

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

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 27 *Resource Name or #: (Assigned by recorder) 1-16 Mallard Rd., Belvedere
 P1. Other Identifier: --

*P2. Location: Not for Publication Unrestricted

*a. County Marin

*b. USGS 7.5' Quad San Francisco North Date 2021 Township & Range --

c. Address 1-16 Mallard Rd. City Belvedere Zip 94920

d. UTM: Zone 18N, 500000 mE/ 4600000 mN

e. Other Locational Data: Assessor's Parcel Numbers 60-072-27-28

*P3a. Description:

The subject property consists of eleven duplex apartment buildings clustered along a private road, Mallard Road. The duplexes are low, single-story units with garages or carports fronting on the street. Eight of the duplexes stand along the shore of the lagoon, seven on one parcel (lot 27, units 1-8 and 11-16), one on an individual parcel (lot 28, units 9-10); the other three stand across Mallard Rd. on an inland parcel (lot 18, units 17-22).

This primary record addresses the 2 lagoon-side parcels and their 8 matching duplex apartment buildings.

P5a. Photograph



Fig.1A – 1-16 Mallard Rd. – View of lagoon side units, looking north

*P3b. Resource Attributes:

HP3: multiple family properties

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5b. Description of Photos:
#1A-B,10-31) MH, 2021; 2-4,8-9) Google Earth; 5-6) Marin County Assessor; 7) Partner, 2020

*P6. Date Constructed/Age and Source: Historic Prehistoric Both

1951-53 (per bldg. permits)

*P7. Owner and Address:

Mallard Pointe 1951 LLC
39 Forrest St.,
Mill Valley, CA 94941

*P8. Recorded by:

Mark Hulbert
446 17th St. #302
Oakland, CA 94612

*P9. Date Recorded:

Sept. 30, 2022

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments: NONE Location 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): Location Maps (p4); Permit History (pp.12-13); Figures/Photos (pp.14-27)

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

Primary # _____
 HRI # _____
 Trinomial _____
NRHP Status Code _____
 Other Review Code _____ Reviewer _____ Date _____ Listings _____

Page 2 of 27 *Resource Name or #: (Assigned by recorder) 17-22 Mallard Rd., Belvedere
 P1. Other Identifier: --

*P2. Location: Not for Publication Unrestricted

*a. County Marin

*b. USGS 7.5' Quad San Francisco North Date 2021 Township & Range --

c. Address 17-22 Mallard Rd. City Belvedere Zip 94920

d. UTM: Zone __, _____ mE/ _____ mN

e. Other Locational Data: Assessor's Parcel Numbers 60-072-18

*P3a. Description:

The subject property consists of eleven duplex apartment buildings clustered along a private road, Mallard Road. The duplexes are low, single-story units with garages or carports fronting on the street. Eight of the duplexes stand along the shore of the lagoon, seven on one parcel (lot 27, units 1-8 and 11-16), one on an individual parcel (lot 28, units 9-10); the other three stand across Mallard Rd. on an inland parcel (lot 18, units 17-22).

This primary record addresses the landside parcel and its 3 matching duplex apartment buildings.

P5a. Photograph



Fig.1B – 17-22 Mallard Rd. – View from north leg Mallard Rd., looking northeast

*P3b. Resource Attributes:

HP3: multiple family properties

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5b. Description of Photos:
#1A-B,10-31) MH, 2021; 2-4,8-9)
Google Earth; 5-6) Marin County
Assessor; 7) Partner, 2020

*P6. Date Constructed/Age and Source: Historic Prehistoric Both

c1954-56

*P7. Owner and Address:

Mallard Pointe 1951 LLC
39 Forrest St.,
Mill Valley, CA 94941

*P8. Recorded by:

Mark Hulbert
446 17th St. #302
Oakland, CA 94612

*P9. Date Recorded:

Sept. 30, 2022

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments: NONE Location 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): Location Maps (p4); Permit History (pp.12-13); Figures/Photos (pp.14-27)



Fig.2 – 1-22 Mallard Rd. (circled) - Location aerial (google earth 2021, north is up)



Fig.3 – 1-22 Mallard Rd.(boundary lines, approx.) - Location aerial with units numbered (google earth 2021, north is up)

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 5 of 27

Descriptions (cont. from p3)

Site (figs.8-13)

Each of the lagoon-side duplexes have front and rear yards. The landside units have a mix of front, side and rear yards but not each. Directly adjacent yards are segregated by wood fences. Individual yards consist of a mix of walks, patios, decks, lawns and plantings. On-site paving is typically concrete flatwork or pavers. Patios and decks are concrete, wood or wood-like (i.e., synthetic).

