COMMITTEE PRESENT: Mel Owen, Jeanne Price, Diana Bradley, Robert Griffin, John Sheehy and Chair Mel Owen.

COMMITTEE ABSENT: Connie Wiley, George Gnoss

OTHERS PRESENT: Associate Planner Rebecca Markwick, Technician Nancy Miller.

These minutes are intended to reflect the general content of the regular meeting. An audio file of the meeting is available on the City website at www.cityofbelvedere.org

CALL TO ORDER OF REGULAR MEETING
Chair Owen called the meeting to order at 5:30 P.M.

OPEN FORUM
No one wished to speak.

REPORTS
Committee members reported on the progress of research work for two Historic Designation applications that will be returning on future Committee meeting agendas.

SCHEDULED ITEMS
1. Approve Minutes of the December 10, 2019 meeting.

Minutes were approved unanimously.

2. Public Hearing for consideration of Mills Act Agreement for property at 334 Golden Gate Avenue pursuant to Section 21.20.120 of the Belvedere Municipal Code. The Mills Act is a tax abatement program for the purposes of historic preservation. CEQA Status: categorically exempt pursuant to Section 15331. Applicant and Property Owners: The Burke Family Revocable Trust.

Associate Planner Markwick reported that a correction to the staff report is that the estimated tax loss to the City of Belvedere is approximately $300.

Committee discussed the application merits.

A motion was made and seconded to recommend the approval of a Mills Act agreement for 334 Golden Gate Avenue to the City Council. Committee approved unanimously.
3. Future Items

Committee members mentioned that the 8 West Shore Road restoration is going well. This was the former Moffitt Mansion which was moved here from San Francisco.

Adjourn

The meeting was adjourned at 5:42 P.M.

THE FOREGOING MINUTES were approved at a regular meeting of the Historic Preservation Committee on March 10, 2020, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:________________________________________

Mel Owen, Chairman

ATTEST:________________________________________

Rebecca Markwick, Associate Planner
REGULAR MEETING  
HISTORIC PRESERVATION COMMITTEE  
TUESDAY, MARCH 10, 2020, 5:30 P.M.  
BELVEDERE CITY HALL – COUNCIL CHAMBERS  
450 SAN RAFAEL AVENUE  
BELVEDERE, CALIFORNIA  
AGENDA  
OPEN FORUM  
This is an opportunity for any citizen to briefly address the Historic Preservation Committee on any matter that does not appear on this agenda. Upon being recognized by the Chair, please state your name, address, and limit your oral statement to no more than three minutes. Matters that appear to warrant a more lengthy presentation or Committee consideration may be agendized for further discussion at a later meeting.  
REPORTS  
The Reports agenda item consists of any oral reports from any individual members of the Historic Preservation Committee and/or staff.  
SCHEDULED ITEMS  
1. Approve minutes of the February 11, 2020 meeting.  
2. Public Hearing for Consideration of Historical Designation of property at 50 San Rafael Avenue pursuant to Chapter 21.20 of the Belvedere Municipal Code. CEQA status: Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines. Applicant & Property Owners: David and Wendy McCarthy  
3. Future agenda items.  

NOTICE: WHERE TO VIEW AGENDA MATERIALS  
Staff reports and other writings distributed to the Committee, including those distributed after the posting date of this agenda, are available for public inspection at Belvedere City Hall, 450 San Rafael Avenue, Belvedere. To request automatic mailing of agenda materials, please contact the City Clerk at 415-435-8913.  

NOTICE: AMERICANS WITH DISABILITIES ACT  
The following accommodations will be provided, upon request, to persons with a disability: agendas and/or agenda packet materials in alternate formats and special assistance needed to attend or participate in this meeting. Please make your request at City Hall or by calling 415/435-3838. Whenever possible, please make your request four working days in advance.  

