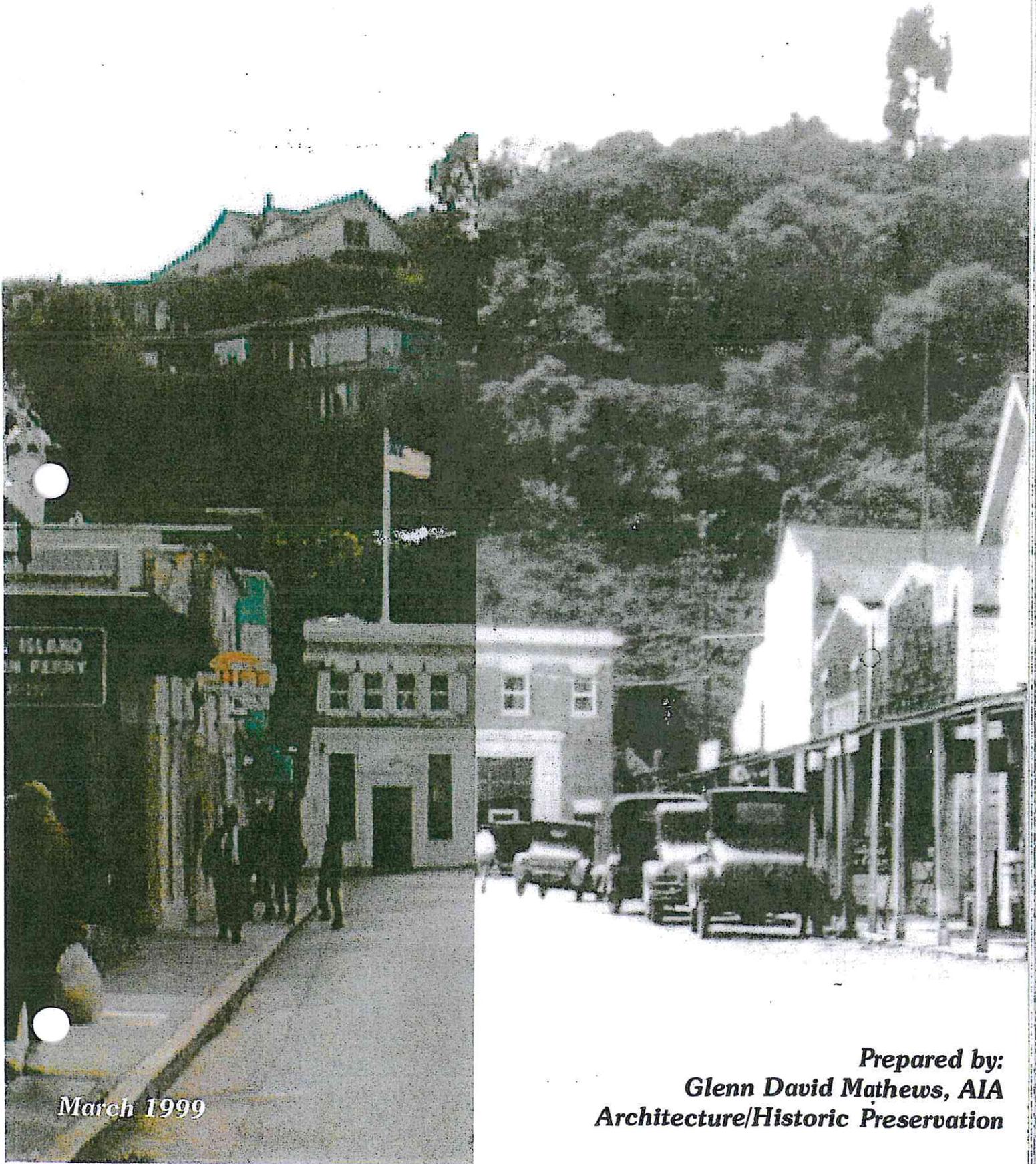


Downtown Tiburon Historic Resources Study



March 1999

*Prepared by:
Glenn David Mathews, AIA
Architecture/Historic Preservation*

Downtown Tiburon Historic Resources Study

RECEIVED

MAR 17 1999

PLANNING DEPARTMENT
TOWN OF TIBURON

Downtown Tiburon Historic Resources Study

Report Preparation and Graphics by:
Glenn David Mathews, AIA
Daniel M. Cohen

3D Visions: Kathryn Gillespie, Gary Chen

Report Prepared for the Town of Tiburon, California
Mayor, Mogens Bach

TABLE OF CONTENTS

	<u>Page</u>
Introduction	
Study Goals	3
The Need For Preservation Planning	3
Preservation Mechanisms Considered	4
Study Area	6
Existing Context	
Overview of Town History	9
Physical Setting	10
Policy Conditions	14
Ownership	16
Findings	
Period of Significance	17
Building Evaluations	18
Boundaries	20
Recommendations	21
References	
Text References	23
Figure References	23
Photo References	23
Appendices	
Land Use Map of Study Area	A
List of Study Area Buildings By Date of Construction	B
Year-Built Map of Study Area	C
List of Study Area Buildings By Historic Rating	D
Historic Rating Map of Study Area	E

PREFACE

In early 1998, a team of consultants, led by the architectural office of Glenn David Mathews, AIA, initiated a study of the historic resources of the Town of Tiburon's commercial Downtown. The original idea to carry out such a study stemmed from the collaboration between Glenn David Mathews, AIA and the Tiburon Heritage and Arts Commission.