As noted above, the designs of the lagoon and landside buildings differ. The former, dating to 1951-1953, are side-gabled buildings with detached garages. The latter, dating to 1954-1956, are also side-gabled yet with low-slope roofs.

In sum, each of the 11 buildings are basic, lightweight wood frame on concrete slab construction. Overall, the design style of this complex may best be categorized as Contractor Modern, a practical version of modern housing design and construction predicated on repetition and economy.

Lagoon-side units 1-16 (figs.14-24)

These duplex apartment buildings are simple elongated rectangles with side-gabled sloped roofs and with stout rectangular chimney volumes just rearward of the ridgeline at each side gable, creating a sideward architectural roofline. Roofs are otherwise simply framed, wood trimmed and composition shingled.

The segregated building fronts are discrete, each typically with a single entry door and a few windows, including small greenhouse-like pop-out units at many fronts. Doors are wood paneled with a variety of lites, large and small.

The rears of each unit – oriented as they are towards the lagoon and beyond – are open, with relatively expansive glazing that returns at the rearward half of each side wall, terminating at the chimney. The rear typically has a deep overhanging roof eave, yet several of the rear roof lines have evidently been changed, eliminating the overhang (units #10 and #14, for example).

While there is, at present, no specific evidence of the original exterior treatments, it is assumed that the exteriors were wood board and shingle siding, with steel sash windows at the sides and front and fixed wood stick-framed windows at the rear, plus wood doors, of which there are few yet some surviving examples. Nearly all exterior materials have been replaced.

Existing exteriors exhibit a mix of materials, including, at exterior walls, vertical and horizontal wood board, wood board and batten, wood shingle, synthetic shingle and board, and stucco sidings. The large majority of windows and doors are replacement units and appear to be aluminum clad wood or extruded synthetic units.

Landside units 17-22 (figs.25-31)

Without views of or access to the lagoon, the landside units are a more constricted and rudimentary design. Their roofs are low and double-pitched about their centered ridgelines, with wood rafters exposed in the overhanging eaves all around. Attached carports/garages stand forward, with paneled garage doors at units 19-22 and open carports at units 17-18. Unit entrances are recessed. Wood siding is board and batten with wide battens, and wood trims are all flat. Most windows and doors are replacements except at unit 18, which exterior appears to be largely original. There, windows are steel and doors appear to be aluminum other than the front door, which is a flush wood entry door with a wood frame and with fixed, wood framed side and top lites with obscure glazing. The other five entries have the same entry configuration and materials, yet each have wood panel doors and which are replacements. (cont.p5)

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 6 of 27

Descriptions (cont.)

Unit 18 also has a boxed, wood clad chimney, suggesting that each unit had the same, yet which have since been removed.

Of all the units of the Mallard Rd. complex, unit 18 appears to be the least changed so likely best represents the original and highly simple architectural character of these residential buildings.

Significance (cont. from p3)

Construction History

Long prior to the development of the Belvedere Lagoon, the subject property was first generally mapped c1900 (fig.6). In the later process of developing the lagoon, per the Assessor's referenced subdivision map, the subdivision was mapped c1952.

The lagoon-side buildings are dated by building permit and assessment records to 1951 and were first occupied in 1953-1954, when they were all visible in a 1953 aerial photo. No original permit has been located for the landside buildings, which were not yet visible in the 1953 aerial yet were visible in the subsequent, 1958 aerial (fig.7). Per phone directories, the landside units were first occupied beginning in 1956.

The first units were developed by Howard Allen and the Belvedere Land Co. (BLC) with subsequent ownership transferred to the Richardson Bay Land Co., which entity was incorporated in September 1951 and which was evidently responsible for the later units. The properties remained in the hands of the original owners – the Howard Allen family – until 2007, including under successor ownership entities Mallard Partners LLC (lot 18) and Nipomo Enterprises (lots 27-28). In that ownership period, there is no evidence that the apartment complex had a unique name, though subsequent to the Allen period it was named the Water's Edge Apartments.

