

Memo



455 Capitol Mall, Suite 300
Sacramento, CA 95814
916.444.7301

Date: June 20, 2024

To: Ciyavash Moazzami, Haven Development

From: Ascent (Amber Grady, M.A., Architectural Historian, Dimitri Antoniou)

Subject: Cultural Resources Study-7 Mount Lassen Drive, Marin County, CA

Introduction and Purpose

Ascent Environmental has been retained to prepare this Cultural Resources study memo in support of the future California Environmental Quality Act (CEQA) compliance process for the 7 Mount Lassen Drive Project, (project), located in unincorporated Marin County, immediately north of the City of San Rafael, California (Figure 1). The applicant proposes to remove the existing buildings located at 7 Mount Lassen Drive in order to redevelop the site. The project site is located on accessor parcel 164-481-010. While the buildings on site are only 45 years old and do not meet the State's 50-year age recommendation for evaluation for potential historic significance, the County of Marin (County) follows the guidance of the California Office of Historic Preservation which notes, "There is a common misconception that resources 50 years or older need to be evaluated, but anything younger cannot be considered significant....[T]he California Register criteria (CCR section 4852) state that in order for a resource to achieve significance within the past 50 years, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource..." As the CEQA lead agency, the County has required that the buildings on the project site be evaluated for eligibility for the California Register of Historical Resources (CRHR) even though they are less than 50 years old. This memo and the attached Department of Parks and Recreation (DPR) 523 forms address the project's potential to affect historical resources.

Regulations Pertaining to Historical Resources

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA requires public agencies to consider the effects of their actions on "historical resources," and "unique archaeological resources." Pursuant to Public Resources Code (PRC) Section 21084.1, a "project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." "Historical resource" is a term with a defined statutory meaning (PRC Section 21084.1; State CEQA Guidelines Sections 15064.5[a] and [b]). Under State CEQA Guidelines Section 15064.5(a), historical resources include the following:

- 1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in, the CRHR (PRC Section 5024.1).



Source: Adapted by Ascent in 2024.

Figure 1 Project Site

- 2) A resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g), will be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3) Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource will be considered by the lead agency to be historically significant if the resource meets the criteria for listing in the CRHR (PRC Section 5024.1).
- 4) The fact that a resource is not listed in or determined to be eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to PRC Section 5020.1[k]) or identified in a historical resources survey (meeting the criteria in PRC Section 5024.1[g]) does not preclude a lead agency from determining that the resource may be a historical resource as defined in PRC Sections 5020.1(j) or 5024.1.

CEQA also requires lead agencies to consider whether projects will affect unique archaeological resources. PRC Section 21083.2(g) states that "unique archaeological resource" means an 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 one or more 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.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

All properties in California that are listed in or formally determined eligible for listing in the National Register of Historic Places (NRHP) are eligible for listing in the CRHR. The CRHR is a listing of State of California resources that are significant in the context of California's history. It is a Statewide program with a scope and with criteria for inclusion similar to those used for the NRHP. In addition, properties designated under municipal, or county ordinances are also eligible for listing in the CRHR.

A historic resource must be significant at the local, state, or national level under one or more of the criteria defined in the California Code of Regulations Title 15, Chapter 11.5, Section 4850 to be included in the CRHR. The CRHR criteria are tied to CEQA because any resource that meets the criteria below is considered a significant historical resource under CEQA. As noted above, all resources listed in or formally determined eligible for listing in the NRHP are automatically listed in the CRHR.

The CRHR uses four evaluation criteria for significance:

- Criterion 1. 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.
- Criterion 2. Is associated with the lives of persons important to local, California, or national history.
- Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of a master; or possesses high artistic values.
- Criterion 4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property must have both significance and integrity to be considered eligible for listing in the CRHR. Loss of integrity, if sufficiently great, will overwhelm the historical significance of a resource and render it ineligible. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible. Integrity is evaluated by regarding the property's retention of its location, design, setting, workmanship, materials, feeling, and association to its period of significance. These seven factors can be roughly grouped into three types of integrity considerations. Location and setting relate to the relationship between the property and its environment. Design, materials, and workmanship, as they apply to historic buildings, relate to construction methods and architectural details. Feeling and association are the least objective of the seven factors and pertain to the overall ability of the property to convey a sense of the historical time and place in which it was constructed.

2023 MARIN COUNTYWIDE PLAN

In the Socioeconomic Element of the 2023 Marin Countywide Plan, the Historical and Archaeological Resources section includes policies that aim to preserve Marin's historical and archaeological resources. The following goals and policies are applicable to the project:

Goal HAR-1: Historical Resource Protection. Identify and protect archaeological and historical resources as major contributors to quality of life and community vitality in Marin.

Policy HAR-1.1. Preserve Historical and Archaeological Resources. Identify archaeological and historical resource sites.

Policy HAR-1.2. Document Historical Information. Provide documents, photographs, and other historical information whenever possible to be catalogued in the Anne T. Kent California Room in the Marin County Free Library.

Policy HAR-1.3 Avoid Impacts to Historical and Archaeological Resources. Ensure that human activity avoids damaging cultural resources, where feasible.

Implementing Program HAR-1.b Inventory Historical Resources. Prepare a comprehensive survey of historic buildings and buildings of architectural significance in compliance with federal and State standards for designating historical resources and buildings.

Implementing Program HAR-1.d Require Archaeological Surveys for New Development. Require archaeological surveys conducted on site by a State-qualified archaeologist for new development proposed in areas identified as potential resource locations on the County sensitivity map (see Program HAR-1.a).

