

October 6, 2021

**1-22 Mallard Road, Belvedere  
Historic Resource Evaluation**

**Introduction**

The following Historic Resource Evaluation (HRE) was prepared at the property owner's request, for their planning information and use, and for consultation with the City of Belvedere. The specific purpose of this effort is to determine if the existing properties and buildings at 1-22 Mallard Rd. are or are not a potential historic resource per applicable criteria.

This effort is based on a site visit to record property characteristics and the review of available property records based on general research, including the collection and review of planning and building permit records at the City. As the ownership history is clear, no deed research has at this juncture been undertaken. Additional research included accessing and reviewing previous studies, historical maps and newspapers, along with online historical research. Historical research has been necessarily focused, as this research and evaluation work is not intended to provide a detailed, academic historical account. Rather, it is for practical planning purposes, specifically historic resource determination. While additional historical research is always possible and welcome, such additional research would not alter the planning conclusions reached herein.

The subject property consists of eleven duplex apartment buildings clustered along a private road (figs.1-3). Each 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).

**Evaluation Summary**

As summarized and evaluated herein, built in two phases from 1951-1953 and 1954-1956, the eleven apartment duplex buildings at 1-22 Mallard Rd. in Belvedere do not meet any State or City historic resources criteria so have no identifiable historic importance and, conclusively, have no historic resource potential.

**Summary History**

Long prior to the development of the Belvedere Lagoon, the subject property was first generally mapped c1900 (fig.4). 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.5). 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.

Otherwise, 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 Building Report* are listed in the following permit history:

<i>Unit</i>	<i>Permit #</i>	<i>Date</i>	<i>Work</i>	<i>Notes</i>
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	

<i>Unit</i>	<i>Permit #</i>	<i>Date</i>	<i>Work</i>	<i>Notes</i>
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	?	
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	

## Summary Descriptions

### **Site** (figs.6-14)

From the public way, including from Community Rd. and the Civic Center, the Mallard Rd. apartment complex is very low lying, fenced, and punctuated by a few mature trees. Several garages or carports and roofs are the only visible portions of buildings. Private Mallard Rd. loops through the complex with two ingress and egress points on Community Rd. and with a short leg that dead ends at the northern point of the complex, where there is a small communal beach and dock at the lagoon. From Mallard Rd., visible portions of buildings are largely limited to garages, rooflines and roofs.

The gable-roofed lagoon-side buildings stand on the northern and western sides of Mallard Rd., towards which the plan of each is skewed, creating a curvilinear array of buildings. The flat-roofed landside buildings are orthogonally sited within their street-constrained island of land. Consequently, yards at the landside units are far more constrained than those at the lagoon.

Each of the apartment units fronts on Mallard Rd., with a variety of small frontages, all with short, dedicated drives at individual, single-car garages/carports, and with gated entry ways to each individual apartment. There are two sidewalks within the complex, one on the north side of Mallard and the other on the west side of its western leg. There is also a sidewalk – and a small parklet with a tree well – along the north side of Community Road. All paving is concrete. Most units also have narrow landscaping in their frontages and fenced yards, except at units 5-6, located at the dead-ended leg of Mallard, which uniquely have an open front yard. Fences and gates are wood of non-uniform styles.

Each of the lagoon-side duplexes have front and rear. The landside units have a mix of front, side and rear yards but not both. 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).

### **Buildings - General** (figs.15-16)

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. Each type is summarized below.

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 1-15** (figs.15,17-25)

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. However, 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 16-22*** (figs.16,26-32)

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, 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 also have the same entry configuration and materials, yet each have wood panel doors and which are evidently replacements. 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.

#### **Historic Contexts**

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

#### ***Midcentury Modern***

*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).

Otherwise, 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. Rather, 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. Yet 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**

As requested, the following evaluates the 1-22 Mallard Rd. duplexes per the historic resource evaluation criteria for the *California Register of Historical Resources (CR)*, which is followed by an evaluation summary re: the City of Belvedere's historical criteria.

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>), other than the BLC Building, no lagoon properties are listed.

## **California Register**

### *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.

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

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.

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, based on present research as well as prior experience in this locale and jurisdiction, 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 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. properties 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.