Per historical research, no original designers or builders have been definitively identified and no original documentation has been located. However, via conversations with a current representative of the Belvedere Land Co., architect Ken Kurtzman has been tentatively identified as the designer. However, efforts to contact the Kurtzman architectural office, which is presently listed in San Rafael, have been unsuccessful. In a subsequent conversation, the former owner Kent Allen, one of Howard Allen's sons and to whom the Mallard Rd. duplexes succeeded, recalled that the original architect was Harry Wolfard.

Understanding that the Mallard Rd. units were developed in two phases and that the two designs were quite different, for the present research and evaluation purposes, it is presumed that the original designer/architect of the lagoon-side units was architect Harold Wolfard, while the landside units may also be tentatively attributed to architect Kenneth Kurtzman. Yet, again, with the understanding that, despite detailed searches, no original attributions or records have arisen.

The Mallard Rd. duplexes received minimal attention in the local news – just one *Mill Valley Record* (MVR) article mentions their start of construction without any further detail (MVR, "Construction of Rental Units on Lagoon Begins," 15 March 1951). And in June 1954, ads were placed in both of the San Francisco newspapers by the BLC for the initial leasing of duplex residences on the lagoon. Thus, despite detailed searches, no original plans or designs or attributions have been located.

A range of permit records are on file at the City of Belvedere, the earliest c1989, thus no permits dating back to the original or early construction, though several early permit records from a 1979 *Residential Report* are listed in the attached permit history (pp.12-13).

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 7 of 27

Significance (cont.)

Historic Contexts

The historic contexts include mid-20th century modern design and construction and, specific to the geographic context, development of the Belvedere lagoon.

Midcentury Modern Architecture

Midcentury Modern (1945-1965) [excerpted from Mary Brown, San Francisco Modern Architecture and Landscape Design 1935 – 1970 Historic Context Statement [SF Modern], pp.115-116] is the most common Modern style. It was most frequently applied to residential design, but was also commonly found in commercial, religious, office, institutional and recreational property types. Midcentury Modern design elements include cantilevered roofs and overhangs, the use of bright or contrasting colors, projecting eaves, canted windows, projecting boxes that frame the upper stories, stucco siding, spandrel glass, large expanses of windows, flat or shed roof forms, vertical corrugated siding, stacked roman brick cladding, and occasionally, vertical wood siding. New technology and materials, such as plastic laminates, spandrel glass, and anodized metal sheaths were increasingly incorporated in Midcentury Modern buildings.

Midcentury Modern design reflected the emerging philosophy of indoor-outdoor living. Design elements such as overhanging trellises, pergolas, atriums, and planters integrated in the building's design literally wedded the building form to the environment. Projecting trellises, in particular, were a notable design element of residential, commercial, and institutional buildings. Builder-developers incorporated Midcentury Modern designs in their mix of available housing styles in neighborhood tract developments.

Midcentury Modern was a popular style for libraries, union halls, recreation centers and churches. The architects William Gladstone Merchant and Appleton & Wolfard are closely associated with Midcentury Modern design of institutional buildings.

Belvedere Lagoon

While filling of the lagoon was underway in the 1920s, in 1935, in the period of the Great Depression, Harry B. Allen acquired the Belvedere Land Co. (BLC) along with the bulk of the lands that would thereafter become the Belvedere Lagoon. In 1939, Allen acquired the final acreage from the Northwest Pacific railroad, making the BLC the sole owner of the then developing lagoon (MVR, "Belvedere Land Co. Acquires Final Strip," 7 July 1939). The BLC's first phase of dredging and filling to create the first homesites was completed in 1940 (MVR, "34 New Belvedere Home Sites Have Lagoon Water Frontage," 23 April 1940).

The first new lagoon homes were reportedly under construction in 1941 and 1942 (MVR, "Lagoon Homes at Belvedere," 30 April 1941; "Construction Starts on House Project," 14 July 1942). If so, given the construction hiatus that occurred during WWII, whatever housing was then in development would have been under the Federal Housing Administration and for defense housing. As stated in another news item from July 1942, construction was then "underway on the building of 17 title VI type \$4,500 homes on the Belvedere Lagoon" (MVR, "Belvedere," 28 July 1942). Those federally supported housing units were reported in somewhat greater detail in the *San Francisco Chronicle* (SFC), first in an article announcing the submittal of plans to the FHA (SFC, "New Homes Along Lagoon," Dec. 1, 1940), followed by a solo photograph of one of the small homes from a "Home" section of the paper (SFC, July 13, 1941).