Implementing Program HAR-1.e Require Permanent Protection. Require development at an archaeological site to, where feasible, avoid the resource and provide permanently deeded open space that incorporates the resource.

Implementing Program HAR-1.f Involve Appropriate Authorities. Refer development applications that could potentially affect cultural resources to the California Archaeological Inventory, the Northwest Regional Office of the California Historical Resources Information System, and/or Native American representatives, as appropriate.

The following mitigation measure from the Housing & Safety Element Update to the Marin Countywide Plan Draft Environmental Impact Report (CWP EIR) (October 2022) is applicable to the project.

Mitigation Measure 8-1

For any project facilitated by the Housing and Safety Elements Update project that the County determines may involve a property that contains a potentially significant historical resource, then that resource shall be assessed by a professional who meets the Secretary of the Interior's Professional Qualifications Standards to determine whether the property is a significant historic resource and whether or not the project may have a

potentially significant adverse effect on the historical resource. If, based on the recommendation of the qualified professional, the County determines that the project may have a potentially significant effect, the County shall require the applicant to implement the following mitigation measures:

- (a) Adhere to at least one of the following Secretary of the Interior's Standards:
- ▶ Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings; or
 - ▶ Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

The qualified professional shall make a recommendation to the County as to whether the project fully adheres to the Secretary of the Interior's Standards, and any specific modifications necessary to do so. The final determination as to a project's adherence to the Standards shall be made by the County body with final decision-making authority over the project. Such a determination of individual project adherence to the Secretary of the Interior's Standards will constitute mitigation of the project historic resource impacts to a **less-than-significant level** (CEQA Guidelines section 15064.5).

- (b) If measure (a) is not feasible, the historical resource shall be moved to a new location compatible with the original character and use of the historical resource, and its historical features and compatibility in orientation, setting, and general environment shall be retained, such that a substantial adverse change in the significance of the historical resource is avoided. Implementation of measure (b) would reduce the impact to a **less-than-significant level**.

If neither measure (a) nor measure (b) is feasible, then the County shall, as applicable and to the extent feasible, implement the following measures in the following order:

- (a) Document the historical resource before any changes that would cause a loss of integrity and loss of continued eligibility. The documentation shall adhere to the Secretary of the Interior's Standards for Architectural and Engineering Documentation. The level of documentation shall be proportionate with the level of significance of the resource. The documentation shall be made available for inclusion in the Historic American Building Survey (HABS) or the Historic American Engineering Record (HAER) Collections in the Library of Congress, the California Historical Resources Information System (CHRIS), and the Bancroft Library, as well as local libraries and historical societies.
- (b) If measure (a) is not feasible, the historical resource shall be moved to a new location compatible with the original character and use of the historical resource, and its historical features and compatibility in orientation, setting, and general environment shall be retained, such that a substantial adverse change in the significance of the historical resource is avoided.³⁸ Implementation of measure (b) would reduce the impact to a **less-than-significant level**.

If neither measure (a) nor measure (b) is feasible, then the County shall, as applicable and to the extent feasible, implement the following measures in the following order:

- (c) Document the historical resource before any changes that would cause a loss of integrity and loss of continued eligibility. The documentation shall adhere to the Secretary of the Interior's Standards for Architectural and Engineering Documentation. The level of documentation shall be proportionate with the level of significance of the resource. The documentation shall be made available for inclusion in the Historic American Building Survey (HABS) or the Historic American Engineering Record (HAER) Collections in the Library of Congress, the California Historical Resources Information System (CHRIS), and the Bancroft Library, as well as local libraries and historical societies.
- (d) Retain and reuse the historical resource to the maximum feasible extent and continue to apply the Secretary of the Interior's Standards to the maximum feasible extent in all alterations, additions, and new construction.

- (e) Through careful methods of planned deconstruction to avoid damage and loss, salvage character-defining features and materials for educational and interpretive use on-site, or for reuse in new construction on the site in a way that commemorates their original use and significance.

Analysis

Records Search: On May 3, 2024, a records search of the project site and a 0.25-mile buffer was conducted at the Northwest Information Center (NWIC), at Sonoma State University (NWIC File No.: 23-1553; Attachment A). The following information was reviewed as part of the records search:

- NRHP and CRHR,
- Historic Property Data File for Marin County,
- Archaeological Determinations of Eligibility,
- California Inventory of Historic Resources,
- California State Historic Landmarks,
- California Points of Historical Interest, and
- Historical GLO land plat maps.

The results of the records search review revealed that no previous cultural resource studies have been conducted within the project site and that two cultural resources studies had been completed for lands within a 0.25-mile radius. The study area to the north of the project site was studied in 1998; it addressed archaeological resources. The study area to the east was studied in 2012; it also addressed archaeological resources. In addition, the results of the records did not reveal any previously recorded cultural resources within the project site or within the 0.25-mile radius.

Sacred Lands File: On June 7, 2024, a records search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed with negative results. A list of Native American Tribes that may have information about the project area was provided (Attachment B).

Survey Methods: On May 14, 2024, Ascent architectural historian Amber Grady conducted a pedestrian survey of the project site (Figure 1) to record the buildings (Attachment C). Due to the developed and landscaped nature of the site an archaeological survey is not necessary as no native soils are accessible.

7 Mount Lassen Drive

The subject property is a 2.35-acre lot with two, two story office buildings and a small one-story octagonal building all connected by covered breezeways. The office complex includes a total of approximately 33,300 square feet of building space. The complex is surrounded to the west, south, and east by a parking lot which is accessed via a driveway from Mount Lassen Drive to the east. Mature trees and landscaping are present along the property lines and surrounding the buildings.