Date Posted: March 6, 2020
BELVEDERE HISTORIC PRESERVATION STAFF REPORT

ITEM NO. 2  REPORT DATE: 3/3/2020
MEETING DATE: 3/10/2020

REPORT WRITTEN BY: Rebecca Markwick, Associate Planner

SUBJECT: Historic Property Designation
LOCATION: 50 San Rafael Avenue
OWNERS: David and Wendy McCarthy
APPLICANTS: David and Wendy McCarthy
CEQA STATUS: Categorically exempt pursuant to Section 15331
APPROVAL DEADLINE: Not applicable
ZONING: R-1L Single Family Residential, Belvedere Island

PROJECT DESCRIPTION

The homeowner requests Historic Designation, pursuant to Title 21 of the Belvedere Municipal Code, Historic Preservation for the property at 50 San Rafael Avenue. The Historic Designation Survey Form prepared by the Committee for the property is included in the attachments.

PROJECT ANALYSIS

This is a five bedroom, three- and one-half bath home. The main level includes a living room with fireplace, kitchen, family room with fireplace, two bathrooms, a carport and a private fenced yard with access to the lagoon. The upper level includes the master bedroom suite, three additional bedrooms and a bathroom.

The house was built on Lot 23 of the Hilarita – Lagoon subdivision in 1942. In May 1942 Harry B. Allen sold the lot to Thomas E. Day & Rose B. Day during the early development of the lagoon. The house is prominently located on one of the two main entrance ways to Belvedere Island and is an example of a Cape Cod cottage.

The historical lineage of the Cape Cod is from New England. The Cape Cod is essentially a Fisherman’s Cottage with proximity to water. This site, 50 San Rafael Avenue, has direct access to the lagoon and has a “front door” presence on Richardson Bay. The site is defined by an iconic, low, white wood, painted picket fence with an arbor entryway.

The property at 50 San Rafael Avenue has changed hands six times from the original sale of the land and was the primary residence by its various owners. Research shows various dates of additions to the house in 1943 and in 1997. Assessor records indicate a residence had been built on the property by 1942. The original architect and builder were not identified.
Pursuant to Title 21 of the Belvedere Municipal Code, the Landmarks Preservation Ordinance lists the following criteria for designation of a structure as a landmark.

1. **Architecture** (Outstanding example of particular style).

One of the original classic cottages constructed on San Rafael Avenue during the development of the lagoon. The property represents the development of charming cottage-like homes in Belvedere and maintains the integrity of a typical cottage of the 1940’s. The massing of the house, the pitched roof form, brick chimney, with a gable dormer, multi-paned windows and horizontal and vertical single siding are representative of the simple, compact, and expandable Cape Cod cottage. The Cape Cod cottage is an important American house type: “one of the most rational and functional designs for a house in the history of architecture.” (Les Walker, History of American Homes New England (1700-1930). The characteristics of the original Cape Cod include no projections or extraneous decoration. The historical lineage of the Cape Cod is from New England. The Cape Cod is essentially a Fisherman’s Cottage with proximity to water. This site, Lot 23, is on the lagoon and has a direct presence on Richardson Bay. The home is a large, wood-frame residence in the Queen Anne shingle style. It is an excellent example of various elements of Queen Anne style of architecture including the two-story battered shingle walls, asymmetrical turrets, spindles, arched windows and a large covered porch.

2. **Architecture** (Outstanding because of age).

The 78-year-old house was built in 1942 during World War II. It is one of the first cottages of the lagoon.

3. **Architecture** (It is outstanding because it is the work of a significant architect or builder.

The architect and/or builder is not known at this time however, a significant developer, Harry B. Allen, of the Belvedere Land Company (developer of the Sea Cliff neighborhood in San Francisco) sold Lot 23 to the original occupants. Belvedere Land Company acquired controlling interest in the lagoon in 1935 and was responsible for developing the lagoon.

4. **Architecture** (It is outstanding because it is the first, last, only or most significant architectural property of its type in the city.

It is among the first cottages located on the man-made Belvedere lagoon. Similar ones are rapidly disappearing. Diversity of architectural styles gives our community its special character. This Cape Cod cottage serves as a visible
reminder of the historical heritage of the City at the outset of the lagoon development.

