

APPENDIX C

HISTORICAL RESOURCES EVALUATION

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Final Built Environment Inventory and Evaluation Report

Northgate Town Square Project, San Rafael, California

SEPTEMBER 2022

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Table of Contents

SECTION	PAGE NO.
Executive Summary	v
1 Introduction	1
1.1 Project Location and Description	1
1.1.1 Project Location	1
1.1.2 Project Description	1
1.1.3 Built Environment Study Area	2
1.2 Project Personnel	16
1.3 Regulatory Setting	16
1.3.1 Federal.....	16
1.3.2 State	17
1.3.3 Local	19
2 Research and Field Methods	23
2.1 CHRIS Records Search.....	23
2.1.1 Previously Conducted Cultural Resources Studies.....	23
2.1.2 Previously Recorded Cultural Resources	27
2.2 Additional Records Reviewed	28
2.3 Archival Research.....	29
2.4 Field Survey	34
2.4.1 Methods	34
2.4.2 Results.....	35
3 Historical Overview.....	37
3.1 Historical Overview of Marin County.....	37
3.1.1 Spanish Period (1769–1822).....	37
3.1.2 Mexican Period (1822–1848)	37
3.1.3 American Period (1848–Present).....	39
3.2 Historical Development of the City of San Rafael	40
3.3 Development of the Built Environment Study Area	41
3.3.1 Northgate Mall (1964–2010).....	41
3.3.2 Terra Linda Valley Neighborhood (1959–1960)	54
4 Results of Identification and Evaluation Efforts.....	61
4.1 Northgate Mall (1964–2010).....	61
4.1.1 Site Description.....	62
4.1.2 Significance Evaluation	77
4.1.3 Integrity Discussion and Evaluation Summary.....	83

4.2	Terra Linda Valley (1959–1960).....	84
4.2.1	Site Description.....	84
4.2.2	Significance.....	85
4.2.3	Integrity Discussion.....	86
4.2.4	Historic Property Boundary/Character-Defining Features.....	86
4.3	Summary of Evaluation Findings.....	87
5	Impacts Analysis	89
5.1	Thresholds of Significance.....	89
5.2	CEQA Impacts Analysis.....	89
5.2.1	Methodology.....	89
5.2.2	Impact Analysis—Northgate Town Square Project	89
5.3	Conclusions.....	91
6	Recommendations and Findings	93
6.1	Summary of Findings	93
7	References	95

TABLES

1	Parcels Located in the Northgate Mall Property Boundary/Project Site	1
2	Previous Cultural Resource Studies.....	23
3	Previously Recorded Cultural Resources.....	28
4	Major Renovation Permits for the Northgate Mall	29
5	Historical Topographic Map Review of the Northgate Mall and Surrounding Area.....	32
6	Historical Aerial Photograph Review of the Northgate Mall and Surrounding Area.....	33
7	Northgate Mall Construction Periods.....	61

EXHIBITS

1	Diseño del Rancho San Pedro, Santa Margarita Y Las Gallinas with the approximate location of the Project site outlined in red, Created by United States District Court, c.1840s (UC Berkeley, Bancroft Library).	39
2	Preliminary conceptual design of the Northgate Mall by Welton Becket & Associates (Daily Independent Journal 1962a: 1).....	42
3	Partial view of the Emporium Department store building south elevation (Daily Independent Journal 1964b: 6).....	43
4	Detail of a photograph showing the Emporium Department store opening ceremonies on June 26, 1964. (Courtesy of the Marin History Museum Historic Photograph Collection).....	44

5	Detail of a historical aerial photograph looking southwest at the Northgate Mall as it appeared in 1965 with the Emporium building at the left foreground flanked by Northgate Mall Units 1, 2, and 3. (Courtesy of the Marin History Museum Brady Collection).....	44
6	View of the Northgate Mall main corridor circa 1970 looking north showing the landscape plan designed by Halprin, including the raised natural stone planters and long, slatted wood benches (Courtesy of the University of Pennsylvania Stuart Weitzman School of Design Architectural Archives, Lawrence Halprin Collection).....	45
7	View of Northgate Mall main corridor circa 1970 looking south showing a detail of the sculptural fountain in the central plaza (Courtesy of the University of Pennsylvania Stuart Weitzman School of Design Architectural Archives, Lawrence Halprin Collection)	45
8	Drawing of the Sears Department store building planned for the southern end of the Northgate Mall, 1972 (Daily Independent Journal 1972: 3).....	46
9	Photograph of the Sears Automotive Service Center building under construction at the southern end of the Northgate Mall, 1972 (Daily Independent Journal 1972: 3)	47
10	Detail of a historical aerial photograph in 1972 showing Units 4 and 5 between the nearly completed Sears buildings at the far left and the original 1964 sections of the Northgate Mall at right (Courtesy of the Marin History Museum Brady Collection)	47
11	Historic aerial comparison of Northgate Mall in 1972 (left) and a current view following redevelopment including enclosure and site expansion in 1986 (right) (Courtesy of the Marin History Museum Brady Collection; Google Earth 2021)	48
12	Overview of the Terra Linda Valley Development in 1965 looking south (Courtesy of the Marin History Museum Brady Collection).....	55
13	Sketches of two model homes featured in the Terra Linda Valley neighborhood (San Francisco Examiner 1960a: 99-100).....	55
14	Photograph of a four bedroom, two-bath Terra Linda Valley Model Home with a double garage and wood panel siding, 1960 (San Francisco Examiner 1960b: 51).....	56
15	Photograph showing the floor-to-ceiling glass design on the rear elevation of a Terra Linda Valley model home located at Golden Hinde Boulevard and Drakes Cove, 1959 (Daily Independent Journal 1959: 22)	56
16	Contextual Overview of the Northgate Mall, view looking west from Las Gallinas Avenue (Google Earth 2021)	62
17	Emporium: main (north) elevation, view to south (DSCN9373).....	63
18	Emporium: once exterior entrance located on the west elevation now enclosed, view to southeast (DSCN9385).....	63
19	Northgate Mall Unit 1: West (main) elevation, view to southeast (DSCN9402)	64
20	Northgate Mall Unit 2: east (main) elevation, view to southwest (DSCN9515)	65
21	Northgate Mall Unit 1 and 2: Now enclosed space between Units 1 and 2, view to south (DSCN9388).....	65

22	Northgate Mall Unit 4: West (main) elevation, view to southeast (DSCN9420)	66
23	Northgate Mall Unit 5: East (main) elevation, view to northwest (DSCN9504)	67
24	Northgate Mall Unit 4 and 5: Now enclosed space between Units 4 and 5, view to north (DSCN9443).....	67
25	Sears: South (main) elevation, view to north (DSCN9464).....	68
26	Sears: East elevation, view to west (DSCN9502)	69
27	Sears: Entrance on north elevation, now enclosed, view to southeast (DSCN9440).....	69
28	Sears Automotive Center: East (main) and north elevations, view to southwest (DSCN9481)	70
29	Sears Seasonal Sales Building: West and south (main) elevations, view to northeast (DSCN9454)	71
30	Mall Enclosure: Detail of enclosure structure, view to south (DSCN9393).....	72
31	Kohl's: South and West (main) elevations, view to northwest (DSCN9559).....	73
32	Parking Garage: West and north elevations, view to southwest (DSCN9423).....	74
33	Home Goods: West and north elevations, view to southwest (DSCN9533).....	75
34	Rite Aid: South and west elevations, view to northwest (DSCN9545).....	76
35	Panera: South and west elevations, view to northwest (DSCN9562)	77
36	Terra Linda Valley Model 1 (IMG_0058)	84
37	Terra Linda Valley Model 2 (IMG_0564)	84
38	Terra Linda Valley Model 3 (P1040470)	85

FIGURES

1	Project Location	5
2	Project Site	7
3A	Built Environment Study Area Overview	9
3B	Built Environment Study Area: Northgate Mall.....	11
3C	Built Environment Study Area Overview: Terra Linda Valley.....	13

APPENDICES

A	Copy of the Notice of Preparation for the Northgate Mall Redevelopment Project
B	Northgate Town Square Project Plans
C	Preparers' Qualifications
D	Coddington Mall SHPO Concurrence Letter
E	Department of Parks and Recreation 523 Form Sets
F	Northgate Town Square Project Design Drawings

Executive Summary

Dudek was retained by Merlone Geier Management, LLC to prepare a Built Environment Inventory and Evaluation Report for the proposed Northgate Town Square Project (Project). As currently planned, the proposed Project consists of the phased redevelopment of the existing 44.76-acre Northgate Mall complex and stand-alone buildings (Project site). The redevelopment plans include the demolition of 339,861 square feet of existing retail space, followed by the construction of 59,800-square feet of new retail space, 1,443 new residential units in six buildings, and associated residential and retail parking spaces. This report documents Dudek's efforts to identify and evaluate built environment properties older than 45 years (historic era) located within and adjacent to the Northgate Mall property that may be subject to direct or indirect impacts under the California Environmental Quality Act (CEQA) as a result of construction and implementation of the proposed Project.

Efforts to identify built environment historical resources within and adjacent to the Project site included a review of a California Historical Resources Information System (CHRIS) records search; an intensive-level survey by qualified architectural historians; building development and archival research; creation of an appropriate historic context; development of a Built Environment Study Area to assess potential direct and indirect impacts to historic era buildings and structures, and recordation and evaluation of historic era properties located in the study area under National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of San Rafael (local) designation criteria. This report was prepared in conformance with CEQA Guidelines Section 15064.5 for historical resources, and all applicable local guidelines and regulations to assess potential Project related impacts to built environment resources under CEQA.

The Project site is located within the existing boundary of Northgate Mall, which contains several historic era buildings. The following six parcels are located within the Project site and also make up the property boundary of the Northgate Mall: 1000 Northgate Drive (Assessor's Parcel Number [APN] 175-060-12), 1500 Northgate Drive (APN 175-060-66), 5010 Northgate Drive (APN 175-060-59), 5800/7000 Northgate Drive (APN 175-060-67), 6000 Northgate Drive (APN 175-060-61), and 9000 Northgate Drive (APN 175-060-40). Of those six parcels, three contain buildings over 45 years of age: 1) 1000 Northgate Drive (APN 175-060-12) contains the Emporium anchor store constructed in 1964, 2) 5800/7000 Northgate Drive (APN 175-060-67) contains the Northgate Mall Units 1, 2, 3, 4, and 5 constructed between 1964 and 1972, and 3) 9000 Northgate Drive (APN 175-060-40) contains the Sears Buildings including the Sears anchor store, Sears Automotive Center, and Sears Seasonal Sales Building constructed in 1972. Though only three of the six parcels that comprise the Northgate Mall property contain buildings that are over 45 years old, the entire Northgate Mall property was considered in this analysis in order to assess potential impacts under CEQA.

This report concludes that the Northgate Mall property as a whole does not appear eligible under any NRHP, CRHR, or local designation criteria. Therefore, the Northgate Mall is not considered a historical resource for the purposes of CEQA. The history of the property is presented in Chapter 3 and a detailed description and evaluation of this property is presented in Chapter 4.

This report also addresses the Terra Linda Valley neighborhood, a mid-century, Eichler subdevelopment located immediately south and southwest, adjacent to the Project site. The Terra Linda Valley neighborhood was not formally evaluated for historic significance under NRHP, CRHR, or local criteria as part of this study; however, because the area is included on the San Rafael Historical/Architectural Survey, it appears to likely be a significant

historical resource. Due to the Terra Linda Valley neighborhood containing over 100 possible contributing resources and its location adjacent to the Project site it was determined that a full formal evaluation of the historic district was outside of the purview of this study. For this reason, the Terra Linda Valley historic district is presumed eligible for the purpose of this Project and considered a CEQA historical resource. Dudek has defined sufficient historical significance parameters for the historic district in Chapter 4 to conduct impact analysis under CEQA. A detailed impacts analysis was prepared in Chapter 5 of this report. The Project finding for built environment CEQA historical resources under CEQA is less than significant, no mitigation is required. No further work regarding built environment CEQA historical resources is required.

1 Introduction

Dudek was retained by Merlone Geier Management, LLC to prepare a Historical Resources Technical Report for the proposed Northgate Town Square Project (Project). This chapter provides a description of the Project, including information about the location, setting, and proposed Project activities. This chapter also presents a description of the Built Environment Study Area, project personnel, and the regulatory setting for the Project.

1.1 Project Location and Description

1.1.1 Project Location

The Northgate Mall is located to the west of U.S. Highway 101 in the City of San Rafael, Marin County, California (Figure 1, Project Location). The surrounding area is characterized by a combination of residential and commercial uses. The approximately 44.76-acre Project site is bound by Las Gallinas Avenue to the north, Northgate Drive to the west and south, and Los Ranchitos Drive to the east (Figure 2, Project Site). The Project site is zoned GC (General Commercial).

The property boundary for the Northgate Mall encompasses six parcels containing a large commercial building (mall complex) flanked by several stand-alone buildings and landscaped spaces. The six parcels include: 1000 Northgate Drive (APN 175-060-12), 1500 Northgate Drive (APN 175-060-66), 5010 Northgate Drive (APN 175-060-59), 5800/7000 Northgate Drive (APN 175-060-67), 6000 Northgate Drive (APN 175-060-61), and 9000 Northgate Drive (APN 175-060-40) (Table 1).

Table 1. Parcels Located in the Northgate Mall Property Boundary/Project Site

Address	APN	Property Description (Construction Date)	Project Site
1000 Northgate Drive	175-060-12	Emporium Anchor Store (1964)	Yes
1500 Northgate Drive	175-060-66	Rite Aid (2009)	Yes
5010 Northgate Drive	175-060-59	Kohls (1986)	Yes
5800/7000 Northgate Drive	175-060-67	Northgate Mall Units 1, 2, 3, 4, 5 Buildings (1964-1972); Parking Garage (1986); Panera (2010)	Yes
6000 Northgate Drive	175-060-61	Home Goods (1986)	Yes
9000 Northgate Drive	175-060-40	Sears Buildings [Sears Anchor Store, Sears Automotive Center, and Sears Seasonal Sales Building] (1972)	Yes

1.1.2 Project Description

This section provides a description of the proposed Project as identified in the application materials submitted by the Project sponsor to the City, dated June 11, 2021, as updated March 14, 2022 (Merlone Geier 2022).¹ The proposed

¹ Proposed square footages, residential unit mix, and other elements of the Project have been refined since publication of the notice of preparation, and the Project plans may be subject to continued refinement prior to consideration of Project approval. The analysis in the Project's EIR evaluates the maximum development potential for the proposed Project.

Project would result in the redevelopment of the existing mall through demolition, renovation, and new construction with a mix of commercial and residential land uses. The proposed Project would be developed in two phases and at full build out would include up to approximately 225,100 square feet of commercial space and up to 1,422 residential units. The proposed Project would also include various associated site improvements, including a town square, modifications to the internal circulation and parking, and improvements to infrastructure and landscaping.

The Environmental Impact Report prepared for this Project assumes up to 1,422 residential units may be developed, even though the Project sponsor's application materials show only 1,320 units. The higher number of units is assumed for CEQA analysis to address the possibility that, in the future, the Project sponsor and the City might opt for a greater number of smaller residential units than the 1,320-unit plan within the same residential square footage described below.

Phase 1 (also referred to as the 2025 Master Plan) would generally include the demolition of the RH Outlet building, the Home Goods building, and the Mall Shops East, which is approximately 147,432 square feet of the main building, and construction of approximately 44,100 square feet of new commercial space and up to 907 residential units. Phase 2 (also referred to as the 2040 Vision Plan) would generally include the demolition of the 254,015-square-foot Macy's building and 79,051-square-foot Kohl's building and the construction of up to 66,300 square feet of new commercial space and up to 413 additional residential units.

At full buildout, the proposed Project would include a total of approximately 225,100 square feet of commercial area and approximately 1,593,815 square feet of residential area located within six buildings. The Project sponsor is currently proposing that approximately 10.5% of the units would be provided to below market rate households in compliance with Section 14.16.030 of the City's Zoning Ordinance, which requires a minimum of 5% of the units be provided on site as below market rate. Affordable units would consist of units restricted to low-income households.²

More detail on the proposed Project can be found in the Notice of Preparation of an Environmental Impact Report, City of San Rafael, provided in Appendix A; Project Plans are provided in Appendix B.

1.1.3 Built Environment Study Area

The Built Environment Study Area (study area) for this Project is illustrated on Figures 3A through 3C. To establish an appropriate Project study area under CEQA all potential Project-related impacts that could result in a substantial adverse change in the significance of a known or unknown historical resource should be considered. Project construction and implementation activities are considered a substantial adverse change if they would cause 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 (14 CCR 15064.5). Current professional practice commonly groups activities that could cause a substantial adverse change to historical resources into direct and indirect impact considerations. Direct impact considerations are commonly linked to physical project construction activities including but not limited to demolition, construction-related ground borne vibration, and property takes. Impact considerations commonly considered indirect are largely related to potential post-construction effects of a project that is near a historical resource, such as noise, shadow, or visual effects, depending on the circumstances.

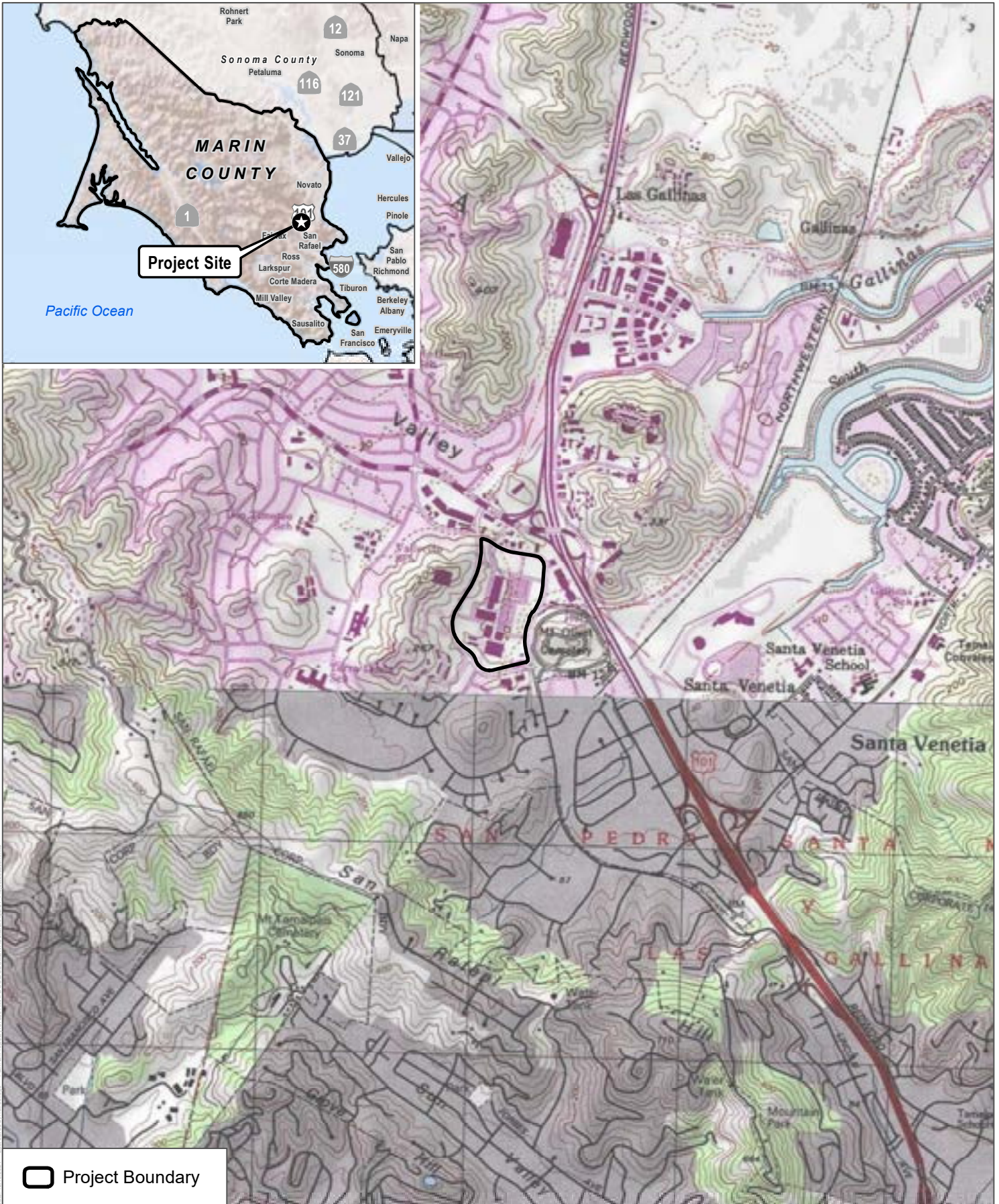
² Low-income households are those earning between 51 and 80 percent of the area median income, subject to adjustment factors.

As such, the study area is the geographic area or areas within or adjacent to a proposed Project boundary that directly or indirectly may experience changes in the character or use of historical resources as a result of construction and/or implementation of the Project, as defined by CEQA. The determination of the study area is influenced by a project's planned activities or setting, the scale and nature of the project, and the different kinds of impacts (direct or indirect) that may result from the project. As such, the study area for this Project includes the Northgate Mall described in Section 1.1.1, Project Location, and the Terra Linda Valley mid-century residential neighborhood, a portion of which is located directly adjacent to the south of the Project site (Figure 3B, Built Environment Study Area: Northgate Mall, and Figure 3C, Built Environment Study Area: Terra Linda Valley). Descriptions of the Project's study area boundaries and the methodology used to delineate those boundaries are detailed below.

1.1.3.1 Built Environment Study Area Delineation

To understand the potential for impacts to historical resources for the proposed Project, Dudek established a study area consisting of the Project site's outer boundary and any adjacent parcels to gather information on buildings older than 45 years that might sustain direct and/or indirect effects as a result of the proposed Project. Dudek cultural resources staff conducted a desktop survey of all properties within the study area and then consulted the results of the CHRIS record search (Chapter 2) and the California Built Environment Resource Directory to determine if the study area contained any properties that have been previously identified or evaluated as historical resources (individually or as part of a historic district). Finally, staff reviewed the current Project plans to determine where potential impacts could occur, both on-site and potentially at adjacent historic properties such as noise, alterations to setting, visual effects, and potential construction-related vibration effects.

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SOURCE: USGS 7.5-Minute Series Novato & San Rafael Quadrangles

FIGURE 1

Project Location

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SOURCE: Esri Clarity World Imagery 2021, Marin County 2020

FIGURE 2
Project Site

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SOURCE: Esri Clarity World Imagery 2021, Marin County 2020

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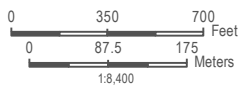


FIGURE 3A

Built Environment Study Area Overview

Built Environment Inventory and Evaluation Report for the Northgate Town Square Project

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SOURCE: Esri Clarity World Imagery 2021, Marin County 2020

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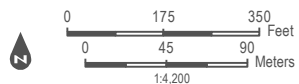






FIGURE 3B

Built Environment Study Area: Northgate Mall

Built Environment Inventory and Evaluation Report for the Northgate Town Square Project

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-  Parcel Boundary
-  Built Environment Study Area
- Terra Linda Valley Neighborhood Boundary (1958-1960)**
-  Terra Linda Valley Unit 1 (1958-1960)
-  Terra Linda Valley Unit 2 (1960)

SOURCE: Esri Clarity World Imagery 2021, Marin County 2020

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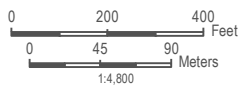


FIGURE 3C

Built Environment Study Area: Terra Linda Valley

Built Environment Inventory and Evaluation Report for the Northgate Town Square Project

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The records search did not indicate any previously documented, evaluated, or listed historical resources located within or adjacent to the Project site that required consideration in the built environment study area (see Section 2.1.2, Previously Recorded Cultural Resources, for more information).

Dudek conducted additional desktop research through Parcel Quest and Google Earth Pro to assess potential effects to properties adjacent to the Project site. There are 11 commercial properties directly adjacent to the Project site containing buildings over the age of 45 years including:

- 920 Northgate Drive (APN:175-322-04)
- 555 Northgate Drive (APN: 175-060-32)
- 921 Del Presidio Boulevard (APN: 175-322-03)
- 930 Del Presidio Boulevard (APN: 175-331-25)
- 660 Las Gallinas Avenue (APN: 175-331-13)
- 650 Las Gallinas Avenue (APN: 175-331-18)
- 600 Las Gallinas Avenue (APN: 175-331-24)
- 550 Las Gallinas Avenue (APN: 175-331-20)
- 400 Las Gallinas Avenue (APN: 175-250-14)
- 750 Las Gallinas Avenue (APN: 175-321-14)
- 1 Thorndale Drive (APN: 175-360-04)

None of these adjacent properties is part of an existing historic district, is considered an individual historical resource, or is identified by the City for special historic consideration (as is the Terra Linda Valley neighborhood discussed below). These properties contain a variety of commercial buildings, many of which have been highly modified since their initial construction dates.

In addition, even if one or more of the buildings were considered historic, the Project would not cause significant impacts to them. Potential vibration impacts from Project construction would be less than significant for the reasons described in Dudek's 2022 Noise and Vibration Technical Report and addressed in Chapter 5 of this report (Dudek 2022). Even if shadow impacts on outdoor use areas of these buildings were considered, the Project would not cause such impacts because: a) two of the buildings are south of the Project site; b) the Project proposes only low-rise restaurants near the seven buildings that are north of the Project site; c) a substantial surface parking lot lies between the Project's proposed Residential Parcel 5 and the strip mall (400 Las Gallinas Avenue) to the east; and d) no tall buildings are proposed adjacent to 1 Thorndale Drive, which is also set well back from the Project site. For the same reasons, the Project would not significantly change the existing setting of any of these 11 buildings.

For these reasons, the adjacent parcels discussed above were not included within the delineated study area because the Project would have no potential to impact the buildings directly or indirectly. As such, the study area as presented in this report is depicted in Figures 3A through 3C.

The buildings and structures that make up the existing Northgate Mall contain historic era buildings that require consideration under CEQA. Project construction and implementation will result in demolition of these structures. Therefore, the Northgate Mall property is considered part of the study area for this Project (see Figure 3B).

Research into the area surrounding the Project site identified a residential neighborhood recognized as a result of the San Rafael Historical/Architectural Survey as a potential historic district requiring further study. The

neighborhood is known as Terra Linda Valley and was developed by master architect Joseph Eichler between 1959 and 1960. As a result of the San Rafael Historical/Architectural Survey, it was assigned the CRHR status code *7J: Received by Office of Historic Preservation (OHP) for evaluation or action but not yet evaluated*. However, the California Built Environment Resource Directory records the neighborhood as maintaining a CRHR Status Code of *7W: Submitted to OHP for action – withdrawn or inactive*. The Terra Linda Valley neighborhood has not been formally evaluated for historic significance under NRHP, CRHR, or City of San Rafael Historic Register to determine whether the neighborhood is considered a historical resource for the purposes of CEQA. This previous documentation stating that further study is required indicates that the neighborhood should be considered under CEQA as part of the built environment study area to assess potential indirect Project impacts.

Due to the extent of the potential historic district, which contains 100 buildings, a full district evaluation of the Terra Linda Valley neighborhood is outside the purview of this study. However, Dudek has established baseline significance thresholds including the historic property boundary, period of significance, and character-defining features in order to assess potential impacts to the neighborhood under CEQA. For this reason, the Terra Linda Valley neighborhood is included in the study area and is addressed throughout this report.

1.2 Project Personnel

This report, associated fieldwork, and property significance evaluation was prepared by Dudek Architectural Historian Fallin Steffen, MPS and Senior Architectural Historian/Historic Built Environment Team Lead, Kathryn Haley, MA. Resumes for key personnel are provided in Appendix C, Preparers' Qualifications.

1.3 Regulatory Setting

1.3.1 Federal

1.3.1.1 National Register of Historic Places

While there is no federal nexus for this Project, the Northgate Mall was evaluated in consideration of NRHP designation criteria. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or

- C. That embody the distinctive characteristics of a type, period, or method of construction, 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; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, “How to Apply the National Register Criteria,” as “the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity” (USDO I 1995). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important” (criteria consideration to be considered for listing).

1.3.2 State

1.3.2.1 California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1[j]). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1[a]). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
2. Is associated with the lives of persons important in our past.
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.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852[d][2]).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

1.3.2.2 California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historical, and tribal cultural resources:

1. California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
2. California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of a historical resource.
3. California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
4. California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
5. California Public Resources Code Sections 21083.2(b)–(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5[b]). A “historical resource” is any site listed or eligible for listing in the CRHR.

The term “historical resource” also includes any site described in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1[q]).

CEQA also applies to “unique archaeological resources.” California Public Resources Code Section 21083.2(g) defines a “unique archaeological resource” as any archaeological 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:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

All historical resources and unique archaeological resources—as defined by statute—are presumed to be historically or culturally significant for the purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5[a]). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5[a]). A site or resource that does not meet the definition of “historical resource” or

“unique archaeological resource” is not considered significant under CEQA and need not be analyzed further (California Public Resources Code Section 21083.2[a]; CEQA Guidelines Section 15064.5[c][4]).

Under CEQA a significant cultural impact results from a “substantial adverse change in the significance of an historical resource [including a unique archaeological resource]” due to the “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5[b][1]; California Public Resources Code Section 5020.1[q]). In turn, the significance of a historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

1.3.3 Local

1.3.3.1 San Rafael Historic Preservation Ordinance

2.18.020 - Powers and duties of planning commission: The City of San Rafael Historic Preservation Ordinance (Chapter 2.18 of the Municipal Code) grants the power to a planning commission known as the cultural affairs commission to oversee the City’s historic preservation program. The powers and duties of the commission include the following:

1. Shall recommend to the city council, after public hearing, on the designation of landmarks and historic districts, as more fully set forth in Section 2.18.043 of this chapter;
2. Shall, in appropriate cases, after public hearing, review and decide on applications for construction, alteration, demolition and other applications pertaining to landmark sites and historic districts, as more fully set forth below in this chapter;
3. May take steps to encourage or bring about preservation of structures or other features;
4. May establish and maintain a list of structures and other features deemed deserving of official recognition although not designated as landmarks or historic districts, and take appropriate measures of recognition, as more fully set forth in Section 2.18.069 of this chapter;
5. May carry out, assist and collaborate in studies and programs designed to identify and evaluate structures, sites and areas worthy of preservation;
6. May consult with and consider the ideas and recommendations of civic groups, public agencies, and citizens interested in historic preservation;
7. May inspect and investigate structures, sites and areas which they have reason to believe worthy of preservation;

8. May disseminate information to the public concerning those structures, sites and areas deemed worthy of preservation, and may encourage and advise property owners in the protection, enhancement, perpetuation and use of landmarks, property in historic districts, and other officially recognized property of historic interest;
May consider methods other than those provided for in this chapter for encouraging and achieving historic preservation, and make appropriate recommendations to the city council and to other bodies and agencies, both public and private;
May establish such policies, rules and regulations, as it deems necessary to administer and enforce this chapter; and
11. May request the assistance of experts in evaluating proposals for alteration, demolition or designation of historic structures, the cost of which shall be borne by applicants.

2.18.048 - Criteria for designation as landmark. The following set of criteria is applied by the cultural affairs commission and by the city council in designating buildings, places, and areas as historic landmarks or historic districts:

Historical, Cultural Importance.

Has significant character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation; or is associated with the life of a person significant in the past;

Is the site of a historic event with a significant effect upon society; or

Exemplifies the cultural, political, economic, social or historic heritage of the community.

Architectural, Engineering Importance.

Portrays the environment in the era of history characterized by a distinctive architectural style;

Embodies those distinguishing characteristics of an architectural type or engineering specimen;

Is the work of a designer whose individual work has significantly influenced the development of San Rafael or its environs;

Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or

The work of a designer and/or architect of merit.

Geographic Importance.

By being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif; or

Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.

Archaeological Importance. Has yielded information important in prehistory or history.

1.3.3.2 San Rafael General Plan 2040

The San Rafael General Plan 2040 was adopted in August 2021 and provides policies, actions, and guidance for growth in the City through the year 2040.

Neighborhoods Element

The Neighborhoods Element of the San Rafael General Plan 2040 establishes citywide policies at the neighborhood level encouraging “...diverse and well-maintained housing, safe and efficient streets, well-managed services and public facilities, protected natural resources, protection from environmental hazards, and improved access to all the amenities San Rafael has to offer (City of San Rafael 2021a: 4-1).” The Neighborhoods Element is divided into five specific planning areas of the City including the North San Rafael planning area, which encompasses the subareas of North San Rafael Town Center (Northgate) and Terra Linda. The policies for these subareas include tactics for the preservation of North San Rafael “...as an attractive, suburban community with a strong sense of community identity... (4-55).”

Policy NH-4.5: Eichler and Alliance Homes seeks to preserve the distinct character of the single-story mid-century modern subdevelopments present in Terra Linda and continues to enforce the conditions of the established Eichler-Alliance Overlay District, which limits the height and requires a design review for most modifications to roofs in Eichler and Alliance subdevelopments. The policy also considers the creation of design guidelines for these neighborhoods and the possible expansion of the Overlay District to include other homes or neighborhoods with similar features.

Community Design and Preservation Element

The Community Design and Preservation Element establishes Goal CDP-5: Protection of Cultural Heritage, which is intended to “Protect and maintain San Rafael’s historic and archaeological resources as visible reminders of the city’s cultural heritage (City of San Rafael 2021a: 5-26).” The policies introduced under this goal seek to expand the City’s existing historic resources inventory and refine the existing historic context to ensure the proper management of the City’s historic resources in the future. Notably, Policy CDP-5.3: Districts outlines the formation of Conservation Districts as an alternative to historic districts or the designation of individual landmarks, and it also outlines the recognition of mid-century neighborhood districts planned by Eichler, Kenny, and Alliance in North San Rafael “...as a defining part of San Rafael’s architectural heritage (City of San Rafael 2021a: 5-30).”

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2 Research and Field Methods

2.1 CHRIS Records Search

To identify cultural resources potentially affected by the Project, staff at the Northwest Information Center (NWIC) at Sonoma State University completed a records search of the Project site and a 0.5-mile buffer on October 12, 2021. The NWIC search included their collection of mapped prehistoric, historical, and built-environment resources, Department of Parks and Recreation (DPR) Site Records, technical reports, archival resources, and ethnographic references. Additional consulted sources included the National Register of Historic Places (NRHP), California Inventory of Historical Resources/CRHR and listed OHP Archaeological Determinations of Eligibility, California Points of Historical Interest, California Historical Landmarks, and Caltrans Bridge Survey information.

2.1.1 Previously Conducted Cultural Resources Studies

The records search identified 60 previous studies (including their addendums/supplemental reports) that have been performed within the records search area (Table 2). None of these studies intersect any portion of the Project site.