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:

#### *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.)

***Belvedere Register***

Per the City of Belvedere's criteria for designation to the Belvedere register and based on the above documentation, the subject properties and buildings:


1. Are not an outstanding example of a particular period, style, construction method or material.
2. Are not outstanding because of age.
3. Are not outstanding because they are the work of a significant architect or builder.
4. Are not outstanding because they are the first, last, or most significant architectural property of their type in the City.
5. Are not a unique or original design, nor do they demonstrate outstanding craftsmanship.
6. Are not associated with an event significant to the City or State, nor do they embody and express the history of the City. While they are associated with an entity and persons of significance to the City – the BLC and the Allens – they are several of hundreds of properties and buildings that share that direct association and, relative to which, are not of identifiable historic importance solely on the basis of such a broad association.
7. Do not contribute to the character of the street or neighborhood area nor are they a visual landmark owing to a prominent location.

Of additional relevance, designated City of Belvedere properties must, appropriately, have the property owner's agreement.

**Conclusion**

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

Signed:



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attached: Figs.1-32 (pp.11-26); MHPA qualifications (4pp.)



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



Fig.2 – 1-22 Mallard Rd.(boundary lines, approx.) - Location aerial with units numbered (google earth 2021, north is up)

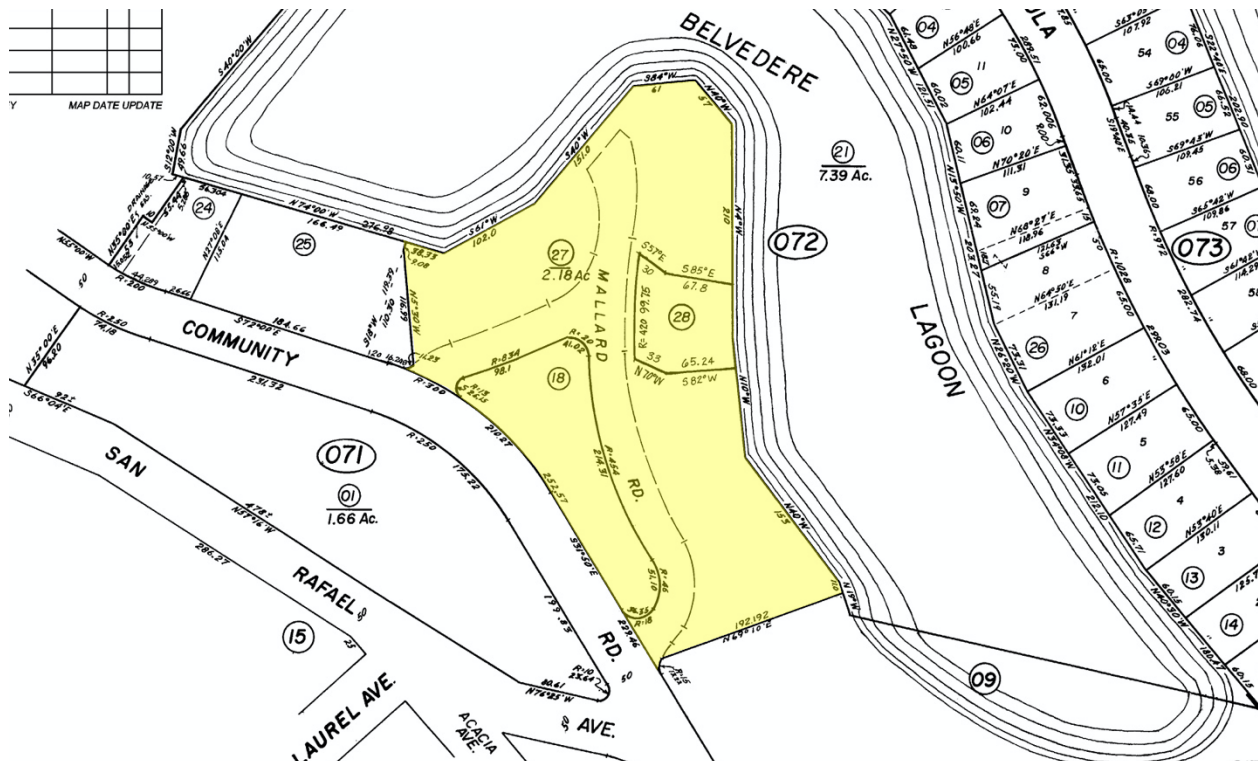


Fig.3 – 1-22 Mallard Rd. – from Assessor's parcel map (north at upper left)

