

October 7, 2024

**60 Third St., Point Reyes Station
Historic Resource Evaluation**

Introduction

The following Historic Resource Evaluation (HRE) was prepared at the property owner's and Marin County's request, for planning information and use, per the county's requirement for an "Historical Study" based on *Marin Countywide Plan* policies re: the identification of historical resources, which specific policies promote the identification and nomination of historical resources for listing in National or California historical registers, including buildings more than 50 years old that:

- Exemplify, embody, or reflect key elements of the county's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; and/or
- Are identified with persons or events significant in local, state, or national history.¹

To do so, this HRE specifically evaluates the property and building at 60 Third St. in Point Reyes State based on the historical resources criteria of the *California Register of Historical Places (CR)*. The *CR* criteria are utilized in order to address the property relative to California and, specifically, under the *California Environmental Quality Act (CEQA)*, wherein the identification of historic resources are required of jurisdictions in the context of their discretionary permit authority.

At the outset, it is further understood that the subject property is located within an "Historic Area" under the County's *Local Coastal Plan* (fig.1). However, most of the individual properties within the "Point Reyes Station Historic Area" have not been individually evaluated for potential historical significance, the subject property included. The specific purpose of this effort is therefore to determine if the existing residential property and its structure is or is not a potential historic resource per *CR* criteria.

The subject of this evaluation is a residential property (assessor's lot 13, block 226) and structure located midblock on the southern side of Third St, between Hwy.1 and B St. in the downtown of Point Reyes Station (figs.2-3).

This effort has been based on a site visit to record property characteristics; the acquisition and review of building permit and deed records at the County; information request from the the State Office of Historic Preservation's Northwest Information Center (OHP-NWIC); U.S. censuses (@heritagequest.com), historic telephone directories (@sfpl.org, loc.org) and newspapers (@cdnc.org); plus additional historical and architectural research as cited herein.

Evaluation Summary

The 2021 *Point Reyes Community Plan (PRCP)* recognizes a potential Point Reyes Station historic district based on a 1976 historical survey, the *Archaeological and Historic Resource Survey (AHR)*.² The *AHR* inventoried and depicted a range of buildings and included an entry for the subject house, a "worker's cottage with hip roof and narrow shiplap siding" yet without an image.³

¹ From Marin Countywide Plan (rev. Jan. 24, 2023), section 4.13 Historical and Archaeological Resources, policy 1.HAR-2.a, p.4.13-8.

² North Marin County Water District, *Archaeological and Historic Resource Survey*, August 1976 @<https://archive.org/details/C124889972/mode/2up?view=theater>, accessed Oct. 2024.

³ #28, *AHR*, p.17.

Despite previous historical efforts, though this central-most block houses a relatively large number of buildings, most dating to the late 1800s and early 1900s, several of which at least appear to have historical potential as they are pre-1900 in origin and have direct associations to persons most closely associated with the original ownership and development of this block and, consequently, of early Point Reyes Station, those persons Salvatore Grandi and Quinto Codoni, none have to date been identified eligible for the National or California registers or identified as “historic resources” under the California Environmental Quality Act (CEQA).

In fact, two of the most likely candidates were, in 2018, formally evaluated and determined ineligible for inclusion – the current Station House building at Hwy. 1 and Third St. (20 Third St.) and the Western Saloon building at the corner of Hwy.1 and Second St. (11201 Hwy.1).⁴

Relative to which, the subject residential building has the least historical potential of any of the buildings on its block (with the one exception of the landlocked building at the block’s center). It is a very modest residence that has also been definitively and not carefully altered. It was evidently built as a rental property, presumably by Codoni for workers’ housing and potentially for his workers. The Codoni association is the only factor of any potential historical interest – the building itself lacks any distinctive period design or construction character – yet the Codoni association is weakly established and there are far better examples of buildings that are definitively associated with Codoni, including his aforementioned residence and garage building, yet neither of which have been identified as historical resources. Consequently, the subject residential property and building is unequivocally not CR eligible, as further detailed herein.

Summary History

The extant residence at 60 Third St. was built in the 1910s on land presumably until then undeveloped and which lands were first officially mapped in the 1907 *Map No. 1 of the Town of Point Reyes at Point Reyes Station* (fig.4). There is otherwise no specific evidence of the origins of the house at 60 Third St. but for the possibility that a concrete marker inscribed with the date 1914 at the base of the existing front stairs would seem to date the house to 1914 (fig.5). However, in an historic photo labeled 1915 that provides a partial yet clear view of the south side of Third St., the subject house is not yet present (perhaps under construction?) and the house that is seen is the existing adjacent house to the east (fig.6). The County Assessor’s property information records the construction date of 1912, which is evidently too early. In any event, the year of its origin is uncertain and, for the present purposes, based on the photographic evidence, c1915 is the estimated date of original construction.