Table 2. Previous Cultural Resource Studies

Report ID	Year	Author	Title
Reports Intersecting the Project Site			
None			
Reports within a 0.5 Mile of the Project Site			
S-002751	1981	Mara Melandry	Archaeological Survey Report, 04-MRN-101 11.0/15.7, High Occupancy Vehicle Lanes on Route 101 from Mission Street in San Rafael to Miller Creek Road Interchange, 04225-101901
S-002825	1981	David Chavez	Civic Center Plaza Development Project, Marin County, California (letter report).
S-002828	1981	David Chavez	Scettrini Property, San Rafael, California (letter report).
S-005031	1982	David Chavez	Proposed Pump Station and Interceptor Improvements for the Las Gallinas Valley Sanitary District Project, Marin County, California, SWRCB Project No. C-06-2469-020 (letter report)
S-007555	1985	Robert Cartier	Archeological Resource Evaluation of the Merrydale Overcrossing Project in the City of San Rafael, County of Marin
S-007555a	1985	Robert Cartier and Charlene Detlefs	Section 106, Historic Property Survey Report for the Merrydale Overcrossing Project in the City of San Rafael, County of Marin
S-007555b	1985	Robert Cartier	Archeological Resource Evaluation of the Merrydale Overcrossing Project in the City of San Rafael, County of Marin; 4-MRN-101-13.5/13.6 4232-115740
S-007555c	1985	Robert Cartier and Charlene Detlefs	Section 106, Historic Property Survey Report for the Merrydale Overcrossing Project in the City of San Rafael, County of Marin 4-MRN-101-13.5/13.6 4232-115740

Table 2. Previous Cultural Resource Studies

Report ID	Year	Author	Title
S-010760	1989	Terry Jones, Robert Gross, and Denise O'Connor	Historic Properties Survey Report for Construction of High Occupancy Vehicle Lanes on Route 101 from Lucky Drive to San Pedro Road and Modifications of Routes 101/580 Interchange, in Cities of San Rafael and Larkspur, Marin County, 4-MRN-101, P.M. 8.4/12.7 04232-115750
S-010760a	1989	Terry Jones	Archaeological Survey Report for the Marin HOV Gap Closure, City of San Rafael, Marin County, California 4-MRN-101, P.M. 8.4/12.7 04232-115750
S-010760b	1988	Denise O'Connor	Historic Architectural Survey Report for Construction of High Occupancy Vehicle Lanes on Route 101 from Lucky Drive to San Pedro Road and the Upgrading of the Route 101/580 Interchange 4-MRN-101, P.M. 8.4/12.7 04232-115750
S-010760c	1989	Stephen D. Mikesell	Historical Resources Evaluation Report, Northwestern Pacific Railroad Tracks Within Project APE, 4-MRN-101, P.M. 8.4/12.7 04232-115750
S-010760d	1999	California Department of Transportation, District 4	Historic Property Survey Report for the Marin HOV Gap Closure, City of San Rafael, Marin County, California, 04-MRN-101, PM 8.4/12.7, 04-115750
S-010760e	1999	Katherine M. Dowdall and Nelson B. Thompson	First Addendum Positive Archaeological Survey Report for the Marin HOV Gap Closure, City of San Rafael, Marin County, California 04-MRN-101, PM 8.4/12.7 EA 4232-115750
S-010760f	1999	Jeffrey A. Lindley and Daniel Abeyta	FHWA990311B: Historic Property Survey Report; 04-MRN-101, PM 8.4/12.7. HOV Gap Closure, State Route 101, City of San Rafael, Marin County, California
S-010760g	1999	Andrew Hope	Addendum Historic Property Survey Report, for the Marin-101 HOV Gap Closure Project, in the City of San Rafael, Marin County, 04-Mrn-101, P.M. 8.2/12.7, EA 4232-115750
S-012726	1991	William Roop	Precise location of Mrn-130 within the Scettrini Property, San Rafael (letter report)
S-012946	1976	Miley Paul Holman	Cultural Resources Survey Report, Archaeology - Las Gallinas Valley Wastewater Reclamation Project
S-013217	1990	Thomas M. Origer	An Archaeological Survey for the AT&T Fiber Optics Cable, San Francisco to Point Arena, California
S-013217a	1990	Thomas M. Origer	Archaeological findings regarding a selection of a route through Novato for the AT&T Fiber Optics Cable (letter report)
S-013217b	1991	Thomas M. Origer	An archaeological study of revised portions of the AT&T route near Santa Rosa and Sausalito (letter report)
S-013217c	1991	Thomas M. Origer	Archaeological study of AT&T revised fiber cable routes (letter report)
S-013217d	1992	Thomas M. Origer	Archaeological survey of alternative fiber optics cable routes, Point Arena (letter report)
S-015162	1992	William Roop	A Cultural Resources Evaluation of the Las Gallinas Reclaimed Water Project, Marin County, California

Table 2. Previous Cultural Resource Studies

Report ID	Year	Author	Title
S-017556	1977	Thomas L. Jackson	A preliminary archaeological reconnaissance of the property proposed for development as "San Rafael Skatepark", San Rafael, CA. (letter report)
S-018580	1993	Katherine S. Flynn	A Cultural Resources Evaluation of the Proposed Senior Citizens' Housing Development on the Grounds of St. Isabella Catholic Church, 1 Trinity Way, San
S-019202	1997	Darren Milman	A Cultural Resources Evaluation of the Property at 280 Channing Way, San Rafael, Marin County
S-020358	1997	Katherine Flynn	Results of Archaeological Monitoring of the Construction of the Maria Freitas Senior Housing Project near the St. Isabella Catholic Church, 1 Trinity Way, San Rafael, Marin County
S-022890	2000	Cassandra Chattan	A Cultural Resources Evaluation of the Channing Heights Project, Channing Way, San Rafael, Marin County, California
S-029469	None Given	EarthTouch, LLC	Nextel Communications, CA-0838E/ Santa Margarita Valley, 899 Northgate Boulevard, Novato, California
S-031707	2006	Brian F. Byrd	Historic Property Survey Report for Two Bioswale Areas, Marin Highway 101 HOV Lane Gap Closure Project, Marin County, California, 04-MRN-101, KP 18.0/PM 11.2 and KP 21.1/PM 13.1, EA 226141
S-031707a	2006	Brian F. Byrd and Michael Darcangelo	Archaeological Survey Report for Two Bioswale Areas, Marin Highway 101 HOV Lane Gap Closure Project, Marin County, California, 04-MRN-101, KP 18.0/PM 11.2 and KP 21.1/PM 13.1, EA 226141
S-031737	2004	Carole Denardo and Daniel Hart	Archaeological Resources Technical Report for the Sonoma Marin Rail Transit (SMART) Project, Sonoma and Marin Counties, California
S-031737a	2004	Garcia and Associates	Historic Architectural Resources Technical Report for the Sonoma Marin Area Rail Transit (SMART) Project
S-037738	2010	Heidi Koenig	Emergency Operating Facility Project, San Rafael, Marin County, California
S-039157	2012	Heidi Koenig	Abovenet Lucas Film Segment 2 & 3 Project, Marin County, California, Archaeological Survey Report
S-044351	2014	Emily Darko	Archaeological Survey Report for the Proposed Freeway Performance Initiative Project, Marin County, California, 04-MRN-101, PM 0.0/27.6, 04-MRN-580, PM 2.4/4.5, EA 151600
S-044351a	2013	Emily Darko	Extended Phase I Archaeological Testing at CA-MRN-157 (P-21-000182) and CA-MRN-4 (P-21-000035) for the Proposed Freeway Performance Initiative Project, Hwy 101 and 580, Marin County, 04-MRN-101, PM 0.0/27.6, 04-MRN-580, PM 2.4/4.5, EA 151600
S-047093	2015	Monte Kim	Historic Property Survey Report, Marin Civic Center Drive Improvements Project, STPL-5927 (103), San Rafael, Marin County, California

Table 2. Previous Cultural Resource Studies

Report ID	Year	Author	Title
S-047093a	2015	Meg Scantlebury and Kathryn Haley	Historic Resources Evaluation Report for the Marin Civic Center Drive Improvements Project, California Department of Transportation, District 4, Marin County, California STPL-5927 (103)
S-047093b	2015	Robin Hoffman	Archaeological Survey Report for the Marin Civic Center Drive Improvements Project, San Rafael, Marin County, California, Caltrans District 4, San Rafael, Marin County, Federal-Aid# STPL-5927 (103)
S-047093c	2015	Monte Kim	Finding of Effects for the Marin Civic Center Drive Improvements Project, San Rafael, Marin County, California, Caltrans District 4, San Rafael, Marin County, Federal-Aid Project# STPL 5927 (103)
S-047093d	2015	Monte Kim	Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties Action Plan for the Marin Civic Center Drive Improvements Project, San Rafael, Marin County, California, Caltrans District 4, San Rafael, Marin County, Federal-Aid Project# STPL 5927 (103)
S-047093e	2015	Robin D. Hoffman	Environmentally Sensitive Area (ESA) Action Plan for the Marin Civic Center Drive Improvements Project, San Rafael, Marin County, California, Caltrans District 4, San Rafael, Marin County, Federal-Aid Project# STPL 5927 (103)
S-047093f	2015	Robin Hoffman	Post-Review Discovery and Monitoring Plan for the Marin Civic Center Drive Improvements Project, San Rafael, Marin County, California, Caltrans District 4, San Rafael, Marin County, Federal-Aid Project# STPL 5927 (103)
S-048626	2013	Meg Scantlebury, Tait Elder, Melissa Cascella, Monte Kim, Aisha Rahimi-Fike, Lily Henry Roberts, and Patrick Maley	Cultural Resources Inventory & Evaluation Report for Sonoma-Marine Area Rail Transit (SMART): Downtown San Rafael, Marin County to Petaluma, Sonoma County (MP17-MP 37.02)
S-048626a	2014	ICF International	Archaeological Monitoring Plan For Sonoma-Marine Area Rail Transit (SMART): Downtown San Rafael, Marin County To Petaluma, Sonoma County (MP 17-MP 37.02)
S-048626b	2014	Julianne Polanco and Jane M. Hicks	COE_2013_0628_001, Section 106 Consultation for the Sonoma Marin Area Rail Transit (SMART) Railroad Initial Operating Segment-1 South Project
S-050469	1989	Katherine Flynn	Archaeological evaluation of the Scettrini property, San Rafael, APN 180-121-43, Marin County
S-051475	2018	William Roop	A Cultural Resources Evaluation of 350 Merrydale, 3833 Redwood Highway, San Rafael, Marin County, California
S-052727	2018	Leven Kraushaar	Cultural Resources Assessment Report, R-914 L-021G 1.62MI MP 18.12-20.07 Gas Pipeline Replacement Project (#74008652)

Table 2. Previous Cultural Resource Studies

Report ID	Year	Author	Title
S-052727a	2018	Julianne Polanco and Rick M. Bottoms	COE_2018_1206_002, Section 106 Consultation for the PG&E Gas Transmission Line 021G Replacement Project, Marin County, California
S-002751	1981	Mara Melandry	Archaeological Survey Report, 04-MRN-101 11.0/15.7, High Occupancy Vehicle Lanes on Route 101 from Mission Street in San Rafael to Miller Creek Road Interchange, 04225-101901
S-002825	1981	David Chavez	Civic Center Plaza Development Project, Marin County, California (letter report).
S-002828	1981	David Chavez	Scettrini Property, San Rafael, California (letter report).
S-005031	1982	David Chavez	Proposed Pump Station and Interceptor Improvements for the Las Gallinas Valley Sanitary District Project, Marin County, California, SWRCB Project No. C-06-2469-020 (letter report)
S-007555	1985	Robert Cartier	Archeological Resource Evaluation of the Merrydale Overcrossing Project in the City of San Rafael, County of Marin
S-007555a	1985	Robert Cartier and Charlene Detlefs	Section 106, Historic Property Survey Report for the Merrydale Overcrossing Project in the City of San Rafael, County of Marin
S-007555b	1985	Robert Cartier	Archeological Resource Evaluation of the Merrydale Overcrossing Project in the City of San Rafael, County of Marin; 4-MRN-101-13.5/13.6 4232-115740
S-007555c	1985	Robert Cartier and Charlene Detlefs	Section 106, Historic Property Survey Report for the Merrydale Overcrossing Project in the City of San Rafael, County of Marin 4-MRN-101-13.5/13.6 4232-115740
S-010760	1989	Terry Jones, Robert Gross, and Denise O'Connor	Historic Properties Survey Report for Construction of High Occupancy Vehicle Lanes on Route 101 from Lucky Drive to San Pedro Road and Modifications of Routes 101/580 Interchange, in Cities of San Rafael and Larkspur, Marin County, 4-MRN-101, P.M. 8.4/12.7 04232-115750
S-010760a	1989	Terry Jones	Archaeological Survey Report for the Marin HOV Gap Closure, City of San Rafael, Marin County, California 4-MRN-101, P.M. 8.4/12.7 04232-115750

2.1.2 Previously Recorded Cultural Resources

The records search did not identify any cultural resources within the Project site. Five cultural resources are located within 0.5 miles of the Project site (Table 3). Of these resources, two are prehistoric sites and three are historic resources.

Table 3. Previously Recorded Cultural Resources

Primary Number	Trinomial	Name	Type/Age	CRHR Status Code	Attributes
Resources Intersecting the Project Site					
None					
Resources within a 0.5 Mile of the Project Site					
P-21-000154	CA-MRN-000129	Nelson No. 129	Site/ Prehistoric	None	Bedrock Milling; Habitation Debris
P-21-000155	CA-MRN-000130	Nelson No. 130	Site/ Prehistoric	None	Habitation Debris
P-21-000943	None	Mount Olivet Cemetery ³	Structure, Site/ Historic	3	Landscaping/Orchard; Graves/Cemeteries; Monument/Mural/Gravestone; Trees/Vegetation; Cemetery
P-21-002618	CA-MRN-000699H	Northwestern Pacific Railroad	Structure, Object, Site, Element of district/ Historic	6Z	Foundations; Roads/Trails; Standing Structures; Engineering Structure
P-21-002902	None	Marin Center Marin Veterans Memorial Auditorium (VMA)	Building, Element of district/ Historic	3B	Civic Auditorium; Community Center

CRHR Status Codes: (3) Appears Eligible for National (NRHP) or California (CRHR) Registers; (3B) Appears eligible for NRHP both individually and as a contributor to a NRHP eligible multi-component resource like a district through survey evaluation; and (6Z) Found ineligible for NRHP, CRHR or local designation through survey evaluation (OHP 2020).

2.2 Additional Records Reviewed

Carol Roland-Nawi, PhD, State Historic Preservation Officer. 2014. *New Bank Branch Bank of the West, at 260 Coddington Mall [sic], Santa Rosa, Sonoma County (USCG_2013_0520_0001)*⁴

To conduct comparative analysis research in support of the evaluation of Northgate Mall, Dudek reviewed the Built Environment Resources Directory (BERD) and found that the Coddington Mall, designed by the same architect, Welton Becket, was evaluated for historic significance in 2014. Dudek requested this record from the NWIC on June 2, 2022, to review the findings, because the Coddington Mall in Santa Rosa is extremely similar in appearance to the Northgate Mall. On August 3, 2022, Dudek received a digital copy of the SHPO concurrence letter that addressed the ineligibility of this property. The associated DPR form was not provided. According to the BERD, the Coddington Mall was evaluated for historic significance in 2014 and assigned a CRHR status code of 6Y: Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or

³ Mt. Olivet Cemetery P-21-000943 is addressed as a cultural resource in the archaeological report prepared for this Project. Burns, W. 2021. *Archaeological Resources Inventory Report for the Northgate Town Square Project*, City of San Rafael, California. Prepared by Dudek.

⁴ The 2014 SHPO concurrence letter incorrectly spells the Coddington Mall as “Coddington Mall.”

local listing (OHP 2022). The Coddington Mall was evaluated as part of a federal undertaking conducted by the Federal Deposit Insurance Corporation (FDIC). As part of the Section 106 consultation process a technical report was prepared that evaluated the property. In the report the Coddington Mall was recommended not eligible for the NRHP under Criterion A because it only has minor association with the development of Santa Rosa. It was not eligible for listing under NRHP Criterion C because the building is only a modest example of the Modern architectural style and as a work of Welton Becket. A copy of the SHPO concurrence letter that summarizes the ineligibility of the property is included in Appendix D, Coddington Mall SHPO Concurrence Letter.

2.3 Archival Research

Building development and archival research were conducted for the Project site to establish a thorough and accurate historic context for the significance evaluations and to confirm the building development history of the study area.

Marin County Recorder

Dudek requested assessor maps of the Project site and copies of the Terra Linda Valley subdevelopment maps from the Marin County Recorder via their online document ordering system on October 25, 2021. On October 26, 2021, the Marin County Recorder emailed the requested documents.

San Rafael Community Development Online Records Search

Dudek conducted a search of building permit records via the City of San Rafael Community Development Department Online Records Search tool on September 27, 2021, for the APNs 175-060-12, 175-060-66, 175-060-59, 175-060-67, 175-060-61, and 175-060-40. The permits received included building, plumbing, and electrical and were separated into two collections: permits issued prior to 2000 and permits issued 2000 to the present. Table 4 summarizes the major renovation permits. All permits received from the Community Development Department were not included in this table. Examples of permits not included are those issued for routine maintenance (e.g., electrical, HVAC, and plumbing work), minor tenant improvements, installation/removal of fire alarms and suppression systems, and permit renewals or cancellations. These events are not relevant to assessing historical significance. Illegible permits were excluded from this table as well.

Table 4. Major Renovation Permits for the Northgate Mall

Address and APN	Year	Description of Work	Permit Number
1000 Northgate Drive (APN 175-060-12)			
1000 Northgate Drive (APN 175-060-12)	2018	Install three illuminated channel letter signs	1808-085
1500 Northgate Drive (APN 175-060-66)			
None			
5010 Northgate Drive (APN 175-060-59)			
None			
5800 Northgate Drive (APN 175-060-67)			
5800 Northgate Drive (APN 175-060-67)	1982	Reroof complete building (Building no. 6)	15392
5800 Northgate Drive (APN 175-060-67)	1983	Re-new section of roof	19134

Table 4. Major Renovation Permits for the Northgate Mall

Address and APN	Year	Description of Work	Permit Number
5800 Northgate Drive (APN 175-060-67)	1985	Tear off foam roof, install insulation board, re-roof asphalt built up roofing	22780
5800 Northgate Drive (APN 175-060-67)	1985	Common toilet room and hallway extension	BC23483
5800 Northgate Drive (APN 175-060-67)	1985	Screen to hide A-C equipment	24139
5800 Northgate Drive (APN 175-060-67)	1986	Foundation work for mall enclosure	24072
5800 Northgate Drive (APN 175-060-67)	1986	Structural steel for enclosure of Northgate mall	24246
5800 Northgate Drive (APN 175-060-67)	1986	Roof - mall enclosure	24693
5800 Northgate Drive (APN 175-060-67)	1986	Rough carpentry sheet metal and insulation for work at roof level	24744
5800 Northgate Drive (APN 175-060-67)	1986	Install skylights	24814
5800 Northgate Drive (APN 175-060-67)	1986	Northgate Mall enclosure - Balance of work not covered by previous permits	24841
5800 Northgate Drive (APN 175-060-67)	1987	Construction of a mall office	26074
5800 Northgate Drive (APN 175-060-67)	1987	Reroofing	26200
5800 Northgate Drive (APN 175-060-67)	1988	Tear off and reroof with Class A insulation and cap sheet.	27636
5800 Northgate Drive (APN 175-060-67)	1988	Reroofing - hot mop	29074
5800 Northgate Drive (APN 175-060-67)	1994	Modifications to existing structure due to demolition of mansard and mezzanine on buildings 6 and 7	37997
5800 Northgate Drive (APN 175-060-67)	2001	Exterior illuminated sign for Applebee's	30101-009
5800 Northgate Drive (APN 175-060-67)	2008	Renovation of the Mall at Northgate Phase 1	B0805-040
5800 Northgate Drive (APN 175-060-67)	2009	Storefront remodel for "T Mobile"	B0909-009
5800 Northgate Drive (APN 175-060-67)	2014	Re-plumbing main gas supply for entire mall	P1404-066
6000 Northgate Drive (APN 175-060-61)			
6000 Northgate Drive (APN 175-060-61)	2014	Exterior Renovation for "Home Goods"	B1401-010
6000 Northgate Drive (APN 175-060-61)	2014	Three exterior illuminated signs	S1405-006

Table 4. Major Renovation Permits for the Northgate Mall

Address and APN	Year	Description of Work	Permit Number
9000 Northgate Drive (APN 175-060-40)			
9000 Northgate Drive (APN 175-060-40)	2008	Interior and Exterior signage for the Mall property	S0811-001
9000 Northgate Drive (APN 175-060-40)	2009	New building adjacent to 5010	B0901-069

Marin History Museum

Dudek emailed the Marin History Museum for information about the study area on September 27, 2021. The Marin History Museum replied on September 27, 2021, stating that the museum had several photos of the Project site and was open for research appointments. A research appointment was made for October 19, 2021. The information obtained from the museum archives was incorporated into Chapter 3, Historical Overview, and Chapter 4, Results of Identification and Evaluation Efforts.

San Rafael Heritage

Dudek contacted San Rafael Heritage via email for information about the study area on September 27, 2021. Linzy Klumpp of San Rafael Heritage responded on October 13, 2021 and indicated that San Rafael Heritage does not maintain archives. Ms. Klumpp did provide a brief early account of the history of the Terra Linda area containing the Project site from local historian, Leslie Simons, as well as several suggestions of repositories that might yield further research concerning the Terra Linda area including the Marin County Free Library California Room and the Marin History Museum. Dudek subsequently contacted the Marin County Free Library (see entry below) and had previously contacted the Marin History Museum as of September 27, 2021 (see entry above).

Marin County Free Library, California Room

Dudek staff emailed Carol Acquaviva, Head Librarian and Digital Archivist at the Marin County Free Library, California Room, on November 2, 2021 and requested information related to the history of San Rafael and the development of the study area. Ms. Acquaviva responded via email on November 4, 2021 and offered assistance to conduct research on the requested topics remotely as the California Room is not presently open to the public due to ongoing concerns regarding the COVID-19 pandemic. Ms. Acquaviva provided newspaper clippings related to Joseph Eichler and his developments in San Rafael and related to the Northgate Mall. Ms. Acquaviva also directed Dudek staff to a selection of materials available online through the Anne T. Kent California Room Digital Archive including archival maps, photographs, and oral histories.

UC Berkeley: Environmental Design Archives

Dudek staff viewed a selection of materials available online through the UC Berkeley: Environmental Design Archives related to Joseph Eichler, Terra Linda Valley, and architects associated with the development of Terra Linda Valley including archival maps and photographs. The information obtained from the archives was incorporated into Chapter 3 and Chapter 4.

The Cultural Landscape Foundation

Dudek staff viewed a selection of materials pertaining to the life and work of Lawrence Halprin and Lawrence Halprin and Associates available online through the Cultural Landscape Foundation on December 6, 2021. The documents reviewed included biographies, oral histories, and press releases related to exhibitions showcasing Halprin’s body of work. No information related to Halprin’s design for the Northgate Mall was found in the sources available through the Cultural Landscape Foundation website. The information obtained from the archives was incorporated into Chapter 3 and Chapter 4.

University of Pennsylvania Stuart Weitzman School of Design Architectural Archives

Dudek staff contacted Heather Isbell Schumacher, archivist of the Architectural Archives at the University of Pennsylvania Stuart Weitzman School of Design, on August 11, 2022, and requested information related to the Northgate Mall design from the Lawrence Halprin Collection. Ms. Schumacher responded on August 12, 2022, that the collection contained information related to the Project; however, the materials are not presently digitized, so an appointment at their reading room in Philadelphia would be necessary to view the archival materials. As travel to Philadelphia was outside the purview of this Project, Ms. Schumacher was able to provide several photographs of the exterior spaces of the Northgate Mall demonstrating the completed Halprin design. These photographs provide evidence of what the original design entailed before it was demolished as part of the 1986 enclosure of the mall. The information obtained from these photographs is incorporated into Chapter 3 and Chapter 4.

Historical Newspaper Search

Dudek reviewed historical newspapers covering the Project site history and general San Rafael history to understand the history and development of the area surrounding the study area. All information obtained from the historical newspaper search was incorporated into Chapter 3.

Historic Maps

Historic archives including the Library of Congress, the San Francisco Public Library, and the Sacramento Public Library were searched, and Sanborn maps were not available for the study area.

A review of historical topographic maps for the study area were reviewed online through the U.S. Geological Survey’s Historical Topographic Map Explorer as part of the archival research effort from the following years: 1914, 1942, 1954, 1968 and 1980. Table 5 discusses observations and findings from these available maps (USGS 2021).

Table 5. Historical Topographic Map Review of the Northgate Mall and Surrounding Area

Map Year	Observations and Findings
1914	The first available topographical map of the future Northgate Mall (property) is a 1914 map of Petaluma that shows the property and the surrounding area as a portion of the Santa Margarita Valley with the Southwestern Pacific Railroad Forbes Station of the to the east. The settlement of Freitas Ranch is located to the northwest.
1942	The 1942 map indicates that the property forms a section of the Mt. Olivet Cemetery and U.S. Highway 101 is now present to the immediate east of the property.

Table 5. Historical Topographic Map Review of the Northgate Mall and Surrounding Area

Map Year	Observations and Findings
1954	The property still appears to form a section of the Mt. Olivet Cemetery. Residential development is now evident surrounding the property in the previously undeveloped areas to the west and to the east across U.S. Highway 101.
1968	The Northgate Mall is now present on the property with the Mt. Olivet Cemetery now confined to a small circular property immediately west of U.S. Highway 101. Four large, roughly rectangular buildings are visible on the property during this period with circulation roads surrounding them. Large tracts of residential development now surround the property to the north, west, and south.
1980	Multiple new buildings have been added to the southern area of the property and circulation roads have been reconfigured to correspond to these new buildings. The area surrounding the property shows another increase in both residential and commercial development.

Historical Aerial Photographs

A review of historical aerial photographs of the study area was conducted as part of the archival research effort from the following years: 1931, 1946, 1952, 1957, 1965, 1968, 1982, 1983, 1987, 1993, 2002, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Table 6 discusses observations and findings from these available aerials (NETR 2021; UCSB 2021).

Table 6. Historical Aerial Photograph Review of the Northgate Mall and Surrounding Area

Photograph Year	Observations and Findings
1931	The first available aerial of the future Northgate Mall (property) is a 1931 photograph that shows the property and the surrounding area as undeveloped land. There are no visible land divisions present on the property apart from the oval-shaped Mt. Olivet Cemetery property to the east between a road (Los Rancharitos Road today), U.S. Highway 101, and the Southwestern Pacific Railroad line to the south.
1946	No discernible changes to the property.
1952	No discernible changes to the property. To the south of the property is an increase in development as areas of previously undeveloped property have been replaced with residential development.
1957	No discernible changes to the property. The area surrounding the property shows increased development. Large areas of land immediately adjacent to the property have been cleared for future development, although no buildings have been completed by the time of this photograph.
1965	The property has changed considerably between 1957 and 1965. By 1965, the entire northern section of the property has been redeveloped to a commercial property with large sections of surface parking. The property displays four detached buildings including the Emporium building at the northeastern corner of the property. The southern end of the property has been cleared but is not yet under development at this time. The area surrounding the property has been extensively infilled with residential tracts.
1968	The Sears building located at the southern end of the property is under construction at the time of this photo and a footprint of the main store building is now visible. Otherwise, no discernible changes.

Table 6. Historical Aerial Photograph Review of the Northgate Mall and Surrounding Area

Photograph Year	Observations and Findings
1982	The property has undergone a large-scale change from the 1968 aerial with the addition of four buildings on the southern end of the property including the Sears building, the Sears Automotive Center, the Sears Seasonal Sales building, and Mall Units 4 and 5. The areas surrounding this new development features surface parking and the building footprint evident in the 1968 photograph in this area of the property is no longer present. Vegetation is now visible peeking through the areas between the buildings and in several places throughout the parking lots.
1983	No discernible changes to the property.
1987	The 1987 photograph displays the construction of three additional buildings on the Northgate Mall property to the west and east of the original buildings. The once open-air pedestrian walkways between the buildings have been enclosed, connecting the once separate Unit buildings into one large complex. Long skylights provide natural light to the now-covered pedestrian areas. The area surrounding the property continues to be developed with residential tracts and low-density commercial and office buildings.
1993	No discernible changes to the property.
2002	No discernible changes to the property.
2005	No discernible changes to the property.
2009	A section of infill connecting the Kohls building to a new building completed by 1982 has been demolished and the new Panera building now occupies the northeast corner of the site.
2010-2018	No discernible changes to the property.

2.4 Field Survey

2.4.1 Methods

Dudek Architectural Historian Fallin Steffen, MPS, conducted an intensive-level survey of the Northgate Mall for historic built environment resources on October 19, 2021. The survey entailed walking the property and documenting it with notes and photographs. Specific note was taken of character-defining features, spatial relationships, observed alterations, and any historic landscape features on the property.

Additionally, Dudek Architectural Historian Fallin Steffen, MPS, and Historic Built Environment Lead, Kathryn Haley, MA, conducted a combination windshield and reconnaissance level survey of the Terra Linda Valley neighborhood for historic built environment resources on October 26, 2021. The survey entailed a windshield survey of the entire Terra Linda Valley neighborhood documenting it with notes and photographs and accounting specifically for character-defining features, spatial relationships, observed alterations, and any historic landscape features observed to be common throughout the neighborhood. Following the completion of the windshield survey, the reconnaissance-level survey entailed a more intensive survey from the public right-of-way, documenting representative examples of homes from the Terra Linda Valley neighborhood using photographs and notes and accounting specifically for character-defining features, spatial relationships, observed alterations, and any historic landscape features observable on the properties.

Dudek documented the fieldwork for the historic built environment survey using field notes, digital photography, close-scale field maps, and aerial photographs. Photographs of the Northgate Mall and the Terra Linda Valley neighborhood were taken with a digital camera. All field notes, photographs, and records related to the current study are on file at Dudek's Pasadena, California office.

2.4.2 Results

2.4.2.1 Northgate Mall (1964-2010)

Three buildings at the Northgate Mall are over 45 years old. Chapter 4 provides a detailed physical description of the entire property and the associated significance evaluation under all applicable national, state, and local designation criteria and integrity requirements.

2.4.2.2 Terra Linda Valley (1959-1960)

The Terra Linda Valley neighborhood to the south and southwest of the Northgate Mall was built between 1959 and 1960. Chapter 4 provides a detailed physical description of the neighborhood documented during the course of the neighborhood reconnaissance survey, a record of previous efforts to establish significance, as well as the observed integrity and character-defining features associated with the neighborhood.

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3 Historical Overview

The following historic context provides an overview of the history of the Project site, development summary of the study area, and specific relevant information on the built environment resource located in the study area.

3.1 Historical Overview of Marin County

Post-contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period when California became a territory of the United States.

3.1.1 Spanish Period (1769–1822)

Despite early exploration of the San Francisco Bay in the 16th century by British explorer, Sir Francis Drake, the present-day territory of Marin County was first encountered by Spanish Lieutenant Juan de Ayala in 1775 when he led a military reconnaissance expedition into the San Francisco Bay. During this expedition, Ayala named the current San Rafael Bay, *La Bahía de Nuestra Señora Rosario de la Marinera*, meaning “Bay of Our Lady of the Mariner’s Rosary.” Although several theories exist regarding the origins of the name for Marin County including its association with a famous Native American chief named Marin, or perhaps a neophyte ferryman known as “El Marinero,” or if the name is simply derived from the Spanish word *Marinera*, meaning ‘mariners’ or ‘sailors,’ the origin of the County name remains an unanswered question (Hoover et al. 2002: 182; Munro-Fraser 1880; 88, 96; Gudde 2004: 228).

Beyond exploration, a major emphasis during the Spanish Period in California was the construction of missions and associated presidios to convert the Native American population to Christianity and integrated communal enterprise. Mission San Francisco de Asís, commonly known as Mission Dolores, was established in San Francisco in 1776. By the early 19th century, the high rate of death among the Native American neophytes at Mission Dolores prompted a provisional move across the bay to what was believed to be a more beneficial climate on a site within the modern city of San Rafael. Initial settlers to this new area indicated that the move was advantageous for the Native American population, which prompted the establishment of Mission San Rafael Arcángel in 1817. Initially the Mission was considered only an *asistencia*, or ‘attendant’ to Mission Dolores, but by 1823, it had been colloquially recognized as an independent mission site (Hoover et al. 2002: 182, 352).

Outside of the Mission sites, several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. In 1783, Pedro Fages served as the fifth Governor of Alta California and was given permission from the King of Spain to make land grants in California as an incentive to settlers to form pueblos or towns. The majority of these Spanish-era land grants were presented to Spanish military officers following the conclusion of their life-long military service.

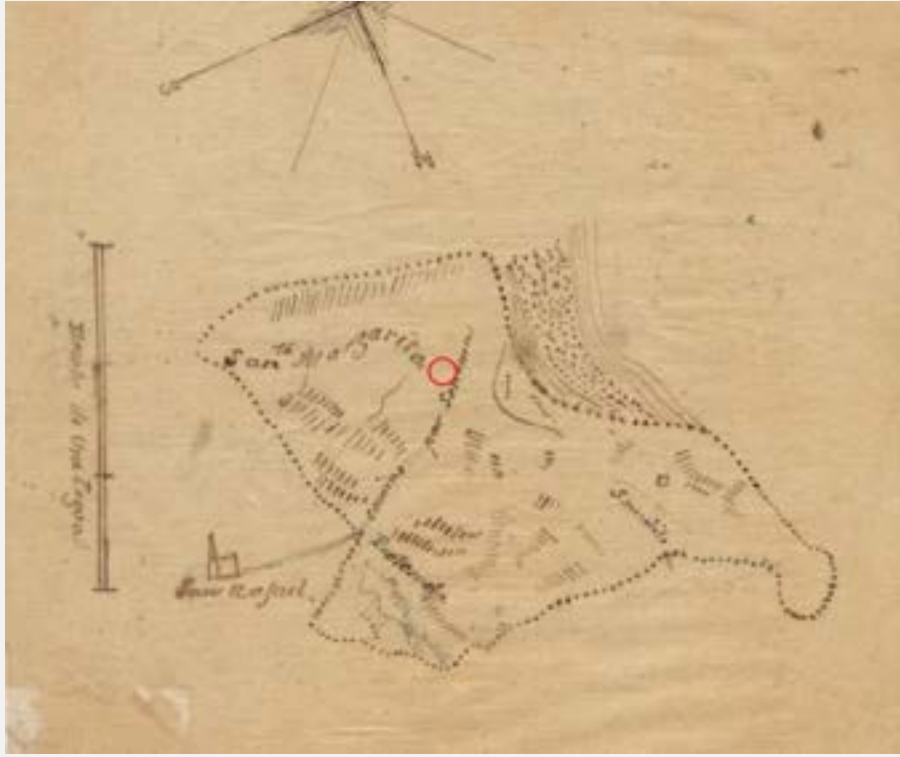
3.1.2 Mexican Period (1822–1848)

After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies

designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants. In addition to eliminating the system of Spanish nobility in California, the Spanish missions across the territory were secularized during this period. The secularization of the Spanish Missions meant that all communal mission property was placed in a trust with the intention of being eventually returned to the local Native American population (Koch 1973: 10; Lehmann 2000: 4).

Extensive land grants called 'Ranchos' were established in the interior during the Mexican period, in part to increase the population inland from the more settled coastal areas where the Spanish first concentrated their colonization efforts. During the supremacy of the ranchos in the Mexican period (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. The number of non-native inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. Land grants to citizens covered the majority of present-day Marin County. The Project site forms a portion of the Rancho San Pedro, Santa Margarite, Y Las Gallinas granted by Governor Micheltoarena to Timothy (Timoteo) Murphy in 1844 (Exhibit 1). Murphy was an Irish immigrant who arrived in Monterey, California in 1828 to oversee the shipment of beef for Hartnell and Company. While there, Murphy became acquainted with General Mariano Vallejo, who not only considered him as a possible son-in-law, but appointed him the administrator of the now secularized Mission San Rafael Arcángel in 1837. Murphy received his grant to the Rancho San Pedro, Santa Margarite, Y Las Gallinas during his tenure as the Mission's administrator prior to his death in 1853 (Hoover et al. 2002: 186, Munro-Fraser 1880: 191, 188; Gudde 2004: 343).

Exhibit 1. Diseño del Rancho San Pedro, Santa Margarita Y Las Gallinas with the approximate location of the Project site outlined in red, Created by United States District Court, c.1840s (UC Berkeley, Bancroft Library).



3.1.3 American Period (1848–Present)

Mexican control of California was brief, and the territory became part of the United States following the end of the Mexican-American War with the Treaty of Guadalupe Hidalgo in 1848. This ushered California into its American Period. Marin was designated as one of the 27 original counties of California on February 18, 1850. On September 16, 1850, the County had a population of 323 people and was divided into four townships: Bolinas, Novato, San Rafael, and Sausalito (Hoover et al. 2002: 182; Marin Independent Journal 2018).

Prior to California becoming a state in 1850, the discovery of gold in 1848 prompted a massive influx of fortune seekers who steadily flooded into the rural counties throughout Northern California. Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the economy through the 1850s. After the Gold Rush began in Northern California in 1848, cattle were no longer desired mainly for their hides but also as a source of meat and other goods to support the influx of people seeking gold. The mild climate of Marin County became known for its ability to support the production of a wide selection of dairy products, most desirable of which was butter (Munro-Fraser 1880: 125, 135, 160).

While dairy production continued as the leading industry of the various townships in the County, agriculture also benefited from the fertile soil and temperate climate in the valley areas of the County. The principal crops in Marin County consisted of beets, potatoes, grains, and vine fruit. Lumber also formed an early industry in the County but became less common by the 1880s. Mining also emerged as an early, but short-lived industry in the County in the mid-19th century with the discovery of copper near Bolinas township in 1863. Speculation about the value of Marin

County land rising if a reliable connection to San Francisco could be established encouraged a number of ferry companies. The Sausalito Land and Ferry Company began operations in 1868 and eventually was purchased by the Southern Pacific Railroad (Munro-Fraser 1880: 264, 272-3, 282-3).

As Marin County progressed into the 1900s, dairy and agriculture continued as the region's most prominent economic drivers, supporting a general population of 15,702 in 1900. An influx of more than 10,000 refugees from San Francisco reestablished their lives in Marin County following the devastating effects of the 1906 earthquake. This caused the population of the County to grow to 25,114 people by 1910. During this period, Marin County was still only accessible from San Francisco via ferry. The idea of a bridge across the strait was first proposed in 1916 but did not realistically take hold until the 1920s. New manufacturing jobs throughout the Bay Area following the end of World War I prompted the population of the County to nearly double from 27,342 residents in 1920 to 52,907 by 1940. During this period, construction on the first bridge connecting Marin County to San Francisco, the Golden Gate Bridge, was initiated in 1933 and completed in 1937 (Bay Area Census 2021a; FHA 2017).

The proximity of Marin County to major business and manufacturing centers in San Francisco and the Bay Area caused another population surge following the end of World War II. In 1950, the County maintained a population of 85,619; by 1960, that number had risen to 146,820. This large swell in population was supported by the completion of numerous large-scale "bedroom" residential developments throughout the County which sought to provide housing and associated amenities for the burgeoning surplus of Bay Area residents. Population growth in the County continued in the ensuing decades, reaching 206,038 by 1970 and 247,289 by 2000. Presently, management occupations, sales occupations, and office and administrative support are the key industries that provide the economic base for the County's 258,826 residents (Bay Area Census 2021b, 2021c, and 2021d; DataUSA 2021).

3.2 Historical Development of the City of San Rafael

The City of San Rafael began its development with the establishment of the Mission San Rafael Arcángel in 1817. After being appointed the administrator of the now secularized Mission in 1837, Timothy Murphy was granted a section of land adjacent to the Mission in 1839 at the present intersection of Fourth and C Streets. The adobe residence Murphy completed on this grant was the first building completed in San Rafael that was not related to the establishment of the Mission. In 1850, San Rafael was named the seat of Marin County and a town plat was laid out by surveyors, Myers and McCullough, that consisted of 300-foot square blocks.

Following Murphy's death in 1853, his home served as the County Court House until the new Marin County Courthouse building was completed in 1871. The City of San Rafael was incorporated three years later in 1874. In 1875, the narrow-gauge, North Pacific Coast Railroad was completed, providing an ease of travel to between the Cities of Sausalito and Tomales, which had been formerly impeded by the rugged terrain of the County (Munro-Fraser 1880: 325; Gebhard et al. 1985: 227; Gudde 2004: 343; Hoover et al. 2002: 185-6).

The development of San Rafael during the twentieth century closely mirrored development patterns featured elsewhere in the County of Marin, which were largely characterized by residential expansion that supported the economic growth in San Francisco and other manufacturing locales in the Bay Area. As transportation corridors such as the Golden Gate Bridge were completed in the early twentieth century, the city developed into a bedroom community for these proximate centers of economic activity. Precipitated by growth throughout the Bay Area in the period during and following World War II, the population of the city rose from 13,848 citizens in 1950 to 20,460 citizens by 1960. Census data indicates that the jump in population was supported by the construction of

new suburban housing developments along U.S. Highway 101 in unincorporated areas of Marin County that were gradually annexed to San Rafael. The rate of growth continued to accelerate during the 1960s, and the population reached 38,977 citizens by 1970. This suburban expansion prompted the corresponding development of regional commercial centers to support the populations located there. In 1964, the Northgate Mall, an open-air regional shopping mall, was developed to support the growing population of the Terra Linda neighborhood in North San Rafael (Bay Area Census 2021e, 2021f, 2021g; City of San Rafael 2021a: 4-52).