Despite numerous accounts in real estate advertisements from the early 1940s, no more specific evidence of any early lagoon homes has been found and such early ads ended by early 1942.

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 8 of 27

Historic Contexts (cont.)

Thus it is evident that lagoon development was largely a post WWII endeavor. In fact, a 1946 aerial photograph documented the then still largely undeveloped lagoon.

It is also evident that development began in earnest in 1946 with the planning and construction of new lagoon residences. By 1950, the form of the lagoon, its peninsulas and streets were in place and, per a 1953 aerial, dozens of lagoon residences had been completed, including the lagoon-side duplex apartments on Mallard Rd., the construction of which had been reported in 1951 (*MVR*, "Construction of Rental Units on Lagoon Begins," 15 March 1951). That account provided no specifics about any parties involved in the development, though mentioned that the stretch of San Rafael Ave. between Beach Rd. and the "point," where the apartments were being constructed, was the only section of the lagoon zoned for commercial and multi-family construction.

The Belvedere Lagoon development was largely completed during the course of the 1950s. Another aerial photo, from 1958, depicted few vacant sites. By 1960, news accounts of new lagoon construction gave way to accounts of events such as house and garden tours and of the resale of lagoon homes.

Thus, development of the Belvedere Lagoon, which began as the ad hoc depositing of dredge spoils in the early 1920s, was otherwise incrementally realized by the BLC from 1935 to 1960.

Evaluation

Given its recent origins, the subject properties and buildings have not previously been evaluated for historic resource potential. In the City of Belvedere's *Historic Resources Sensitivity Map*, as of 2009, nearly all of the lagoon properties were assigned "medium" historic resource sensitivity on the basis of age eligibility (under the CR and the California Environment Quality Act, greater than 45 years of age). At that time, some twenty-one lagoon properties were identified as "low" sensitivity, either by evaluation or, more likely, as they were not age-eligible (less than 45 years of age). Finally, one property directly adjacent to the lagoon was identified "high" sensitivity, as that property is a previously Designated Historic Property (the BLC Building, 83 Beach Rd.).

Additionally, in the current *Building Environment Resource Database (BERD)* hosted by the California State Office of Historic Preservation ([@https://ohp.parks.ca.gov](https://ohp.parks.ca.gov)), other than the BLC Building, no lagoon properties are listed.

The following evaluates the 1-22 Mallard Rd. duplexes per the historic resource evaluation criteria for the *California Register of Historical Resources*.

Criterion 1 – Associated Events

In its mid 20th century development context, the eleven Mallard Rd. duplexes, constructed between 1951 and 1956, were amongst numerous residential buildings constructed on the Belvedere Lagoon between 1946 and 1960. While the lagoon-side duplexes were the first multi-family units on the lagoon, the development of apartments is of no identifiable historical importance, and they were otherwise not the first or amongst the earliest buildings on the lagoon nor are they the only surviving multi-family housing.

Development of the Belvedere Lagoon was prolonged. It was also undertaken by a single landholder, the BLC, who created and subdivided the lagoon, created and sold parcels for development, and developed a range of properties, including the stretch of multi-family housing in the southeastern-most sector of the lagoon.

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 9 of 27

Evaluation (cont.)

Beyond the Belvedere Lagoon holdings, the BLC developed other residential and commercial properties in Belvedere and Tiburon, including The Boardwalk Shopping Center.

The one pattern of events of potential consideration is the overall lagoon development, the broad analysis of which is not part of this property-specific resource evaluation. Nonetheless, the Belvedere Lagoon development was not based on unified plans or designs. Rather, it is a suburban style development where individual properties have been independently developed, the unifying factors being the lagoon frontage and residential zoning controls. Further, while the original development was largely constructed from 1946 to 1960, the design and construction period didn't conclude in 1960 and, in reality, has not ended since, in that a large majority of the originally modest lagoon residences have been repeatedly and even intensely altered, upgraded and replaced. While the subject Mallard Rd. units remain, they too have largely been altered, such that few of their original exterior materials and elements remain.

Nor did the lagoon development receive attention beyond minimal local news coverage. Of the hundreds of classified advertisements for Belvedere Lagoon real estate in the *San Francisco Chronicle* and the *San Francisco Examiner* in the period 1940-1960, all were promotional, many by and for the BLC, while there were no objective news articles about development plans or designs. A range of the ads promoted houses that were architecturally designed, and there were also ads placed for a number of houses by named architects, including George Rockrise. However, those mentions were scant and, again, were embedded in promotional ads.