In the 1910s, the property owner was Quinto Codoni, who acquired the northeast corner of the block, consisting roughly of current lots 1, 20, 13 (subject lot) and 14, from P. Scillaci in 1902. Prior to then, Codoni also acquired current lots 15 (250 B St.) and 12 (80 3rd St.) — lot 15 from Salvatore Grandi in 1888 and lot 12 from Galen Burdell in 1889 — and thereafter built his c1890 house on B St. (current lot 15), which Victorian house survives.

Another building developed by Codoni on this block is the former auto garage/showroom at A St./Hwy.1 and Third, constructed in 1921 and which is addressed 20 Third St. (lot 1, current Station House) Others understood to have been erected by and/or for Codoni include the existing residence

⁴ Blackmore/CA Dept. of Transportation, DPR523, “Western Saloon, Point Reyes Station;” and DPR 523, “20 Third Street, Point Reyes Station,” dated October 23, 2018 (records received from OHP-NWIC, 10/1/2024)

at 40 Third (c1910), at the east side of the subject property, and what was depicted as a garage in the 1928 Sanborn map (fig.7) and that is the current residence at 80 Third (c1930), directly west.

Like its unclear origins, no specific information has been found about early occupants of 60 Third St. At this juncture, based on deed research, the first recorded information arises in 1945 when, in the wake of Quinto Codoni's passing, his wife Clara Codoni sold lot 12 (80 Third), subject lot 13 (60 Third) and lot 14 (40 Third) to John D. and Lillian E. McFadden. A news article reported that pending sale as "a large piece of property [consisting] of a dwelling house, a large barn, lot, and a number of smaller buildings on the premises,"⁵ though there were 2 dwellings on these parcels so this cited news piece must have been focused on lots 12 and 13. In 1946, the McFaddens also acquired current lots 5, 7, 8, 9 and 11, so in that timeframe owned some two-thirds of the subject block – excepting that they had, by late 1945, already sold the 60 Third St. parcel and its residence to Harry L. and Helen C. West. In 1946, the Wests in turn deeded the property and residence to Jesse A. Adams, Jr., who, per the 1950 census, appears to be the first identifiable occupant of the 60 Third St. residence. To round out the ownership history, Adams sold the property to Jeanette Tanner in 1972, Tanner deeded it to Richard Kirschman and Elizabeth Zarlengo in 1975, Kirschman/Zarlengo sold to Darold E. Sims in 1986 and from whom the current owners acquired the parcel and building in 2022. Throughout these years, 60 Third St. was a predominately rental property

Summary Description (figs.8-13)

The extant house is 1-story over a finished basement level, its rectangular plan under a simple hipped roof with a front porch recessed into the right front (northwest) corner and accessed via a set of exterior steps. The house is approximately 27 feet wide, 36 feet deep plus a 6 foot deep rear porch. This modest Craftsman style bungalow is wood clapboard sided with flat trimmed doors, windows and eaves, and with plain front porch posts. Whether the basement level is original or if the house was raised to finish and occupy that level is not known. In any event, per permit records, the basement was finished, its exterior walls altered and windows added in 1981, when the front stairs were also presumably replaced, or possibly more recently. There is a projecting bay window at the center of the right (west) side and a single story shed-roofed porch, open below, across the rear. First floor windows at the house are double hung wood, its front entry door wood panel. Basement and rear porch windows are a miscellany, and the wood porch door is presently without stairs to grade. Roofing is composition shingle. Overall, the house is in fair condition though the basement exterior walls and rear porch are in poor condition. The site, some 56 feet wide by 108 feet deep less a 20 by 12 foot notch from its southern corner, is currently open and also in a dilapidated state, awaiting renewal.

Associated Persons

The persons of Quinto and Clara Codoni were directly associated with the development of the residence at 60 Third St., for whom the following biographical information has been excerpted.⁶

Quinto Codoni (1855-1940), part of a wave of immigration to West Marin from Ticino, was 18 years old when he joined his brother Joe in Tocaloma. "This was 1873," the late Jack Mason wrote in the Winter, 1980, issue of The Point Reyes Historian. "There was no train. The little schooners then in use were equipped to carry butter, not hogs. "It was young Quinto's job, on behalf of Charles Howard's tenant ranchers [on Point Reyes], to get their pigs to the nearest scow for San Francisco

⁵ "Point Reyes News Notes," *Petaluma Argus Courier*, 15 January 1945, p8.