By 2000, the city's population had risen to 56,063 with the majority of open space lots seen in the 1960s infilled with single-family residences, apartment complexes, and commercial properties. As of 2019, the population of San Rafael has remained consistent, with 58,775 people residing in the city who are principally employed in management and professional occupations, sales and related occupations, or customer service occupations (Bay Area Census 2021h; DataUSA 2022).

3.3 Development of the Built Environment Study Area

Both City of San Rafael subareas known as the North San Rafael Town Center and Terra Linda are located in North San Rafael, which encompasses the area to the west and east of U.S. Highway 101 north of Puerto Suelo Hill, including the Las Gallinas Valley. The North San Rafael Town Center subarea contains the Northgate Mall, and the Terra Linda subarea contains the Terra Linda Valley neighborhood. North San Rafael was initially developed from rural ranch land owned by the Manuel T. Freitas family which formed a section of the Rancho San Pedro, Santa Margarita Y Las Gallinas land grant. In the period following World War II, the Freitas Ranch was subdivided into the densely populated mix of suburban residential neighborhoods, commercial shopping centers, and business parks that comprises the area today. The incorporated subareas of North San Rafael include Terra Linda, the North San Rafael Town Center, Mont Marin/San Rafael Park, Rafael Meadows/Merrydale, the Northgate Business Park/Los Gamos, the Marin County Civic Center and Smith Ranch. The unincorporated San Rafael Planning Area subareas include Marinwood-Lucas Valley, Santa Venetia and Los Ranchitos (City of San Rafael 2021a: 4-52, 4-53). The following subsections provide contextual histories of the built environment properties evaluated for historical significance in Chapter 4 of this report.

3.3.1 Northgate Mall (1964-2010)

The Northgate Mall is located in the North San Rafael Town Center subarea of North San Rafael, a commercial area initially developed in the late 1950s including retail, automotive, service, and office uses. The North San Rafael Town Center includes the Northgate Mall (1964) at its core along with the Northgate One and the Northgate Three shopping centers (City of San Rafael 2021a: 4-55). Following the construction of the Emporium building in 1964, the Northgate Mall was expanded in multiple stages over the course of a 46-year development period. In addition to physical redevelopment projects, the property has been referred to by multiple names within its history including the Northgate Regional Shopping Center, the Northgate Shopping Center, and the Northgate Mall. For the purposes of this report, the property will be called the Northgate Mall, which includes the six parcels located within the Project site. The Map IDs referenced in the text below correspond to Figure 3B.

Between the 1930s and 1960s, the Northgate Mall (property) was primarily open space. In 1962, the Draper Company announced plans for the construction of a 400,000-square-foot shopping center on the west side of U.S. Highway 101 that would include a 200,000 square-foot branch of the Emporium department store as an anchor store. A newspaper article in the Daily Independent Journal in 1962 indicates that a preliminary conceptual design for the open-air regional shopping center was drafted by architect Welton Beckett & Associates and landscape

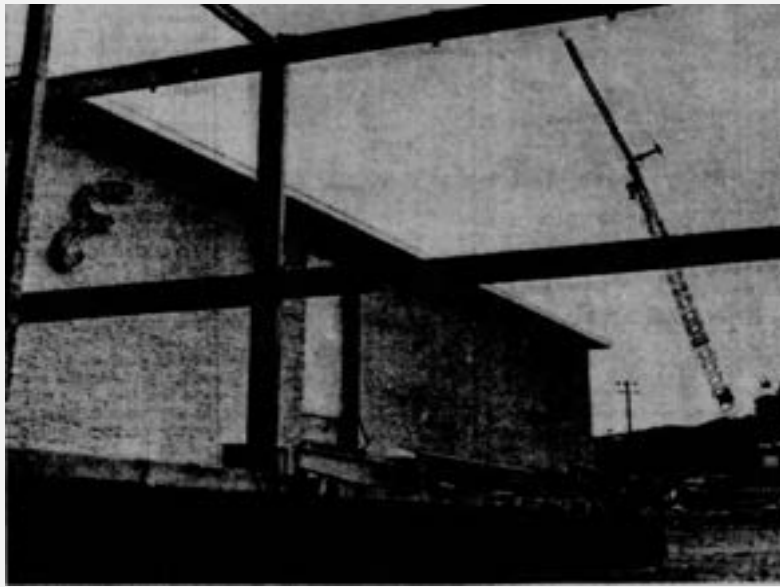
architect Lawrence Halprin. The article included a conceptual rendering of the future mall completed by Welton Beckett & Associates (Exhibit 2). No final or as-built plans illustrating the ultimate design of the mall were uncovered during research for this Project. The complete Halprin design schematics of the landscape architecture are housed at the University of Philadelphia Architectural Archives and were not available for digital review at the time of conducting work on this report (see Chapter 2.2 for more information). As such, it is unclear what the landscape design plans completed by Halprin as part of the construction of Northgate Mall originally entailed. Overall, the property was initially expected to be developed in phases between 1963 and 1969, and it was originally conceptualized to include two department stores and 50 small retail stores and offices clustered around common pedestrian pathways at the interior with parking at the exterior of the site (Daily Independent Journal 1962a: 1,4; 1962b: 1; Marin Independent Journal 2014: B2).

Exhibit 2. Preliminary conceptual design of the Northgate Mall by Welton Beckett & Associates (Daily Independent Journal 1962a: 1)



The first phase of the property's development began in 1963 with the construction of a 200,000 square-foot Emporium Department store (Figure 3B, Map ID A) at the northwestern corner of the Northgate Mall. Completed in June 1964, the three-story, New Formalist-style building was designed by architect Welton Beckett & Associates and was constructed from reinforced blue colored, rough-textured, split brick masonry walls with panels of blue-green and yellow ceramic tile. A two-story, columned balcony adorned the northern elevation below a flat cornice that projected out 8 feet from all sides of the building (Exhibit 3). Consistent with twentieth century department store planning, the Emporium building had very few exterior window displays, instead favoring a select few exterior window-box display cases and interior displays in each department. The interior plan of the building included two main floors, a smaller third floor used for stock storage and the maintenance department, and a furnished customer patio surrounded by glass-sided escalators. Also, in keeping with the times, the large store was constructed with abundant customer parking surrounding it on the west, north and east (Daily Independent Journal 1963: 17; 1964a:12; 1964b: 6; 1964c: 46; 1964d: 1, 4).

Exhibit 3. Partial view of the Emporium Department store building south elevation (Daily Independent Journal 1964b: 6)



At the time of the grand opening of the Emporium department store on June 26, 1964 (Exhibit 4), Units 1, 2 and 3 (Figure 3B, Map IDs B1, B2, and B3) were still under construction. The new units were officially opened March 11, 1965 (Exhibit 5) and were initially occupied by 22 additional businesses including Roos-Atkins, Kutsuris Restaurant, Loana, Ltd., Stern's Luggage, Leed's Shoes, H. Liebes, Chandler's Warp and Woof, Frank More Shoes, Inc., City of Paris, Parson's Optical, Bank of America, Hasting's, Modern Eve, Granat Bros., Sommer and Kaufman, House of Nine, See's Candies, Stribley's (china and silver), Perlick Costume Jewelry, Gallenkamp's Shoes, Florsheim Shoes, and Golden Men's and Boy's Wear. The landscaping designed by Halprin on the site included a combination of raised natural stone planters and low planted areas bordered by concrete surrounds in the main and secondary corridors between the units. These landscaped areas were planted with a combination of deciduous and evergreen trees surrounded by flowering bushes and plants (Exhibit 6). Long, slatted, wooden benches were situated regularly throughout the space to provide respite for shoppers. A sculptural concrete fountain flanked by light posts occupied the central plaza between the Emporium building, Unit 1, and Unit 2 (Figure 3B, Map IDs A, B1, and B2) (Exhibit 7), and a circular fountain was situated north of Unit 1 (Figure 3B, Map ID B1) (Daily Independent Journal 1964b: 6; 1964f: 8; Marin History Museum 2012: 36-37; Marin Independent Journal 2014: B2).

Exhibit 4. Detail of a photograph showing the Emporium Department store opening ceremonies on June 26, 1964. (Courtesy of the Marin History Museum Historic Photograph Collection)



Exhibit 5. Detail of a historical aerial photograph looking southwest at the Northgate Mall as it appeared in 1965 with the Emporium building at the left foreground flanked by Northgate Mall Units 1, 2, and 3. (Courtesy of the Marin History Museum Brady Collection)



Exhibit 6. View of the Northgate Mall main corridor circa 1970 looking north showing the landscape plan designed by Halprin, including the raised natural stone planters and long, slatted wood benches (Courtesy of the University of Pennsylvania Stuart Weitzman School of Design Architectural Archives, Lawrence Halprin Collection)



Exhibit 7. View of Northgate Mall main corridor circa 1970 looking south showing a detail of the sculptural fountain in the central plaza (Courtesy of the University of Pennsylvania Stuart Weitzman School of Design Architectural Archives, Lawrence Halprin Collection)

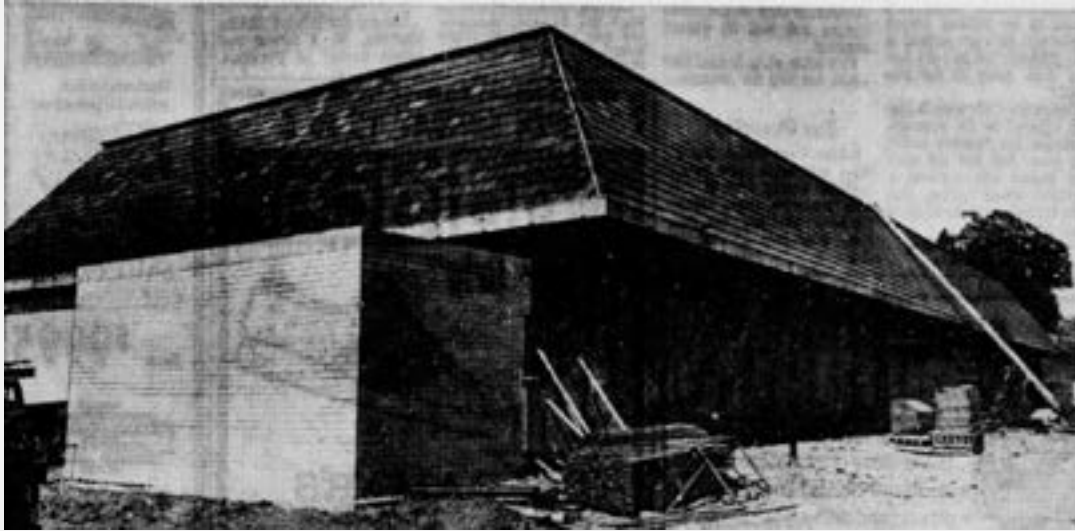


Modifications and expansion of the Northgate Mall began in 1972. This second major phase of development took place south of the original core facility on the remaining 10 acres of the property. Sears and Roebuck began construction on a 225,000 square-foot Sears Department store (Map ID C). The two-story, Post-Modern-style building was designed by Parkin Architects, Engineers, and Planners of Los Angeles; the project engineers were Simpson, Stratts, and Associates of Santa Francisco. The building was constructed by Williams and Burrows contractors of Belmont and featured angled walls, thick, arched indentations, and a light grey brick exterior with orange ceramic tile trim (Exhibit 8). The interior plan of the building included two main floors and a basement. The main Sears building was supplemented by a stand-alone automotive service building (Map ID D) (Exhibit 9) and seasonal sales building (Map ID E). In addition to the 2,323 parking stalls surrounding the existing areas of the Northgate Mall, development of the Sears building entailed the installation of another 700 parking spaces (Daily Independent Journal 1972: 3).

Exhibit 8. Drawing of the Sears Department store building planned for the southern end of the Northgate Mall, 1972 (Daily Independent Journal 1972: 3)



Exhibit 9. Photograph of the Sears Automotive Service Center building under construction at the southern end of the Northgate Mall, 1972 (Daily Independent Journal 1972: 3)



The Northgate Mall Unit 2 Addition, and Units 4 and 5 (Map IDs B4, B5, and B6) were also completed during this development phase. The one-story buildings provided a connection between the buildings completed during the first phase of development in 1964 and the new Sears Department store and offered new space for smaller retail shops (Exhibit 10) (Daily Independent Journal 1972: 3).

Exhibit 10. Detail of a historical aerial photograph in 1972 showing Units 4 and 5 between the nearly completed Sears buildings at the far left and the original 1964 sections of the Northgate Mall at right (Courtesy of the Marin History Museum Brady Collection)



Following the development of the Sears buildings and the two new units in 1972, historic aerial photographs and building permits issued by the City confirm suggest that the property remained relatively unchanged until 1986. At this time, the Northgate Mall underwent a large-scale enclosure and expansion redevelopment, which resulted in the destruction of the original design (Exhibit 11). The once open-air center pedestrian walkways that were key features of the original mall concept by Welton Beckett & Associates and that featured Halprin's landscape design elements were eliminated by a process of connecting all of the buildings through enclosure of the original open air

areas with metal-framed glass ceiling panels (Figure 3B, Map ID F). The end result was that all of the original 1964 and 1972 buildings were connected and joined into a single unit, essentially creating a new, massive building. The landscaped areas in the main and secondary corridors of the mall designed by Halprin were completely removed during this renovation. The original exterior concrete aggregate walkways were replaced with interior flooring punctuated by palm trees.

Three new free-standing buildings were also added to the property during this redevelopment period including a department store building, currently occupied by Kohl's (Figure 3B, Map ID G); a parking garage (Figure 3B, Map ID H) to the west of the main Northgate Mall; and another store to the east that presently houses Home Goods (Figure 3B, Map ID I). According to permit research, the mall underwent another large-scale exterior remodel in 2008, which resulted in modifications to exterior storefront walls to accommodate signage and designs based on modern brand recognition including BJ's restaurant, Chipotle, and Peet's Coffee & Tea. The interior landscaping installed during the 1986 (not associated with Halprin) redevelopment has been removed, although it is not clear if this change was made as part of the 2008 renovation work or earlier. Subsequent building additions to the property include the development of a Rite Aid in 2009 (Figure 3, Map ID J) in the northeastern corner of the site and the addition of a Panera franchise store (Figure 3B, Map ID K) onto the eastern elevation of the Kohls department store in 2010. Today, only fragments of the original 1964 Northgate Mall construction remain at the site (Permits 24693 and B0805-040; Marin History Museum 2012: 37).

Exhibit 11. Historic aerial comparison of Northgate Mall in 1972 (left) and a current view following redevelopment including enclosure and site expansion in 1986 (right) (Courtesy of the Marin History Museum Brady Collection; Google Earth 2021)



3.3.1.1 Northgate Mall Architectural Styles and Property Type

Architectural Style: New Formalism (1955–1970)

The Emporium building designed by Welton Beckett & Associates and completed in 1964 employs a New Formalist design. New Formalism developed during the 1950s as a response to rigid, inflexible characteristics dictated by the International Style. The new style sought to explore classical architectural elements and forms in monumental size and stature but fabricated from the innovative modern building technologies advanced by the International Style during the preceding decades. New Formalism was frequently employed for civic and institutional architecture during the 1950s and 1960s due to its playful yet striking colossal forms (McAlester 2018: 662; Fung Associates 2011: A-6).

Characteristics of the New Formalism style include:

- Architectural reference to Classicism, such as use of evenly spaced columns, repetitive patterns, arches and use of decoration
- Symmetry
- Monumental scale
- Formal landscape; often use of pools, fountains, sculpture within a central plaza
- Use of traditionally rich materials, such as travertine, marble, and granite or man-made materials that mimic their luxurious qualities

Architectural Style: Post-Modernism (1970–1990s)

The Sears department store designed by Parkin Architects, Engineers, and Planners and completed in 1972 displays elements associated with the Post-Modern style of architecture. Post-Modernism developed during the late 1960s as a stark response to the popularity of modernist architecture, which customarily disregarded the use of traditional architectural language in its designs. Post-Modernism embraced a diverse stance on stylistic representation that sought to combine the vocabulary of traditional classical forms present in the architecture of the Italian High Renaissance and Baroque periods, the eighteenth-century French, German, and English Rationalists, and early twentieth century Classicism with the newer architectural language generated by modernism. This resulted in eclectic buildings “...that displayed a knowledge of Modernism, but also playful, whimsical, applications of Classical elements” (Getty 2004). Conventional symmetry and proportions associated with classic forms are rarely present, although classical features such as the column, arch, and entablature are commonly employed. These elements, however, are rarely at the heart of the design aesthetic and often are paradoxical in application to the overall design. Examples of Post-Modern architecture range widely in style, owing to the wholly contradictory and eclectic theory at the center of the style’s aesthetic. Post-modernism, like Modernism, also extends beyond the realm of architecture into other practices including painting, photography, and philosophy (Getty 2004; Gebhard et al. 1985: 582-3; Do.co.mo.mo_US 2020).

Characteristics of the Post-Modernism style include:

- Architectural reference to classical forms on modern, playful architectural forms
- Lack of traditional classical symmetry and proportions
- Pronounced entablatures and projecting cornices
- Use of columns, usually the Tuscan order
- Use of arches, typically with overly defined voussoirs and keystones
- Use of lunette and circular windows
- Defined entrances demarcated by columns, piers, arches, and entablatures

Property Type: Open-Air Regional Shopping Center (circa 1950–1990)

After World War II, Americans throughout the United States and in the Greater Bay Area became heavily reliant on automobile travel and were no longer restricted to shopping in downtown urban centers. New settlement patterns away from urban centers introduced new building types around residential tracts, including the open-air regional shopping center. As shopping centers were planned to serve multiple regional markets rather than any one specific

post-war suburb, they were typically located at a highway or freeway interchange outside of traditional metropolitan centers. Stores located outside downtowns had lower overhead, rent, and taxes, making these locations attractive options for developers to build larger buildings than those in downtown areas. Additionally, developers were able to dedicate more land for parking, which had become a major complaint of shoppers in urban areas. To attract motorists, developers began clustering related stores and offered a generous amount of free, off-street parking (Longstreth 1998: 222, 2010: 171; HRG 2007: 36; Rogers 2001: 462).

Initially, these shopping centers were oriented towards a large-front parking lot, but by the late 1950s, it became more popular to orient stores along an inner pedestrian pathway. In certain areas in the County, year-round mild weather allowed these centers to be open-air with no roof. A centralized pedestrian promenade cut the walk distance from one end of the center to the other by at least half. An additional advantage was it made the complex feel more compact and navigable to the shopper. Instead of parking in front of one store, shopping, and leaving the center, the inter walkway encouraged shoppers to pass by other businesses and potentially continue shopping. Patrons were completely separated from their automobiles and shopping in what seemed like an entirely different world. Parking was distributed around the shopping center accessed by paths between the car lot and the center. The evenly distributed parking spaces kept the walking distance to about 300 feet, which became the industry standard (Longstreth 1998: 299, 462, 2010: 187).

Regional shopping centers contained at least one large branch of a major department store, also called anchor stores, such as the May Co., Sears, Macy's, JC Penney, and Bullock's. Other stores included specialty outlets with more than 40 units serving a population of generally over 100,000 people. Anchor stores were typically located at either side of the center to encourage movement between the two (Longstreth 1998: 222, 2010: 191).

The regional shopping center was a common architectural typology that was pervasive throughout the retail industry for over four decades in California and the United States. As early as the 1950s and 1960s, but particularly during the 1970s and 1980s, customer preferences shifted away from the familiar and ubiquitous, small-scale regional shopping center towards enclosed multi-level shopping gallerias. These covered forms mimicked the "high, glass-vaulted shopping arcades, or *gallerias*, in London, Milan, Paris and Other European cities . . . [and came to be known] by mall trade organizations as EMACs – Enclosed Malls Air Conditioned" (Rogers 2001: 463). To keep pace with the emerging multi-level shopping gallerias, many regional shopping centers like the Northgate Mall underwent large-scale renovations which included enclosures of the original, open-air design. By the 1990s, centers had lost their monopoly on consumer desire and were viewed as "artificial and monotonous and predictable" (Newman 1999). Centers were either demolished or renovated in the 1990s with a common alteration being the enclosure of open-air centers to modernize them and resemble the more popular multi-level shopping galleria (Longstreth 1998: 307, 2010: 247-250; HRG 2007: 54-55; Rogers 2001: 462-463).

Characteristics of the Open-Air Regional Shopping Center design:

- Inward facing orientation
- Roofless center pedestrian walkway
- Large surface parking lots surrounding the building
- Anchor stores on either end
- Disconnection from the street
- Designed to appear as a single unit with a unifying design
- Few low-key openings and signs

- One to two stories in height
- Boxlike massing
- Located outside urban centers
- Architectural styles including: Mid-Century Modern, Vernacular Modern, and New Formalist

3.3.1.2 Northgate Mall Architects

Emporium Building and Mall Architects: Welton Beckett & Associates (1949–1969)

Welton Becket was born in Seattle, Washington in 1902. Becket studied architecture at the University of Washington with Walter Wurdeman. In 1933, Becket and Wurdeman moved to Los Angeles. The pair formed a partnership with Architect Charles Plummer and named their firm Plummer, Wurdeman and Becket. The firm's early work included designing restaurants and shops. In 1935, the firm became well known for their Streamline Moderne-style Pan Pacific Auditorium in Mid-City, California. After Plummer's death in 1939, the remaining duo continued under the name of Wurdeman and Becket. The pair designed defense facilities and housing until the end of World War II. When large-scale plans were approved across the country, Wurdeman and Becket received a plethora of new projects including department stores and office buildings in downtown Los Angeles (Los Angeles Conservancy 2020a; PCAD 2021f).

After Wurdeman died unexpectedly in 1949, Beckett renamed the architectural firm Welton Becket & Associates. Operating under the new name, Becket designed iconic buildings including the Capitol Records tower (Hollywood, California, 1956) and The Music Center of Los Angeles County (Los Angeles, California Civic Center, 1964-1967). The Music Center exemplifies Becket and Associates' philosophy of Total Design. The firm designed the Center in totality, from the site plan to the final fixtures. Over Becket's career he designed and oversaw the construction of over a hundred projects. Becket passed away in 1969. His firm continues to operate as Ellerbe Becket, a division of AECOM (Los Angeles Conservancy 2020b).

Select list of works by Welton Beckett & Associates:

- The Beverly Hilton, Beverly Hills, 1955
- Parker Center/Police Facilities Building, Los Angeles, 1955
- Capitol Records Tower, Los Angeles, 1956
- Santa Monica Civic Auditorium, Santa Monica, 1958
- Peterson Automotive Museum, Los Angeles, 1962
- Cinerama Dome, Los Angeles, 1963
- Music Center of Los Angeles County, Los Angeles, 1967
- Beverly Wilshire Hotel Addition, Beverly Hills, 1969
- Equitable Tower, Los Angeles, 1969
- Pomona Civic Center, Pomona, 1969

Select list of works by Welton Beckett & Associates in the Bay Area:

- Hillsdale Shopping Center, San Mateo, 1954-1967
- Stanford Shopping Center, Stanford, 1957
- Bethlehem Steel Corporation, Pacific Coast Division, Headquarters Building, San Francisco, 1959

- Kaiser Center Building, Oakland, 1959
- The Meadows, Marinwood, 1965
- Serramonte Center, Daly City, 1967
- Cathedral of the Crossroads, Castro Valley, 1969
- Aetna Life and Casualty Company Building, San Francisco, 1969
- Mutual Benefit Life Insurance Company Building, San Francisco, 1969

Emporium Building and Mall Building Landscape Architect: Lawrence Halprin (1916–2009)

A 1962 newspaper article introducing the design of the future Northgate Mall indicated that Lawrence Halprin would be the landscape architect for the Northgate Mall. The complete design schematics of the landscape architecture design produced by Halprin for the Northgate Mall are housed at the University of Philadelphia Architectural Archives and were not available for digital review at the time of this Project. As such, it is unclear what the landscape design plans completed by Halprin as part of the construction of Northgate Mall fully entailed. Furthermore, Halprin biographies researched as part of this Project did not include a reference to the Northgate Mall, suggesting that although documentation of Halprin’s involvement in the project is known, the project is not considered a prominent one in the context of his body of work (Daily Independent Journal 1962a: 1, 4; Los Angeles Conservancy 2020c: n.p.).

Lawrence Halprin was born on July 1, 1916, in New York City and raised in Brooklyn, New York. Following the completion of a Plant Sciences degree from Cornell University in 1939, Halprin completed a Master of Science in horticulture in 1941 from the University of Wisconsin. Continuing his interest in landscapes, Halprin enrolled in the Harvard Graduate School of Design’s Bachelor of Landscape Architecture program in 1942, where he studied under famed landscape architect, Christopher Tunnard. Following the end of World War II where Halprin served on the Pacific front, he returned to the United States in 1945 and secured a job in the San Francisco studio of landscape architect Thomas Church until 1949 (Cultural Landscape Foundation 2016a, 2016b, 2020; PCAD 2021g; Los Angeles Conservancy 2020c: n.p.).

Following his departure from Church’s studio, Halprin established his own practice in San Francisco in 1949, known as Lawrence Halprin and Associates. Jean Walton, Donald Carter, Satoru Nishita, and Richard Vignolo were among the staff members hired by Halprin. His early work alongside notable Bay Area architects such as William Wurster included residential gardens and small, post-war housing developments. As time went on, his portfolio grew to include campus master plans, suburban shopping malls, and urban landscape design (Cultural Landscape Foundation 2016a, 2016b, 2020; PCAD 2021g; Treib 2012: 22). In the 1960s and 1970s, Halprin and Associates designed several monumental fountains situated in urban landscapes. These installations are among the most well-known Halprin designs. Overall, Halprin’s “signature elements included scenic vegetation, striking water features, sculptures, terraced backdrops, native stones, and concrete” (Los Angeles Conservancy 2020c: n.p.).

Select list of works by Lawrence Halprin and Associates:

- University of California, Berkeley, Alumni House, Berkeley, 1952–1953
- United States Government, Department of State, Consulate Office Building, Hong Kong, China, 1958
- Stanford Medical Plaza, Stanford, 1959
- University of California, Berkeley, Student Center, Union Building, Berkeley, 1959–1960
- Seattle World’s Fair, Seattle, WA, 1959–1962

- University of California, Berkeley, Student Center, Commons Building, Berkeley, 1960
- Matzinger, Merrill House, Bevedere, 1962
- Ghirardelli Square, San Francisco, 1962–1968
- City of Mill Valley, Public Library, Main Library #2, Mill Valley, 1964
- Sea Ranch, 1964–1965
- University of California, Santa Cruz, Cowell, Stevenson and Crown Colleges Landscapes, Santa Cruz, 1965–1967
- Bank of America, World Headquarters Building, San Francisco, 1967–1969
- Portland Open Space Sequence, Portland, 1965–1970
- Embarcadero Center, Master Plan, San Francisco, 1969–1974
- Crocker Center, Atrium, Bunker Hill, Downtown, Los Angeles, 1981–1983

Sears Buildings Architect: Parkin Architects, Engineers and Planners, Los Angeles (1947–Present)

John Burnett Parkin was born on June 26, 1911 in Toronto, Canada. In 1935, Parkin graduated from the University of Toronto with an architectural degree. Parkin accepted a professional position with Howard and Souster in London, England, directly after graduating from college. Two years later, in 1937, Parkin returned to Toronto to establish a private architectural practice which he named John B. Parkin Associates. Parkin's brother, Edmond T. Parkin, and John C. Parkin (no relation) joined Parkin's architectural firm in 1947. Together, the three architects were able to offer landscape design, graphic and interior design, structural, electrical, and mechanical engineering, and specialized experience with hospitals, schools, airports, and factories. Throughout the 1950s and 1960s, Parkin's firm grew into the largest architectural firm in Canada. In 1968, John C. Parkin left the firm and Parkin renamed the firm Parkin Architects, Engineers and Planners. In 1970, Parkin moved to California and established an associated firm in Los Angeles, California, called Parkin Architects, Engineers and Planners, Los Angeles. While living and working in Los Angeles, Parkin became an Associate Professor at the University of Southern California and the California Institute of Technology. Parkin died on August 17, 1975, in Los Angeles, California. Parkin Architects, Engineers and Planners, Los Angeles continued to operate under the direction of John B. Parkin, Jr. After several name changes, a new partnership emerged in Toronto under the name Neish Owen Rowland & Roy, and in 1986 became NORR Partnership Limited. Today NORR has major branches in Canada, United States, United Kingdom, and United Arab Emirates. Today, the firm is called NORR and has major branches located in Canada, the US, UK, and UAE (AIA 1970a: 694b; University of Calgary 2017; University of Calgary 2021; NORR 2021; McMordie 2008).

Select list of works by Parkin Architects, Engineers and Planners:

- Copenhagen Airport, Denmark, 1968
- Toronto Dominion Center, Toronto, 1969
- Simpsons Tower, Toronto, 1969

Select list of works by Parkin Architects, Engineers and Planners, Los Angeles:

- United California Bank, La Habra, 1968
- Pedestrian Bridge, Los Angeles, 1969

3.3.2 Terra Linda Valley Neighborhood (1959-1960)

The Terra Linda Valley neighborhood is located in the North San Rafael subarea of Terra Linda. The Terra Linda subarea occupies the Las Gallinas Valley to the west and the northwest of the North San Rafael Town Center subarea. Subdivision of the Terra Linda subarea began in the early to mid-1950s and included the development of over 900 Mid-Century Modern-style homes by Joseph Eichler in two distinct residential neighborhoods, known respectively as Terra Linda (1955-1961), and Terra Linda Valley (1959-1960) (more detailed information on Eichler is presented in Section 3.3.2.2, Terra Linda Valley Neighborhood Developer and Architects). The first Eichler Homes, Inc. homes in San Rafael were completed as part of the Eichler Terra Linda subdevelopment, also known as 'Terra Linda North' in two phases between 1955 - 1956 and 1959-1961. This initial development contains over 600 homes concentrated around the intersection of Del Ganado and Las Raposas Road approximately 1.10 miles northwest of the Project site. These neighborhoods were later joined by other subdevelopments by Alliance and Kenney that featured homes in a similar style to Eichler's developments, causing the residential zones of the Terra Linda subarea to maintain a cohesive architectural appearance (Daily Independent Journal 1955: 12; City of San Rafael 2021a: 4-59; Eichler for Sale 2022: n.p.)

The residential neighborhood of Terra Linda Valley was developed by Eichler Homes, Inc. between 1959 and 1960 and was the second Eichler neighborhood to be constructed in the Terra Linda subarea (Exhibit 12). It is situated to the southeast of the initial Eichler Homes, Inc. Terra Linda neighborhood and southwest of the Northgate Mall (see Figure 3C). The neighborhood is comprised of two contiguous subdevelopment units, Terra Linda Valley Unit 1 (1959) and Terra Linda Valley Unit 2 (1960) which feature three Eichler model homes. The three main arteries through the neighborhood include Nova Albion Way, Golden Hinde Boulevard, and Devon Drive and the minor streets of Sao Augustine Way, Don Timeteo Court, Cermenho Court, Corte Pacheco, Dias Way, Anchorage Court, Del Haro Way, Arcangel Way, Ayala Court, De Anza Way, Sussex Court, and Drakes Cove. The Mid-Century Modern, post-and-beam-style homes in the neighborhood (Exhibits 13 and 14) were designed by architectural firms Jones & Emmons and Anshen & Allen, and each three- or four-bedroom/two-, three- or four- bathroom model floor plan is designed around a "Mediterranean courtyard" entryway. The San Francisco Examiner noted in 1960 that the Mediterranean-style courtyard was an innovative and popular design featured in Eichler homes that "...serves as a gracious entryway and also heightens the indoor-outdoor effect of the home (1960a: 99)." The private street-facing elevations of the homes in the Terra Linda Valley neighborhood are balanced by the rear-facing elevations that feature floor-to-ceiling glass walls that overlook the private backyard spaces behind the homes (Exhibit 15).

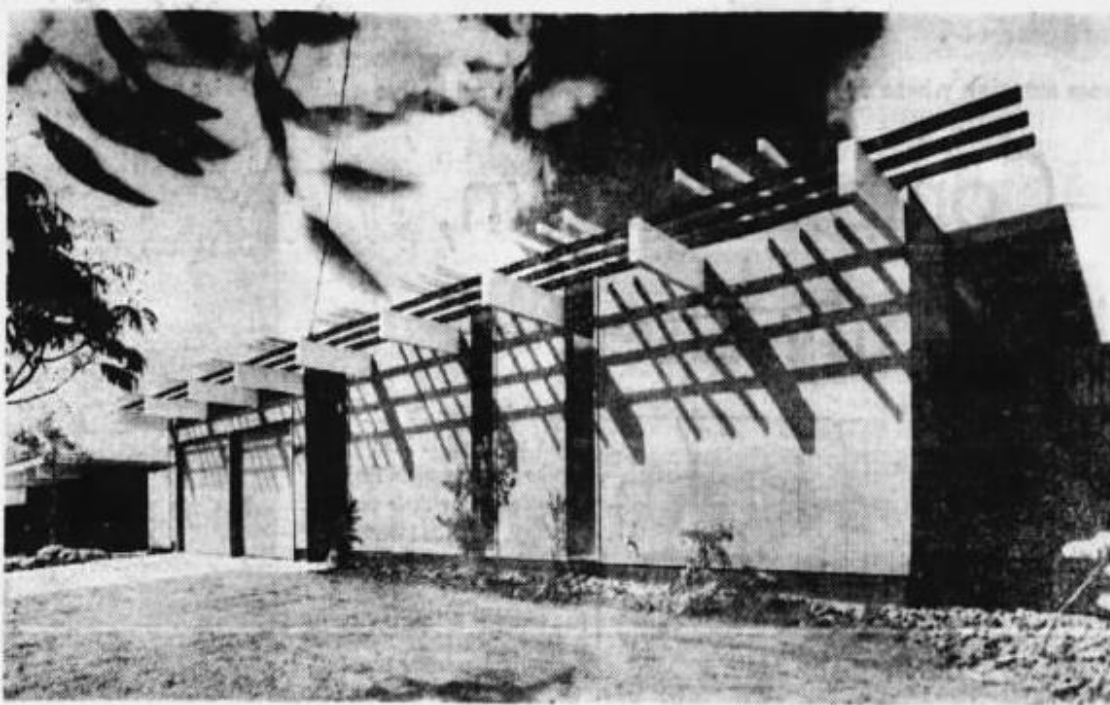
Exhibit 12. Overview of the Terra Linda Valley Development in 1965 looking south (Courtesy of the Marin History Museum Brady Collection)



Exhibit 13. Sketches of two model homes featured in the Terra Linda Valley neighborhood (San Francisco Examiner 1960a: 99-100)



Exhibit 14. Photograph of a four bedroom, two-bath Terra Linda Valley Model Home with a double garage and wood panel siding, 1960 (San Francisco Examiner 1960b: 51)



Four bedroom, two bath, plus multi-purpose room homes built around an inner courtyard

Exhibit 15. Photograph showing the floor-to-ceiling glass design on the rear elevation of a Terra Linda Valley model home located at Golden Hinde Boulevard and Drakes Cove, 1959 (Daily Independent Journal 1959: 22)



3.3.2.1 Terra Linda Valley Neighborhood Architectural Styles

Architectural Style: Post-and-Beam (c. 1950–1970)

Post-and-Beam is a method of construction in which the structural framing consists of load-bearing beams supported by columns, rather than solid bearing walls. Highly architectonic in Modern designs, post-and-beam construction utilizes the structural members as architectural details, creating symmetry through the direct expression of vertical columns at regular intervals. Between the columns, the limited need for solid load-bearing walls allowed for the expansive use of glass on exterior walls. In fact, extensive use of glass including entire walls of floor-to ceiling glass is a primary characteristic of this style (City of San Diego 2007: 35, 67-68).

Character-Defining Features of the Post-and-Beam style include:

- Direct expression of the structural system, usually wood or steel frames
- Horizontal massing
- Flat or shallow-pitched roofs, with deep overhangs or no parapet
- Floor-to-ceiling glass
- Repetitive façade geometry
- Minimal use of solid load-bearing walls
- Absence of applied decoration
- Strong interior/exterior connections
- Open interior floor plans
- Exterior finish materials include wood, steel, and glass.

3.3.2.2 Terra Linda Valley Neighborhood Developer and Architects

Developer: Joseph Eichler (1900–1974)

“Merchant Builder” Joseph Eichler became well-known for the iconic post-and-beam-style single-family neighborhood tracts he developed in the post-war period in California. The majority of the 11,000 homes completed by Eichler between the late 1940s and the mid-1970s are located in various cities within the San Francisco Bay Area counties of Alameda, Contra Costa, Marin, San Francisco, San Mateo, and Santa Clara. Eichler developments outside the San Francisco Bay Area are comparatively limited and include a single neighborhood in the City of Sacramento, and several tracts located in Los Angeles, Orange, and Ventura Counties totaling about 600 homes (Page & Turnbull 2018: 33; San Francisco City and County 2011: 133–134).

Joseph Eichler was born in New York City in 1900 to western European Jewish immigrant parents who maintained liberal and progressive social views. Following his marriage to Lillian Moncharsh in 1924, Eichler was offered a position in 1925 as the chief financial officer of the west coast division of the wholesale food business owned by Lillian’s parents, known as Nye and Nisson, Inc. Eichler relocated with Lillian to San Francisco in 1925 where he continued in his role as a commission merchant with Nye and Nisson, Inc. until the late-1940s when he began to consider an alternate career path (Page & Turnbull 2018: 33; Arbutich 2005: 8-1).