5. **Design** (It has unique design elements & demonstrates outstanding craftsmanship).

The house has a unique lineage back to original Cape Cod architecture of the 1700's and demonstrates design principles and form of the Cape Cods built in 1940's-1955.

6. **History** (It is associated with a person, group or event significant to the city, state or nation, or shows broad cultural, political, social or economic patterns, or embodies and expresses the history of that city).

This cottage was one of the original homes on the Belvedere lagoon development which embodies and expresses the history of the City with its unusual feature of lagoon living.

7. **Environment** It contributes to the character of the street or neighborhood area or has significance as a visual landmark owing to its unique location.

This home is located at one of two entrances to Belvedere Island. The row of cottages on San Rafael Avenue facing the eastern shore of Richardson Bay, form a unique district at one of the main entrances to Belvedere. The Cape Cod style of these homes is reminiscent of cottages by the water in Martha's Vineyard and Nantucket, Massachusetts. Today, in 2020 there are approximately 10 Cape Cod cottages remaining on San Rafael Avenue. The low scale of these cottages enhances the view to the Belvedere Island beyond. The scale of this neighborhood of Cape Cod cottages is unique in 2020 Belvedere as home sizes have enlarged. 50 San Rafael Avenue represents an example of the ending of an era of cottage type houses. This home maintains and contributes to the character of Belvedere.

8. **Integrity** It retains most of its original materials and design features.

Although the house no longer retains its original windows, siding and roofing, and has been expanded, the remodeling is visually true to the building type and scale of a Cape Cod cottage. In fact, expansion over time is part of the original Cape Cod building design concept. "Many Cape Cods were ingeniously constructed so that they can be partially built, then expanded when the family expanded." (Les Walker).

9. **National Register of Historic Places:** It is a site or structure listed on the National Register of Historic Places.

Not applicable.
A structure and site being proposed for historic designation must satisfy at least three of the above-listed criteria. As discussed in detail on the attached survey form, the property at 50 San Rafael satisfies criteria 4, 6 and 7. Once designated, modifications to an historic property are subject to the regulations of the Historic Preservation Ordinance. Pursuant to Section 21.20.090, the Historic Preservation Committee must review the application and make a recommendation to the Planning Commission on the merits of the application & then the Planning Commission makes a recommendation to the Council. Only the City Council can designate a residence as a Belvedere Historically Designated Property. If designated, the property would become eligible for local and county tax reductions under the Mills Act program.

**CONCLUSION**

Staff supports the requested nomination based upon the evidence presented in the Survey form. The protection of the home at 50 San Rafael Avenue would ensure that this extraordinary example of architecture and City history endures for many years.

**RECOMMENDATION**

MOTION: That the Historic Preservation Committee recommend to the Planning Commission approval of the designation of the property, at 50 San Rafael Avenue as a City of Belvedere Historic Property.

**ATTACHMENTS**

- Survey Form
- Application for Historic Designation
The following criteria shall be used when considering structures or sites for historic designation:

1. Architecture: It is an outstanding example of a particular style, construction method or material.
2. Architecture: It is outstanding because of age.
3. Architecture: It is outstanding because it is the work of a significant architect or builder.
4. Architecture: It is outstanding because it is the first, last, only or most significant architectural property of its type in the city.
5. Design: It has a unique or original design or demonstrates outstanding craftsmanship.
6. History: It is associated with a person, group or event significant to the city, state or nation, or shows broad cultural, political, social or economic patterns, or embodies and expresses the history of the city.
7. Environment: It contributes to the character of the street or neighborhood area or has significance as a visual landmark owing to its unique location.
8. Integrity: It retains most of its original materials and design features.
9. National Register of Historic Places: It is a site or structure listed on the National Register of Historic Places.