Once an outline of the process and goals of the study were determined through collaboration with representatives of the Town's Planning Department and Heritage and Arts Commission (HAC), the Town Council and HAC authorized the study to begin. The process that was approved and carried out consisted of three primary phases:

Phase I: Data Collection

- Document research: collection of old photographs, assessor's information, and other documents.
- Survey of Study Area: photography of each building within the Study Area.
- Graphic presentation: computer mapping of all data and preparation of various informational graphics.
- Public presentation: Heritage and Arts Commission, February 24, 1998. Explained proposed process for study and requested any relevant documentation.

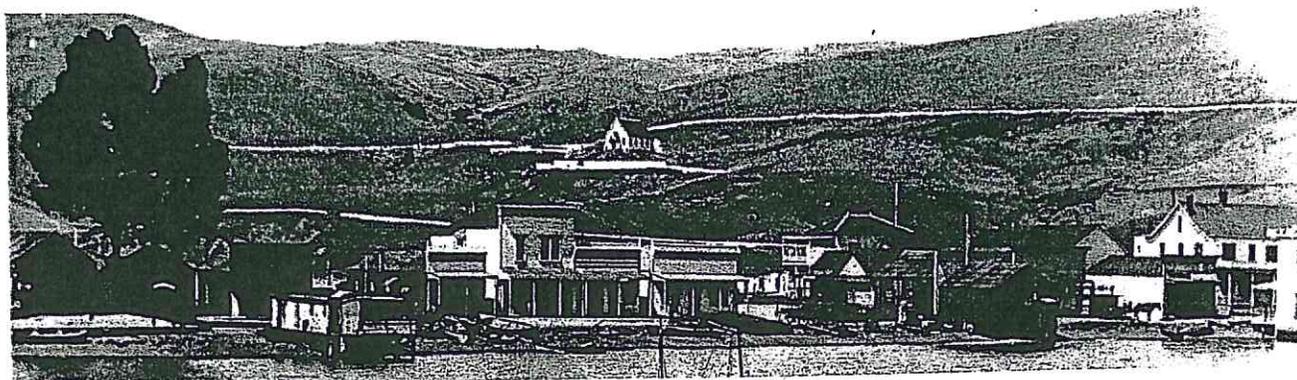
Phase II: Public Input

- Public Workshop #1 held at Tiburon Town Hall, April 21, 1998.
- Revision of graphics based on public input.
- Public Workshop #2 held at Tiburon Town Hall, May 14, 1998.

Phase III: Findings and Recommendations

- Evaluation of individual structures: synthesized public input with professional experience and standards.
- Determination of district boundaries.
- Determination of Period of Significance.
- Publication of Historic Resources Study (*the attached document*).
- Public Hearing on Historic Resources Study (*yet to be held*).