In the early 1940s, Eichler had the opportunity to move his family into a Frank Lloyd Wright-designed house located in Hillsborough, California known as the Bazett House. The experience caused Eichler to reflect on the possibility that affordable homes could also be well-designed homes. As the demand for housing exploded in the period following World War II, Eichler confidently ended his 20-year merchant career in 1947 and established the Sunnyvale Building Company, where he hoped to put many of the ideas prompted by his time living in the Bazett House into practice. After a brief stint with pre-fabricated designs, Eichler employed a draftsman to assist him in creating economical modern home designs. While these early small-scale tracts in Sunnyvale and Palo Alto were a far cry from the later designs for which he is known, they do hint at the modern aesthetic Eichler would later become known for (Page & Turnbull 2018: 33-34; City of Sunnyvale 2009: E-5; San Francisco City and County 2011: 135).

After several years of moderate success, Eichler established Eichler Homes, Inc. and hired the San Francisco architectural firm of Anshen and Allen in 1950 to design mass-produced Eichler homes and neighborhoods. Anshen and Allen, like Eichler, shared a love and respect for modernist design. Their early projects for Eichler would go on to define the cutting-edge, modernist aesthetic associated with Eichler homes, including a centralized floor plan with the living areas at the heart of the home, post-and-beam construction, full height glass walls and clerestory windows, a flat roof, and an attached garage and/or carport. Most importantly, the Anshen and Allen designs were high quality, economical and met with early success that notably earned five tracts completed in 1950 the “Subdivision of the Year” award from Architectural Forum magazine. The early notoriety of these subdevelopments led to continued success, and Eichler Homes, Inc. established neighborhood after neighborhood throughout the Bay Area during the early 1950s. Around this period, Eichler Homes, Inc. hired the Southern California architectural firm of Jones and Emmons to contribute to the designs by Anshen and Allen. In 1960, architect Claude Oakland who had worked for Anshen and Allen, assumed the contract in the place of Anshen and Allen when their contract with Eichler came to a close. Eichler also worked with notable landscape architects including Thomas Church, Kathryn Stedman, and Robert Royston who designed accompanying features of Eichler Homes including terraces, planter boxes and shared pathway features in the common spaces of Eichler communities (Page & Turnbull 2018: 34-35).

By 1954, Eichler had developed over 1,800 homes and was thoroughly recognized as one of the country’s leading “Merchant Builders,” overseeing the development process from start to finish including land acquisition, construction, marketing, and financing to buyers. Eichler Homes, Inc. famously elected a company policy to not discriminate against any potential buyer on the basis of race or religion, a policy which preceded non-discriminatory practices in state and federal fair housing legislation. Eichler’s stance on non-discriminatory practices eventually led him to resign from the National Association of Home Builders in protest of the association’s own discriminatory procedures (San Francisco City and County 2011: 135; Page & Turnbull 2018: 36).

Eichler developments gradually became larger and stretched the company to a financial breaking point. Eichler Homes, Inc. filed for bankruptcy in 1967. Despite this, Eichler established J.L. Eichler Associates and continued developing Eichler neighborhoods until his death in 1974 (Page & Turnbull 2018: 36).

Architects: Anshen and Allen (1939–2010)

William “Bob” Anshen, was born in 1910 in Revere, Massachusetts. William Stephen “Steve” Allen was born in 1912 in Neptune Township, New Jersey. Anshen and Allen met in 1935 while studying architecture at the University of Pennsylvania School of Architecture. In 1937, Anshen and Allen received a traveling fellowship that led the duo to San Francisco. After graduating in 1939, Anshen and Allen remained in San Francisco and established a private architectural firm named for the founding partners. Their success was delayed by World War II. During the war period Allen served in the United States Navy as a Lieutenant Commander and Anshen worked as the Technical

Director for the Housing Authority in Vallejo, California. After the war, the two rejoined forces and quickly gained notoriety for residential design. By 1962, Anshen and Allen had designed over 3,000 houses for developer Joseph Eichler. While the firm primarily designed residential projects, they later gained attention for commercial, educational, religious, and medical buildings. Anshen died in 1964. Allen died in 1992 in Marin, California. Their firm continued to operate under the direction of Derek Parker. Anshen and Allen was acquired by Stantec in 2010 (AIA 1970b: 23; UC Berkeley 2021;; PCAD 2021a, 2021b; Stantec 2021).

Select list of works by Anshen and Allen:

- Various Eichler Homes, City of Orange
- Various Eichler Homes, San Rafael, 1955–1956
- Sunnyvale Manor Addition Housing Tract, Palo Alto, 1952–1953
- Sunshine Meadows Housing Tract, Santa Clara
- 1000 Vallejo Street Apartment House, San Francisco, 1957
- Beach House at Yankee Point, Carmel, 1953
- Boyer House, Sacramento, 1951

Architects: Jones and Emmons (1950–1969)

Archibald Quincy Jones was born in Kansas City, Missouri in 1913 but quickly relocated to Gardena, California. Jones graduated from the University of Washington architectural program in 1936 before returning to California to seek employment at an architectural firm. Jones worked for three firms between 1936 and 1940 before serving with the Allied Engineers of San Pedro from 1940 to 1942 (PCAD 2021c; USModernist 2021; Eichler Network 2021; Cornoyer 2020).

Frederick Earl Emmons was born in New York State in 1907. Emmons relocated to California in the 1930 where he designed residential projects with private firms until 1939. In 1940, Emmons became a designer for Allied Engineers, where he worked until 1942 (PCAD 2021c; USModernist 2021; Eichler Network 2021; Cornoyer 2020). While with the Allied Engineers, Jones and Emmons worked together closely. They were partners for two years until they both enlisted in the United States Navy and were separated. When the war ended, Jones and Emmons both returned to Southern California and worked with different firms (PCAD 2021c, 2021d; USModernist 2021; Eichler Network 2021; Cornoyer 2020).

In 1950, the magazine Architectural Forum awarded famed Californian developer Joseph Eichler “Subdivision of the Year” and Jones “Builder’s House of the Year.” Eichler contacted Jones offering a partnership, which Jones accepted. The partners quickly realized they needed assistance handling their new workload and contacted his old friend from Allied Engineers, Emmons. Jones and Emmons, which operated from 1950 to 1969, was located in Los Angeles, California. The firm primarily designed residential homes for Eichler but grew to include churches, manufacturing plants, university buildings, libraries, and commercial structures. Jones and Emmons continued their 18-year partnership until Emmons’ retirement in 1969. Jones continued designing for Eichler and working on private projects while teaching at the University of Southern California’s architectural program. Jones eventually became Dean of Architecture at the University. Jones died in 1979 in Los Angeles. Emmons died in 1999 in the San Francisco Bay area (PCAD 2021d, 2021e; USModernist 2021; Eichler Network 2021; Cornoyer 2020).

Select list of works by Jones and Emmons:

- Various Eichler Homes, Orange
- Southdown Estates Houses, Los Angeles, 1952
- Fairmeadow Housing Tract, Palo Alto, 1953
- Building Contractors Association Building, Pomona, 1954
- Various Eichler Homes, Palo Alto, 1954–1955
- Jones and Emmons Architectural Office, Los Angeles, 1955
- Various Eichler Homes, San Mateo, 1956
- 901 Airole Way, Los Angeles, 1964–1965
- Shorecliff Tower Apartments, Santa Monica, 1963

4 Results of Identification and Evaluation Efforts

Two built environment properties are located in study area (Figures 3A through 3C). Descriptions of the properties and historic significance summary is presented below. For a more detailed analysis of these properties see the State of California Department of Parks and Recreation Series 523 (DPR) forms provided in Appendix E.

4.1 Northgate Mall (1964-2010)

Following the construction of the initial Emporium building in 1964, the Northgate Mall was modified and expanded in multiple stages over the course of a 46-year development period. The property’s expansion phases are illustrated in Figure 3B (Section 1.1.3). The original footprint of the mall is depicted in green, with “1970s Modifications” to the mall in orange, and “1980 to Present Modifications” in pink. Table 7 below summarizes the name, APN, address, and date of construction for each expansion period; descriptions of these areas of the property are included in Section 4.1.1, Site Description.

Table 7. Northgate Mall Construction Periods

Name*	APN	Address	Year(s) Built
Original Mall Construction [Green] <ul style="list-style-type: none"> ▪ Emporium Building (A) ▪ Northgate Mall Unit 1 (B1) ▪ Northgate Mall Unit 2 (B2) ▪ Northgate Mall Unit 3 (B3) 	<ul style="list-style-type: none"> ▪ 175-060-12 ▪ 175-060-67 	<ul style="list-style-type: none"> ▪ 1000 Northgate Drive ▪ 5800/7000 Northgate Drive 	1964
1970s Modifications [Orange] <ul style="list-style-type: none"> ▪ Northgate Mall Unit 2 Addition (B4) ▪ Northgate Mall Unit 4 (B5) ▪ Northgate Mall Unit 5 (B6) ▪ Sears € ▪ Sears Automotive Center (D) ▪ Sears Seasonal Sales Building € 	<ul style="list-style-type: none"> ▪ 175-060-67 ▪ 175-060-40 	<ul style="list-style-type: none"> ▪ 5800/7000 Northgate Drive ▪ 9000 Northgate Drive 	1972
1980 to Present Modifications [Pink] <ul style="list-style-type: none"> ▪ Mall Enclosure (F) ▪ Kohl’s (G) ▪ Parking Garage (H) ▪ Home Goods (I) ▪ Rite Aid (J) ▪ Panera (K) 	<ul style="list-style-type: none"> ▪ 175-060-67 ▪ 175-060-59 ▪ 175-060-61 ▪ 175-060-66 	<ul style="list-style-type: none"> ▪ 5800/7000 Northgate Drive ▪ 5010 Northgate Drive ▪ 6000 Northgate Drive ▪ 1500 Northgate Drive 	1986, 2009, 2010

Note: * Colors in each section relate to colors used in Figure 3B.

4.1.1 Site Description

The Northgate Mall (Exhibit 16) is comprised of six parcels containing a large commercial building (mall complex) flanked by several stand-alone buildings and landscaped spaces on approximately 44.76-acres (see Figure 2). The complex was gradually developed and displays a variety of architectural styles and materials. The Emporium building (now a Macy's department store) anchors the northeastern end of the mall complex and the southern end is anchored by the Sears building. Between these two anchor stores is the central axis of the indoor Northgate Mall. Detached from the mall complex is the Sears Automotive Center to the southeast, the Sears Seasonal Sales Building, the parking garage, Kohls, and Panera to the west, Rite Aid to the northeast, and the Home Goods store to the east.

Exhibit 16. Contextual Overview of the Northgate Mall, view looking west from Las Gallinas Avenue (Google Earth 2021)



4.1.1.1 Original Mall Construction

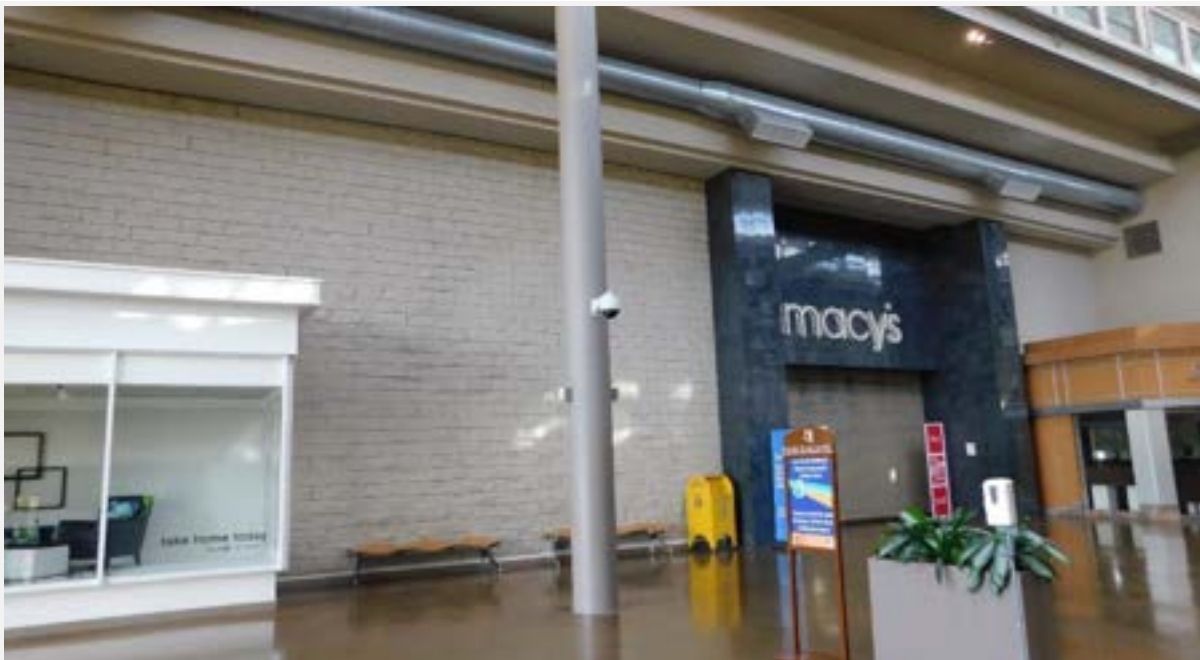
4.1.1.1.1 Emporium (1964)

The Emporium (A) building is a three-story, New Formalist-style commercial building designed by architect Welton Becket and completed in 1964 (Exhibit 17). The square in plan building features broad horizontal massing highlighted by a two-story, columned balcony on the north elevation supported by simple square pilasters and recessed vertical panels of blue-green and yellow ceramic tile. The building is constructed from blue colored, rough-textured, split brick masonry walls and features a flat cornice roof that projects out over the building, forming deep eaves that mimic the contour of the building and feature scored details on the visible undersides. The building displays two formal entrances with three entries on the north and east exterior areas of the building. The once-formal entrances located on the west and south elevations are now obscured by the Mall Enclosure (F) (Exhibit 18). Fenestration throughout the building is limited and includes fully glazed storefront entrances doors, metal entrance doors, metal sash transom windows, and metal sash storefront windows.

Exhibit 17. Emporium: main (north) elevation, view to south (DSCN9373)



Exhibit 18. Emporium: once exterior entrance located on the west elevation now enclosed, view to southeast (DSCN9385)



Identified Alterations

The following alterations to the Emporium building were observed during the intensive level survey. Unless indicated, the dates of these alterations are unknown:

- Mall Enclosure (F) enclosing the exterior areas of the west and south elevations (1986)
- Addition of non-original metal entrance doors
- Original 1964 exterior 'E' signage replaced with modern Macy's signage
- Reroofing

4.1.1.1.2 Northgate Mall Unit 1, Unit 2, and Unit 3 (1964)

The original Northgate Mall Units 1, 2, and 3 (B1, B2, and B3) are one-story commercial building units located to the west and south of the Emporium (A) building. The buildings were originally designed by architect Welton Becket as stand-alone buildings and completed in 1964. The individual exterior storefronts (Exhibits 19 and 20) of these once separate buildings have been extensively modernized to the degree that that the original appearance is no longer discernible. Presently, the units display a wide range of exterior materials including stucco, stone veneer, tile, and shingles. The interior-facing elevations have also been extensively altered following the 1986 Mall Enclosure (F) (Exhibit 21).

Exhibit 19. Northgate Mall Unit 1: West (main) elevation, view to southeast (DSCN9402)



Exhibit 20. Northgate Mall Unit 2: east (main) elevation, view to southwest (DSCN9515)



Exhibit 21. Northgate Mall Unit 1 and 2: Now enclosed space between Units 1 and 2, view to south (DSCN9388)



Identified Alterations

The following alterations to the Northgate Mall Units 1, 2, and 3 buildings were observed during the intensive level survey. Unless indicated, the dates of these alterations are unknown:

- Mall Enclosure (F) enclosing the exterior areas of the buildings (1986)
- Removal of original mansard roof structures
- Addition of non-original exterior siding, store front windows, and doors

4.1.1.1.3 Northgate Mall Unit 2 Expansion, Unit 4, and Unit 5 (1972)

The original Northgate Mall Unit 2 Addition, and Units 4 and 5 (B4, B5, and B6) are one-story commercial building units located to the west and south of Northgate Mall Units 1, 2, and 3 (B1, B2, and B3). The buildings were originally designed as stand-alone buildings and completed in 1972. The individual exterior storefronts (Exhibits 22 and 23) of these once separate buildings have been extensively modernized and infilled to the degree that the original appearance is no longer clearly discernible beyond the mansard roof forms. Presently, the units are clad in stucco and feature wide, round, engaged columns. The interior-facing elevations have also been extensively altered following the 1986 Mall Enclosure (F) (Exhibit 24).

Exhibit 22. Northgate Mall Unit 4: West (main) elevation, view to southeast (DSCN9420)



Exhibit 23. Northgate Mall Unit 5: East (main) elevation, view to northwest (DSCN9504)



Exhibit 24. Northgate Mall Unit 4 and 5: Now enclosed space between Units 4 and 5, view to north (DSCN9443)



Identified Alterations

The following alterations to the Northgate Mall Unit 2 Addition, Units 4, and 5 buildings were observed during the intensive level survey. Unless indicated, the dates of these alterations are unknown:

- Mall Enclosure (F) enclosing the exterior areas of the buildings (1986)
- Infill of original windows and doors with stuccoed wall surface
- Addition of non-original exterior siding, store front windows, and doors

4.1.1.2 1970s Modifications

4.1.1.2.1 Sears (1972)

The Sears € anchor store building is a three-story Post-Modern style commercial building designed by Parkin Architects, Engineers and Planners, Los Angeles and completed in 1972 (Exhibits 25 and 26). The rectangular in plan building features horizontal massing highlighted by thick, angled walls, with off-set arched indentations positioned over entrances, and a light grey masonry brick exterior with orange ceramic tile trim. The raised flat parapet obscures the expansive flat roof. The building displays three formal entrances with five full-light storefront entries which constitute the only visible fenestration on the exterior of the building. The west, south, and east elevations display formal entrances with the most ornate entrances. The north elevation is now obscured by the Mall Enclosure (F). A large loading dock attaches to the basement area of the west elevation (Exhibit 27).

Exhibit 25. Sears: South (main) elevation, view to north (DSCN9464)



Exhibit 26. Sears: East elevation, view to west (DSCN9502)



Exhibit 27. Sears: Entrance on north elevation, now enclosed, view to southeast (DSCN9440)



Identified Alterations

The following alterations to the Sears building were observed during the intensive level survey. Unless indicated, the dates of these alterations are unknown:

- Mall Enclosure (F) attached to north elevation (1986)
- Addition of non-original metal entrance doors
- Original 1972 'SEARS' signage replaced with modern Sears signage, now also removed

4.1.1.2.2 Sears Automotive Center (1972)

The Sears Automotive Center (D) was designed by Parkin Architects, Engineers and Planners, Los Angeles and completed in 1972 on the southeastern-most end of the Northgate Mall (Exhibit 28). The building is rectangular in plan with a mansard roof sheathed in ceramic tile. The building is constructed from brick walls which feature a band of decorative orange tiles below the wide, wood-plank-clad eaves. Pilasters separate each of the windows located on the building's east (main) storefront elevation as well as windows and garage door openings on the north, west and south elevations. Fenestration consists of full-lite, metal entrance doors, metal sash transom windows, and metal sash storefront windows, and sectional garage entrance doors.

Exhibit 28. Sears Automotive Center: East (main) and north elevations, view to southwest (DSCN9481)



Identified Alterations

The following alterations to the Sears Automotive Center building were observed during the intensive level survey. Unless indicated, the dates of these alterations are unknown:

- Replacement garage doors on north, west, and south elevations
- Original 1972 signage removed
- Addition of non-original metal entrance doors
- Repainted exterior brick

4.1.1.2.3 Sears Seasonal Sales Building (1972)

The Sears Seasonal Sales Building was designed by Parkin Architects, Engineers and Planners, Los Angeles and completed in 1972 on the southwestern end of the Northgate Mall (Exhibit 29). The building is rectangular in plan with a mansard roof sheathed in ceramic tile. The building is constructed from brick walls which feature a decorative bond on the south and west elevations. A band of ornamental orange tiles decorates the area below the wide, wood-plank-clad eaves. Pilasters separate each of the buildings bays as well as the windows located on the building's east (main) and south storefront elevation. Fenestration consists of full-lite, metal entrance doors, metal sash transom windows, and metal sash storefront windows.

Exhibit 29. Sears Seasonal Sales Building: West and south (main) elevations, view to northeast (DSCN9454)



Identified Alterations

The following alterations to the Sears Seasonal Sales building were observed during the intensive level survey. Unless indicated, the dates of these alterations are unknown:

- Original 1972 signage removed
- Addition of non-original metal entrance doors
- Repainted exterior brick

4.1.1.3 1980s to Present Modifications

4.1.1.3.1 Mall Enclosure (1986)

The Mall Enclosure (F) was designed by an unknown architect and completed in 1986. The enclosure consists of a gabled, metal-frame, glazed structure that was installed between the separate existing buildings of the Northgate Mall (Exhibit 30). The structure connected and enclosed the once open-air areas of the mall.

Exhibit 30. Mall Enclosure: Detail of enclosure structure, view to south (DSCN9393)



4.1.1.3.2 Kohl's (c.1986)

Background archival research did not identify the architect(s) responsible for designing the Post-Modern Style building presently occupied by Kohls (G). It was likely designed to reflect standardized plans when it was completed in 1986 (Exhibit 31). The exterior of the rectangular in plan building is clad in brick veneer and tile. The southern elevation of the two-story building features a bridge to the adjacent Parking Garage (H) and the northeast corner elevation is connected to the Panera (K) building.

Exhibit 31. Kohl's: South and West (main) elevations, view to northwest (DSCN9559)



4.1.1.3.3 Parking Garage (c.1986)

Background archival research did not identify the architect(s) responsible for designing the two-story Parking Garage (H) located between the Kohl's (G) and the Sears Seasonal Sales Building (E) (Exhibit 32). According to a review of historical aerial photographs, this building was constructed circa 1986. No permits for the construction of the building were on file at the City of San Rafael. It features tile-clad square support columns and trellis details on the second level (NETR 2021).

Exhibit 32. Parking Garage: West and north elevations, view to southwest (DSCN9423)



4.1.1.3.4 Home Goods (c.1986)

Background archival research did not identify the architect(s) responsible for designing the Home Goods (I) building located on the east edge of the Northgate Mall property (Exhibit 33). According to a review of historical aerial photographs, this building was constructed circa 1986. No permits for the construction of the building were on file at the City of San Rafael. The square in plan building is constructed of concrete masonry units and features modern exterior including stucco and horizontal wood siding. A loading dock is located on the south elevation of the building (NETR 2021).

Exhibit 33. Home Goods: West and north elevations, view to southwest (DSCN9533)



4.1.1.3.5 Rite Aid (c. 2009)

Background archival research did not identify the architect(s) responsible for designing the Rite Aid (J) building located in the northeast corner of the Northgate Mall property (Exhibit 34). According to a review of historical aerial photographs, this building was constructed circa 2009. No permits for the construction of the building were on file at the City of San Rafael. The building is relatively square in plan with no visible roof materials. Exterior cladding materials include stone veneer, brick veneer and stucco. Fenestration includes metal sash storefront doors and windows.

Exhibit 34. Rite Aid: South and west elevations, view to northwest (DSCN9545)



4.1.1.3.6 Panera (2010)

Background archival research did not identify the architect(s) responsible for designing the Panera (K) building connected to the northeast corner of the Kohl's (G) building (Exhibit 35). According to building permit information on file at the City of San Rafael, this building was constructed in 2010. The building is relatively square in plan with a gable roof and two-story tower detail clad in composition roof material. Exterior cladding materials include stucco and wood trellises. Fenestration includes metal sash storefront doors and windows (Permit B0901-069).

Exhibit 35. Panera: South and west elevations, view to northwest (DSCN9562)



4.1.2 Significance Evaluation

The Northgate Mall complex is a multi-component site. As part of the evaluation process in consideration of appropriate application of the NRHP, CRHR, and San Rafael Landmark Criteria, Dudek's architectural historians considered the Northgate Mall for its potential to be evaluated as a historic district. According to National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Bulletin 15), which is also used for CRHR, a historic district is defined as a resource that "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development" (USDIO 1995: 5). Furthermore, Bulletin 15 states that, "A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values" (USDIO 1995: 5).

However, extensive modifications to the property over time, especially the elimination of open-air walkways and connection of the core 1964 and 1972 buildings through enclosure of the mall in 1986, essentially resulted in the creation of one large building with a few sporadic separate buildings recently added to the property in the early 2000s. As noted in historic context of the mall presented in Section 3.3.1, in consideration of the conjoining of multiple original buildings with additions in the 1970s and 1980s, along with more recent additions and

changes to the property in the early 2000s, the Northgate Mall lacks cohesion as a group of buildings that can be adequately linked together under a specific historic association or period of significance. As such, the subject property does not rise to the level of consideration as a potential historic district. Consequently, Dudek has evaluated the Northgate Mall as an individual multi-component site.

The significance evaluation was prepared by Dudek architectural historians who meet the Secretary of the Interior's Professional Qualification Standards for architectural history. The complete DPR 523 form set for this property is located in Appendix E.

Furthermore, as noted in Chapter 2, Dudek conducted comparative analysis research to see if any similar properties have been previously evaluated. Through review of the BERD, the Coddington Mall in Santa Rosa, designed by the same architect as Northgate Mall, Welton Becket, was identified as having been evaluated for historic significance in 2014. Dudek requested this record from the NWIC on June 2, 2022. On August 3, 2022, Dudek received a digital copy of the SHPO concurrence letter that addressed the ineligibility of this property. The SHPO concurrence letter stated they agreed with the conclusion of the technical report submitted for review as part of the Section 106 process that the Coddington Mall is not eligible for the NRHP under Criterion A because it only has minor association with the development of Santa Rosa. In addition, it was also not eligible for listing under NRHP Criterion C because the building is only a modest example of the Modern architectural style and as a work of Welton Becket. A copy of the SHPO concurrence letter that summarizes the ineligibility of the property is included in Appendix D.

4.1.2.1 National Register of Historic Places/California Register of Historical Resources Statement of Significance

The Northgate Mall does not meet any criteria for listing in the NRHP or CRHR either individually or as part of an existing or potential historic district at the national, state, or local level of significance.

NRHP Criterion A and CRHR Criterion 1

Development of the Northgate Mall began in 1962 when the Draper Company announced plans for the construction of a 400,000-square-foot shopping center on the west side of U.S. Highway 101. Construction began in 1963 with the completion in 1964 of a 200,000-square-foot branch of the Emporium department store and three stand-alone shopping units comprising an open-air shopping center. The development of the Northgate Mall directly correlates to the residential and subsequent commercial expansion of Marin County and the City of San Rafael during the 1950s and 1960s. Commonly referred to as the post-World War II era, communities throughout California and the United States experienced an unprecedented boom of expansion and growth. Specifically, residential developments in newly developed suburban areas located outside of city cores spurred the need to establish places for residents to acquire goods and services and gather. Near Detroit, architect Victor Gruen designed the first suburban outdoor shopping mall in 1954, and in 1956 he designed the first enclosed shopping mall in the United States located in Edina, Minnesota. Thousands of similar developments were established in the years and decades following their invention across the country and throughout the state (Bogost 2018: n.p.).

The proliferation of shopping centers and/or mall developments in growing communities during the 1950s and 1960s is entirely commonplace. To illustrate this point, within Marin County, the following regional shopping centers were also built during this post-World War II period: the Bon Air Center in Greenbrae (1953), the Strawberry Town Center in Mill Valley (1964), and the Red Hills Shopping Center in San Anselmo (1966). The Northgate Mall, initially constructed in 1964, was neither the first nor the last regional shopping center constructed within Marin County or

in the greater Bay Area during the post-war period. Rather it followed the continuous trend of the development of shopping centers constructed outside downtowns in newly developed suburban areas throughout Marin County in the 1950s and 1960s (Daily Independent Journal 1953: 22, 1964e: 18, 1966: 26). Essentially, Northgate Mall is one of many similar developments constructed during this period locally, within the state, and nationwide. The development of the mall in 1964 followed the construction of the residential neighborhood of Terra Linda Valley developed by Eichler Homes Inc. between 1959 and 1960 located just south of the Northgate Mall property. Its creation is also late within the period of development of regional malls and does not have distinction within this context. Consequently, the establishment of the mall simply accommodated the growth of the region that was already occurring before it was constructed.

Other than its role in accommodating the post-World War II period growth of Marin County and in particular the City of San Rafael, and being one of many shopping centers constructed in the 1950s and 1960s, archival research did not indicate that the Northgate Mall is associated with any other events that have resulted in significant contributions to the broad patterns of history; rather, it followed the typical development history of a mid-century shopping center including expansion and modifications in the 1970s, 1980s, and 2000s to ensure its continued commonplace use as a location where residents can purchase goods and services and gather. Consequently, the Northgate Mall is not directly associated with events that have made significant contributions to the history of San Rafael, Marin County, the state, or the nation. Accordingly, the subject property is not significant under NRHP Criterion A or CRHR Criterion 1.

NRHP Criterion B/CRHR Criterion 2

According to the National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation, Criterion B “is generally restricted to those properties that illustrate a person’s important achievements” (USDO I 1995: 14). Examples of property types that have proven association with significant individuals under this Criterion include “the homes of an important merchant or labor leader, the studio of a significant artist, and the business headquarters of an important industrialist” (USDO I 1995: 14). To be found eligible under NRHP Criterion B or CRHR Criterion 2, the property has to be directly tied to the important person and the place where the individual conducted or produced the work for which he or she is known. Archival research failed to indicate any direct association between individuals known to be historic figures at the national, state, or local level and the Northgate Mall. Additionally, as a multi-component property, the Northgate Mall comprises several different stores and/or restaurants where companies and individuals occupy spaces and utilize the property to sell goods and services. Essentially, the Northgate Mall represents the collective efforts of many individuals and businesses, rather than the work of any single individual. Nevertheless, in consideration of all factors, the Northgate Mall is not known to have any historical associations with people important to the nation’s or state’s past. Due to a lack of identified significant associations with important persons in history, the Northgate Mall does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

NRHP Criterion C/CRHR Criterion 3:

As stated in National Register Bulletin 15, for a property to be found eligible for listing under NRHP Criterion C or CRHR Criterion 3, a property is required to meet at least one of the following thresholds: represent the work of a master; embody distinctive characteristics of a type, period, or method of construction; or possess high artistic value (USDO I 1995: 17).

In consideration of the Northgate Mall as a representative work of a master, the Northgate Mall, initially constructed in 1964, was conceptualized architecturally by Welton Beckett & Associates as an open-air regional shopping center designed in the New Formalist architectural style. The original shopping center complex featured several individual buildings loosely linked together almost like a school campus. The complex of buildings included open air walkways, with hardscape and softscape design elements from Lawrence Halprin. The landscape elements featured walkways that provided circulation patterns linking the buildings, outside seating areas, plantings, and a fountain. Following the initial creation of the site, it remained as originally conceptualized for only a few years.

By the early 1970s the shopping area remained open-air but was enlarged with the addition of Sears and Roebuck buildings just south of the original complex. Parkin Architects, Engineers and Planners planned and designed the Sears buildings completed on the property in 1972. Parkin Architects was known for their designs of hospitals, schools, airports, and factories and became one of the most prolific architectural firms in Canada prior to the establishment of a branch firm in Los Angeles in 1970. The Sears buildings at the Northgate Mall was one of many large-scale commercial commissions the firm designed and does not represent a distinct or intact example of the firm's work. Although Parkin Architects, Engineers and Planners was involved in the planning of commissions for large commercial clients including Sears, the lack of information related to the contributions of Parkin Architects, Engineers and Planners to the overall field of architecture and engineering indicates that they are not recognized as a master in the area of commercial property design.

Through the remainder of the 1970s and into the early 1980s the subject property remained unchanged from its original concept as an open-air shopping center. In 1986 the property was redeveloped and converted from an open-air shopping center to a large, enclosed mall. Essentially, the result of this redevelopment was that all of the original 1964 and 1972 buildings were connected and joined into a single unit, creating a new, massive mall building. Building permit research did not reveal the architects or engineers associated with the 1986 redevelopment.

Despite associations with Beckett and Halprin, both considered masters in their respective fields, the Northgate Mall does not have an appropriate level of associative significance to be considered eligible for listing in the NRHP under Criterion C or the CRHR under Criterion 3. First, regarding Halprin, the 1986 redevelopment that resulted in conjoining all the existing buildings under one roof to create a large mall structure resulted in the demolition of all of his contributions to the property, so there is no longer any existing material or physical connection between Halprin and the Northgate Mall.

Architectural firm Welton Beckett & Associates is responsible for the design of the Emporium anchor store and the first three Northgate Mall Units completed in 1964. Senior partner of the architectural firm, Welton Beckett, is a recognized master architect for his daring modern designs, which include high-profile commissions such as the Capitol Records Tower in Hollywood, California, and the Music Center of Los Angeles County in Los Angeles, California. Although there are elements that remain of Beckett's shopping center work within Northgate Mall, even in its pre-redevelopment period (1964 to 1985) this example would not rise to the level of consideration for its association as a master work. According to Bulletin 15, under this significance threshold, a "property must express a particular development of the master's career, an aspect of his or her work, or a particular idea of theme in his or her craft" (USD01 1995: 20). Northgate Mall was one of several shopping centers Beckett designed during the post-World War II period. Noteworthy shopping center projects of Beckett's are referenced in *The Guide to Architecture in San Francisco and Northern California* as the Hillsdale Shopping Center (1954-67) in San Mateo and the Sanford Shopping Center (1957) in Stanford (Gebhard et al. 1985: 135 and 161). His Stanford shopping complex is called out in the book as "a landmark in campus development" (Gebhard et al. 1985: 161). The Northgate Mall is not mentioned in this book. Lastly, an identical copy of Beckett's Northgate Emporium building

exists at the Coddington Mall in Santa Rosa in Sonoma County, indicating that at least this building design was not distinctive or unique within his body of work.⁵

All in all, the muted design of the Northgate Mall is not representative of Welton Beckett's body of work as it cannot be recognized as singularly expressing a particular phase in the development of his career, an aspect of his work, or a particular idea or theme in his craft. Furthermore, the original design of the Northgate Mall displays typical and ubiquitous features associated with open-air regional shopping centers during the mid-1960s and does not stand apart from the many regional malls and shopping centers designed and implemented during this period throughout the greater Bay Area. As such the Northgate Mall does qualify for listing under NRHP Criterion C or CRHR Criterion 3 as a representative work of a master.

Lastly the Northgate Mall does not embody distinctive characteristics of a type, period, or method of construction or possess high artistic value. To be considered important for conveying an architectural style or construction technique, Bulletin 15 indicates that a property must clearly contain "most of the physical features that constitute a style . . . [including] . . . the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation" (USDOI 1995: 46). Furthermore, Bulletin 15 indicates that in order to be eligible under NRHP Criterion C and/or CRHR Criterion 1, "a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction" (USDOI 1995: 18). The only portion of the Northgate Mall dating to the period of construction that retains any character-defining features of the New Formalism architectural style is the 1964 Emporium building (now Macy's). However, this building does not rise to the level of individual consideration following changes made to the building as part of the 1986 mall complex enclosure. Furthermore, an identical copy of the Northgate Emporium building exists at the Coddington Mall in Santa Rosa in Sonoma County, which was evaluated in 2014 and found not eligible for listing under NRHP Criterion C because it is not considered a distinctive example of the Modern architectural style or as an important example of Welton Beckett's work. Most of the property no longer displays any characteristics of the architectural style. This was the result of multiple large-scale alterations, including the additions of the Post-Modern-style Sears building, the Sears Automotive Center, and the Sears Seasonal Sales buildings at the south end of the mall (1972); enclosure of the open-air mall (1986); addition of the parking garage, Kohl's building, and Home Goods building (c.1986); and replacement of all exterior materials on Mall Units 1 through 5 (c. 2008). Due to the large-scale redevelopment in the 1980s and more recent additions and alterations, the Northgate Mall as it currently exists cannot be identified as possessing characteristics of any distinctive or cohesive architectural style or the typology.

In summary, this ubiquitous shopping mall property is not representative of the important work of a master architect or landscape architect. As a result of the Northgate Mall's nearly 60-year history, the complex as it currently stands displays multiple, incompatible architectural styles and does not present a unified design. Since its creation, it has morphed into a large hodgepodge mall complex of non-cohesive construction and design methods that no longer exhibits any high artistic value. For these reasons, the Northgate Mall does not appear eligible for listing in the NRHP/CRHR under Criterion C/3.

⁵ The Coddington Mall was evaluated for historic significance in 2014 and assigned a CRHR status code of 6Y: *Determined ineligible for NR by consensus through Section 106 process - Not evaluated for CR or local listing.* (OHP 2022). SHPO concurred that it was a modest example of Welton Beckett's work.

NRHP Criterion D/CRHR Criterion 4

The Northgate Mall is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

4.1.2.2 City of San Rafael Statement of Significance

Historical, Cultural Importance.

- 1. Has significant character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation; or is associated with the life of a person significant in the past;**

As stated under the NRHP Criterion A/CRHR Criterion 1 and the NRHP Criterion B/CRHR Criterion 2 discussions above, the Northgate Mall does not maintain significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City of San Rafael, the state, or the nation. Archival research also failed to indicate any direct association with individuals that are known to be historic figures at the national, state, or local level and the Northgate Mall. For these reasons, the Northgate Mall does not appear eligible for listing under this City of San Rafael Criterion.

- 2. Is the site of a historic event with a significant effect upon society; or**

Archival research did not indicate that the Northgate Mall is the site of any historic event that has had a significant effect upon society. For this reason, the Northgate Mall does not appear eligible for listing under this City of San Rafael Criterion. Key points in this discussion are presented in the NRHP Criterion A or CRHR Criterion 1 discussion above.