The historic record did not show that this office complex was associated with any noteworthy events. Because the subject property is not associated with events that have made a significant contribution to history, it does not appear to meet CRHR Criterion 1. The archival record was thin with regards to the occupants of the complex. Identified occupants included Grover & Associates and the Law Offices of Walter K. Dods for which no important achievements could be identified. Additionally, the two primary figures associated with developing the property, Erickson and Lackey, do not appear to be significant persons. Erickson appears to have been a locally based developer that was not particularly well known or prolific. Lackey was a local architect that does not appear to be a master and is more closely associated with his university master plan work. Research did not reveal that office buildings at 7 Mount Lassen Drive were associated with persons that were significant to our past. Therefore, the subject property does not appear to be significant under Criterion 2. The buildings possess distinctive characteristics of both the Mansard and

Bay Tradition architectural styles including a shingle clad mansard roof which contained the second floor and the use of shingle cladding and plain wood siding. However, these styles were common in the 1970s and the office complex at 7 Mount Lassen Drive does not appear to possess sufficient design or construction value to distinctly represent either style to the degree needed to warrant inclusion in the CRHR under Criterion 3. The office building at 7 Mount Lassen Drive appears to be of a common construction. It does not appear to be significant under this criterion because it is not likely to yield any additional important information about our history. While the office complex at 7 Mount Lassen Drive does retain sufficient integrity to convey typical building construction of the late 1970s, it lacks significance under any of the four CRHR criteria as discussed above; therefore, does not appear eligible for listing in the CRHR.

Conclusion

In accordance with State CEQA Guidelines, the effects of the proposed project within the project site have been assessed. The NWIC records search did not reveal any previously recorded resources, either archaeological or historical, within the project site. The results of the pedestrian survey and evaluation revealed that the buildings at 7 Mount Lassen Drive lack significance; therefore, do not appear eligible for listing in the CRHR. As such, a finding of no impact to historical resources is recommended under CEQA.

The CWP EIR (October 2022) includes mitigation measures aimed at reducing impacts to cultural resources. Mitigation Measure 8-1 applies to potentially significant historical resources that could be impacted by a project. There are no historical resources on the project site; therefore, this mitigation measure is not applicable. While there are no known archaeological resources on the project site, previously undiscovered archaeological resources could be present and disturbed by future earth moving activities. The CWP EIR notes the applicability of State Health and Safety Code Section 7050.5 and CEQA Guidelines Section 15126.4(b) if human remains are found as well as CWP Policy HAR-1.1, County Code Section 22.20.040 and Safety Element Update Program EHS-2.1.c Promote Awareness of Risks to Historic Resources that protect archaeological resources. No mitigation measures were included in the CWP EIR for archaeological resources.

No further investigation or treatment measures are recommended as a result of this study.

Personnel Qualifications

Amber Grady has over 23 years of professional experience in environmental compliance and cultural resources management, with an emphasis on Northern California. She has an expert-level understanding of NEPA, CEQA, Section 106 of the National Historic Preservation Act, and cultural resources survey methodology and evaluation procedures. Amber's cultural resources management experience includes archival research, historic building and structure surveys and evaluations, and cultural resources documentation for NEPA and CEQA projects ranging from single building evaluations to district-wide surveys. She has worked on a variety of projects throughout California, Oregon, Washington, and Nevada completing projects for cities, counties, school and utility districts, and private sector clients. Her expertise includes all phases of environmental compliance from inventory and evaluation to mitigation strategy and compliance during construction. Amber meets the Secretary of the Interior's Professional Qualification Standards for architectural history and history.

Attachment A

Record Search Results

CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM



ALAMEDA HUMBOLDT SAN FRANCISCO
COLUSA LAKE SAN MATEO
CONTRA COSTA MARIN SANTA CLATA
DEL NORTE MENDOCINO SANTA CRUZ
MONTEREY SOLANO
NAPA SONOMA
SAN BENITO YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
<http://nwic.sonoma.edu>

5/3/2024 [Rev. 5/7/24]

NWIC File No.: 23-1553

Roberto Mora
Ascent Environmental, Inc.
455 Capitol Mall, Suite 300
Sacramento, CA 95814

Re: 20240088.01 - Haven - 7 Mt Lassen

The Northwest Information Center received your record search request for the project area referenced above, located on the Novato USGS 7.5' quad(s). The following reflects the results of the records search for the project area and a ¼ mi. radius:

Resources within project area:	None listed
Resources within ¼ mi. radius:	None listed
Reports within project area:	None listed
Reports within ¼ mi. radius:	S-22043, 39157

- Resource Database Printout (list):** enclosed not requested nothing listed
- Resource Database Printout (details):** enclosed not requested nothing listed
- Resource Digital Database Records:** enclosed not requested nothing listed
- Report Database Printout (list):** enclosed not requested nothing listed
- Report Database Printout (details):** enclosed not requested nothing listed
- Report Digital Database Records:** enclosed not requested nothing listed
- Resource Record Copies:** [within] enclosed not requested nothing listed
- Report Copies:** [within] enclosed not requested nothing listed
- OHP Built Environment Resources Directory:** enclosed not requested nothing listed
- Archaeological Determinations of Eligibility:** enclosed not requested nothing listed
- CA Inventory of Historic Resources (1976):** enclosed not requested nothing listed
- GLO and/or Rancho Plat Maps:** enclosed not requested nothing listed
- Historical Maps:** enclosed not requested nothing listed