⁶ From David V. Mitchell, "Inverness museum exhibit on Swiss immigrant who came to be called 'Mr. Point Reyes Station'," @ <https://www.sparselysageandtimely.com/blog/?tag=quinto-codoni> , 22 Jan. 2013, accessed Sept. 2024.

[which landed in Drakes Estero]. On foot this took up to three days. "Once at the Ferry Building, the hogs were put aboard wagons and taken to a slaughterhouse on Sansome Street. A commission merchant paid them later in gold. "Thus Quinto got his Big Chance in America."

"The Codonis' cabin at Drakes Beach was the site of relaxation and entertainments for two or three generations.... Quinto and his friends built the cabin, located at the entrance to Drakes Estero, and hosted family and friends alike. At least once, waves damaged or destroyed the place, but it was faithfully repaired. It was eventually reestablished farther inland, the site today marked by a cypress tree and ranch road near the Drake Monument at Drakes Estero."

"When a railroad, the North Pacific Coast, began serving the Point Reyes-Tomales Bay community in 1875, Quinto availed himself of it, [and] had a hogpen at trackside to which he now brought hogs as well as calves by wagon.... "By the age of 55, he was the chief hog and cattle buyer on the Point," wrote Mason. "Moustachioed and personable, Quinto was a force to contend with in town as well as country." The Codoni home on B Street in Point Reyes Station, Mason added, "was one of the town's nicest. [It] had a marble fireplace and electricity. Quinto's Delco plant furnished lights not only for his own house, but for Lucy Silverfoot's around the corner, Dr. Cavanaugh's on B Street, and two other houses Codoni owned."

"In 1910, Quinto sold the Tomales Bank and Trust Company a lot on A Street for its branch office, which opened in 1913," Mason wrote. "Not surprisingly, Quinto became a director and vice-president. Bank patrons came to respect Mr. Codoni as a conservative in money matters; he had made his when it wasn't easy to come by."

Mason noted that Codoni "and Tom Marshall owned a slaughterhouse on Paper Mill Creek which supplied Point Reyes Station with steaks and chops. Tom's butchershop was on B Street."

"Quinto Codoni acquired the old Shafter-Howard D Ranch dairy through foreclosure in 1927," according to the exhibition. "This ranch is seen on the road down to Drakes Beach. He took to the ranch life (although he leased out the dairy operation) and decorated the ranch house yard with an outdoor kitchen, interesting sculpture, and a massive flagstaff, seen here during installation. "Codoni's daughter Alice married Petaluma dairyman Bill Hall, and they ran the dairy from 1936 until turning it over in the 1960s to their daughter, Vivian Horick."

"Thrift and hard work got [West Marin's Ticinese] a large slice of the American pie," Mason wrote, and in the case of Quinto Codoni earned him the historian's sobriquet "Mr. Point Reyes Station."

As noted, Codoni developed other parcels on the subject block, including his own residence on B St., the automotive building at 20 Third St. and the adjacent bank building at 11275 Hwy.1 and, presumably, the residence at 40 Third St. and outbuildings that would later become the residence at 80 Third St.

Other associated persons via subsequent ownership were John D. and Lillian E. McFadden (1944-45); Harry L. and Helen C. West (1945-46); Jesse A. Adams, Jr. (1946-72); Jeanette Tanner (1972-75); Richard Kirschman and Elizabeth Zarlengo (1975-86); and Darold E. Sims (1986-2022).

Evaluation

The subject property has not previously been evaluated for historic resource eligibility. The following evaluates the subject residential building using the CR evaluation criteria, listing each criterion followed by an evaluation statement based on the details reported herein.

To be eligible for listing on the CR, a resource must be historically significant at the local, state, or national level, under one or more of the following four criteria:

1. *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

There are no identifiable events of potential historic importance associated with this individual residential property and its building, so 60 Third St. does not meet *CR Criterion 1*.

2. *It is associated with the lives of persons important to local, California, or national history;*

As summarized, the origins of the structure on the subject property date to c1915. The person then principally associated with the property, Quinto Codoni, is specifically associated with the development of a number of properties on the subject block, in addition to cattle ranching on the Point Reyes peninsula along with the portage of cattle from Point Reyes to San Francisco. Relative to which, it is generally understood the 60 Third St. residence was constructed as workers' housing and presumably for his ranch workers. Nonetheless, the origins of the subject house is not more specifically known, so the association to Codoni is indirect.