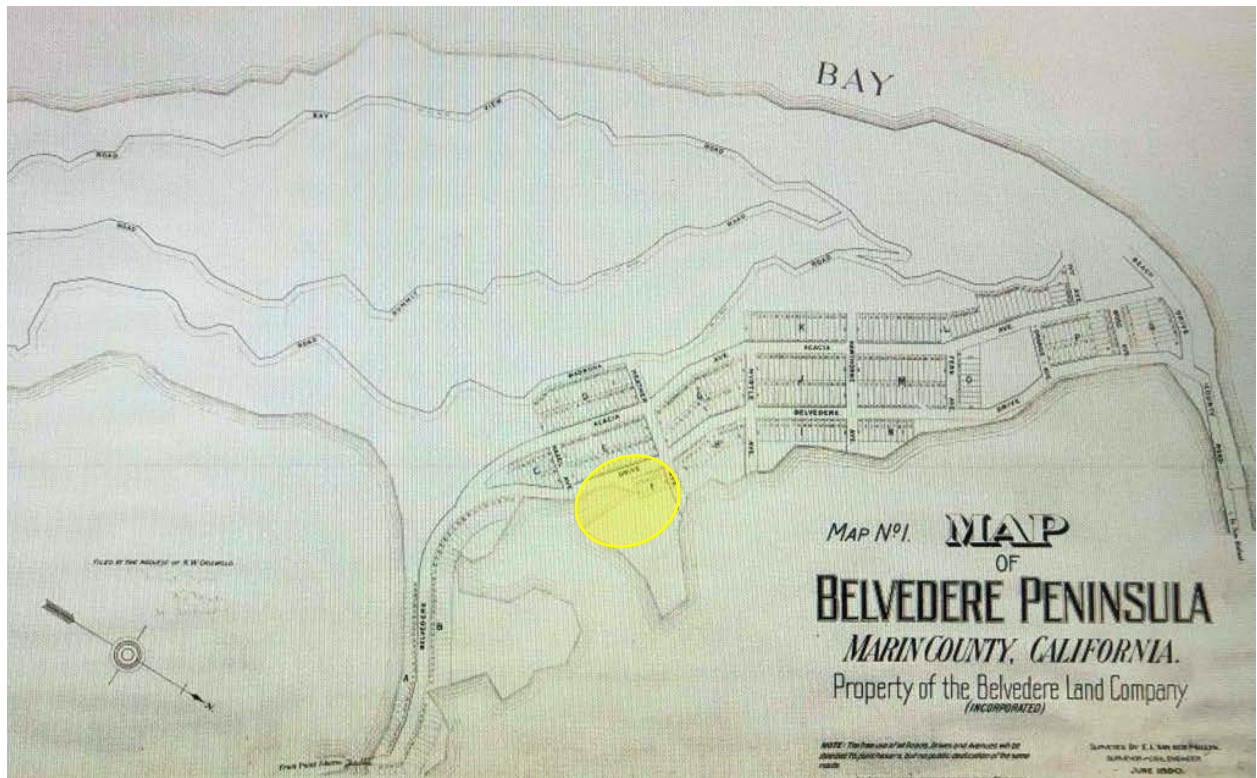


Fig.4 – First map of south shore of lagoon, c1890, subject site circled (from Marin County Assessor - north at bottom)



Fig.5 – 1-22 Mallard Rd. – 1958 aerial view  
(from Partner, *Phase 1 Environmental Site Assessment*, August 18, 2020, app.D, p.4.- north is up)



Fig.6 – 1-22 Mallard Rd. – Birdseye view, looking south (google earth 2021)



Fig.7 – 1-22 Mallard Rd. – View from Community Rd. of landside units, looking north (google earth 2021)



Fig.8 – 1-22 Mallard Rd. – View from Community Rd. into west leg Mallard Rd., looking north (google earth 2021)



Fig.9 – 1-22 Mallard Rd. – View from Community Rd. into north leg Mallard Rd. of lagoon side units, looking north (fig.9-32, MH 2021)



Fig.10 – 1-22 Mallard Rd. – View from north leg Mallard Rd. of landside units 18-19, looking west



Fig.11 – 1-22 Mallard Rd. – View from north leg Mallard Rd. of lagoon side units 5-7 at point, looking north



Fig.12 – 1-22 Mallard Rd. – View along west leg Mallard Rd. of lagoon side units, looking south





Fig.13 – 1-22 Mallard – Lagoon from point, looking eastward



Fig.14 – 1-22 Mallard – Lagoon from beach, looking westward



Fig.15 – 1-22 Mallard – Unit #5, west side



Fig.16 – 1-22 Mallard – Unit #17, east side



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



Fig.18 – 1-22 Mallard – Unit #2, rear(west)



Fig.19 – 1-22 Mallard – Unit #4, front (east)