Local Inventories:

enclosed not requested nothing listed

Caltrans Bridge Survey:

enclosed not requested nothing listed

Ethnographic Information:

enclosed not requested nothing listed

Historical Literature:

enclosed not requested nothing listed

Shipwreck Inventory:

enclosed not requested nothing listed

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

Annette Neal

Researcher

Attachment B

Native American Heritage Commission

Amber Grady

From: Roberto Mora
Sent: Friday, June 7, 2024 8:43 AM
To: Amber Grady
Subject: Fwd: 20240088.01 - Haven - 7 Mt Lassen Project
Attachments: SLF No 20240088.01 - Haven - 7 Mt Lassen Project 6.7.2024.pdf; 20240088.01 - Haven - 7 Mt Lassen Project 6.7.2024.xlsx

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From: Campagne, Cody@NAHC <Cody.Campagne@nahc.ca.gov>
Sent: Friday, June 7, 2024 5:36:08 AM
To: Roberto Mora <roberto.mora@ascent.inc>
Cc: NAHC@NAHC <NAHC@nahc.ca.gov>
Subject: 20240088.01 - Haven - 7 Mt Lassen Project

Good Morning,

Attached is the response to the project referenced above. If you have any additional questions, please feel free to contact our office email at nahc@nahc.ca.gov.

In our ongoing effort to enhance your user experience and increase functionality, we have transitioned from distributing data in PDF Format to Excel Format. This change allows you to take full advantage of features such as searching, filtering, and mail-merging, making it easier for you to handle and utilize the data provided. If you encounter any technical difficulties, or if you have any questions regarding this new format, please do not hesitate to reach out to me directly.

Regards,

Cody Campagne

Native American Heritage Commission
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Cody.Campagne@nahc.ca.gov
Direct Line: (916) 573-1033
Office: (916) 373-3710

NATIVE AMERICAN HERITAGE COMMISSION

June 7, 2024

Roberto Mora
Ascent Environmental

Via Email to: Roberto.Mora@ascent.inc

Re: 20240088.01 - Haven - 7 Mt Lassen Project, Marin County

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Analyst

Attachment



CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of
Luiseño Indians

EXECUTIVE SECRETARY
**Raymond C.
Hitchcock**
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

Attachment C

DPR 523 forms

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 14 *Resource Name or #: (Assigned by recorder) Creekside Center

P1. Other Identifier: Creekside Center Office Building, 7 Mount Lassen Drive, 7 Mt. Lassen Drive

*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 Date T ; R ; of of Sec ; B.M.

c. Address 7 Mount Lassen Drive City San Rafael Zip 94903

d. UTM: Zone 10S, 537777.98 mE/ 4208774.59 mN

e. Other Locational Data: APN 164-481-010

*P3a. Description:

The subject property is a 2.35-acre lot with two, two story office buildings (Photos 1 and 2) and a small one-story octagonal building (Photo 3) all connected by covered breezeways (Erickson 1979). The office complex includes a total of approximately 33,300 square feet of building space (Photo 2) (Erickson 1979). The complex is surrounded to the west, south, and east by a parking lot which is accessed via a driveway from Mount Lassen Drive to the east. Mature trees and landscaping are present along the property lines and surrounding the buildings.

See Continuation sheet, page 4.

*P3b. Resource Attributes: 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 #) North building - east façade, view looking west, 05/14/2024

*P6. Date Constructed/Age and Source:

c1979 / Erickson

Historic Prehistoric Both

*P7. Owner and Address:

NCP Commercial II, LLC

c/o Graham Street Realty II, LLC

37 Graham Street, Second Floor

San Francisco, CA 94129

*P8. Recorded by:

Amber Grady

Ascent Environmental

Sacramento, CA 95814

*P9. Date Recorded: 05/14/2024

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

State of California  The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI#

*Resource Name or # (Assigned by recorder) Creekside Center *NRHP Status Code 6Z
 Page 2 of 14

B1. Historic Name: Creekside Center
 B2. Common Name: Creekside Center
 B3. Original Use: commercial/office B4. Present Use: commercial/office
 *B5. Architectural Style: Mansard/Third Bay Tradition
 *B6. Construction History: Constructed in c1979.
 *B7. Moved? No Yes Unknown Date: N/A Original Location: N/A
 *B8. Related Features: parking lot, landscaping, one story storage building
 B9a. Architect: (see below) b. Builder: (see below)
 *B10. Significance: Theme N/A Area N/A
 Period of Significance N/A Property Type N/A Applicable Criteria N/A

This property does not appear to meet the criteria for listing on the California Register of Historical Resources (CRHR).

History

Early European arrival to the area and contact with the Coast Miwok, whose aboriginal territory was centered in Marin County, came via the sea, including landings by Francis Drake in 1579 and Sebastian Rodriguez Cermeno in 1595. Throughout the late 1700s and early 1800s the area was controlled by the Spanish and their policy was focused on establishing missions, presidios, and pueblos (towns). The Spanish Period lasted until 1821, when the Mexican government gained control of Alta California. Land was then divided into large tracts called ranchos and granted by the Mexican government to individuals primarily for agricultural uses (Far Western Anthropological Group, Inc. 2011).

See Continuation sheet, page 7.

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

*B12. References: See Continuation Sheet, page 14.