- 3. Exemplifies the cultural, political, economic, social or historic heritage of the community.**

- Key points in this discussion are presented in the NRHP Criterion A or CRHR Criterion 1 discussion above. In summary, other than its role in accommodating the post-World War II period growth of San Rafael and being one of many shopping centers constructed in the 1950s and 1960s, archival research did not indicate that the Northgate Mall is associated with any other events that have resulted in significant contributions to the cultural, political, economic, social, or historic heritage of the community; rather, it followed the typical development history of a mid-century shopping center, including expansion and modifications in the 1970s, 1980s, and 2000s to ensure its continued commonplace use as a location where residents can purchase goods and services and gather. Consequently, the Northgate Mall is not directly associated with events that have made significant contributions to the history of San Rafael, Marin County, the state, or the nation. Accordingly, the subject property is not significant under this City of San Rafael Criterion.

Architectural, Engineering Importance.

- Portrays the environment in the era of history characterized by a distinctive architectural style;
- Embodies those distinguishing characteristics of an architectural type or engineering specimen;
- Is the work of a designer whose individual work has significantly influenced the development of San Rafael or its environs;

- Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- The work of a designer and/or architect of merit.

All of these City of San Rafael Criteria are discussed in robust detail in the NRHP Criterion C and CRHR Criterion 3 discussion above. For key points, please review that text. In summary, the Northgate Mall as it currently stands displays multiple, incompatible architectural styles and does not present a unified design. Additionally, as stated above, this ubiquitous shopping mall property is not representative of the important work of a master architect or landscape architect. For these reasons, the Northgate Mall does not appear significant under any of the above listed architecture and engineering importance related Criteria for the City of San Rafael.

Geographic Importance.

- 1. By being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif; or**

Archival research failed to indicate a historical relationship between the Northgate Mall and a square, park, or other distinctive area that should be developed or preserved according to a plan based on a historic, cultural or architectural motif. For these reasons, the Northgate Mall does not appear eligible for listing under this City of San Rafael significance theme.

- 2. Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.**

Despite the centralized location of the Northgate Mall and its proximity to the Terra Linda neighborhood, the extensive alterations to the property over time have caused the mall to be incapable of representing an established and familiar visual feature of the neighborhood, community, or city. For this reason, the Northgate Mall does not appear eligible for listing under this City of San Rafael significance theme.

Archaeological Importance. Has yielded information important in prehistory or history.

Similar to the NRHP Criterion D and CRHR Criterion 4 discussion above, the Northgate Mall is not significant as a source, or likely source, of important archaeological pre-historical or historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies.⁶

4.1.3 Integrity Discussion and Evaluation Summary

In consideration of all applicable criteria, the Northgate Mall does not rise to the level of significance under NRHP, CRHR, or City of San Rafael criteria. It is not necessary to provide a full assessment of historic integrity (location, design, setting, workmanship, materials, feeling, and association) if a property is not found to have a period of significance that directly correlates to a significance theme under any criteria. Historic integrity is essentially what qualifies a property that has associative significance within a specific period of significance under a criterion or under multiple criteria. However, even if the Northgate Mall had associative significance under any applicable criteria (which it does not), extensive alterations since its original construction have diminished its historic integrity to the extent that it could not convey significance and therefore would not be eligible for listing. In conclusion, the

⁶ A full assessment of archaeology related to the Northgate Mall property can be found in the *Archaeological Resources Inventory Report for the Northgate Town Square Project*, City of San Rafael, California. Prepared by Dudek.

Northgate mall does not qualify for listing in the NRHP, CRHR, or under City of San Rafael significance criteria and it is not considered a CEQA historical resource,

4.2 Terra Linda Valley (1959-1960)

4.2.1 Site Description

Eichler Homes Inc.'s Terra Linda Valley development (Figure 3C) began construction in 1959 and was completed in 1960. The neighborhood consists of two contiguous subdevelopment units, Terra Linda Valley Unit 1, and Terra Linda Valley Unit 2, that were completed respectively in 1959 and 1960. The neighborhood is arranged along three main arteries including Nova Albion Way, Golden Hinde Boulevard, and Devon Drive and the neighborhood boundaries can loosely be described as Northgate Avenue to the north, El Pavo Real Circle to the west, open greenbelt to the south, and Summerhill Court to the northeast.

The Eichler Homes Inc. started the project constructing the 119 three to four-bedroom homes located in Unit 1 in 1959, followed by an additional 29 as part of the Unit 2 development in 1960. The three models of homes found throughout the neighborhood were designed by one of two architectural firms, Jones & Emmons and Anshen & Allen (Exhibits 36, 37, and 38). Archival research did not reveal any other details of the development including model names. The neighborhood surrounded by a series of open greenbelts and the lots feature deep setbacks with mature landscaping in the front yards. Photographs in exhibits below provide examples of the models from the neighborhood.

Exhibit 36. Terra Linda Valley Model 1 (IMG_0058)



Exhibit 37. Terra Linda Valley Model 2 (IMG_0564)



Exhibit 38. Terra Linda Valley Model 3 (P1040470)

4.2.2 Significance

Research indicates that Terra Linda Valley neighborhood is listed on the San Rafael Historical/Architectural Survey (Survey) as an area requiring further study as a historic district. The Survey, completed in 1986, assigned the neighborhood the CRHR status code *7J: Received by Office of Historic Preservation (OHP) for evaluation or action but not yet evaluated*, however, the California Built Environment Resource Directory records the neighborhood as maintaining a CRHR Status Code of *7W: Submitted to OHP for action – withdrawn or inactive*. Although it appears that the Terra Linda Valley neighborhood has not been formally evaluated for historic significance under NRHP, CRHR, or local criteria to determine whether the neighborhood is considered a historical resource for the purposes of CEQA (a full formal evaluation and district documentation is outside the purview of this Project), the City regards structures and areas included on the Survey as presumed significant historic resources warranting preservation, unless evidence to the contrary is provided. For this reason, the Terra Linda Valley historic district is presumed eligible for listing as a CEQA historical resource (City of San Rafael 2021b).

Additionally, the Neighborhoods and the Community Design and Preservation Elements of the San Rafael General Plan 2040 establish policies that seek to provide local protections for mid-century Eichler subdevelopments like the Terra Linda Valley neighborhood at the local level. Neighborhoods Element *Policy NH-4.5: Eichler and Alliance Homes* seeks to preserve the distinct character of the single-story mid-century modern subdevelopments present in the Terra Linda subarea and continues to enforce the conditions of an established Eichler-Alliance Overlay District, which limits the height and requires a design review for most modifications to roofs in Eichler and Alliance subdevelopments (City of San Rafael 2021a:4-55). Community Design and Preservation Element Policy CDP-5.3: Districts, outlines the formation of Conservation Districts as an alternative to historic districts or the designation of individual landmarks, and it also outlines the recognition of mid-century neighborhood districts planned by Eichler, Kenny, and Alliance in North San Rafael as important features of San Rafael's architectural heritage (City of San Rafael 2021a: 5-30). Based on this, it appears that the Terra Linda Valley neighborhood may also qualify as a historical resource at the local level of significance.

As part of the prior documentation, the district has been assigned a CRHR status code of *7R: Identified in Reconnaissance Level Survey or in an Area of Potential Effect (APE): Not Evaluated*. A full formal description, evaluation, and dissemination of this historic district/neighborhood was outside the purview for this Project. However, enough has been documented to understand that it should be considered a CEQA historical resource. As such, Dudek has established baseline information on the district to properly assess impacts under CEQA. For this

and the following reasons, the Terra Linda Valley historic district is presumed eligible for the purpose of this Project and considered a CEQA historical resource.

In summary, the Terra Linda Valley neighborhood contains over 100 possible contributing buildings, appears historically significant at the local level as a district, and is significant as an example of mid-century neighborhood districts planned by Eichler in North San Rafael and its ability to convey characteristics of the Post-and-Beam architectural style as designed by architects Anshen and Allen, and Jones and Emmons (historic significance is under architecture). The period of significance would be 1959–1960, which marks the date the neighborhood construction was completed, and the historic district boundary is limited to the extent of the neighborhood as illustrated on Figure 3C. The earlier Terra Linda neighborhood developed by Eichler to the northwest of the Project site (discussed in Section 3.3.2) is geographically removed from the Terra Lina Valley neighborhood and shares a separate development history. It is therefore not included in the historic district boundary.

It is recommended that a formal evaluation of the Terra Linda Valley neighborhood be prepared by an architectural historian who meets the Secretary of the interior’s Professional Qualification Standards in History and Architectural History (36 CFR Part 61) to formalize the historic district, evaluate it under NRHP, CRHR, and local criteria, and prepare a comprehensive report documenting neighborhood contributors and non-contributors. Below, Dudek has prepared a high-level historic integrity discussion and outlined character-defining features for individual buildings and the historic district as a whole.

4.2.3 Integrity Discussion

Multiple buildings within the neighborhood have been altered since their original construction. Examples of consistently observed alterations throughout Terra Linda Valley include the following:

- Replacement cladding
- Reroofing
- Replacement windows and/or additional windows added to front elevation
- Replacement entry doors
- Replacement garage doors
- Alteration of original roofline including construction of second story

Despite alterations seen throughout the neighborhood, it is possible to identify many intact or mostly original examples of the three models of homes designed by Anshen and Allen and/or Jones and Emmons. Overall, the limited number of models offered within the neighborhood has contributed to a strong visual connection and sense of neighborhood cohesion. For this reason, the neighborhood maintains a high degree of integrity overall in the areas of location, setting, design, materials, workmanship, feeling and association.

4.2.4 Historic Property Boundary/Character-Defining Features

The historic property boundary for this historic district is limited to the extent of the Terra Linda Valley Units 1 and 2 as illustrated on Figure 3C.

The Terra Linda Valley neighborhood as a historic district with significance under architecture must retain the following physical attributes (character-defining features) as they relate to the integrity of workmanship, materials, design, location, setting, feeling, and association:

- Maintains cohesion as a Mid-Century Modern subdivision:
 - Exhibits most construction methods, architectural details, and circulation patterns associated with the potential district's period of significance, 1959–1960.
- Maintains its original residential setting and location
- Continues to function as a residential neighborhood

Individual residences in the Terra Linda Valley neighborhood share the following general character-defining features associated with significance under architecture:

- Mid-Century Modern Post-and-Beam construction
- Broad, single plane front elevation with recessed entry at center
- Private street-facing elevations with minimal windows
- Flat and/or shallow-pitched, front-facing gable roofs
- Clerestory windows
- Vertical wood, wood shingle, or concrete masonry unit siding
- Uniform setback from the street
- Mature landscaping in front yards
- Concrete driveways
- Double and single-width garages
- Integrated covered parking areas
- Mediterranean Courtyard entryway
- Mass produced and economic materials

4.3 Summary of Evaluation Findings

As the result of the significance evaluation, the Northgate Mall does not appear eligible for listing in the NRHP, the CRHR, or as a City of San Rafael landmark due to a lack of historical associations, and architectural merit. As such, the Northgate Mall does not appear to be a historical resource for the purposes of CEQA.

Although the Terra Linda Valley neighborhood has not been formally evaluated for historic significance under NRHP, CRHR, or local criteria, the Terra Linda Valley neighborhood is presumed eligible for listing as a CEQA historical resource for its significance under architecture for its association with master developer, Joseph Eichler, as well as its ability to convey characteristics of the Post-and-Beam architectural style as designed by architects Anshen and Allen, and Jones and Emmons.

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5 Impacts Analysis

This chapter provides a Project impact analysis for the built environment properties identified as CEQA historical resources as part of this study. As described in Section 1.1.2, Project Description, Merlone Geier Management LLC is proposing a phased redevelopment of the existing Northgate Mall complex and stand-alone buildings. The following sections provide impacts analysis of all proposed Project activities that may result in significant impacts to built environment CEQA historical resources.

5.1 Thresholds of Significance

The significance criteria used to evaluate the project impacts to cultural resources are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to cultural resources would occur if the Project would:

1. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5.

5.2 CEQA Impacts Analysis

5.2.1 Methodology

The effort to identify built environment cultural resources within and adjacent to the Project site included a CHRIS records search, an intensive level survey by qualified architectural historians, building development and archival research, and development of an appropriate historic context. The Northgate Mall property has been found to not be historically significant under any applicable criteria and does not require consideration under CEQA. The following analysis is limited to the Terra Linda Valley historic district, which appears to qualify as a CEQA historical resource as a distinctive mid-century neighborhood associated with master architects Eichler, Kenny, and Alliance. The following impact analysis refers to project plans located in Appendix B, Project Design Plans, and Appendix F, Northgate Town Square Project Design Drawings.

5.2.2 Impact Analysis–Northgate Town Square Project

Impact CUL-1 The Project may cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5.

The following analysis addresses potential impacts to CEQA historical resources located in the study area, which are limited to the Terra Linda Valley historic district. Proposed Project components are discussed below to determine if the Project may cause a substantial adverse change in the significance of a CEQA historical resource (14 CCR 15064.3) (see Section 1.3.2.2, California Environmental Quality Act, for additional information).

Project construction and implementation activities are considered significant if they would cause physical disturbance, demolition, destruction, relocation, or alteration of the resource or its immediate surroundings to the extent that the historical resource is materially impaired and would no longer be able to convey its significance. Current professional practice under CEQA commonly groups activities that could cause such impacts into direct and indirect impact considerations. Direct impact considerations are commonly linked to physical project construction

activities that might result in direct disturbance of a historical resource and/or damage or demolition, non-compatible additions/structural modifications, and construction related ground borne vibration. Impact considerations commonly considered indirect are largely related to potential post-construction impacts of a project that is near a historical resource, such as noise, shadow, or visual effects, depending on the circumstances.

As described in Section 1.1.2 and Appendix A, Merlone Geier Management LLC is proposing a phased redevelopment of the existing Northgate Mall complex and stand-alone buildings. The redevelopment plans include demolition of the existing mall, new construction, and renovation of softscape and hardscape landscape elements within the Project site. There are no CEQA historical resources located within the Project site. Therefore, no CEQA historical resources within the Project site will be demolished or disturbed by the Project.

The Terra Linda Valley historic district, located adjacent to the Project site, is considered significant at the local level as a district. It is an important example of a mid-century neighborhood planned by Eichler in North San Rafael, and is important for its ability to convey characteristics of the Post-and-Beam architectural style as designed by architects Anshen and Allen, and Jones and Emmons (historic significance is under architecture). The period of significance would be 1960, which marks the date the neighborhood construction was completed. The historic district boundary is limited to the extent of the neighborhood as illustrated on Figure 3C. The Terra Linda Valley historic district is considered a historical resource for the purposes of CEQA.

The Terra Linda Valley neighborhood as a historic district with significance under architecture must retain the following physical attributes (character-defining features) as they relate to the integrity of workmanship, materials, design, location, setting, feeling, and association:

- Maintains cohesion as a Mid-Century Modern subdivision:
 - Exhibits most construction methods, architectural details, and circulation patterns associated with the district's period of significance, 1960
- Maintains its original residential setting and location
- Continues to function as a residential neighborhood

Individual residences in the Terra Linda Valley neighborhood share the following general character-defining features associated with significance under architecture:

- Mid-Century Modern Post-and-Beam construction
- Broad, single plane front elevation with recessed entry at center
- Private street-facing elevations with minimal windows
- Flat and/or shallow-pitched, front-facing gable roofs
- Clerestory windows
- Vertical wood, wood shingle, or concrete masonry unit siding
- Uniform setback from the street
- Mature landscaping in front yards
- Concrete driveways
- Double and single-width garages
- Integrated covered parking areas
- Mediterranean courtyard entryway

- Mass produced and economic materials

All Project-related work is being proposed outside of the historic district boundary. None of the buildings, contributing elements, or character-defining features of the historic district are proposed to be modified as a result of Project construction or implementation, as a result the Project is not subject to review under Secretary of Interior Standards (SOIS) conformance standards. Potential indirect impacts related to alteration of the historic district's setting, light and shadow, or viewsheds are not present or inconsequential. Following construction (Project implementation), new visual elements in the form of the proposed development will be in place outside of the historic district boundary. As this new development is located outside the historic district its presence will not impair, damage or modify any character-defining features within the historic district. The only potential impacts related to Project implementation would be if the Project resulted in new elements that created new light sources or shadows on buildings within the district to the extent that they were not able to convey their architectural significance. As the Project is located north of the historic district, there are no potential impacts related to shadows. Furthermore, the Project does not include any lighting elements that will change the existing lighting setting within the historic district boundary.

Dudek's 2022 Noise and Vibration Technical Report prepared for this Project analyzed the potential for Project construction-related ground-borne vibration damage to buildings located within the Terra Linda Valley historic district. Specifically, this study analyzed the Project area and vibration thresholds of homes located within the historic district on nearby streets including Sao Augustine Way. The report concluded that based on anticipated vibratory equipment expected to be utilized during construction (Dudek 2022: 26):

All predicted vibration levels are lower than occupant annoyance threshold of 72 VdB, and lower than the building damage risk threshold of 0.2 inches per second PPV. In fact, the predicted vibration levels are less than the FTA guidance threshold of 0.12 inches per second PPV for type IV structures⁷ that are more sensitive to vibration. On the basis of compliance with these City-adopted vibration standards, impacts associated with construction vibration are expected to be less than significant.

In summary, the Noise and Vibration Technical Report prepared for this Project concluded that potential impacts from construction-related ground-borne vibration damage to buildings located within the Terra Linda Valley historic district would be less than significant. As such, construction related impacts to the subject CEQA historical resources would be less than significant. Implementation of the Project would not result in impacts to the Terra Linda Valley neighborhood as a historic district that would diminish the district's ability to convey significance. Following Project construction and implementation the historic district would still retain significance as an exemplary mid-century neighborhood district planned by Eichler in North San Rafael (historic significance is under architecture). All of the district's physical attributes (character-defining features) as they relate to the integrity of workmanship, materials, design, location, setting, feeling, and association as follows would remain intact. The Terra Linda Valley historic district would still be able to convey its historic significance under architecture after the Project is complete. As such the Project finding for built environment CEQA historical resources is **less than significant**.

5.3 Conclusions

The proposed Project finding for built environment historical resources under CEQA is less than significant.

⁷ Type IV structures are defined in accordance with the Federal Transit Administration Vibration Threshold Guidance as buildings extremely susceptible to vibration damage (Dudek 2022: 11).

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6 Recommendations and Findings

6.1 Summary of Findings

As a result of Dudek’s extensive archival research, field survey, and property significance evaluation, the Northgate Mall does not appear eligible for listing in the NRHP, the CRHR, or as a City of San Rafael landmark due to a lack of historical associations and architectural merit. As such, the Northgate Mall does not appear to be a historical resource for the purposes of CEQA and has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation). No management recommendations are required for the Northgate Mall property or buildings thereon.

The City of San Rafael regards structures and areas included on the San Rafael Historical/Architectural Survey as presumed significant historic resources warranting preservation. Therefore, because the Terra Linda Valley neighborhood is included in the San Rafael Historical/Architectural Survey, it is presumed eligible for listing as a CEQA historical resource. As a full evaluation of the neighborhood was outside the purview for this Project, the resource has been assigned a CRHR status code of *7R: Identified in Reconnaissance Level Survey or in an Area of Potential Effect (APE): Not Evaluated*. It is recommended that a formal evaluation of the neighborhood be prepared to determine if the neighborhood qualifies as a NRHP, CRHR, or local historic district. In order to determine this, a comprehensive documentation effort including a list of neighborhood contributors and non-contributors should be compiled.

Finally, based on the detailed impacts assessment is presented in Chapter 5, Impacts Analysis, of this report, Dudek recommends a Project finding of less than significant to built environment historical resources under CEQA. No mitigation is required.

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Appendix A

Copy of the Notice of Preparation
for the Northgate Mall Redevelopment Project



Notice of Preparation Environmental Impact Report City of San Rafael

Date: December 9, 2021

To:	State Clearinghouse State Responsible Agencies State Trustee Agencies Other Public Agencies Interested Organizations and Individuals Property Owners in the Vicinity	From:	Tricia Stevens Consulting Planner City of San Rafael 1400 Fifth Street San Rafael, CA 94901
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Subject: Notice of Preparation of an Initial Study and Environmental Impact Report (EIR) for the Northgate Mall Redevelopment Project

Lead Agency: City of San Rafael Community Development Department

Project Title: Northgate Mall Redevelopment Project
(ZC21-001, UP21-007, ED21-024, TS21-002, IS21-002, DA21-001
APNs: 175-060-12,-40,-59,-61,-66 & -67)

Project Area: North San Rafael Town Center, City of San Rafael

Notice is hereby given that the City of San Rafael (City) will be the lead agency and will prepare an Environmental Impact Report (EIR) for the proposed Northgate Mall Redevelopment Project (project) and will hold a public meeting to receive comments on the scope of the EIR, as detailed below. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15206, the proposed project is considered a project of Statewide, regional, or areawide significance. The City, acting as the Lead Agency, determined that the proposed project could result in potentially significant environmental impacts and that an EIR is required.

The City will prepare an EIR to address the potential environmental impacts associated with the project consistent with CEQA Guidelines Sections 15161 and 15168. The EIR will evaluate the proposed project for potential impacts on the environment and determine the potential environmental consequences of project implementation. An evaluation of project alternatives that could reduce significant impacts will be included in the EIR. The proposed project, its location, and potential environmental effects are described below

The City is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. Comments on the NOP are due no later than the close of the NOP review period (5:00 p.m. on **January 14, 2022**). However, we would appreciate your response at the earliest possible date. Please send your written comments to Tricia Stevens at the address shown above or by email to Tricia.Stevens@cityofsanrafael.org with "Northgate Mall Redevelopment Project EIR" as the subject. Public agencies that provide comments are asked to include a contact person for the agency.

A scoping session will be held before the San Rafael Planning Commission on **January 11, 2022, at 7:00 p.m.** In response to the ongoing COVID-19 pandemic, the Planning Commission meeting will be held remotely via Zoom, which can be accessed at: <https://www.cityofsanrafael.org/planning-commission-meetings/>.

The scoping session is the time when the City solicits input from the public and agencies on specific topics they believe should be addressed in the environmental analysis. The scoping process is designed to enable the City to determine the scope and content of the EIR and identify potentially significant environmental effects, alternatives, and mitigation measures to be analyzed in the EIR.

PROJECT LOCATION AND EXISTING CONDITIONS: The project site is located west of US Highway 101 (US 101), in the City of San Rafael, Marin County, as shown in Figure 1. The approximately 44.76-acre project site consists of the Northgate Mall, which is located within the San Rafael Town Center in the northern portion of the city. The project site is generally surrounded by a mix of uses, including commercial, residential, open space, and institutional. The project site is bordered by Las Gallinas Avenue to the north and east and Northgate Drive to the south and west.

The project site is designated as General Commercial on the City's General Plan Land Use Map and is within the General Commercial zoning district. The mall, which originally opened in 1965, is generally oriented on a north-south axis, with the main building located in the center of the project site surrounded by surface parking and standalone buildings and structures. Current major tenants within the mall include Century Theatre, Macy's, Kohl's, Rite Aid, and HomeGoods. A total of 2,908 parking spaces are provided on the project site. Vegetation on the site consists of ornamental landscaping, including landscaped strips along the boundaries of the site that contain street trees and shrubs, planters with trees within the surface parking lot, and some mature trees located adjacent to the existing buildings.

PROJECT BACKGROUND: The project sponsor, Merlone Geier Partners, LLC, submitted an application for the proposed project on March 10, 2021, and a revised application was submitted in June 2021. The City of San Rafael Planning Commission (PC) and Design Review Board (DRB) held a joint study session on September 14, 2021. In addition to feedback and input from the PC and DRB, the public was given the opportunity to provide initial comments on the project at this meeting.

PROJECT DESCRIPTION: The proposed project would result in the redevelopment of the existing mall through demolition, renovation, and new construction with a mix of commercial and residential land uses. As shown in Table 1, the proposed project would be developed in two phases, and at full buildout is currently proposed to include a total of approximately 225,100 square feet of commercial uses and up to 1,443 residential units, of which 10 percent would be restricted to a minimum of low-income households.¹

Phase 1 (also referred to as the 2025 Master Plan) would generally include the demolition of the RH Outlet, HomeGoods, and approximately 140,932 square feet of the main building and construction of approximately 1,013 residential units. Phase 1 would also include the construction of a town square near the center of the project site. Phase 2 (also referred to as the 2040 Vision Plan) would generally include the demolition of the Macy's and Kohl's buildings and the construction of 430 residential units.

¹ It should be noted that proposed square footages, residential unit mix, and other elements of the project may be subject to continued refinement after publication of this NOP and prior to consideration of project approval. The analysis in the EIR will evaluate the maximum development potential for the proposed project.

Table 1: Proposed Project Buildout Summary

Phase	Existing Commercial (square feet)	Demolished Commercial (square feet)	Existing Commercial to Remain (square feet)	New Commercial (square feet)	Total Commercial (square feet)	Residential Units
Phase 1	766,507	305,446	461,061	44,100	505,161	1,013
Phase 2 ^a	505,161	339,861	165,300	59,800	225,100	1,443

Source: Merlone Geier Partners LLC (2021).

a: Phase 2 represents the proposed project at full buildout, and therefore includes development from Phase 1.

PROBABLE ENVIRONMENTAL EFFECTS: The EIR will address the proposed project’s potential impacts to the following environmental topics:

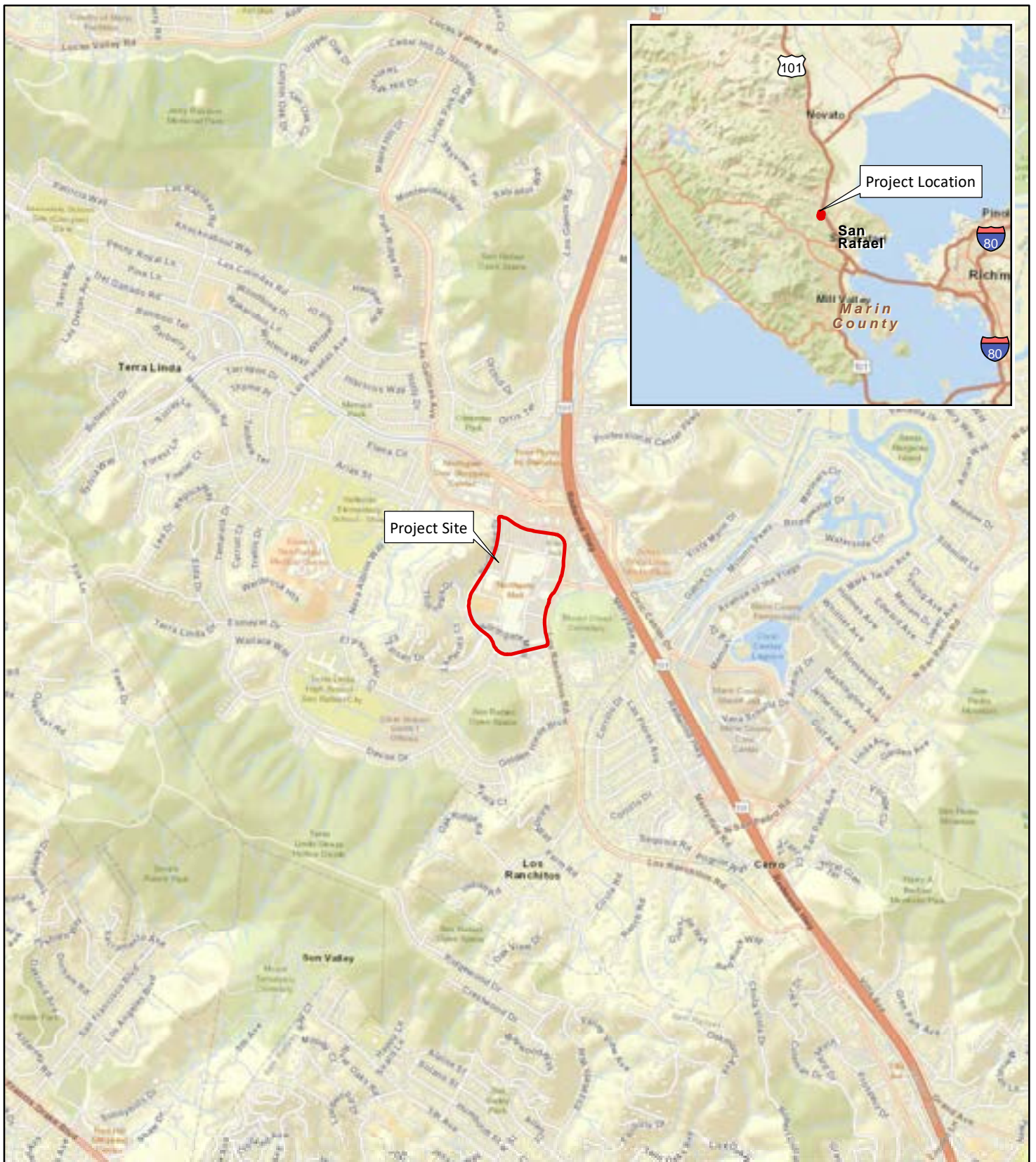
- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

ALTERNATIVES: Based on the significance conclusions determined in the EIR, alternatives to the proposed project will be identified and analyzed to reduce identified impacts. Section 15126.6(e) of the CEQA Guidelines requires the evaluation of a No Project Alternative. Other alternatives may be considered during preparation of the EIR and will comply with the CEQA Guidelines, which call for a range of reasonable alternatives to the project, or the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.

EIR PROCESS: Following the close of the NOP comment period, a draft EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the draft EIR will be released for public review and comment for a required minimum 45-day review period. Following the close of the 45-day public review period, the City will prepare a final EIR, which will include responses to all substantive comments received on the draft EIR. The draft EIR and final EIR will be considered by the Planning Commission and City Council in making the decision to certify the EIR and approve or deny the project.

Tricia Stevens

Tricia Stevens
 City of San Rafael
 December 9, 2021



LSA

FIGURE 1



0 1000 2000
FEET

SOURCE: ESRI World Street Map (2020).

I:\CRS2001.03\GIS\Maps\Figure 1_Project Location and Vicinity.mxd (11/15/2021)

Northgate Mall Redevelopment Project NOP
Project Location and Regional Vicinity



LEGEND

EXISTING TO REMAIN

TO BE DEMOLISHED 2025 PLAN

LSA

FIGURE 2



Northgate Mall Redevelopment Project NOP
 2025 Master Plan -
 Proposed Remaining and Demolished Buildings



LEGEND

- EXISTING TO REMAIN ■
- PREVIOUSLY DEMOLISHED 2025 PLAN ■
- TO BE DEMOLISHED 2040 PLAN ■

LSA

FIGURE 3



Northgate Mall Redevelopment Project NOP
 2040 Vision Plan -
 Proposed Remaining and Demolished Buildings



FIGURE 4

LSA

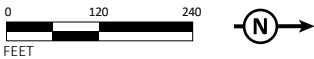




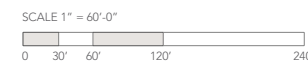
FIGURE 5

LSA



Appendix B

Northgate Town Square Project Plans



2025 MASTER PLAN - STREET LEVEL

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

R2

MerloneGeier
Partners

CSW | ST2



SD-7



PAVILION



WATER FEATURE



ROCK SEAT WALL



LOUNGE SEATING



BIORETENTION



ACTIVE LAWN AREA



MOVIES AT THE PAVILION



LIVE MUSIC AT THE PAVILION



FIRE PIT



SWING SEATING



DOG PARK



MULTI-USE PROMENADE



NATURE PLAYGROUND



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 12.2.2021

TOWN SQUARE - 2025 VISION PLAN



CSW | ST 2





SHIPPING CONTAINER CAFE



OUTDOOR DINING



OUTDOOR DINING



FIRE PIT



FOOD TRUCKS



SHIPPING CONTAINER CAFE



SHIPPING CONTAINER CAFE



CYCLE CENTER



CYCLE CENTER



BIKE RACKS



BIKE LOCKERS



FARMERS MARKET



FARMERS MARKET



ARTS AND CRAFTS FAIR



CYCLE CENTER AND FARMERS MARKET - 2025 VISION PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 12.2.2021

MerloneGeier Partners

CSW | ST 2





SCALE 1" = 60'-0"
 0 30' 60' 120' 240'



2040 VISION PLAN - STREET LEVEL

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN R2

MerloneGeier Partners

CSW | ST 2



SD-10

Appendix C

Preparers' Qualifications

Kathryn Haley, MA

SENIOR ARCHITECTURAL HISTORIAN

Kathryn Haley (KATH-rin HAY-lee; she/her) is a historic built environment resource specialist/architectural historian with 18 years’ professional experience in historic/cultural resource management. Ms. Haley has worked on a wide variety of projects involving historic research, field inventory, and site assessment conducted for compliance with Section 106 of the National Historic Preservation Act (NHPA), National Environmental Policy Act (NEPA), and California Environmental Quality Act (CEQA). Ms. Haley specializes in the California Register of Historical Resources (CRHR); the National Register of Historic Places (NRHP); and evaluations of built environment resources, including water management structures, buildings, and linear resources. She specializes in managing large-scale surveys of built environment resources, including historic district evaluations. She has prepared numerous Historic Resources Evaluation Reports (HRERs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans). Ms. Haley also worked on the San Jose to Merced section and Central Valley Wye section of the California High-Speed Rail Project, where she led the built environment survey, conducted property-specific research, prepared the Draft Historic Architectural Survey Report (HASR) and co- authored the environmental section for cultural resources. She meets the Secretary of the Interior’s Professional Qualification Standards for historian and architectural historian. Ms. Haley has also assisted in preparation of Historic Properties Inspection Reports (condition assessments) under the direction of the Naval Facilities Engineering Command (NAVFAC) in accordance with Section 106 and Section 110 of the NHPA. Moreover, Ms. Haley has served as project manager, coordinator, historian, and researcher for a wide variety of projects. She is also experienced in the preparation of Historic American Building Survey (HABS), Historic American Engineering Record (HAER), and Historic American Landscape Survey (HALS) documents, as well as the preparation for National Register nominations.



Education
 California State University,
 Sacramento MA,
 Public History, 2004
 California State University,
 Sacramento BA,
 History, 2001

Professional Affiliations
 California Council for the
 Promotion of History
 (former Treasurer)
 California Preservation
 Foundation

Dudek Project Experience

On-Call Services for Department of Water Resources, Operations and Maintenance Division, State of California. Dudek was retained by the State of California’s Department of Water Resources (DWR), Operations and Maintenance Division (O&M), to assist in a wide range of on-going environmental compliance efforts. Under this on-call contract, serves as project manager for a task order focused on assisting DWR in efforts to streamline cultural resources environmental documentation for O&M projects. Dudek is also preparing built environment technical reports for several projects under this contract. Led the creation of a standardized historic context statement for State Water Project (SWP), as well as Historical Resources Technical Reports for various SWP maintenance projects. Technical reports have been prepared for O&M projects at the following sites: Dyer Dam and Reservoir, Patterson Dam and Reservoir, Clifton Court Forebay, California Aqueduct Milepost 230. (2020–Ongoing)

Mitigation Implementation for 3093 Broadway (HABS and Interpretative Signage), The Martin Group, City of Oakland, Alameda County, California. Dudek was retained by The Martin Group to prepare documentation

required under CEQA for the 3093 Broadway Project, which resulted in a significant impact of a CEQA historical resource. Preparation of local-level HABS documentation of the Connell Motor Company Building in Oakland, California and interpretative signage were included as mitigation requirements outlined in the EIR for this project. In coordination with the City of Oakland, Dudek assisted The Martin Group in implementation of the required mitigation. Dudek prepared the HABS documentation and created the interpretive signage for the building that documented the history of the Connell Motor Company building following its demolition in 2016 and integration of the showroom façade into the new complex located at the site completed in 2019. Tasks involved in completing this work included intensive research related to the Connell Motor Company building, writing the HABS report, and the compilation of all known existing physical evidence related to the building. Additionally, the information compiled as part of the HABS documentation was used to produce the text and graphics for the interpretative signage in the form of an informational plaque documenting the historic significance of the Connell Building that is now featured at the new complex. Provided senior-level technical support and QA/QC. (2020)

California State University, Chico, Master Plan EIR, City of Chico, Butte County, California. Served as lead architectural historian and co-author of the cultural resources technical study prepared in support of the California State University (CSU) Chico Master Plan EIR. Her role in the preparation of the study included the required exterior survey of campus and university farm buildings and in some cases, interior survey fieldwork involving all buildings and structures on campus over 45 years of age scheduled for demolition and/or substantial alteration as part of Phase 1 and 2 of the proposed Master Plan. This project also entailed extensive archival research and the preparation of historic context covering the development of the CSU system and the CSU Chico campus, and the preparation of significance evaluations and accompanying DPR forms for each resource. (2019–Ongoing)

Previous Project Experience

California High-Speed Rail from San Jose to Merced and Central Valley Wye Project Sections, California High-Speed Rail Authority/Parsons Transportation Group, Various Counties in California. For several years, served as lead historian and project coordinator for architectural history for the San Jose Merced and Central Valley Wye Project Sections. Led the built environment field surveys and property-specific historical research, co-wrote technical reports, and assisted in preparing the EIR/EIS cultural resources section. All work was conducted according to stipulations in the programmatic agreement written specifically for the project and in coordination with the California High-Speed Rail Authority. While working on these project sections, participated in surveying more than 1000 buildings. Played a key role in managing the survey data and evaluating built environment resources under NRHP and CRHR criteria, as well as ensuring the proper documentation of locally designated CEQA historical resources. (2010–2018)

Feather River CEQA/NEPA Compliance, Sutter Butte Flood Control Agency, Butte and Sutter Counties, California. The purpose of this project was to assist the Sutter Butte Flood Control Agency (SBFCA) through the Section 106 compliance and permitting process with ACOE to help facilitate construction improvements along a 40-mile segment of the Feather River Levee in Sutter and Butte Counties. Led the effort to record, evaluate, and document historic built environment resources located in the project APE in consultation with ACOE and SHPO in compliance with the Programmatic Agreement (PA) for this specific project. The survey work resulted in the identification of 99 historic-era resources within the APE, which required evaluation under NRHP Criteria. Of the resources inventoried, 17 resources were found to be eligible for the NRHP. Two of these resources are linear water conveyance/flood control structures; the Feather River Levee and the Sutter-Butte Canal. Worked extensively with ACOE in the process of documenting the historic-era built environment resources located in the APE as well as preparing FOE analysis for significant built environment resources. Helped establish efficient and appropriate mitigation measures for properties adversely affected by the project. (2012–2016)

Fallin E. Steffen, MPS

ARCHITECTURAL HISTORIAN

Fallin Steffen (*FAL-in STEF-in; she/her*) is an Architectural Historian with 6 years' experience in historic preservation, architectural conservation, and cultural resource management in the Monterey Bay Area and Northern California. Ms. Steffen's professional experience encompasses a variety of projects for local agencies, private developers, and homeowners in both highly urbanized and rural areas, including reconnaissance- and intensive-level surveys, preparation of resource-appropriate and city-wide historic contexts, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and local designation criteria. Additionally, Ms. Steffen was appointed as a Commissioner to the Santa Cruz City Historic Preservation Commission assisting Santa Cruz City Staff with design review and conformance with the Secretary of the Interior Standards for proposed residential, commercial, and municipal projects involving historic properties. Ms. Steffen meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.



