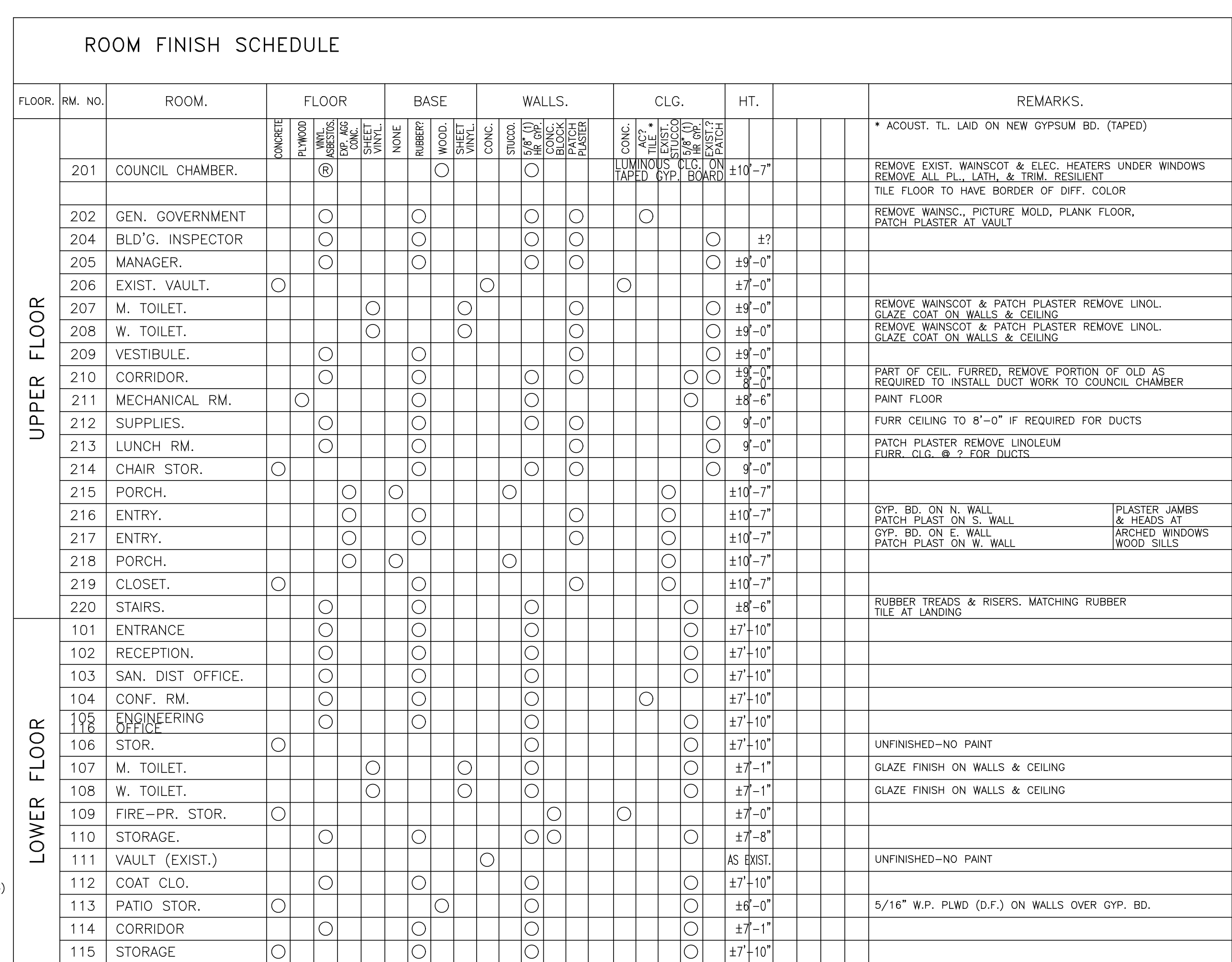
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