As the Mallard Rd. development is a small grouping of existing apartment buildings constructed in the early-to-mid 1950s, there is no identifiable, singular event of potential historic significance associated with their development.

As the subject properties and building are not directly associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States, 1-22 Mallard Rd. does not meet *CR criterion 1*.

Criterion 2 – Associated Persons

As longtime owners of the BLC (1935-2017), the Allens (Harry B., Howard, David, Andrew, Jim and Kent) were directly responsible for a wide range of local development. As such, the Allens are clearly important persons to the 20th century history of Belvedere (and Tiburon). Under the BLC, the Allens are also directly associated with the Mallard Rd. duplexes, as the BLC, under Howard Allen, developed the property and whose successors – under various auspices, including the Richardson Bay Land Co., Nipomo Enterprises and Mallard Partners LLC – retained ownership and managed the Mallard Rd. duplexes until their sale by Kent Allen in March of 2017.

In June of 2017, the BLC was also passed on to new management. Yet, per a news article about that transfer, the Allen family “will retain ownership of the company, which has 137 residential units and 57 commercial units in Belvedere and Tiburon, including the Farr Cottages, The Ark Apartments and all of the commercial units in The Boardwalk Shopping Center.” (*The Ark*, “Allens to Retire from Belvedere Land Co.,” June 28, 2017 @<https://medium.com/the-ark-newspaper/allens-to-retire-from-belvedere-land-co-c99a72ab3758>).

As this news piece confirmed, directly under the Allens, the BLC was responsible for the development and management of a wide range of Belvedere properties, including many on the Belvedere Lagoon.

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 10 of 27

Evaluation (cont.)

While there is a direct association between the Allens and the Mallard Rd. duplexes and thus, at least technically, a basis for historic significance, this small and modest 1950s complex of rental units does not sustain a finding of importance relative to that association. Rather, the Allens and the BLC have equally direct yet greater development accomplishments by which to recognize their contributions to local history, beginning with the BLC building (83 Beach Rd., 1905, Albert Farr, 1905), which Harry Allen inherited when he acquired the BLC and where several generations of their development activities and decisions took place.

In the post-WWII context, while it is at present apparent that no post-WWII lagoon resources have yet been identified as historically important, the modern buildings within the BLC's Beach Rd. building complex have far greater historical potential than the Mallard Rd. duplexes. Further, to the extent that any have survived, the range of early residences designed for the BLC by architect George Rockrise and landscape architect Thomas Church (who also served as the architect on a number of such residences), and which houses served as models and catalysts for the lagoon development, could be appropriate candidates for recognition as BLC's post-WWII contributions. Further, though it is not evident that, individually or collectively, the residential properties of the Belvedere Lagoon have identifiable historic significance, the overall development has both a strong association to the Allens' BLC and has strongly influenced the development of Belvedere, so may deserve some form of cultural recognition.

While there is a direct association to an entity and persons of identifiable historic importance – the BLC and the Allens – that direct association applies to a substantial number of Belvedere properties and buildings. Each and every are not potential historic resources on that basis alone – the majority are not. Several yet few of those resources have, at present, been identified as historic resources. Still others may yet have potential on an historic architectural basis. Relative to which, the 1-22 Mallard Rd. duplexes do not exhibit historic architectural importance and are not of identifiable historic importance solely on the basis of a broad association, so do not meet *CR criterion 2*.

Criterion 3 – Design/Construction

Design and construction-wise, potential historic architectural importance may be applicable to custom-designed lagoon homes of the post-WWII period (1946-c1965). Relative to which, the highly modest and much altered Mallard Rd. duplexes do not exhibit any potential historical design or construction importance. Their modern characteristics – low roof profiles, deep roof eaves, the (selective) use of large windows to connect indoors and out, vertical board siding – are basic and few. There is also no evidence of the use of innovative building materials, and the sites do not display modern landscape design characteristics.

While the better-designed lagoon-side units are presumed to have been designed by architect Harold Wolfard, no specific design or architectural attributions or records have been located. Additionally, while a number of institutional projects by the architectural firm of Appleton and Wolfard have been identified as historic landmarks in San Francisco, such recognition was not on the basis of the architects and Appleton and Wolfard are not individually or as a firm recognized as master architects, even in the San Francisco context, which provides the following brief biography for the firm:

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 11 of 27

Evaluation (cont.)