Street Address: 50 San Rafael Avenue
Assessor’s Parcel Number: 060-011-23
Common Name of Property: 50 San Rafael Avenue.
Historic Name of Property: Lot 23 Hilarita–Lagoon
Owner: David & Wendy McCarthy
Owner’s Address: 50 San Rafael Avenue, Belvedere, CA 94920
Description:

This is a five bedroom, three and one half bath home. The Main Level includes a living room with fireplace, kitchen, family room with fireplace, two bathrooms, a carport and a private fenced yard with access to the lagoon. The Upper Level includes the Master Bedroom suite, three additional bedrooms and a bathroom.

The house was built on Lot 23 of the Hilarita - Lagoon in 1942. In May 1942 Harry B. Allen sold the lot to Thomas E. Day & Rose B. Day during the early development of the lagoon. The house is prominently located on one of the two main entrance ways to Belvedere Island. The current address of the subject property is 50 San Rafael Avenue. This is a corner lot facing San Rafael Avenue and Hilarita Circle. It is an example of a Cape Cod cottage.

The historical lineage of the Cape Cod is from New England. The Cape Cod is essentially a Fisherman’s Cottage with proximity to water. This site, 50 San Rafael Avenue, has direct access to the lagoon and also has a “front door “presence on Richardson Bay. The site is defined by an iconic, low, white wood, painted picket fence with an arbor entryway.

Property Chronology:

50 San Rafael Avenue Belvedere, California

The property at 50 San Rafael Avenue has changed hands six times from the original sale of the land and was the primary residence by its various owners. Research shows various dates of additions to the house in 1943 and in 1997. Assessor records indicate a residence had been built on the property by 1942. The original architect and builder were not identified.

<table>
<thead>
<tr>
<th>Date:</th>
<th>Owner:</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1942</td>
<td>Harry B. Allen / Belvedere Land Co.</td>
<td>Lot: 23 sold to Thomas E. Day &amp; Rose B. Day</td>
</tr>
<tr>
<td>1942-1943</td>
<td>Thomas E. Day &amp; Rose B. Day</td>
<td>Original house built</td>
</tr>
<tr>
<td>1943-1949</td>
<td>Audrie M. &amp; Rupert W. Campbell</td>
<td>Additional room added</td>
</tr>
<tr>
<td>1949-1984</td>
<td>Dr. Robert P. &amp; Virginia D. Watkins,</td>
<td>A former Mayor of Belvedere</td>
</tr>
<tr>
<td></td>
<td>Dr. Robert P. &amp; Virginia D. Watkins,</td>
<td></td>
</tr>
<tr>
<td>1984-1997</td>
<td>Richard J. Kalish &amp; Barbra Kalish</td>
<td></td>
</tr>
<tr>
<td>1997-2001</td>
<td>Michael D. Reynolds &amp; Robin H. Reynolds</td>
<td>Addition added</td>
</tr>
<tr>
<td>2001-Present</td>
<td>David J. &amp; Wendy McCarthy</td>
<td></td>
</tr>
</tbody>
</table>
SIGNIFICANCE AND EVALUATION

The McCarthy property at 50 San Rafael Avenue meets the following criteria for Historic Designation:

1. **Architecture:** *It is an outstanding example of a particular style, construction method or material.*

   One of the original classic cottages constructed on San Rafael Avenue during the development of the lagoon. The property represents the development of charming cottage-like homes in Belvedere and maintains the integrity of a typical cottage of the 1940’s. The massing of the house, the pitched roof form, brick chimney, with a gable dormer, multi-paned windows and horizontal and vertical single siding are representative of the simple, compact, and expandable Cape Cod cottage.

   The Cape Cod cottage is an important American house type: “one of the most rational and functional designs for a house in the history of architecture.” (Les Walker, *History of American Homes New England (1700-1930)*). The characteristics of the original Cape Cod include no projections or extraneous decoration. The historical lineage of the Cape Cod is from New England. The Cape Cod is essentially a Fisherman’s Cottage with proximity to water. This site, Lot 23, is on the lagoon and also has a direct presence on Richardson Bay.