B13. Remarks: none

*B14. Evaluator: Amber Grady, MA
 *Date of Evaluation: May 16, 2024

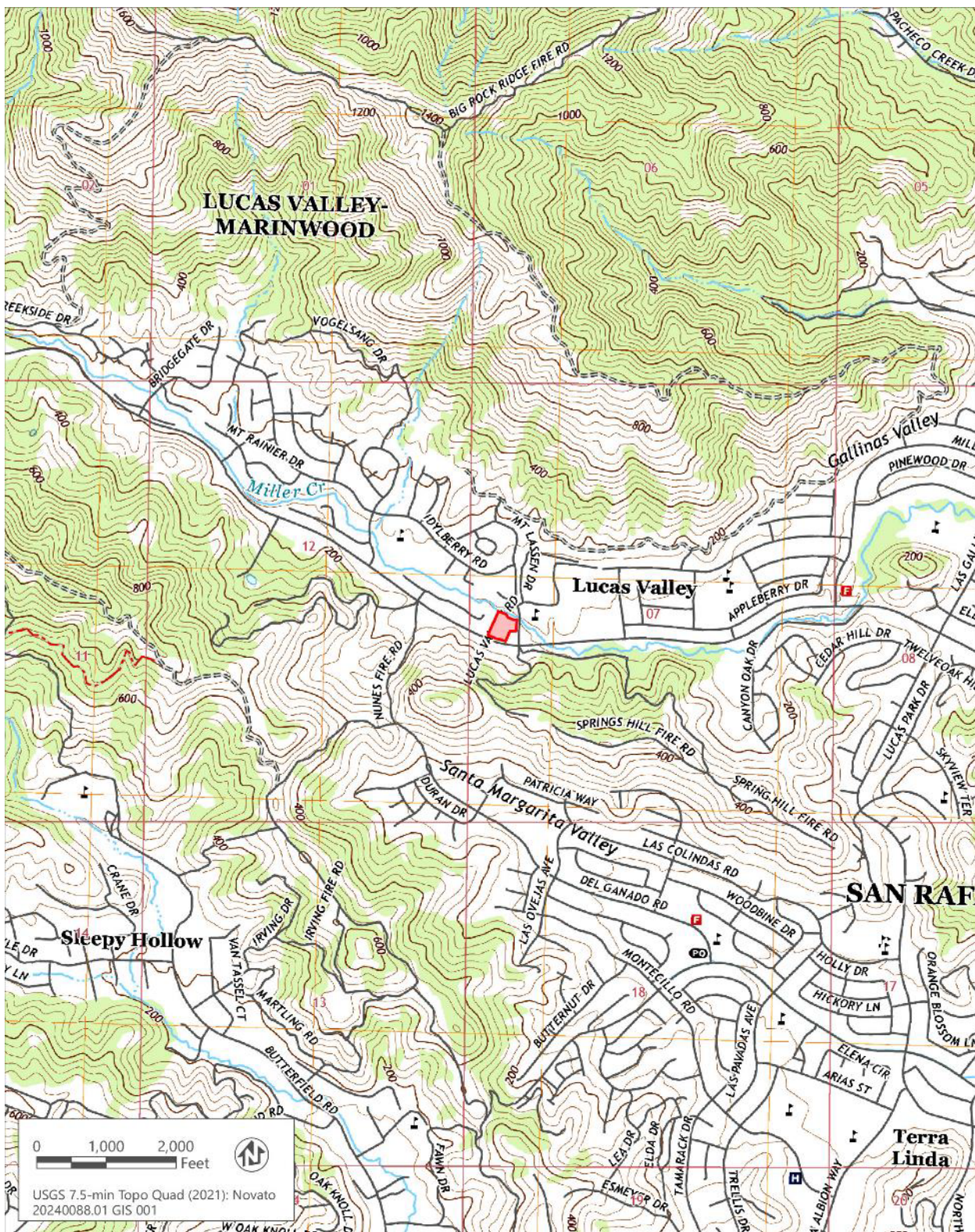
(This space reserved for official comments.)



LOCATION MAP

Page 3 of 14 Resource Name or # Creekside Center

*Map Name: Novato USGS 7.5-minute topo *Scale: 1:24,000 *Date of map: 2021



CONTINUATION SHEET

Property Name: Creekside Center

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P3a. Description (continued)

The two larger buildings are nearly identical. Both have donut-shaped footprints with inner, landscaped courtyards. The roof forms include both flat and mansard forms. At the first floors, the walls are clad in T-111 (plywood) siding and stone and the second floors are clad in wood shingles as the mansard roof covers the entire second floor. All windows and doors are aluminum framed. The individual office suites are accessed via exterior doors that face both the interior courtyards and fronting the parking lots.

Northernmost Two-Story Building

The northernmost building (Photo 1) is connected to the southernmost building and the semi-detached, one-story, octagonal shaped conference room (Photo 3) via breezeways (Photos 2 and 3).

Southernmost Two-Story Building

The southernmost building includes a one-story portion on the south façade that includes a deck on the roof.

One-Story Conference Room

The one-story conference room is a small octagonal shaped building that is connected to the northernmost two-story building via a covered breezeway. The walls are clad in T-111 siding. The roof is octagonal with wide, flat, boxed eaves with faux rafter tails. The building can be entered via a pair of glass and aluminum framed French doors on the south façade. Pairs of large plate glass windows are present on the other facades.



Photo 2. Covered breezeway. Ascent 2024.

CONTINUATION SHEET

Property Name: Creekside Center

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Photo 3. Semi-detached conference room, breezeway roof attached to northernmost office building. Ascent 2024.



Photo 4. Inner courtyard. Ascent 2024.

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Photo 5. South façade of southernmost building. Ascent 2024.