Appleton & Wolfard (1940 – 1972) [excerpted from SF Modern, p200]

The firm of Appleton & Wolfard formed in 1940 following the death of Appleton's previous partner, Samuel Hyman. Harold Nelson Wolfard brought a new, Modernist aesthetic to the firm, which had previously worked in various period styles. Appleton & Wolfard designed eight of San Francisco's public libraries as well as public schools and various residences. In 1950, Abraham Appleton's son, Robert, joined the firm after his graduation from UC Berkeley.

As the subject buildings do not individually or collectively embody distinctive characteristics of a type, period, region or method of construction; or represent the work of a masterful architect, builder, etc.; or possess artistic values; the 1-22 Mallard Rd. duplexes do not meet *CR criterion 3*.

CR Criterion 4: Information Potential

Relative to potential historic architectural resources, beyond the information already in hand, including the contents of this and associated reports and records, the subject properties and buildings have not yielded and, at this juncture, do not appear to have any potential to yield information of any historical importance, so 1-22 Mallard Rd. does not meet *CR criterion 4*. (Pre-history is not a part of this historical evaluation.)

Conclusion

The 1-22 Mallard Rd. duplexes in Belvedere do not meet any CR criteria so have no identifiable historic importance and, conclusively, are not potential historic resources.

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
 Page 12 of 27

Permit History

Unit	Permit #	Date	Work	Notes
Site	6835	5/1968	Repair dock	
	78135	12/1978	Repair bulkhead	
1-16	--	3/1951	8 doubles (new)	
	6737	4/1967	Repair all roofs	
	1995-30	2/1995	Replace furnaces	
	2005-038	3/2005	Steel reinforced concrete slabs	
1-15	--	1982	Yards flooded	
1-13	--	1982	Houses flooded	#13 was first addressed 12-1/2
1	2017-057	3/2017	Kitchen remodel	
2	1995-033	2/1995	Reroof	
	1995-174	10/1995	Remodel kitchen & bath	
	2018-073	4/2018	Remodel kitchen	
	2019-0560	7/2019	Bathroom renovation	
3-4	95-175	10/1995	Remodel kitchen and baths	
3	2001-091	5/2001	Convert bathtub to shower	
	2017-058	3/2017	Upgrade kitchen	
5-6	1961-58	10/1961	Addition	

Unit	Permit #	Date	Work	Notes
5	2001-150	6/2001	Interior remodel	Arch. Hank Bruce Eng. Barry Welliver Contr. Marshall White
	2001-208	9/2001	Remodel addendum	
	2006-115	4/2006	Remodel dock w/ new design	
	2016-249	11/2016	Reroof garage	
6	1977-119	11/1977	Repair garage roof	
	2015-177	9/2015	Retroactive remodel	
7-8	1972-64	6/1972	Replace siding	
	1983-7	1/1983	Upgrade electrical meter	
7	1975-02	1/1975	Repair fence	
	2007-046	2/2007	Kitchen remodel, windows	
8	2006-012	1/2006	Reroof garage	
9	1995-167	12/1995	Remodel kitchen	
	2018-113	2/2018	Exploratory siding work	
	2018-104	5/2018	Remodel kitchen and bathrooms	
	2018-173	7/2018	Windows; level floor	
9-10	1980-19	2/1980	Reroof	
	1985-41	5/1985	Reroof	
11	1998-060	4/1998	255 SF addition & remodel	Arch. Charlie Barnett, AIA
12	93-040	4/1993	?	

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere

Page 13 of 27

Permit History (continued)