2. **Architecture:** *It is outstanding because of age.*

   The 78 year old house was built in 1942 during World War II. It is one of the first cottages of the lagoon.

3. **Architecture:** *It is outstanding because it is the work of a significant architect or builder.*

   The architect and/or builder is not known at this time however, a significant developer, Harry B. Allen, of the Belvedere Land Company (developer of the Sea Cliff neighborhood in San Francisco) sold Lot 23 to the original occupants. Belvedere Land Company acquired controlling interest in the lagoon in 1935 and was responsible for developing the lagoon.

   It should be noted that we found in our research a very notable architect that was responsible for the very earliest Cape Cod cottages on the lagoon. “In 1939 the Land Company engaged architect Ernest Weihe a distinguished architect to design six cottages on land between Peninsula and Cove road.......” We also found that Weihe was living in Belvedere in 1943. We suspect that Ernest Weihe may have been the architect for 50 San Rafael Avenue but in searching the history records we cannot verify this at this time.
4. **Architecture:** It is outstanding because it is the first, last, only or most significant architectural property of its type in the city.

   It is among the first cottages located on the man-made Belvedere lagoon. Similar ones are rapidly disappearing. Diversity of architectural styles gives our community its special character. This Cape Cod cottage serves as a visible reminder of the historical heritage of the City at the outset of the lagoon development.

5. **Design:** It has a unique or original design or demonstrates outstanding craftsmanship

   The house has a unique lineage back to the original Cape Cod architecture of the 1700’s and demonstrates design principles and form of the Cape Cods built in 1940’s-1955.

6. **History:** It is associated with a person, group or event significant to the city, state or nation, or shows broad cultural, political, social or economic patterns, or embodies and expresses the history of the city.

   This cottage was one of the original homes on the Belvedere lagoon development which embodies and expresses the history of the City with its unusual feature of lagoon living.

7. **Environment:** It contributes to the character of the street or neighborhood area or has significance as a visual landmark owing to its unique location.

   This home is located at one of two entrances to Belvedere Island. The row of cottages on San Raphael Avenue facing the eastern shore of Richardson Bay, form a unique district at one of the main entrances to Belvedere. The Cape Cod style of these homes is reminiscent of cottages by the water in Martha’s Vineyard and Nantucket, Massachusetts. Today, in 2020 there are approximately 10 Cape Cod cottages remaining on San Rafael Avenue. The low scale of these cottages enhances the view to the Belvedere Island beyond. The scale of this neighborhood of Cape Cod cottages is unique in 2020 Belvedere as home sizes have enlarged. 50 San Rafael Avenue represents an example of the ending of an era of cottage type houses. This home maintains and contributes to the character of Belvedere.

8. **Integrity:** It retains most of its original materials and design features.

   Although the house no longer retains its original windows, siding and roofing, and has been expanded, the remodeling is visually true to the building type and scale of a Cape Cod cottage. In fact expansion over time is part of the original Cape Cod building design concept. “Many Cape Cods were ingeniously constructed so that they can be partially built, then expanded when the family expanded.” (Les Walker).

9. **National Register of Historic Places:** It is a site or structure listed on the National Register of Historic Places.

   Not applicable.
**Historical Information:**

Construction year: 1942  
Significant Architect & Builder: Not known at this time

**Recommendation:**

In as much as the David and Wendy McCarthy property at 50 San Rafael Avenue meets criteria 4, 6 and 7 it is recommended that it be given official historical designation by the City of Belvedere.