Fig.20– 1-22 Mallard – Unit #7, rear (north)



Fig.21 – 1-22 Mallard – Unit #9, front (south)



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



Fig.23 – 1-22 Mallard – Unit #11 Mallard, rear (north) and west side



Fig.24 – 1-22 Mallard – Unit #14, rear (north)



Fig.25 – 1-22 Mallard – Unit #16, front (south)



Fig.26 – 1-22 Mallard – Unit #17, front (north)



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



Fig.28 – 1-22 Mallard – Unit #18, front (north) entry





Fig.29 – 1-22 Mallard – Unit #19, front (north) entry



Fig.30 – 1-22 Mallard – Unit #21-22, garage fronts (west)



Fig.31 – 1-22 Mallard – Unit #22, front (west)



Fig.32 – 1-22 Mallard – Unit #22, south side and rear (east)

# PRESERVATION ARCHITECTURE

Mark Hulbert

Preservation Architect

With thirty-five years of professional preservation experience – including, since 2002, as an independent historical and cultural resources consultant with offices in Oakland – I have been privileged to work on many important historical projects as a preservation consultant, planner, architect and author. The range of my work includes:

- Preservation and rehabilitation consultation to property owners, project sponsors and their project teams;
- The preparation of historic structures reports, landscape reports, and preservation plans;
- Cultural and historical resources evaluation and consultation specific to local, state and national jurisdictional criteria (including some sixty HREs for City of San Francisco properties);
- Historic preservation tax credit applications.

My professional qualifications exceed the Secretary of the Interior's *Professional Qualifications Standards* in the fields of History, Historic Architecture and Architecture; I am listed by the State of California Historical Resources Information System (CHRIS) as a CEQA qualified historical architect and historic preservation consultant; additionally hold a Certificate in Architectural Conservation from UNESCO's International Centre for the Conservation and Restoration of Cultural Property (ICCROM) in Rome, Italy; and have been a registered California Architect since 1989.

## Professional Experience

2002-	Mark Hulbert Preservation Architecture, Oakland, CA
1998-2002	Associate/Preservation Architect, C David Robinson Architects, San Francisco
1990-1998	Architectural Conservator/Preservation Architect, Page & Turnbull, San Francisco
1986-1989	Architect, Michael Rex Associates, Sausalito, CA
1984-1985	Architecture & Preservation, Buttrick, White & Burtis, NY, NY
1982-1984	Retail Planning, Architectural & Industrial Design, Milton Glaser, NY, NY
1981-1982	Architecture & Preservation, William A. Hall & Associates, NY, NY

## Professional Education

International Centre for the Conservation of Cultural Property, Rome, Italy; ARC, 1996.  
North Carolina State University School of Design, Raleigh, NC: B-Env.Des.-Arch., 1980-81.  
Boston Architectural Center, Boston, MA; 1979-1980  
Mercer College, Trenton, NJ: A. Arch., 1977-1979

## Professional Registration

Certificate, Architectural Conservation, ICCROM, 1996  
California Architect C 21014, 1989

## Selected Preservation & Rehabilitation Project Experience

Pier 70/20th Street Historic Buildings (1886-1945), San Francisco  
Napa Post Office (William Corlett, 1933), Napa  
Hawk Hill/Battery Construction 129, Marin Headlands, GGNRA  
Oakland Auditorium (John J. Donovan, 1914), Oakland  
La Bahia Hotel/Casa del Rey (William C. Hays, 1926), Santa Cruz  
Borreo Building (1877), Napa  
Eschol/Trefthen Winery Building (Hamden McIntyre, 1886), Napa