<i>Unit</i>	<i>Permit #</i>	<i>Date</i>	<i>Work</i>	<i>Notes</i>
13	94-188	11/1994	?	
	2000-217	9/2000	Addition & remodel	Own. Water's Edge Apts. Arch. Hank Bruce Eng. Barry Welliver
14	2004-228	12/2004	Replace tub with shower	
	2016-035	2/2016	Interior and kitchen remodel	
	2018-174	7/2018	Windows & floor level	
15	1994-156	9/1994	Install sewer	
	1997-131	7/1997	170 SF addition	Arch. Bruce E. Welliver
	1997-133	7/1997	Remodel kitchen & bath	
	2018-175	7/2018	Windows & floor level	
16	2015-192	9/2015	Replace 6 windows	
	2017-203	1/2018	Remodel	
17	1998-166	8/1998	Reroof	
	2018-200	8/2018	Kitchen remodel	
19	2015-018	2/2015	Replace gas line	
	2018-074	?	Bathroom & kitchen remodel	
	2018-089	5/2018	Interior remodel	
20	97-235	12/1997	Reroof	
	2008-127	6/2008	Replace a window with a door	
	2020-058	6/2020	Kitchen & bath remodel	
21	2001-204	9/2001	Remodel, replace doors & windows	
22	2001-063	4/2001	Repair sheetrock	
	2005-129	7/2005	Alter cabinets & kitchen wall	
	2017-197	8/2017	Upgrade & renovate kitchen	

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 14 of 27

Figures/Photos



Fig.4 – 1-22 Mallard Rd. – Birdseye view, looking south (google earth 2021)

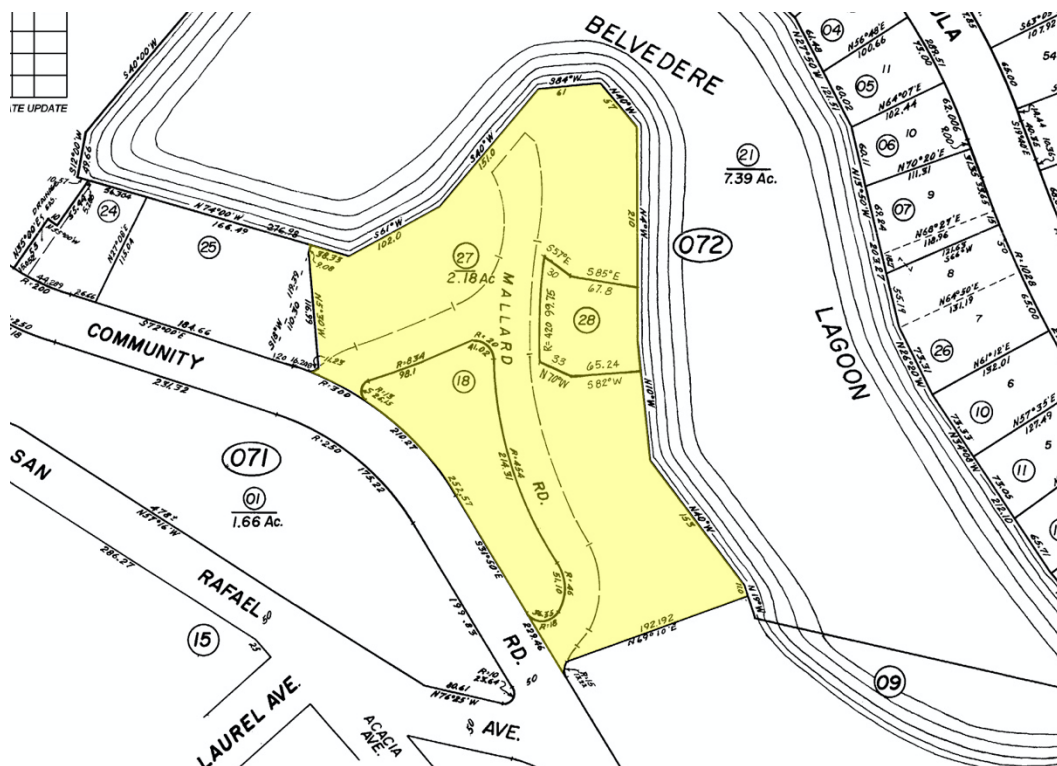


Fig.5 – 1-22 Mallard Rd. – from Marin County Assessor's parcel map (north at upper left)