Further, while Quinto Codoni would appear to have historical importance to Point Reyes Station, recent historical evaluations – to this author's knowledge the only such formal evaluations on record – concluded that his auto-showroom building at 20 Third St. does not qualify as an historic resource and that the Western Saloon building at the easter corner of the block – to which Codoni was also associated – likewise does not historic resource potential. Both records formally limit Codoni's potential historical importance. While arguable, those evaluations addressed resources to which Codoni was directly associated and which have far greater historical interest than the minor residential building at 60 Third St.

Consequently, there is no specific evidence that any associated persons have any direct importance relative to the 60 Third St. property or its residential building, so the subject property does not meet *CR Criterion 2*.

3. *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

As summarized above, the structure at 60 Third St., a basic workers' residence, is not a distinctive building or type or style thereof. Absent historical or historic architectural characteristics of interest, the subject property's age is alone insufficient for a finding of distinction.

Additionally, there is no identified designer or builder, and the extant building has no artistic value.

As the subject building does not embody distinctive design or construction characteristics or methodologies, or represent the work of an identified architect, etc., or possess artistic value, 60 Third St. does not meet *CR Criterion 3*.

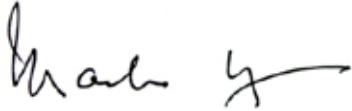
4. *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation;*

The property and structure at 60 Third St. have not yielded and, beyond the content of this historical evaluation, do not appear to have the potential to yield additional prehistoric or historic information. Therefore, the subject property does not meet *CR Criterion 4*.

Conclusion

As detailed above, the existing residential property and building at 60 Third St. in Point Reyes Station, Marin County, do not meet any criteria for listing on the *CR*, neither is the site and structure located in or near an identified *CR* listed historic district, nor would this residential resource qualify as a contributor to any potential future *CR* eligible historic district. Consequently, the subject property and its residential structure do not appear to be eligible for the *CR* and is, therefore, not a potential historic resource.

Signed:

A handwritten signature in black ink, appearing to read "Mark Hulbert", with a long horizontal flourish extending to the right.

Mark Hulbert
Preservation Architect

attached: Professional Qualifications; figs.1-13 (pp.7-12)

Professional Qualifications: With more than thirty years as a professional preservation planner, historical architect and architect in San Francisco and the S.F. Bay Area, the author's experience includes numerous historic architectural, historic resource and project evaluations, along with extensive preservation and rehabilitation work on properties in San Francisco and throughout the Bay Area. The author exceeds the Secretary of the Interior's Standards for Professional Qualifications for historical architecture and architecture, holds a license to practice architecture in California, and also holds a certificate in architectural conservation from International Centre for the Preservation and Restoration of Cultural Property (ICCROM).