The attached report represents the final stage of the study process and is intended to summarize research conducted to date and to put forth recommendations for future action.



Tiburon Waterfront, Circa 1888

Photo No. 1

Introduction

Study Goals

The foundation of this study's inception is a recognition of the unique quality of the historic character of Downtown¹ Tiburon and a profound commitment to ensuring its preservation. The Downtown represents both a collection of individual historic architectural resources as well as a larger valuable historic entity as a neighborhood. As such, the initial concept for this study was for it, in its broadest application, to serve as the basis for the creation of an historic district for Downtown Tiburon. The study was intended to both determine whether or not creation of an historic district would be an appropriate course of future action and gather the information to establish such a district.

With the assumption that the Downtown is an essential element of the character of the Town of Tiburon and one for which there is a shared desire by the Town's residents to preserve and enhance it well into the future, the study was conceived as a mechanism to achieve three fundamental goals:

- 1) *Identify specific historic resources and broader neighborhood attributes of the Downtown that are worthy of preservation*
- 2) *Determine the most appropriate mechanism for preserving those resources*
- 3) *Develop a strategy for implementing the selected preservation mechanism*

The Need for Preservation Planning

Currently, more than 1,000 communities in the United States (including Sausalito and Larkspur in Marin County, amongst others) have implemented local programs to protect historic resources of varying periods, quality, and scope. The Town of Tiburon currently has no such program in place. Although the Town does have a restrictive discretionary approval process for new development and alterations of existing structures within the commercial downtown area, protection of the architectural integrity or historicism of the area is in no way codified within local ordinances.

While it is readily apparent that the Town's residents hold a shared value of the Downtown

and want its resources preserved, the need for some form of additional legislative action, whether an historic district or some other historic resources planning program, is less clear to many people. A common question heard through the course of the study process was "What is wrong with what we have now?" While this report addresses the answer to this question in detail by reviewing the controls that are currently in place and evaluating their adequacy, the most simple answer to the question is: *lack of certainty*. The term *certainty* means predictability for Downtown property owners in regards to the requirements and restrictions governing their efforts to alter their property (if and when they choose to do so) and it means an assurance for the community that thorough steps will be taken to preserve the Downtown's historic resources.

Specifically, Downtown property owners and business operators want the freedom to update and alter their buildings to ensure viability of their businesses and maintain the value of their property. The owners and operators also want to understand clearly what they legally can and cannot do towards those ends. From a preservationist perspective, residents want to be certain that the historic resources that substantially contribute to the Town being a special place in which to live will continue to exist for future generations to enjoy.

Implementation of preservation planning in the Downtown would result in a variety of benefits related to achieving greater certainty. These benefits include:

- **Consistency Across Owners:** Historically, Downtown property owners have been concerned about the quality of their properties and how they affected adjacent buildings and the neighborhood. But property ownership changes over time and there is no guarantee that future owners will have strong ties to the community and will similarly share a concern for the long-term vitality of the Downtown and the Town as a whole. Preservation planning would establish policies that would remain in place regardless of property ownership.

¹ The term "Downtown" is used in this document to refer to the Study Area as it is defined below and is generally the historical commercial area with its center at Main Street and Ark Row.

- **Consistency in Project Review:** Because the design review process, as it currently exists, is entirely discretionary (based on one or more person's judgement rather than an established set of adopted rules), decisions about proposals that affect the Downtown are based on the wisdom and opinions of Town staff and elected and appointed officials. As is true in every community, staff and officials come and go over time, and thus a corresponding lack of consistency in decision-making can occur. Preservation planning would establish policies that would remain in place even as staff and decision-makers changed.
- **Consideration as a Neighborhood:** Preservation planning would allow for careful consideration of the Downtown neighborhood as a single entity rather than decisions being made in response to issues related to individual buildings in the Downtown.
- **Assurance of Design Integrity:** If a building is accidentally destroyed, its owner can currently rebuild it at a density equal to that before it was destroyed, but there are no established guidelines for determining the quality and nature of the rebuilt structure's design. Preservation planning would allow concerned citizens to assist in the development of such standards now (with the assistance of impartial experts, if desired), rather than leaving the approval of a project's design to a discretionary decision in the future.