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 15 of 27

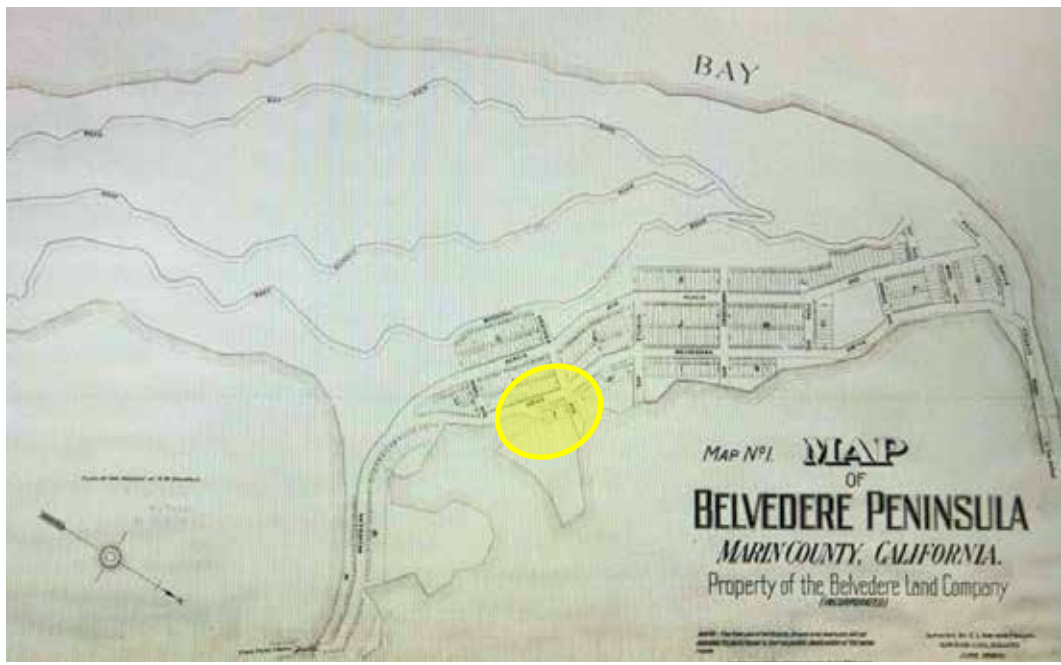


Fig.6 – First map of south shore of lagoon, c1890, subject site circled (north at bottom)



Fig.7 – 1-22 Mallard Rd. – 1958 aerial view
(from Partner, *Phase 1 Environmental Site Assessment*, August 18, 2020, app.D, p.4.- north is up)

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 16 of 27



Fig.8 – 1-22 Mallard Rd. – View from Community Rd. of landside units, looking north (google earth 2021)



Fig.9 – 1-22 Mallard Rd. – View from Community Rd. into west leg Mallard Rd., looking north (google earth 2021)

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 17 of 27



Fig.10 – 1-22 Mallard Rd. – View from north leg Mallard Rd. of lagoon side units 5-7 at point, looking north



Fig.11 – 1-22 Mallard Rd. – View along west leg Mallard Rd. of lagoon side units, looking south

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 18 of 27



Fig.12 – 1-22 Mallard – Lagoon from point, looking eastward



Fig.13 – 1-22 Mallard – Lagoon from beach, looking westward

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 19 of 27



Fig.14 – 1-22 Mallard – Unit #5, west side



Fig.15 – 1-22 Mallard – Unit #17, east side

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 20 of 27



Fig.16 – 1-22 Mallard – Unit #1, front (east)



Fig.17 – 1-22 Mallard – Unit #2, rear(west)

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere

Page 21 of 27



Fig.18 – 1-22 Mallard – Unit #4, front (east)



Fig.19 – 1-22 Mallard – Unit #7, rear (north)

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere

Page 22 of 27



Fig.20 – 1-22 Mallard – Unit #9, front (south)



Fig.21 – 1-22 Mallard – Unit #10, rear (north)

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 23 of 27



Fig.22 – 1-22 Mallard – Unit #11 Mallard, rear (north) and west side



Fig.23 – 1-22 Mallard – Unit #14, rear (north)

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 24 of 27



Fig.24 – 1-22 Mallard – Unit #16, front (south)



Fig.25 – 1-22 Mallard – Unit #17, front (north)

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 25 of 27



Fig.26 – 1-22 Mallard – Unit #18, front (north)



Fig.27 – 1-22 Mallard – Unit #18, front (north) entry

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere

Page 26 of 27



Fig.28 – 1-22 Mallard – Unit #19, front (north) entry



Fig.29 – 1-22 Mallard – Unit #21-22, garage fronts (west)

CONTINUATION SHEET

Property Name: 1-22 Mallard Rd., Belvedere
Page 27 of 27



Fig.30 – 1-22 Mallard – Unit #22, front (west)



Fig.31 – 1-22 Mallard – Unit #22, south side and rear (east)