**Date of Survey:**  February 15, 2020

**Prepared by:**  Committee Members Jeanne Price and John Sheehy

**Organization:**  Historic Preservation Committee, City of Belvedere

---

Photo: Belvedere Lagoon

450 San Rafael Avenue  Belvedere CA 94920  TEL 415/435-3838  FAX 415/435-0430
REFERENCES


Dave Gotz, Archivist of the Belvedere Landmarks History Collection

Marin County Recorder Office

Jim Allen, Belvedere Land Company

Record Owner of Property: David & Wendy McCarthy
Mailing Address: ___________________________________________ Daytime Phone: 415-706-4761
Address: ___________________________________________ Fax: ___________________________________________ Email: w2mccarthy@comcast.net
Owner’s Representative: ___________________________________________ Daytime Phone: ___________________________________________
Mailing Address: ___________________________________________ Fax: ___________________________________________ Email: ___________________________________________
Description and History of Property/Structure: One of the original, classic cottages constructed on San Rafael Ave during the development of the lagoon in 1941-42, prominently located on one of the two main entrance ways to Belvedere Island. Represents the development of charming cottage-like homes in Belvedere and maintains the integrity of a typical cottage of the 1940s.
STATEMENT OF PROPERTY OWNERSHIP, CERTIFICATION OF APPLICATION, & DESIGNATION OF REPRESENTATIVE

All property owners must complete this Section.

Street address of subject property: 50 San Rafael Ave

Assessor’s Parcel No(s). of subject property: Lot 23

Properties Owned by Individuals

I, David & Wendy McCarthy, state under penalty of perjury under the laws of the State of California that I am the record owner of the above-described subject property.

I have read and understood the provisions of Title 21, “Historic Preservation,” of the Belvedere Municipal Code and agree to the terms described therein.

Signed this 10 day of October, 2019 at Belvedere, California.

Signature __________________________

Properties Owned by a Trust, LLC, Corporation, Partnership, or Other Entity

For properties owned by a trust, please attach the trust document or a certificate of trust, including any attachments thereto. For an LLC, corporation, partnership, or other entity, please attach proof of ownership and certification of the signer’s authorization to enter into contracts on behalf of the entity.

I, __________________________, state under penalty of perjury under the laws of the State of California that the above-described subject property is owned by a trust, LLC, corporation, partnership, or other entity and that my signature on this application has been authorized by all necessary action required by the LLC, corporation, partnership, or other entity.

I have read and understood the provisions of Title 21, “Historic Preservation,” of the Belvedere Municipal Code and agree to the terms described therein.

Signed this ______ day of ________, 20__, at Belvedere, California.

Signature __________________________ Signature __________________________

Title(s) __________________________ Title(s) __________________________

☐ Trustee(s) ☐ Partners: ☐ Limited or ☐ General ☐ Corporation ☐ Other ________________

Name of trust, LLC, corporation, or other entity: __________________________
new structure, dedicated on July 4, 1912, cost $25,000.

Corinthian Island between Belvedere and Tiburon, 1950.

Houseboats and cottages hugged the shore along what is now Community Road, circa 1936. They housed policemen, household help, railroad workers, and a large colony of Italian gardeners. The neighborhood was referred to as Little Italy. Wine flowed freely, and the competition to produce wondrous plants, flowers, and vegetables was fierce.

These cottages along Lagoon Road were typical of the first lagoon houses started before World War II by the Land Company under FHA regulations. The houses and lots, which sold for $5,000, were constructed in the neighborhood of San Rafael Avenue, Hilarita Circle, and Lagoon Road to #16. On the far right is the Entwistle house.
Harry Allen's plan for the Belvedere Lagoon was a novel development concept. David Allen recalls that his father developed his ideas as he went along, a sort of back-of-the-envelope method. The completed design included 243 single family home sites and 30 duplex sites with 66 acres of placid water.

Reactions to the plan and to the first model homes in the late 1940s were skeptical. Some Belvedere Island residents asked, "Who would want to live on a mudflat?" When the lots were offered, first to Mr. Allen's friends and neighbors for less than $5,000, the response was less than enthusiastic. Within 10 years, however, the public realized the potential beauty and charm of lagoons and parcels were reselling for $30,000 to $40,000.

By 1950, Harry Allen's dream had turned extraordinary achievement. In 1955 the Belvedere Lagoon was featured on national television with interviewed on camera at the shoreline. And in 1956 environmentalist Harold Gilliam referred to the Belvedere Lagoon as the first planned "shoreline residence developed with an imaginative eye for the potential of bay-front living."
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this Certificate first above written.