Preservation Mechanisms Considered

As stated above, the original intent of the study was to gather information necessary to create an historic district and at the same time determine if an historic district would be the most appropriate form of preservation planning. In fact, four possible preservation tools were considered and are generally described below in order of their complexity. An evaluation of each of these alternatives, in terms of its appropriateness and effectiveness for Tiburon, is presented in the Findings section of this document.

Zoning Ordinance Amendment

The least comprehensive of the tools that were considered is the zoning ordinance amendment. A zoning ordinance amendment would involve only an alteration of existing zoning language in order to make it more restrictive. The added restrictiveness could serve a variety of purposes, including to limit demolition, maintain existing uses, limit new uses, and control intensity (density, height, bulk) of development.

A zoning ordinance amendment could be in the form of an addition of extra restrictions to an existing zoning designation or, more complexly, the creation of a new designation with its own unique set of provisions. In the case of the Downtown, which already has its own unique zone (Village Commercial), an amendment would likely only involve changes to the Village Commercial zone. The language could either specifically state as a provision of the zone the parameters of what is allowed and not allowed (defining the window of what is "permitted"), or could add extra levels of review (known as discretionary approvals) to applications for new construction or alterations.

The process for implementing a zoning ordinance amendment would involve the preparation of a report (typically by Planning Department staff or a designated consultant) stating recommendations for the language proposed for adoption. The report would then be reviewed at public hearings held before the Heritage and Arts Commission (HAC). And Design Review Board (DRB) The HAC and DRB, being advisory boards (rather than statutory decision-making bodies), would make their recommendations on the proposal to the Planning Commission. The Planning Commission would then hold a public hearing where it would vote to approve, approve with revisions, or deny the proposal. If approved by the Planning Commission, the Town Council would then vote on whether or not to adopt the amendment.

The benefit of utilizing a zoning ordinance amendment as a preservation tool is that it is relatively easy to implement and can readily serve some limited purposes regarding the use and intensity of development. The drawback of such a mechanism is that since it only affects the uses and intensity, it does not provide controls on design features or design quality of new construction or alterations.

Design Guidelines

Design guidelines are a set of agreed upon criteria that are intended to serve as a reference for making design decisions in a specified area. Typically, guidelines are a list of design characteristics to which a design for new construction or alterations is required to adhere and are used by both designers and decision-makers. The degree of specificity can vary, but guidelines are intended to ensure that certain fundamental principles are accomplished while often also allowing for architectural design freedom. Guidelines can be implemented as a requirement or as recommendations that, when adhered to, increase the probability of the proposed project being approved.

For example, a set of guidelines could be implemented that provides controls on height, density, and setbacks of buildings in a certain district in order to ensure continuity of building form and adequate sunlight exposure, yet provide no limitations on architectural style or details. Being more specific, guidelines could determine particular historic architectural characteristics that must be communicated in a design.

The process for implementing a set of guidelines would involve the preparation of the guidelines by Planning Department staff or a designated consultant. Similar to a zoning ordinance amendment, the recommended guidelines would be reviewed through a public process before the HAC, DRB, and Planning Commission before being sent to the Town Council for final adoption. The adopted

guidelines could be attached to one or more existing zoning districts, or applied to a newly defined overlay district.

The benefit of implementing guidelines is that regardless of who the Planning Department staff are or which individuals sit on the HAC, Design Review Board or Planning Commission, designers of new or altered buildings within the Downtown would have a consistent reference to guide their designs and decision-makers would have the same reference upon which to evaluate the designs. Implementation of guidelines would also add certainty to the review process for Downtown property/business owners because they would know in advance what characteristics decisions-makers reviewing the project would consider favorable and therefore be likely to approve. Guidelines would help decision-makers make consistent assessments of projects and provide them with a codified reference to support their decisions.

Historic Inventory

An historic inventory is an in-depth study of a predetermined collection of buildings that focuses on the history and architectural quality of individual structures. The inventory analyzes each building based on a standardized set of criteria and assigns a ranking to each building. Information about the buildings is gathered through visual assessment as well as from the collection of historical data from books and original documents (e.g. building drawings, permits, etc.). Such an inventory is both useful for identifying individual structures that are worthy of preservation (and perhaps eligible for listing on a local, state or national register) and for determining areas/neighborhoods that are worthy of preservation as a collection of buildings. Once a group of historic structures is identified as deserving preservation, the inventory can assist in determining the boundaries for what could become a preservation district. Inventories, as a collection of hard data, also often serve as the foundation upon which design guidelines are established.