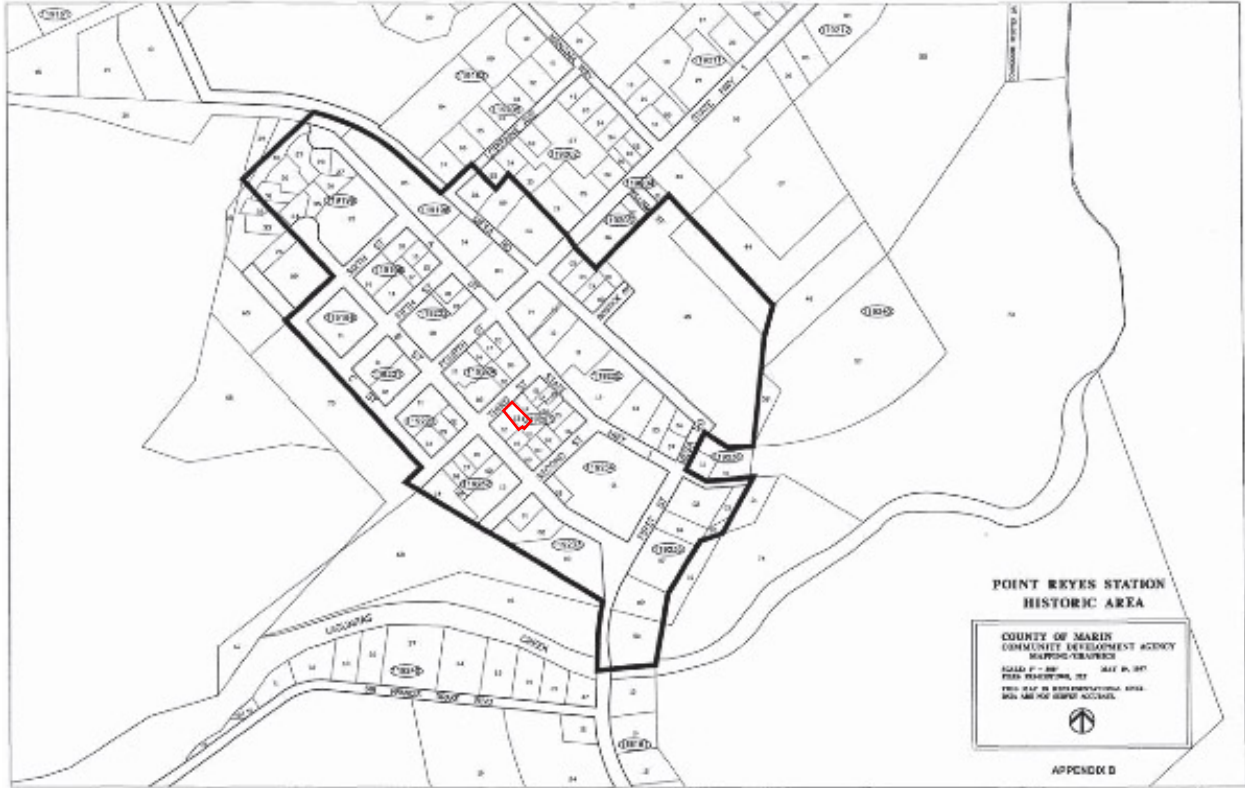


Fig.1 - 60 Third St. (highlighted) – Historic area Map, 1997



Fig.2 - 60 Third St. (highlighted) – Location aerial (Google Earth, 2024 - north at upper left)

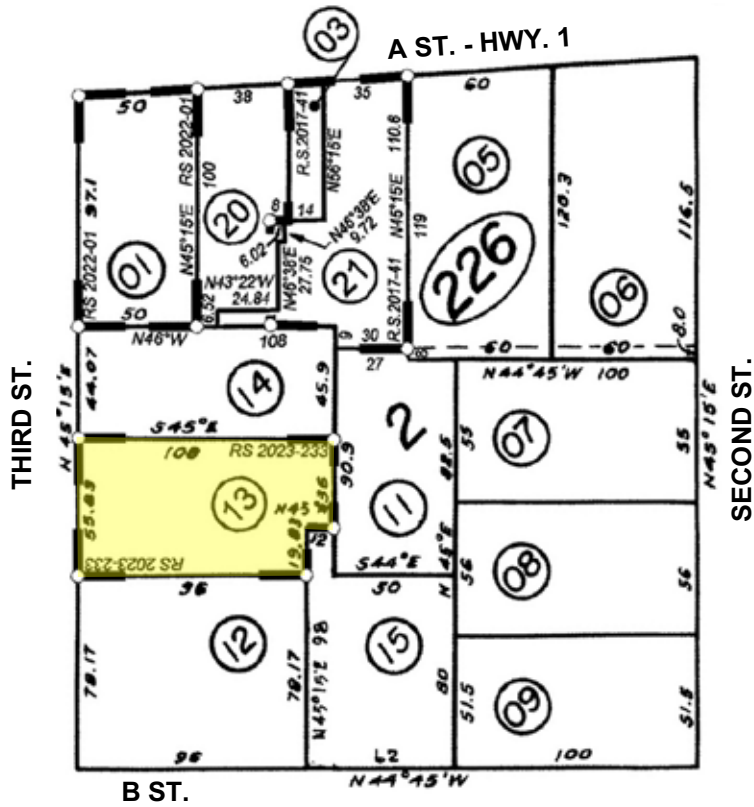


Fig.3 - 60 Third St. (highlighted) – from Assessor's Parcel Map - north at upper left