(SEAL)

Thomas A. Dougherty
Notary Public in and for said County and State of California.
My commission expires August 10, 1943.

Filed for record and recorded
at the request of Merton A. Jacobs, May 16th, 1942, at 10 o'clock A.M.

J. W. BALLENG Recorder

Rec. Fee $1.50

3272

I. R. S. $8.25 Cancelled

JOINT TENANCY DEED

BELVEDERE LAND COMPANY, a corporation, the first party, having Grants to THIS A. DAY AND ROSS A. DAY, his wife, the second parties, in Joint Tenancy all that real property situated in the City of Belvedere, County of Marin, State of California, bounded and described as follows:

Lot Number 23, as shown upon that certain map entitled, "Map of Hilareta Lagoon Site", Belvedere, Marin County, California", recorded April 10th, 1941 in Book 5 of Maps, at page 89, in the office of the County Recorder of the County of Marin, State of California.

Subject to conditions, restrictions and easements of record. IN WITNESS WHEREOF, the said first party has executed this conveyance this 16th day of May, 1942.

BELVEDERE LAND COMPANY

By Harry B. Allen, President

(SALE OF CALIFORNIA )
COUNTY OF MARIN ) ss.

On this 16th day of May in the year of our Lord one thousand nine hundred and forty-two, before me, Mary H. Shedd, a Notary Public in and for said County of Marin, State of California, residing therein, duly commissioned and sworn, personally appeared Harry B. Allen, known to me to be the President of the Corporation described in and that executed the within instrument and also known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that he executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County of Marin, the day and year in this Certificate first above written.

(SEAL)

Mary H. Shedd
Notary Public in and for said County of Marin, State of California.
My commission expires Jan 27, 1946.

Filed for record and recorded
at the request of San Rafael Land Title Co., May 16, 1942, at 21 mins past 10 o'clock A.M.

J. W. BALLOON, Recorder

Rec. Fee $1.00

3276

NOTICE OF REMOVAL OF MORTGAGED CHATTELS

KNOW ALL MEN BY THESE PRESENTS: That that certain personal property, together with the renewals and replacements thereon, formerly situated in the City of Sausalito, County of Marin, State of California, and generally described as follows,
"All that certain printing plant at 680 Bridge Way Sausalito, California, known as operated under the name of "Sausalito News", a newspaper of general circulation printed and published in said City and County",

a more detailed description of which is contained in the certain Chattel Mortgage recorded on the 25th day of February, 1942, in the office of the County Recorder of the County of Marin, State of California, in Book L23 of Official Records at page 151, has been removed to and is now located at the premises located at No. L2A Calleconis Street, in the City of Sausalito, County of Marin, State of California.
View the sparkling bay from this charming Nantucket-inspired five bedroom, three and one half bath home. Situated on a sunny level lot, this beautifully remodeled home offers the perfect setting for gracious yet casual living. Entertaining is a delight in the stunning gourmet kitchen with breakfast bar and two dishwashers. The large family room, with tastefully built-in cabinetry, leads to a fenced, sunny yard with brick patio and exquisite English rose garden. Steps away, an arbor leads to your own lagoon access! Close to walking paths and the town of Tiburon, this property provides resort-type living at its best.

Main Level:
- Entry area
- Living room with fireplace and water views
- Gourmet kitchen with gas cook top
- Informal eating area
- Family room with fireplace
- Guest powder room
- Bedroom with full bath
- Carport with additional parking space
- Automatic gate to parking area
- Two storage sheds
- Private fenced yard with access to lagoon

Upper Level:
- Master bedroom suite with adjoining office space
- Three additional bedrooms
- Third bathroom

Listing Agents:
Karen Plastiras 415.380.2153
Linda Esposito 415.380.2173

The information contained herein has been provided by various sources, which may include the seller, public records, multiple listing service, or others. Pacific Union has not verified or investigated the accuracy of this information. Prospective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.