Inventories can be conducted in one of two manners, as a State Recorded and Evaluated Historic Inventory or as a Local Historic Inventory. A State Recorded and Evaluated Historic Inventory requires use of a particular standardized research format that involves the recording of detailed information about the style, construction history, architect/builder, period of significance, rating, and integrity of the building(s) being studied. Once completed, the inventory is submitted to the state for acceptance. Once approved, certain buildings included in the inventory may be deemed "Qualified Historic Structures" under state law, thus potentially enabling those structures to be eligible for use of the more flexible State Historic Building Code (as opposed to the standard California Building Code) and for local tax incentives as provided for under the Mills Act² (assuming local jurisdiction approval).

The less intensive Local Historic Inventory is very similar to the State Recorded and Evaluated Historic Inventory, but has two main differences. First, it can be conducted based on a set of criteria and a format determined by a city or county jurisdiction, typically less demanding in the amount of research than required by the state format. Second, if such a completed inventory is accepted by the local jurisdiction, it can provide the benefit of use of the State Historic Building Code, but not of Mills Act-related tax incentives.

Historic Preservation District

An historic preservation district is an area subject to special land-use or zoning regulations with defined unifying characteristics expressed in its architecture, urban design, and/or history for the purpose of protecting architectural resources. Such a district can serve a variety of related purposes, including as a tool for redevelopment, retention of particular land uses, protection from inappropriate development, as a foundation for building rehabilitation, and to foster an appreciation of a neighborhood and its architecture (Morris, 1992).

An historic district may be an area possessing a significant concentration, linkage, or continuity

of sites, buildings, and structures that are united by past events, or aesthetically by plan or physical development. Historic districts are defined by the period of significance, which is the span of years when a district attained the characteristics that give it significance. Building demolitions, alterations and new construction within a district are typically controlled by the application of a set of design guidelines that serve to maintain the area's architectural, historical, and contextual continuity.

The primary components of an historic district are its boundaries (which structures and areas are included in it), period of significance, and ratings of the historical and architectural integrity of individual buildings. Districts can be created at the local, state and federal levels, each with a more restrictive set of criteria and with different benefits. For Downtown Tiburon, only a local district is being considered in this study. Although a local district could be designed as the Town sees fit, its creation could have the potential for benefits on the state and/or federal levels. Such benefits could include relief from certain provisions of the Americans with Disabilities Act and the state's Title 24 provisions, eligibility to use the State Historic Building Code, and tax incentives to encourage the rehabilitation of historic buildings.

Study Area

Initially, for the purposes of this investigation, the Study Area, and what may be considered as the heart of Downtown, was defined as the area bounded by Beach Road to the west, Tiburon Boulevard to the north, and Main Street to the east and south. This area includes Juanita Lane as an interior road encompassed by Tiburon Boulevard, Beach Road, and Main Street and intersecting with Beach Road and Main Street. At the northeast corner of the Study Area is the intersection of Tiburon Boulevard and Main Street, from which Main Street runs parallel along the waterfront and follows the edge of Corinthian Island to an intersection with Beach Road at the southwest corner of the Study Area. The stretch of Main Street along the perimeter of Corinthian Island is known as Ark Row and is referred to as such in this document. Unless otherwise stated,