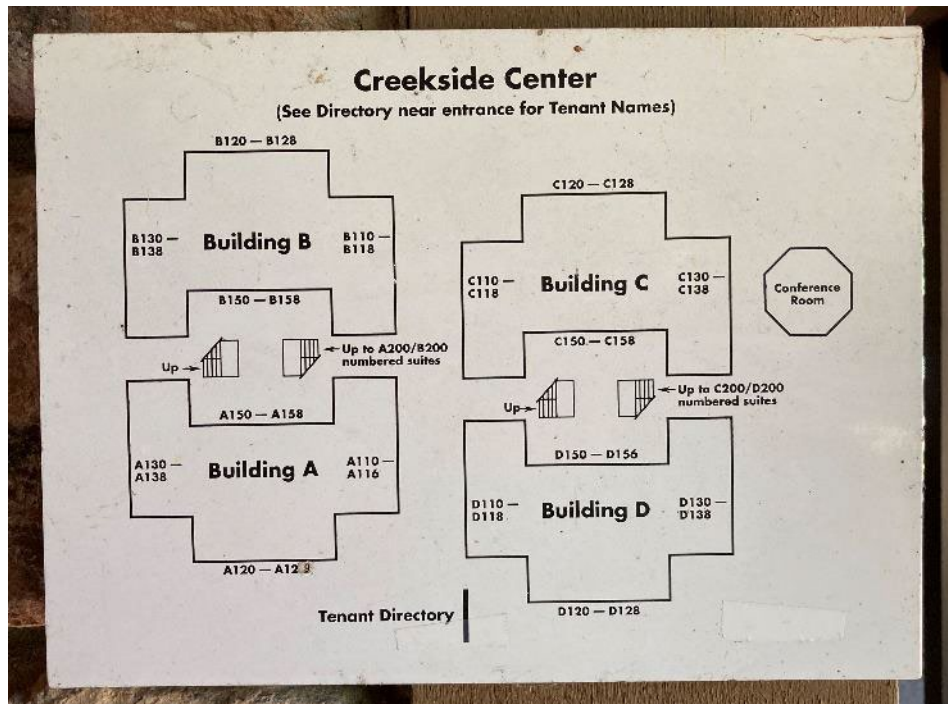


Photo 6. Directory. Ascent 2024.

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B10. Significance (continued)

Marin County / Lucas Valley-Marinwood

Marin County was one of the first 27 counties designated by the state of California in 1850. The subject property is located in the portion of Marin County identified as Lucas Valley-Marinwood. The area consists primarily of open space, the Lucas Valley Preserve and Marinwood Open Space. The developed area consists primarily of residential buildings with a few public (commercial, office, and educational) uses scattered throughout with a population of approximately 6,840 (The Hautau Team 2024). The area was largely developed during the 1960s (NETR 2024).

Subject Property

According to historic aerials, the subject property and immediately surrounding area remained undeveloped until at least 1952. By 1968, while the subject property was still undeveloped, the area immediately north was developed with a residential neighborhood, and to the southeast, at the northwest corner of Mount Lassen Drive and Lucas Valley Road, there was a single building noted as an Exxon gas station. In the late 1970s both a Master Plan and a Development Plan were prepared for the subject property. In approximately 1979, the subject property was developed with the current office complex and the residential neighborhood to the west of the subject property was also developed (Erickson 1979; NETR 2024). The office complex was designed/developed by Lawrence Lackey, FAIA (architect); Engle and Engle (structural engineer); Robert Ritter, ME, EE (mechanical electrical engineer), R. Bruce Shaffer, ASLA (landscape architect); Harding-Lawson Associates (soils engineer); Site Engineering Inc. (surveyor); Frost, Meglio and Associates; and James R. Erickson (owner). Erickson is noted as the owner of the property and Lackey as the architect (Erickson 1979). Information is provided above for Lackey, Erickson and Harding-Lawson Associates. No information was found in the archival records for Engle and Engle; Robert Ritter; Frost, Meglio and Associates; or Site Engineering Inc.

Occupants

The archival record only revealed two occupants since it was constructed in c1979.

1980-86: Grover & Associates (InfoWorld 1980)

1992: Law Offices of Walter K. Dods (California Court of Appeals, n.p.)

In the 1980s, a company named Grover & Associates occupied one of the suites at the subject property. Grover & Associates sold a set of computer programs called Microcommunicator, which was a set of computer programs to aid disabled users. With a single key stroke, Microcommunicator allowed the user to choose from 60 or more preprogrammed sentences or message (InfoWorld 1980).

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B10. Significance (continued)

Development Team

James R. Erickson

James R. Erickson was the owner of the subject property at the time the current buildings were developed. Erickson had a Bachelor of Science in Civil Engineering and received a Master of Science – Administration at Stanford University. He was a registered civil engineer and land survey as well as a licensed general building contractor, general engineering contractor and real estate broker. He was a registered representative of the National Association of Security Dealers and a member of the Marin County Board of Realtors, Multiple Listing Service, California Real Estate Associations, National Association of Realtors, and the Marin Builders Exchange. By 1979, Erickson was either working with or was the owner of a company called E+E Excellence + Economy, whose offices were located at the Creekside Center in Suite D259 (Erickson 1979).