Education

*Tulane University,
New Orleans, LA
Masters of Preservation
Studies, 2015*

*University of California,
Santa Cruz, CA
B.A. History of Art & Visual
Culture, 2010*

Relevant Dudek Project Experience

CSU Chico, Master Plan EIR, Chico, California. The CSU Chico Master Plan is intended to update the most recent master planning document for CSU Chico from 2005, by planning for student enrollment, faculty and staff expansions, update campus facilities, emphasize open spaces, landscapes, and walkability, and promote student life experience. Additionally, the new master plan will provide for the CSU Chico College of Agriculture to provide leadership, basic and applied research opportunities, and a positive work environment for employees and students. The cultural resources study included a records search of the proposed project site plus a 0.5-mile radius; a pedestrian survey of the project site; archival and building development research for buildings located within the project site; evaluation of buildings for the NRHP, CRHR, California Historical Landmark, and local eligibility criteria and integrity requirements; and an assessment of impacts to historical resources in compliance with CEQA and PRC Sections 5024 and 5024.5 for state-owned resources. Ms. Steffen served as architectural historian and co-author of the cultural resources study. Her role in the preparation of the study included the required exterior survey of campus and university farm buildings and in some cases, interior survey fieldwork involving all buildings and structures on campus over 45 years of age scheduled for demolition and/or substantial alteration as part of Phase 1 and 2 of the proposed Master Plan. This project also entailed extensive archival research and the preparation of historic context covering the development of the CSU system and the CSU Chico campus, and the preparation of significance evaluations and accompanying DPR forms for each resource. (February 2020)

Bidwell and El Rancho Verde Parks Master Plan, Cities of Hayward and Union City, California. Served as architectural historian and co-author of the Cultural Resources Study. Dudek was retained by Carducci Associates to prepare a cultural resources study in support of the Bidwell and El Rancho Verde Parks Master Plan project

proposed by the Hayward Area Recreation Park Department and located in Alameda County. The study included a California Historical Resources Information System (CHRIS) records search of the project sites and a 0.5-mile radius buffer; a pedestrian survey of the subject properties for cultural resources; building development and archival research; recordation and evaluation of cultural resources identified within one property in the study area; and an assessment of potential impacts to historical resources in conformance with CEQA and all applicable local municipal code and planning documents. The former Bidwell School property and all associated buildings and structures were found not eligible under all NRHP, CRHR, and local designation criteria. The cultural resources study and efforts included exterior survey fieldwork of resources, archival building development research in local repositories, composition of appropriate historic context focused on the development of Post-war residential communities in the Bay Area, and historical significance evaluations for the resources in consideration of NRHP, CRHR, and local designation requirements. (May 2020)

Vista Woods Apartment Project, CEQA Compliance and HUD Permitting, Pinole, California. Served as architectural historian and co-authored the Built Environment Resources Inventory and Evaluation Report for the Vista Woods Apartment Project. The purpose of the project was to replace existing buildings on a development site comprising three parcels located in the City of Pinole, California with a new 4-story, 179-unit apartment complex providing affordable housing to seniors. As the project includes funding from the Department of Housing and Urban Development (HUD), the City of Pinole requested the document comply with Section 106 of the NHPA of 1966 and CEQA. Ms. Steffen authored the historical significance evaluation for 1106 San Pablo Avenue and its associated components. The significance evaluation determined that the property does not appear eligible for designation under NRHP, CRHR and local designation criteria. (August 2021)

123 Independence Drive Mixed-Use Project, Department of Community Development, City of Menlo Park, California. Served as architectural historian and co-author of the Historical Resources Evaluation Report. The Sobrato Organization retained Dudek to prepare a cultural resources study in support of the 123 Independence Drive Mixed-Use Project located in the City of Menlo Park. The study included a pedestrian survey of the subject properties for buildings and structures over 45 years of age; building development and archival research for the identified properties located within the project site; recordation and evaluation of cultural resources identified within the study area for the NRHP, CRHR, and local eligibility criteria and integrity requirements; and an assessment of potential impacts to historical resources in conformance with the California Environmental Quality Act (CEQA) and all applicable local municipal code and planning documents. Ms. Steffen's efforts included exterior survey fieldwork of the resources and archival building development research in local repositories. (December 2020–Present)

637 High Street Historical Resources Evaluation Report, Santa Cruz, California. Served as project manager and architectural historian for the project and authored the Historical Resources Evaluation Report. Dudek was retained by a private homeowner to complete a Historic Resources Evaluation for a residential property located in Santa Cruz, California. The report entailed archival building development research in local repositories and the composition of an appropriate historic context focused on the history of Santa Cruz, exterior survey fieldwork of the resources, and historical significance evaluations for the resources in consideration of NRHP, CRHP, and local designation requirements. The significance evaluation recommended that the property appears eligible for listing in the NRHP/CRHR under Criterion C/3 at the local level of significance. In addition, the property appears eligible for listing in the City of Santa Cruz Historic Resource Inventory under Criteria 1, 3, 4, 5, 6, and 7 for architectural merit, and a continued association with a significant architect and local individual who impacted the development of the City, as well as for its ability to accurately convey the integrity of design, setting, feeling, workmanship, and materials intrinsic to the design of an early twentieth century residential lot. (October 2020)

Appendix D

Coddington Mall SHPO Concurrence Letter

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



April 18, 2014

Reply In Reference To: FDIC_2014_0210_001

Perissa Clark
Senior Case Manager
FDIC
25 Jessie St. at Ecker Square, Suite 200
San Francisco, CA 94105

RE: New Bank Branch Bank of the West, at 260 Coddington Mall, Santa Rosa,
Sonoma County

Dear Ms. Clark:

Thank you for initiating consultation with me regarding your efforts for the above Bank of the West undertaking in compliance with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f), as amended, and its implementing regulation found at 36 CFR Part 800. You are requesting I concur that the above-referenced undertaking will not affect historic properties.

Bank of the West of San Francisco plans to relocate a branch to the above address at 260 Coddington Mall. The proposed branch building is located in a shopping center which was constructed in 1962.

FDIC has evaluated the subject property under National Register Criteria A and C and found it ineligible for the National Register.

I concur that the subject building, located at 260 Coddington Mall, Santa Rosa, Sonoma County, is not eligible under National Register Criterion A because the subject property appears to only have minor association with the development of northwest Santa Rosa and under Criterion C because the building is a modest example of the Modern architectural style and as a work of Welton Becket.

Having reviewed the information I concur that the undertaking as described will not affect historic properties. Be advised that under certain circumstances, such as an unanticipated discovery or a change in project description, you may have additional future responsibilities for this undertaking under 36 CFR Part 800.

Should you encounter cultural artifacts during ground disturbing activities, please halt all work until a qualified archaeologist can be consulted on the nature and significance of such artifacts.

April 18, 2014
Page 2 of 2

FDIC_2014_0210_001

Thank you for considering historic properties during project planning. If you have any questions, please contact Michelle C. Messinger, State Historian II of my staff at (916)445-7005 or at Michelle.Messinger@parks.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Carol Roland-Nawi, Ph.D." The signature is written in a cursive style with a large initial 'C'.

Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

CC: Barbara Jeung, Assistant Vice President & Senior Paralegal, Bank of the West

Appendix E

Department of Parks and Recreation 523 Form Sets

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 41 *Resource Name or #: (Assigned by recorder) Northgate Mall

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Marin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Novato Date 2021 T 2N ; R 6W of Sec ; B.M. Mount Diablo

c. Address Multiple Addresses: 1000, 1500, 2010, 6000, and 9000 Northgate Drive

City San Rafael Zip 94903

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 540004.01 mE/ 4206340.33 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Assessor's Parcel Numbers (APNs): 175-060-12, 175-060-66, 175-060-59, 175-060-67, 175-060-61, and 175-060-40

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Northgate Mall is located to the west of U.S. Highway 101 in the City of San Rafael, Marin County, California (refer to location map, page 3). The surrounding area is characterized by a combination of residential and commercial uses. The approximately 44.76-acre site is bound by Las Gallinas Avenue to the north, Northgate Drive to the west and south, and Los Ranchitos Drive to the east. *See Continuation Sheet

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Photograph 1. Overview of the Northgate Mall, view looking southwest, October 2021 (DSCN9402)



*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

1964-2010 (Parcel Quest 2021)

*P7. Owner and Address:

Merlone Geier Partners

3191 Zinfandel Drive,

Suite 23

Rancho Cordova, CA 95670

*P8. Recorded by: (Name, affiliation, and address) Fallin Steffen, MPS

Dudek

1102 R Street

Sacramento, Ca 95811

*P9. Date Recorded: 10/10/2021

*P10. Survey Type: (Describe)

Pedestrian

*P11. Report Citation: (Cite survey report and other sources or enter "none.") Dudek. August 2022.

Built Environment Inventory and Evaluation Report for the Northgate Town Square Project San Rafael, California.

*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): Sketch Map

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Northgate Mall *NRHP Status Code 6Z
Page 2 of 41

B1. Historic Name: Northgate Fashion Mall
B2. Common Name: Northgate Mall
B3. Original Use: 1-3 Story Commercial Building **B4. Present Use:** 1-3 Story Commercial Building
***B5. Architectural Style:** New Formalism (1955-1970); Post-Modernism (1970-1990); Modern Construction

***B6. Construction History:** (Construction date, alterations, and date of alterations)
Emporium Anchor Store: 1964; Northgate Mall Units 1, 2, 3, 4, and 5: 1964-1976; Sears Buildings (Sears Anchor Store, Sears Automotive Center, and Sears Seasonal Sales Building): 1972; Mall Enclosure: 1986; Kohl's: c.1986; Parking Garage: c.1986; Home Goods: c.1986; Rite Aid: c.2009; and Panera: 2010.

***B7. Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:**

B9a. Architects:

- Emporium Building and Mall Building Architect: Welton Beckett and Associates
- Emporium Building and Mall Building Landscape Architect: Lawrence Halprin
- Sears Buildings Architect: Parkin Architects, Engineers, and Planners, Los Angeles
- Mall Enclosure, Kohl's, Parking Garage, Home Goods, Rite Aid, and Panera Architects: Unknown.

***B10. Significance:** Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

As a result of Dudek's extensive archival research, field survey, and property significance evaluation, the Northgate Mall does not appear eligible for listing in the NRHP, the CRHR, or as a City of San Rafael landmark due to a lack of historical associations and architectural merit. As such, the Northgate Mall does not appear to be a historical resource for the purposes of CEQA and has been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

* See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes) None.

***B12. References:** * See Continuation Sheet

B13. Remarks:

***B14. Evaluator:** Fallin Steffen, MPS, and Kathryn Haley, MA.

***Date of Evaluation:** 8/17/2022

(This space is reserved for official comments.)

***See Enlarged Sketch Map on Page 4**

LOCATION MAP

Page 3 of 41 *Resource Name or # (Assigned by recorder) Northgate Mall

*Map Name: Novato and San Rafael *Scale: 1:24,000 *Date of map: 2021



SOURCE: USGS 7.5-Minute Series Novato & San Rafael Quadrangles

Location Map
Northgate Mall



SOURCE: Esri Daily World Imagery 2021, Marin County 2000



Sketch Map
 Northgate Mall

3a. Description (Continued):

The property boundary for the Northgate Mall encompasses six parcels containing a large commercial building (mall complex) flanked by several stand-alone buildings and landscaped spaces. The six parcels include: 1000 Northgate Drive (APN 175-060-12), 1500 Northgate Drive (APN 175-060-66), 5010 Northgate Drive (APN 175-060-59), 5800/7000 Northgate Drive (APN 175-060-67), 6000 Northgate Drive (APN 175-060-61), and 9000 Northgate Drive (APN 175-060-40) (Table 1).

Table 1. Parcels Located in the Northgate Mall Property Boundary

Address	APN	Property Description (Construction Date)
1000 Northgate Drive	175-060-12	Emporium Anchor Store (1964)
1500 Northgate Drive	175-060-66	Rite Aid (c.2009)
5010 Northgate Drive	175-060-59	Kohls (c.1986)
5800/7000 Northgate Drive	175-060-67	Northgate Mall Units 1, 2, 3, 4, 5 Buildings (1964-1972); Parking Garage (c.1986); Panera (2010)
6000 Northgate Drive	175-060-61	Home Goods (c. 1986)
9000 Northgate Drive	175-060-40	Sears Buildings [Sears Anchor Store, Sears Automotive Center, and Sears Seasonal Sales Building] (1972)

The Northgate Mall (Photograph 2) is comprised of six parcels containing a large commercial building (mall complex) flanked by several stand-alone buildings and landscaped spaces on approximately 44.76-acres. The complex was gradually developed and displays a variety of architectural styles and materials. The Emporium building (now a Macy's department store) anchors the northeastern end of the mall complex, and the southern end is anchored by the Sears building. Between these two anchor stores is the central axis of the indoor Northgate Mall. Detached from the mall complex is the Sears Automotive Center to the southeast, the Sears Seasonal Sales Building, the Parking Garage, Kohls, and Panera to the west, Rite Aid to the northeast, and the Home Goods store to the east. The Map IDs referenced in the text below correspond to the Sketch Map.

CONTINUATION SHEET

Property Name: Northgate Mall

Page 6 of 41



Photograph 2. Contextual Overview of the Northgate Mall, view looking west from Las Gallinas Avenue (Google Earth 2021)

Original Mall Construction

Emporium (1964)

The Emporium (A) building is a three-story, New Formalist-style commercial building designed by architect Welton Becket and completed in 1964 (Photograph 3). The square in plan building features broad horizontal massing highlighted by a two-story, columned balcony on the north elevation supported by simple square pilasters and recessed vertical panels of blue-green and yellow ceramic tile. The building is constructed from blue colored, rough-textured, split brick masonry walls and features a flat cornice roof that projects out over the building, forming deep eaves that mimic the contour of the building and feature scored details on the visible undersides. The building displays two formal entrances with three entries on the north and east exterior areas of the building. The once-formal entrances located on the west and south elevations are now obscured by the Mall Enclosure (F) (Photograph 4). Fenestration throughout the building is limited and includes fully glazed storefront entrances doors, metal entrance doors, metal sash transom windows, and metal sash storefront windows.

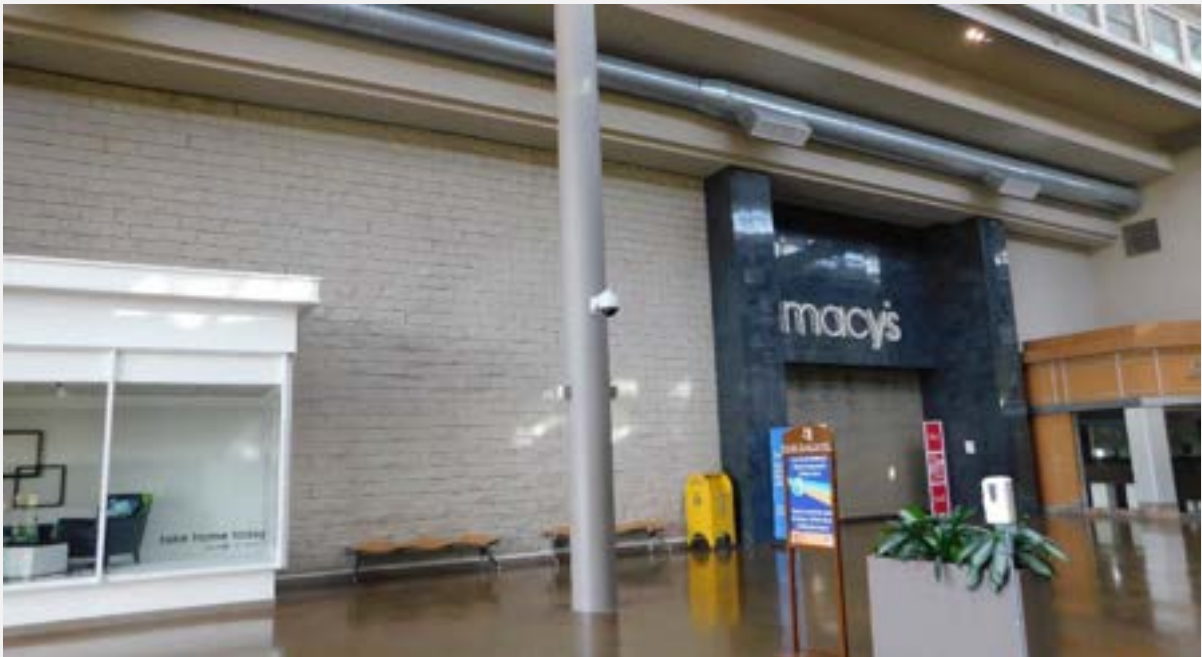
CONTINUATION SHEET

Property Name: Northgate Mall

Page 7 of 41



Photograph 3. Emporium: main (north) elevation, view to south (DSCN9373)



Photograph 4. Emporium: once exterior entrance located on the west elevation now enclosed, view to southeast (DSCN9385)

Identified Alterations

The following alterations to the Emporium building were observed during the intensive level survey. Unless indicated, the dates of these alterations are unknown:

- Mall Enclosure (F) enclosing the exterior areas of the west and south elevations (1986)

CONTINUATION SHEET

Property Name: Northgate Mall

Page 8 of 41

- Addition of non-original metal entrance doors
- Original 1964 exterior 'E' signage replaced with modern Macy's signage
- Reroofing

Northgate Mall Unit 1, Unit 2, and Unit 3 (1964)

The original Northgate Mall Units 1, 2, and 3 (B1, B2, and B3) are one-story commercial building units located to the west and south of the Emporium (A) building. The buildings were originally designed by architect Welton Becket as stand-alone buildings and completed in 1964. The individual exterior storefronts (Photographs 5 and 6) of these once separate buildings have been extensively modernized to the degree that the original appearance is no longer discernible. Presently, the units display a wide range of exterior materials including stucco, stone veneer, tile, and shingles. The interior-facing elevations have also been extensively altered following the 1986 Mall Enclosure (F) (Photograph 7).



Photograph 5. Northgate Mall Unit 1: West (main) elevation, view to southeast (DSCN9402)

CONTINUATION SHEET

Property Name: Northgate Mall

Page 9 of 41



Photograph 6. Northgate Mall Unit 2: east (main) elevation, view to southwest (DSCN9515)



Photograph 7. Northgate Mall Unit 1 and 2: Now enclosed space between Units 1 and 2, view to south (DSCN9388)

Identified Alterations

The following alterations to the Northgate Mall Units 1, 2, and 3 buildings were observed during the intensive level survey. Unless indicated, the dates of these alterations are unknown:

CONTINUATION SHEET

Property Name: Northgate Mall

Page 10 of 41

- Mall Enclosure (F) enclosing the exterior areas of the buildings (1986)
- Removal of original mansard roof structures
- Addition of non-original exterior siding, store front windows, and doors

Northgate Mall Unit 2 Expansion, Unit 4, and Unit 5 (1972)

The original Northgate Mall Unit 2 Addition, and Units 4 and 5 (B4, B5, and B6) are one-story commercial building units located to the west and south of Northgate Mall Units 1, 2, and 3 (B1, B2, and B3). The buildings were originally designed as stand-alone buildings and completed in 1972. The individual exterior storefronts (Photographs 8 and 9) of these once separate buildings have been extensively modernized and infilled to the degree that the original appearance is no longer clearly discernible beyond the mansard roof forms. Presently, the units are clad in stucco and feature wide, round, engaged columns. The interior-facing elevations have also been extensively altered following the 1986 Mall Enclosure (F) (Photograph 10).



Photograph 8. Northgate Mall Unit 4: West (main) elevation, view to southeast (DSCN9420)

CONTINUATION SHEET

Property Name: Northgate Mall
Page 11 of 41



Photograph 9. Northgate Mall Unit 5: East (main) elevation, view to northwest (DSCN9504)



Photograph 10. Northgate Mall Unit 4 and 5: Now enclosed space between Units 4 and 5, view to north (DSCN9443)

Identified Alterations

The following alterations to the Northgate Mall Unit 2 Addition, Units 4, and 5 buildings were observed during the intensive level survey. Unless indicated, the dates of these alterations are unknown:

CONTINUATION SHEET

Property Name: Northgate Mall

Page 12 of 41

- Mall Enclosure (F) enclosing the exterior areas of the buildings (1986)
- Infill of original windows and doors with stuccoed wall surface
- Addition of non-original exterior siding, store front windows, and doors

1970s Modifications

Sears (1972)

The Sears (C) anchor store building is a three-story Post-Modern style commercial building designed by Parkin Architects, Engineers and Planners, Los Angeles and completed in 1972 (Photographs 11 and 12). The rectangular in plan building features horizontal massing highlighted by thick, angled walls, with off-set arched indentations positioned over entrances, and a light grey masonry brick exterior with orange ceramic tile trim. The raised flat parapet obscures the expansive flat roof. The building displays three formal entrances with five full-light storefront entries which constitute the only visible fenestration on the exterior of the building. The west, south, and east elevations display formal entrances with the most ornate entrances. The north elevation is now obscured by the Mall Enclosure (F). A large loading dock attaches to the basement area of the west elevation (Photograph 13).



Photograph 11. Sears: South (main) elevation, view to north (DSCN9464)

CONTINUATION SHEET

Property Name: Northgate Mall

Page 13 of 41



Photograph 12. Sears: East elevation, view to west (DSCN9502)



Photograph 13. Sears: Entrance on north elevation, now enclosed, view to southeast (DSCN9440)

Identified Alterations

The following alterations to the Sears building were observed during the intensive level survey. Unless indicated, the dates of these alterations are unknown:

- Mall Enclosure (F) attached to north elevation (1986)

CONTINUATION SHEET

Property Name: Northgate Mall

Page 14 of 41

- Addition of non-original metal entrance doors
- Original 1972 'SEARS' signage replaced with modern Sears signage, now also removed

Sears Automotive Center (1972)

The Sears Automotive Center (D) was designed by Parkin Architects, Engineers and Planners, Los Angeles and completed in 1972 on the southeastern-most end of the Northgate Mall (Photograph 14). The building is rectangular in plan with a mansard roof sheathed in ceramic tile. The building is constructed from brick walls which feature a band of decorative orange tiles below the wide, wood-plank-clad eaves. Pilasters separate each of the windows located on the building's east (main) storefront elevation as well as windows and garage door openings on the north, west and south elevations. Fenestration consists of full-lite, metal entrance doors, metal sash transom windows, and metal sash storefront windows, and sectional garage entrance doors.



Photograph 14. Sears Automotive Center: East (main) and north elevations, view to southwest (DSCN9481)

Identified Alterations

The following alterations to the Sears Automotive Center building were observed during the intensive level survey. Unless indicated, the dates of these alterations are unknown:

- Replacement garage doors on north, west, and south elevations
- Original 1972 signage removed
- Addition of non-original metal entrance doors
- Repainted exterior brick

Sears Seasonal Sales Building (1972)

The Sears Seasonal Sales Building (E) was designed by Parkin Architects, Engineers and Planners, Los Angeles and completed in 1972 on the southwestern end of the Northgate Mall (Photograph 15). The building is rectangular in plan with a mansard roof sheathed in ceramic tile. The building is constructed from brick walls which feature a decorative bond on the south and west elevations. A band of ornamental orange tiles decorates the area below the wide, wood-plank-clad eaves. Pilasters

CONTINUATION SHEET

Property Name: Northgate Mall

Page 15 of 41

separate each of the buildings bays as well as the windows located on the building's east (main) and south storefront elevation. Fenestration consists of full-lite, metal entrance doors, metal sash transom windows, and metal sash storefront windows.



Photograph 15. Sears Seasonal Sales Building: West and south (main) elevations, view to northeast (DSCN9454)

Identified Alterations

The following alterations to the Sears Seasonal Sales building were observed during the intensive level survey. Unless indicated, the dates of these alterations are unknown:

- Original 1972 signage removed
- Addition of non-original metal entrance doors
- Repainted exterior brick

1980s to Present Modifications

Mall Enclosure (1986)

The Mall Enclosure (F) was designed by an unknown architect and completed in 1986. The enclosure consists of a gabled, metal-frame, glazed structure that was installed between the separate existing buildings of the Northgate Mall (Photograph 16). The structure connected and enclosed the once open-air areas of the Mall.

CONTINUATION SHEET

Property Name: Northgate Mall

Page 16 of 41



Photograph 16. Mall Enclosure: Detail of enclosure structure, view to south (DSCN9393)

CONTINUATION SHEET

Property Name: Northgate Mall

Page 17 of 41

Kohl's (c1986)

Background archival research did not identify the architect(s) responsible for designing the Post-Modern Style building presently occupied by Kohls (G). It was likely designed to reflect standardized plans when it was completed in 1986 (Photograph 17). The exterior of the rectangular in plan building is clad in brick veneer and tile. The southern elevation of the two-story building features a bridge to the adjacent Parking Garage (H) and the northeast corner elevation is connected to the Panera (K) building.



Photograph 17. Kohl's: South and West (main) elevations, view to northwest (DSCN9559)

CONTINUATION SHEET

Property Name: Northgate Mall

Page 18 of 41

Parking Garage (c.1986)

Background archival research did not identify the architect(s) responsible for designing the two-story Parking Garage (H) located between the Kohl's (G) and the Sears Seasonal Sales Building (E) (Photograph 18). According to a review of historical aerial photographs, this building was constructed circa 1986. No permits for the construction of the building were on file at the City of San Rafael. It features tile-clad square support columns and trellis details on the second level (NETR 2021).



Photograph 18. Parking Garage: West and north elevations, view to southwest (DSCN9423)

Home Goods (c.1986)

Background archival research did not identify the architect(s) responsible for designing the Home Goods (I) building located on the east edge of the Northgate Mall property (Photograph 19). According to a review of historical aerial photographs, this building was constructed circa 1986. No permits for the construction of the building were on file at the City of San Rafael. The square in plan building is constructed of concrete masonry units and features modern exterior including stucco and horizontal wood siding. A loading dock is located on the south elevation of the building (NETR 2021).

CONTINUATION SHEET

Property Name: Northgate Mall
Page 19 of 41



Photograph 19. Home Goods: West and north elevations, view to southwest (DSCN9533)

Rite Aid (c.2009)

Background archival research did not identify the architect(s) responsible for designing the Rite Aid (J) building located in the northeast corner of the Northgate Mall property (Photograph 20). According to a review of historical aerial photographs, this building was constructed circa 2009. No permits for the construction of the building were on file at the City of San Rafael. The building is relatively square in plan with no visible roof materials. Exterior cladding materials include stone veneer, brick veneer and stucco. Fenestration includes metal sash storefront doors and windows.



CONTINUATION SHEET

Property Name: Northgate Mall
Page 20 of 41

Photograph 20. Rite Aid: South and west elevations, view to northwest (DSCN9545)

Panera (2010)

Background archival research did not identify the architect(s) responsible for designing the Panera (K) building connected to the northeast corner of the Kohl's (G) building (Photograph 21). According to building permit information on file at the City of San Rafael, this building was constructed in 2010. The building is relatively square in plan with a gable roof and two-story tower detail clad in composition roof material. Exterior cladding materials include stucco and wood trellises. Fenestration includes metal sash storefront doors and windows (Permit B0901-069).



Photograph 21. Panera: South and west elevations, view to northwest (DSCN9562)

***B10. Significance (Continued):**

Historic Context

Historical Overview of Marin County

Post-contact history for the State of California is generally divided into three periods: the Spanish Period (1769-1822), Mexican Period (1822-1848), and American Period (1848-present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican-American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period (1769-1822)

Despite early exploration of the San Francisco Bay in the 16th century by British explorer, Sir Francis Drake, the present-day territory of Marin County was first encountered by Spanish

CONTINUATION SHEET

Property Name: Northgate Mall

Page 21 of 41

Lieutenant Juan de Ayala in 1775 when he led a military reconnaissance expedition into the San Francisco Bay. During this expedition, Ayala named the current San Rafael Bay, *La Bahía de Nuestra Señora Rosario de la Marinera*, meaning "Bay of Our Lady of the Mariner's Rosary." Although several theories exist regarding the origins of the name for Marin County including its association with a famous Native American chief named Marin, or perhaps a neophyte ferryman known as "El Marinero," or if the name is simply derived from the Spanish word *Marinera*, meaning 'mariners' or 'sailors,' the origin of the County name remains an unanswered question (Hoover et al. 2002: 182; Munro-Fraser 1880: 88, 96; Gudde 2004: 228).

Beyond exploration, a major emphasis during the Spanish Period in California was the construction of missions and associated presidios to convert the Native American population to Christianity and integrated communal enterprise. Mission San Francisco de Asís, commonly known as Mission Dolores, was established in San Francisco in 1776. By the early 19th century, the high rate of death among the Native American neophytes at Mission Dolores prompted a provisional move across the bay to what was believed to be a more beneficial climate on a site within the modern city of San Rafael. Initial settlers to this new area indicated that the move was advantageous for the Native American population, which prompted the establishment of Mission San Rafael Arcángel in 1817. Initially the Mission was considered only an *asistencia*, or 'attendant' to Mission Dolores, but by 1823, it had been colloquially recognized as an independent mission site (Hoover et al. 2002: 182, 352).

Outside of the Mission sites, several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. In 1783, Pedro Fages served as the fifth Governor of Alta California and was given permission from the King of Spain to make land grants in California as an incentive to settlers to form pueblos or towns. The majority of these Spanish-era land grants were presented to Spanish military officers following the conclusion of their life-long military service.

Mexican Period (1822-1848)

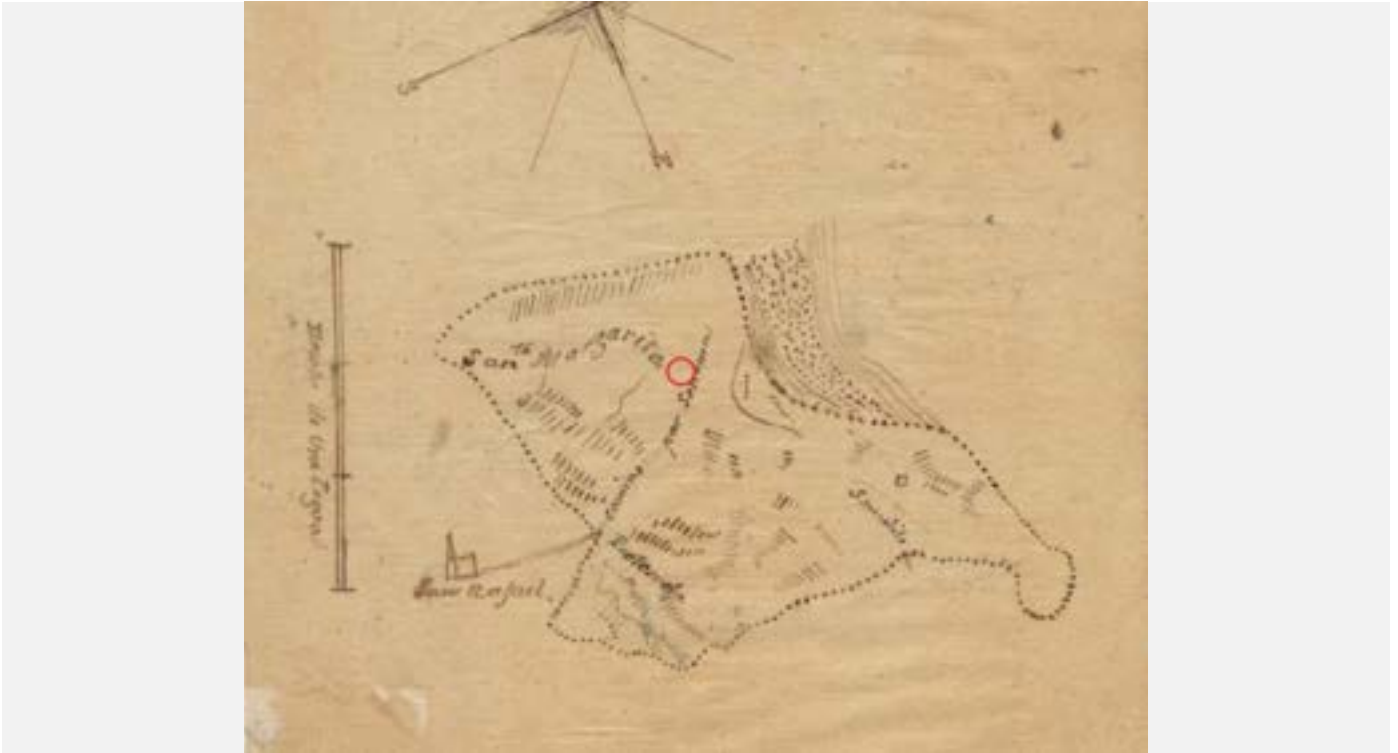
After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants. In addition to eliminating the system of Spanish nobility in California, the Spanish missions across the territory were secularized during this period. The secularization of the Spanish Missions meant that all communal mission property was placed in a trust with the intention of being eventually returned to the local Native American population (Koch 1973: 10; Lehmann 2000: 4).

Extensive land grants called 'Ranchos' were established in the interior during the Mexican period, in part to increase the population inland from the more settled coastal areas where the Spanish first concentrated their colonization efforts. During the supremacy of the ranchos in the Mexican period (1834-1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. The number of non-native inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. Land grants to citizens covered the majority of present-day Marin County. The Northgate Mall site forms a portion of the Rancho San Pedro, Santa Margarite, Y Las Gallinas granted by Governor Micheltorena to Timothy (Timoteo) Murphy in 1844 (Photograph 22). Murphy was an Irish immigrant who arrived in Monterey, California in 1828 to oversee the shipment of beef for Hartnell and Company. While there, Murphy became acquainted with General Mariano Vallejo, who not only considered him as a possible son-in-law, but appointed him the administrator of the now secularized Mission San Rafael Arcángel in 1837. Murphy received his grant to the Rancho San Pedro, Santa Margarite, Y Las Gallinas during his tenure as the Mission's administrator prior to his death in 1853 (Hoover et al. 2002: 186, Munro-Fraser 1880: 191, 188; Gudde 2004: 343).

CONTINUATION SHEET

Property Name: Northgate Mall

Page 22 of 41



Photograph 22. Diseño del Rancho San Pedro, Santa Margarita Y Las Gallinas with the approximate location of the Northgate Mall outlined in red, Created by United States District Court, c.1840s (UC Berkeley, Bancroft Library).

American Period (1848–Present)

Mexican control of California was brief, and the territory became part of the United States following the end of the Mexican-American War with the Treaty of Guadalupe Hidalgo in 1848. This ushered California into its American Period. Marin was designated as one of the 27 original counties of California on February 18, 1850. On September 16, 1850, the County had a population of 323 people and was divided into four townships: Bolinas, Novato, San Rafael, and Sausalito (Hoover et al. 2002: 182; Marin Independent Journal 2018).

Prior to California becoming a state in 1850, the discovery of gold in 1848 prompted a massive influx of fortune seekers who steadily flooded into the rural counties throughout Northern California. Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the economy through the 1850s. After the Gold Rush began in Northern California in 1848, cattle were no longer desired mainly for their hides but also as a source of meat and other goods to support the influx of people seeking gold. The mild climate of Marin County became known for its ability to support the production of a wide selection of dairy products, most desirable of which was butter (Munro-Fraser 1880: 125, 135, 160).

While dairy production continued as the leading industry of the various townships in the County, agriculture also benefited from the fertile soil and temperate climate in the valley areas of the County. The principal crops in Marin County consisted of beets, potatoes, grains, and vine fruit. Lumber also formed an early industry in the County but became less common by the 1880s. Mining also emerged as an early, but short-lived industry in the County in the mid-19th century with the discovery of copper near Bolinas township in 1863. Speculation about the value of Marin County land rising if a reliable connection to San Francisco could be established encouraged a number of ferry companies. The Sausalito Land and Ferry Company began operations in 1868 and eventually was purchased by the Southern Pacific Railroad (Munro-Fraser 1880: 264, 272-3, 282-3).

CONTINUATION SHEET

Property Name: Northgate Mall

Page 23 of 41

As Marin County progressed into the 1900s, dairy and agriculture continued as the region's most prominent economic drivers, supporting a general population of 15,702 in 1900. An influx of more than 10,000 refugees from San Francisco reestablished their lives in Marin County following the devastating effects of the 1906 earthquake. This caused the population of the County to grow to 25,114 people by 1910. During this period, Marin County was still only accessible from San Francisco via ferry. The idea of a bridge across the strait was first proposed in 1916 but did not realistically take hold until the 1920s. New manufacturing jobs throughout the Bay Area following the end of World War I prompted the population of the County to nearly double from 27,342 residents in 1920 to 52,907 by 1940. During this period, construction on the first bridge connecting Marin County to San Francisco, the Golden Gate Bridge, was initiated in 1933 and completed in 1937 (Bay Area Census 2021a; FHA 2017).

The proximity of Marin County to major business and manufacturing centers in San Francisco and the Bay Area caused another population surge following the end of World War II. In 1950, the County maintained a population of 85,619; by 1960, that number had risen to 146,820. This large swell in population was supported by the completion of numerous large-scale "bedroom" residential developments throughout the County which sought to provide housing and associated amenities for the burgeoning surplus of Bay Area residents. Population growth in the County continued in the ensuing decades, reaching 206,038 by 1970 and 247,289 by 2000. Presently, management occupations, sales occupations, and office and administrative support are the key industries that provide the economic base for the County's 258,826 residents (Bay Area Census 2021b, 2021c, and 2021d; DataUSA 2021).