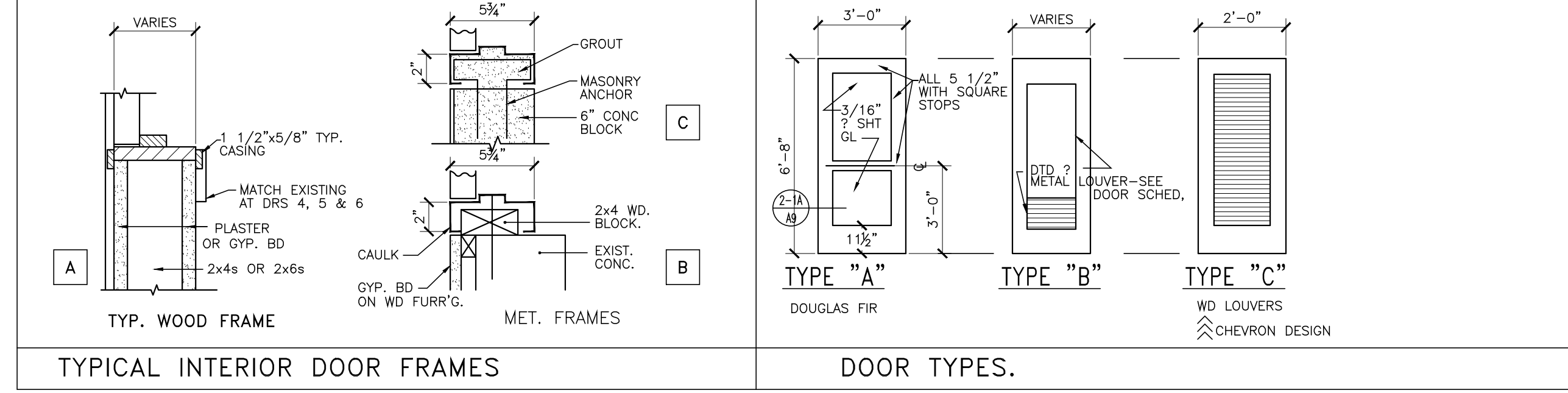
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