**Selected Preservation & Rehabilitation Project Experience-cont.**

BPR Hotel/Petaluma Silk Mill (C. Havens, 1892; Brainerd Jones, 1922), Petaluma  
The Marshall Houses (C.M. Cook, 1900; Cunningham Bros., 1903), Berkeley  
Archer Hotel/1212-1221 First Street (1929), Napa  
Phoenix Lake Log Cabin (1893-94), Marin Municipal Water District  
Cardiff House (1864), UC Santa Cruz  
Mill Valley Lumber Co. (c1892-1926), Mill Valley  
Gamble Building (c1850), Big Oak Flat  
Buildings 45 and 223, Mare Island  
Saint Mary's College (John J. Donovan, 1928; Milton T. Pflueger, 1960), Moraga  
Marin County Civic Center Chambers (Frank Lloyd Wright, 1962), Marin County  
Filbert Street Cottages (1906-1946), San Francisco  
Shattuck Hotel (Benjamin McDougal, 1909-14; Walter Ratcliff, Jr., 1927), Berkeley  
The Valhalla (1893), Sausalito  
Hacienda De Las Flores (1916-17), Moraga  
Demmel Boathouse, Inverness  
Petaluma ↔ Santa Rosa Railroad Trestle (1922), Petaluma  
Highland Hospital (Henry H. Meyers Arch., Howard Gilkey Landscape Arch., 1926), Oakland  
Claremont Branch Library (James Plachek, 1924), Berkeley  
Richmond Civic Center (Pflueger ↔ Pflueger Arch., H. Leland Vaughan Landscape Arch., 1948), Richmond  
San Joaquin Experimental Range (1934), Madera County  
Ford Assembly Building (Albert Kahn, 1929), Richmond  
Clark Kerr Campus Buildings and Landscape (Alfred Eichler, 1930-1950), UC Berkeley  
Building 165/Baylink Ferry, Mare Island Naval Shipyard, Vallejo  
Chi Theta Chi House (W. Corlett, 1935-1950), Stanford  
Municipal Boathouse (John G. Howard, 1907), Oakland  
Los Gatos High School Theatre (William Weeks, c1925), Los Gatos  
Marshall General Store/Hog Island Oyster Co., Marshall  
Cryer Ranch, Hayward  
Kingman Hall (Drysdale ↔ Thomson, 1914), Berkeley  
YWCA (Julia Morgan, 1914), Oakland  
Fruitvale Masonic Temple/ Arts Center, Oakland  
Studio One Arts Center, Oakland  
William Colby House (Julia Morgan, 1905), Berkeley  
Keeler Residence (Bernard Maybeck, 1902), Berkeley  
SummerHill Historic Homes, (904-932 Bryant St., 264-270 Channing Way), Palo Alto  
Edwards Stadium, UC Berkeley  
Pier 40, San Francisco  
Boudrow Residence (Julius Krafft, 1881), Berkeley  
Heritage Theatre/Campbell High School Auditorium (William Weeks, 1925), Campbell  
The Cliff House (Reid Bros., 1909), San Francisco  
Lucie Stern Community Theater (Birge Clark, c1921), Palo Alto  
Hearst Memorial Mining Building (John G. Howard, 1907), University of California, Berkeley  
Geary Theater (Bliss ↔ Faville, 1910), San Francisco  
Pacific Gas ↔ Electric Company (Bakewell ↔ Brown, 1922; Bliss ↔ Faville, 1925), San Francisco  
California State Office Building (Bliss ↔ Faville, c1930), San Francisco