Historical Development of the City of San Rafael

The City of San Rafael began its development with the establishment of the Mission San Rafael Arcángel in 1817. After being appointed the administrator of the now secularized Mission in 1837, Timothy Murphy was granted a section of land adjacent to the Mission in 1839 at the present intersection of Fourth and C Streets. The adobe residence Murphy completed on this grant was the first building completed in San Rafael that was not related to the establishment of the Mission. In 1850, San Rafael was named the seat of Marin County and a town plat was laid out by surveyors, Myers and McCullough, that consisted of 300-foot square blocks.

Following Murphy's death in 1853, his home served as the County Court House until the new Marin County Courthouse building was completed in 1871. The City of San Rafael was incorporated three years later in 1874. In 1875, the narrow-gauge, North Pacific Coast Railroad was completed, providing an ease of travel to between the Cities of Sausalito and Tomales, which had been formerly impeded by the rugged terrain of the County (Munro-Fraser 1880: 325; Gebhard et al. 1985: 227; Gudde 2004: 343; Hoover et al. 2002: 185-6).

The development of San Rafael during the twentieth century closely mirrored development patterns featured elsewhere in the County of Marin, which were largely characterized by residential expansion that supported the economic growth in San Francisco and other manufacturing locales in the Bay Area. As transportation corridors such as the Golden Gate Bridge were completed in the early twentieth century, the city developed into a bedroom community for these proximate centers of economic activity. Precipitated by growth throughout the Bay Area in the period during and following World War II, the population of the city rose from 13,848 citizens in 1950 to 20,460 citizens by 1960. Census data indicates that the jump in population was supported by the construction of new suburban housing developments along U.S. Highway 101 in unincorporated areas of Marin County that were gradually annexed to San Rafael. The rate of growth continued to accelerate during the 1960s, and the population reached 38,977 citizens by 1970. This suburban expansion prompted the corresponding development of regional commercial centers to support the populations located there. In 1964, the Northgate Mall, an open-air regional shopping mall, was developed to support the growing population of the Terra Linda neighborhood in North San Rafael (Bay Area Census 2021e, 2021f, 2021g; City of San Rafael 2021a: 4-52).

By 2000, the city's population had risen to 56,063 with the majority of open space lots seen in the 1960s infilled with single-family residences, apartment complexes, and commercial properties. As of 2019, the population of San Rafael has remained consistent, with 58,775 people residing in the city who are principally employed in management and professional occupations, sales and related occupations, or customer service occupations (Bay Area Census 2021h; DataUSA 2022).

CONTINUATION SHEET

Property Name: Northgate Mall

Page 24 of 41

Development of the Northgate Mall

The Northgate Mall is located in the North San Rafael Town Center subarea of North San Rafael, a commercial area initially developed in the late 1950s including retail, automotive, service, and office uses. The North San Rafael Town Center includes the Northgate Mall (1964) at its core along with the Northgate One and the Northgate Three shopping centers (City of San Rafael 2021a: 4-55). Following the construction of the Emporium building in 1964, the Northgate Mall was expanded in multiple stages over the course of a 46-year development period. In addition to physical redevelopment projects, the property has been referred to by multiple names within its history including the Northgate Regional Shopping Center, the Northgate Shopping Center, and the Northgate Mall. For the purposes of this report, the property will be called the Northgate Mall, which includes the six parcels. The Map IDs referenced in the text below correspond to the Sketch Map.

Between the 1930s and 1960s, the Northgate Mall (property) was primarily open space. In 1962, the Draper Company announced plans for the construction of a 400,000-square-foot shopping center on the west side of U.S. Highway 101 that would include a 200,000 square-foot branch of the Emporium department store as an anchor store. A newspaper article in the Daily Independent Journal in 1962 indicates that a preliminary conceptual design for the open-air regional shopping center was drafted by architect Welton Beckett & Associates and landscape architect Lawrence Halprin. The article included a conceptual rendering of the future mall completed by Welton Beckett & Associates (Photograph 23). No final or as-built plans illustrating the ultimate design of the mall were uncovered during research. The complete Halprin design schematics of the landscape architecture are housed at the University of Philadelphia Architectural Archives and were not available for digital review at the time of conducting work on this report. As such, it is unclear what the landscape design plans completed by Halprin as part of the construction of Northgate Mall originally entailed. Overall, the property was initially expected to be developed in phases between 1963 and 1969, and it was originally conceptualized to include two department stores and 50 small retail stores and offices clustered around common pedestrian pathways at the interior with parking at the exterior of the site (Daily Independent Journal 1962a: 1,4; 1962b: 1; Marin Independent Journal 2014: B2).



Photograph 23. Preliminary conceptual design of the Northgate Mall by Welton Beckett & Associates (Daily Independent Journal 1962a: 1)

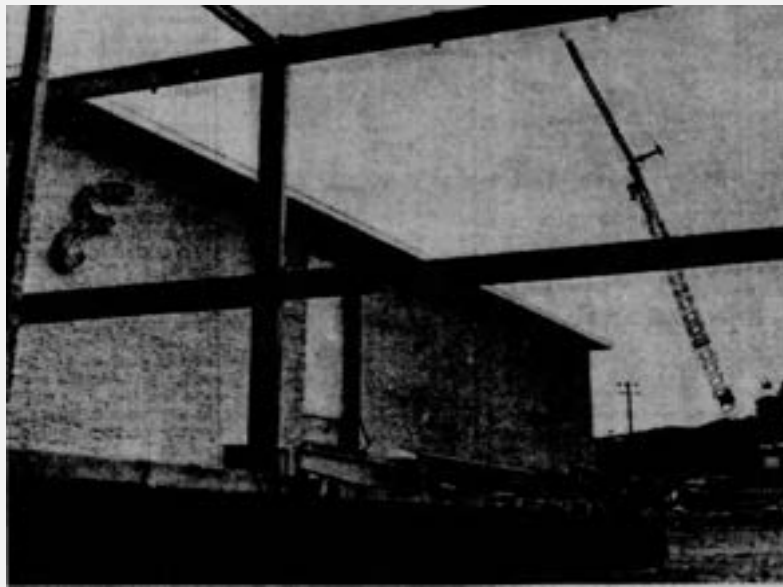
The first phase of the property's development began in 1963 with the construction of a 200,000 square-foot Emporium Department store (Sketch Map ID A) at the northwestern corner of the Northgate Mall. Completed in June 1964, the three-story, New Formalist-style building was designed by architect Welton Beckett & Associates and was constructed from reinforced blue colored, rough-textured, split brick masonry walls with panels of blue-green and yellow ceramic

CONTINUATION SHEET

Property Name: Northgate Mall

Page 25 of 41

tile. A two-story, columned balcony adorned the northern elevation below a flat cornice that projected out 8 feet from all sides of the building (Photograph 24). Consistent with twentieth century department store planning, the Emporium building had very few exterior window displays, instead favoring a select few exterior window-box display cases and interior displays in each department. The interior plan of the building included two main floors, a smaller third floor used for stock storage and the maintenance department, and a furnished customer patio surrounded by glass-sided escalators. Also, in keeping with the times, the large store was constructed with abundant customer parking surrounding it on the west, north and east (Daily Independent Journal 1963: 17; 1964a:12; 1964b: 6; 1964c: 46; 1964d: 1, 4).



Photograph 24. Partial view of the Emporium Department store building south elevation (Daily Independent Journal 1964b: 6)

At the time of the grand opening of the Emporium department store on June 26, 1964 (Photograph 25), Units 1, 2 and 3 (Sketch Map IDs B1, B2, and B3) were still under construction. The new units were officially opened March 11, 1965 (Photograph 26) and were initially occupied by 22 additional businesses including Roos-Atkins, Kutsuris Restaurant, Loana, Ltd., Stern's Luggage, Leed's Shoes, H. Liebes, Chandler's Warp and Woof, Frank More Shoes, Inc., City of Paris, Parson's Optical, Bank of America, Hasting's, Modern Eve, Granat Bros., Sommer and Kaufman, House of Nine, See's Candies, Stribley's (china and silver), Perlick Costume Jewelry, Gallenkamp's Shoes, Florsheim Shoes, and Golden Men's and Boy's Wear. The landscaping designed by Halprin on the site included a combination of raised natural stone planters and low planted areas bordered by concrete surrounds in the main and secondary corridors between the units. These landscaped areas were planted with a combination of deciduous and evergreen trees surrounded by flowering bushes and plants (Photograph 27). Long, slatted, wooden benches were situated regularly throughout the space to provide respite for shoppers. A sculptural concrete fountain flanked by light posts occupied the central plaza between the Emporium building, Unit 1, and Unit 2 (Sketch Map IDs A, B1, and B2) (Photograph 28), and a circular fountain was situated north of Unit 1 (Sketch Map ID B1) (Daily Independent Journal 1964b: 6; 1964f: 8; Marin History Museum 2012: 36-37; Marin Independent Journal 2014: B2).

CONTINUATION SHEET

Property Name: Northgate Mall

Page 26 of 41



Photograph 25. Detail of a photograph showing the Emporium Department store opening ceremonies on June 26, 1964. (Courtesy of the Marin History Museum Historic Photograph Collection)



Photograph 26. Detail of a historical aerial photograph looking southwest at the Northgate Mall as it appeared in 1965 with the Emporium building at the left foreground flanked by Northgate Mall Units 1, 2, and 3. (Courtesy of the Marin History Museum Brady Collection)

CONTINUATION SHEET

Property Name: Northgate Mall
Page 27 of 41



Photograph 27. View of the Northgate Mall main corridor circa 1970 looking north showing the landscape plan designed by Halprin, including the raised natural stone planters and long, slatted wood benches (Courtesy of the University of Pennsylvania Stuart Weitzman School of Design Architectural Archives, Lawrence Halprin Collection)



Photograph 28. View of Northgate Mall main corridor circa 1970 looking south showing a detail of the sculptural fountain in the central plaza (Courtesy of the University of Pennsylvania Stuart Weitzman School of Design Architectural Archives, Lawrence Halprin Collection)

Modifications and expansion of the Northgate Mall began in 1972. This second major phase of development took place south of the original core facility on the remaining 10 acres of the

CONTINUATION SHEET

Property Name: Northgate Mall
Page 28 of 41

property. Sears and Roebuck began construction on a 225,000 square-foot Sears Department store (Sketch Map ID C). The two-story, Post-Modern-style building was designed by Parkin Architects, Engineers, and Planners of Los Angeles; the project engineers were Simpson, Stratts, and Associates of Santa Francisco. The building was constructed by Williams and Burrows contractors of Belmont and featured angled walls, thick, arched indentations, and a light grey brick exterior with orange ceramic tile trim (Photograph 29). The interior plan of the building included two main floors and a basement. The main Sears building was supplemented by a stand-alone automotive service building (Sketch Map ID D) (Photograph 30) and seasonal sales building (Sketch Map ID E). In addition to the 2,323 parking stalls surrounding the existing areas of the Northgate Mall, development of the Sears building entailed the installation of another 700 parking spaces (Daily Independent Journal 1972: 3).



Photograph 29. Drawing of the Sears Department store building planned for the southern end of the Northgate Mall, 1972 (Daily Independent Journal 1972: 3)



Photograph 30. Photograph of the Sears Automotive Service Center building under construction at the southern end of the Northgate Mall, 1972 (Daily Independent Journal 1972: 3)

The Northgate Mall Unit 2 Addition, and Units 4 and 5 (Sketch Map IDs B4, B5, and B6) were also completed during this development phase. The one-story buildings provided a connection between the buildings completed during the first phase of development in 1964 and the new Sears Department

CONTINUATION SHEET

Property Name: Northgate Mall
Page 29 of 41

store and offered new space for smaller retail shops (Photograph 31) (Daily Independent Journal 1972: 3).



Photograph 31. Detail of a historical aerial photograph in 1972 showing Units 4 and 5 between the nearly completed Sears buildings at the far left and the original 1964 sections of the Northgate Mall at right (Courtesy of the Marin History Museum Brady Collection)

Following the development of the Sears buildings and the two new units in 1972, historic aerial photographs and building permits issued by the City confirm suggest that the property remained relatively unchanged until 1986. At this time, the Northgate Mall underwent a large-scale enclosure and expansion redevelopment, which resulted in the destruction of the original design (Photograph 32). The once open-air center pedestrian walkways that were key features of the original mall concept by Welton Beckett & Associates and that featured Halprin's landscape design elements were eliminated by a process of connecting all of the buildings through enclosure of the original open air areas with metal-framed glass ceiling panels (Sketch Map ID F). The result was that all of the original 1964 and 1972 buildings were connected and joined into a single unit, essentially creating a new, massive building. The landscaped areas in the main and secondary corridors of the mall designed by Halprin were completely removed during this renovation. The original exterior concrete aggregate walkways were replaced with interior flooring punctuated by palm trees.



Photograph 32. Historic aerial comparison of Northgate Mall in 1972 (left) and a current view following redevelopment including enclosure and site expansion in 1986 (right) (Courtesy of the Marin History Museum Brady Collection; Google Earth 2021)

Three new free-standing buildings were also added to the property during this redevelopment period including a department store building, currently occupied by Kohl's (Sketch Map ID G); a parking

CONTINUATION SHEET

Property Name: Northgate Mall

Page 30 of 41

garage (Sketch Map ID H) to the west of the main Northgate Mall; and another store to the east that presently houses Home Goods (Sketch Map ID I). According to permit research, the mall underwent another large-scale exterior remodel in 2008, which resulted in modifications to exterior storefront walls to accommodate signage and designs based on modern brand recognition including BJ's restaurant, Chipotle, and Peet's Coffee & Tea. The interior landscaping installed during the 1986 (not associated with Halprin) redevelopment has been removed, although it is not clear if this change was made as part of the 2008 renovation work or earlier. Subsequent building additions to the property include the development of a Rite Aid in 2009 (Sketch Map ID J) in the northeastern corner of the site and the addition of a Panera franchise store (Sketch Map ID K) onto the eastern elevation of the Kohls department store in 2010. Today, only fragments of the original 1964 Northgate Mall construction remain at the site (Permits 24693 and B0805-040; Marin History Museum 2012: 37).

Northgate Mall Architectural Styles and Property Type

Architectural Style: New Formalism (1955-1970)

The Emporium building designed by Welton Beckett and Associates and completed in 1964 employs a New Formalist design. New Formalism developed during the 1950s as a response to rigid, inflexible characteristics dictated by the International Style. The new style sought to explore classical architectural elements and forms in monumental size and stature but fabricated from the innovative modern building technologies advanced by the International Style during the preceding decades. New Formalism was frequently employed for civic and institutional architecture during the 1950s and 1960s due to its playful yet striking colossal forms (McAlester 2018: 662; Fung Associates 2011: A-6).

Characteristics of the New Formalism style include:

- Architectural reference to Classicism, such as use of evenly spaced columns, repetitive patterns, arches and use of decoration
- Symmetry
- Monumental scale
- Formal landscape; often use of pools, fountains, sculpture within a central plaza
- Use of traditionally rich materials, such as travertine, marble, and granite or man-made materials that mimic their luxurious qualities

Architectural Style: Post-Modernism (1970-1990s)

The Sears department store designed by Parkin Architects, Engineers, and Planners and completed in 1972 displays elements associated with the Post-Modern style of architecture. Post-Modernism developed during the late 1960s as a stark response to the popularity of modernist architecture, which customarily disregarded the use of traditional architectural language in its designs. Post-Modernism embraced a diverse stance on stylistic representation that sought to combine the vocabulary of traditional classical forms present in the architecture of the Italian High Renaissance and Baroque periods, the eighteenth-century French, German, and English Rationalists, and early twentieth century Classicism with the newer architectural language generated by modernism. This resulted in eclectic buildings "...that displayed a knowledge of Modernism, but also playful, whimsical, applications of Classical elements" (Getty 2004). Conventional symmetry and proportions associated with classic forms are rarely present, although classical features such as the column, arch, and entablature are commonly employed. These elements, however, are rarely at the heart of the design aesthetic and often are paradoxical in application to the overall design. Examples of Post-Modern architecture range widely in style, owing to the wholly contradictory and eclectic theory at the center of the style's aesthetic. Post-modernism, like Modernism, also extends beyond the realm of architecture into other practices including painting, photography, and philosophy (Getty 2004; Gebhard et al. 1985: 582-3; Do.co.mo.mo_US 2020).

Characteristics of the Post-Modernism style include:

CONTINUATION SHEET

Property Name: Northgate Mall

Page 31 of 41

- Architectural reference to classical forms on modern, playful architectural forms
- Lack of traditional classical symmetry and proportions
- Pronounced entablatures and projecting cornices
- Use of columns, usually the Tuscan order
- Use of arches, typically with overly defined voussoirs and keystones
- Use of lunette and circular windows
- Defined entrances demarcated by columns, piers, arches, and entablatures

Property Type: Open-Air Regional Shopping Center (circa 1950-1990)

After World War II, Americans throughout the United States and in the Greater Bay Area became heavily reliant on automobile travel and were no longer restricted to shopping in downtown urban centers. New settlement patterns away from urban centers introduced new building types around residential tracts, including the open-air regional shopping center. As shopping centers were planned to serve multiple regional markets rather than any one specific post-war suburb, they were typically located at a highway or freeway interchange outside of traditional metropolitan centers. Stores located outside downtowns had lower overhead, rent, and taxes, making these locations attractive options for developers to build larger buildings than those in downtown areas. Additionally, developers were able to dedicate more land for parking, which had become a major complaint of shoppers in urban areas. To attract motorists, developers began clustering related stores and offered a generous amount of free, off-street parking (Longstreth 1998: 222, 2010: 171; HRG 2007: 36; Rogers 2001: 462).

Initially, these shopping centers were oriented towards a large-front parking lot, but by the late 1950s, it became more popular to orient stores along an inner pedestrian pathway. In certain areas in the County, year-round mild weather allowed these centers to be open-air with no roof. A centralized pedestrian promenade cut the walk distance from one end of the center to the other by at least half. An additional advantage was it made the complex feel more compact and navigable to the shopper. Instead of parking in front of one store, shopping, and leaving the center, the inter walkway encouraged shoppers to pass by other businesses and potentially continue shopping. Patrons were completely separated from their automobiles and shopping in what seemed like an entirely different world. Parking was distributed around the shopping center accessed by paths between the car lot and the center. The evenly distributed parking spaces kept the walking distance to about 300 feet, which became the industry standard (Longstreth 1998: 299, 462, 2010: 187).

Regional shopping centers contained at least one large branch of a major department store, also called anchor stores, such as the May Co., Sears, Macy's, JC Penney, and Bullock's. Other stores included specialty outlets with more than 40 units serving a population of generally over 100,000 people. Anchor stores were typically located at either side of the center to encourage movement between the two (Longstreth 1998: 222, 2010: 191).

The regional shopping center was a common architectural typology that was pervasive throughout the retail industry for over four decades in California and the United States. As early as the 1950s and 1960s, but particularly during the 1970s and 1980s, customer preferences shifted away from the familiar and ubiquitous, small-scale regional shopping center towards enclosed multi-level shopping gallerias. These covered forms mimicked the "high, glass-vaulted shopping arcades, or gallerias, in London, Milan, Paris and Other European cities . . . [and came to be known] by mall trade organizations as EMACs - Enclosed Malls Air Conditioned" (Rogers 2001: 463). To keep pace with the emerging multi-level shopping gallerias, many regional shopping centers like the Northgate Mall underwent large-scale renovations which included enclosures of the original, open-air design. By the 1990s, centers had lost their monopoly on consumer desire and were viewed as "artificial and monotonous and predictable" (Newman 1999). Centers were either demolished or renovated in the 1990s with a common alteration being the enclosure of open-air centers to modernize them and resemble the more popular multi-level shopping galleria (Longstreth 1998: 307, 2010: 247-250; HRG 2007: 54-55; Rogers 2001: 462-463).

Characteristics of the Open-Air Regional Shopping Center design:

- Inward facing orientation

CONTINUATION SHEET

Property Name: Northgate Mall

Page 32 of 41

- Roofless center pedestrian walkway
- Large surface parking lots surrounding the building
- Anchor stores on either end
- Disconnection from the street
- Designed to appear as a single unit with a unifying design
- Few low-key openings and signs
- One to two stories in height
- Boxlike massing
- Located outside urban centers
- Architectural styles including: Mid-Century Modern, Vernacular Modern, and New Formalist

Northgate Mall Architects

Emporium Building and Mall Architects: Welton Beckett & Associates (1949-1969)

Welton Becket was born in Seattle, Washington in 1902. Becket studied architecture at the University of Washington with Walter Wurdeman. In 1933, Becket and Wurdeman moved to Los Angeles. The pair formed a partnership with Architect Charles Plummer and named their firm Plummer, Wurdeman and Becket. The firm's early work included designing restaurants and shops. In 1935, the firm became well known for their Streamline Moderne-style Pan Pacific Auditorium in Mid-City, California. After Plummer's death in 1939, the remaining duo continued under the name of Wurdeman and Becket. The pair designed defense facilities and housing until the end of World War II. When large-scale plans were approved across the country, Wurdeman and Becket received a plethora of new projects including department stores and office buildings in downtown Los Angeles (Los Angeles Conservancy 2020a; PCAD 2021a).

After Wurdeman died unexpectedly in 1949, Beckett renamed the architectural firm Welton Becket and Associates. Operating as Welton Becket and Associates, Becket designed iconic buildings including the Capitol Records tower (Hollywood, California, 1956) and The Music Center of Los Angeles County (Los Angeles, California Civic Center, 1964-1967). The Music Center exemplifies Becket and Associates' philosophy of Total Design. The firm designed the Center in totality, from the site plan to the final fixtures. Over Becket's career he designed and oversaw the construction of over a hundred projects. Becket passed away in 1969. His firm continues to operate as Ellerbe Becket, a division of AECOM (Los Angeles Conservancy 2020b).

Select list of works by Welton Beckett and Associates:

- The Beverly Hilton, Beverly Hills, 1955
- Parker Center/Police Facilities Building, Los Angeles, 1955
- Capitol Records Tower, Los Angeles, 1956
- Santa Monica Civic Auditorium, Santa Monica, 1958
- Peterson Automotive Museum, Los Angeles, 1962
- Cinerama Dome, Los Angeles, 1963
- Music Center of Los Angeles County, Los Angeles, 1967
- Beverly Wilshire Hotel Addition, Beverly Hills, 1969
- Equitable Tower, Los Angeles, 1969
- Pomona Civic Center, Pomona, 1969

Select list of works by Welton Beckett and Associates in the Bay Area:

- Hillsdale Shopping Center, San Mateo, 1954-1967
- Stanford Shopping Center, Stanford, 1957
- Bethlehem Steel Corporation, Pacific Coast Division, Headquarters Building, San Francisco, 1959
- Kaiser Center Building, Oakland, 1959
- The Meadows, Marinwood, 1965

CONTINUATION SHEET

Property Name: Northgate Mall

Page 33 of 41

- Serramonte Center, Daly City, 1967
- Cathedral of the Crossroads, Castro Valley, 1969
- Aetna Life and Casualty Company Building, San Francisco, 1969
- Mutual Benefit Life Insurance Company Building, San Francisco, 1969

Emporium Building and Mall Building Landscape Architect: Lawrence Halprin (1916–2009)

A 1962 newspaper article introducing the design of the future Northgate Mall indicated that Lawrence Halprin would be the landscape architect for the Northgate Mall. The complete design schematics of the landscape architecture design produced by Halprin for the Northgate Mall are housed at the University of Philadelphia Architectural Archives and were not available for digital review at the time of this Project. As such, it is unclear what the landscape design plans completed by Halprin as part of the construction of Northgate Mall fully entailed. Furthermore, Halprin biographies researched as part of this Project did not include a reference to the Northgate Mall, suggesting that although documentation of Halprin's involvement in the project is known, the project is not considered a prominent one in the context of his body of work (Daily Independent Journal 1962a: 1, 4; Los Angeles Conservancy 2020c: n.p.).

Lawrence Halprin was born on July 1, 1916, in New York City and raised in Brooklyn, New York. Following the completion of a Plant Sciences degree from Cornell University in 1939, Halprin completed a Master of Science in horticulture in 1941 from the University of Wisconsin. Continuing his interest in landscapes, Halprin enrolled in the Harvard Graduate School of Design's Bachelor of Landscape Architecture program in 1942, where he studied under famed landscape architect, Christopher Tunnard. Following the end of World War II where Halprin served on the Pacific front, he returned to the United States in 1945 and secured a job in the San Francisco studio of landscape architect Thomas Church until 1949 (Cultural Landscape Foundation 2016a, 2016b, 2020; PCAD 2021b; Los Angeles Conservancy 2020c: n.p.).

Following his departure from Church's studio, Halprin established his own practice in San Francisco in 1949, known as Lawrence Halprin and Associates. Jean Walton, Donald Carter, Satoru Nishita, and Richard Vignolo were among the staff members hired by Halprin. His early work alongside notable Bay Area architects such as William Wurster included residential gardens and small, post-war housing developments. As time went on, his portfolio grew to include campus master plans, suburban shopping malls, and urban landscape design (Cultural Landscape Foundation 2016a, 2016b, 2020; PCAD 2021g; Treib 2012: 22). In the 1960s and 1970s, Halprin and Associates designed several monumental fountains situated in urban landscapes. These installations are among the most well-known Halprin designs. Overall, Halprin's "signature elements included scenic vegetation, striking water features, sculptures, terraced backdrops, native stones, and concrete" (Los Angeles Conservancy 2020c: n.p.).

Select list of works by Lawrence Halprin and Associates:

- University of California, Berkeley, Alumni House, Berkeley, 1952–1953
- United States Government, Department of State, Consulate Office Building, Hong Kong, China, 1958
- Stanford Medical Plaza, Stanford, 1959
- University of California, Berkeley, Student Center, Union Building, Berkeley, 1959–1960
- Seattle World's Fair, Seattle, WA, 1959–1962
- University of California, Berkeley, Student Center, Commons Building, Berkeley, 1960
- Matzinger, Merrill House, Bevedere, 1962
- Ghirardelli Square, San Francisco, 1962–1968
- City of Mill Valley, Public Library, Main Library #2, Mill Valley, 1964
- Sea Ranch, 1964–1965
- University of California, Santa Cruz, Cowell, Stevenson and Crown Colleges Landscapes, Santa Cruz, 1965–1967
- Bank of America, World Headquarters Building, San Francisco, 1967–1969
- Portland Open Space Sequence, Portland, 1965–1970

CONTINUATION SHEET

Property Name: Northgate Mall

Page 34 of 41

- Embarcadero Center, Master Plan, San Francisco, 1969-1974
- Crocker Center, Atrium, Bunker Hill, Downtown, Los Angeles, 1981-1983

Sears Buildings Architect: Parkin Architects, Engineers and Planners, Los Angeles (1947-Present)

John Burnett Parkin was born on June 26, 1911 in Toronto, Canada. In 1935, Parkin graduated from the University of Toronto with an architectural degree. Parkin accepted a professional position with Howard and Souster in London, England, directly after graduating from college. Two years later, in 1937, Parkin returned to Toronto to establish a private architectural practice which he named John B. Parkin Associates. Parkin's brother, Edmond T. Parkin, and John C. Parkin (no relation) joined Parkin's architectural firm in 1947. Together, the three architects were able to offer landscape design, graphic and interior design, structural, electrical, and mechanical engineering, and specialized experience with hospitals, schools, airports, and factories. Throughout the 1950s and 1960s, Parkin's firm grew into the largest architectural firm in Canada. In 1968, John C. Parkin left the firm and Parkin renamed the firm Parkin Architects, Engineers and Planners. In 1970, Parkin moved to California and established an associated firm in Los Angeles, California, called Parkin Architects, Engineers and Planners, Los Angeles. While living and working in Los Angeles, Parkin became an Associate Professor at the University of Southern California and the California Institute of Technology. Parkin died on August 17, 1975, in Los Angeles, California. Parkin Architects, Engineers and Planners, Los Angeles continued to operate under the direction of John B. Parkin, Jr. After several name changes, a new partnership emerged in Toronto under the name Neish Owen Rowland & Roy, and in 1986 became NORR Partnership Limited. Today NORR has major branches in Canada, United States, United Kingdom, and United Arab Emirates. Today, the firm is called NORR and has major branches located in Canada, the US, UK, and UAE (AIA 1970: 694b; University of Calgary 2017; University of Calgary 2021; NORR 2021; McMordie 2008).

Select list of works by Parkin Architects, Engineers and Planners:

- Copenhagen Airport, Denmark, 1968
- Toronto Dominion Center, Toronto, 1969
- Simpsons Tower, Toronto, 1969

Select list of works by Parkin Architects, Engineers and Planners, Los Angeles:

- United California Bank, La Habra, 1968
- Pedestrian Bridge, Los Angeles, 1969

Statement of Significance

The Northgate Mall complex is a multi-component site. As part of the evaluation process in consideration of appropriate application of the NRHP, CRHR, and San Rafael Landmark Criteria, Dudek's architectural historians considered the Northgate Mall for its potential to be evaluated as a historic district. According to National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Bulletin 15), which is also used for CRHR, a historic district is defined as a resource that "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development" (USDOJ 1995: 5). Furthermore, Bulletin 15 states that, "A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values" (USDOJ 1995: 5).

However, extensive modifications to the property over time, especially the elimination of open-air walkways and connection of the core 1964 and 1972 buildings through enclosure of the mall in 1986, essentially resulted in the creation of one large building with a few sporadic separate buildings recently added to the property in the early 2000s. As noted in historic context of the mall presented in Section 3.3.1, in consideration of the conjoining of multiple original buildings with additions in the 1970s and 1980s, along with more recent additions and changes to the property in the early 2000s, the Northgate Mall lacks cohesion as a group of buildings that can be adequately linked

CONTINUATION SHEET

Property Name: Northgate Mall

Page 35 of 41

together under a specific historic association or period of significance. As such, the subject property does not rise to the level of consideration as a potential historic district. Consequently, Dudek has evaluated the Northgate Mall as an individual multi-component site.

The significance evaluation was prepared by Dudek architectural historians who meet the Secretary of the Interior's Professional Qualification Standards for architectural history. The complete DPR 523 form set for this property is located in Appendix E.

Furthermore, Dudek conducted comparative analysis research to see if any similar properties have been previously evaluated. Through review of the BERD, the Coddington Mall in Santa Rosa, designed by the same architect as Northgate Mall, Welton Becket, was identified as having been evaluated for historic significance in 2014. Dudek requested this record from the NWIC on June 2, 2022. On August 3, 2022, Dudek received a digital copy of the SHPO concurrence letter that addressed the ineligibility of this property. The SHPO concurrence letter stated they agreed with the conclusion of the technical report submitted for review as part of the Section 106 process that the Coddington Mall is not eligible for the NRHP under Criterion A because it only has minor association with the development of Santa Rosa. In addition, it was also not eligible for listing under NRHP Criterion C because the building is only a modest example of the Modern architectural style and as a work of Welton Becket. A copy of the SHPO concurrence letter that summarizes the ineligibility of the property is included in Appendix D.

National Register of Historic Places/California Register of Historical Resources Statement of Significance

The Northgate Mall does not meet any criteria for listing in the NRHP or CRHR either individually or as part of an existing or potential historic district at the national, state, or local level of significance.

NRHP Criterion A and CRHR Criterion 1

Development of the Northgate Mall began in 1962 when the Draper Company announced plans for the construction of a 400,000-square-foot shopping center on the west side of U.S. Highway 101. Construction began in 1963 with the completion in 1964 of a 200,000-square-foot branch of the Emporium department store and three stand-alone shopping units comprising an open-air shopping center. The development of the Northgate Mall directly correlates to the residential and subsequent commercial expansion of Marin County and the City of San Rafael during the 1950s and 1960s. Commonly referred to as the post-World War II era, communities throughout California and the United States experienced an unprecedented boom of expansion and growth. Specifically, residential developments in newly developed suburban areas located outside of city cores spurred the need to establish places for residents to acquire goods and services and gather. Near Detroit, architect Victor Gruen designed the first suburban outdoor shopping mall in 1954, and in 1956 he designed the first enclosed shopping mall in the United States located in Edina, Minnesota. Thousands of similar developments were established in the years and decades following their invention across the country and throughout the state (Bogost 2018: n.p.).

The proliferation of shopping centers and/or mall developments in growing communities during the 1950s and 1960s is entirely commonplace. To illustrate this point, within Marin County, the following regional shopping centers were also built during this post-World War II period: the Bon Air Center in Greenbrae (1953), the Strawberry Town Center in Mill Valley (1964), and the Red Hills Shopping Center in San Anselmo (1966). The Northgate Mall, initially constructed in 1964, was neither the first nor the last regional shopping center constructed within Marin County or in the greater Bay Area during the post-war period. Rather it followed the continuous trend of the development of shopping centers constructed outside downtowns in newly developed suburban areas throughout Marin County in the 1950s and 1960s (Daily Independent Journal 1953: 22, 1964e: 18, 1966: 26). Essentially, Northgate Mall is one of many similar developments constructed during this period locally, within the state, and nationwide. The development of the mall in 1964 followed the construction of the residential neighborhood of Terra Linda Valley developed by Eichler Homes Inc. between 1959 and 1960 located just south of the Northgate Mall property. Its creation is also late within the period of development of regional malls and does not have distinction within this

CONTINUATION SHEET

Property Name: Northgate Mall

Page 36 of 41

context. Consequently, the establishment of the mall simply accommodated the growth of the region that was already occurring before it was constructed.

Other than its role in accommodating the post-World War II period growth of Marin County and in particular the City of San Rafael, and being one of many shopping centers constructed in the 1950s and 1960s, archival research did not indicate that the Northgate Mall is associated with any other events that have resulted in significant contributions to the broad patterns of history; rather, it followed the typical development history of a mid-century shopping center including expansion and modifications in the 1970s, 1980s, and 2000s to ensure its continued commonplace use as a location where residents can purchase goods and services and gather. Consequently, the Northgate Mall is not directly associated with events that have made significant contributions to the history of San Rafael, Marin County, the state, or the nation. Accordingly, the subject property is not significant under NRHP Criterion A or CRHR Criterion 1.

NRHP Criterion B/CRHR Criterion 2

According to the National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation, Criterion B "is generally restricted to those properties that illustrate a person's important achievements" (USDOI 1995: 14). Examples of property types that have proven association with significant individuals under this Criterion include "the homes of an important merchant or labor leader, the studio of a significant artist, and the business headquarters of an important industrialist" (USDOI 1995: 14). To be found eligible under NRHP Criterion B or CRHR Criterion 2, the property has to be directly tied to the important person and the place where the individual conducted or produced the work for which he or she is known. Archival research failed to indicate any direct association between individuals known to be historic figures at the national, state, or local level and the Northgate Mall. Additionally, as a multi-component property, the Northgate Mall comprises several different stores and/or restaurants where companies and individuals occupy spaces and utilize the property to sell goods and services. Essentially, the Northgate Mall represents the collective efforts of many individuals and businesses, rather than the work of any single individual. Nevertheless, in consideration of all factors, the Northgate Mall is not known to have any historical associations with people important to the nation's or state's past. Due to a lack of identified significant associations with important persons in history, the Northgate Mall does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

NRHP Criterion C/CRHR Criterion 3:

As stated in National Register Bulletin 15, for a property to be found eligible for listing under NRHP Criterion C or CRHR Criterion 3, a property is required to meet at least one of the following thresholds: represent the work of a master; embody distinctive characteristics of a type, period, or method of construction; or possess high artistic value (USDOI 1995: 17).

In consideration of the Northgate Mall as a representative work of a master, the Northgate Mall, initially constructed in 1964, was conceptualized architecturally by Welton Beckett & Associates as an open-air regional shopping center designed in the New Formalist architectural style. The original shopping center complex featured several individual buildings loosely linked together almost like a school campus. The complex of buildings included open air walkways, with hardscape and softscape design elements from Lawrence Halprin. The landscape elements featured walkways that provided circulation patterns linking the buildings, outside seating areas, plantings, and a fountain. Following the initial creation of the site, it remained as originally conceptualized for only a few years.

By the early 1970s the shopping area remained open-air but was enlarged with the addition of Sears and Roebuck buildings just south of the original complex. Parkin Architects, Engineers and Planners planned and designed the Sears buildings completed on the property in 1972. Parkin Architects was known for their designs of hospitals, schools, airports, and factories and became one of the most prolific architectural firms in Canada prior to the establishment of a branch firm in Los Angeles in 1970. The Sears buildings at the Northgate Mall was one of many large-scale commercial commissions the firm designed and does not represent a distinct or intact example of the firm's work. Although Parkin Architects, Engineers and Planners was involved in the planning of

CONTINUATION SHEET

Property Name: Northgate Mall

Page 37 of 41

commissions for large commercial clients including Sears, the lack of information related to the contributions of Parkin Architects, Engineers and Planners to the overall field of architecture and engineering indicates that they are not recognized as a master in the area of commercial property design.

Through the remainder of the 1970s and into the early 1980s the subject property remained unchanged from its original concept as an open-air shopping center. In 1986 the property was redeveloped and converted from an open-air shopping center to a large, enclosed mall. Essentially, the result of this redevelopment was that all of the original 1964 and 1972 buildings were connected and joined into a single unit, creating a new, massive mall building. Building permit research did not reveal the architects or engineers associated with the 1986 redevelopment.

Despite associations with Beckett and Halprin, both considered masters in their respective fields, the Northgate Mall does not have an appropriate level of associative significance to be considered eligible for listing in the NRHP under Criterion C or the CRHR under Criterion 3. First, regarding Halprin, the 1986 redevelopment that resulted in conjoining all the existing buildings under one roof to create a large mall structure resulted in the demolition of all of his contributions to the property, so there is no longer any existing material or physical connection between Halprin and the Northgate Mall.