Lawrence Lackey, FAIA

Lawrence Lackey was born in 1914 in Santa Fe, New Mexico, and died in Sonoma County, California, at 80 years old (PCAD 2024). Lackey graduated from the University of New Mexico in 1936 and in 1938 he received his B.S. degree in Architecture. He had a fellowship in Town Planning from 1939-41 at the Cranbrook Academy of Art. Lackey became a registered architect in California in 1947 and in Alaska in 1963. In 1940, he was a designer at Eliel and Eero Saarinen; in 1946 he was designer at Wurster, Bernardi & Emmons; in 1948 he was an architect with Skidmore, Owings & Merrill; in 1954 he was an architect with John Lord King; and in 1956 he was an architect with John Carl Warnecke & Associates. By 1959, he was a principle of his firm Lawrence Lackey, Urban Design Consultants. By 1963, his firm became Sasaki, Walker, Lackey & Associates and by 1965 it was Lawrence Lackey & Associates. He belonged to a variety of boards and organizations during his career including the American Institute of Architects, the San Francisco Planning and Urban Renewal Association, the San Francisco Planning and Housing Association, and the San Francisco Chamber of Commerce. Lackey also served as the consulting architect for the University of Alaska from 1963-1971 and as faculty at the University of Montana from 1964-1971 (Erickson 1979). In 1965, Lackey is attributed with developing the Master Plan for the University of Alaska, Fairbanks (PCAD 2024). In 1979, Lawrence Lackey was the Principal of E+E Excellence + Economy, the firm responsible for developing the subject property (Erickson 1979).

Harding-Lawson Associates

Harding-Lawson Associates was an engineering firm based in Novato, California. The company was founded in 1959 as Harding Associates, Inc. by Richard S. Harding (Encyclopida.com 2019). Harding-Lawson Associates was the soil engineer for the Creekside Center project.

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B10. Significance (continued)

Architectural Styles

Mansard

The Mansard style was popular in residential development from c.1940-1985. Identifying features include mansard roofs with dormer windows on the steep lower slope; segmental arches over the entries, windows, or dormers; one story with a second story often contained under the mansard roof; and wall surfaces with brick veneer. This style was seen as a return to formality and away from the casualness of the Ranch and Contemporary styles (McAlester 2015).

Bay Tradition

Coined in 1947 by architecture critic Lewis Mumford, the Bay Area Tradition is a regional vernacular architecture endemic to the San Francisco Bay Area. The Bay Area Tradition evolved over nearly 100 years and has since been categorized into First, Second, and Third traditions, spanning from the 1880s to the 1980s.

The First Bay Tradition, spanning roughly from the 1880s to early 1920s, was a radical reaction to staid Classicism of Beaux-Arts historicism. Eschewing the highly ornamented Victorian-era styles also popular at that time, First Bay Tradition architects developed a building vernacular linked to nature, site, and locally sourced materials. The style emphasized volume, form, and asymmetry. Characteristics of the First Bay Tradition include the use of local materials, particularly redwood; an emphasis on craftsmanship and the Arts and Crafts movement; the use of unpainted wood shingle cladding; and a sensitivity to site and climate (San Francisco Planning 2023).

The next iteration of the San Francisco Bay Tradition was the Second Bay (1937-1964), a unique regional vernacular style developed. The style fused the rustic, hand-crafted, woodsy aesthetic of First Bay Tradition architects (Bernard Maybeck, Julia Morgan, et. al), with the sleek functional design and cubic, rectilinear forms associated with European Modernism. The resultant buildings are characterized by wood cladding, large expanses of glass, overhanging eaves, and flat or low-pitched roof forms. Architects associated with the Second Bay Tradition designed buildings that were generally small in scale, that adapted to the landscape and climactic conditions, and that were often built of locally sourced redwood (San Francisco Planning 2023).

The Third Bay Tradition (1964-1980) coincided with a rise in mass-housing and condominium home ownership. Highly influenced by the writing of architect Charles Moore, design elements associated with the Third Bay Tradition include wood shingle cladding, plain wood siding, square bay windows, asymmetrical massing, ribbon windows, and shed roof forms (San Francisco Planning 2023).