**Selected Historical Resource and Project Evaluations**

Laurel Ranch, Clayton  
401 Taylor Blvd., Pleasant Hill  
2196 Walnut Blvd., Walnut Creek  
Dwight/Milvia Properties, Berkeley  
12/14 Onyx Street, Larkspur  
2115 Broadway, Oakland  
Ladera Winery, Angwin  
Kennedy Park House, Napa  
Cambrian Park Plaza, San Jose  
Stanford Financial Square, Palo Alto  
Trefethen Winery, Napa County  
Sausalito City Hall, Sausalito  
Point Reyes Lodge, Olema  
Saint Mary's College, Moraga  
3227 Peralta Street, Oakland  
94th & International, Oakland  
1212-1222 First Street, Napa  
1945 Broadway, Oakland  
Demmel Boathouse, Inverness  
Mill Valley Lumber Co., Mill Valley  
450 Hayes Street, San Francisco  
565 Throckmorton Avenue, Mill Valley  
The Valhalla, Sausalito  
167 Lovell Avenue, Mill Valley  
Wheeler Plaza, San Carlos  
1538 3rd Street, Napa  
Mare Island Cemetery, Vallejo  
1501 Third Street, Napa  
94th & International, Oakland  
136 Ord Street, San Francisco  
University/Shattuck Properties, Berkeley  
466 Missouri Street, San Francisco  
Lick Mansion, Santa Clara  
352 Richland Ave., San Francisco  
1531 Oak Park Blvd., Pleasant Hill  
12 Laurel Way, Kentfield  
St. Matthew School, San Mateo  
2 Glenwood Avenue, Ross  
Claremont Branch Library, Berkeley  
Horseshoe Hill Ranch, Bolinas  
Menlo Park Fire Station 2, East Palo Alto  
Yolanda-Hurd Ranch, Danville  
2222 Third Street, Berkeley  
350 Bella Vista, Belvedere  
Fire Station 66, Richmond  
Masonic Homes, Union City  
280 Divisadero Ave., San Francisco  
660 Bridgeway Blvd., Sausalito  
24829 Palomares Road, Castro Valley  
Richmond Public Library, Richmond  
San Antonio Hills Neighborhood, Oakland  
30935 Vallejo Street, Union City  
1 Culloden Park Road, San Rafael  
1500 San Pablo Avenue, Berkeley  
2600 Shattuck Avenue, Berkeley  
St. Brigids Church, San Francisco  
2255 Lyon Street, San Francisco  
216 Corte Madera Avenue, Mill Valley  
Armstrong School Building, Berkeley  
First Congregational Church, San Francisco  
412 Monte Vista Avenue, Oakland  
1849 Van Ness Avenue, San Francisco  
Booker T. Washington Center, San Francisco  
SF Boys & Girls Club, San Francisco  
430 Main & 429 Beale Street, San Francisco  
Town & Country Village, Palo Alto  
Winters Building, Richmond  
3900 Adeline Street, Emeryville  
323 University Avenue, Palo Alto  
Spring Estate, Berkeley  
5924-30 Foothill Blvd., Oakland  
Mazda Lamp Works, Oakland  
461 Baker Street, San Francisco  
Berkland Baptist Church, Oakland  
Pier 40, San Francisco  
1505 Shattuck Avenue, Berkeley  
Harrison Street Properties, San Francisco  
2121 Allston Way/Magnus Museum, Berkeley  
45 Lansing Street, San Francisco  
401 Alice & 420 Third Streets, Oakland  
Pier 23, San Francisco  
1919 Market Street, Oakland  
230 BayPlace, Oakland  
Terminal One, Richmond  
Saratoga Lanes, San Jose  
Macdonald Avenue, Richmond  
Clayburgh Building, San Francisco

**Historic Structure Reports and Preservation Plans**

Phoenix Lake Log Cabin, MMWD	323 University Avenue, Palo Alto
Hawk Hill/Battery 129, GGNRA	Camera Obscura, San Francisco
Girton Hall, UC Berkeley	Ahwahnee Hotel, Yosemite
The Pelican Building, UC Berkeley	Geary Theater, San Francisco
Sea Scout Base, Palo Alto	California State Office Building, San Francisco
Municipal Boathouse, Oakland	Casa Amesti, Monterey
SummerHill Historic Homes, Palo Alto	U.S. Court House, Los Angeles
Petaluma Silk Mill, Petaluma	U.S. Customs House, San Francisco
Richmond Civic Center, Richmond	U.S. Appraisers' Building, San Francisco
Cloyne Court Hotel, Berkeley	U.S. Court of Appeals, Pasadena
Clark Kerr Campus, UC Berkeley	Presidio of Monterey

**Recent Awards****Pier 70, Buildings 113-116, San Francisco:**

- California Preservation Foundation, Preservation Design Award, 2018
- Engineering News Record, Best Project Award, 2018

**Trefethen Winery Building, Napa:**

- California Preservation Foundation, Preservation Design Award, 2017

**Filbert Street Cottages, San Francisco:**

- California Preservation Foundation, Preservation Design Award, 2017

**Ford Assembly Building, Richmond:**

- California Governor's Historic Preservation Award for 2013
- California Heritage Council, Award of Recognition, 2013
- National Trust for Historic Preservation, National Honor Award, 2008
- California Preservation Foundation, Preservation Design Award, 2009
- AIA East Bay Chapter, Citation Award, 2009
- AIA San Francisco Chapter, Historic Preservation and Innovation Award, 2010

**Highland Hospital, Alameda County:**

- Design/Build Institute of America, Western Pacific Region, Award of Distinction, 2012

**Richmond Civic Center, Richmond:**

- California Governor's Historic Preservation Award, 2011
- California Preservation Foundation, Preservation Design Award, 2010
- AIA San Francisco Chapter, Historic Preservation and Innovation Award, 2010
- Design/Build Institute of America, Western Pacific Region, Regional Award, 2010
- City of Richmond, Historic Preservation Award, 2010
- California Construction Award, Overall Top Project, 2009

**Municipal Boathouse, Oakland:**

- California Preservation Foundation, Preservation Design Award, 2011

**Studio One Arts Center, Oakland:**

- AIA East Bay Chapter, Citation Award, 2011

**Winters Building/East Bay Center for the Performing Arts, Richmond:**

- AIA East Bay Chapter, Honor Award, 2011