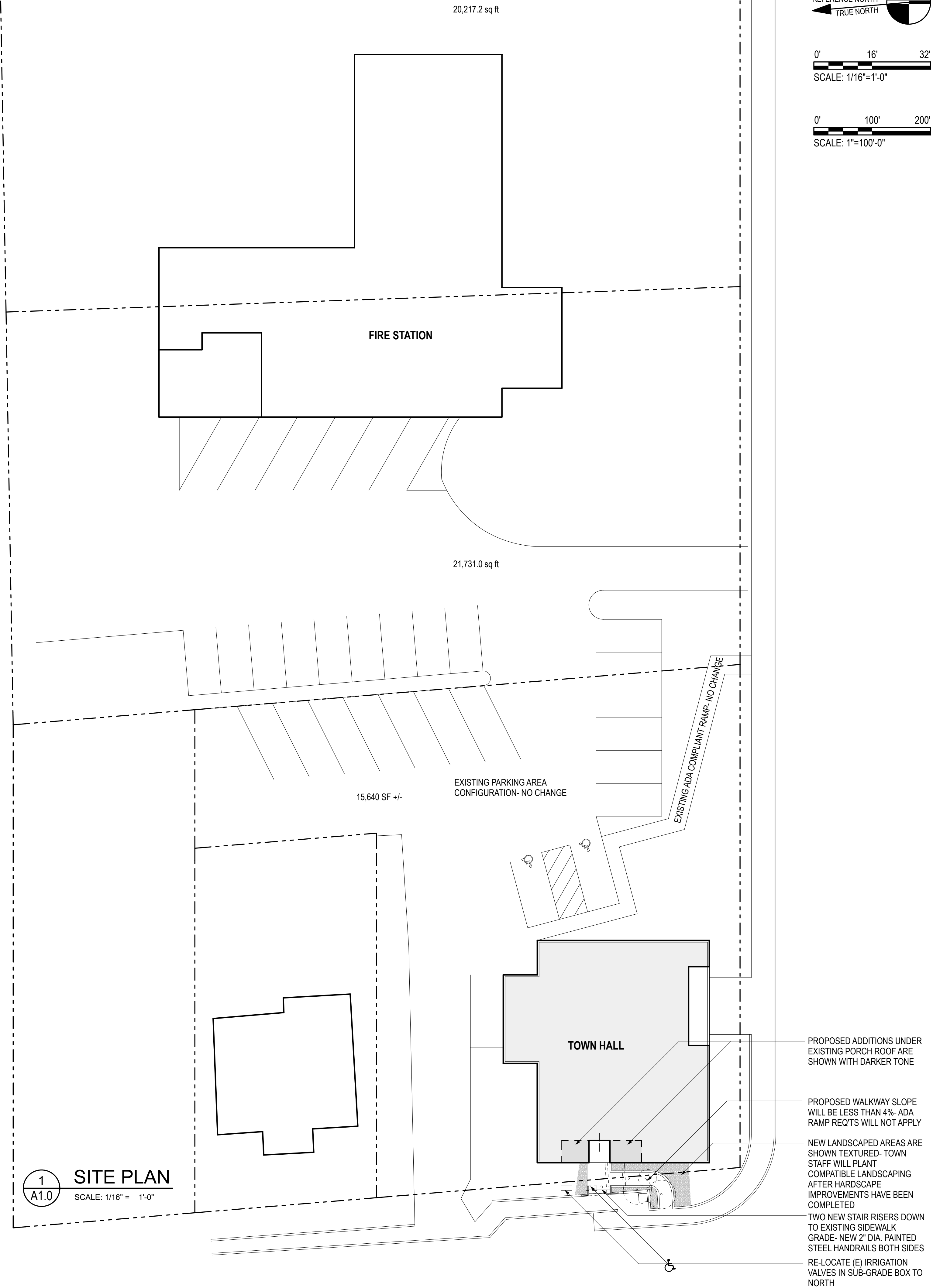
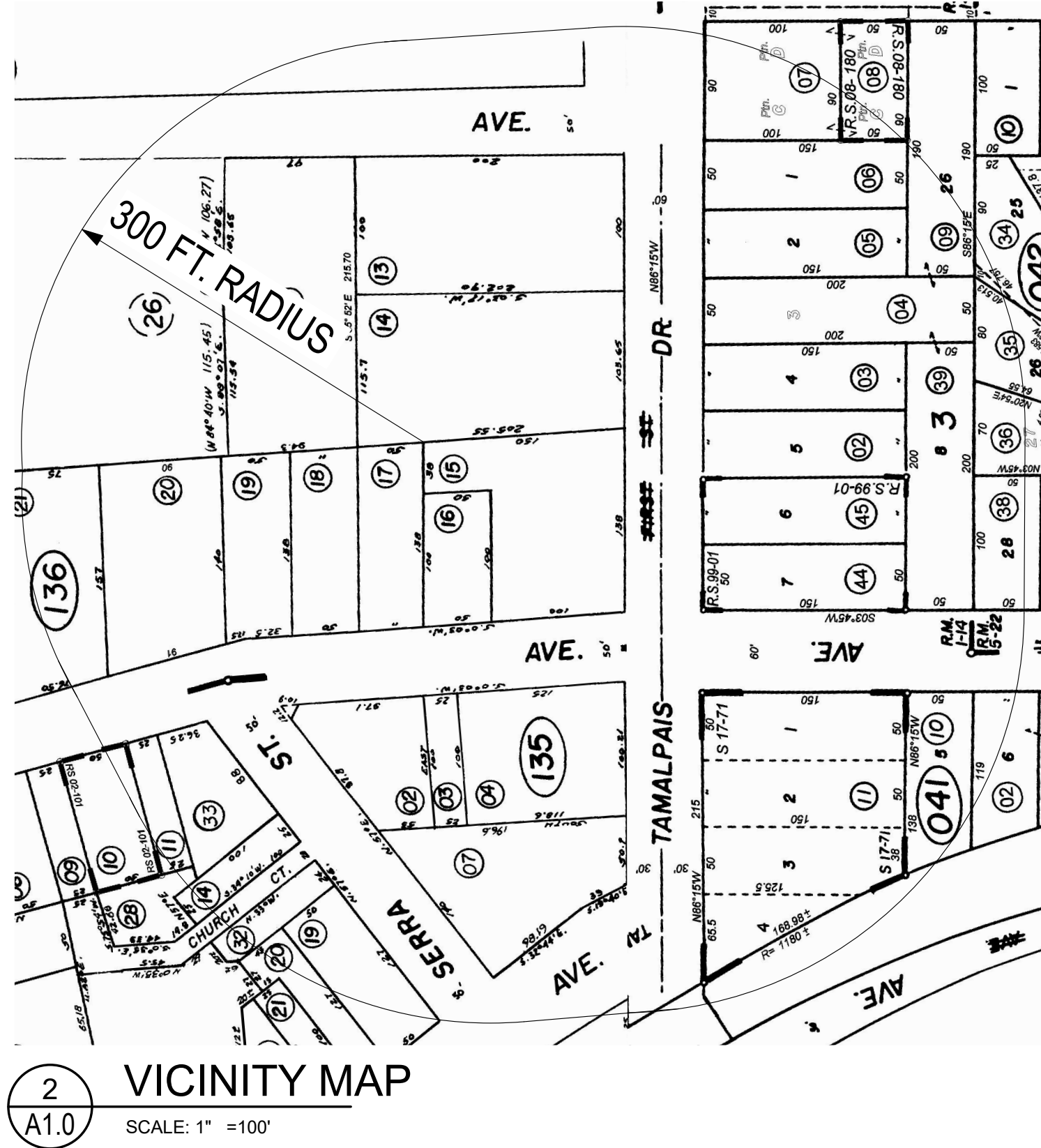
BETWEEN JOIST