Architectural firm Welton Beckett & Associates is responsible for the design of the Emporium anchor store and the first three Northgate Mall Units completed in 1964. Senior partner of the architectural firm, Welton Beckett, is a recognized master architect for his daring modern designs, which include high-profile commissions such as the Capitol Records Tower in Hollywood, California, and the Music Center of Los Angeles County in Los Angeles, California. Although there are elements that remain of Beckett's shopping center work within Northgate Mall, even in its pre-redevelopment period (1964 to 1985) this example would not rise to the level of consideration for its association as a master work. According to Bulletin 15, under this significance threshold, a "property must express a particular development of the master's career, an aspect of his or her work, or a particular idea of theme in his or her craft" (USDOJ 1995: 20). Northgate Mall was one of several shopping centers Beckett designed during the post-World War II period. Noteworthy shopping center projects of Beckett's are referenced in *The Guide to Architecture in San Francisco and Northern California* as the Hillsdale Shopping Center (1954-67) in San Mateo and the Sanford Shopping Center (1957) in Stanford (Gebhard et al. 1985: 135 and 161). His Stanford shopping complex is called out in the book as "a landmark in campus development" (Gebhard et al. 1985: 161). The Northgate Mall is not mentioned in this book. Lastly, an identical copy of Beckett's Northgate Emporium building exists at the Coddington Mall in Santa Rosa in Sonoma County, indicating that at least this building design was not distinctive or unique within his body of work.¹

All in all, the muted design of the Northgate Mall is not representative of Welton Beckett's body of work as it cannot be recognized as singularly expressing a particular phase in the development of his career, an aspect of his work, or a particular idea or theme in his craft. Furthermore, the original design of the Northgate Mall displays typical and ubiquitous features associated with open-air regional shopping centers during the mid-1960s and does not stand apart from the many regional malls and shopping centers designed and implemented during this period throughout the greater Bay Area. As such the Northgate Mall does qualify for listing under NRHP Criterion C or CRHR Criterion 3 as a representative work of a master.

Lastly the Northgate Mall does not embody distinctive characteristics of a type, period, or method of construction or possess high artistic value. To be considered important for conveying an architectural style or construction technique, Bulletin 15 indicates that a property must clearly contain "most of the physical features that constitute a style . . . [including] . . . the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation" (USDOJ 1995: 46). Furthermore, Bulletin 15 indicates that in order to be eligible under NRHP Criterion C and/or

¹ The Coddington Mall was evaluated for historic significance in 2014 and assigned a CRHR status code of 6Y: *Determined ineligible for NR by consensus through Section 106 process - Not evaluated for CR or local listing.* (OHP 2022). SHPO concurred that it was a modest example of Welton Beckett's work.

CONTINUATION SHEET

Property Name: Northgate Mall

Page 38 of 41

CRHR Criterion 1, "a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction" (USDO I 1995: 18). The only portion of the Northgate Mall dating to the period of construction that retains any character-defining features of the New Formalism architectural style is the 1964 Emporium building (now Macy's). However, this building does not rise to the level of individual consideration following changes made to the building as part of the 1986 mall complex enclosure. Furthermore, an identical copy of the Northgate Emporium building exists at the Coddington Mall in Santa Rosa in Sonoma County, which was evaluated in 2014 and found not eligible for listing under NRHP Criterion C because it is not considered a distinctive example of the Modern architectural style or an important example of Welton Becket's work. Most of the property no longer displays any characteristics of the architectural style. This was the result of multiple large-scale alterations, including the additions of the Post-Modern-style Sears building, the Sears Automotive Center, and the Sears Seasonal Sales buildings at the south end of the mall (1972); enclosure of the open-air mall (1986); addition of the parking garage, Kohl's building, and Home Goods building (c.1986); and replacement of all exterior materials on Mall Units 1 through 5 (c. 2008). Due to the large-scale redevelopment in the 1980s and more recent additions and alterations, the Northgate Mall as it currently exists cannot be identified as possessing characteristics of any distinctive or cohesive architectural style or the typology.

In summary, this ubiquitous shopping mall property is not representative of the important work of a master architect or landscape architect. As a result of the Northgate Mall's nearly 60-year history, the complex as it currently stands displays multiple, incompatible architectural styles and does not present a unified design. Since its creation, it has morphed into a large hodgepodge mall complex of non-cohesive construction and design methods that no longer exhibits any high artistic value. For these reasons, the Northgate Mall does not appear eligible for listing in the NRHP/CRHR under Criterion C/3.

NRHP Criterion D/CRHR Criterion 4

The Northgate Mall is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

City of San Rafael Statement of Significance

A. Historical, Cultural Importance.

- 1. Has significant character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation; or is associated with the life of a person significant in the past;**

As stated under the NRHP Criterion A/CRHR Criterion 1 and the NRHP Criterion B/CRHR Criterion 2 discussions above, the Northgate Mall does not maintain significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City of San Rafael, the state, or the nation. Archival research also failed to indicate any direct association with individuals that are known to be historic figures at the national, state, or local level and the Northgate Mall. For these reasons, the Northgate Mall does not appear eligible for listing under this City of San Rafael Criterion.

- 2. Is the site of a historic event with a significant effect upon society; or**

Archival research did not indicate that the Northgate Mall is the site of any historic event that has had a significant effect upon society. For this reason, the Northgate Mall does not appear eligible for listing under this City of San Rafael Criterion. Key points in this discussion are presented in the NRHP Criterion A or CRHR Criterion 1 discussion above.

- 3. Exemplifies the cultural, political, economic, social or historic heritage of the community.**

CONTINUATION SHEET

Property Name: Northgate Mall

Page 39 of 41

Key points in this discussion are presented in the NRHP Criterion A or CRHR Criterion 1 discussion above. In summary, other than its role in accommodating the post-World War II period growth of San Rafael and being one of many shopping centers constructed in the 1950s and 1960s, archival research did not indicate that the Northgate Mall is associated with any other events that have resulted in significant contributions to the cultural, political, economic, social, or historic heritage of the community; rather, it followed the typical development history of a mid-century shopping center, including expansion and modifications in the 1970s, 1980s, and 2000s to ensure its continued commonplace use as a location where residents can purchase goods and services and gather. Consequently, the Northgate Mall is not directly associated with events that have made significant contributions to the history of San Rafael, Marin County, the state, or the nation. Accordingly, the subject property is not significant under this City of San Rafael Criterion.

B. Architectural, Engineering Importance.

1. **Portrays the environment in the era of history characterized by a distinctive architectural style;**
2. **Embodies those distinguishing characteristics of an architectural type or engineering specimen;**
3. **Is the work of a designer whose individual work has significantly influenced the development of San Rafael or its environs;**
4. **Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or**
5. **The work of a designer and/or architect of merit.**

All of these City of San Rafael Criteria are discussed in robust detail in the NRHP Criterion C and CRHR Criterion 3 discussion above. For key points, please review that text. In summary, the Northgate Mall as it currently stands displays multiple, incompatible architectural styles and does not present a unified design. Additionally, as stated above, this ubiquitous shopping mall property is not representative of the important work of a master architect or landscape architect. For these reasons, the Northgate Mall does not appear significant under any of the above listed architecture and engineering importance related Criteria for the City of San Rafael

C. Geographic Importance.

1. **By being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif; or**
Archival research failed to indicate a historical relationship between the Northgate Mall and a square, park, or other distinctive area that should be developed or preserved according to a plan based on a historic, cultural or architectural motif. For these reasons, the Northgate Mall does not appear eligible for listing under this City of San Rafael significance theme.
2. **Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.**

Despite the centralized location of the Northgate Mall and its proximity to the Terra Linda neighborhood, the extensive alterations to the property over time have caused the mall to be incapable of representing an established and familiar visual feature of the neighborhood, community, or city. For this reason, the Northgate Mall does not appear eligible for listing under this City of San Rafael significance theme.

D Archaeological Importance. Has yielded information important in prehistory or history.

Similar to the NRHP Criterion D and CRHR Criterion 4 discussion above, the Northgate Mall is not significant as a source, or likely source, of important archaeological, pre-historical or historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

CONTINUATION SHEET

Property Name: Northgate Mall

Page 40 of 41

Integrity Discussion and Evaluation Summary

In consideration of all applicable criteria, the Northgate Mall does not rise to the level of significance under NRHP, CRHR, or City of San Rafael criteria. It is not necessary to provide a full assessment of historic integrity (location, design, setting, workmanship, materials, feeling, and association) if a property is not found to have a period of significance that directly correlates to a significance theme under any criteria. Historic integrity is essentially what qualifies a property that has associative significance within a specific period of significance under a criterion or under multiple criteria. However, even if the Northgate Mall had associative significance under any applicable criteria (which it does not), extensive alterations since its original construction have diminished its historic integrity to the extent that it could not convey significance and therefore would not be eligible for listing. In conclusion, the Northgate mall does not qualify for listing in the NRHP, CRHR, or under City of San Rafael significance criteria and it is not considered a CEQA historical resource.

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Page 1 of 14

*NRHP Status Code: 7R

*D1. Historic Resource Name or # (Assigned by recorder): Terra Linda Valley Neighborhood

*D2. Common Resource Name or # (Assigned by recorder): Terra Linda Valley Development

*D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

Eichler Homes Inc.'s Terra Linda Valley development began construction in 1959 and was completed in 1960. The neighborhood consists of two contiguous subdevelopment units, Terra Linda Valley Unit 1, and Terra Linda Valley Unit 2, that were completed respectively in 1959 and 1960. The neighborhood is arranged along three main arteries including Nova Albion Way, Golden Hinde Boulevard, and Devon Drive and the neighborhood boundaries can loosely be described as Northgate Avenue to the north, El Pavo Real Circle to the west, open greenbelt to the south, and Summerhill Court to the northeast. * See Continuation Sheet

*D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

The residential neighborhood of Terra Linda Valley was developed by Eichler Homes, Inc. between 1959 and 1960 and was the second Eichler neighborhood to be constructed in the Terra Linda subarea. It is situated to the southeast of the initial Eichler Homes, Inc. Terra Linda neighborhood and southwest of the Northgate Mall (See Location Map on Page 2). The neighborhood is comprised of two contiguous subdevelopment units, Terra Linda Valley Unit 1 (1959) and Terra Linda Valley Unit 2 (1960) which feature three Eichler model homes (See Sketch Map on Page 3). The three main arteries through the neighborhood include Nova Albion Way, Golden Hinde Boulevard, and Devon Drive and the minor streets of Sao Augustine Way, Don Timeteo Court, Cermenho Court, Corte Pacheco, Dias Way, Anchorage Court, Del Haro Way, Arcangel Way, Ayala Court, De Anza Way, Sussex Court, and Drakes Cove. The neighborhood boundaries can loosely be described as Northgate Avenue to the north, El Pavo Real Circle to the west, open greenbelt to the south, and Summerhill Court to the northeast.

*D5. Boundary Justification:

The defined boundaries of the Terra Linda Valley Neighborhood are confined the historic boundaries of the subdivision. See Sketch Map on Page 3.

D6. Significance: Pending formal evaluation Theme:

Architecture

Area: Local Significance Period of Significance: 1959 - 1960

Applicable Criteria To be determined

Although the Terra Linda Valley neighborhood has not been formally evaluated for historic significance under NRHP, CRHR, or local criteria, the Terra Linda Valley neighborhood is presumed eligible for listing as a CEQA historical resource for its significance under architecture for its association with master developer, Joseph Eichler, as well as its ability to convey characteristics of the Post-and-Beam architectural style as designed by architects Anshen and Allen, and Jones and Emmons.

It is recommended that a formal evaluation of the Terra Linda Valley neighborhood be prepared by an architectural historian who meets the Secretary of the interior's Professional Qualification Standards in History and Architectural History (36 CFR Part 61) to formalize the historic district, evaluate it under NRHP, CRHR, and local criteria, and prepare a comprehensive report documenting neighborhood contributors and non-contributors. * See Continuation Sheet

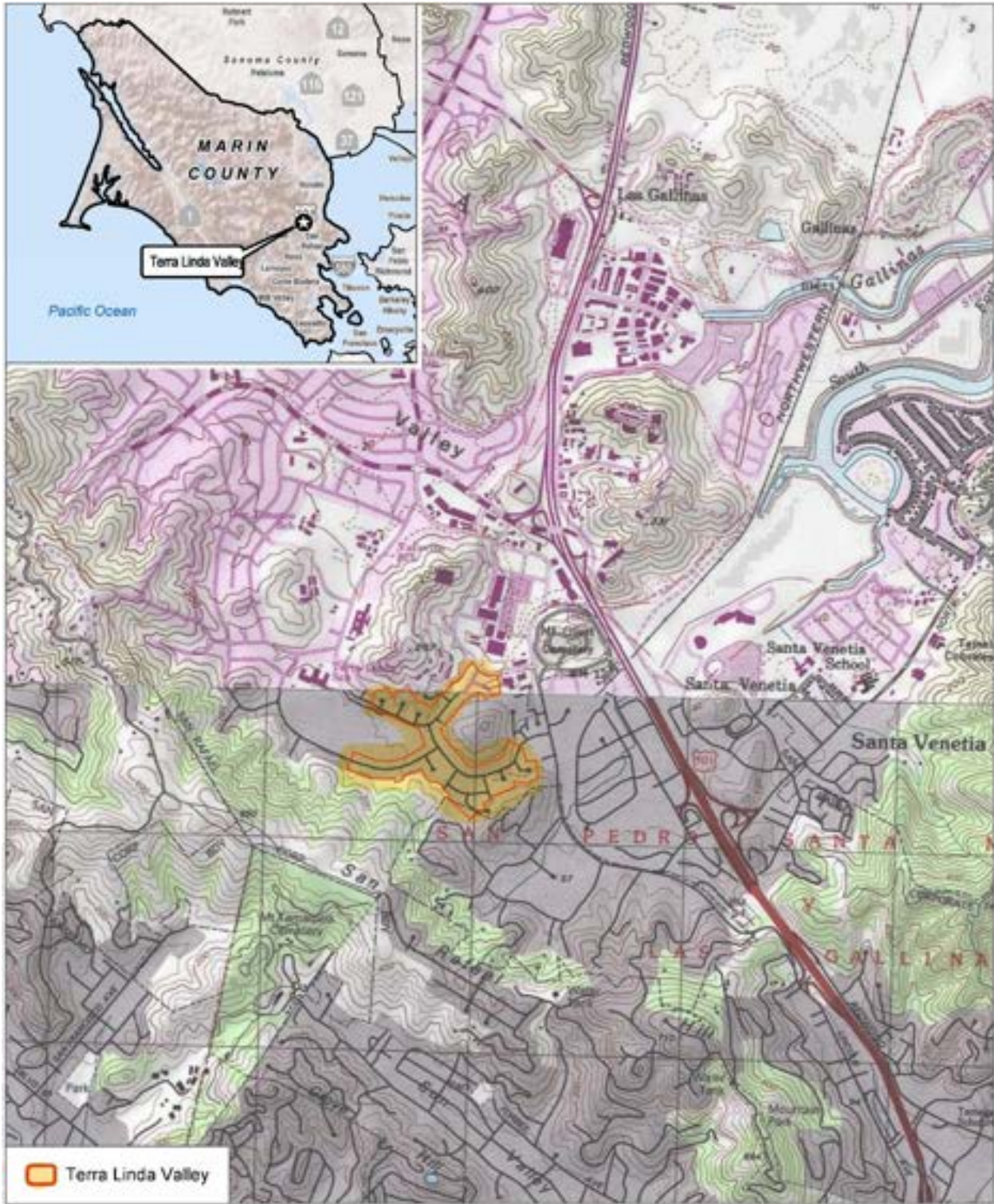
*D7. References (Give full citations including the names and addresses of any informants, where possible):

* See Continuation Sheet

*D8. Evaluator: Fallin Steffen, Dudek Date: December 29, 2021

Affiliation and Address: Dudek, 1102 R Street, Sacramento, CA 95811

Page 2 of 14 *Resource Name or # (Assigned by recorder) Terra Linda Valley Neighborhood
*Map Name: Novato and San Rafael *Scale: 1:24,000 *Date of map: 2021



SOURCE: USGS 7.5-Minute Series Novato & San Rafael Quadrangles



Location Map
Terra Linda Valley



SOURCE: San Diego World Imagery 2021, Marin County 2020

DUDEK  

Sketch Map
Terra Linda Valley

CONTINUATION SHEET

Property Name: Terra Linda Valley Neighborhood
Page 4 of 14

*D3. Detailed Description (Continued):

The Eichler Homes Inc. started the project constructing the 119 three to four-bedroom homes located in Unit 1 in 1959, followed by an additional 29 as part of the Unit 2 development in 1960. The three models of homes found throughout the neighborhood were designed by one of two architectural firms, Jones & Emmons and Anshen & Allen (Photographs 1, 2, and 3). Archival research did not reveal any other details of the development including model names. The neighborhood surrounded by a series of open greenbelts and the lots feature deep setbacks with mature landscaping in the front yards. Photographs 1 through 3 below provide examples of the models from the neighborhood.



Photograph 1. Terra Linda Valley Model 1 (IMG_0058)



Photograph 2. Terra Linda Valley Model 2 (IMG_0564)

CONTINUATION SHEET

Property Name: Terra Linda Valley Neighborhood

Page 5 of 14



Photograph 3. Terra Linda Valley Model 3 (P1040470)

D6. Significance (Continued):

Historical Overview

The Terra Linda Valley neighborhood is located in the North San Rafael subarea of Terra Linda. The Terra Linda subarea occupies the Las Gallinas Valley to the west and the northwest of the North San Rafael Town Center subarea. Subdivision of the Terra Linda subarea began in the early to mid-1950s and included the development of over 900 Mid-Century Modern-style homes by Joseph Eichler in two distinct residential neighborhoods, known respectively as Terra Linda (1955-1961), and Terra Linda Valley (1959-1960) (more detailed information on Eichler is presented in Section 3.3.2.2, Terra Linda Valley Neighborhood Developer and Architects). The first Eichler Homes, Inc. homes in San Rafael were completed as part of the Eichler Terra Linda subdevelopment, also known as 'Terra Linda North' in two phases between 1955 - 1956 and 1959-1961. This initial development contains over 600 homes concentrated around the intersection of Del Ganado and Las Raposas Road. These neighborhoods were later joined by other subdevelopments by Alliance and Kenney that featured homes in a similar style to Eichler's developments, causing the residential zones of the Terra Linda subarea to maintain a cohesive architectural appearance (Daily Independent Journal 1955: 12; City of San Rafael 2021a: 4-59)

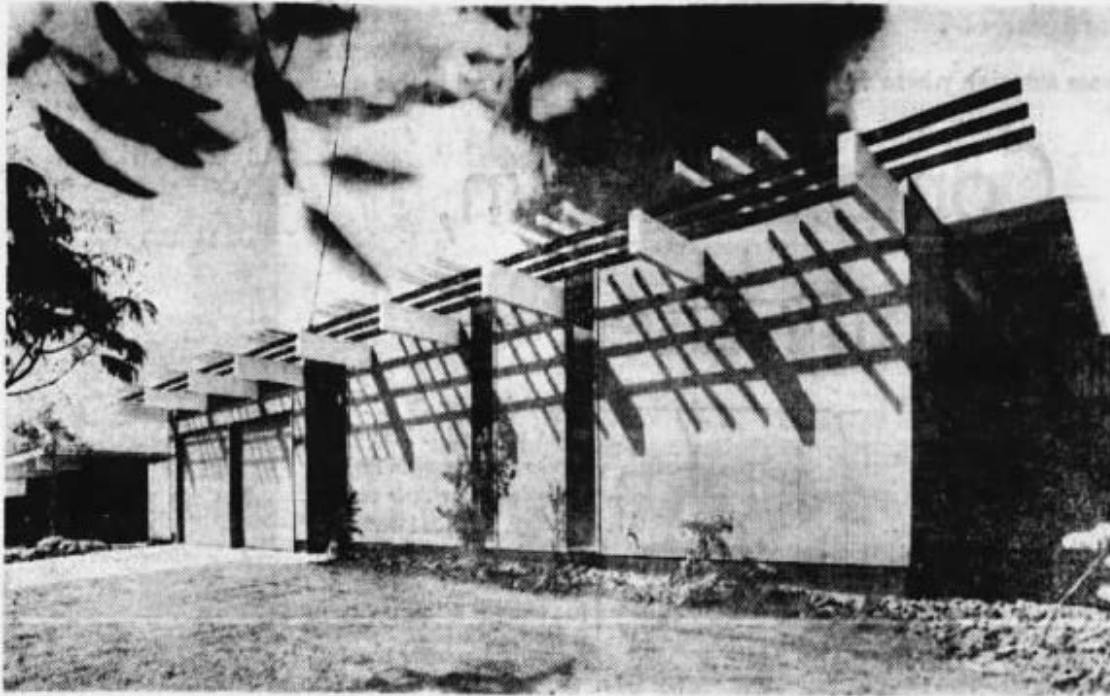
The residential neighborhood of Terra Linda Valley was developed by Eichler Homes, Inc. between 1959 and 1960 and was the second Eichler neighborhood to be constructed in the Terra Linda subarea. It is situated to the southeast of the initial Eichler Homes, Inc. Terra Linda neighborhood and southwest of the Northgate Mall. The neighborhood is comprised of two contiguous subdevelopment units, Terra Linda Valley Unit 1 (1959) and Terra Linda Valley Unit 2 (1960) which feature three Eichler model homes. The three main arteries through the neighborhood include Nova Albion Way, Golden Hinde Boulevard, and Devon Drive and the minor streets of Sao Augustine Way, Don Timeteo Court, Cermenho Court, Corte Pacheco, Dias Way, Anchorage Court, Del Haro Way, Arcangel Way, Ayala Court, De Anza Way, Sussex Court, and Drakes Cove. The Mid-Century Modern, post-and-beam-style homes in the neighborhood (Photographs 4 and 5) were designed by architectural firms Jones & Emmons and Anshen & Allen, and each three- or four-bedroom/two-, three- or four- bathroom model floor plan is designed around a "Mediterranean courtyard" entryway. The San Francisco Examiner noted in 1960 that the Mediterranean-style courtyard was an innovative and popular design featured in Eichler homes that "...serves as a gracious entryway and also heightens the indoor-outdoor effect of the home (1960a: 99)." The private street-facing elevations of the homes in the Terra Linda Valley neighborhood are balanced by the rear-facing elevations that feature floor-to-ceiling glass walls that overlook the private backyard spaces behind the homes (Photograph 6).

CONTINUATION SHEET

Property Name: Terra Linda Valley Neighborhood
Page 6 of 14



Photograph 4. Sketches of two model homes featured in the Terra Linda Valley neighborhood (San Francisco Examiner 1960a: 99-100)



Four bedroom, two bath, plus multi-purpose room homes built around an inner courtyard

Photograph 5. Photograph of a four bedroom, two-bath Terra Linda Valley Model Home with a double garage and wood panel siding, 1960 (San Francisco Examiner 1960b: 51)

CONTINUATION SHEET

Property Name: Terra Linda Valley Neighborhood
Page 7 of 14



Photograph 6. Photograph showing the floor-to-ceiling glass design on the rear elevation of a Terra Linda Valley model home located at Golden Hinde Boulevard and Drakes Cove, 1959 (Daily Independent Journal 1959: 22)

Terra Linda Valley Neighborhood Architectural Styles

Post-and-Beam (c. 1950-1970)

Post-and-Beam is a method of construction in which the structural framing consists of load-bearing beams supported by columns, rather than solid bearing walls. Highly architectonic in Modern designs, post-and-beam construction utilizes the structural members as architectural details, creating symmetry through the direct expression of vertical columns at regular intervals. Between the columns, the limited need for solid load-bearing walls allowed for the expansive use of glass on exterior walls. In fact, extensive use of glass including entire walls of floor-to ceiling glass is a primary characteristic of this style (City of San Diego 2007: 35, 67-68).

Character-Defining Features of the Post-and-Beam style include:

- Direct expression of the structural system, usually wood or steel frames
- Horizontal massing
- Flat or shallow-pitched roofs, with deep overhangs or no parapet
- Floor-to-ceiling glass
- Repetitive façade geometry
- Minimal use of solid load-bearing walls
- Absence of applied decoration
- Strong interior/exterior connections

CONTINUATION SHEET

Property Name: Terra Linda Valley Neighborhood

Page 8 of 14

- Open interior floor plans
- Exterior finish materials include wood, steel, and glass.

Terra Linda Valley Neighborhood Developer and Architects

Developer: Joseph Eichler (1900-1974)

"Merchant Builder" Joseph Eichler became well-known for the iconic post-and-beam-style single-family neighborhood tracts he developed in the post-war period in California. The majority of the 11,000 homes completed by Eichler between the late 1940s and the mid-1970s are located in various cities within the San Francisco Bay Area counties of Alameda, Contra Costa, Marin, San Francisco, San Mateo, and Santa Clara. Eichler developments outside the San Francisco Bay Area are comparatively limited and include a single neighborhood in the City of Sacramento, and several tracts located in Los Angeles, Orange, and Ventura Counties totaling about 600 homes (Page & Turnbull 2018: 33; San Francisco City and County 2011: 133-134).

Joseph Eichler was born in New York City in 1900 to western European Jewish immigrant parents who maintained liberal and progressive social views. Following his marriage to Lillian Moncharsh in 1924, Eichler was offered a position in 1925 as the chief financial officer of the west coast division of the wholesale food business owned by Lillian's parents, known as Nye and Nisson, Inc. Eichler relocated with Lillian to San Francisco in 1925 where he continued in his role as a commission merchant with Nye and Nisson, Inc. until the late-1940s when he began to consider an alternate career path (Page & Turnbull 2018: 33; Arbunich 2005: 8-1).

In the early 1940s, Eichler had the opportunity to move his family into a Frank Lloyd Wright-designed house located in Hillsborough, California known as the Bazett House. The experience caused Eichler to reflect on the possibility that affordable homes could also be well-designed homes. As the demand for housing exploded in the period following World War II, Eichler confidently ended his 20-year merchant career in 1947 and established the Sunnyvale Building Company, where he hoped to put many of the ideas prompted by his time living in the Bazett House into practice. After a brief stint with pre-fabricated designs, Eichler employed a draftsman to assist him in creating economical modern home designs. While these early small-scale tracts in Sunnyvale and Palo Alto were a far cry from the later designs for which he is known, they do hint at the modern aesthetic Eichler would later become known for (Page & Turnbull 2018: 33-34; City of Sunnyvale 2009: E-5; San Francisco City and County 2011: 135).

After several years of moderate success, Eichler established Eichler Homes, Inc. and hired the San Francisco architectural firm of Anshen and Allen in 1950 to design mass-produced Eichler homes and neighborhoods. Anshen and Allen, like Eichler, shared a love and respect for modernist design. Their early projects for Eichler would go on to define the cutting-edge, modernist aesthetic associated with Eichler homes, including a centralized floor plan with the living areas at the heart of the home, post-and-beam construction, full height glass walls and clerestory windows, a flat roof, and an attached garage and/or carport. Most importantly, the Anshen and Allen designs were high quality, economical and met with early success that notably earned five tracts completed in 1950 the "Subdivision of the Year" award from Architectural Forum magazine. The early notoriety of these subdevelopments led to continued success, and Eichler Homes, Inc. established neighborhood after neighborhood throughout the Bay Area during the early 1950s. Around this period, Eichler Homes, Inc. hired the Southern California architectural firm of Jones and Emmons to contribute to the designs by Anshen and Allen. In 1960, architect Claude Oakland who had worked for Anshen and Allen, assumed the contract in the place of Anshen and Allen when their contract with Eichler came to a close. Eichler also worked with notable landscape architects including Thomas Church, Kathryn Stedman, and Robert Royston who designed accompanying features of Eichler Homes including terraces,

CONTINUATION SHEET

Property Name: Terra Linda Valley Neighborhood

Page 9 of 14

planter boxes and shared pathway features in the common spaces of Eichler communities (Page & Turnbull 2018: 34-35).

By 1954, Eichler had developed over 1,800 homes and was thoroughly recognized as one of the country's leading "Merchant Builders," overseeing the development process from start to finish including land acquisition, construction, marketing, and financing to buyers. Eichler Homes, Inc. famously elected a company policy to not discriminate against any potential buyer on the basis of race or religion, a policy which preceded non-discriminatory practices in state and federal fair housing legislation. Eichler's stance on non-discriminatory practices eventually led him to resign from the National Association of Home Builders in protest of the association's own discriminatory procedures (San Francisco City and County 2011: 135; Page & Turnbull 2018: 36).

Eichler developments gradually became larger and stretched the company to a financial breaking point. Eichler Homes, Inc. filed for bankruptcy in 1967. Despite this, Eichler established J.L. Eichler Associates and continued developing Eichler neighborhoods until his death in 1974 (Page & Turnbull 2018: 36).

Architects: Anshen and Allen (1939-2010)

William "Bob" Anshen, was born in 1910 in Revere, Massachusetts. William Stephen "Steve" Allen was born in 1912 in Neptune Township, New Jersey. Anshen and Allen met in 1935 while studying architecture at the University of Pennsylvania School of Architecture. In 1937, Anshen and Allen received a traveling fellowship that led the duo to San Francisco. After graduating in 1939, Anshen and Allen remained in San Francisco and established a private architectural firm named for the founding partners. Their success was delayed by World War II. During the war period Allen served in the United States Navy as a Lieutenant Commander and Anshen worked as the Technical Director for the Housing Authority in Vallejo, California. After the war, the two rejoined forces and quickly gained notoriety for residential design. By 1962, Anshen and Allen had designed over 3,000 houses for developer Joseph Eichler. While the firm primarily designed residential projects, they later gained attention for commercial, educational, religious, and medical buildings. Anshen died in 1964. Allen died in 1992 in Marin, California. Their firm continued to operate under the direction of Derek Parker. Anshen and Allen was acquired by Stantec in 2010 (AIA 1970b: 23; UC Berkeley 2021; PCAD 2021a, 2021b; Stantec 2021).

Select list of works by Anshen and Allen:

- Various Eichler Homes, City of Orange
- Various Eichler Homes, San Rafael, 1955-1956
- Sunnyvale Manor Addition Housing Tract, Palo Alto, 1952-1953
- Sunshine Meadows Housing Tract, Santa Clara
- 1000 Vallejo Street Apartment House, San Francisco, 1957
- Beach House at Yankee Point, Carmel, 1953
- Boyer House, Sacramento, 1951

Architects: Jones and Emmons (1950-1969)

Archibald Quincy Jones was born in Kansas City, Missouri in 1913 but quickly relocated to Gardena, California. Jones graduated from the University of Washington architectural program in 1936 before returning to California to seek employment at an architectural firm. Jones worked for three firms between 1936 and 1940 before serving with the Allied Engineers of San Pedro from 1940 to 1942 (PCAD 2021c; USModernist 2021; Eichler Network 2021; Cornoyer 2020).

CONTINUATION SHEET

Property Name: Terra Linda Valley Neighborhood

Page 10 of 14

Frederick Earl Emmons was born in New York State in 1907. Emmons relocated to California in the 1930 where he designed residential projects with private firms until 1939. In 1940, Emmons became a designer for Allied Engineers, where he worked until 1942 (PCAD 2021c; USModernist 2021; Eichler Network 2021; Cornoyer 2020). While with the Allied Engineers, Jones and Emmons worked together closely. They were partners for two years until they both enlisted in the United States Navy and were separated. When the war ended, Jones and Emmons both returned to Southern California and worked with different firms (PCAD 2021c, 2021d; USModernist 2021; Eichler Network 2021; Cornoyer 2020).

In 1950, the magazine Architectural Forum awarded famed Californian developer Joseph Eichler "Subdivision of the Year" and Jones "Builder's House of the Year." Eichler contacted Jones offering a partnership, which Jones accepted. The partners quickly realized they needed assistance handling their new workload and contacted his old friend from Allied Engineers, Emmons. Jones and Emmons, which operated from 1950 to 1969, was located in Los Angeles, California. The firm primarily designed residential homes for Eichler but grew to include churches, manufacturing plants, university buildings, libraries, and commercial structures. Jones and Emmons continued their 18-year partnership until Emmons' retirement in 1969. Jones continued designing for Eichler and working on private projects while teaching at the University of Southern California's architectural program. Jones eventually became Dean of Architecture at the University. Jones died in 1979 in Los Angeles. Emmons died in 1999 in the San Francisco Bay area (PCAD 2021d, 2021e; USModernist 2021; Eichler Network 2021; Cornoyer 2020).

Select list of works by Jones and Emmons:

- Various Eichler Homes, Orange
- Southdown Estates Houses, Los Angeles, 1952
- Fairmeadow Housing Tract, Palo Alto, 1953
- Building Contractors Association Building, Pomona, 1954
- Various Eichler Homes, Palo Alto, 1954-1955
- Jones and Emmons Architectural Office, Los Angeles, 1955
- Various Eichler Homes, San Mateo, 1956
- 901 Airole Way, Los Angeles, 1964-1965
- Shorecliff Tower Apartments, Santa Monica, 1963

Significance

Research into the Terra Linda Valley neighborhood indicates that the neighborhood it is listed on the San Rafael Historical/Architectural Survey (Survey) as a potential historic district requiring further study. The Survey, completed in 1986, assigned the neighborhood the CRHR status code *7J: Received by Office of Historic Preservation (OHP) for evaluation or action but not yet evaluated*, however, the California Built Environment Resource Directory records the neighborhood as maintaining a CRHR Status Code of *7W: Submitted to OHP for action - withdrawn or inactive*. Although it appears that the Terra Linda Valley neighborhood has not been formally evaluated for historic significance under NRHP, CRHR, or local criteria to determine whether the neighborhood is considered a historical resource for the purposes of CEQA, the City regards structures and areas included on the Survey as presumed significant historic resources warranting preservation, unless evidence to the contrary is provided. For this reason, the Terra Linda Valley historic district is presumed eligible for listing as a CEQA historical resource (City of San Rafael 2021b).

Additionally, the Neighborhoods and the Community Design and Preservation Elements of the San Rafael General Plan 2040 establish policies that seek to provide local protections for Mid-Century Eichler subdevelopments like the Terra Linda Valley neighborhood at the local level. Neighborhoods Element *Policy NH-4.5: Eichler and Alliance Homes* seeks to preserve

CONTINUATION SHEET

Property Name: Terra Linda Valley Neighborhood

Page 11 of 14

the distinct character of the single-story mid-century modern subdevelopments present in the Terra Linda subarea and continues to enforce the conditions of an established Eichler-Alliance Overlay District, which limits the height and requires a design review for most modifications to roofs in Eichler and Alliance subdevelopments (City of San Rafael 2021a:4-55). Community Design and Preservation Element *Policy CDP-5.3: Districts* outlines the formation of Conservation Districts as an alternative to historic districts or the designation of individual landmarks, and it also outlines the recognition of Mid-Century Neighborhood Districts planned by Eichler, Kenny, and Alliance in North San Rafael as important features of San Rafael's architectural heritage (City of San Rafael 2021a: 5-30). Based on this, it appears that the Terra Linda Valley neighborhood may also qualify as a historical resource at the local level of significance.

As part of the prior documentation, the district has been assigned a CRHR status code of *7R: Identified in Reconnaissance Level Survey or in an Area of Potential Effect (APE): Not Evaluated*. A full formal description, evaluation, and dissemination of this historic district/neighborhood was outside the purview for this documentation effort. However, enough has been documented to understand that it should be considered a CEQA historical resource. As such, Dudek has established baseline information on the district.

In summary, the Terra Linda Valley neighborhood which contains over 100 potentially contributing buildings appears historically significant at the local level as a district and is significant as an exemplary Mid-Century Neighborhood Districts planned by Eichler in North San Rafael (historic significance is under architecture). The period of significance would be 1960 which marks the date the neighborhood construction was completed, and the historic property boundary is limited to the extent of the neighborhood as illustrated on the Sketch Map.

It is recommended that a formal evaluation of the Terra Linda Valley neighborhood be prepared to formalize the historic district and evaluate it under NRHP, CRHR, and local criteria and prepare a comprehensive documentation effort including a list of neighborhood contributors and non-contributors. Below, Dudek has prepared a high-level historic integrity discussion and outlined character-defining features for individual buildings and the district as a whole.

Integrity

Multiple buildings within the neighborhood have been altered since their original construction. Examples of consistently observed alterations throughout Terra Linda Valley include the following:

- Replacement cladding
- Reroofing
- Replacement windows and/or additional windows added to front elevation
- Replacement entry doors
- Replacement garage doors
- Alteration of original roofline including construction of second story

Despite alterations seen throughout the neighborhood, it is possible to identify many intact or mostly original examples of the three models of homes designed by Anshen and Allen and/or Jones and Emmons. Overall, the limited number of models offered within the neighborhood has contributed to a strong visual connection and sense of neighborhood cohesion. For this reason, the neighborhood maintains a high degree of integrity in the areas of location, setting, design, materials, workmanship, feeling and association.

Character Defining Features

CONTINUATION SHEET

Property Name: Terra Linda Valley Neighborhood

Page 12 of 14

Individual residences in the Terra Linda Valley neighborhood share the following general character-defining features associated with significance under architecture:

- Mid-Century Modern Post-and-Beam construction
- Broad, single plane front elevation with recessed entry at center
- Private street-facing elevations with minimal windows
- Flat and/or shallow-pitched, front facing gable roofs
- Clerestory windows
- Vertical wood, wood shingle, or concrete masonry unit siding
- Uniform setback from the street
- Mature landscaping in front yards
- Concrete driveways
- Double and single-width garages
- Integrated covered parking areas
- Mediterranean Courtyard entryway
- Mass produced and economic materials

The Terra Linda Valley neighborhood as a potential historic district with significance under architecture must retain the following physical attributes (character-defining features) as they relate to the integrity of workmanship, materials, design, location, setting, feeling, and association:

- Maintains cohesion as a Mid-Century Modern subdivision:
 - Exhibits most construction methods, architectural details, and circulation patterns associated with the district's period of significance, 1960.
- Maintains its original residential setting and location
- Continued function as a residential neighborhood'

*D7. References (Continued):

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Property Name: Terra Linda Valley Neighborhood

Page 14 of 14

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Appendix F

Northgate Town Square Project Design Drawings



2025 MASTER PLAN - STREET LEVEL

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN R2 MARCH 09, 2022



CSW | ST 2



SD-8



2040 VISION PLAN - STREET LEVEL

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

R2

MARCH 09, 2022



CSW | ST 2



SD-11