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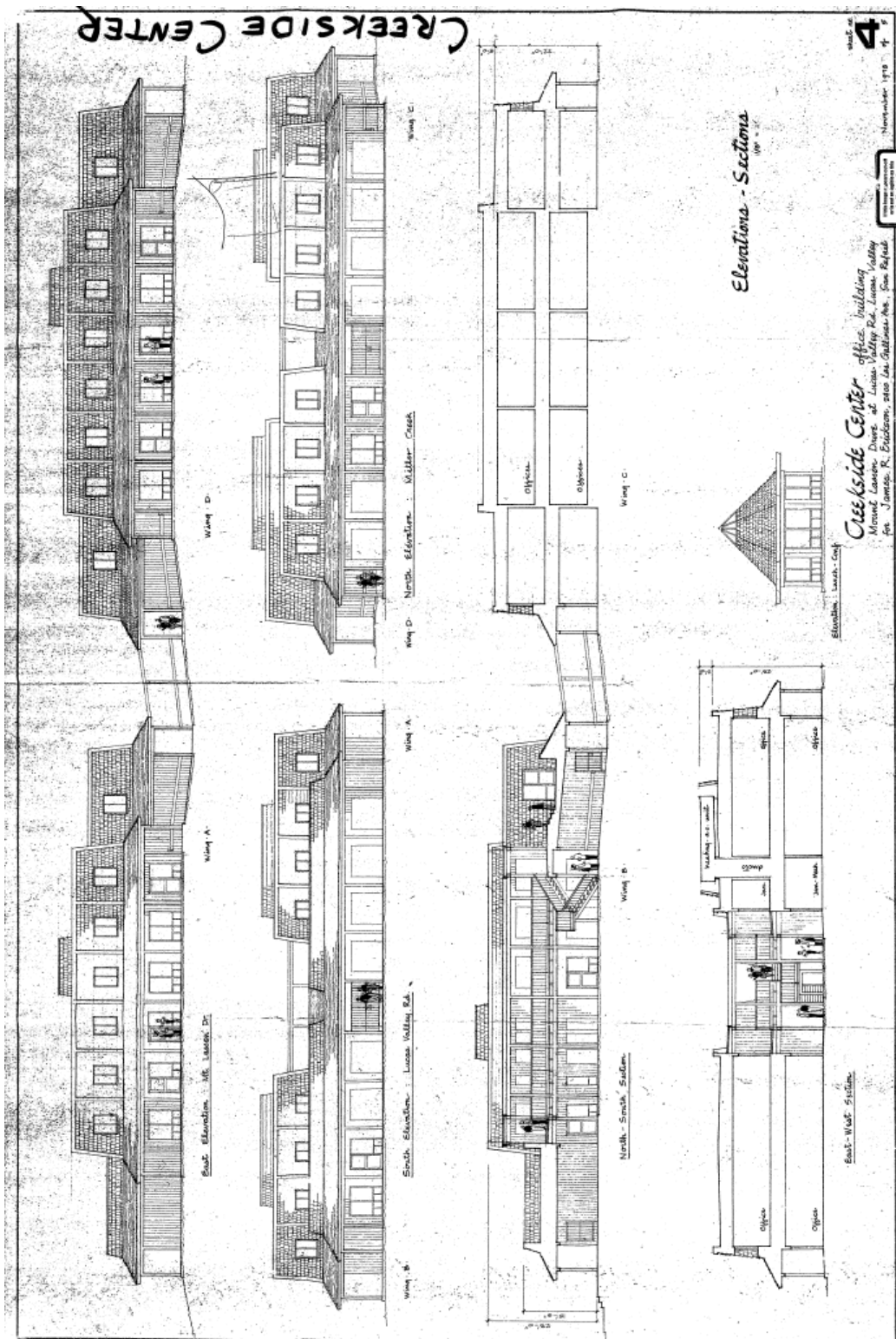


Figure 2. 1978 Elevations/Sections.

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Property Name: 1059 Creekside Center

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B10. Significance (continued)

Application of Significance Criteria

To be considered eligible for listing in the CRHR under Criterion 1, a building must be associated with events that have made a significant contribution to the broad patterns of our nation's, California's, or local history. The office complex at 7 Mount Lassen Drive in San Rafael is generally associated with the overall growth of the area which appears to have primarily occurred during the late 1960s through late 1970s. The historic record did not show that this office complex was associated with any noteworthy events. Because the subject property is not associated with events that have made a significant contribution to history, it does not appear to meet CRHR Criterion 1.

To be considered eligible for listing in the CRHR under Criterion 2, a building must be associated with the lives of persons significant in our past. Criterion 2 is generally restricted to those properties that illustrate a person's important achievements. It must be shown that the person gained importance within his or her profession or group while working in the complex. The archival record was thin with regards to the occupants of the complex. Identified occupants included Grover & Associates and the Law Offices of Walter K. Dods for which no important achievements could be identified. Additionally, the two primary figures associated with developing the property, Erickson and Lackey, do not appear to be significant persons. Erickson appears to have been a locally based developer that was not particularly well known or prolific. Lackey was a local architect that does not appear to be a master and is more closely associated with his university master plan work. Research did not reveal that office buildings at 7 Mount Lassen Drive were associated with persons that were significant to our past. Therefore, the subject property does not appear to be significant under Criterion 2.

Under CRHR Criterion 3, a building must embody distinctive characteristics of a type, period, or method of installation, or represent the work of a master, or possess high artistic values. Lawrence Lackey is noted as the architect of record. Lackey doesn't appear to have been a widely-known architect; he held licenses in both California and Alaska with his work on the Master Plan for the University of Alaska in Fairbanks his most well-known work. The buildings possess distinctive characteristics of both the Mansard and Bay Tradition architectural styles including a shingle clad mansard roof which contained the second floor and the use of shingle cladding and plain wood siding. However, these styles were common in the 1970s and the office complex at 7 Mount Lassen Drive does not appear to possess sufficient design or construction value to distinctly represent either style to the degree needed to warrant inclusion in the CRHR under Criterion 3.

Criterion 4 generally applies to archaeological resources or other resources that through study of construction details can provide information that cannot be obtained in other ways. The office building at 7 Mount Lassen Drive appears to be of a common construction. It does not appear to be significant under this criterion because it is not likely to yield any additional important information about our history.

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B10. Significance (continued)

Integrity Consideration

For a property to retain and convey historic integrity it must possess most of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The office complex at 7 Mount Lassen Drive appears to retain a high degree of integrity. The building retains integrity of location and association as it has not been moved since construction and the setting has not been significantly altered. It also retains integrity of design, materials, and workmanship as it appears to have been well maintained and there are no major alterations or additions as evident from reviewing the original building plans. Eligibility for listing on the CRHR rests on twin factors of significance and integrity. A resource must have both significance and integrity to be considered eligible. Loss of integrity, if sufficiently great, will become more important than the historical significance a resource may possess and render it ineligible. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible. While the office complex at 7 Mount Lassen Drive does retain sufficient integrity to convey typical building construction of the late 1970s, it lacks significance under any of the four CRHR criteria as discussed above; therefore, does not appear eligible for listing in the CRHR.

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B12. References (continued)

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