UPPER FLOOR	
LOWER FLOOR	



Address:	300 Tamalpais Drive			
Zoning Designation:	PI/SP Public and Semi- Public Facilities District			
Assessor's Parcel No.:	024-136-15			
Actual Site Area (SF):	15,640	SF	per Assessor's map	
	Zoning Req't.	Existing Bldgs.	Proposed Project	Change
Building Area (SF)				
Lower floor		2,394	2,394	+0
Upper floor		2,829	2,924	+95
Gross Floor Area		5,223	5,318	95
Floor Area Ratio (F.A.R.)		33%	34%	1%
Lot Coverage (SF)		3,086	3,086	+0
Lot Coverage Ratio		20%	20%	+0



DATE	Δ	DESCRIPTION	BY
13 AUG 2013		D.R. SUBMITTAL	RP

PLOT DATE	6/16/15
DRAWN	RP
JOB #	1322
SCALE	NOTED

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SITE PLAN, PROJECT DATA, VICINITY MAP

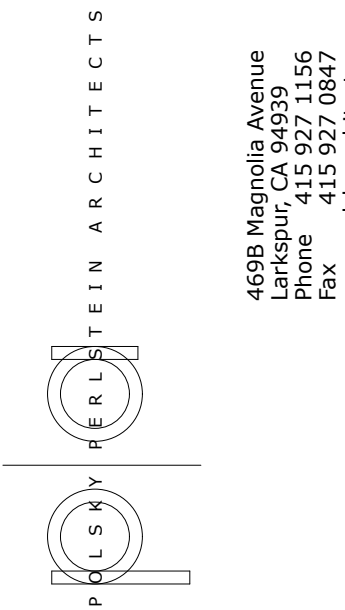
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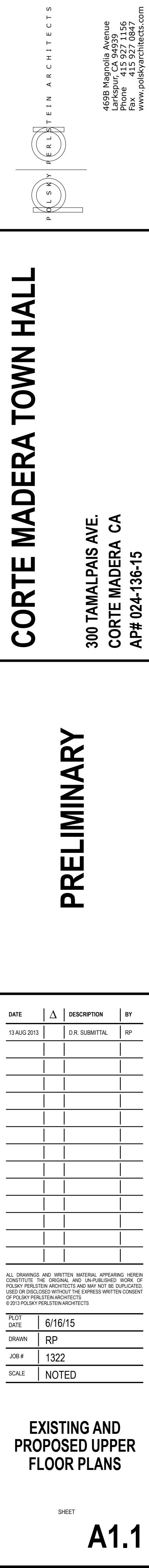
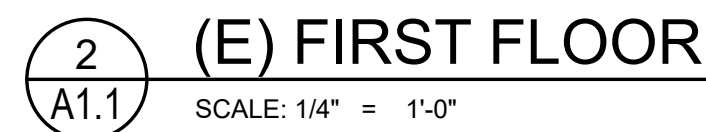
CORTE MADERA TOWN HALL

300 TAMALPAIS AVE.
CORTE MADERA CA
AP# 024-136-15

PRELIMINARY



469B Magnolia Avenue
Larkspur, CA 94939
Phone 415 927 1156
Fax 415 927 0847





Answer:

