

# CHARACTER-DEFINING FEATURE STUDY

## GOLDEN GATE VILLAGE, MARIN CITY, CA

**PREPARED FOR:**

Marin Housing Authority  
4020 Civic Center Drive  
San Rafael, CA 94903  
Contact: Evan Smith  
(415) 491-2525

**PREPARED BY:**

ICF  
201 Mission Street, Suite 1500  
San Francisco, CA 94105  
Contact: Gretchen Boyce  
Senior Historic Preservation Specialist  
(415) 677-7172

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# Executive Summary

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ICF prepared this character-defining feature study on behalf of Marin Housing Authority (MHA) to assess the cultural landscape features of the Marin City Public Housing complex in unincorporated Marin City, California. In this report the property is referred to as Golden Gate Village, as it has been known since the 1990s.

The property was designed and constructed by the County of Marin between 1958 and 1961, during a period of major transition in the region from a largely rural environment to a permanent residential community. The buildings were designed by master architects John Carl Warnecke and Aaron G. Green, and the landscape was designed by master landscape architect Lawrence Halprin.

Golden Gate Village was listed as a historic district in the National Register of Historic Places (NRHP) in 2017, under Criteria A (events) and C (design). The nomination included 29 contributing buildings and 1 site. While the buildings are described in detail in the nomination, the site was not fully described or evaluated. As such, this character-defining feature study provides an in-depth analysis of the historic site and outlines character-defining features of the historic district. The study area includes the full 29.8-acre site as it is outlined in the NRHP nomination.

This analysis of character-defining features will inform ongoing and future maintenance activities at Golden Gate Village, subject to cultural resources environmental review under Section 106 of the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA). Additionally, this study is intended to assist in defining areas of sensitivity and opportunities for improvement in future planning efforts.

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# Acronyms and Abbreviations

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ADA	Americans with Disability Act
Administration Building	Administration and Maintenance Building
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CLI	Cultural Landscape Inventory
CRHR	California Register of Historical Resources
GGNRA	Golden Gate National Recreation Area
HUD	Department of Housing and Urban Development
MHA	Marin Housign Authority
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
NWIC	Northwest Information Center
OHP	Office of Historic Preservation
POS	Period of Significance
Section 106	Section 106 of the NHPA
SHPO	State Historic Preservation Office

The Marin Housing Authority (MHA) retained ICF to perform a character-defining feature study of the 29.8-acre Golden Gate Village historic property. The objective of the study is to identify historic features within the identified study area. To accomplish this objective, ICF cultural resources personnel performed archival research, field survey, and integrity assessments of historic features within the study area.

The National Park Service (NPS) defines a *cultural landscape* as “a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values” (Birnbaum 1994). Landscape and building features were classified as either character-defining features or non-character-defining features. Character-defining features date to the property’s period of significance and continue to convey the property’s eligibility as a historic property. Non-character-defining features do not date to the property’s period of significance and do not contribute to the historic district’s eligibility as a resource.

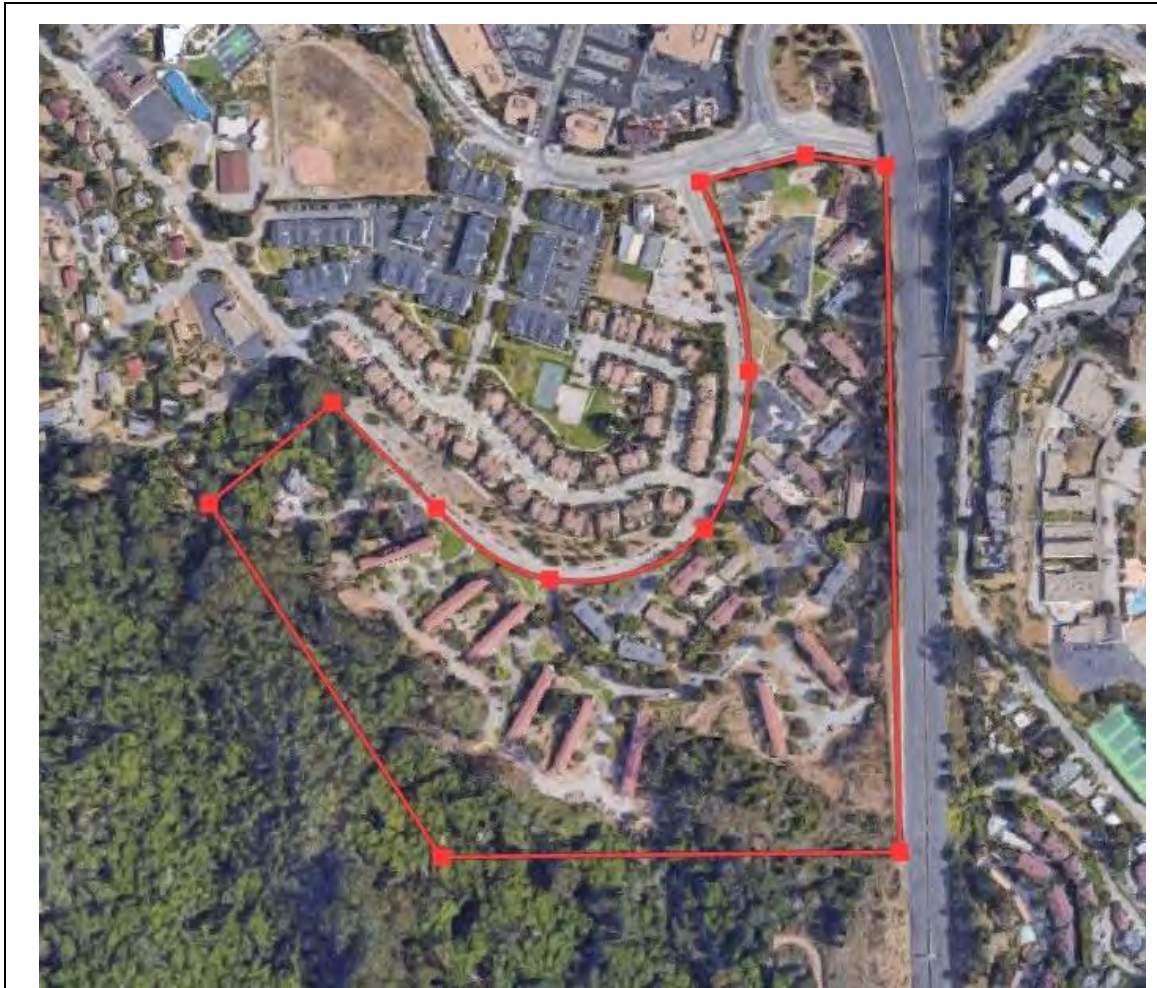
Golden Gate Village was evaluated against California Register of Historical Resources (CRHR) criteria for purposes of the California Environmental Quality Act (CEQA) and the National Register of Historic Places (NRHP) criteria for purposes of Section 106 of the National Historic Preservation Act (NHPA) compliance process. This report summarizes the results of the character-defining features analysis.

## 1.1 Purpose of the Character-Defining Feature Study

The Golden Gate Village property in Marin City, is listed as a historic district in the NRHP. The character-defining feature study is an important technical document that supplements the NRHP nomination form and further refine the understanding of the historic features of the property. The 2017 NRHP documentation for Golden Gate Village did not include a thorough analysis of the individual elements of the identified historic district and assumed that all elements of the property contribute to the significance of the district. Archival research and field survey indicate that some of the features of the district have been modified over time or are no longer extant, such as the baseball field at the north end of the property. Furthermore, the documentation did not fully address the cultural landscape as part of the historic design. As such, this study includes the following sections.

- **Address research questions and information gaps.** The ICF team addressed outstanding research questions and information gaps through archival research, as well as reviewed other studies conducted in the vicinity of the study area. A summary of research methods is available in Section 2.2, *Research Methods*.
- **Identify historical significance and character-defining features.** The ICF team assessed the historical significance of Golden Gate Village according to NRHP and CRHR significance criteria and identified the character-defining features that represent areas of historical significance, with a focus on cultural landscape features. Field surveys were conducted to inventory the extant character-defining features and identify intrusions that detract from the significant

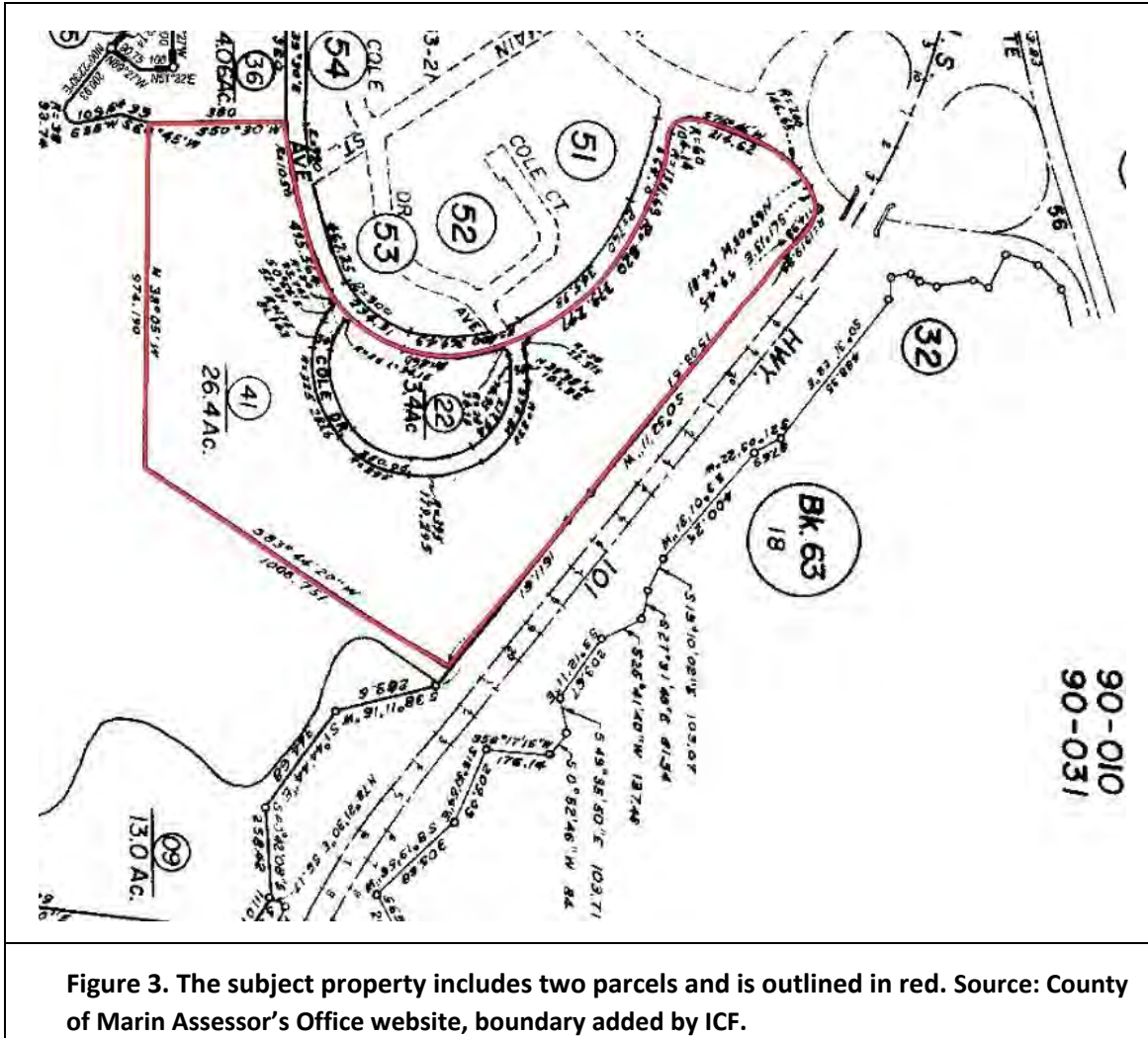




**Figure 2. Aerial View of the study area outlined in red. North is up. Source: Google Maps, July 2019.**

### **1.1.1.1 Boundary Justification**

The boundary of the study area aligns with the boundaries of two parcels that form the entirety of the Golden Gate Village property (Figure 3).



## **2.1 Evaluation Criteria and Methods**

Golden Gate Village was listed in the NRHP in 2017. The property is considered significant under Criterion A as a product of Post-World War II urban development in northern California and Criterion C for its association with master architects Aaron G. Green and John Carl Warnecke, and master landscape architect Lawrence Halprin.

The NRHP nomination provides a detailed history of the local context behind the initial construction of Golden Gate Village, including the site's former use as a location for worker housing during World War II and the social and political environment that led local leaders to come together and create Golden Gate Village in the 1950s.

The nomination also includes a discussion on the distinguished design team and its distinctive approach to the design of Golden Gate Village. The purpose of this report is to further build out the eligibility argument under Criterion C by providing a full evaluation of Golden Gate Village as a cultural landscape. The criteria and methods for evaluating cultural landscapes presented below provide a framework for the evaluation in this report.

### **2.1.1 Cultural Landscapes**

NPS defines a *cultural landscape* as “a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values” (Birnbaum 1994). There are four general types of cultural landscapes, not mutually exclusive: historic designed landscapes, historic sites, historic vernacular landscapes and ethnographic landscapes. Evaluation and documentation of cultural landscapes is not as established as that of architectural resources and is typically underrepresented in identification and inventory efforts. The purpose of this study is to supplement prior documentation to fully evaluate the historic features of Golden Gate Village.

Cultural Landscapes are distinct from individual built resources in that they often incorporate natural resources or systems as integral components. Cultural landscape types are generally classified as follows.

#### **2.1.1.1 Historic Designed Landscape**

The historic designed landscape is described as a design or work of art and can be considered significant per the following.

- A conscious design and layout either by a master gardener, landscape architect, architect, or horticulturalist that adheres to a design principle.
- A conscious design and layout by an owner or other amateur according to a recognized style or tradition and that illustrates a high aesthetic value.
- Associated with a historically significant person, trend, or movement in landscape gardening or architecture.

- Associated with a significant relationship to the theory or practice of landscape architecture.

The most recognized examples of historic designed landscapes include parks and private estates or gardens. Parkways, campuses, and cemeteries may also fall under this landscape type.

### **2.1.1.2 Historic Site**

An historic site can be a landscape that is significant for its association with a historic event, activity, or person. For example, a battlefield and or U.S. President's childhood home might be classified as a historic site. Other examples may include sites associated with events that marked important moments in the civil rights or women's suffrage movements, memorials or monuments dedicated to important persons in our shared history, or the site where a significant invention occurred.

### **2.1.1.3 Historic Vernacular Landscape**

A vernacular landscape has typically been shaped over time through use. Vernacular landscapes are multilayered and can be significant for multiple associations. They reflect large cultural or social patterns in human behavior, from an individual level up to that of an entire community. This property type may be described as a landscape in the following manner.

- Whose use, construction, or physical layout reflects endemic traditions, customs, beliefs, or values.
- The expression of cultural values, social behavior, and individual actions over time is manifested in physical features and materials and their interrelationships, including patterns of spatial organization, land use, circulation, vegetation, structures, and objects.
- The physical, biological, and cultural features reflect the customs and everyday lives of people.

Examples of vernacular landscapes include historic settlements or communities, land trusts or reservations, farmsteads, historic roadways, and industrial sites such as a mill town or a system of canals.

### **2.1.1.4 Ethnographic Landscape**

NPS defines an ethnographic landscape as containing a variety of natural and/or cultural resources that are defined as heritage resources by a contemporary ethnic group (Page et al. 2009: 6-4). Sometimes ethnographic landscapes include archaeological sites or the potential for archaeological discovery. Examples include communities such as at the Martin Luther King, Jr. National Historical Site in Atlanta, the Timbisha Shoshone community at Death Valley, and massive geological structures like Devils Tower National Monument in Wyoming. The components that make up an ethnographic landscape may include characteristic plant or animal life, and the presence of cultural traditions such as hunting, gathering, or religious ceremonies. A common challenge in identifying ethnographic landscapes is that their significance is not fully understood or recognized beyond the associated community that places ethnographic value on those landscapes, and they may require a more holistic approach involving nontraditional forms of outreach, investigation, and documentation.

## 2.1.2 Cultural Landscape Evaluation Resources and Guidelines

NPS publications provide a framework for the evaluation of historical significance and a nuanced approach to historic integrity of cultural landscapes. NPS guidance and standards for the survey and evaluation methodology of cultural landscapes have been referenced from the following publications.

- **National Register Bulletin 15: How to Apply the National Register Criteria for Evaluations.** Provides general guidance on the how to apply the National Register of Historic Places Criteria, how to define categories of historic properties, how to evaluate a property within its historic context, how to identify a property's significance type, how to apply criteria considerations, and how to evaluate the integrity of a property (Andrus and Shrimpton 1995).
- **National Register Bulletin 16a: How to Complete the National Register Registration Form.** Provides general guidance on how to submit a property for listing in the National Register of Historic Places, with general instruction for completing each of the major sections of the National Register Registration Form and specific guidance for developing nuanced elements such as property description, statement of significance, and period of significance, among others (McClelland 1991).
- **National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes.** Provides technical guidance on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places as applicable to designed historic landscapes, including components specifically relevant to Golden Gate Village such as planned communities (Keller et al. 1987).
- **Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places.** Provides an overview of suburbanization from 1830 to 1960 with trends in subdivision design in both architecture and landscape architecture, technical guidance on identification of historic residential suburbs and their evaluation, including understanding residential suburbs as cultural landscapes. This resource offers relevant guidance on understanding Halprin's design of Golden Gate Village as a community village and on methods of identifying and evaluating the landscape characteristics of the resource (Ames and McClelland 2002).
- **The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes.** Illustrates how treatment options described in the Secretary of the Interior's Standards for the Treatment of Historic Properties—preservation, rehabilitation, restoration, and reconstruction—can be applied to the unique qualities of cultural landscapes. This character-defining feature study provides commentary about the nuances of evaluating cultural landscapes in terms of change and continuity, relative significance in history, integrity and existing physical condition, geographical context, use, archaeological resources, natural systems, management and maintenance, interpretation, accessibility considerations, health and safety considerations, environmental protection requirements, and energy efficiency (Birnbaum 1994).
- **A Guide to Cultural Landscape Reports: Contents, Process, and Techniques.** Establishes the model for Cultural Landscape Report development, which includes site history, existing conditions, analysis, evaluation, treatment, and record of treatment. This resource offers



particularly relevant guidance on crafting methodology, identifying landscape characteristics, documenting existing conditions, establishing a statement of significance, and assessing historic integrity (Page et al. 1998).

- **National Park Service Cultural Landscapes Inventory Professional Procedures Guide.** Offers instruction crafted for comprehensive inventory of cultural landscapes within the National Park Service system. Robust guidance on organization of survey data, writing statements of significance, evaluating integrity, and defining landscape characteristics. The information in this resource is transferable to cultural landscapes beyond NPS boundaries and applicable to Golden Gate Village (Page et al. 2009).

### 2.1.3 Review of Previous Investigations

Previous investigations have been reviewed for potential to be used as comparative properties, sources for Golden Gate Village-specific architectural and landscape design information, and guidance on thresholds established by similar past studies. This review resulted in refinement of the character-defining features outline and cultural landscape approach. Previous investigations referenced include the following.

- The 2017 National Register Nomination Form [Draft] for Marin City Public Housing prepared by Daniel Ruark, provides detailed information on the social context behind the property's development and site-specific information.
- Public Housing in the United States, Multiple Property Submission prepared by the National Park Service in 2004, provides a national context for public housing development.
- The Marinship Historic Context Statement (prepared for the Community Development Department by Knapp & VerPlanck Preservation Architects) provides useful information on early 20th century shipbuilding and labor contexts pertinent to Golden Gate Village.

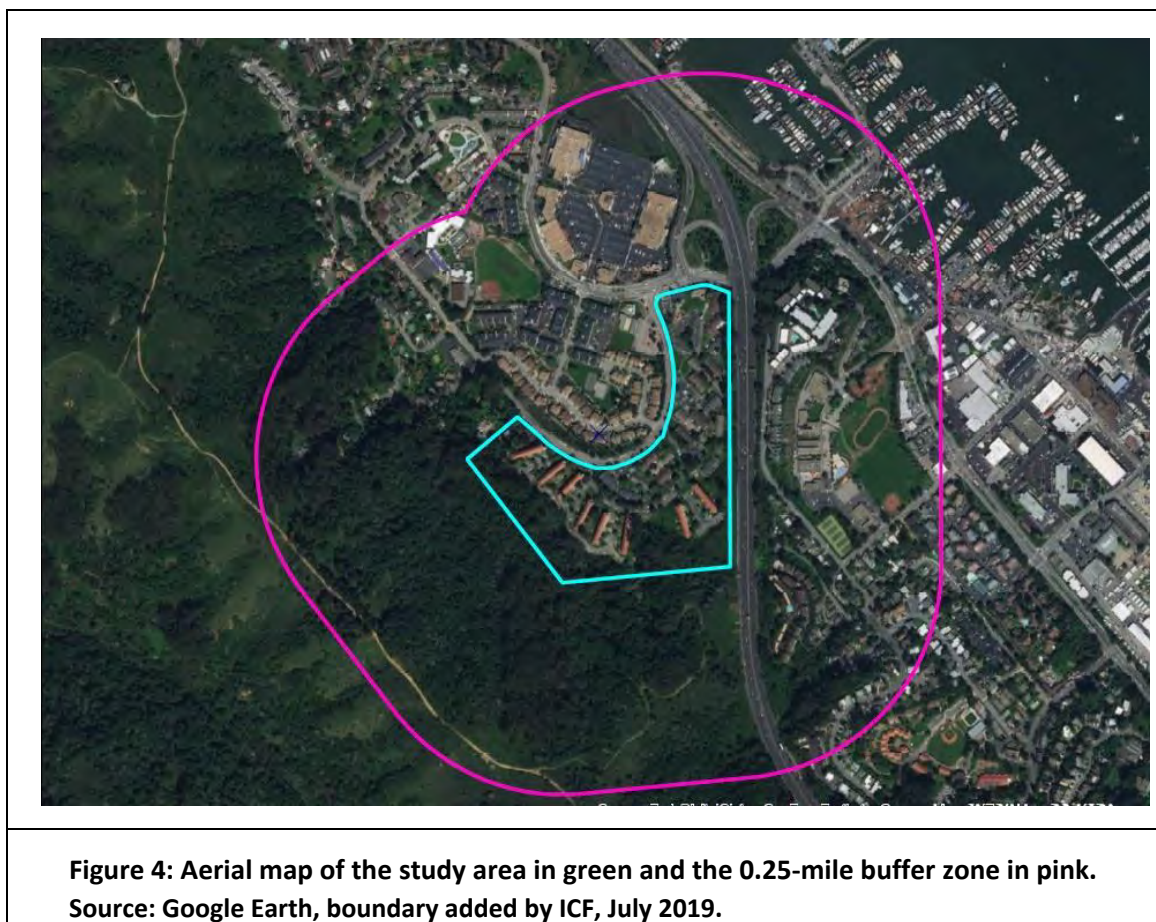
## 2.2 Research Methods

The ICF team conducted various levels of research to establish a general historic context for the property and to better understand the history of development at Golden Gate Village. Research efforts included the following.

- Records search at the Northwestern Information Center (NWIC) of previously recorded resources and completed reports within and adjacent to the study area.
- Historic photographs and other materials from available on-line repositories.
- In-depth property-specific research at the MHA on-site records room and at the Lawrence Halprin Collection at the Architectural Archives, University of Pennsylvania.

### 2.2.1 Records Search

A nonconfidential records request of the approximately 30-acre study area and a 0.25-mile buffer zone was submitted in July 2019 to NWIC in Rohnert Park, California (Figure 4). The purpose of the records search was to identify previously recorded resources and cultural resources studies in or within 0.25-mile records search buffer of the study area.



### 2.2.1.1 Prior Cultural Resource Studies

The records search revealed that no prior cultural resources studies have been conducted within the study area. Fifteen cultural resources studies have been conducted within the 0.25-mile records search buffer. These studies were conducted between 1978 and 2014 and cover 60% of the records search buffer, which includes portions of GGNRA, U.S. Highway 101, and the coastline on Richardson Bay. However, Golden Gate Village was listed in the NRHP in 2017.

### 2.2.1.2 Previously Recorded Sites

No previously recorded archaeological resources were identified within the study area. However, the study area is located directly adjacent to one Native American and historic-period archaeological resource. The property associated with this resource is listed in the City of Sausalito Draft General Plan as a “noteworthy structure” and was flagged by the California Office of Historic Preservation (SHPO) as potentially eligible for listing in the NRHP and requiring further study and evaluation. One precontact archaeological resource was identified within the 0.25-mile records search buffer.

No other records exist in the study area or the 0.25-mile records search buffer. However, NWIC notes in its report that the study area has a high potential for unrecorded precontact resources. .

## 2.2.2 Online Resources

To establish a chronological history, historic contexts, and significance for Golden Gate Village, ICF personnel conducted background research at the following repositories.

- **San Francisco Public Library.** The ICF team collected relevant materials from the San Francisco Library online database in June 2019, including materials from the Historical Photograph Collection.
- **Additional online resources:**
  - Sausalito Historical Society online catalog
  - Historic aerial photographs ([www.historicaerials.com](http://www.historicaerials.com))
  - Pacific Coast Architecture Database provided by the University of Washington

## 2.2.3 Property-Specific Research

ICF personnel conducted site-specific research at the following repositories.

- **University of Pennsylvania Architectural Archives, Lawrence Halprin Collection.** In June 2019, the ICF team submitted a focused research request for the Marin City Redevelopment Project at the University of Pennsylvania Architectural Archives, Halprin Collection. Materials received included scans of pages from Halprin’s notebooks with notes and sketches, and construction drawings from the Marin City Redevelopment Project and from the office of John Carl Warnecke and Aaron Green.
- **Marin Housing Authority Records Room.** In May 2019, ICF historians visited the MHA records room and conducted a focused cataloguing task that included photographing drawing sets relevant to Golden Gate Village, including architectural, landscape, and civil drawings for the complex from 1958 through 2005.

## 2.3 Field Methods

ICF carried out a cultural landscape field investigation of the study area using the standard industry-accepted method for identifying and recording cultural landscape resources. This method consisted of an extensive pedestrian field survey of the study area to confirm existing conditions and inform historic integrity determinations. The purpose of the ICF team’s field survey was to capture an inventory of the character-defining features of Golden Gate Village that are present, and by omission, those that have been lost to changes in the urban landscape over time. The inventory was focused on landscape features. An architectural historian and a historical landscape architect from the ICF team conducted the pedestrian survey on April 10, 2019, using copies of original construction drawings and existing conditions maps as the base for recording locational data and notes. Field conditions were recorded with digital photograph images and handwritten notes on the base maps.

Although the current effort only involves conducting an analysis of existing conditions to identify historic features within the study area, future projects may require compliance with federal, state, and local regulations. These regulations recognize the public's interest in cultural resources and the public benefit from preserving them. These laws and regulations require qualified professionals to consider how a project might affect cultural resources and take steps to avoid or reduce potential damage or destruction.

A project requiring state or local funding, permits, or permissions would be subject to environmental impact analysis pursuant to CEQA. Additionally, MHA is a public housing complex and receives funding from the Department of Housing Urban Development (HUD). Therefore, future projects within the study area may be considered federal undertakings and would be required to be conducted in compliance with the NHPA, the primary mandate for governing projects under federal jurisdiction that might affect cultural resources.

This chapter summarizes the relevant cultural resources regulations that may apply to the property before turning to a discussion of significance determinations.

### **3.1.1 Guidelines for Determining Significance**

Significance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality for illustrating or interpreting the heritage of Marin County in history, architecture, archaeology, engineering and culture. Cultural landscapes may be eligible for listing in the NRHP or the CRHR as designed landscapes, historic sites, or historic districts.

Several criteria are used in demonstrating significance. Specifically, the criteria outlined in the NRHP and the CRHR provide the guidance for making such a determination. The following sections detail the criteria that a resource must meet in order to be determined important.

## **3.2 National Historic Preservation Act**

The NHPA requires a federal agency, before beginning any undertaking, to consider the effects of the undertaking on historic properties and afford the Advisory Council on Historic Preservation an opportunity to comment on the action (16 United States Code 470f). The Section 106 process is presented in 36 Code of Federal Regulations 800 and consists of five steps.

1. Initiate the process by coordinating with other environmental reviewers, consulting with the State Historic Preservation Officer, identifying and consulting with interested parties, and identifying points in the process for seeking input from the public and notifying the public of proposed actions.
2. Identify cultural resources and evaluate them for NRHP eligibility, resulting in the identification of historic properties.
3. Assess the effects of the project on historic properties.

4. Consult with the State Historic Preservation Officer and interested parties regarding adverse effects on historic properties, resulting in a Memorandum of Agreement.
5. Proceed in accordance with the Memorandum of Agreement.

### 3.2.1 National Register of Historic Places

The NRHP recognizes properties that are significant at the national, state, and local levels. According to the NRHP guidelines, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and meet any of the following criteria.

- **Criterion A.** A property is associated with events that have made a significant contribution to the broad patterns in our history.
- **Criterion B.** A property is associated with the lives of persons significant to our past.
- **Criterion C.** A property embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic value; or represents a significant and distinguishable entity whose components may lack individual distinction.
- **Criterion D.** A property yields, or may be likely to yield, information important in prehistory or history.

The NRHP requires a resource not only meet one of these criteria but also possess *integrity*. Integrity is the ability of a property to convey historical significance. The evaluation of a resource's integrity must be grounded in an understanding of that resource's physical characteristics and how those characteristics relate to its significance. The NRHP recognizes seven aspects or qualities that, in various combinations, define the integrity of a property: location, design, setting, materials, workmanship, feeling, and association.

Any adverse effect on a historic property is found when an activity may alter, directly or indirectly, any of the characteristics of the historic property that render it eligible for inclusion in the NRHP. The alteration of characteristics is considered an adverse effect if it diminishes significant aspects of integrity. The assessment of effects on historic properties is conducted in accordance with the guidelines set forth in 36 Code of Federal Regulations 800.5.

## 3.3 California Environment Quality Act

CEQA is the primary regulation that guides the need for environmental review in California. The purpose of CEQA is to consider whether a project would result in adverse effects on the environment and whether any effects could be reduced or mitigated. Any projects undertaken by a public agency or any discretionary projects (i.e., projects that require the exercise of judgment or deliberation by a public agency) performed by private parties are subject to the CEQA process.

Under CEQA, historical resources (including both historical and archeological resources) are considered part of the environment and are therefore protected. Historical resources (Section 15064.5(a)) are defined as follows.

- A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in, the CRHR (Public Resources Code Section 5024.1; Title 14, California Code of Regulations [CCR], Section 4850 et seq.).
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code.
- 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, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1; Title 14, CCR, Section 4852), which parallel the NRHP criteria but consider state and local significance.

Even in instances in which a resource is not listed in, or determined eligible for listing in, the CRHR, not included in a local register of historical resources, or not identified in a historical resources survey, a lead agency may still determine that a resource is a historical resource, as defined in Public Resources Code Sections 5020.1(j) or 5024.1. If it is determined that a project would result in a substantial adverse change in the significance of a historical resource, then that project would have a significant effect on the environment.

CEQA also contains provisions regarding the protection of Native American remains (Sections 15064.5(d) and (e)). In the event that a study identifies the existence of, or likelihood of, Native American remains, the lead agency must work with the appropriate Native Americans, as identified by the Native American Heritage Commission (NAHC) and provided in Public Resources Code Section 5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans, as identified by the NAHC.

### 3.3.1 California Register of Historical Resources Criteria

The criteria used for determining CRHR eligibility are closely based on those developed by the National Park Services for the NRHP. To be eligible for listing in the CRHR, a property must demonstrate significance under one or more of the following criteria.

- **Criterion 1.** Resources that are 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.** Resources that are associated with the lives of persons important to local, California, or national history.
- **Criterion 3.** Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- **Criterion 4.** Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting the significance criteria, a significant historical resource must possess integrity to be considered eligible for listing in the CRHR. Consideration of integrity for evaluation of CRHR eligibility follows the same definitions and criteria from the NPS *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 1995) presented in Section 3.1, *National Register of Historic Places Criteria*.

To evaluate the property as a cultural landscape it is necessary to understand the physical development of the property and how it has changed over time. The 2017 NRHP nomination provides a detailed history of the regional social context behind the construction of Golden Gate Village. The nomination also includes a discussion on the team of architects and landscape architects behind the design of Golden Gate Village. This section continues the discussion under NRHP Criterion C (design/construction) by providing a fuller record of design and alterations of Golden Gate Village.

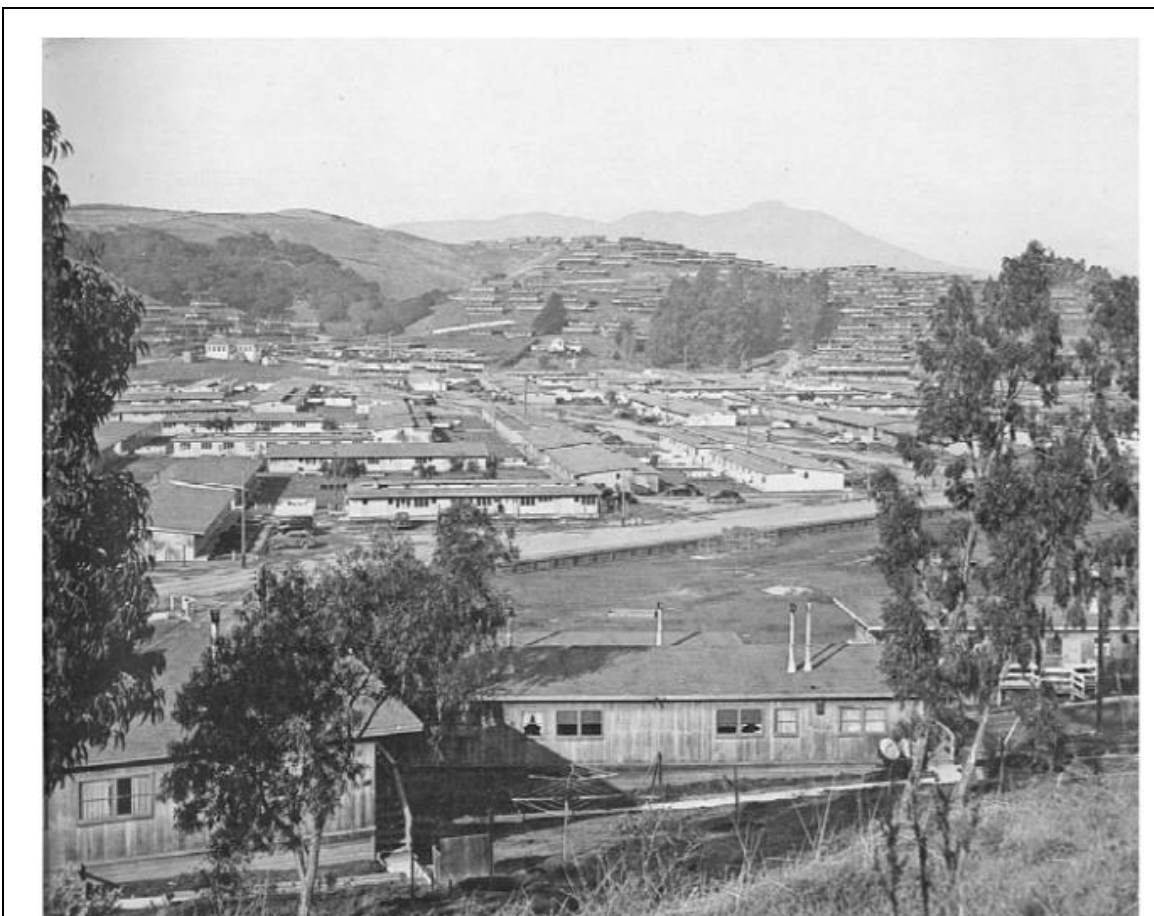
The following site history was compiled from a review of the 2017 NRHP nomination form, additional research, and construction records located at the MHA onsite archives. It is intended to provide a baseline context and chronology for understanding the conditions, assessments, and analysis presented in Chapter 5, *Historic and Existing Conditions*, and Chapter 6, *Evaluation*. It does not represent a full construction history for Golden Gate Village.

## 4.1 Background

Before World War II, the land where Marin City is located contained a dairy farm, and the surrounding area was pastoral in nature. When the United States entered the war in 1941, the Sausalito waterfront was selected for the construction of Marinship, an industrial shipyard on Richardson Bay. Thousands of workers from all over the country migrated to Marin County to work at the shipyard building ships and tankers.

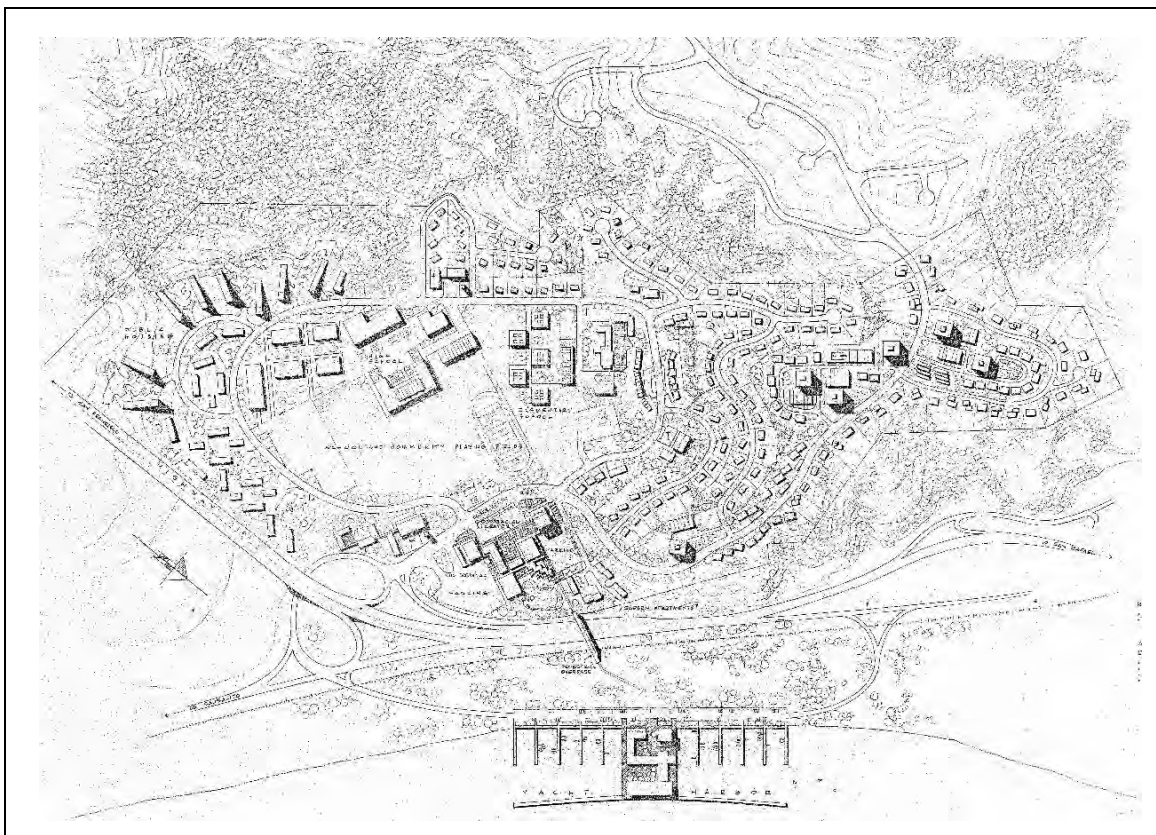
Marin City, which encompassed the future site of the study area, was founded in 1942 to provide housing for the employees of the nearby Marinship Corporation and their families (Figure 5). At its peak, Marin City housed 6,500 people. An instant community sprang up around Marinship that included a school, a public library, and grocers. By the time the war ended, the beginnings of a permanent community had been established.





**Figure 5. Temporary worker housing at Marinship before the redevelopment of the study area. Source: Knapp & VerPlanck, 2011.**

During the 1950s, a redevelopment plan for the former Marinship site was put forward. The concept was spearheaded by Bay Area architectural firm DeMars and Reay after winning a design competition (Figure 6). A portion of the redevelopment site was selected for social housing (the study area), and the federally funded project was developed to serve the recently established working-class population who stayed in the area after World War II.



**Figure 6. A 1959 update to the DeMars and Reay site plan for the Marin City Redevelopment project. Golden Gate Village is located at the left (south) end of the project and is labeled as “Public Housing”. Source: Halprin Collection, University of Pennsylvania Architectural Archives.**

The public housing component of the redevelopment plan was designed in 1957, by master architects Aaron G. Green and John Carl Warnecke, and master landscape architect Lawrence Halprin. Demolition of the war-time housing commenced in November of 1957, and designs for the redevelopment were completed and approved by the end of 1958. Construction of Golden Gate Village began in February 1959, and was completed by 1961, at a total cost of nearly \$4.3 million. A public dedication ceremony was held at the project site in March of that year (*San Francisco Examiner* 1960:17; *Daily Independent Journal* 1960:5). Twenty-nine buildings were constructed, including 28 residential buildings and the Administration and Maintenance Building (Administration Building) to house central offices for MHA. Tenants began moving into the apartments in 1960, and by April of the following year, MHA reported that all units were occupied (*Daily Independent Journal* 1960:5).

The units at Golden Gate Village contained between one and four bedrooms and were in one of two general building types: high-rises (up to five stories in height) and low-rises (one or two stories in height). The low-rises were further divided into three subtypes based on their design. The buildings were sited within a suburban campus that contained manicured lawns and shared facilities for tenants. A baseball diamond and a children’s playground were built at its north end. Concrete walkways curved through the site connecting the buildings, the parking areas, and the other outdoor

facilities. It was the first integrated federal housing project in the country and housed a population of 6,500 people (Marin City Community Development Corporation 2019).

Since its construction, Golden Gate Village has been improved through a series of repair and maintenance projects or through upgrades to meet accessibility and code requirements. The landscape has seen several major renovations ranging from drainage and grading improvements to converting a play area to a community garden (Table 4-1). All of the original buildings are extant, though there have been a few changes in use. One of the low-rise buildings was converted for office use by an organization in 1985, and MHA moved its central offices to San Rafael in the 1990s. No new buildings have been constructed on the site, and the property continues to be managed by MHA, which maintains a rental office in the Administration Building.

The largest alteration to the landscape at Golden Gate Village occurred in 1974, when the baseball diamond was replaced with new recreational facilities, and then again in 1992, when the recreational facilities and the adjacent play area were redesigned due to a change in alignment of Donahue Road along the study area's northern boundary.

## 4.2 Chronology

Table 4-1 presents a timeline of events and alterations at Golden Gate Village.

**Table 4-1. Timeline of Events and Alterations at Golden Gate Village**

Year	Event
1909	U.S. Highway 101 is established.
Ca 1920s	The current alignment of U.S. Highway 101 is established in Marin County.
1941 (December)	The United States declares war on Germany and the Empire of Japan.
1942	Marin City is founded and rapidly developed with thousands of housing units to support the wartime shipbuilding industry on the Sausalito waterfront.
1942	The Marin Housing Authority is established.
1945	World War II ends.
1946 (May)	Marinship closes.
1955	Marin County Planning Director Mary Summers leads the physical planning for the redevelopment of Marin City.
1957 (January)	The selected design team for Marin City's public housing project is announced: John Carl Warnecke and Aaron G. Green as collaborating architects, along with landscape architect Lawrence Halprin.
1957 (November)	Demolition of wartime housing in the site area begins in preparation for the public housing site
1958	Plans for the Marin City Public Housing project are finalized.
1959 (February 2)	Construction of the Marin City Public Housing project (Golden Gate Village) officially commences.
1960 (March 19)	County Supervisor Vera Schultz leads a public dedication ceremony at the Marin City Public Housing project.
1960 (April 15)	Families begin to move into the completed low-rise apartment units.
1961 (March)	County of Marin receives a national award as an "All-American City" for the project.

<b>1961 (April)</b>	Marin Housing Authority reports that all units have been occupied.
<b>1963</b>	Water and gas lines were expanded.
<b>1964 (November)</b>	The Marin City Public Housing project is awarded “First Honors” for design excellence during ceremony in Washington, D.C.
<b>1965</b>	An irrigation, or lawn sprinkler system is installed.
<b>1972</b>	The Golden Gate National Recreation Area (GGNRA) is established by President Nixon.
<b>1973</b>	Repairs to the concrete stair towers at the high-rises. Insect screens are added to the sliding doors that provide access to the balcony at the high-rises. Extensive interior demolition and renovations are made to the high-rises, including: <ul style="list-style-type: none"> <li>• Kitchens</li> <li>• Bathrooms</li> <li>• New floors</li> <li>• New closets and shelves</li> </ul>
<b>1974</b>	Major landscape modifications are implemented throughout the study area including an irrigation plan and a planting plan. This renovation also includes removing the original baseball diamond at the north end of the study area and installing a basketball court and a tennis court in that location.
<b>1976</b>	Mechanical upgrades and interior renovations occur in low-rise units.
<b>1978</b>	New insect screens are installed at the doors and windows in the low-rise buildings.
<b>1979</b>	Regrading occurs along the eastern edge of the study area to control erosion. The area is reseeded and additional trees are planted. New groundcover is installed around the high-rises.
<b>1983</b>	After re-working irrigation throughout areas with a change in topography, lawn and shrubs were planted.
<b>1984</b>	Major landscape renovations to the recreational area are undertaken, including: <ul style="list-style-type: none"> <li>• Regrading and drainage improvements</li> <li>• Resurfacing and widening concrete sidewalks</li> <li>• Installation of a picnic area in the recreational area cluster</li> </ul> Other project components include: <ul style="list-style-type: none"> <li>• Planting clusters of trees in the low-rise cluster</li> <li>• Redesigning the courtyards in the low-rise cluster</li> <li>• Planting lawn along driveways and adjacent to some low-rise buildings</li> </ul>
<b>1985</b>	The northernmost low-rise unit is renovated for commercial use, and the adjacent parking area is altered to accommodate additional Americans with Disabilities Act (ADA) parking spaces. Select units at the ground floor within the high-rise buildings are converted from two-bedroom to one-bedroom to meet ADA standards. Sod is replaced in areas along either side of driveways and the vegetated islands of the parking lots. A vestibule addition is built at the rear of the Administration Building. The wood garage doors at the Administration Building are also replaced.

<b>Circa. 1990s</b>	Marin City Public Housing becomes known as Golden Gate Village after residents convened a naming contest.
<b>Circa. 1990s</b>	Main offices of MHA moves to San Rafael; Administration Building at Golden Gate Village is converted to offices for local property manager and the clerical functions associated with the administration of the rental facilities.
<b>1991</b>	The sliding glass doors that lead to the balconies in the high-rise buildings and in low-rise type E buildings are removed and replaced. The roof at the Administration Building is replaced.
<b>1992</b>	Donahue Street is realigned, and the northernmost boundary of the study area shifts slightly. Additionally, major renovations are installed in the recreational cluster that include: <ul style="list-style-type: none"> <li>• Relocating the basketball and tennis courts</li> <li>• Redesigning the play area adjacent to the recreation courts</li> <li>• Implementing a new planting plan for the cluster including a dense coniferous row along the northern boundary with pine and cypress</li> </ul> Installing the following furnishings: <ul style="list-style-type: none"> <li>• Picnic tables</li> <li>• Updated play equipment</li> <li>• Barbeque structures</li> </ul>
<b>1993</b>	Accessibility improvements are made, including: <ul style="list-style-type: none"> <li>• A new ramp and entry vestibule at the Administration Building</li> <li>• New parking stalls, ramps, crosswalks, speed bumps throughout the property</li> </ul> The roofs at the low-rise buildings are replaced.
<b>2002</b>	The enclosed stairwells at the north ends of four high-rise buildings along Cole Drive (49, 59, 69, and 79 Cole Drive) are altered with an adjoining open-air stairway that connects to the outdoor walkways at each floor. While it is not detailed in the construction documents available for review, it is assumed that the glass block located in the punched concrete openings of the enclosed stairwells at 49, 59, 69, and 79 Cole Drive is also added in 2002.
<b>2003</b>	Two free-standing signs are placed in the landscape and at the Administration Building. Signage indicating addresses for the buildings, the unit ranges for each floor, and individual unit numbers adjacent to the entry doors are installed at the high-rises. Signs for the laundry, storage, and trash rooms are also installed.
<b>2005</b>	The stylized precast concrete guardrails located along the open-air hallways at the primary facades of the high-rise buildings are partially replaced with metal post railings. Additionally, the windows and doors in the primary facades at 89 and 99 Cole Drive are replaced.
<b>2015</b>	Some of the exteriors of the buildings within the low-rise cluster are painted. <sup>1</sup>

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<sup>1</sup> This information was discerned through communication with Marin Housing Authority facilities staff.

## 4.3 Design Team

The design of the Public Housing Project that came to be known as Golden Gate Village came about through a partnership involving the Aaron G. Green, Lawrence Halprin, and John Carl Warnecke.

### **Aaron G. Green (1917–2001)**

Aaron G. Green was born in Corinth, Mississippi in 1917, but grew up in Florence, Alabama. He received his architecture degree from Cooper Union in New York City after which he returned to Florence in 1939. Green began his work with residential commissions and persuaded his early clients, Stanley and Mildred Rosenbaum, to engage Frank Lloyd Wright as their architect. After contacting Wright on their behalf, Green acted as their liaison throughout the project. Green was then invited to join Wright's apprenticeship group in the early 1940s, the Taliesin Fellowship. It was the beginning of their close personal and working relationships (Aaron G. Green Associates, Inc. 2019).

Green enlisted in the Air Force and served for 3 years during World War II as a bombardier in the Pacific theater. Following the war, he moved to Los Angeles where he worked in the office of Raymond Loewy. Green continued to assist Wright with projects in Southern California.

In 1951, Green moved to San Francisco to establish Aaron G. Green Associates, Inc, and opened offices in the Hearst Building. Wright offered Green the opportunity to also serve as his West Coast representative, which continued until Wright's passing in 1959. The Marin City Public Housing project and another one of Green's most well-known projects, the Marin County Civic Center, were designed concurrently although Wright had no direct involvement in the design of the former (Ruark 2017: Section 8 page 18). Through his work with Wright and in his independent projects, Green became known for organic forms and earthy palettes. His designs often called for naturalistic stone or wood materials, or had curved rooflines, walls, or circular floor plans (San Francisco Gate 2005).

Aaron G. Green's career spanned over 6 decades. The scope of his work ranged from custom residential architecture to large-scale urban planning projects such as Golden Gate Village. In 1968, he became a Fellow of the American Institute of Architects. He also taught as a lecturer and critic at Stanford University's department of architecture for 15 years. In 2001, he became the first recipient of the Frank Lloyd Wright Foundation's Gold Medal (Aaron G. Green Associates, Inc. 2019).

### **Lawrence Halprin (1916–2009)**

Born in New York City, Lawrence Halprin earned a bachelor's degree in plant sciences from Cornell University in 1939, and continued his studies at University of Wisconsin where he earned a master's degree in horticulture. As a graduate student, Halprin visited Taliesin, the home of Frank Lloyd Wright. This experience inspired his interest in design and motivated his enrollment at Harvard University Graduate School of Design where he earned a bachelor's degree in landscape architecture in 1944 (Brown 2010b:270). Like Warnecke, Halprin studied under European modernist designers Walter Gropius and Marcel Breuer at Harvard University (Brown 2010b:760). During World War II, Halprin served in the U.S. Navy and was assigned to the USS Morris. When his ship was destroyed, Halprin was given leave in San Francisco, where he remained after the war and built his career (Brown 2010b:270).

Halprin's career began with a focus on residential garden design. From 1945 through 1949 Halprin worked under master landscape architect, Thomas Church. Collaboration included work on the Donnell Garden in Sonoma County, as well as the Parkmerced rental complex in San Francisco (Brown 2010b:147–148).

In 1949, Halprin opened his own firm, Lawrence Halprin & Associates. During the next decade, Halprin slowly began to transition from residential garden projects to larger landscapes such as institutional or residential campuses (The Cultural Landscape Foundation 2001–2018a). By 1960, Halprin had successfully escalated his firm's work to designing large-scale planned residential complexes, such as the subject property (1958–1960), St. Francis Square in San Francisco (1961), and the master plan for The Sea Ranch (1962–1967) near Gualala, California. In all of these projects Lawrence Halprin created site plans that clustered buildings to optimize the opportunities and constraints of the site and provide large areas of community open space (Brown 2010b:133).

Halprin also built relationships with architects, such as Wurster and DeMars and Reay, resulting in frequent collaborations that resulted in a new synthesis of buildings and landscapes (Brown 2010b:139–140). While residential landscape design formed the foundation of most landscape architects' practices before the 1940s, landscape architects such as Halprin increasingly expanded their practice to include master planning, campus planning, site planning, and regional planning in a post-World War II era (Brown 2010b:141). Through the work of his firm, Halprin reasserted the landscape architect's role as distinct from planners or architects in regenerating urban spaces that had been cleared by federal urban renewal programs or abandoned for new suburban developments (The Cultural Landscape Foundation 2001–2018a; Meyer 2008).

As a leader in his field, Halprin served on national commissions including the White House Council on Natural Beauty and the Advisory Council on Historic Preservation (Meyer 2008). He also earned numerous awards and honors throughout his career, such as the American Society of Landscape Architects (ASLA) Gold Medal (1978), the Thomas Jefferson Gold Medal in architecture (1979), and a Michelangelo Award (2005) (Brown 2010b:271).

### **John Carl Warnecke (1919–2010)**

John Carl Warnecke was born and raised in Oakland, California. The son of a prominent San Francisco Architect, Carl I. Warnecke, he earned a bachelor's degree from Stanford University in 1941. During this time, he suffered an injury that would keep him from serving in World War II (Brown 2010b:251).

Warnecke was an early participant in the group Telesis, which first formed in 1940 to foster collaboration among landscape architects, planners, and architects in the San Francisco Bay Area, and to stage an exhibition highlighting three main concepts that later guided local planning efforts: urban renewal in "slum" areas, preserving an urban greenbelt, and collaborative planning at the regional level. Telesis has been recognized by the American Planning Association as the first volunteer-based group to bring multiple fields together to work toward environmental development on a regional basis (Brown 2010b:142–143) and involvement with this group likely influenced Warnecke's approach to planning and interdisciplinary collaboration.

As a graduate student in the Master of Architecture program at Harvard University, Cambridge, Massachusetts, Warnecke studied with Walter Gropius, a German architect credited with founding the Bauhaus School. Warnecke completed the 3-year program in 1 year, earning his degree in 1942 (Grimes 2010).

Upon completing graduate school, Warnecke worked as a building inspector in Richmond, California, and later worked as a draftsman in his father's firm. He was inspired by the progressive approaches of Second Bay Tradition architects such as William Wurster and Bernard Maybeck (Brown 2010b:251). In 1950, Warnecke founded his own firm, John Carl Warnecke and Associates, in San Francisco. He built his practice as "an architect whose modernist approach was tempered by a sensitivity for history and the environment" (Brown 2010a). His firm grew to be one of the country's largest during the 1960s.

Warnecke was named associated architect for the Marin City Redevelopment project. His office produced the construction documents for the project. The NRHP nomination for Golden Gate Village stated that his work on the project is notable for its commitment to contextualism— aspiring to design buildings that harmonize with the environment in which they are sited. Other projects of his that touched on planning, landscape design, and contextualization challenges included the United States Naval Academy master plan and several buildings in Annapolis, Maryland (1965); the John F. Kennedy Eternal Flame memorial gravesite at Arlington National Cemetery (1967); and the Hawaii State Capitol building in Honolulu, Hawaii (1969).



## 5.1 Landscape Characteristics

Like all historic resources, cultural landscapes are identified by two qualifiers: significance in American history, and integrity specific to a specific time period. Cultural landscapes convey their integrity through historic character expressed by the existence of character-defining features from the historic period. NPS guidance for evaluating the NRHP eligibility of cultural landscapes includes organization of the historic and existing features of a property into 13 landscape characteristics, which convey distinct tangible and intangible characteristics of the cultural landscape. Landscape characteristics provide a framework to evaluate and understand the human influence on the landscape and measure historic integrity (Page et al. 2009). Both the historic and current appearance of the cultural landscape are a unique combination of landscape characteristics that are the tangible evidence of the historic and current uses of the land (National Park Service Park Cultural Landscapes Program n.d.).

Select landscape characteristics, as appropriate for a given resource or landscape area, have been applied to organize and frame analyses of resources and landscape areas within the cultural landscape. The description of Golden Gate Village is organized under the following eleven landscape characteristics:

- **Natural Systems and Features.** Material in nature that influenced historical development or use.
- **Spatial Organization.** The historical three-dimensional arrangement of elements creating the ground, vertical, and overhead planes that define and create spaces.
- **Cluster Arrangements.** Historical pattern of aggregation in forms.
- **Land Use.** Historical activities that influenced development and modification.
- **Topography.** Historical, human-created shape of the ground plane.
- **Circulation.** Spaces, features, and materials that constitute historical systems for human movement.
- **Vegetation.** Historical patterns of human-influenced plants, both native and introduced.
- **Views and Vistas.** Historical range of vision, both broad and discrete.
- **Constructed Water Features.** Historical constructed forms to contain or convey water.
- **Small-Scale Features.** Discrete, historical elements that provide detail and diversity.
- **Buildings and Structures.** Three-dimensional constructs such as houses, barns, garages, stables, bridges, and memorials.

This section of the report includes a description of Golden Gate Village under each applicable landscape characteristic. The historic condition and the existing condition of the property are described using the definitions presented above. The conditions assessments are followed by a list of character-defining features that conveys Golden Gate Village's historic character.

The character-defining features lists are compiled in Appendix B, *Character-Defining Feature Matrix*. The matrix includes existing conditions photographs of each feature and notes on its condition, priority, period, and integrity.

## 5.1.1 Building Naming Convention

Golden Gate Village includes 29 buildings that can generally be referred to by their height: *low-rise* refers to office or multi-unit apartment buildings that are one to two stories in height, and *high-rise* refers to multi-unit apartment buildings that are between two and five stories in height.

Each high-rise has a street address assigned to the whole building, with individual numbers for each dwelling unit within the building. Addresses for the eight high-rise buildings all end in 9: 409 and 419 Drake Avenue; 49, 59, 69, 79, 89, and 99 Cole Drive. In this report, these buildings are known by their respective street addresses. For example, “Building 69” refers to 69 Cole Drive.

The low-rise buildings each contain a composition of 4, 6, 8, or 10 units. Each unit has its own unique street address. The whole buildings are identified by the style (b, c, or e) and an assigned number. For example, the apartments with addresses 341, 343, 345, and 347 Drake Avenue are located within Building C-1. The only exception to the naming conventions for low-rise buildings is the Administration and Maintenance Building, which is known as the “Admin” or Administration Building.

Please reference Appendix A for a site plan with building identifiers.

## 5.2 Natural Systems and Features

### 5.2.1 Historic Condition

Golden Gate Village is situated on the east side of the Marin Headlands, a hilly peninsula at the southernmost end of Marin County. The headlands consist of northwest-trending folds and faults, steep hills, and areas with exposed bedrock, as part of California’s Coast Range geologic province. The high point of the Marin Headlands is Mount Tamalpais at 2,610 feet, located approximately 6 miles northwest of the site.

The overall topography of Golden Gate Village varies within the property from flat to steeply sloped, due to the southwest property line abutting against the rolling hillsides of the Marin Headlands, which gradually slope across the site northerly to level ground. This topographic change directed the spatial arrangement of the site and the need for extensive constructed water features.

Golden Gate Village extends northward from the Marin Headlands, on an area of former ranchlands where military reservations were strategically located in the nineteenth century. The U.S. Army allowed neighboring ranchers to graze their cattle within the military reservations on the grasslands through the late 1930s. During World War II, vegetation was used to camouflage the reservations. After the war, chaparral with other native scrub communities and exotic invasive species spread across the grasslands.

Golden Gate Village is located within the Richardson Bay Watershed. Historically, the habitats of the watershed were connected by the streams cascading from Mount Tamalpais. Floodplain marshes transitioned into native forests and grasslands. Richardson Bay, the watershed’s namesake and an

estuary that connects to San Francisco Bay, is located east of Golden Gate Village by approximately 0.15 mile (Marin Watershed Program n.d.).

Marin County has varied microclimates due to its sharp topographic changes and the maritime surroundings. Moist, warm air from the Pacific Ocean is pushed higher due to the headlands, causing condensation, fog, and rain. The hilltops receive more precipitation than at sea level for this reason. Golden Gate Village generally receives periodic rainstorms from the Pacific Ocean from November through February. April through June is generally drier, yet with more wind. The combination of topographic changes and maritime climate bring summer days that alternate between clear and fog.

Marketing for the Marin City Redevelopment project focused on the natural surroundings of the area and the amenity of views of Richardson Bay. Golden Gate Village was prime real estate to take advantage of the views of Richardson Bay due to its high elevation on the southern border and to take advantage of other natural surroundings in the Marin Headlands just south of the site.

## 5.2.2 Existing Condition

Golden Gate Village is situated on the east side of the Marin Headlands unit of GGNRA, which was established in 1972. The amenities offered close to natural surroundings and views of Richardson Bay have been retained and are enjoyed by Golden Gate Village residents.

The natural topography resulting from the extension of the headlands remains with a downward slope across the site in a north direction. The topographic changes undertaken for the development of Golden Gate Village are discussed in Section 5.6, *Topography*.

Golden Gate Village extends northward from the Marin Headlands, former ranchlands with an extensive network of hiking trails managed by GGNRA. Today, the character of the native flora of the headlands is similar to its historic period during war years, with additional spread of exotic invasive species and reduction in grassland. South of Golden Gate Village, on the upper slopes and ridges, oak woodlands remains, as well as broadleaved evergreen forest and some intermixed coast redwood forest. Coastal scrub has replaced grassland that once dominated the landscape due to loss of grazing and other agricultural uses during the first half of the twentieth century (Marin Watershed Program n.d.).

The Richardson Bay Watershed still supports a diverse set of native plants and animals. The upper slopes and ridges of the watershed remain largely protected from development with redwood and Douglas fir forest dominating. The creeks support steelhead trout and northern spotted owls. Along the shoreline, both blue heron and great egret nesting colonies are found. A large salt marsh is located at the northern end of the bay (Marin Watershed Program n.d.).

## 5.2.3 Cultural Landscape Features

### 5.2.3.1 Character-Defining Features

- The natural topography of the site varying from flat to steeply sloped.

### 5.2.3.2 Non-Character-Defining Features

There are no non-character-defining features.

## 5.3 Spatial Organization

### 5.3.1 Historic Condition

Golden Gate Village is located in Marin City, near the City of Sausalito in Marin County. It is sited on the eastern end of Marin Peninsula, the approximately 20-mile-long arm of land that divides San Francisco and Richardson Bays on the east, from the Pacific Ocean on the west.

The housing complex was built on 29.8 acres of land formerly used as government housing for the shipbuilding industry during World War II. Following the war and the decline of the local shipbuilding industry, the land was flagged for new use. During the Marin City Redevelopment Project in the 1950s, MHA set aside a horseshoe-shaped lot in the southwest corner of the project area between the Marin Headlands and U.S. Highway 101 to create a public housing development.

The irregularly shaped lot was determined by the natural topography of the site, between the Marin Headlands and Richardson Bay to the west and south, with U.S. Highway 101 to the east and the newly aligned Drake Avenue built for the Marin City Redevelopment to the north. These constraints resulted in the overall spatial organization of Golden Gate Village, divided into the high-rise cluster defined by steep topography and radial-sited buildings, and the low-rise cluster defined by the semi-circular area reflecting the u-shape of Drake Avenue and buildings sited at various orientations.

From the beginnings of his career, the landscape architect of Golden Gate Village, Lawrence Halprin, demonstrated his “flexibility in engaging the specific conditions of a site” (Treib 2012). Halprin was hired in 1955 for the Greenwood Commons project in Berkeley, California where he designed with “highly intricate and dynamic elements that traversed the limits of the lot to address the public Common” (Treib 2012). Although the lot size was limited, he designed a central common area and fenced private gardens for each residence. The design was configured to provide privacy for the residents within a larger sense of community. Halprin brought the same philosophy to his design for the irregularly shaped lot of Golden Gate Village, where he included private terraces or balconies for every unit within a larger shared landscape (The Cultural Landscape Foundation 2008–2018b)

Although much of the World War II government housing that formerly occupied the property had been demolished, Halprin used some of the existing spatial patterns in his design for Golden Gate Village. He also used the natural surroundings of the site to inspire the site design. The area where the high-rise cluster was developed had been cleared from the adjacent natural landscape and serviced with circulation features, similar to the service road that was installed along the western and southern edges of the property. Halprin blended new landscape features into the site’s existing topography, such as outdoor common spaces, walkways, and parking areas. A hand sketch created by Aaron G. Green’s office published in the *Independent Journal* on October 15, 1957 gave the feeling that the campus was designed as an extension of the Marin Headlands to the south and emphasized an informal layout with borrowed scenery and the natural features of the site playing a key role in the feeling of the site (Figure 8). This was the opposite of the prior government housing that occupied the site which was laid out in formal tight rows of buildings without a focus on the natural environment. Golden Gate Village was pictured enclosed amidst the bay, with the prominent mountains as its backdrop, and the high-rise buildings were built into the natural topography with mixed coniferous and deciduous trees and plantings intermixed between the buildings. The campus was built true to this rendering.

While Halprin's design was site sensitive, incorporating the site's topography and dramatic scenery into the design, it was also unusual for public housing during the late 1950s. Golden Gate Village was designed in an informal arrangement of features (not in strict formal rows) so to incorporate open space, terraces, and playgrounds for residents and clusters of plantings. This gave the feeling of a suburban lot rather than the typical utilitarian public housing complex of the time. There was variance within the site: high-rise buildings were arranged radially and staggered while the low-rise buildings were oriented in varying directions, clustered around shared courtyards. Early drawings show the pattern of development extended to the northernmost portion of the site, yet at a later point in the design process, it was decided that recreational services—a baseball field and playground—were more important to the community than a couple more buildings. This design style of interspersed shared spaces and plantings with various building layouts is more characteristic of public housing built during the 1940s rather than those of the late 1950s and 1960s, which were characterized by tall towers in formal rows with one mostly hardscaped central section for gathering.

### 5.3.2 Existing Condition

The existing overall spatial organization of Golden Gate Village is similar to its historic condition. The property is characterized by a steep slope in the high-rise buildings, a gentle slope in the semicircle area, and relative flatness in the east and north section except for the slope along the edge of the highway. The visual character of the site is defined by the eight high-rise buildings and 21 low-rise buildings including the Administration Building, extant trees, shared terraces and courtyards, and the dramatic downward slope to the bay beginning at the southwestern perimeter of the site. Although there have been alterations to the recreational area and changes to individual building and landscape features, there has been no major additions or demolitions of buildings to the site or major change in the spatial organization of the vehicular or pedestrian circulation. The variety of building types and the gentle to steep slope creates diversity in configuration of courtyards and terraces associated with the buildings.

The spatial organization of the adjacent lands also has been retained. Over time, the area to the northwest has been developed in a manner that is somewhat aligned with the Marin City Redevelopment project plans. GGNRA took ownership of the Marin Headlands south of the site in the early 1970s ensuring the preservation of this natural area, and U.S. Highway 101 remains the eastern boundary of the site. Drake Avenue continues to form the curvilinear north inward boundary creating the U-shape of the irregular site.

A redesign of the interchange between U.S. Highway 101 and Donahue Street in the 1990s absorbed a portion of land that was originally part of the irregularly shaped parcel set aside for public housing. The redesign did not alter the recreational land use of the north end of Golden Gate Village, nor did it require the demolition or alteration of any buildings. However, it did result in the slight adjustment of the property's boundary.

### 5.3.3 Cultural Landscape Features

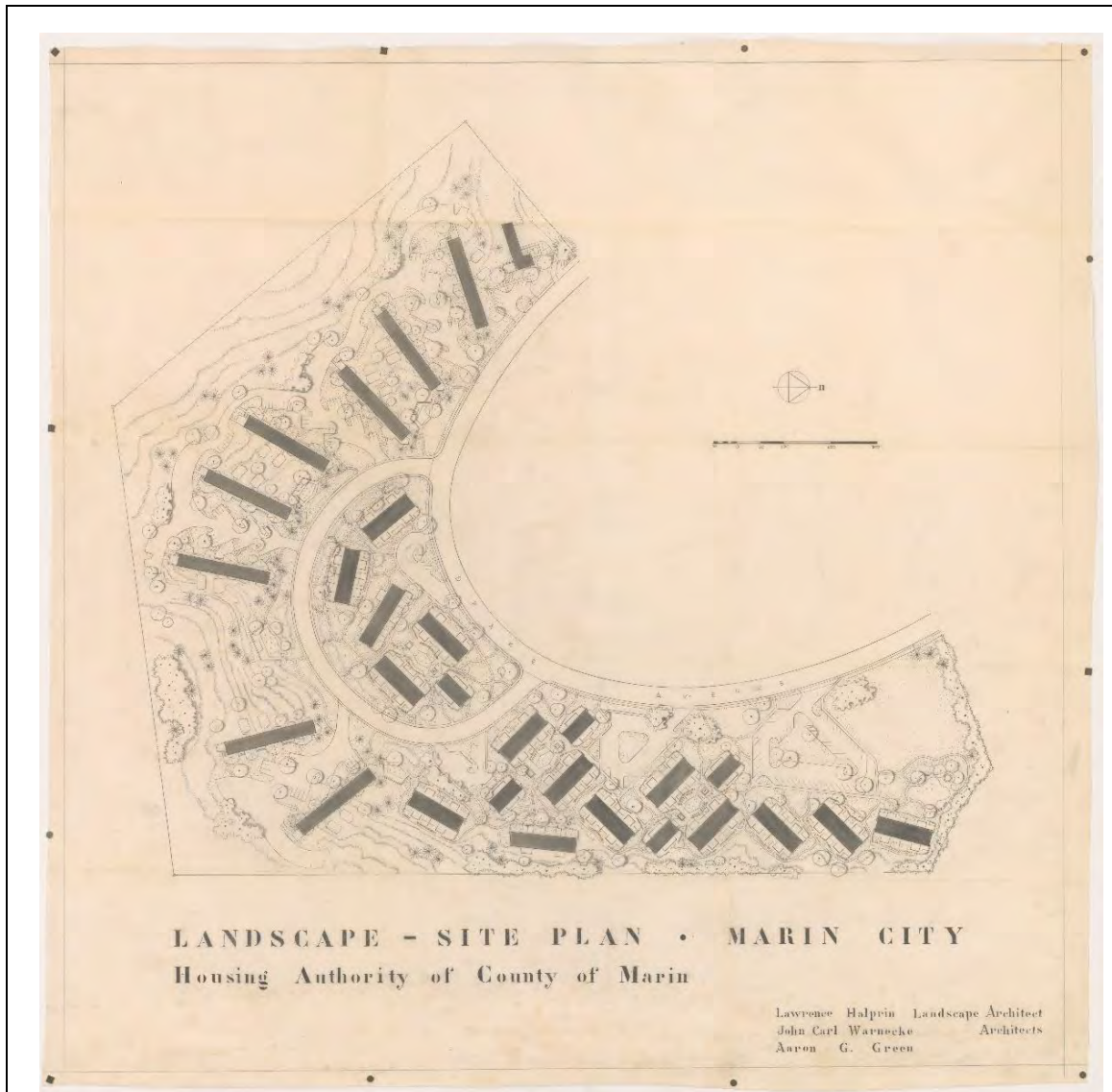
#### 5.3.3.1 Character-Defining Features

- The irregularly shaped lot and layout, as response to the topography and pre-existing infrastructure at the site.

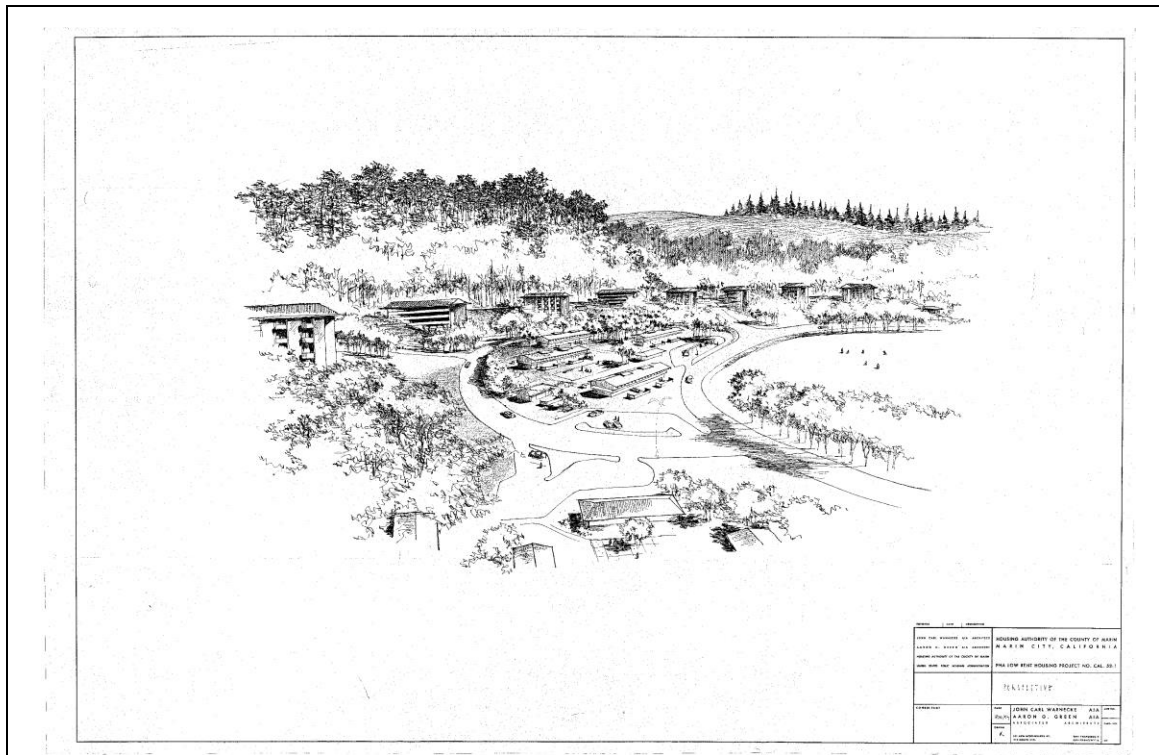
- Location of the property nestled into the base of the hilly terrain known as GGNRA to its southwest, and opening up to Richardson Bay to its northeast.
- The design of the site responding to its topography/location, with taller buildings and structures built into the hilly slopes of the southwest, and shorter buildings and landscaped open spaces located to the northeast closer to Richardson Bay.
- Both private outdoor space (terraces or balconies) and shared gathering outdoor spaces.
- Interspersed shared areas: courtyards, terraces, parking, play areas.
- Low-rise buildings oriented in varying directions within three sub-clusters, each quadrilaterally arranged around a courtyard.
- The radial arrangement of the High-rise buildings that retain their relationship of 90-degrees to the contours

### **5.3.3.2 Non-Character-Defining Features**

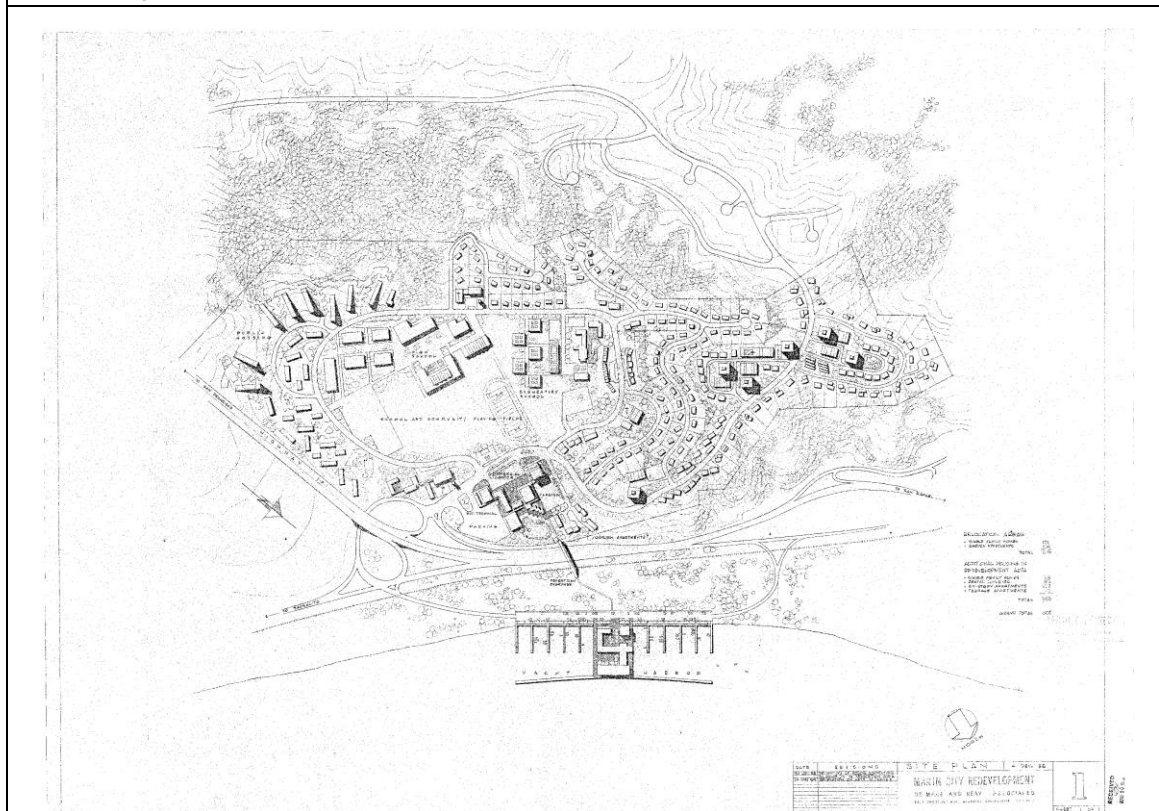
- The alignment of Donahue Street across the northern edge of the study area.



**Figure 7. Halprin drawing during design phase of Golden Gate Village showing relationships of buildings, circulation, vegetation, and topographic patterns. This drawing appears to have been completed before the baseball diamond was incorporated into the design. Source: Halprin Collection, University of Pennsylvania Architectural Archives.**



**Figure 8. Sketch showing the designer’s intent of the feeling of the campus as an extension of the natural surroundings. Source: Halprin Collection, University of Pennsylvania Architectural Archives.**





**Figure 9. This January 1959 drawing from the Marin City Redevelopment Project shows Golden Gate Village at the left side of the image, which is the southwest corner of Marin City. Adjacent properties were to include a high school, elementary school, commercial center, and market rate housing. Source: Halprin Collection, University of Pennsylvania Architectural Archives.**

## 5.4 Cluster Arrangement

### 5.4.1 Historic Condition

Golden Gate Village was laid out in three clusters of development based on the topography, irregularly shaped site constraints, and the inclusion of interspersed shared spaces within the campus. The clusters were organized to take advantage of the existing terrain adjacent to the Marin Headlands, while offering views of the surrounding hillsides and Richardson Bay in an open-landscaped, community-oriented development.

The clusters include the high-rise buildings, low-rise buildings, and recreational area. The high-rise and low-rise clusters include shared laundry facilities, parking areas, and common courtyards or terraces for recreation and socializing.

#### 5.4.1.1 High-rise Cluster

Eight five-story residential buildings and the Administration Building are located in the high-rise cluster on the south and west edges of the study area. Situated in a radial and staggered series, the high-rise buildings were built into the existing site topography of the Marin Headlands. Each floor in the residential buildings is accessible at grade or by external staircases at the ends of the rectangular-plan buildings. Open-air hallways extend the length of each floor with precast concrete guardrails that were a unifying aesthetic features of the cluster. Residents share terraced patios between each of the buildings. The cluster is steeply sloped upward to the southwest, matching the radial siting of the buildings. Constructed water features such as ditches and swales are prominent in the high-rise cluster due to its steep grade. The one-story, “L”-shaped Administration Building is located at the far western corner of the cluster and includes its own parking lot with a center planted circle.

The high-rise cluster includes vehicular access and pedestrian circulation. Four driveways connect the southern service road northward toward either Cole Drive or Drake Avenue, with parking terraces extending along the length of the driveways. The service road provides the east/west access for the southernmost portion of the cluster. Views of Richardson Bay can be seen from the Service Road, from the Administration Building, and other parts of this cluster due to its location at the top of the slope of the property. Pedestrian access is provided between parking terraces and each building and between buildings.

Four geometric play areas were included in Halprin’s 1958 design, located at even intervals along Cole Drive at the north end of high-rise buildings to provide communal gathering spaces in proximity to all residents. Halprin’s sketches show the small pentagon-shaped play areas included play equipment located in a central tanbark area adjacent to a rear sand pit. The sketches illustrate that each play area had a unique set of play equipment in various animal forms such as a dragon,

butterfly, giraffe, turtle, or a simple dome form. Vegetation was to be planted around the play areas to create an intimate and enclosed setting. The play areas are located between buildings 409 and 99, buildings 89 and 79, buildings 69 and 59, and east of Building 49.

#### **5.4.1.2 Low-Rise Cluster**

The low-rise buildings are between one and two stories in height and span the central and northern areas of the irregularly shaped parcel between Drake Avenue and U.S. Highway 101. Six low-rise buildings are located within in the semicircle parcel formed by Cole Drive, and from which the high-rise buildings radiate. The area was moderately sloped and then graded during construction in 1958 to increase the slope along the southern curved edge of the parcel and create a relatively flat area for communal amenities including an elongated hexagonal shaped-courtyard and a triangle plan parking area. Concrete staircases lead from the low-rise buildings up the slope to the sidewalk along Cole Drive to connect with the high-rise cluster. The semicircle was created because Drake Avenue had already been built as part of the Marin City Redevelopment, resulting in the irregularly shaped lot. Creating the semicircle with Cole Drive allowed circulation access to the high-rise cluster at the southern edge of the lot. Fourteen additional low-rise buildings are located in the relatively flat area between Drake Avenue and U.S. Highway 101. A buffer area slopes upward to the east along U.S. Highway 101. Two additional hexagonal courtyards and three triangular parking areas are located among these low-rise buildings. Throughout the low-rise cluster, buildings are oriented in varying directions, except where adjacent to one of the three courtyards, where they are quadrilaterally arranged around the courtyards. The low-rise buildings and the parking areas are connected via concrete paths that curve through the site.

#### **5.4.1.3 Recreational Area Cluster**

The recreational area cluster included an open lawn area, a baseball diamond, and a children's play area with play structures and a sand pit. It was located at the entrance to the property where Drake Avenue began. In preliminary site plans for the public housing design, this area had contained low-rise buildings. But in 1958 a revised Preliminary Master Landscape Plan showed the recreation zone, and its presence is confirmed in historic photos.

The baseball field occupied most of this area. Homeplate was near the edge of the northernmost parking area. Two light standards were placed within the outfield near Drake Avenue. The play area was located adjacent to the northernmost low-rise building. It contained a large amoeba-shaped area covered in tanbark with play structures. It also included a circular sand pit. The area was ringed with curvilinear paths, and inward facing benches were installed at two locations in the play area.

### **5.4.2 Existing Condition**

Golden Gate Village retains three clusters in its present condition. The clusters have distinct design and relationships to adjacent areas and are important components in defining the historic character of the cultural landscape. The historic arrangement of the high-rise and low-rise clusters has been retained, including the massing of the buildings. The recreational area cluster has been altered through the removal of historic features, changes to the spatial organization, the realignment of an adjacent road, and the installation of new vegetation and circulation features.

### 5.4.2.1 High-Rise Cluster

The high-rise buildings radiate out from Cole Drive and Drake Avenue in their historic arrangement and continue to visually define the space as they occupy the highest point in the property. Many drainage improvement projects have been implemented in this cluster since the historic period. The vegetation has changed but the prominent trees along the terraced driveways remain compatible in location and species. The vegetation on the sloped areas that transition to the Marin Headlands on the south side of the high-rises has overgrown and spread beyond its original location and the current vegetation does not align with Halprin's design intention for the property, where Eucalyptus trees are encroaching and spreading beyond the original planting plan.

There have also been alterations made to the high-rise buildings over time, including the addition of exterior stairwells and the removal of many precast concrete guardrails along the balconies due to deterioration. However, the concrete retaining walls and terraces that were a direct response to the property's topography and location are largely intact. Additional landscape features, such as the masonry screens and circulation features retain their historic character. Three of the geometric areas originally intended as play areas have been paved over but they retain their pentagon shape and continue to provide a shared space for gathering. The play area located between buildings 59 and 69 does not retain its historic pentagon shape, yet it retains its use to provide a shared space for gathering. The residents established and maintain a community garden that is much larger than the original play area.

### 5.4.2.2 Low-Rise Cluster

The low-rise cluster has also seen a program of improvements and upgrades over the years but continues to represent its historic division of space and layout of buildings and landscape features in its existing condition. Alterations to the low-rise cluster have included:

- Repaving and widening the walkways throughout the cluster to meet Americans with Disabilities Act (ADA) standards.
- The loss and addition of trees throughout.
- The resurfacing of the vegetated island in the middle parking area along Drake Avenue with concrete, and changing the curb cuts to accommodate additional parking.
- The shared outdoor courtyards were refurnished and hardscaped with pavers in 1984.

The parking areas all retain their overall triangle shapes, and three of the four retain their vegetated islands. While the courtyards contain updated furnishings, they retain their original geometric shape and division of space, and they continue to function as shared community spaces.

### 5.4.2.3 Recreational Area Cluster

The original large playground area on the northernmost end of the campus has been redesigned twice since the historic period, but it continues to function overall as a recreational space. The first major alteration occurred in 1974 when the baseball diamond was replaced with a basketball court and a tennis court. The second alteration occurred in 1992 when Donahue Road was realigned and absorbed a portion of Golden Gate Village. In 1992, the recreation courts were relocated slightly south, and the play area was redesigned to its current layout with new play structures and new circulation features. Picnic tables, trash cans, and barbecue pits were also placed in the cluster. The trees and other vegetation throughout the recreation cluster were also changed at this time,

including the installation of a compatible row of trees at the edge of the property along Donahue Road. Another alteration after 1992 replaced the tennis court with a skatepark.

Although the historic land use and location are extant, the design and spatial organization of the cluster no longer represent the historic condition due to a series of major renovations to the recreational area that altered the spatial arrangement, small-scale features, and circulation.

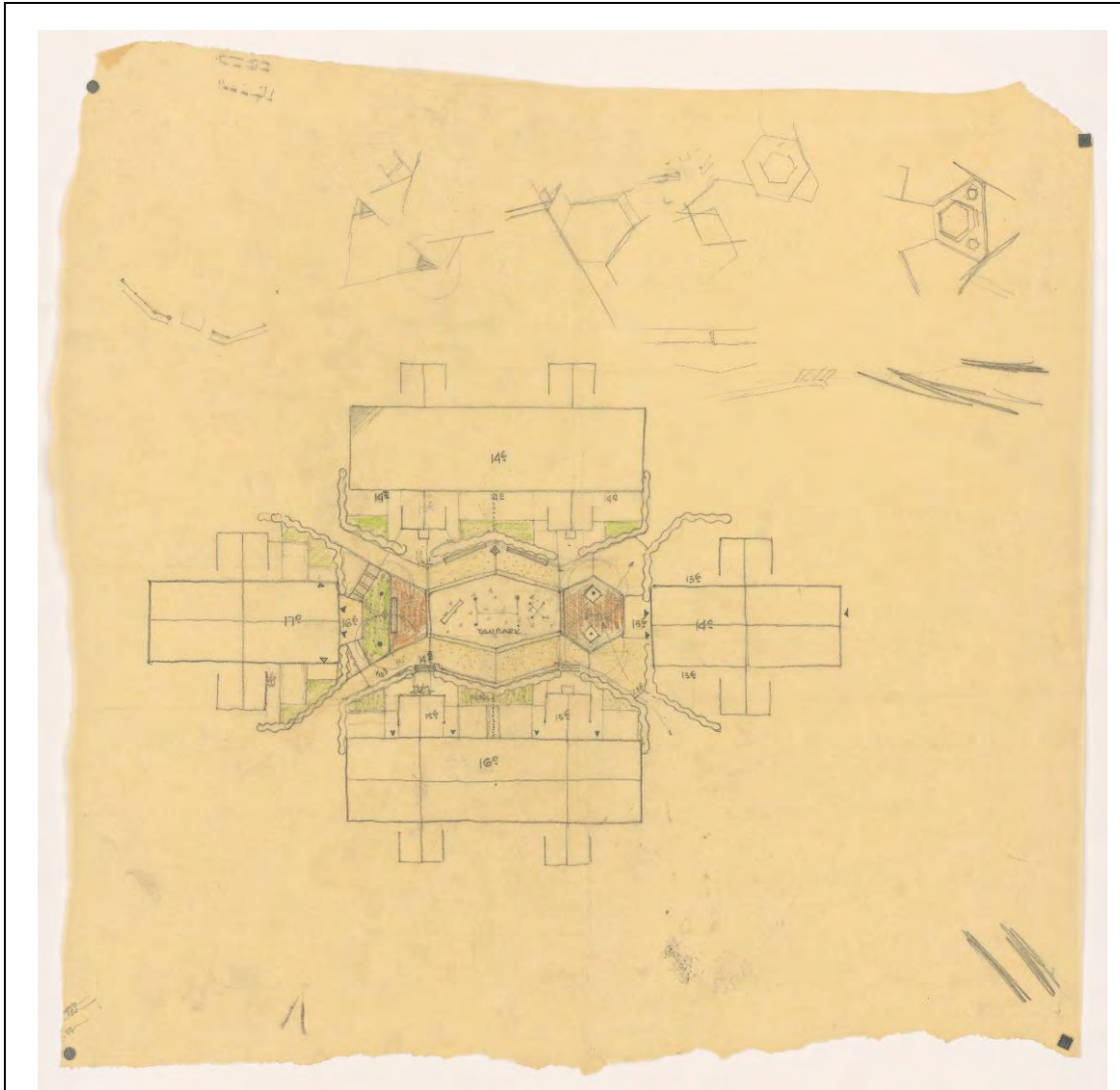
## **5.4.3 Cultural Landscape Features**

### **5.4.3.1 Character-Defining Features**

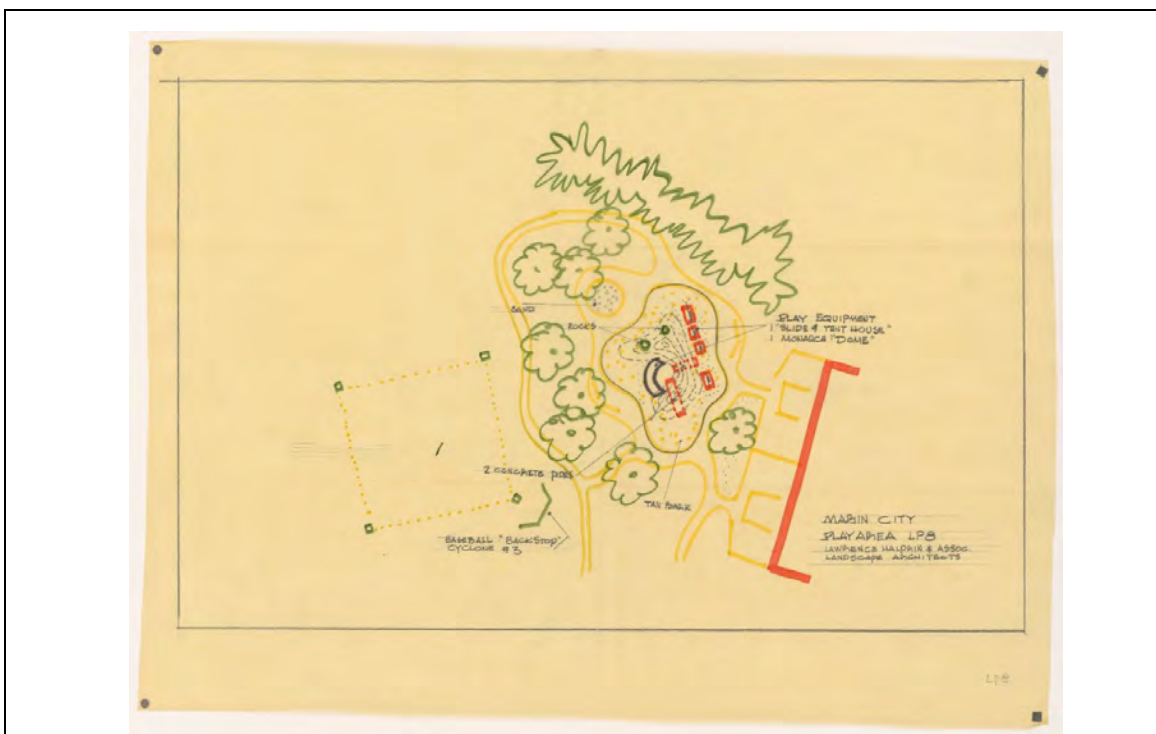
- The location, design, and spatial organization of the high-rise cluster.
- The location, design, and spatial organization of the low-rise cluster.
- The location and spatial organization of the courtyards.
- The location of the recreational area cluster.

### **5.4.3.2 Non-Character-Defining Features**

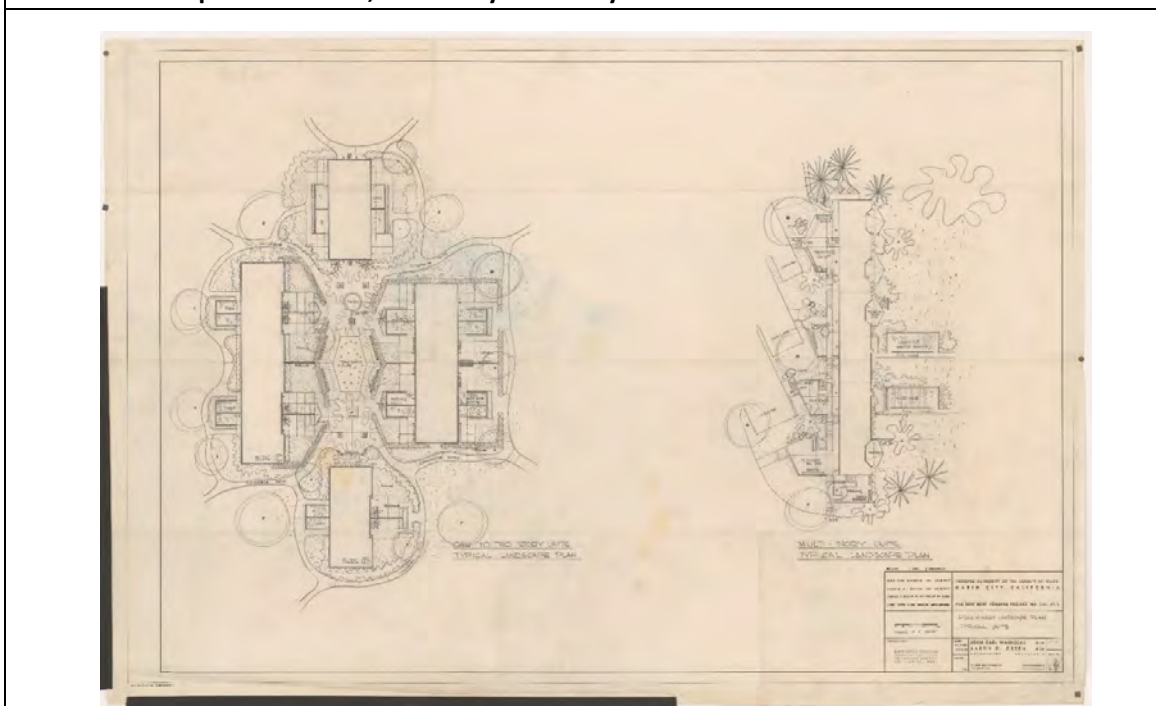
- The design and spatial organization of the recreational area cluster.
- The community garden.



**Figure 10. Halprin sketches on trace during design iterations of the courtyards in the low-rise cluster. Source: Halprin Collection, University of Pennsylvania Architectural Archives.**



**Figure 11. Halprin sketches on trace during design iterations of the recreational area. Source: Halprin Collection, University of Pennsylvania Architectural Archives.**



**Figure 12. Preliminary plan of typical high-rise and low-rise units from March 1958. Some detailed changes will be seen on the final construction set from this plan, but this drawing shows the overarching design of typical low-rise vs high-rise cluster layout. Source: Halprin Collection, University of Pennsylvania Architectural Archives.**

## 5.5 Land Use

### 5.5.1 Historic Condition

Prior to World War II, the site was occupied by a rural valley and dairy farm. In 1942, Marin City, a defense workers' housing project, was rapidly built to house over 6,000 employees of the Sausalito waterfront shipyard, Marinship. In addition to housing, the housing project included a post office, library, schools, and a beauty salon (Knapp & VerPlanck 2011: 37).

Golden Gate Village was built as a multifamily residential public housing development by the Marin Housing Authority as part of the larger Marin City Redevelopment program after World War II. The public housing land use was planned to be the southwest portion of Marin City, with other new land uses nearby including a "recreation reserve" (aka: open space) to the south and west, and a high school and elementary school, two churches, a commercial district, and market rate housing to the north.

#### 5.5.1.1 Historic Land Use

Historic land uses at Golden Gate Village include Multifamily Residential, Recreation, Community Gathering, and Administrative/Maintenance.

##### **Multifamily Residential**

The purpose of the development was to serve the housing needs of low-income residents in Marin County. Housing units included up to four bedrooms, private terraces/balconies, parking for residents, and shared laundry.

##### **Recreation**

Located in the northernmost area of the site, a portion of Golden Gate Village was set aside for a children's playground area and baseball diamond. Small play areas were also sited at alternate northern corners of high-rise buildings. Halprin designed play structures for these areas and the northernmost recreational area. It is unknown if play structures were installed in the reserved play areas at the north ends of the high-rises. The interspersed location of playgrounds offered the ease of proximity for residents and enhanced community.

##### **Community Gathering**

Shared spaces were included throughout the site to promote a sense of common ownership, community, and active social use. Shared spaces included pentagon-shaped concrete terraces in front of the high-rise buildings, concrete terraces with masonry screens at the rear of the high-rise buildings for hanging and drying laundry (laundry yards), outdoor courtyards among the low-rise buildings, interspersed parking lots, and landscaped areas that were intended to be maintained collectively by the residents.

##### **Administration/Maintenance**

To respond to administration and maintenance needs promptly, an administration maintenance building was located on site. The office formerly housed the executive director and staff of MHA.

## 5.5.2 Existing Condition

It does not appear that the full extent of the Marin City Redevelopment Plan was implemented. However, Golden Gate Village retains the historic land uses intended for that southwest corner portion of the site. Existing land uses of adjacent lands include the open space to the south managed by GGNRA, residential and interspersed institutional and commercial land uses to the west, north, and east, and industrial along the waterfront of Richardson Bay.

### 5.5.2.1 Existing Land Uses

Existing land uses at Golden Gate Village include Multifamily Residential, Recreation, Community Gathering, Administrative/Maintenance, and Commercial.

#### **Multifamily Residential**

Golden Gate Village retains its land use for public housing within Marin County. Housing unit amenities including private terraces/balconies, parking, and shared laundry

#### **Recreation**

The main recreational area in the northernmost area of the site retains its overall recreational land use, although the specifics have been altered. The baseball field was removed and replaced with a tennis court and a basketball court in the 1974. An updated basketball court and tennis court were installed in 1992. The tennis court currently houses a skate park. The play area has also been redesigned and the original play structures are nonextant.

The locations of three of the four small pentagon-shaped play areas near the high-rise buildings have been retained but the original play equipment has been removed. The play area located at the northeast corner of building 49 has a contemporary play structure in a central mulched area. It retains its location and land use. The play area between buildings 69 and 59 has been converted to a large community garden. It no longer serves as a children's playground, but does still serve as a community gathering place. The other two play areas' pentagon shape has been retained with the concrete sidewalk border, but they have been filled in with lawn. They may serve as community gathering places, but generally blend with the rest of the adjacent lawn.

#### **Community Gathering**

Shared spaces for community gathering have been retained. There are courtyards centered between low-rise buildings, and shared terraces between high-rise buildings. Although the courtyard designs have been altered, they are still used for the same function. Interspersed parking lots still create areas for gathering. Many of the plantings in the landscape, which were intended to be maintained by the residents together have been removed. The residents maintain a community garden at the base of the slope, east of high-rise building 69.

#### **Administration/Maintenance**

The executive director of MHA is no longer housed in the Administration Building. Today, it serves as the office for the property manager of Golden Gate Village and other clerical functions to manage rental housing (Ruark 2017:9). Overall, it still serves the administration and maintenance land use as originally intended.







**Figure 14. Planned Land Use for Marin City, Wilsey & Ham Engineers for the Housing Authority Redevelopment Agency, County of Marin, ca. 1957. Golden Gate Village is shaded in yellow. Source: MHA onsite archives.**



**Figure 15. A view of the recreational area containing the play areas and play structures in the foreground, and the baseball diamond in the background, ca. 1961. Source: Ruark, 2017.**

## 5.6 Topography

### 5.6.1 Historic Condition

Golden Gate Village was sited on a lot that extended north in a downward slope from the Marin Headlands. The southern portion of the site was approximately 200 feet higher than the lowest and

northernmost portion of the site. Figure 16 shows the existing topography of the site prior to construction: most of the site was steeply sloped and only the portion of the site north and west of building E-1 was gently sloped. Considerable grading would be required to achieve the desired setting for the public housing project.

Four methods of landform manipulation were undertaken to shape the property's historic condition.

- The buildings and landscape features were built into the existing topography with as little landform manipulation as possible in the steeply sloped high-rise cluster.
- Contours were pulled to the U-shaped curve of Cole Drive and along the east boundary of the site along U.S. Highway 101, creating transitional buffer slopes and opportunities for developable land for low-rise buildings.
- Within the low-rise cluster, the contours that were not pulled to the reach of Cole Drive or U.S. Highway 101 were manipulated into a series of benches on which buildings sat, separated by variable-height level grade changes. These were located within the semicircle area and surrounding buildings B-5, E-2, and C-2.
- Functioning as a boundary marker and aesthetic feature, a berm was constructed in the recreational area cluster to separate the children's play area from the athletic field.

The design of the features within the topography are best illustrated in the relationship between the high-rise buildings and the site topography. The five-story buildings were designed with parking and pedestrian access provided at each level, as the buildings themselves were built into the contours of the hillside. The open grassy areas between high-rise buildings where the laundry yards were sited were each graded to a general 14 percent slope, while each of the north/south driveways was graded to a 12.5 percent slope.

Figure 16 shows that prior to construction, the site's contours were generally evenly spaced. The majority of the site had a consistent steep slope. To create a site more usable for residential development, contours were pulled to the reach of the U-shaped curve of Cole Drive and to the site's eastern border along U.S. Highway 101. An approximate 10 to 20 feet of vegetated sloped buffer was created on the inside of the U-shaped curve of Cole Drive. The vegetated sloped buffer along U.S. Highway 101 varied in height, and an approximate 20-foot slope was created east of building E-4.

After pulling contours to the edge of Cole Drive and U.S. Highway 101, there was still considerable grade to manage in the low-rise cluster. Another method to create developable land and accommodate building on the steep site was the use of grading benches. The design included a series of benches on which the buildings sat, separated by steep, variable-height, level-grade changes. This method was carried out in the semicircle area, bounded by Cole Drive, and surrounding buildings B5, E2, and C2. Within the semicircle area, the lowest bench is the largest located on the east side of the area and includes the courtyard and buildings E-1, B-5, and B-4. Then there is a modest level change at a second terrace accommodating building C-1, and then a third terrace with two more buildings B-1 and B-2. Along U.S Highway 101, building C-2 is an example of a building graded on a bench, with an approximate 15-foot slope to the west between the other buildings and an approximate 25-foot slope to the east, creating the sloped buffer along the highway. Between the graded benches, pedestrian circulation with staircases were built into the sloped areas.

Contrary to the style of blending that characterizes the high-rise cluster, an added berm feature was included in the recreational area to physically separate the playground and the baseball field. A 4-foot berm with a north-south orientation along the length of the playground and a small-shaped 3-

foot berm hugging the fountain area on south side of playground were added with the original designs.

The existing topography of the site shaped where the designers sited the high-rise buildings (in a radial pattern), the low-rise buildings, and the landscape features such as sidewalks, stairs, terraces, and walls.

The following features were designed to be built into the existing slopes.

- Stairways were cut into slopes (located in steep grade of high-rise cluster, along the sloped buffer around U-shaped Cole Drive, and between benches in low-rise cluster).
- The masonry screens around the laundry yards in the high-rise cluster were built on graded flat terraces while the naturally sloping landscape beyond the structures were maintained.
- Retaining walls located along the driveways and parking stalls in the high-rise cluster and in sloped areas of the semicircle area were a functional necessity to hold the soil of the steeply graded landscape, yet they were also a designed element in the landscape that created a common thread throughout the site.

## 5.6.2 Existing Condition

The cuts, fills, and overall grading associated with the construction of Golden Gate Village has been retained. Minor modifications have been undertaken at various times since the historic period for functional improvements related to drainage and flooding on site or to comply with accessibility standards. For example, in 1984, minor adjustments were made to slightly raise the grades where ponding water was affecting sidewalks and the 1993 Accessibility Improvements project included minor topographic improvements such as ramps at buildings that were altered to include accessible units. Yet topographic alterations since the historic period have not been considerable and have not affected the three major landform manipulation types found in the Golden Gate Village landscape: buildings and landscape features built into the existing topography with as little landform manipulation as possible in the high-rise cluster, transitional sloped buffers created from the pulling of contours to the U-shaped curve of Cole Drive and along U.S. Highway 101, and the series of benches located within the semicircle area and surrounding buildings B-5, E-2, and C-2.

However, during the redevelopment of the recreational area in 1992, the north-south-oriented berm located between the playground area and the baseball field and the small berm hugging the drinking fountain were removed and graded flat, and an east-west-oriented berm was created on the north side of the playground area along the site boundary.

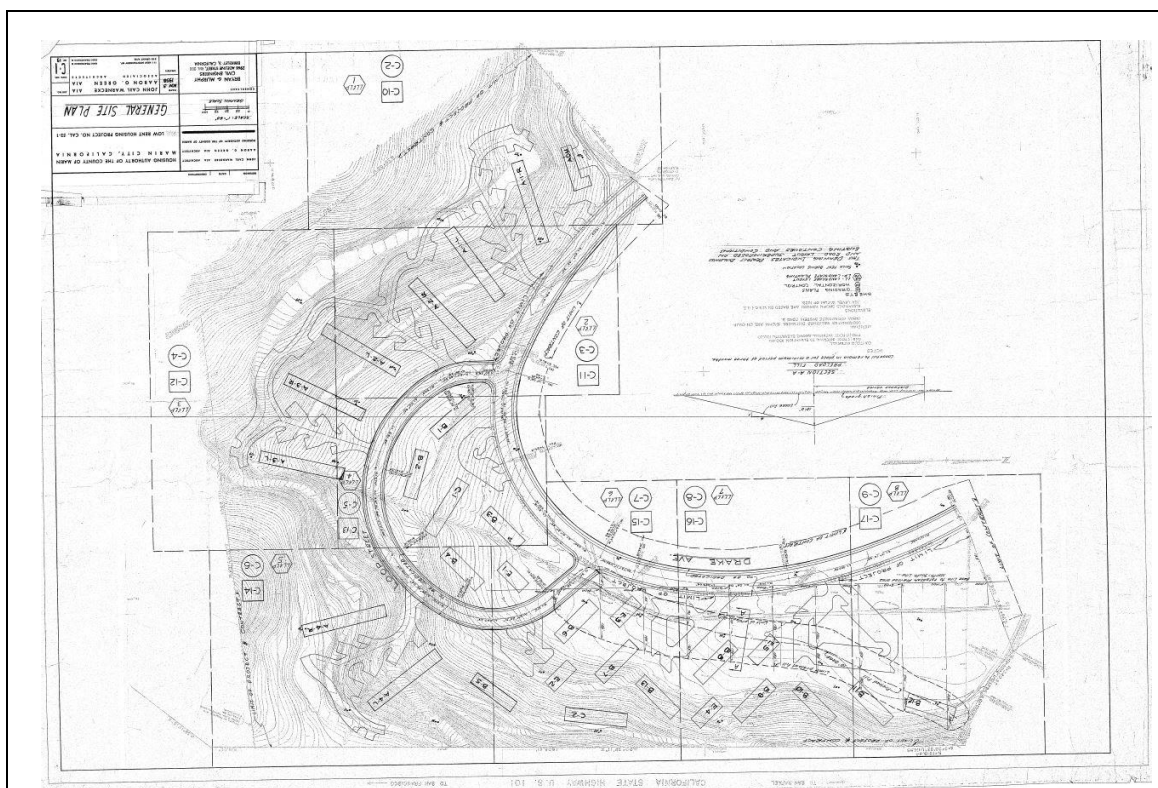
## 5.6.3 Cultural Landscape Features

### 5.6.3.1 Character-Defining Features

- The series of graded benches for buildings in semicircle area and buildings B-5, E-2, and C-2, and sloped areas between these benches.
- The graded slope along Cole Drive in the semicircle area.
- The graded slope between the low-rise buildings and U.S. Highway 101.

### 5.6.3.2 Non-Character-Defining Features

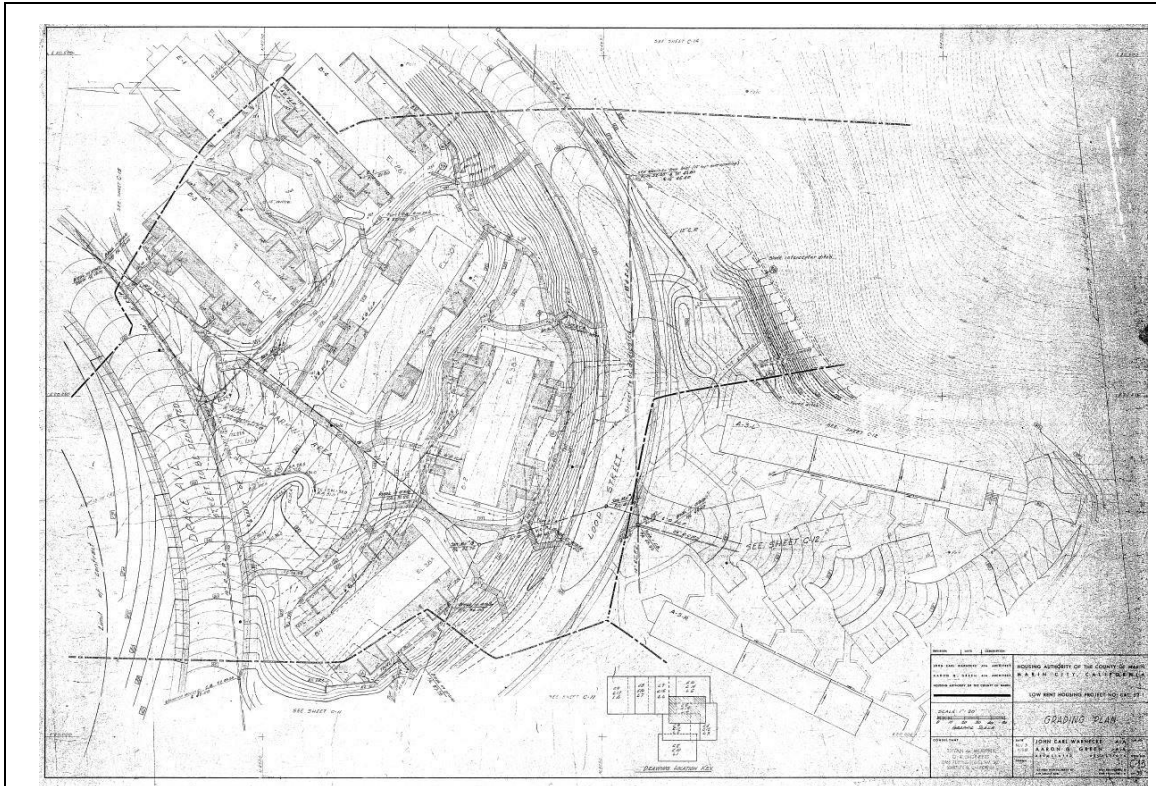
- East-west-oriented berm along north side of recreational area cluster playground area.



**Figure 16. Sheet from the 1958 civil plan set, showing one-foot contour intervals between 0 and 100.00 and two foot contour intervals shown between 100.00 and 200.00. Drawing indicates project building and road layout superimposed on existing contours and conditions prior to construction. Source: MHA onsite Archives.**



**Figure 17. The 1958 civil plan set includes a grading plan for south side of site showing the service road and high-rise cluster. The plan shows how the steep topography was sensitively manipulated. Source: MHA onsite archives.**



**Figure 18. Sheet from the 1958 civil plan set, illustrating the grading plan for semicircle area showing how contours were pulled to rear of semicircle along Cole Drive, and developable grade near Drake Avenue for the buildings. Source: MHA onsite archives.**

## 5.7 Circulation

### 5.7.1 Historic Condition

#### 5.7.1.1 Vehicular Circulation

Drake Avenue and its arterial Cole Drive provide the main vehicular access to the site. Low-rise buildings do not have vehicular access at each building but are rather serviced by nearby parking lots. Driveways with connected parking terraces provide vehicular access to each level of the high-rise buildings.

Vehicular routes are outlined as follows.

- U.S. Highway 101 creates the eastern boundary of the site. Access to Golden Gate Village from U.S. Highway 101 is accomplished via Donahue Street, which connects to Drake Avenue. Designated in 1909, the original state highway included a circuitous route of Miwok trails and county roads that started at the Sausalito ferry terminal and traveled west around Richardson Bay. In 1925, the government authorized the construction of U.S. Highway 101 with a more direct route between Sausalito and San Rafael than the original state highway, with work

beginning in 1929. The opening of the Golden Gate Bridge in 1937 forever impacted traffic on the highway (Wood 2009).

- Drake Avenue provided the main direct access to the site. The road was built for the Marin City Redevelopment masterplan following World War II. Portions of Drake Avenue loosely followed historic road alignments of circulation systems that were established during the government housing era during the war, specifically, the northwest section and the east section that is oriented north–west. The U-shaped curve of Drake Avenue that created the western and northern boundary of Golden Gate Village did not follow an historic alignment but was designed for the Marin City Redevelopment masterplan. Golden Gate Village was designed to fit around this U-shaped curve of Drake Avenue.
- Cole Drive created the semicircle area of the site, connecting to Drake Avenue on each end. Cole Drive was built for the Golden Gate Village campus design; it did not follow any existing alignments. The U-shaped curve of Cole Drive reflected the same curve of Drake Avenue and was designed as a way to adapt to the irregularly shaped lot. It was noted as “Loop Road” in early conceptual plans for the public housing development. The grade of Cole Drive varied from 1 percent on the west side to 15 percent near the center of the U-shaped curve. Cole Drive was designed to the county standards with a 50-foot-wide right-of-way, including a sidewalk on each side.
- The Service Road (unnamed road) provided vehicular access and acted as the emergency access road located on the south side of the high-rise buildings along the edge of the portion of the property that was intended for a conservation area in the Marin City Redevelopment project masterplan. During the World War II government housing era, the high-rise cluster area had been cleared to allow the use of the land for housing and had a circulation feature following a southern alignment similar to the Service Road alignment. Three driveways connected the Service Road northward to either Drake Avenue or Cole Drive.
- The Maintenance Service Road (unnamed road) provided vehicular access to the maintenance garages on the west side of the Administration Building and terminates at the Marin City Community Development Corporation.
- Four driveways provided north–south access to the high-rise buildings and aligned with the natural topography of the site with a steep 12.5 percent grade. The three western driveways connected the service road to either Drake Avenue or Cole Drive. The easternmost driveway provided access from Cole Drive to the south side of building 59 and building 49. Each driveway was flanked by two high-rise buildings. The driveways had attached parking terraces along both east and west sides, providing shared parking for residents at each building level.

A January 1959 curb revision plan for the *Location and Details of Substitution of RDWD Headers for P.C.C. Curbs* identified redwood headers for precast concrete curbs on all driveways in the high-rise cluster except where cars park, and in for the center planted sections in the parking lots. The new header detail consisted of a 2-foot-by-6-foot redwood header and a 2-foot-by-4-foot redwood stake. However, 1961 photos from the Aaron G. Green archives, as seen in the NRHP nomination, showed all sections of the driveways in the high-rise cluster with precast concrete curbs (Ruark 2017: 54). It is uncertain at this time if redwood headers were implemented anywhere on site.



### 5.7.1.2 Pedestrian Circulation

The historic designed pedestrian circulation through the site was provided by a system of concrete sidewalks along street alignments, concrete sidewalks meandering throughout the entirety of the site, and concrete stairways built into the site's steep topography.

The two types of concrete sidewalks can be seen along the vehicular alignments of Drake Avenue and Cole Drive. The first type (standard sidewalk following street alignment) was found along Cole Drive and Drake Avenue continuing past the site boundaries. A more site-specific sidewalk type was designed to separate the pedestrian realm from the street. This sidewalk type had a wide lawn buffer (a minimum of approximately 20 feet) from the street. This alignment also followed the topography, creating a slightly curvilinear and meandering pathway. This sidewalk type was also found connecting buildings to the first type of sidewalks near the streets, connecting buildings to each other, to the courtyards and parking lots, and was also found encircling low-rise buildings.

Concrete staircases with metal pipe handrails were built into the site's contours. The 1958 Landscape Detail Plan notes the concrete stairs were to have a "light broom trans-verse finish." The concrete work, as shown in the 1958 Landscape Layout Plan, was a cohesive element in the design of Golden Gate Village. The various elements were to function together at an aesthetic level as well. For example, the concrete stairs led to the concrete seat wall surrounding the pentagon terraces, which led to the concrete stair to the driveway. Each of these elements seamlessly blended into the next, as one part of a whole design idea.

Staircases with metal pipe handrails included the following locations.

- Staircases connected pedestrians from the high-rise cluster to the semicircle area. They were evenly spaced and built into the steep slopes of the U-shaped curve of Cole Drive.
- Staircases connected to the meandering sidewalks in the high-rise cluster.
- Staircases located along the length of buildings between pentagon terraces.
- Staircases connected pentagon terraces to the driveways.
- Staircases built in the sloped areas in the semicircle area between the graded benches.

### 5.7.1.3 Parking

The original plans for Golden Gate Village included vehicular parking as an integrated element of the site design. Parking was not an afterthought of the site design or a simple rectangular lot. Parking areas were irregularly shaped lots with integrated vegetation or parking terraces that were arranged to accommodate both the social life and functional necessities of public housing.

The 1958 site plan included five triangle-shaped parking lots with vegetated islands also shaped in an irregular triangle pattern. Vehicles parked along the outer edge of the triangle-shaped lots and around the center island. Three were located near U.S. Highway 101: one accessed by Cole Drive and two accessed by Drake Avenue, one parking lot serviced the semicircle area, and one serviced the Administration Building.

The high-rise buildings were serviced by a second type of vehicular parking. Parking terraces were connected off the driveways at each of the buildings' five levels and off the southern service road.

Terraces at each of the levels along the driveway were located on both east and west sides of the driveway with two to four vehicular parking stalls.

## 5.7.2 Existing Condition

### 5.7.2.1 Vehicular Circulation

Overall, vehicular circulation has been retained at Golden Gate Village. U.S. Highway 101 and Drake Avenue continue to serve as major boundaries for the study area and the main vehicular thoroughfares at Golden Gate Village. Cole Drive, the Service Road, the Maintenance Service Road, and the driveways in the high-rise cluster have continued to offer vehicular access through the site. The service road terminates near the east end of building 69, where another service road connects to GGNRA and the trail system named the Orchard Fire Road. Since the historic period, drainage swales have been added in the center of the service road and some of the driveways. Refer to Section 5.10, *Constructed Water Features*, for more details. The Service Road surface paving is in poor condition.

### 5.7.2.2 Pedestrian Circulation

The overall alignment and material of the pedestrian circulation system including concrete sidewalks that align with Drake Avenue and Cole Drive, the meandering type of sidewalks found throughout the site, and the concrete staircases built into the steep topography have been retained since the historic period. The 1983 Site Improvement Plan project noted locations with worn pedestrian circulation and proposed repaving. Accessibility improvements have been undertaken since the historic period, including during the 1993 Accessibility Improvements project (see below for details), yet alterations have been minor.

Two projects, however, have altered portions of the circulation system in such a manner that those areas no longer reflect their historic condition. The 1992 Children's Play Area project removed historic pedestrian circulation and added new circulation, altering the alignment and character of the circulation system in the recreational area cluster. The new circulation system included a hardscaped patio area for a picnic area and a loop around the playground area on the east corner following the removal of the historic berm.

The 1984 Site Improvement project included the demolition and redesign of the courtyards. Included in this project was the removal of grass and tanbark groundcover and the installation of red modular paving.

### 5.7.2.3 Parking

Alterations to the five parking lots and the parking terraces located along the driveways and southern service road primary have taken the form of repaving or changes due to accessibility improvements.

After the 1965 Lawn Sprinkler project installed a drainage system, parking areas were repaired and repaved. Those affected were the parking lot in the semicircle area, the three parking lots servicing the buildings along U.S. Highway 101 and one of the high-rise driveways.

The 1983 Site Improvements Plan project included repaving of parking areas as needed. The plan noted "potential additional parking" for the center vegetated island of the middle parking lot that

services the buildings along U.S. Highway 101, named the “200 Drake Avenue Parking Area” on the construction set. The center vegetated island was paved in 1984 with additional parking added around its irregular shape.

The 2004 Parking Area Improvements project included paving repairs for four of the parking lots and the addition of accessible parking stalls near Buildings 99, 409, 419 and the Administration Building. Parking repairs included repaving, replacing existing curb ramps, wheel stops and speed bumps, and the addition of catch basins, swales, pipe handrails, and pavement markings.

#### **5.7.2.4 Accessibility Alterations**

The first major accessibility project at Golden Gate Village took place in 1993, which altered the vehicular, parking, and pedestrian circulation system.

Project components included the following.

- Removing portions of concrete walls to provide accessible access to patios.
- Adding new curb cuts, continuous handrails (which were compatibly designed with the historic pipe handrails), speed bumps along the southern service road, and accessible ramps located at buildings with accessible units.
- Painting crosswalks and other pavement markings.

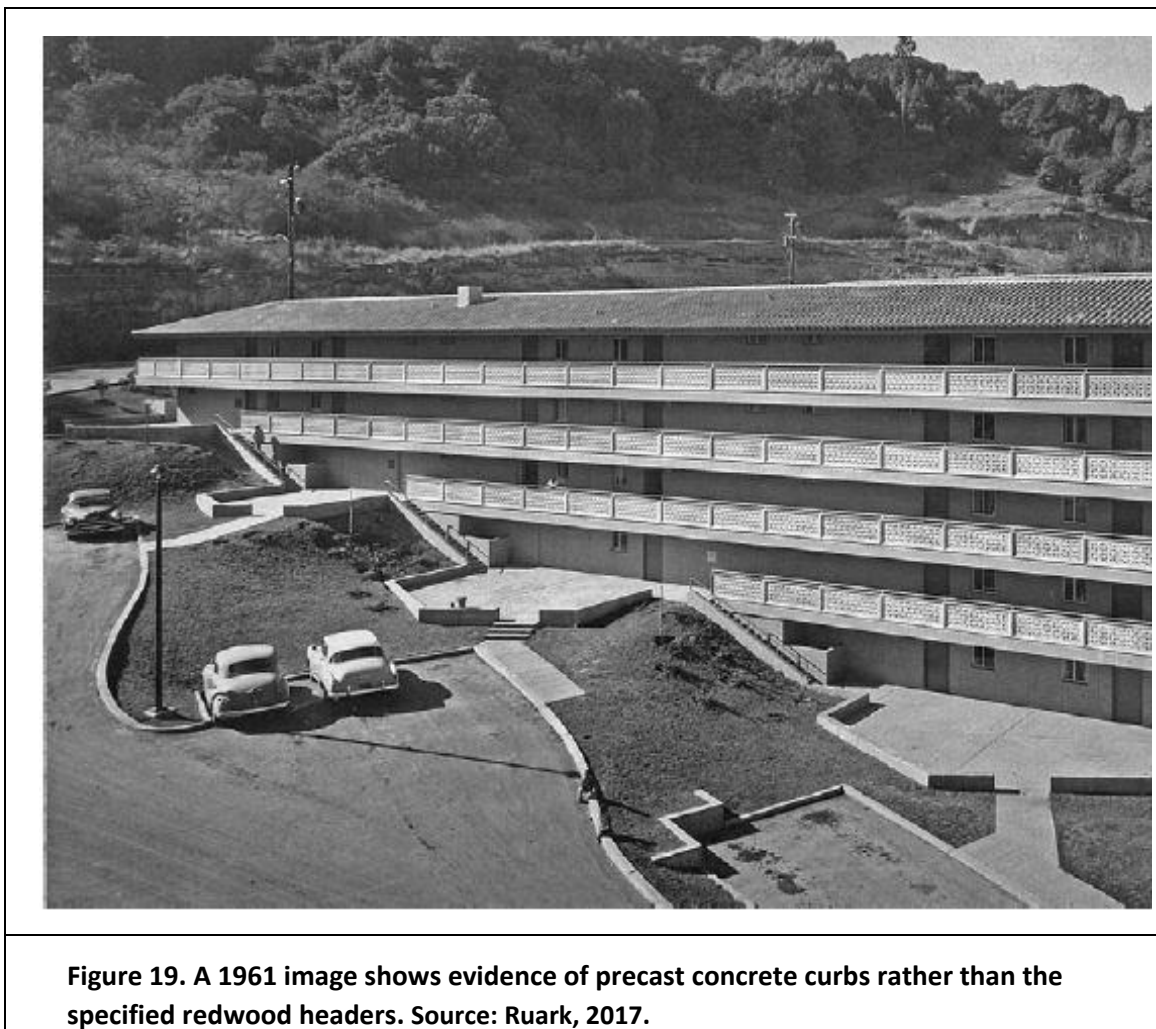
### **5.7.3 Cultural Landscape Features**

#### **5.7.3.1 Character-Defining Features**

- The U-shaped alignment of Cole Drive.
- The alignment of the Service Road, including parking terraces.
- The alignment of the Maintenance Service Road.
- The alignment of the four driveways with parking terraces in the high-rise cluster.
- Primary access via Drake Avenue.
- The alignment of concrete sidewalks along south side of Drake Avenue and both sides of Cole Drive.
- The materiality and curvilinear design of concrete sidewalks meandering throughout the entirety of the site.
- The alignment of concrete staircases built into the site’s steep topography.
- Five triangle-shaped parking lots with center vegetated islands.

#### **5.7.3.2 Non-Character-Defining Features**

- Pedestrian circulation in recreational area cluster.
- The red modular paving materials in the courtyards.



## 5.8 Vegetation

### 5.8.1 Historic Condition

This section focuses on Halprin's 1958 planting plan design and planting design intention for Golden Gate Village and does not necessarily represent the as-built condition, because the historic photographs from 1961 in the NRHP nomination form and historic aerial imagery indicate that the 1958 planting plan was not fully implemented. This is discussed further in Section 5.8.1.5, *Historic Condition Summary*.

The vegetation historically intended for Golden Gate Village was clearly outlined in a plant list and associated planting plans by the project's landscape architect, Lawrence Halprin, in 1958. The planting list separates the plant species into four categories: vines, trees, shrubs, and groundcover (see Appendix C). Each plant was selected for their ability to serve both visual and functional purposes. Halprin assigned each plant a symbol and deliberately sited them within the landscape. The overall landscape design includes the careful grouping of plants to articulate boundaries, accentuate viewsheds, and provide a suburban residential aesthetic.

Halprin began his career working for and learning from the renowned landscape architect Thomas Church in San Francisco after World War II. After starting his own practice in 1949, he transitioned from working in the residential to the public landscape where he merged ideas of what are private and public primarily through the element of vegetation (Treib 2012). Throughout Halprin's career, linking people to each other and to their communities and cities through shared spaces are running themes. This can be seen at Golden Gate Village where vegetation was used to bring people together as a community and connect them to the place. Shared planting areas were intended to be maintained by the residents, as a community and social activity.

In a lecture given on June 27, 1960 for the Marin City residents, Halprin emphasized the importance of both the landscape and plantings in the new public housing development and the care and pride that the residents would need as a community:

Patterns of group housing is much more prevalent in other countries – the individual home is much less seen elsewhere.

Halprin mentions examples of such group housing and shows slides of those in Stockholm, East and West Germany, Israel, England, and in America—in Chicago and Easter Hill.

You will note that though the architecture is vital and important in the above schemes, more important is the spaces between the buildings – the gardens, terraces, walks, flowers, and plantings. Maintenance and loving care are needed for the gardens - and a sense of pride and respect for growing things – this is particularly so in the first years when plants, lawns, and patterns of behavior are being established. Marin City group are pioneering in this regard. New city, new houses, and gardens. (University of Pennsylvania Architectural Archives 1960)

Halprin used various approaches in the planting design at Golden Gate Village, such as lining, massing or grouping, buffering, and creating transitions. The primary aesthetic of this plan including the careful placement of trees or groups of trees and extensive lawns. The ornamental shrubs and vines were used primarily to articulate the separation between private and public areas, such as hedges creating screens surrounding the private terraces of the low-rise buildings. Archival records of Halprin's sketches during the design phase provide further insight into the design intent. For example, a base map with existing trees has notes about tree species and height as the design team was identifying which existing vegetation on the site was large enough to retain.

Several trees along U.S. Highway 101 were identified, such as gum, oak, eucalyptus, pine, maple, and acacia. Another sketch shows a drawing of a pine tree with associated understory and groundcover and includes notes about varying the palette in texture and color. Halprin's detailed sketches, notes, and several planting design iterations demonstrate his intentionality in plant placement, scale, and the feeling he wanted to bestow. Halprin's early gardens in the postwar San Francisco Bay Area used exotic plants, yet through the 1960s, and at Golden Gate Village, Halprin's designs tended to be less innovative in his choice of plants but rather relied on species known to succeed in the area such as Sycamore, Coastal Live Oak, and Poplars (Treib 2012; Walker and Simo 1996).

### 5.8.1.1 Trees

The 1958 plant list included 19 species of deciduous and coniferous trees and presented a unified program of tree plantings around the property's edges, at entrances, along the roadways and parking areas, and within the residential core of the campus. During the 1960s, at Golden Gate Village and elsewhere in his practice, Halprin used trees to buffer traffic noise and ease transitions from the street and interior spaces (Treib 2012). Halprin's design sketches show the large shade trees along Drake Avenue, and tall groupings of trees along the slope of U.S. Highway 101 were

intentionally placed for this purpose. Other elements of the tree design included loose groupings at the base, or north side, of high-rise buildings, and trees placed along the driveways of the high-rise cluster and along sidewalks in the low-rise cluster to shade the internal pathways. The plan was naturalistic, yet each tree was placed purposely to emulate clumps of trees in a natural woodland setting, such as an extension of the Marin Headlands south of the site. This planting design created a suburban campus-like atmosphere, located in the woods. Halprin would use this design style again in 1966 at Pettygrove Park in Portland, Oregon, as part of one of his most celebrated projects (Hirsch 2005).

Halprin's 1958 planting design included the following examples of tree patterns.

- A row of street trees lined the project boundary along Drake Avenue between the two intersections of Cole Drive to provide privacy within the campus and a buffer from the traffic noise. Halprin's plant list identified the scientific name as (*Platanus acerifolia*) and the common name as sycamore, but the common name is more precisely known as the London plane tree. A dense row of coast redwood (*Sequoia sempervirens*) were identified along the northernmost border to provide a barrier between the property and the busy traffic beyond and to create a sense of enclosure for the recreational area.
- Rows of trees were also identified in the planting plan along sidewalks in the low-rise cluster to create shaded transitions and buffers from parking lots to building entryways. Examples of rows separating parking lots and nearby buildings include along the north side of building E-3 and the southwest side of B-8. A row of trees provides a shaded transition in line with the sidewalk west of building C-2. Example species identified in the planting plan for such trees include the London plane tree (*Platanus acerifolia*), Modesto ash (*Fraxinus velutina* var. *glabra*), American sweetgum (*Liquidambar styraciflua*), and European hackberry (*Celtis australis*).
- Four driveways connect the north and south ends of the buildings in the high-rise cluster. Two species of trees were identified on the planting plan to evenly alternate on either side of the driveways, from north to south. This pattern created the feeling of a loose allee and, when standing at the south, high end of the cluster, accentuates the viewshed toward Richardson Bay. The planting plan specified the two species to be Myrobalan plum tree, also known as cherry plum (*Prunus myrobalan*) and Siberian elm (*Ulmus parvifolia*). Although the plant list identifies the common name as Siberian elm, the scientific name refers to Chinese elm.
- Halprin's planting plan includes groupings of trees in both the high-rise cluster and low-rise cluster. Groupings of redwood (*Sequoia sempervirens*), Canary Island pine (*Pinus canariensis*), and/or silk oak (*Grevillea robusta*) trees wrap around the north side of the buildings within the high-rise cluster. This pattern created a sense of privacy, created a woodland feeling, and enclosed the buildings in their own more naturalistic vegetative screen rather than the more formal method of lining the street with trees. Emphasizing the woodland setting, groupings of Monterey pine (*Pinus radiata*) and Monterey cypress (*Cupressus macrocarpa*) trees were located at the top and bottom of the slopes in the high-rise cluster. Groupings of trees in a variety of height and textures created backdrops surrounding the play areas in the high-rise cluster. Groupings of trees created buffers between Drake Avenue and the interior of the low-rise cluster. Modesto ash were planted on the berm to separate the baseball field from the playground area in the recreational cluster.
- The property's west, south, and eastern boundaries consisted of sloped areas of transition between the area of site development and the adjacent properties. These transition areas were defined through dense tree growth and a rye grass groundcover. Halprin selected varied tree

species for these areas that provided a buffer between the more manicured residential areas and the undeveloped and natural open space in the adjacent Marin Headlands and along the eastern boundary of U.S. Highway 101. The trees were designed in large groupings of a single species. Example tree species in these groupings include but are not limited to white gum, also known as eucalyptus (*Eucalyptus viminalis*), black acacia (*Acacia melanoxylon*), Monterey cypress, and Monterey pine. The designed locations of white gum, or eucalyptus trees were in groupings along the back slope behind the Service Road, in groupings of five and three along the slope along U.S. Highway 101, and in a small grouping around the play structure between building 69 and building 59.

### 5.8.1.2 Shrubs

The 1958 plant list included 15 species of deciduous shrubs including one ornamental grass, and provided accent groupings between buildings, privacy hedges around all of the low-rise buildings, and groupings of vegetation along the sloped transition zones. The chosen species of shrubs varied in height, texture, and color to bring visual interest to the campus in the understory layer.

Halprin's 1958 planting design includes the following shrub patterns.

- Various species of shrubs were identified to provide formal hedges surrounding the low-rise buildings. The masonry screens, wooden fences, and these natural vegetated screens provided both an aesthetic and privacy function. Only one species of shrub was chosen per building. Species were chosen that naturally formed a dense hedge, including pink escallonia (*Escallonia montevidensis*), mirror plant (*Coprosma baueri*), glossy privet (*Ligustrum lucidum*), and kupuka tree (*Griselinia littoralis*).
- Two species of broom (*Spartium junceum* and *Genista racemosa*) were included in the planting design. Small groupings of six plants were located in the open space between high-rise buildings without driveways and east of building 49. Larger groupings of broom were identified on the planting plan for along the edge of the back slope behind the Service Road and the eastern slope along U.S. Highway 101.
- Similar to groupings of trees in the transitional sloped areas, larger groupings of shrubs were also included in these more naturalistic zones of the site. Three species of shrubs were identified on the planting plan along the sloped area behind the Service Road and along the eastern slope along U.S. Highway 101, including the two species of broom (, lilac melaleuca, also known commonly as cross-leaf honey-myrtle (*Melaleuca decussata*), and pampas grass (*Cortaderia selloana*) was identified only on the back slope behind Service Road.
- Pampas grass and red hot poker (*Kniphofia uvaria*) were identified on the planting plan in groupings along circulation pathways in the low-rise cluster and pampas grass in clusters at the north end of the high-rise cluster near groupings of trees. Red hot poker is a clump forming perennial with long grass-like foliage and bright flower spikes. Pampas grass has large clumps of grass-like foliage and creamy white feathery plumes. These ornamental species were chosen for their height, color, and texture, to bring variety into the landscape. Halprin's sketches point to this variety in plant choice was important in his design for Golden Gate Village.

### 5.8.1.3 Groundcover

Halprin's plant list included six species of ornamental groundcover. However, most of the ground layer of the site was to be planted in either typical lawn grass or a more naturalistic Rye Grass. The sloped transition areas of the site located on the southwest and east boundaries were to be planted in the Rye Grass, as well as the sloped areas within the high-rise cluster. The low-rise cluster was primarily planted by a groundcover of typical lawn grass, including in the courtyards.

Ornamental species of groundcover were utilized for their texture and color variance near areas of high usage and gathering such as between the masonry screen laundry areas in the high-rise cluster where ceanothus (*Ceanothus griseus* var. *horizontalis*) was planted, and firethorn (*Pyracantha* "Santa Cruz") surrounding the pentagon terraces in the high-rise cluster. In a later 1958 iteration to the original 1958 planting plan, large swaths of ice plant (*Delosperma*) were to be located in front of the Administration Building and on the south sides of the high-rise buildings, and along the length of the driveway between building 59 and building 49.

### 5.8.1.4 Vines

Halprin's 1958 plant list included six species of vines primarily located in the low-rise cluster. Within the high-rise cluster, Boston ivy (*Parthenocissus tricuspidata*) was to be planted between the masonry screens which were used as laundry areas. These areas were steeply sloped and this plant choice could have stemmed from Halprin's need for a strong plant to withstand the slope and disturbance of this area. The vines chosen for the low-rise cluster were for a different purpose: they were still to be vigorous plants yet were to be showy vines with bright colors that would cover the fences between the private terraces. Halprin chose species with long-lasting color and fragrance for these areas, including Hall's Japanese honeysuckle (*Lonicera japonica* 'Halliana'), Barbara Karst bougainvillea (*Bougainvillea* 'Barbara Karst'), and evergreen clematis (*Clematis armandii*).

### 5.8.1.5 Summary

While Halprin's planting plan and design intention were detailed and well explained, it has become clear through archival research that the 1958 design was not the as-built condition; it was not fully implemented during the construction period. Historic photos illustrate that only portions of the plan were implemented during the 1959–1960 construction period.

Site photos dating from 1960–1961 from the Aaron G. Green Archives show the following plantings.

- Hedges providing screening and privacy were planted surrounding the low-rise buildings.
- Existing trees had been preserved during construction, allowing for mature canopy trees found throughout the site.
- Primarily deciduous trees were planted throughout the low-rise cluster.
- A minimal number of trees were planted in the high-rise cluster (lacking the clusters of trees at the north sides of buildings prescribed by Halprin).
- A low-growing species was planted between the pentagon terraces in the high-rise cluster.

The 1968 historic aerial shows vegetation that had been planted, presumably during the 1959–1960 construction period, along the sloped buffer of U.S. Highway 101 and along the southern boundary of the site along the service road was filling in with canopy trees. This vegetation extends the feeling of the woodland setting of the Marin Headlands into the site. The street trees that Halprin



prescribed along Drake Avenue between the two intersections of Cole Drive had also been planted (NetrOnline 1968).

## 5.8.2 Existing Condition

The existing conditions of the vegetation at Golden Gate Village represent a combination of portions of the original 1958 planting plan that were implemented, portions of planting projects undertaken over time since initial construction in 1959–1961 that correspond to a known planting plan drawing set (1974, 1984), and plantings on site that do not correlate to a known planting project but are known to have been planted after the initial 1959–1961 plantings.

Plantings that do not correlate to a known planting plan project include the community garden located in a former pentagon-shaped play area at the northeast corner of Building 69 and ornamental trees, shrubs, and perennials surrounding the Administration Building area's parking lot and within the parking lot island, surrounding the Golden Gate Village entrance sign, within individual tenant fence enclosures in the low-rise cluster, and located in the recreational area cluster.

### 5.8.2.1 Previous Projects

Projects undertaken since 1958 with a significant planting component are described below. If vegetation is known to remain from the project, it is noted under each respective project.

#### 1974 Planting Plan by Richard Julin & Associates

Historic photos indicate that only portions of Halprin's 1958 original planting design were implemented, as discussed above. A large planting project was undertaken in 1974 that was influenced by Halprin's design in plant selection and plant layout yet differed enough in both aspects that it cannot be said that the 1974 plan was the full manifestation of Halprin's design. A plant list accompanied the 1974 planting plans, which included 21 species of trees, 17 species of shrubs, and 6 species of groundcovers/vines.

There are five key differences between the Halprin plan and the 1974 plan:

- The 1974 plan called for typical lawn rather than rye grass.
- The 1974 plan prescribed seven different species of shrubs surrounding the pentagon terraces rather than a single species.
- The 1974 plan prescribed low-growing ivy at the north end of the high-rise buildings rather than clusters of trees.
- The 1974 plan lined all of Drake Avenue and both sides of Cole Drive with street trees.
- The 1974 plan called for hydromulching the areas between high-rise buildings that included laundry areas with sparse trees alternating down the slope rather than Halprin's textured plantings including trees, shrubs, vines, and rye grass groundcover.

Key similarities between Halprin's 1958 planting plan and 1974 planting plan include the following items.

- The 1974 plan implemented Halprin's design for Chinese elm and a plum tree to alternate along the length of the driveways located in the high-rise cluster. The trees are extant.

- The 1974 plan continued Halprin's design intent for vegetated screening surrounding low-rise buildings and vines on the structures between the individual units to create a sense of privacy. Today, remnants of hedges surround the low-rise buildings.
- The 1974 plan implemented Halprin's design for row of coast redwood along the northern border of the recreational area cluster. Although the coast redwoods were removed with alteration of northern boundary in 1992, today, conifer trees create a partial northern edge, screening the road from the northeastern section of the playground area.

### **1979 Erosion Control Plan**

This plan focused on the approximate 36-foot-wide sloped buffer between the eastern low-rise buildings and U.S. Highway 101. This plan had two components: slope stabilization and erosion control along U.S. Highway 101 east of buildings B-9, E-4, B-13, and C-2 and erosion control between buildings 49 and 59. The first component included removing existing weed cover, installing jute mesh netting after grading, and planting a seed mix. Thirty-seven conifers were planted; some are extant along the sloped buffer of U.S. Highway 101.

The second component between buildings 49 and 59 included removing dead or dying plant material and installing erosion-control netting and new groundcover, shrubs, and trees. Shrubs were planted in the center of the sloped areas adjacent to the pentagon terraces. Conifers were planted in groupings at the north base of the high-rise buildings, as Halprin had intended. A mixed species groundcover was installed. Today, two remnant pine trees are extant at the base of buildings 49 and 59 and the groundcover resembles a mixed species groundcover.

### **1983 Site Improvements Plan**

No plant list accompanied the plans of this project in the MHA Archives. General notes in the plan set found throughout the site, especially in areas with a change in topography, instructed contractors to plant lawn and shrubs after reworking the irrigation. Because the notes were so general and unaccompanied by a plant list, it is impossible to trace vegetation on the site today to this project. Trees were also included in the project; however, the plans called for planting street trees on either side of Cole Drive, which was already prescribed in the 1974 planting plan. A 1987 historic aerial shows the trees lining the north side of Cole Drive had been planted, but it is unclear if they were planted for the 1974 or the 1983 project (Nationwide Environmental Title Research 1987). Today, portions of the north side of Cole Drive are lined with street trees: the western side of the curved street has a dense row of street trees, while the eastern side of the curved street is fairly bare of street trees.

### **1984 Site Improvements Plan**

The planting component of this project included removing existing shrubs in areas to be replaced with new lawn (a mix of creeping red fescue and Kentucky blue grass) along driveways and adjacent to some low-rise buildings, planting Aarons beard (*Hypericum calycinum*) along the sloped buffer along U.S. Highway 101 and the sloped buffer around Cole Drive, and planting clusters of trees in the low-rise cluster. Today, there does not appear to be evidence of this plan on-site except lawn, which could have occurred during a later project.

## 1985 Sod Installation Plan

This plan called for the replacement of sod “where dead or dying.” Areas that were replaced included along either side of the driveways and the vegetated islands of the parking lots. These areas remain lawn today.

## 1992 Children’s Play Area Plan

The row of coast redwoods along the northern boundary of the recreational area was removed due to the re-aligning of Donahue Street in 1992. This project called for the new north alignment to be lined with dense conifers including pine and cypress. Today, a portion of the dense coniferous row is extant including Eldarica pine (*Pinus eldarica*).

## Summary

While the major projects with planting components outlined above explain some of the changes visible on the site today since the historic period, other changes cannot be traced to a particular improvement project. The projects above describe major alterations to the site such as the 1974 planting plan, other alterations undertaken to improve drainage or erosion control, the reworking of irrigation in 1983, which resulted in the modification of existing shrubs and lawn, and sod replacement projects, which altered the composition of lawn species. Other changes to the various layers of vegetation—trees, shrubs, groundcovers, and vines—are also apparent on the site today that deviate from Halprin’s design drawings and/or design intention.

A general deterioration of the original layering of trees, shrubs, groundcover, and vines has occurred throughout the site over time due to a lack of maintenance. While a mixture of deciduous and coniferous trees are present throughout the site creating shade, transitions, and visual interest, the actual species and placement of these trees has been altered in certain cases and evaluation is required on a case-by-case basis. The shrubs and groundcover that are present in the common areas seem to be species that grow without the requirements of much care and also spread easily, such as blackberry (not included in original planting plan) and broom (included in Halprin’s original design but only in small groupings, whereas today species has spread). Individual units vary in maintained vegetation and hedges surrounding low-rise buildings.

While some trees on-site are representative of Halprin’s design or design intention, many of the trees prescribed in the 1958 planting plan were never planted. Still other trees have spread beyond Halprin’s original intention, such as eucalyptus trees. Halprin intended eucalyptus trees to be grouped in small clumps of three to five trees along the southern slope and along U.S. Highway 101 and east of building 69, yet the trees have spread beyond these small groupings. Many tree stumps of various species throughout the site are evidence of changing vegetation plans over time. Other trees on-site, such as holly cannot be traced to any major planting plan project.

Halprin originally intended some areas of groundcover to be a rough rye grass, while others to be a more manicured lawn area. The areas between high-rise buildings are examples of where Halprin prescribed the rough rye grass. The site has undergone several projects that changed the species composition of the groundcover since the historic period, yet during the field survey, the high-rise cluster exemplified a rough groundcover character, whereas the low-rise cluster and recreational area cluster exemplified a more manicured lawn character, according to Halprin’s design intentions.

## 5.8.3 Cultural Landscape Features

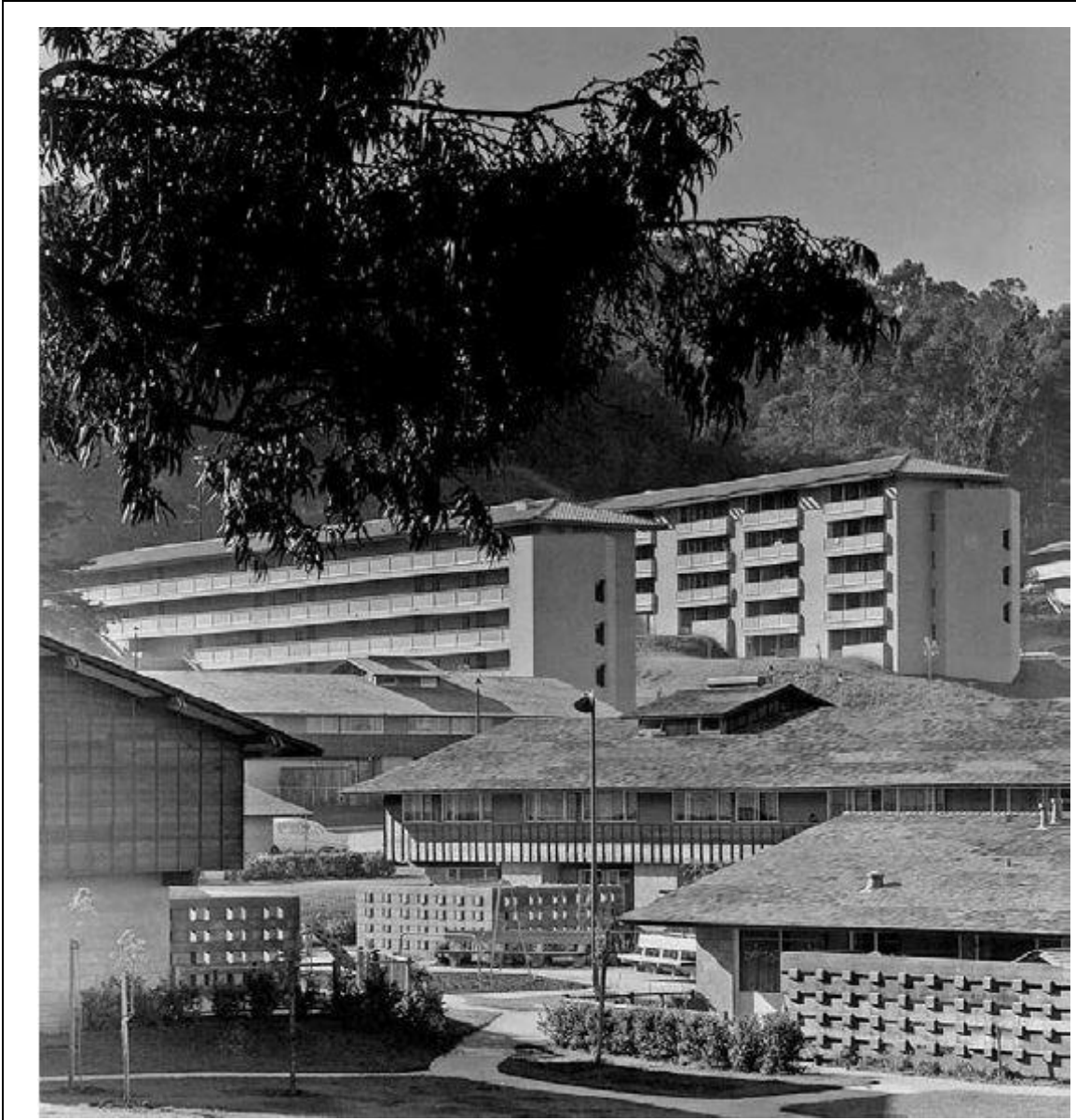
Halprin's original planting plans and project notes were analyzed to understand his design intention for the planting plans. Subsequently, the construction projects that were undertaken after the 1959–1961 construction period were analyzed to understand the existing conditions and develop the character-defining features list for vegetation. These plans date from 1974 to 1992. The character-defining features are those features that can be dated to the 1959–1960 construction period or through analysis, have been found to meet Halprin's original design intentions.

### 5.8.3.1 Character-Defining Features

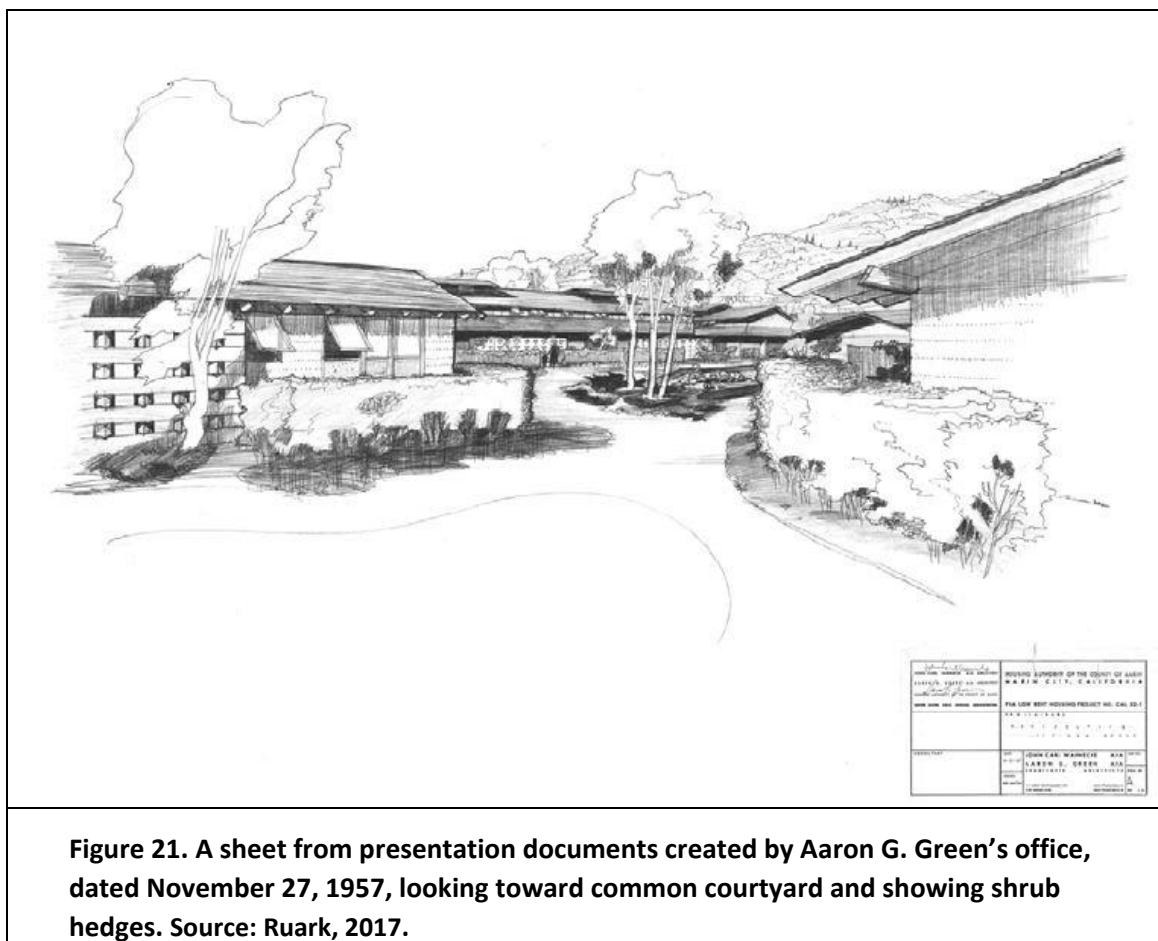
- Lawn groundcover:
  - rough character in high-rise cluster
  - manicured character in low-rise and recreational area clusters).
- Row of London plane trees along south side of Drake Avenue within bounds of semicircle area (between intersections of Cole Drive).
- Densely planted buffer including groupings of trees, shrubs and a groundcover along eastern boundary of property along Highway 101.
- Dense row of coniferous trees along northern edge of recreational area (where remaining).
- Hedges surrounding low-rise buildings (where remaining).
- Chinese elm and species of plum trees alternating along length of driveways in high-rise cluster.
- Dense tree and shrub cover along the southern and southwestern edges of the site, where the property shares a boundary with GGNRA, and extending southward between buildings 69 and 59, extending the feeling of a woodland setting from the Marin Headlands.
- Vegetation in fenced enclosures of low-rise building units unique to each tenant.

### 5.8.3.2 Non-Character-Defining Features

- Community garden.
- Spread of eucalyptus trees beyond groupings of three to five trees in sloped transition areas along U.S Highway 101 and along southern property border.
- Row of street trees along north side of Cole Drive.
- Groupings of ornamental trees, shrubs, and perennials surrounding the Administration Building area's parking lot and within parking lot island, surrounding the Golden Gate Village entrance sign, and located within the recreational area cluster.



**Figure 20. View of shrub hedges circa early 1961 looking west. Photographer Ken Molino. Source: Ruark, 2017.**



## 5.9 Views and Vistas

### 5.9.1 Historic Condition

The views and vistas of Golden Gate Village borrowed heavily from the natural scenery that surround the property during its construction. Curated view corridors are also evident in the designed landscape.

#### 5.9.1.1 Outward Views

The residential complex was sited on a natural slope, which was intentionally graded into flat terraces that descended in a northeastern direction. The following scenic views of the surrounding area were available from throughout the site but were most dramatic from the high-rise cluster located at the top of the slope.

- Views toward Richardson Bay and tidal marshes in the north and east.
- Views of the neighboring suburban development (including the planned Marin City Redevelopment community) to the north and east.

The following additional views from some of the exterior walkways or the balconies span the high-rise buildings.

- Views south or west toward the open space of the Marin Headlands.

This view is also evident from the Administration Building as it is nestled into the steep topography at the western edge of the site.

### **5.9.1.2 Views within Golden Gate Village**

The arrangement of buildings and other designed features in Golden Gate Village provided the following curated view corridors that influenced how tenants experienced the campus.

- Narrowing and expanding vistas between the high-rise buildings.
- Framed vistas in and out of shared courtyards.
- Broad views from one end of the campus to the other:
  - Views from the recreational area cluster toward the high-rise cluster.
  - Views from the low-rise cluster toward the high-rise cluster.
  - Views from the high-rise cluster over the low-rise buildings toward the recreational area cluster.

Controlled vistas were also incorporated into the design to provide a sense of privacy and personal space to tenants.

- Privacy screens via fences with an additional layer of vegetation screening surrounded low-rise buildings and their individual units to block views between tenants' private patios

## **5.9.2 Existing Condition**

The views and vistas that historically characterized Golden Gate Village remain largely intact. Since the GGNRA was established during the early 1970s, and because the suburban development in Marin City has remained consistent in scale, the surrounding scenery is not dramatically different than what was imagined by the designers of Golden Gate Village during its design and construction phases.

### **5.9.2.1 Outward Views**

Neighboring natural scenery and suburban development continues to define views from within the property into the areas that surround it.

- Views toward Richardson Bay and tidal marshes in the north and east.
- Views of the neighboring suburban development (including the planned Marin City Redevelopment community) to the north and east.
- Views south or west toward the open space of the Marin Headlands.

The surrounding neighborhoods and infrastructure have been built out since Golden Gate Village was originally planned and constructed. However, the property was always intended to function at

the southern end of the Marin City Redevelopment; therefore, its build-out does not alter the original intention of the historic views.

### **5.9.2.2 Views within Golden Gate Village**

The arrangement of designed features in the property have not changed in a way that alters the historic views and vistas that define the site.

- Narrowing and expanding vistas between the high-rise buildings
- Framed vistas in and out of shared courtyards.
- Broad views from one end of the campus to the other:
  - Views from the recreational area cluster toward the high-rise cluster.
  - Views from the low-rise cluster toward the high-rise cluster.
  - Views from the high-rise cluster over the low-rise buildings toward the recreational area cluster.
- Privacy screens via fences and vegetation to block views between tenants' private patios.

Some of the vegetation and small-scale features that historically functioned as visual screens between personal patios have been altered in the low-rise cluster. However, they have been replaced with materials that continue to provide a visual barrier between the spaces; therefore, views remain extant.

## **5.9.3 Cultural Landscapes Features List**

### **5.9.3.1 Character-Defining Features**

- Views toward Richardson Bay and tidal marshes in the north and east,
- Views of the surrounding suburban development to the north and east,
- Views south or west toward the GGNRA.
- Narrowing and expanding vistas between the high-rise buildings,
- Framed views in and out of shared courtyards,
- Broad views from one end of the campus to the other:
  - Views from the recreational area cluster toward the high-rise cluster,
  - Views from the low-rise cluster toward the high-rise cluster,
  - Views from the high-rise cluster over the low-rise buildings toward the recreational area cluster.
- Views within tenants' private patios, constrained by privacy screens (fences and/or vegetation).

### **5.9.3.2 Non-Character-Defining Features**

There are no non-character-defining features.



## 5.10 Constructed Water Features

### 5.10.1 Historic Condition

Built features to control, convey, and drain water were prominent elements of the original 1958 landscape design. The designers incorporated these functional elements into their holistic and aesthetic approach to the site design especially within the high-rise cluster where the topography varied approximately 50 feet. The presence of water on the site and runoff from the southern Marin Headlands also dictated areas where building was unallowable due to the flood zone (between buildings 69 and 59).

The 1958 Civil Grading Plans provide examples of constructed water features and details including interceptor ditches and swales and a weep hole.

#### 5.10.1.1 Interceptor Ditches and Swales

Two types of trapezoidal-shaped interceptor ditches are specified in the original 1958 construction documents: an unlined interceptor ditch and a concrete lined interceptor ditch.

- The unlined interceptor ditches are designed to carry more volume of water than the lined ditches. They are located along the sloped area on the south side of the Service Road where water from the Marin Headlands is then conveyed underground below the driveway. Another unlined interceptor ditch is located east of building 69 along the flood zone area. The trapezoidal-shaped ditches have a 12-inch flat base and are 9 inches deep from the finished grade.
- The concrete lined interceptor ditches are located in the open grassy sloped areas between the high-rise buildings that do not have a driveway between them. The locations include between building 409 and building 99, and between building 89 and building 79, and west of building 59. The ditch between buildings 89 and building 79 also has side channels that feed into the main ditch. The main ditches start at the top of the slope on the south side of the buildings near the Service Road and convey water down the slope, northward into catch basins. The trapezoidal-shaped ditches have a 12-inch flat base and are 6 inches deep from the finished grade. They are approximately 3 feet across in width total and are graded to a 1 percent minimum slope.

Standard swales adjacent to concrete sidewalks were also included in the original construction drawings. Swales were to be located on the interior side, rather than the Drake Avenue side of the sidewalks and were part of the necessary drainage and conveyance features of a site with such topographic variance.

#### 5.10.1.2 Weep Hole

Controlling water on site was crucial to the longevity of the campus, both to inhibit water from entering buildings and from ponding in the landscape. Details were included in the original design to ensure the site was graded accordingly and the water moved or conveyed through the construction of landscape features. Weep holes were specified for the walls of entrance terraces and on retaining walls at 4 feet on center. This speaks to the careful level of detail expressed throughout the design and specifically in response to the steep topography of the site.

## 5.10.2 Existing Condition

Constructed water features from the historic period have generally been retained, although several additional features have been added over time to manage the continuous drainage issues on site. Both flood damage and standard stormwater runoff remain issues for the site. The landscape and buildings within the semicircle area fight drainage collection issues, especially the central building C-1. This land has also appeared to have sunk, according to MHA staff. Drainage collection issues also occur near building C-2. The north side of Drake Avenue closes during flood events and building B-12, located on the far north end of the site, has suffered flood damage. During storm events, water is funneled down the driveway between high-rise building 69 and building 79. The area where the community garden is located today is a flood zone and was not suitable for buildings. The 1983 Site Improvement Plan project noted such prevalent site-wide drainage issues as pavement slumping, “general drainage issues,” erosion, ponding water, erosion debris build up, and a slide area.

### 5.10.2.1 Interceptor Ditches and Swales

The concrete lined interceptor ditches located in the open grassy sloped areas between the high-rise buildings are extant from the historic period and a highly visible feature in the high-rise cluster. The unlined interceptor ditches and standard swales near sidewalks are extant yet are less visible than the concrete lined interceptor ditches because they blend into the surroundings.

Several additional swales and drainage ditches were added since the historic period including but not limited to the following.

- The area of the semicircle bounded by Cole Drive was graded substantially differently prior to construction of Golden Gate Village. For the development of the campus, most the area was graded flat, with a sloped transition from the interior of the area to the surrounding Cole Drive. A new drainage system for this area was needed soon after construction was complete and was included in the 1965 Lawn Sprinkler System Plan. The new drainage system for the area included ditches to convey the water around the buildings and features from the sloped area surrounding Cole Drive toward the center parking lot.
- The 1979 Erosion Control & Storm Drainage Modernization Plan included swales with steel mesh to improve drainage on the east side of the low-rise cluster where the slope transitions from the buildings eastward toward the highway.
- Swales have been integrated into the center of the driveways and the Service Road. In an attempt to improve drainage, a swale has been cut into the center of the asphalt circulation features. A 10-foot wide section was saw cut, swale formed, and the edges graded to match the existing grade. It appears that this was first implemented along one of the driveways during the 1965 Lawn Sprinkler System project and further swales in the center of driveways and the Service Road were called for in the 1984 Site Improvements project. The water is conveyed down the slopes into trench drains at the bottom of the driveways.
- The 1984 Site Improvements Plan called for a concrete lined ditch to follow the south alignment of the Service Road. The ditch is lined with asphalt today rather than concrete. Water from the Service Road is to drain to the center of the road and down the driveways into the trench drains. Water from the south sloped areas behind the Service Road is to partially drain in this lined ditch following the Service Road alignment into drain inlets at the southeastern portion of the

slope. A mudslide on the slope behind building 89 and sandbags in the drainage ditch are evidence of system failure and the constant drainage and topographical issues.

- The 1984 Site Improvements Plan also called for additional concrete ditches to improve drainage along the length of the high-rise buildings. Concrete ditches, aprons, and drainpipes were added to the entire lengths of the buildings opposite of the pentagon terraces.

### **5.10.2.2 Weep Hole**

Weep holes remain visible throughout the site on retaining walls and masonry features.

### **5.10.2.3 Trench Drain**

The 1984 Site Improvements Plan included trench drains extending perpendicular across the north, base of the driveways to collect the water from the swales in the center of the driveways and elsewhere. They were designed to have a 24-inch square steel checker plate on either side of the driveways connected to a 16-inch-wide trench grate.

### **5.10.2.4 Irrigation**

Although there is a hand sketch of an irrigation plan in Halprin's office files, an irrigation plan does not seem to be included in the 1958 construction drawing set. There is a Lawn Sprinkler System Plan for the entire site from 1965, so it is likely that an irrigation plan was never completed during the historic period yet had been discussed during the design phase. The 1965 project added mostly pop-up irrigation features and some shrub head adapters. About a decade later in 1974, during a planting plan project, there were irrigation plan repairs and improvements undertaken throughout the site. Although irrigation repairs have been included as project components at various times since the historic period, the 1983 Site Improvement Plan included details for the complete "re-working" of the irrigation system site-wide.

## **5.10.3 Cultural Landscape Features**

### **5.10.3.1 Character-Defining Features**

- Unlined interceptor ditch located in sloped area south of Service Road and east of building 69 along the flood zone area.
- Concrete lined interceptor ditches located in the open grassy sloped areas between the high-rise buildings that do not have a driveway between them.
- Weep holes located on retaining walls and other masonry features.

### **5.10.3.2 Non-Character-Defining Features**

- Swales integrated into center of Service Road and driveways.
- Swale following south alignment of Service Road.
- Concrete ditches along lengths of east/west sides of high-rise buildings.
- Trench drains at base of driveways.
- Irrigation system.

## 5.11 Small-Scale Features

### 5.11.1 Historic Condition

Golden Gate Village contains a variety of small-scale features associated with the functional and aesthetic needs within the landscape. They can be grouped by function according to fences, barriers, safety rails, concrete walls, and signage, and site furnishings.

#### 5.11.1.1 Fences, Barriers, and Safety Rails

Characteristic to the design style at Golden Gate Village, a variety of fences and walls were designed to have both aesthetic and functional qualities. Details and elevations of the relationships between these features were included in the 1958 construction set, such as the placement of a tall screen fence or concrete block wall between two panels of low fence. Although the topography may slightly vary within the low-rise cluster where these were sited, the top rail of each individual section was to remain at a constant level. The high-rise cluster did not have privacy fences in the landscape, but rather masonry screens were spatially arranged between the buildings as prominent features shared by residents designed in a similar pattern to cohesively connect the high-rise cluster with the low-rise cluster design style. The wood service fence, concrete block wall, and the masonry screens had a similar design.

#### Metal Pipe Handrail

All stairways with five or more risers were to receive standard size 0.25-inch galvanized pipe handrails (1.660 inch outside diameter). These are found along stairways on the east and west sides of the high-rise buildings, the stairways built within the topography near the north side of the high-rise buildings, and the long stairways connecting Cole Drive with the southern portion of the semicircle area.

#### Screen Fence

Screen fences were designed by Halprin to be located in the low-rise cluster to offer privacy for residents' private outdoor terraces. They were designed to be 6 feet tall with 2-foot-by-2-foot redwood vertical pickets with a top and bottom horizontal rail. They were secured with concrete footings.

#### Low Fence

Low fences were designed by Halprin with two materials: galvanized welded fabric centers with wooden posts and rails. They were secured with concrete footings. The top horizontal rail was to maintain a constant level while the topography varied underneath, thus the height of the low fences slightly varied from 2 feet wide by 6 inches tall to 3 feet wide by 6 inches tall.

#### Wood Service Fence

The wood service fences were designed for all type E buildings, and type B buildings including B5, B6, B7, B8, B9, and B12 to be used as the divider at the centerline of the drying yards with clothes lines attached. They were designed to be 5 feet and 4 inches tall from 4 x 4 treated redwood posts, 1

x 12 redwood boards, with redwood blocks creating a pattern on the face of the fence approximately spaced 4 feet and 6 inches apart.

### **Concrete Block Wall**

The concrete block walls were designed for buildings in the low-rise cluster including C1, B1, B2, B3, B4, B5, B10, B11, B13, and like the wood service fences, were to be used for the drying yards with clothes lines attached. They were designed to be 5 feet and 4 inches tall from standard 6 inches wide by 8 inches deep by 16 inches tall solid concrete blocks with 8-inch cube blocks turned at a 45-degree angle to create the same pattern on the face of the wall as the wood service fence.

### **Masonry Screen**

The masonry screens were designed for type A buildings in the high-rise cluster in a similar design to the concrete block walls found in the low-rise cluster. A graded area for the screens with a center concrete foundation was provided amidst the steep open slopes between the high-rise buildings for use as shared laundry areas with clothes lines in the center. The screens were designed with red concrete blocks built on top of uncolored concrete bases to 6 feet in height. The face of the screen embodied the same pattern as the wood service fence and concrete block wall.

## **5.11.1.2 Concrete Walls**

### **Retaining Walls and Seat Walls**

The 1958 design for Golden Gate Village included concrete wall elements and retaining walls required to hold back earth in the steeply sloped landscape designed in a cohesive system that connected to other circulation and building features in the campus. Some retaining walls were to also serve as seat walls, such as those placed near the entrance of the Administration Building, surrounding some of the pentagon-shaped play areas, and outlining the pentagon-shaped terraces in the high-rise cluster. These were designed at a height of approximately 16 inches tall. Other walls that were not to serve the dual purpose of seat walls included the 5-foot-tall wall along the southern edge of the service road and the walls along the east and west ends of the high-rise buildings connecting the staircases to the sidewalks, terraces, and parking lots. All concrete retaining walls on-site were designed with the ends of the walls terminating at grade as a method of blending the features into the existing topography of the high-rise cluster.

### **Pentagon-Shaped Concrete Terraces with Seat Walls**

Pentagon-shaped shared concrete terraces were included in the 1958 design along the high-rise buildings that face driveways. The parking terraces extending from the driveways connected to the terraces. Simple concrete poured flat terraces had a surrounding concrete seat wall and stairs leading toward the building units and also toward the parking terrace. Four terraces were evenly spaced alongside the buildings.

## **5.11.1.3 Signage**

Signage details are absent from the 1958 construction set and no signs are visible in the 1960–1961 site photos from the NRHP nomination form.

### 5.11.1.4 Site Furnishings

#### Bench

Custom designed benches were original to the 1958 design for Golden Gate Village. Halprin's sketches show his design iterations, as he worked to finesse the form and manner of securing the features to the ground. The benches were designed with a concrete form with smooth finish and wooden slats. They were sited in the landscape in the recreational area cluster and courtyards at either 10 feet long or 14 feet long.

#### Clothesline

Clotheslines were a designed element of the original 1958 construction drawings. The clothesline detail noted a 3-inch outside-diameter galvanized iron pipe was to be used and located in the center of the masonry screens. Dimensions were 6 feet tall by 20 feet and 6 inches long.

#### Light Standards

The 1958 Exterior Electrical Distribution plans include details about the lighting standards for Golden Gate Village. Lighting types included pedestal mounted area lights, those attached to the extension arm of a power pole, and specific area lighting units. The lighting units included a 20-foot-tall standard and a 12-foot-tall standard in the same style with a rounded hood. The 20-foot-tall standards were located in the parking lots, play areas, and along the driveways. The 12-foot-tall standards were located along pathways and staircases, such as the staircases along the slope around Cole Drive.

#### Playground Equipment

Halprin included specific playground equipment in his designs for the small pentagon-shaped play areas in the high-rise cluster, the playground in the recreational area cluster, and in the center of the courtyards. Two sets of Halprin sketches detail the playground equipment to be used at each location, yet they consistently prescribe playground equipment in tanbark areas. Playground equipment in the pentagon-shaped play areas included animal figures, turn bars, beanstalk climbers, and rocks. Playground equipment located in the recreational area cluster included a tent house/slide and a monarch dome or dragon, concrete pipes, rocks, and nearby drinking fountain and sculpture. The courtyards included animal figures such as a turtle and giraffe, a dome, beanstalk climber, turn bar, and rocks. It is not known at this time the as-built condition of the playground equipment at each of the playgrounds. A 1961 photograph from the Aaron G. Green Archives shows a corner of one of the courtyards with standard commercial playground equipment with a slide, as opposed to that seen in the sketch in Figure 24.

#### Gas Meter Enclosures

The 1958 Civil drawings included details for individual gas meters with enclosures to be added to the ends of each building. The enclosures were designed in a circular form with pink concrete block units and a chain link cover and gate. They were to be built after the installation of the gas meter, so exact construction date is unknown.

## 5.11.2 Existing Condition

Golden Gate Village contains small scale features associated with the historic period as well as features that were added during later projects.

### 5.11.2.1 Fences, Barriers, and Safety Rails

#### Metal Pipe Handrail

Pipe handrails are a visually distinguishable feature at Golden Gate Village. This feature has been retained on outdoor staircases and when accessibility requirements have required additional handrails, pipe handrails in the same style as historically prescribed were installed. A small number of the pipe handrails have been painted black, such as near the Administration Building.

#### Screen Fence, Low Fence, Wood Service Fence, and Concrete Block Wall

The low-rise buildings were originally designed with a combination of fence and enclosure types surrounding the buildings creating a cohesive palette and repeated design pattern. The four types of fence and enclosure types created a visibly distinguishable aesthetic for the low-rise cluster of Golden Gate Village. Today, while some alterations have occurred to specific fences and enclosures, the low-rise cluster buildings retain a combination of the screen fences, low fences, wood service fences, and concrete block walls that create a cohesive repeating pattern in the landscape. The NRHP nomination noted that at unknown dates, some fences and enclosures defining the rear yards of the low-rise buildings have been replaced with more conventionally designed and constructed wood fences (Ruark 2017).

During the 1985 remodel of Building B-12, plans included the addition of fencing along the length of high-rise buildings with the laundry areas and masonry screens. These units did not originally have a fenced private patio or terrace, but an open small poured concrete landing. This project created the privacy for the residents that most other building units at Golden Gate Village enjoyed. The project used two fence types, modeled after the original screen fence and low fence designs. Fenced areas were constructed in slightly differing shapes from each other, with some terraces having larger enclosed areas than others.

#### Masonry Screens

Masonry screens located in the laundry areas in the high-rise cluster have been retained.

#### Metal Pipe Bollard

Both fixed and removable metal pipe bollards were called out as part of the 1983 and 1984 Site Improvements projects. They were to be located adjacent to parking areas and constructed with galvanized metal parts after fabrication with a painted white reflector center. Today, bright yellow painted bollards are located near parking areas.

### **5.11.2.2 Concrete Walls**

#### **Retaining Walls and Seat Walls**

Retaining walls, including those with seat walls, have continued to hold both a functional necessity function and an aesthetic element that ties the site together. Additional concrete retaining walls were added in 1983 for drainage purposes where new catch basins and drainpipes were installed at the walls' base.

#### **Pentagon Shaped Concrete Terraces with Seat Walls**

The pentagon-shaped concrete terraces located in the high-rise cluster have been retained.

### **5.11.2.3 Signage**

#### **Signage**

A 1999–2003 Development/Building Signage Plan project included the installation of four types of signage. Signage included three development signs (“Golden Gate Village” sign sited near Administration Building, the east intersection of Cole Drive and Drake Avenue, and the northwest corner of the recreational area), eight development directory signs (“you are here” signs located near entries to parking areas), building address signage mounted on the stair tower and opposite end of each high-rise building, apartment unit address signage by floor mounted on the edge of each high-rise building walkway, and apartment address unit signage mounted to apartment unit entry doors in each high-rise building.

### **5.11.2.4 Site Furnishings**

#### **Bench**

Original Halprin-design benches were likely removed during the 1992 Children’s Play Area project, when new benches were specified. The 1992 project prescribed benches from the company Landscape Structures and sited the features in the new picnic area adjacent to the basketball court and tennis court.

#### **Clothes Lines**

Clothes lines have been retained in many of the laundry areas in the high-rise cluster.

#### **Light Standards**

At an unknown date, the light standards were altered from a rounded hood to a flat rectangular light fixture. Large security flood lights were also added to the ends of buildings.

#### **Playground Equipment**

The three areas set aside for playground equipment have all been altered since the historic period. These areas are the recreational area cluster, the pentagon-shaped play areas in the high-rise cluster, and the courtyards in the low-rise cluster.



Playground equipment alterations in the recreational area cluster took place in 1992 and included removing the sand box feature, drinking fountain, and sculpture, and adding the rock sculpture and play features, such as a boat and dock, rock island, a water element, linked structure, and swings.

The 1983 Site Improvement project noted issues with ponding water in the pentagon-shaped play areas. To improve the drainage, the project called for slight regrading and replacing the concrete. The playground amenities may not have been replaced after this project for all play areas. The 1984 Site Improvement project only makes note that a wood swing was located on one of the play areas. The historic records to analyze the play areas are missing sheet LCO-3 from the 1984 Site Improvement Project, which detail the play areas.

The courtyard playground equipment was replaced during the 1984 Site Improvement project with custom stepping columns manufactured by Columbia Cascade Company, from Portland, Oregon.

### **Concrete Picnic Table and Precast Concrete Trash Can**

Concrete picnic tables and precast concrete trash cans were detailed in the 1974 Planting Plan project. They were designed to be compatible in style with Halprin's original concrete benches. The 1992 Children's Play Area project included notes that these existing picnic tables in the recreational area cluster were to be relocated to the new picnic area adjacent to the basketball and tennis courts; and the trash cans were also to be relocated within the recreational area cluster. The project also called for two new trash receptacles to be chosen with a compatible style to the existing precast concrete trash cans.

### **Gas Meter Enclosures**

The enclosures found around gas meters both in the high-rise and low-rise clusters today differ from prescribed in the 1958 construction details. Today, they comprise metal enclosures with mesh wiring.

## **5.11.3 Cultural Landscape Features**

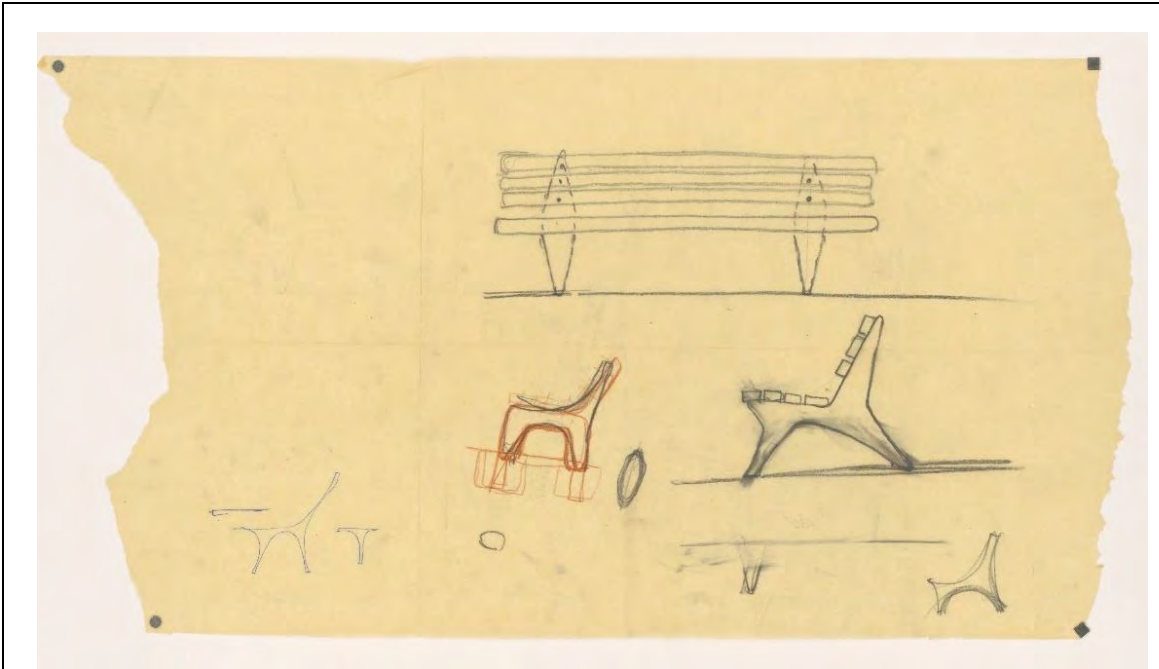
### **5.11.3.1 Character-Defining Features**

- Pipe handrails.
- Combination of fence and enclosure types surrounding low-rise buildings, consisting of screen fences, low fences, wood service fences, and concrete block walls.
- Masonry screens in high-rise cluster surrounding laundry areas.
- Concrete retaining walls and seat walls.
- Pentagon-shaped terraces with seat walls.
- Clothes lines.

### **5.11.3.2 Non-Character-Defining Features**

- Benches, picnic tables, and trash receptables.
- Enclosures created by type of screen fence and low fence types around high-rise building patios.
- Bollards.

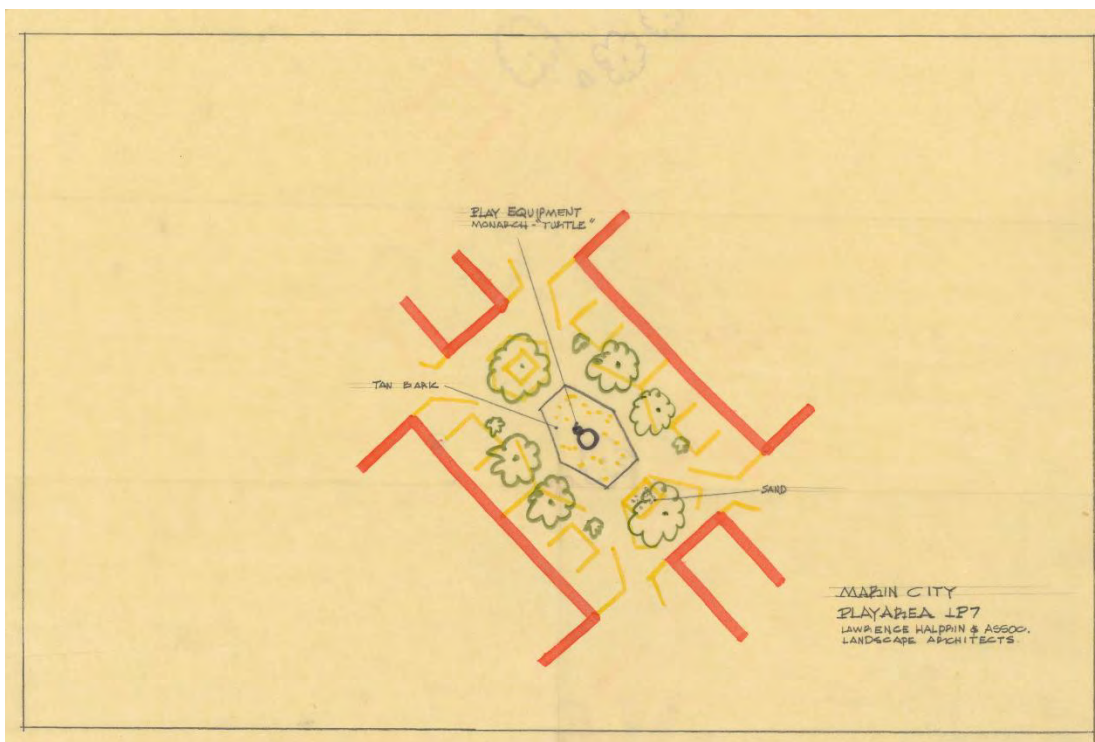
- Signage (including in landscape and on exteriors of buildings).
- Light standards.
- Replacement play equipment in the recreational area cluster, courtyards (including the stepped timber columns), and in the pentagon-shaped play area.
- Basketball court, tennis court, and skatepark.
- Gas meter enclosures.



**Figure 22. Halprin sketches on trace during design iterations of the site benches. This sketch shows a concrete form with wooden slats for seating and as backing. Source: University of Pennsylvania Architectural Archives.**



**Figure 23. A photo from 1961 shows various wall and fence types 1961. Source: Ruark, 2017.**



**Figure 24. A sketch by Halprin showing playground equipment in one of the courtyards. Source: Halprin Collection, University of Pennsylvania Architectural Archives.**

## 5.12 Buildings and Structures

The buildings and structures section of this report was compiled after a review of the NRHP documentation of the site, including the historic photos included in the nomination form, and of construction documents in the MHA on-site archives and UPenn architectural archives. Dates of alterations are provided where possible. Where alterations were noted during field survey but not detailed in the reviewed documents, the alteration is included with no date.

### 5.12.1 Historic Condition

The Marin City Redevelopment project that followed World War II set aside a U-shaped parcel for public housing to serve the recently established low-income population in Marin County. Early schemes for the property included a total of 32 buildings. A preliminary Site Plan Landscape Plan stamped by Halprin in 1958 had scaled back the number of buildings in order to include a recreational area at the north end of the property. The revised site plan included 29 buildings, 28 of which were multi-unit residential buildings and one that functioned as the Administration Building for MHA.

The building styles were reflective of architect Aaron G. Green's architectural philosophy in a way that distinguished them from other contemporary public housing designs. Green had been influenced by the American organic architectural style of his mentor Frank Lloyd Wright, and through his designs attempted to blend the buildings in the study area into the existing natural systems and topography of the property.<sup>2</sup> The naturalistic material and color palettes Green selected for the buildings, and their siting within an irregularly shaped lot that continues to be defined by its natural surroundings, in combination with other landscape and circulation features throughout the site, resulted in what feels like a residential subdevelopment rather than a formal institutional complex.

Buildings at the site are divided into two major categories: high-rises and low-rises. The low-rise buildings are further subdivided into three types plus the Administration Building. The following building descriptions have been adapted from the 2017 NRHP nomination form.

#### 5.12.1.1 High-Rise Buildings

Eight high-rise buildings were called "Bldg. Type A" on the property's 1958 construction documents. The concrete high-rise buildings were arranged in a cluster that radiates south from Cole Drive and blends into the steep topography at the southern and western edges of the lot. They are rectangular-plan five-story buildings, designed to include approximately 20 two-bedroom units, as well as storage and laundry rooms.

The units were accessed via outdoor walkways that span the front façade of the building, overlooking the driveways and parking terraces. The entry door was surmounted by a glazed transom. Each unit contained two windows that faced the outdoor walkways. Concrete stairways were located at both the north and south ends of the buildings to provide access to every floor. The stairwells at the northern ends of the building were enclosed in concrete walls with punched

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<sup>2</sup> Though Frank Lloyd Wright influenced Green's designs, Wright was not directly involved with planning or designing Golden Gate Village.

openings articulating each level of the buildings. The outdoor walkways were lined with precast concrete guardrails that are characterized by a distinct geometric pattern and attached to pipe handrails. Metal mailboxes were located at the second through the fifth floors.

The rear façade of the high-rise buildings contained stacked balconies at every unit over ground-floor terraces. The balconies were inverted trapezoids in plan and characterized by the same patterned concrete guardrails that are found on the front walkways, which protruded slightly from the building façade. The balconies were accessed via two pairs of canted sliding doors with operable transoms and separated by a window.

The high-rise buildings were capped with hipped tile roof with extended eaves. On the rear elevations, segments of exposed rafters were located above the stacked balconies to maximize sunlight in the spaces.

### **5.12.1.2 Low-Rise Buildings**

The low-rise buildings are categorized by three types: B, C, and E. The original site plan also included a building type D, but it was never constructed. They were located in the graded semicircle area encircled by Cole Drive, and to the north of the semicircle between Drake Avenue and U.S. Highway 101.

Low-rise buildings were rectangular in plan, one or two stories in height, and contained units that ranged in size between one and four bedrooms. Each unit was designed with individual at-grade entrances and attached private patios or terraces. The three building types contained customized features, but shared a common material palette that included concrete masonry units and red-wood siding. Brief descriptions of each type is included below.

#### **Housing Type B**

Thirteen Type B buildings were constructed at the property, each one comprising eight three-bedroom units. Type B buildings were two stories in height and constructed of reinforced concrete masonry units and wood frame over a concrete foundation. The first story was clad in painted masonry units. Eight entrances to the residential units (two per unit) were located along the long façades and were accessed via private patios. Window systems adjoined the entrances. The second story projected in a slight overhang and was clad in redwood siding with vertical battens. The wood siding was treated but left unpainted in an effort to blend the campus into the neighboring woodland setting. Fenestration on the second story was located over the entrances.

The buildings were capped with end-gabled roofs with extended eaves and exposed rafters. The roof contained two clerestory ridge vents. The roofs and the vents were clad in wood shingles. Utilities, including telephone and electrical services, were located at one of the short facades of the buildings within enclosures painted to match the concrete.

#### **Housing Type C**

Two type C buildings were constructed at Golden Gate Village. They were rectangular plan, one story in height, and constructed of concrete with end gable roofs capped in wood shingles. Type C buildings contained four linear units, with each unit containing four bedrooms. All primary entrances located along one of the long façades, and secondary entrances located along the rear facades.

The buildings were capped with end-gabled roofs with extended eaves and exposed rafters. Utility boxes were located in an enclosure under one of the gable ends.

### **Housing Type E**

Five type E buildings were constructed on the property. The rectangular plan one-story buildings were comprised of four quadrilateral residential units, each unit containing one bedroom. The buildings were capped with end-gabled roofs with extended eaves and exposed rafters.

The primary entrances are located in the gable ends of the building, while sliding glazed doors provide secondary entrances along the long facades. Utility boxes were located in an enclosure under one of the gable ends.

### **Administration Office and Maintenance Building**

A one-story, L-shape building was constructed at the western edge of the property as an office and property maintenance facility for MHA. The design uses the same palette of materials as the other low-rise buildings and was clad in redwood siding. The building was capped in a cross-hipped roof clad in wood shingles.

The administrative offices were contained in the short front ell of the building while the maintenance area was in the longer wing that extended to the rear. Four wood-paneled garage doors were located along the rear wing.

## **5.12.2 Existing Condition**

### **5.12.2.1 High-Rise Buildings**

All eight high-rise buildings are extant in their historic locations and overall radial arrangement. They continue to function as multi-unit residential buildings. The high-rise buildings are still capped with hipped tile roof with extended eaves. The rafters over the balconies remain exposed. However, various maintenance and improvement projects have been undertaken over time that have resulted in some alterations to the buildings.

The units continue to be accessed via outdoor walkways that span the front façades of the buildings. The historic precast concrete guardrails along the outdoor walkways and at the private balconies at the rear of the building have deteriorated over time and were partially removed from the primary facades in 2005. Metal guardrails was installed in their place. This has resulted in the patchwork appearance of the high-rise buildings throughout the cluster.

The exteriors of the buildings have been painted since the historic period, and signage indicating the buildings' addresses and apartment numbers was added to their front façades in 2003. The historic metal mailboxes remain in their original locations on the façades at the second through the fifth floors.

Insect screens were added to the sliding doors that lead to the balcony doors in 1973, and the sliding doors themselves were replaced in 1991. However, the configuration of two sets of sliding doors separated by a window at each balcony remains intact. The replacement door systems included the operable transom and the mounted pole that is used to open the transoms. The hardware (locks and plates) on the primary entrances was also replaced and wall vents were installed in the primary façade at this time. Notes on the construction drawings instructed contractors to replace doors and

windows throughout the high-rise buildings if they showed damage but did not specify which doors and windows necessitated replacement, although a visual inspection confirms that multiple doors and windows on the primary façade have been replaced since the historic period. Additionally, plans from 2005 indicate that all the doors and windows on the primary facades of 89 and 99 Cole Drive were removed and replaced.

In 1985, several at-grade units in the high-rise buildings were upgraded to meet ADA standards. This required that the door openings be widened and included other improvements to the adjacent hardscaping. Access to and from the buildings' upper floors is still provided via concrete stairways located at both ends of the buildings; however, the enclosed stairwells at the north ends of four of the high-rise buildings have been altered through the addition of an immediately adjacent open-air stairway. Per the construction documents in MHA's on-site archives, these stairs were added in 2002. They are located at 49, 59, 69, and 79 Cole Drive. While not specified in the available plans, it can be assumed that the glass block in the punched openings at buildings 49–79 was also added during this renovation. The high-rise buildings at 89 and 99 Cole Drive, and 409 and 419 Drake Avenue retain the enclosed northern stair tower in its historic condition.

### **5.12.2.2 Low-Rise Buildings**

The low-rise buildings all remain extant in their original locations and retain their original massing, roof forms, and fenestration patterns. With one exception, they continue to function as multi-unit residential buildings. However, as is the case with the high-rises, maintenance and improvement projects have been undertaken at the low-rise buildings since their original construction that have resulted in alterations to the buildings.

The low-rise units continue to be accessed via individual entrances in their original locations. Other window and doors systems also remain in their original locations, though it appears that individual door and window systems have been replaced over time.

In 1976, the service equipment utility boxes at the ends of the low-rise buildings were updated to facilitate interior electrical renovations. In 1978 insect screens were installed over all the doors (primary and secondary [rear and kitchen] doors) in the low-rise buildings, except for building B-12. It appears that window screens may also have been applied at this time. In 1991 the hardware (locks and metal plates) was updated at all the low-rise buildings, and mail slots were inserted in the primary doors. The exteriors of the low-rise buildings were painted as recently as 2015.

These alterations were not specific to low-rise building types and have instead been evenly implemented across low-rise building types B, C, and E.

#### **Building Type B**

In 1976, all type B buildings (except for building B-12), underwent interior renovations that included new kitchens, bathrooms, and flooring. The renovations also included upgrading mechanical and heating ventilation, and air conditioning (HVAC) systems, and new flue vents with caps and flashing were installed through the roofs.

## **Building B-12**

In 1985, building B-12 was renovated for commercial use. The residential units were redesigned as offices and meeting spaces, and the interior spaces were reconfigured. The exterior of the building underwent the following numerous changes to facilitate the renovation.

- New doors and windows throughout.
- New outdoor staircases that provided access to the second floor at both gable ends of the building.
- A new roof, including a cross-gable addition at the center of the rear (east elevation) façade.
- A new second story entrance at the rear (east elevation) of the building accessed via an exterior staircase.
- Fill and stucco cladding in former window and door openings.

An educational organization called Bridge the Gap is currently operating in the building.

## **Building Type E**

The sliding glass doors in type E buildings were removed and replaced in 1991.

## **Building Types C and E**

All of the one-story, low-rise buildings had their roofs replaced with composite shingles in 1993.

## **Building E-3**

A covered entry composed of masonry unit columns supporting a gabled roof was added to the south façade of the building in 1993.

## **Building B-11**

A wood-frame single-story addition with a gable roof was added to the north façade of the building in 1993.

## **Administration and Maintenance Building**

After MHA moved their offices to San Rafael in the 1990s, the Administration Building transitioned to offices for the property manager as well as original clerical functions associated with the rental housing.

Major alterations included the following.

- An addition was built at the rear of the building in 1985.
- The garage doors were replaced in 1985.
- The roof was replaced in 1991.
- An entry vestibule was added at the entry in 1993.
- The building was painted at an unknown date.



During roof renovation in 1991 the original wood shingles were uncovered under the asphalt shingles and were removed. The roof was reclad in new asphalt shingles and additional insulation was installed.

## 5.12.3 Cultural Landscape Features

### 5.12.3.1 Character-Defining Features

#### High-Rise Buildings

- Eight five-story rectangular plan buildings.
- Concrete construction.
- Hipped tile roofs.
- Precast concrete guardrails along open walkways and at private balconies.
- Concrete stairways at both ends of the high-rise buildings.
- Locations of the doors and windows.
- Exposed roof rafters over the balconies at the rear façades.
- Two sets of sliding doors separated by a window that provide access to the balcony.
- Adjoining private space at every unit.
- Metal mailboxes.

#### Low-Rise Buildings

- 20 rectangular plan buildings.
- One or two-story heights.
- End gabled roofs with exposed rafters.
- The clerestory ridge vents at building type B.
- Concrete and wood frame construction.
- Redwood siding with vertical batten at building type B.
- The location of the doors and windows.
- The location of utilities at the gable ends of the buildings.

#### Administration and Maintenance Building

- L-shaped plan.
- Single story height.
- Cross-hip roof.
- Concrete and wood frame construction.
- Redwood siding with vertical batten.
- The location of four garage doors.

### 5.12.3.2 Non-Character-Defining Features

#### High-Rise Buildings

- Replacement metal railings with vertical posts along the open walkways.
- Stairwell additions at the north ends of four high-rise buildings(40–79 Cole Drive).
- Glass block located in the punch openings of the enclosed stairwells at 49–79 Cole Drive.
- Replacement doors and windows on the primary facades of 89 and 99 Cole Drive.
- Replacement sliding doors with operable transoms that provide access to balconies.
- Insect screens.

#### Low-Rise Buildings

- Asphalt or composite shingle roofing.
- The use of tinted paint on the redwood siding.
- The monochromatic color scheme of the type B buildings.
- The alterations at building B-12 for conversion to commercial use.
- Door screens.
- Window screens.
- The sliding glass doors at building type E.
- Mail slots in the front doors.
- The additions at buildings E-3 and B-11.

#### Administration and Maintenance Building

- Replacement garage doors.
- The addition at the end of the rear wing.
- The vestibule entrance.
- The asphalt single roofing.



**Figure 25. The historic condition of the enclosed stairwells at 69 and 79 Cole Drive, ca 1961.  
Source: Ruark, 2017.**



**Figure 26. The historic condition of the precast concrete guardrails along the front façade of the high-rises, ca. 1961. Source: Ruark, 2017.**



**Figure 27. The historic condition of the façade at the rear of the high-rise buildings in 1961, illustrating the precast balcony guardrails with the exposed rafters overhead and the warm clay/pink color of the concrete façade. Source: Ruark, 2017.**

As with other types of cultural resources, cultural landscapes are evaluated for historic significance according to the NRHP and CRHR criteria outlined in Chapter 3, *Regulatory Context*. In addition, they are evaluated against the NPS typologies and according to the cultural landscape guiding documents outlined in Chapter 2, *Criteria and Methods*. This report includes a full evaluation of the cultural landscape at Golden Gate Village. However, since the property is already listed in the NRHP and this report is intended to fill in gaps in prior documentation, this evaluation referred to other designations where appropriate.

### 6.1 Current Historic Status

Golden Gate Village is a listed resource in the NRHP. This status was recommended by the California Office of Historic Preservation on July 28, 2017, and certified by the Keeper of the NRHP on September 18, 2017.

#### 6.1.1 Statement of Significance

Per the 2017 NRHP nomination, Golden Gate Village is eligible for listing in the NRHP at the local level of significance under Criterion A in the areas of Social History and Community Planning and Development as a product of post-WWII urban development in Northern California. The property is also eligible for listing under Criterion C in the areas of Architecture and Landscape Architecture for its association with three prominent mid-century designers: Architects John Carl Warnecke and Aaron G. Green, and Landscape Architect Lawrence Halprin. Criteria B (Persons) and D (Information potential) were not fully addressed in the NRHP documentation.

#### 6.1.2 Period of Significance

Per the 2017 NRHP nomination, the Golden Gate Village period of significance is 1955 to 1960, representing a span of events beginning with County Supervisor Vera Schultz' lead role in acquiring the land for redevelopment as a permanent community—particularly for low-income workers who lost their jobs at the close of the Marinship shipyard—through Master Planning for the new community by County Planning Director Mary Summers and her department, the selection of Architects John Carl Warnecke and Aaron G. Green as associated architects for the design of the 300 unit low-rent housing project, the design and approval process for the project, and construction.

### 6.2 NRHP/CRHR Criterion A/1: Events

Per the NRHP nomination Golden Gate Village is significant under Criterion A/1 in the areas of social history and community planning and development. As an early example of post-WWII urban development that provided public housing for low-income communities, and as one of the first integrated federally funded housing developments, the property rises to the national level of significance. The immediate success of the property resulted in numerous accolades from national

organizations in the years following its construction. The County of Marin received a national award in 1961 for Golden Gate Village as an “All-America City”, along with the Marin Civic Center (which was under construction at the time) and the prospect of the Point Reyes National Seashore. Three years later, the federal Public Housing Authority awarded the property “first Honors” for applying thoughtful design to a public housing project.

The period of significance for Golden Gate Village under this criterion begins in 1955 when Marin County Supervisor Vera Schultz led the effort to acquire the property for redevelopment and extends through the community planning process headed by County Planning Director Mary Summers, including the selection of the design team. The period of significance in the NRHP nomination ended in 1960. However, an examination of the site as a cultural landscape resulted in an expanded period of 1955 through 1961 when construction of the campus was completed, and the housing units were fully occupied.

### 6.3 NRHP/CRHR Criterion B/2: Person(s)

Golden Gate Village does not appear to be significant under Criterion B/2. Significance related to the property’s association with urban planning and public housing (including the involvement of local officials) is addressed under Criterion A/1, and significance for the property’s association with the design team is addressed under criterion C/3.

A full analysis of past and current tenants at Golden Gate Village was not included in the scope of this report. Please see Chapter 7, *Recommendations*, for further information on this topic.

### 6.4 NRHP/CRHR Criterion C/3: Design or Construction

Per the NRHP nomination, Golden Gate Village is significant at the local level under Criterion C/3 in the areas of architecture and landscape architecture as a designed historic landscape. The property is a planned public housing community designed by Bay Area architects Aaron G. Green and John Carl Warnecke and landscape architect Lawrence Halprin, and it represents a distinctive collaboration between the three master designers.

The NRHP nomination describes how the design team held strong beliefs in the ability of sensitive planning and modern design as a means of improving living conditions. This philosophy is evident in the skilled site planning that was necessary to design a cohesive campus within an irregularly shaped plan at the nexus between steep hills and flat tidal marshlands. The careful and collaborative site planning is particularly illustrated by the Natural Systems & Features, Spatial Organization, Cluster Arrangement, Topography, Views and Vistas, and Land Use character-defining features outlined in this report. The cultural landscape features associated with Circulation, Vegetation, Small Scale Features, and Buildings and Structures located throughout the property also illustrate the application of sound design principles rooted in modernist theory that good design is an important component of creating community.

The period of significance in the NRHP nomination began in 1955 and ended in 1960. However, an examination of the construction of the site as a cultural landscape resulted in a different period of significance that began in 1957, when the collaborative designs were first unveiled, and ended in 1961 when construction on the property was completed.

## 6.5 NRHP/CRHR Criterion D/4: Information Potential

Golden Gate Village is not significant under Criterion D/4 as a cultural landscape. The site is well documented through construction drawings located in MHA's on-site archives and UPenn's architectural archives on Lawrence Halprin's body of work. It is unlikely that any further information will be uncovered that could greatly alter the shared understanding of significance that is already applied to the historic property via the 2017 NRHP nomination process.

However, the results of the records search summarized in Chapter 2, Section 2.2.1, *Records Search*, indicated that the site is archaeologically sensitive and may include sites that predate the construction of Golden Gate Village. Please see Chapter 7, *Recommendations*, for further discussion on this topic.

## 6.6 Integrity Analysis

In addition to meeting the significance criteria, a significant historic property must possess sufficient historic integrity to convey the identified significance to be considered eligible for listing. Integrity is a quality that applies to historic resources in seven specific ways: location, design, setting, materials, workmanship, feeling, and association. To be considered a significant historic property, a resource must possess several, and must retain most, of these aspects of integrity, depending on the context and the reasons the property is significant (Andrus and Shrimpton 1995: 44). The integrity of Golden Gate Village is discussed under each aspect of integrity below.

### 6.6.1 Location

*Location* refers to the place where the historic property was constructed or the place where the historic event took place. Golden Gate Village remains in its original location in Marin City bounded by the Marin Headlands to the south, U.S. Highway 101 to the east, and commercial and residential development to the north and west. The boundary of the district has been altered slightly at the north end due to a road realignment in 1992. Regardless of this alteration, the property remains in its original location according to Marin City Redevelopment project proposals and retains overall integrity of location.

### 6.6.2 Design

*Design* refers to the combination of elements that create the form, plan, space, structure, and style of a property. While the property has undergone maintenance and improvement projects since its original construction, Golden Gate Village retains cultural landscape features under all nine of the landscape characteristics that illustrate design: Spatial Organization, Cluster Arrangement, Topography, Circulation, Vegetation, Views & Vistas, Constructed Water Features, Small Scale Features, and Buildings and Structures. Combined, these character-defining features illustrate the elements of design listed under this aspect of integrity. The spatial arrangement of high-rise and low-rise buildings and shared outdoor gathering areas are major organizing components of the Golden Gate Village site plan. Within this overall structure, meandering concrete sidewalks and staircases built into the steep graded topography, concrete lined interceptor ditches located between high-rise buildings, and the combination of fence and enclosure types located in the low-



rise cluster are distinguishable design elements evident on the site today. Thus, the property retains integrity of design.

### 6.6.3 Setting

*Setting* refers to the physical environment of a historic property. Golden Gate Village retains cultural landscape features under the landscape characteristics Natural Systems & Features, Spatial Arrangement, Topography, Circulation, and Views and Vistas. These extant elements were designed to borrow from the physical environment in which the property was located, from the neighboring woodland character of the GGNRA to its south and west, to U.S. Highway 101 which functions as the property's eastern boundary, to the adjoining suburban development to its north. Views and vistas of the Marin Headlands and of Richardson Bay are extant. Although there has been vegetation modifications over time, vegetative buffers along the southern boundary near GGNRA and along the eastern slope along U.S. Highway 101 have been largely retained. As such, the property retains its integrity of setting.

### 6.6.4 Materials:

*Materials* include the physical environments where combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. Golden Gate Village retains cultural landscape features under Circulation, Vegetation, Constructed Water Features, Small Scale Features, and Buildings and Structures. These elements may have undergone some renovation (such as repaving parking areas, or painting the low-rise buildings' redwood siding), but most retain their historic materiality or have been replaced with in-kind or compatible materials. Concrete elements in the landscape, various texture and colors in the vegetation, and redwood fences are examples of materials found throughout the site that are evidence from the historic period. As such, Golden Gate Village retains its integrity of materials.

### 6.6.5 Workmanship

*Workmanship* refers to the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Golden Gate Village exhibits its workmanship through extant cultural landscape features under the landscape characteristics Circulation, Constructed Water Features, and Small Scale Features. Concrete features were designed for both functional and aesthetic functions in the landscape and connect to one another in a seamless manner (such as the concrete staircases along high-rise buildings connect to concrete seat walls of pentagon terraces, which connect to another set of concrete staircases downslope toward the driveways). Concrete elements were detailed with an extra level of artistic expression than their standard counterpart (such as the concrete retaining walls to terminate at grade). The concrete features remain a distinguishable element throughout the entirety of the site. Therefore, Golden Gate Village retains its integrity of workmanship.

### 6.6.6 Feeling

*Feeling* refers to a property's expression of the aesthetic or historic sense of a particular period of time. Golden Gate Village continues to feel like a planned residential campus. Retention of cultural landscape features under Spatial Organization, Topography, Circulation, Vegetation, Small Scale Features, and Buildings and Structures provide a cohesive design aesthetic throughout the site that

recalls the property's period of significance. The site plan, extant historic vegetation, and architecture continue to define Golden Gate Village according to its mid-century aesthetic with a cohesive character. Furthermore, the continued residential and shared Land Use of the property has resulted in a maintained sense of community among neighbors. Therefore, Golden Gate Village retains its integrity of feeling.

### 6.6.7 Association

*Association* refers to the direct link between an important historic event or person and a historic property. Golden Gate Village retains cultural landscape features that exhibit the property's association as a collaborative design between three Bay Area master designers. This association is expressed primarily through the retention of features under Spatial Organization, Cluster Arrangement, Circulation, Vegetation, Small Scale Features, and Buildings and Structures. The seamless work of the architects and landscape architect is evidenced by the cohesive structural elements from the building design to how they were sited within the overall layout of the site. Golden Gate Village also retains cultural landscape features under the landscape characteristics of Land Use and Buildings and Structures that exhibit the property's significance as an early planned public housing community. As such, the property retains its integrity of association.

## 6.7 Summary Conclusion

The cultural landscape at Golden Gate Village is significant at the national level under Criterion A/1 as a post-war planned community, with a period of significance of 1955–1961. The cultural landscape at Golden Gate Village is also significant at the local level under Criterion C/3 for its association with master designers Green, Warnecke, and Halprin, with a period of significance of 1957–1961.

Golden Gate Village retains a high level of integrity under all seven aspects. The presence of extant cultural landscape features fewer than 11 landscape characteristics classifies Golden Gate Village as a design historic landscape. Please see Appendix B, *Character-Defining Features Matrix*, for an illustrated table of character-defining cultural landscape features.

## Chapter 7 Recommendations

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The following recommendations are provided as a roadmap for future documentation of the cultural landscape at Golden Gate Village prior to, or as part of, a master planning effort.

1. While the designed historic landscape identified in this report is not significant under Criterion D/4, the records search results outlined an archaeologically sensitive area that includes two known archeological sites. Outreach to local tribal representatives and the Native American Heritage Commission will be an essential step prior to any ground disturbance activities at the site, and an archaeological research design or report is recommended prior to any major master planning efforts.
2. The focus of this report was to identify the cultural landscape features that comprise the designed historic landscape at Golden Gate Village. These cultural landscape features will help guide site planning efforts in the future. However, this report did not include a detailed conditions assessment of the contributing buildings on the property. A conditions assessment or a Historic Structures Report is recommended for contributing buildings prior to rehabilitation.
3. This report identifies several character-defining vegetation features. The treatment of these features, along with a strategy for compatible landscape design throughout the site, will be instrumental to any preservation or rehabilitation efforts at Golden Gate Village. A Landscape Maintenance and Management Plan is recommended.

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# Appendix A

## Maps and Diagrams

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Maps and Diagrams produced for this report include:

**Figure A.1. Site Plan and Contributing Buildings**

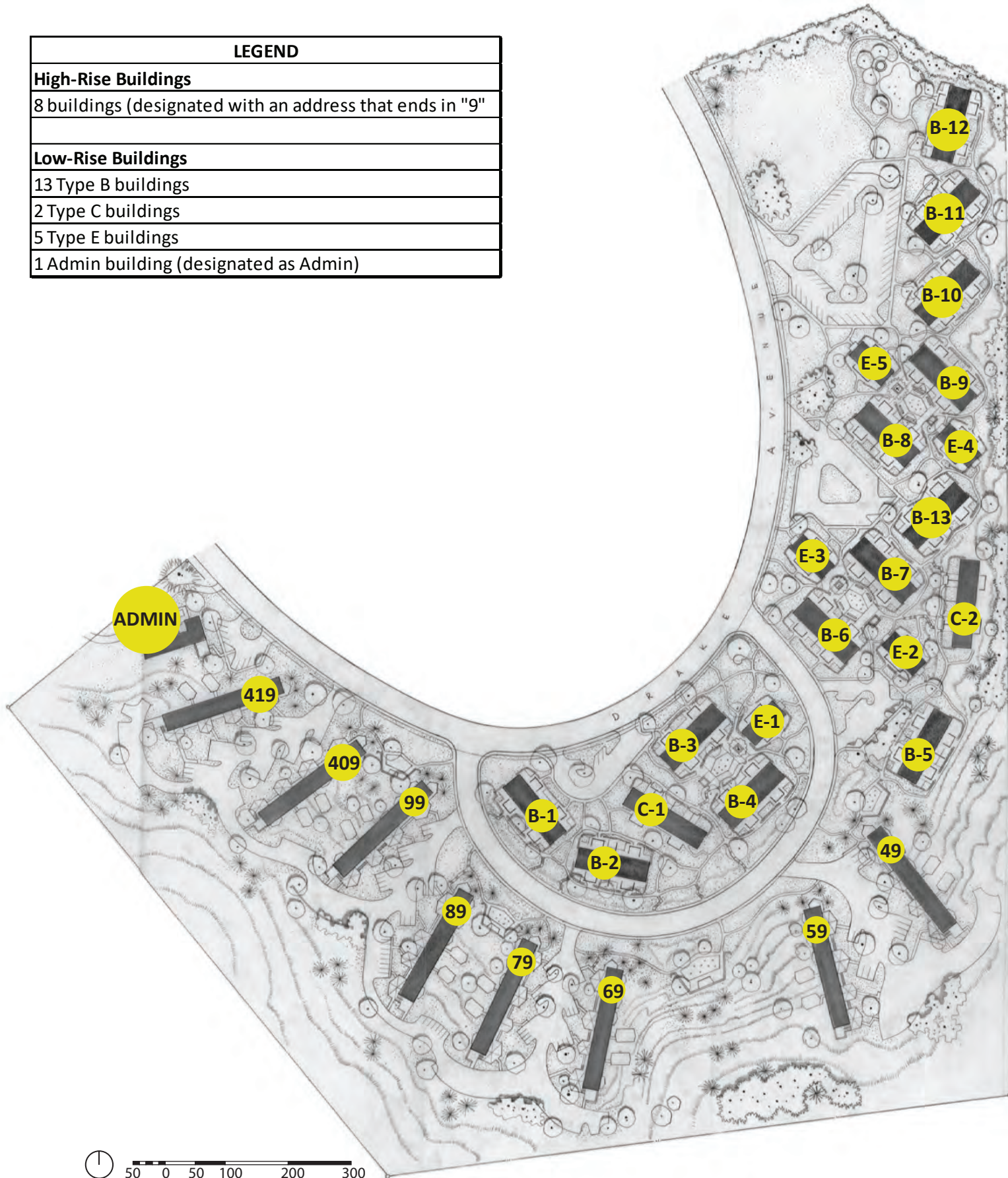
**Figure A.2. Cluster Arrangement**

**Figure A.3. Historic Conditions: Typical Landscape Features**

**Figure A.4. Historic Conditions: High-rise Detail**

**Figure A.5. Historic Conditions: Low-rise Detail**

LEGEND	
<b>High-Rise Buildings</b>	
8 buildings (designated with an address that ends in "9")	
<b>Low-Rise Buildings</b>	
13 Type B buildings	
2 Type C buildings	
5 Type E buildings	
1 Admin building (designated as Admin)	






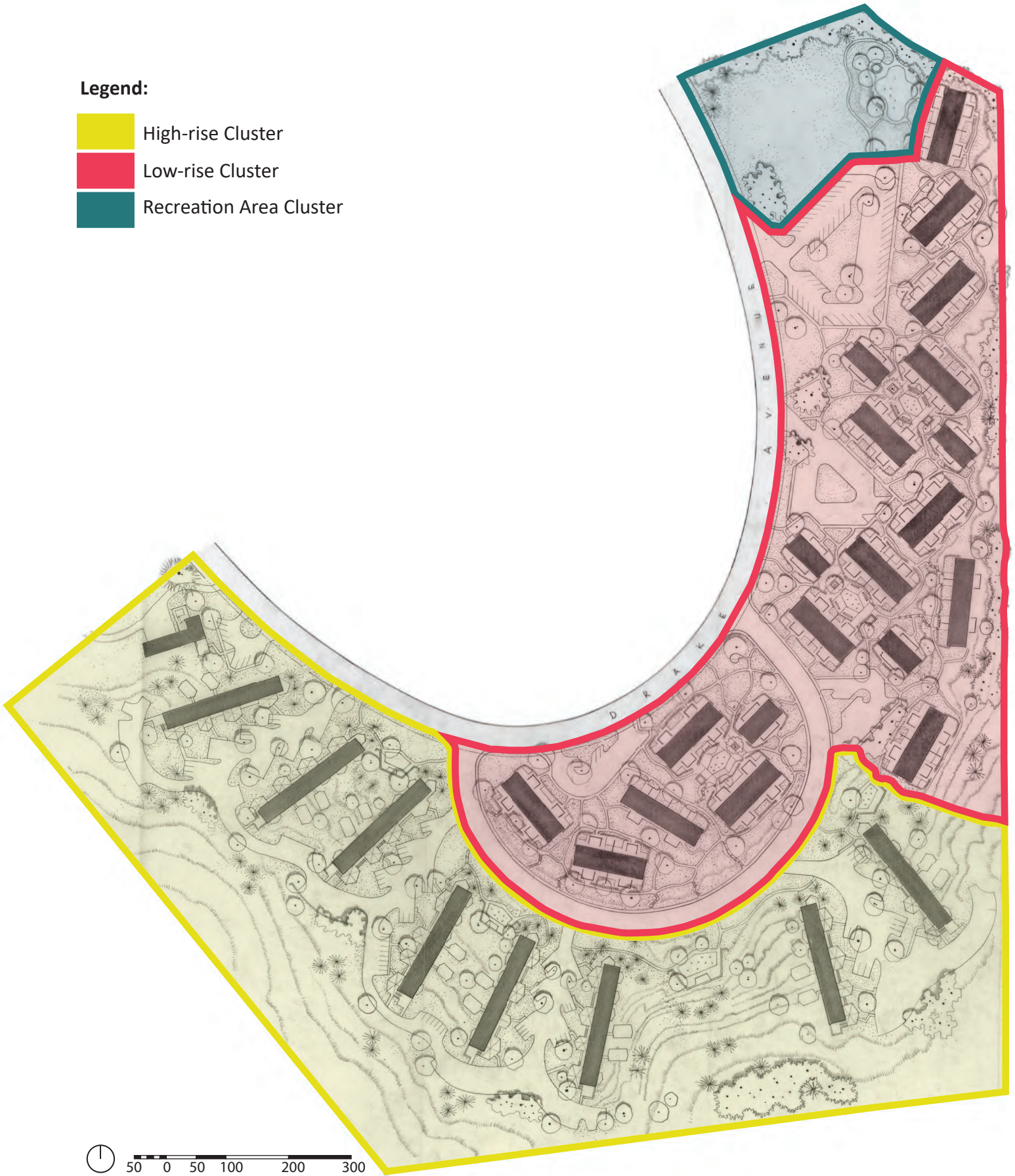
# GGV EXISTING CONDITIONS SITE PLAN | CONTRIBUTING BUILDINGS

Basemap Source: University of Pennsylvania Architectural Archives, Lawrence Halprin Collection.  
 Marin Housing Authority, 1959



**Legend:**

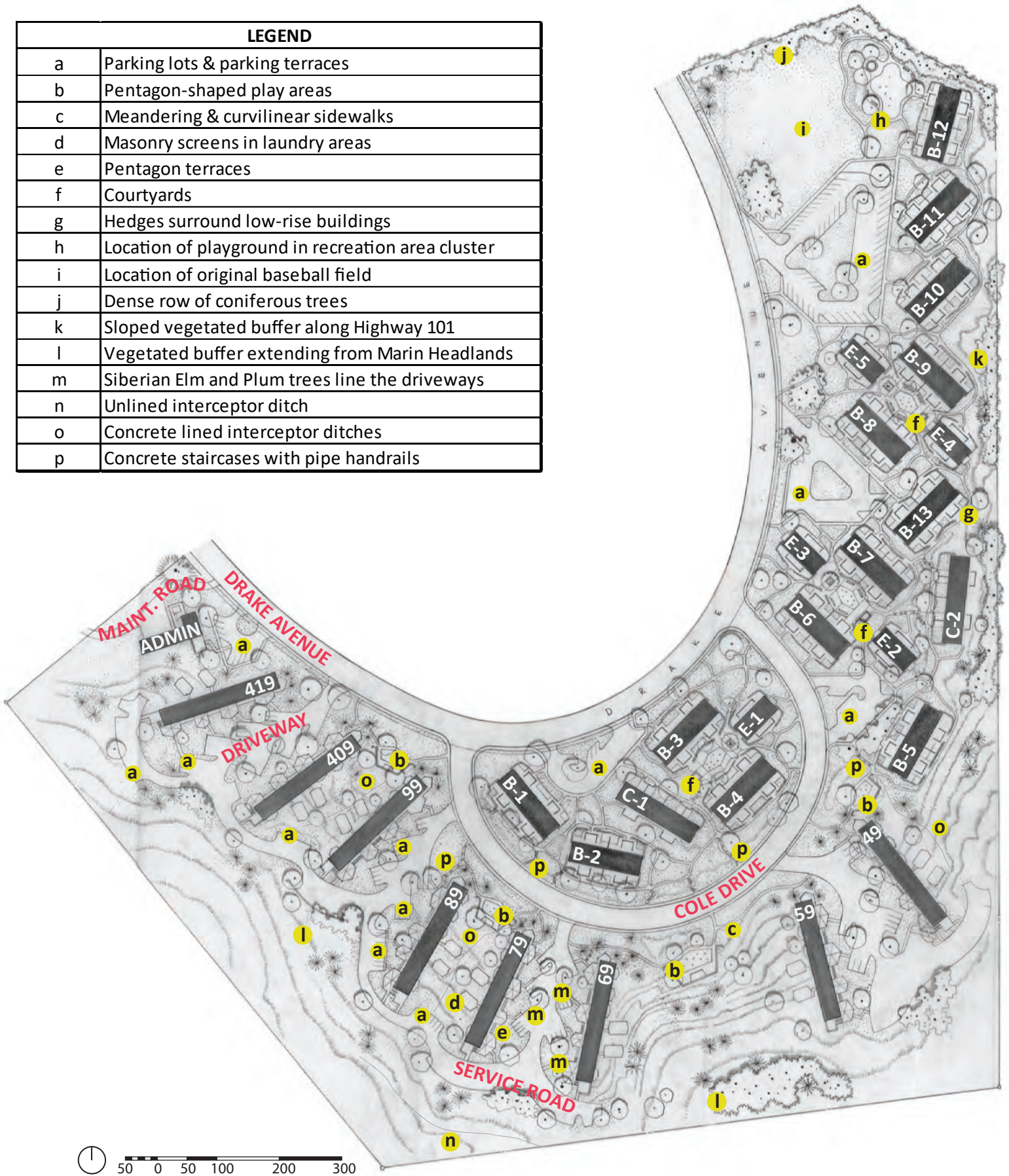
-  High-rise Cluster
-  Low-rise Cluster
-  Recreation Area Cluster



# GGV EXISTING CONDITIONS SITE PLAN | CLUSTER ARRANGEMENT

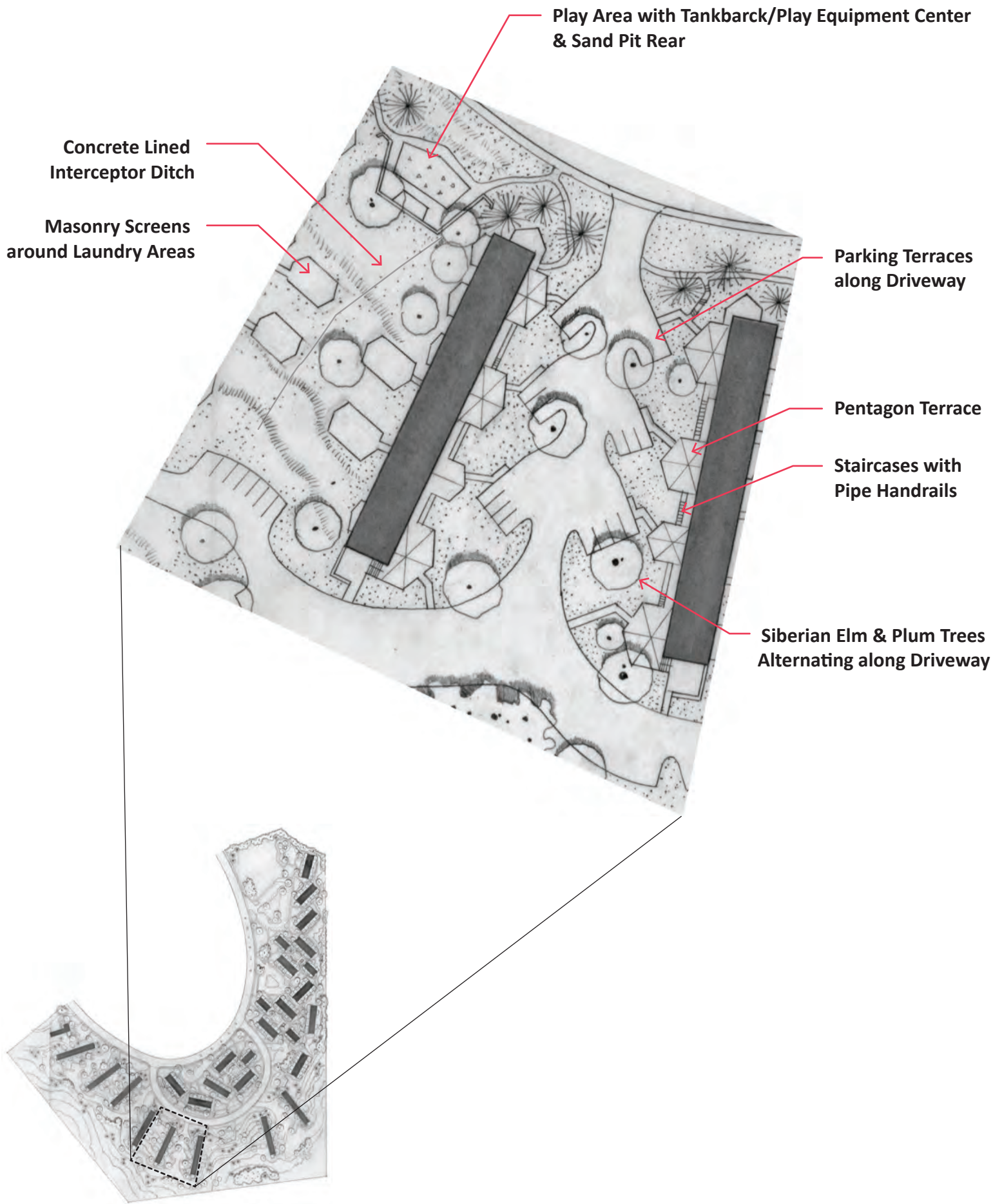
Basemap Source: University of Pennsylvania Architectural Archives, Lawrence Halprin Collection.  
Marin Housing Authority, 1959

LEGEND	
a	Parking lots & parking terraces
b	Pentagon-shaped play areas
c	Meandering & curvilinear sidewalks
d	Masonry screens in laundry areas
e	Pentagon terraces
f	Courtyards
g	Hedges surround low-rise buildings
h	Location of playground in recreation area cluster
i	Location of original baseball field
j	Dense row of coniferous trees
k	Sloped vegetated buffer along Highway 101
l	Vegetated buffer extending from Marin Headlands
m	Siberian Elm and Plum trees line the driveways
n	Unlined interceptor ditch
o	Concrete lined interceptor ditches
p	Concrete staircases with pipe handrails



## GGV HISTORIC CONDITIONS SITE PLAN | TYPICAL LANDSCAPE FEATURES

Basemap Source: University of Pennsylvania Architectural Archives, Lawrence Halprin Collection.  
Marin Housing Authority, 1959



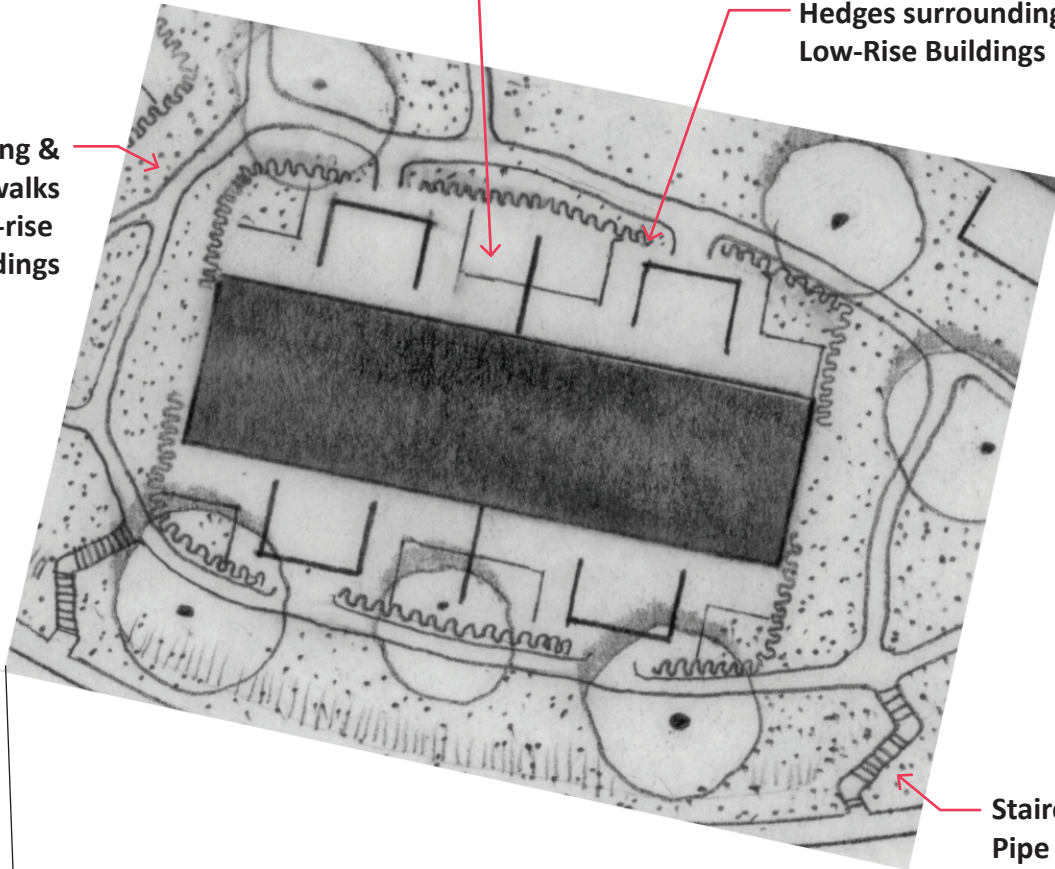
## GGV TYPICAL HISTORIC CONDITIONS | HIGH-RISE DETAIL

Basemap Source: University of Pennsylvania Architectural Archives, Lawrence Halprin Collection.  
Marin Housing Authority, 1959

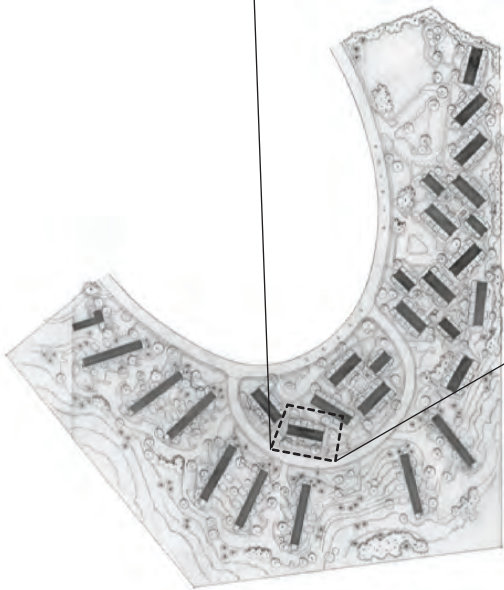
Combination of Fence & Wall Enclosures  
(Screen Fence, Low Fence, Wood Service Fence,  
Concrete Block Wall)

Hedges surrounding  
Low-Rise Buildings

Meandering &  
Curvilinear Sidewalks  
surrounding Low-rise  
Buildings



Staircases with  
Pipe Handrails  
Built into Steep Slope



## GGV TYPICAL HISTORIC CONDITIONS | LOW-RISE DETAIL

Basemap Source: University of Pennsylvania Architectural Archives, Lawrence Halprin Collection.  
Marin Housing Authority, 1959

## Appendix B

# Character-Defining Features Matrix

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This matrix includes a photo (where possible) and description of each character-defining feature listed in Chapter 5, *Historic and Existing Conditions*. They will be organized by landscape characteristic. The date each feature was constructed and dates of known alterations are included after the description.

This matrix also includes an estimation regarding condition and integrity for each feature.

### **Condition**

Per NPS guidance, cultural landscape conditions assessments are defined as follows:

**Good:** indicates the landscape shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The landscape's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

**Fair:** indicates the landscape shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character-defining elements will cause the landscape to degrade to a poor condition.

**Poor:** indicates the landscape shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

**Undetermined:** Not enough information available to make an evaluation.

### **Integrity**

The integrity assessments for this report are defined as follows:



**High:** This feature contributes to the significance of the cultural landscape and has undergone minimal alterations of an in-kind or repair nature.

**Medium:** This feature has undergone alterations, but the form, material, or location remain intact and they are still able to contribute to the overall significance of the cultural landscape.


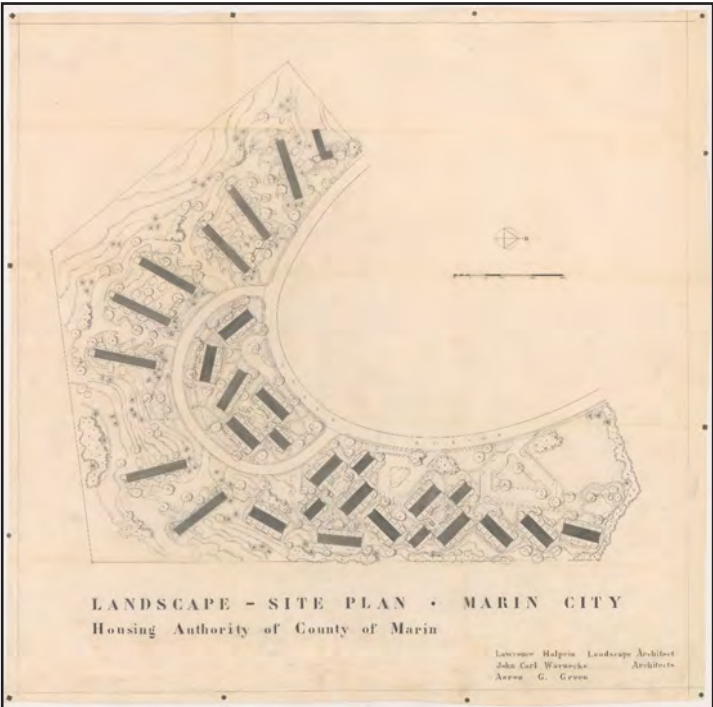
**Low:** This feature has undergone major alterations or partial demolition and is in danger of no longer contributing to the significance of the cultural landscape.

**Undetermined:** Not enough information available to make an evaluation.


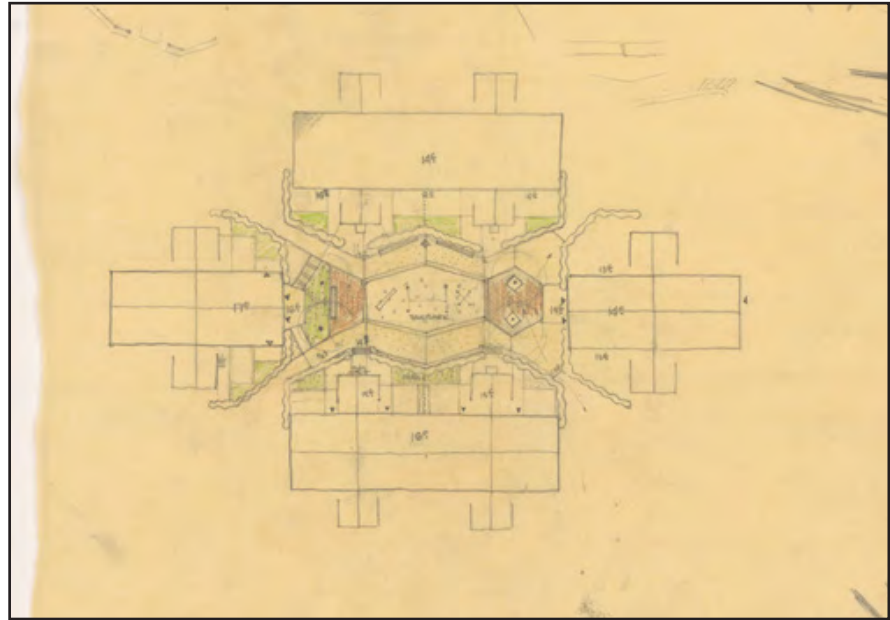
Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Natural Systems & Features	Natural topography		The natural topography of the site varying from flat to steeply sloped, due to southern property line abutting against hillsides of Marin Headlands.	N/A	High
				Date Altered	Condition
				N/A	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Spatial Organization	Irregular plan	 <p>Source: Google Maps, 2019.</p>	The irregular shaped lot and layout of the property in response to the topography and pre-existing infrastructure at the site.	1955	High
				Date Altered	Condition
				1992	Good

Character Defining Features

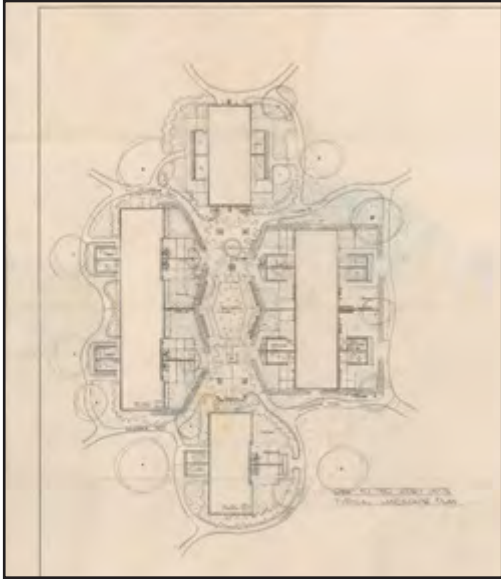

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Spatial Organization	Property location	 <p>Source: Google Earth Pro, 2019.</p>	<p>Location of the property nestled into the base of the hilly terrain known as the Golden Gate National Recreation Area (GGNRA) to its southwest, and opening up to Richardson Bay to its northeast.</p>	1955	High
				Date Altered	Condition
				N/A	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Spatial Organization	Building locations	 <p>Source: Halprin Collection, University of Penn. Architectural Archives.</p>	<p>The design of the site responding to its topography/location, with taller buildings and structures built into the hilly slopes of the southwest, and shorter buildings and landscaped open spaces located to the northeast closer to Richardson Bay.</p>	1959	High
				Date Altered	Condition
				N/A	Good

Character Defining Features


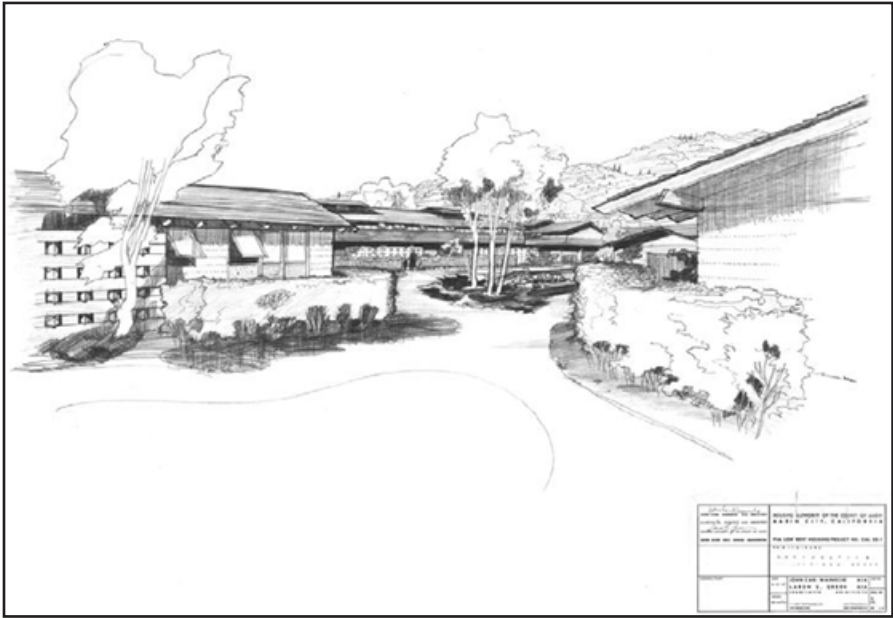
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Spatial Organization	Private/Public outdoor space		Both private outdoor space (terraces or balconies) and shared gathering outdoor spaces.	1959	Medium
				Date Altered	Condition
				1992	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Spatial Organization	Shared outdoor areas		Interspersed shared areas: courtyards, terraces, parking, play areas.	1959	Medium
				Date Altered	Condition
				1992	Fair
Source: Halprin Collection, University of Penn. Architectural Archives.					





Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Spatial Organization	Organization of the low-rise buildings	 <p>Source: Halprin Collection, University of Penn. Architectural Archives.</p>	Low-rise buildings oriented in varying directions with three clusters, each quadrilaterally arranged around a courtyard.	1959-1961	High
				Date Altered	Condition
				N/A	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Spatial Organization	Organization of the high-rise buildings	 <p>LANDSCAPE - SITE PLAN • MARIN CITY Housing Authority of County of Marin Landscape Architect: Lawrence Halprin Architects: John Carl Warneke, Assoc. G. Green</p> <p>Source: Halprin Collection, University of Penn. Architectural Archives.</p>	High-rise buildings arranged in a radial pattern, emerging from the hillside so that each retains its relationship at 90-degrees to the contours.	1959-1961	High
				Date Altered	Condition
				N/A	Good

Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Cluster Arrangement	High-rise cluster	 <p>Source: Ruark, 2017.</p>	The location, design and spatial organization of the high-rise cluster.	1959-1961	High
				Date Altered	Condition
				N/A	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Cluster Arrangement	Low-rise cluster	 <p>Source: Ruark, 2017.</p>	The location, design and spatial organization of the low-rise cluster.	1959-1961	High
				Date Altered	Condition
				N/A	Good



Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity	
Cluster Arrangement	Shared courtyards		The location and spatial organization of the courtyards is extant, although the furnishings within the courtyards were redesigned in 1984.	1959-1961	Medium	
				Date Altered	Condition	
				1984	Good	
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity	
Cluster Arrangement	Location of the recreation cluster		The location of the Recreation cluster. The design and spatial arrangement have been altered.	1959-1961	Medium	
				Date Altered	Condition	
				1992	Good	
		Source: Ruark, 2017.				

Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Land Use	Multi-family residential use		<p>28 out of the 29 buildings at the property were designed for multi-family residential use. Building B-12 was converted to commercial use in 1985. This 1959 image from the Marin City Redevelopment project shows Golden Gate Village on the left end labeled as "Public Housing."</p>	1959-1961	Medium
				Date Altered	Condition
				1985	Good
Source: Halprin Collection, University of Penn. Architectural Archives.					
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Land Use	Recreation use		<p>The recreation cluster was designed with a baseball field but has been redesigned for different recreational uses over time.</p>	1959-1961	Low
				Date Altered	Condition
				1974	Fair



Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Land Use	Community gathering spaces		<p>Shared spaces (courtyards, terraces, play grounds, recreational fields) were intended to create a sense of community for tenants who lived at the property.</p>	1959-1961	Medium
				Date Altered	Condition
				1992	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Land Use	Administration and maintenance use		<p>The Admin building was built to house MHA's central administration offices and maintenances facilities for Golden Gate Village. MHA moved their central offices off-site in the 1990s, but the building still houses administrative offices and maintenance facilities for Golden Gate Village.</p>	1959-1961	Medium
				Date Altered	Condition
				1900s	Fair



Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Topography	Graded benches		The series of graded benches for buildings in semicircle area and buildings B5, E2, and C2, and sloped areas between these benches.	1959-1961	Medium
				Date Altered	Condition
				N/A	Fair
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Topography	Graded slope in the semi-circle		The graded slope along Cole Drive in the semi-circle area.	1959-1961	High
				Date Altered	Condition
				N/A	Good

Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Topography	Graded slope along U.S. HW 101		The graded slope between the low-rise buildings and U.S. Highway 101 is largely extant, but has undergone re-grading over time.	1959-1961	Medium
				Date Altered	Condition
				NA	Fair
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Circulation	U-shape of Cole Drive		The U-shaped alignment of Cole Drive.	1955	High
				Date Altered	Condition
				N/A	Good

Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Circulation	Service Road with parking terraces		The alignment of the Service Road at the south edge of the property, including the parking terraces.	1959-1961	Medium
				Date Altered	Condition
				1993	Poor
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Circulation	Maintenance Service Road		The alignment of the Maintenance Service Road adjacent to the Administration building.	1959-1961	High
				Date Altered	Condition
				1985	Good



Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Circulation	Four driveways with parking terraces		The alignment of the four driveways with parking terraces in the high-rise cluster, between Buildings 49-79, that connect Cole Drive to the Service Road.	1959-1961	Medium
				Date Altered	Condition
				1993	Fair
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Circulation	Primary access from Drake Avenue		Primary access to the property is provided via Drake Avenue. The alignment was adjusted in 1992.	1959-1961	Medium
				Date Altered	Condition
				1992	Good
		Source: Google Earth Pro, 2019.			

Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Circulation	Concrete sidewalks		The material and alignment of concrete sidewalks along south side of Drake Avenue and both sides of Cole Drive.	1959-1961	Medium
				Date Altered	Condition
				1984	Fair
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Circulation	Curvilinear concrete sidewalks		The materiality and curvilinear design of concrete sidewalks meandering throughout the entirety of the site.	1959-1961	Medium
				Date Altered	Condition
				1984	Fair



Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Circulation	Staircases		The alignment of concrete staircases built into the site's steep topography.	1959-1961	High
				Date Altered	Condition
				N/A	Fair
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Circulation	Parking Lots		Five triangle-shaped parking lots with center vegetated islands.	1959-1961	Medium
				Date Altered	Condition
				1965, 1984, 1993, 2004	Fair

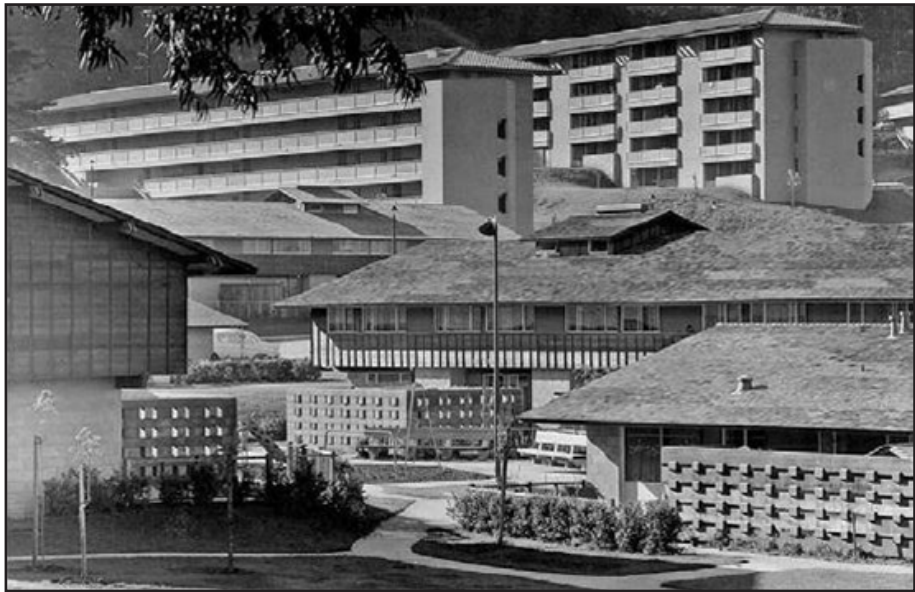

Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Vegetation	Lawn ground cover character		Lawn ground cover character (rough character in high-rise cluster and more manicured character in low-rise and recreation area clusters).	1959-1961	Medium
				Date Altered	Condition
				1974, 1979, 1984, 1985	Fair
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Vegetation	Street trees along semi-circle area		Row of London plane trees ( <i>Platanus acerifolia</i> ) along south side of Drake Avenue within bounds of semi-circle area (between intersections of Cole Drive).	1959-1961	Medium
				Date Altered	Condition
				N/A	Fair
		Source: Google Earth Pro, 2019.			



Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Vegetation	Buffer along U.S. HW 101	 <p>Source: Google Earth Pro, 2019.</p>	Densely planted buffer including groupings of trees, shrubs and a groundcover along eastern boundary of property along Highway 101. Image is looking northwest from U.S. HW 101 into Golden Gate Village with vegetated buffer.	1959-1961	Medium
				Date Altered	Condition
				1979	Fair
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Vegetation	Row of coniferous trees along northern property boundary	 <p>Source: Google Earth Pro, 2019.</p>	Dense row of coniferous trees along northern edge of recreation area (where remaining). Image is looking southeast into Golden Gate Village site from north of site boundary.	1974	Medium
				Date Altered	Condition
				1992	Good

Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Vegetation	Hedges in low-rise cluster	 <p>Source: Ruark, 2017.</p>	Hedges surrounding low-rise buildings (where remaining).	1959-1961	Low
				Date Altered	Condition
				1974 and on-going	Poor
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Vegetation	Elm and Plum trees along driveways		Chinese Elm ( <i>Ulmus parvifolia</i> ) and species of Plum trees alternating along length of driveways in high-rise cluster.	1974	High
				Date Altered	Condition
				N/A	Good

Character Defining Features



Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Vegetation	Tree and shrub cover along south and southwest of site	 <p>Source: Google Earth Pro, 2019.</p>	Dense tree and shrub cover along the southern and southwestern edges of the site, where the property shares a boundary with GGNRA, and extending southward between buildings 69 and 59, extending the feeling of a woodland setting from the Marin Headlands. The image shows the tree and shrub cover south and southwest of the site that extends from this shared boundary.	1959-1961	Medium
				Date Altered	Condition
				1974	Fair
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Vegetation	Vegetation within fenced enclosures of tenants		Vegetation located within fenced enclosures of low-rise building units unique to each tenant. The image shows tenant gardens located within the fence enclosures, which was intended by the landscape architect.	1961	Medium
				Date Altered	Condition
				On-going	Fair

Character Defining Features


Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Views and Vistas	Views of Richardson Bay and tidal marshes		Views towards Richardson Bay and tidal marshes in the north and east.	1959-1961	High
				Date Altered	Condition
				N/A	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Views and Vistas	Views of suburban development		Views of the surrounding suburban development to the north and east.	1959-1961	High
				Date Altered	Condition
				N/A	Good





Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Views and Vistas	Views of Marin Headlands		Views south or west towards the Marin Headlands.	1959-1961	High
				Date Altered	Condition
				N/A	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Views and Vistas	Vistas between high-rise buildings		Narrowing and expanding vistas between the high-rise buildings.	1959-1961	High
				Date Altered	Condition
				N/A	Good


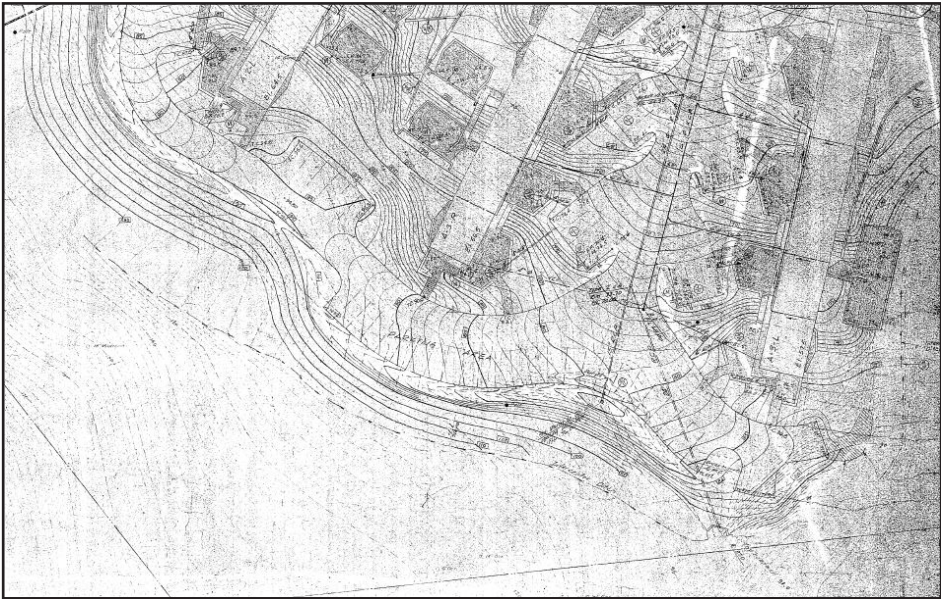
Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Views and Vistas	Vistas at shared courtyards		Framed vistas in and out of shared courtyards are extant, but have been altered by changes to small scale features and vegetation in the courtyard areas.	1959-1961	Medium
				Date Altered	Condition
				1974, 1984	Fair
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Views and Vistas	Long view toward high-rise buildings		Broad views from the recreation area cluster towards the high-rise cluster.	1959-1961	High
				Date Altered	Condition
				N/A	Good

Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Views and Vistas	Mid-range views towards high-rise buildings		Broad views from the low-rise cluster towards the high-rise cluster.	1959-1961	High
				Date Altered	Condition
				N/A	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Views and Vistas	Long views towards recreation cluster		Views from the high-rise cluster over the low-rise buildings towards the recreation area cluster. Alterations to the recreation cluster have resulted in changes to this viewshed.	1959-1961	Medium
				Date Altered	Condition
				1974, 1992	Good



Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity	
Views and Vistas	Constrained views from private patios		Views within tenants' private patios in the low-rise buildings constrained from privacy screens using fences and vegetation. Tenants have altered the vegetation over-time, in keeping with the original intention of the landscape architect.	1959-1961	High	
				Date Altered	Condition	
				On-going	Good	
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity	
Constructed Water Feature	Unlined interceptor ditch		Unlined interceptor ditch located in sloped area south of Service Rd and east of building 69 Cole Drive along the flood zone area. The image is a portion of the 1959 civil plan showing the location of the unlined interceptor ditch along the southern slope.	1959-1961	High	
				Date Altered	Condition	
				N/A	Fair	
		Source: MHA Archives, 1959.				


Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Constructed Water Feature	Concrete lined interceptor ditches		Concrete lined interceptor ditches located in the open grassy sloped areas between the high-rise buildings that do not have a driveway between them.	1959-1961	High
				Date Altered	Condition
				N/A	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Constructed Water Feature	Retaining wall weep holes		Weep holes located on retaining walls and other masonry features.	1959-1961	High
				Date Altered	Condition
				N/A	Good

Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Small Scale Feature	Pipe handrails		Metal pipe handrails associated with concrete staircases.	1959-1961	Medium
				Date Altered	Condition
				1993	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Small Scale Feature	Fence and enclosure types in low-rise cluster		Combination of fence and enclosure types surrounding low-rise buildings, consisting of screen fences, low fences, wood service fences, and concrete block walls.	1959-1961	Medium
				Date Altered	Condition
				N/A	Fair

Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Small Scale Feature	Masonry Screens		Masonry screens in high-rise cluster surrounding laundry areas.	1959-1961	High
				Date Altered	Condition
				N/A	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Small Scale Feature	Concrete retaining walls		Concrete retaining walls and seat walls.	1959-1961	High
				Date Altered	Condition
				N/A	Good

Character Defining Features



Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Small Scale Feature	Pentagon terraces		Pentagon-shaped terraces with seat walls.	1959-1961	High
				Date Altered	Condition
				N/A	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Small Scale Features	Clothes lines		Galvanized clothes lines set within the masonry screens in the high-rise cluster.	1959-1961	High
				Date Altered	Condition
				N/A	Good





Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	High-rise buildings		Eight five-story rectangular plan buildings, containing multiple residential units and shared laundry/storage/utilities rooms.	1959-1961	Medium
				Date Altered	Condition
				2005, On-going	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Concrete construction (High-rise buildings)		The Type A High-rise buildings were built of concrete construction.	1959-1961	High
				Date Altered	Condition
				N/A	Good



Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Hipped tile roofs (High-rise buildings)	 <p>Source: Ruark, 2017.</p>	Hipped roofs clad in red clay tile.	1959-1961	High
				Date Altered	Condition
				N/A	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Precast concrete guardrails (High-rise buildings)		Precast concrete guardrails along open walkways and at private balconies.	1959-1961	Low
				Date Altered	Condition
				2005, On-going	Fair



Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	High-rise building staircases (High-rise buildings)		Concrete stairways at both ends of the high-rise buildings.	1959-1961	Low
				Date Altered	Condition
				2002	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Location of doors and windows (High-rise buildings)		The locations of the doors and windows. The fenestration has been replaced in large part over time, and some doors have been widened to accommodate ADA improvements.	1959-1961	Medium
				Date Altered	Condition
				2005	Medium

Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Exposed roof rafters (High-rise buildings)		Exposed redwood roof rafters (sometimes referred to as "trellises") over the balconies at the rear façades of high-rise buildings. Portions have been replaced in-kind.	1959-1961	High
				Date Altered	Condition
				N/A	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Sliding doors for balcony access (High-rise buildings)		Two sets of sliding doors, separated by a window, that provide access to the private balconies in the high-rise units. The sliding doors are replacements.	1959-1961	Medium
				Date Altered	Condition
				N/A	Good



Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Adjoining private spaces (High-rise buildings)		Adjoining private space at every unit, located at the rear facades of the high-rises.	1959-1961	High
				Date Altered	Condition
				N/A	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Metal mailboxes (High-rise buildings)		Metal mailboxes affixed to the buildings' primary facades.	1959-1961	High
				Date Altered	Condition
				N/A	Good

Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Rectangular plan (Low-rise buildings)		20 rectangular plan buildings, serving a multi-unit residential use. One building was converted to commercial use in 1985.	1959-1961	Medium
				Date Altered	Condition
				1985	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	One-two story buildings (Low-rise buildings)		The heights of the low-rise buildings vary depending on Type: Type B buildings are two stories in height; Type C and E buildings are one story in height.	1959-1961	High
				Date Altered	Condition
				N/A	Good

Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Gabled roofs with exposed rafters (Low-rise buildings)		End gabled roof form with exposed rafters, the original wood shingles have been replaced with composite shingles.	1959-1961	Medium
				Date Altered	Condition
				1993	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Ridge vents (Low-rise buildings)		Two clerestory ridge vents at each Type B building. The shingles on the clerestories have been replaced.	1959-1961	Medium
				Date Altered	Condition
				1993	Good

Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Concrete and wood construction (Low-rise buildings)		Concrete and wood frame construction techniques. Exterior walls have been finished with paint or stucco over time.	1959-1961	Medium
				Date Altered	Condition
				2015	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Redwood siding (Low-rise buildings)		Redwood siding with vertical batten at building Type B. This feature has been painted over time.	1959-1961	Medium
				Date Altered	Condition
				2015	Good



Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Location of fenestration (Low-rise buildings)		The location of the doors and windows on the low-rise buildings, although some have been replaced over time.	1959-1961	Medium
				Date Altered	Condition
				Unknown	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Utility boxes (Low-rise buildings)		Enclosed utility boxes are located at one end of the low-rises. Some are in their historic condition; others have been replaced with updated enclosures.	1959-1961	Medium
				Date Altered	Condition
				1976	Fair



Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Admin building plan		The L-shaped plan of the Administration and Maintenance building. The building's plan was altered in 1985 via a reconfigured entry and a rear addition.	1959-1961	Medium
				Date Altered	Condition
				1985	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Single story height (Admin building)		The Administration and Maintenance building is one story in height.	1959-1961	High
				Date Altered	Condition
				N/A	Good

Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Cross-hip roof (Admin building)		The Administration and Maintenance building has been altered and re-clad overtime but maintains its general form.	1959-1961	Medium
				Date Altered	Condition
				1991	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Construction techniques (Admin building)		The concrete and wood frame construction techniques used at the admin building.	1959-1961	High
				Date Altered	Condition
				N/A	Good

Character Defining Features

Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Redwood siding (Admin building)		Redwood siding with vertical battens.	1959-1961	High
				Date Altered	Condition
				N/A	Good
Landscape Characteristic	Feature	Photo	Description	Date Built	Integrity
Buildings and Structures	Location of garage doors (Admin building)		The location of four garage doors along the rear wing of the Administration and Maintenance building. The doors have been replaced.	1959-1961	High
				Date Altered	Condition
				1985	Good

## Appendix C

# Archival Plant Lists

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Planting lists uncovered in plan sets in the MHA onsite archives include:

**Figure C.1. 1958 Plan List**

**Figure C.2. 1974 Plant List**

**Figure C.3. 1984 Plant List (Part 1)**

**Figure C.4. 1984 Plant List (Part 2)**

**Figure C.1 1958 Plan List**

Figure C.2 1974 Plant List

**PLANT LIST**

SYMBOL	BOTANICAL NAME (COMMON NAME)	QUANTITY	SIZE	SPACING	REMARKS
<b>TREES</b>					
Al	FRAXINUS VELUTINA (REDWOOD) (REDWOOD SH)	2	20" x 50"		
Am	ACACIA MELANOCYCLUS (BLACK ACACIA)	3	50"		
Av	ALNUS RHOMBIFOLIA (WHITE ALDER)	3	15" x 20"		4' SPACING
Cp	CRATAEGUS PHAENOPYRUM (WASHINGTON THORN)	11	15" x 20"		4' SPACING
Ep	EUCALYPTUS PODYANTHEMUS (SILVER DOLLAR GUM)	4	15" x 20"		
Ev	EUCALYPTUS ROBUSTA (SWAMP MAHOEANY)	4	15" x 20"		
Ex	EUCALYPTUS VIMINALIS (MANNING GUM)	4	15" x 20"		
ay	GENEEOBLOBA (MAIDENHAIR TREE)	3	75" x 20"		
ly	LIQUIDAMBAR STYRACIFLUA (AM-SWEET GUM)	2	15" x 20"		
My	MALUS FLOREBUNDA (LIVE-FLOWERING CRABAPPLE)	2	15" x 20"		
Mx	MALUS HYDRA	4	15" x 20"		
Ny	PINUS ARCIATA (MONTEREY PINE)	23	20"		
Py	PHYTODENDRUM UNDOULATUM (VICTORIAN BOX)	6	15" x 20"		
Qy	QUERCUS AGROPHYLLA (LONDON PLANE TREE)	3	15" x 20"		
Ry	PRUNUS BURETIANA (FLOWERING PLUM)	10	15" x 20"		4' SPACING
Sy	PRUNUS TENDRIFLUA (PRAIRIE YONKING FLOWERS)	3	15" x 20"		
Uy	STYRACIA SEMPERVIRENS (COAST REDWOOD)	30	20"		
Vy	ULMUS PARVIFLORA (SMOOTH BURNING BUSH)	11	15" x 20"		
Zy	ZELKOVA SERICATA (SILVER ZELKOV)	20	15" x 20"		
zy	ZYRAPHODIUM CALYCEA (JAPANESE TREE)	10	15" x 20"		
<b>SHRUBS</b>					
Aej	ABUTILON BOWENI (SLOPEY ABUTILON)	45	50"		
Aj	ABUTILON GRANDIFLORA (SLOPEY ABUTILON)	25	50"		
Cj	CELANOTHUS BICOLOR (PT. EYES CELANOTHUS)	70	15"		
Cjr	CELANOTHUS GRACILIS (EYES CELANOTHUS)	50	15"		
Or	CHORUS TRINATA (MIRACAL PLANT)	20	15"		
Op	COYONIA SALICATA (MIRACAL PLANT)	20	15"		
Op	COYONIA SALICATA (MIRACAL PLANT)	20	15"		
Em	EGALONIA MONTEVIDEENSIS (WHITE EGALONIA)	10	50"		
Em	EGALONIA RUBRA	10	50"		
Er	EREBLINA VITIFOLIA	20	50"		
Ha	HETEROMERIS ARBUTIFOLIA (DYON)	20	50"		
Hr	HETEROMERIS ARBUTIFOLIA (DYON)	20	50"		
Hr	HETEROMERIS ARBUTIFOLIA (DYON)	20	50"		
Hr	HETEROMERIS ARBUTIFOLIA (DYON)	20	50"		
Pr	PTYLOANTHUS ROSEOLUS	40	15"		
Ry	RANUNCULUS INDIANUS (HAWTHORN)	20	15"		
Ry	RANUNCULUS INDIANUS (HAWTHORN)	20	15"		
Tr	TRICHODENDRUM JAPONICUM (JAPANESE TREE)	20	15"	2' x 2'	
Tr	TRICHODENDRUM JAPONICUM (JAPANESE TREE)	20	15"	2' x 2'	
<b>PERENNIALS AND VINES</b>					
Cl	CLYTEMIS ARVENSIS (WIKAGAZZI CLYTEMIS)	5	15"		
Lh	LEUCISPERMA CROATICA (LIVE FLOWER)	4	15"		
Tr	TRICHODENDRUM JAPONICUM (JAPANESE TREE)				FROM PANS 12' x 20'
Hr	HEDERA CANADENSIS (AMERICAN IVY)				FROM PANS 15' x 20'
Hr	HEDERA HELIX (ENGLISH IVY)				FROM PANS 15' x 20'
Hr	HEDERA HELIX (ENGLISH IVY)				FROM PANS 15' x 20'

MOVING AUTHORITY OF THE COUNTY OF MARIN CALIFORNIA  
 MARIN CITY REGISTERED ARCHITECT NO. 045 85-1  
 REGISTERED ARCHITECT  
 445 CALIFORNIA ST.  
 Sausalito, CA 94965  
 ARCHITECTS  
 CRAWFORD & BANNING  
 PLANTING PLAN  
 SCALE 1" = 20'-0"  
 RICHARD JULIAN & ASSOC. LANDSCAPE ARCHITECTS  
 1000 AVENUE 23, SUITE 200, SAN FRANCISCO, CALIF. 94133

Figure C.3 1984 Plant List (Part 1)

PLANT LIST				
QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES				
11	FRAXINUS LHOEN	EVERGREEN ASH	24" EX	
8	FINUS MALSEPENSIS	ALEPPO PINE	24" EX	
26	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" EX	
1	BOHNUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	24" EX	
GROUNDCOVERS				
66012	LAWN (SF)			SEE LEGEND FOR MIX
44660	HYPERICUM CALYCINUM (SF)	MARONS BEARD		12" OC

Figure C.4 1984 Plant List (Part 2)

## PLANTING LEGEND

**NEW LAWN AREAS**  
 SEED MIX: 80% CREEPING RED FESCUE  
 20% KENTUCKY BLUE  
 APPLICATION: 8# - 10# PER 1000 SF