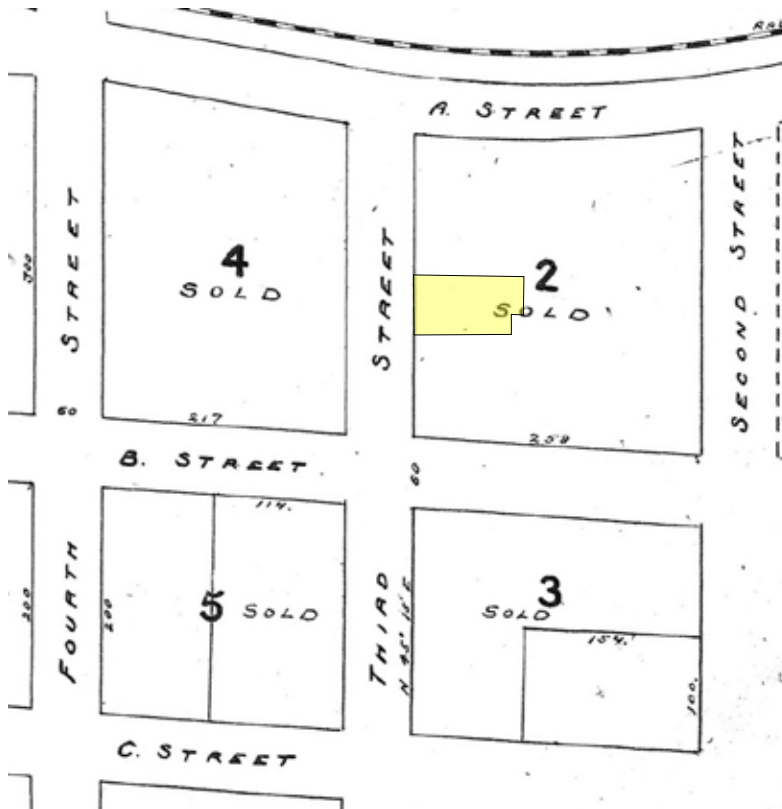


Fig.4 - 60 Third St. (future, approx., highlighted) – from 1907 tract map



Fig.5 - 60 Third St. – Inscribed concrete at base of entry stair



Fig.6 - 60 Third St. (arrow indicating future location) – from 1915 view of A and Third streets with 40 Third at center and Emporium building at right (from DPR 523 B, “Point Reyes Emporium, Point Reyes Station,” Oct. 2018, p8)

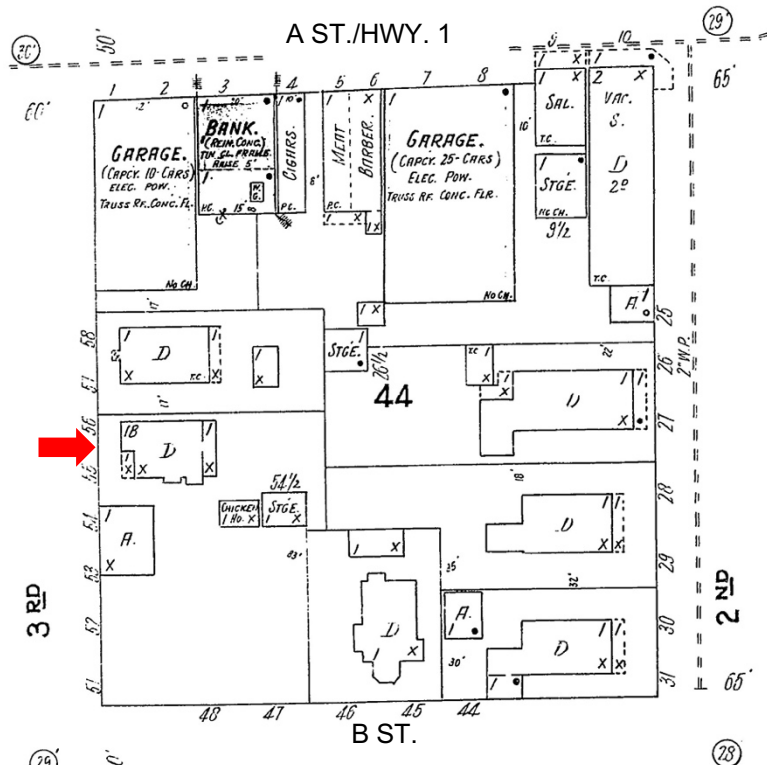


Fig.7 - 60 Third St. (arrow) – from 1928 Sanborn map, north at upper left



Fig.8 - 60 Third St. – Front and northwest side (Google Earth, 2024)



Fig.9 - 60 Third St. – Front and northeast side (figs.8-12, MH 2024)



Fig.10 - 60 Third St. – Front entry and porch



Fig.11 - 60 Third St. – Northeast side, from rear



Fig.12 - 60 Third St. – Rear (southeast)



Fig.13 - 60 Third St. – Rear yard, looking south