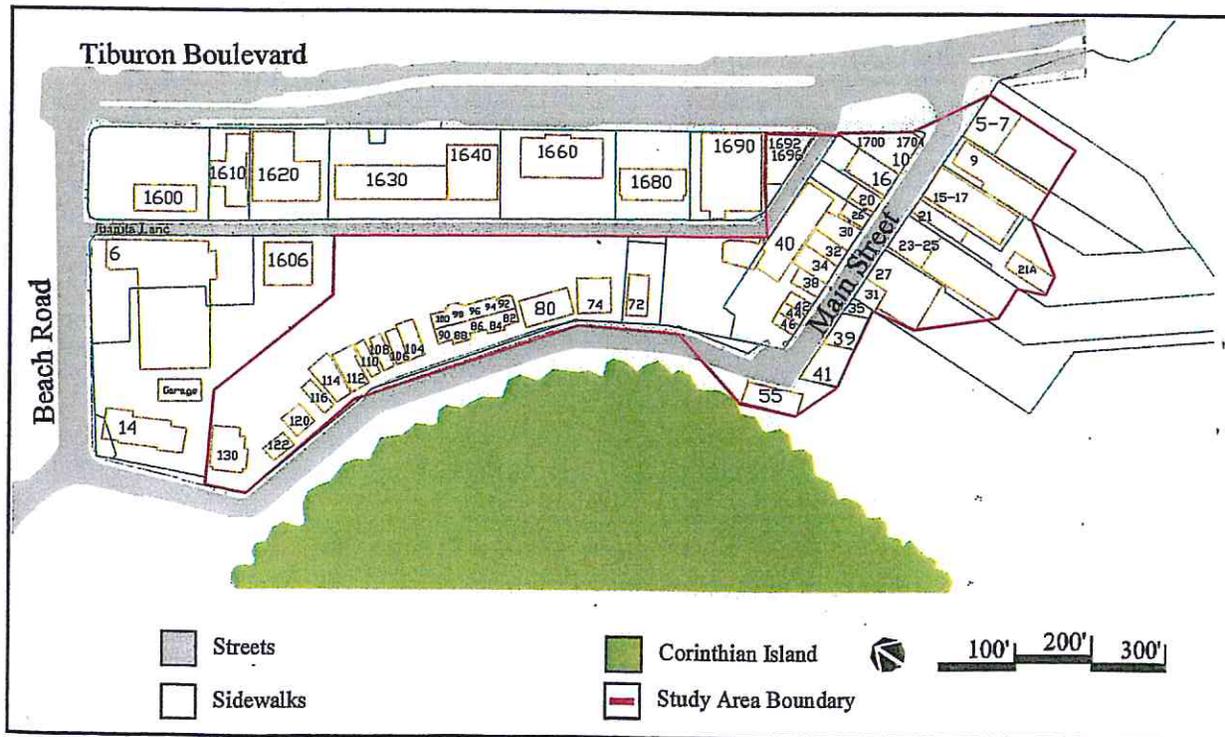
² The Mills Act is a state law enabling local governments to enter into contracts with owners of qualified historic properties to authorize a property tax reduction in exchange for preservation of the historic structure.

all of the statements below refer only to the area and structures located within the Study Area.

The boundaries of the Study Area were determined by focusing on the historical center of Downtown and where the greatest concentration of buildings is located. The historical commercial Downtown had its beginnings on Main Street and it is there and along Ark Row that most of the historic structures are located. Other individual historic structures, such as the Donahue Building and Lyford Tower, are located in the Downtown area, but do not function as part of the commercial center. The buildings along Beach Road, Tiburon Boulevard and Juanita Lane were originally considered for inclusion in the Study Area because they are part of the superblock that includes Main Street and Ark Row, share parking with the other streets, and are functionally connected with the buildings on the other streets. Subsequent to preliminary analysis of data regarding date of construction, architectural style and integrity, and history of the buildings along Beach Road, Tiburon

Boulevard and Juanita Lane, it was determined that neither individually nor as a group would they contribute to or support the creation of a preservation district. All but one of these buildings (1696 Tiburon Boulevard) were constructed after 1952, and most were built in 1960s and 1970s.³

Informed by this analysis, a new boundary was drawn to delineate the area that would be considered and analyzed for a possible preservation district. This boundary, as shown on Figure 1 below, excludes all of the buildings with addresses on Beach Road, Tiburon Boulevard, and Juanita Lane, with the exception of 1696 Tiburon Boulevard.⁴ In addition, 130 Main Street, a two-story residence constructed in 1977 and adjacent to these other buildings, was also excluded. From this point forward in the report, the term "Study Area" refers to this smaller and more defined area and all subsequent analysis is based on the boundaries of this area unless otherwise stated.

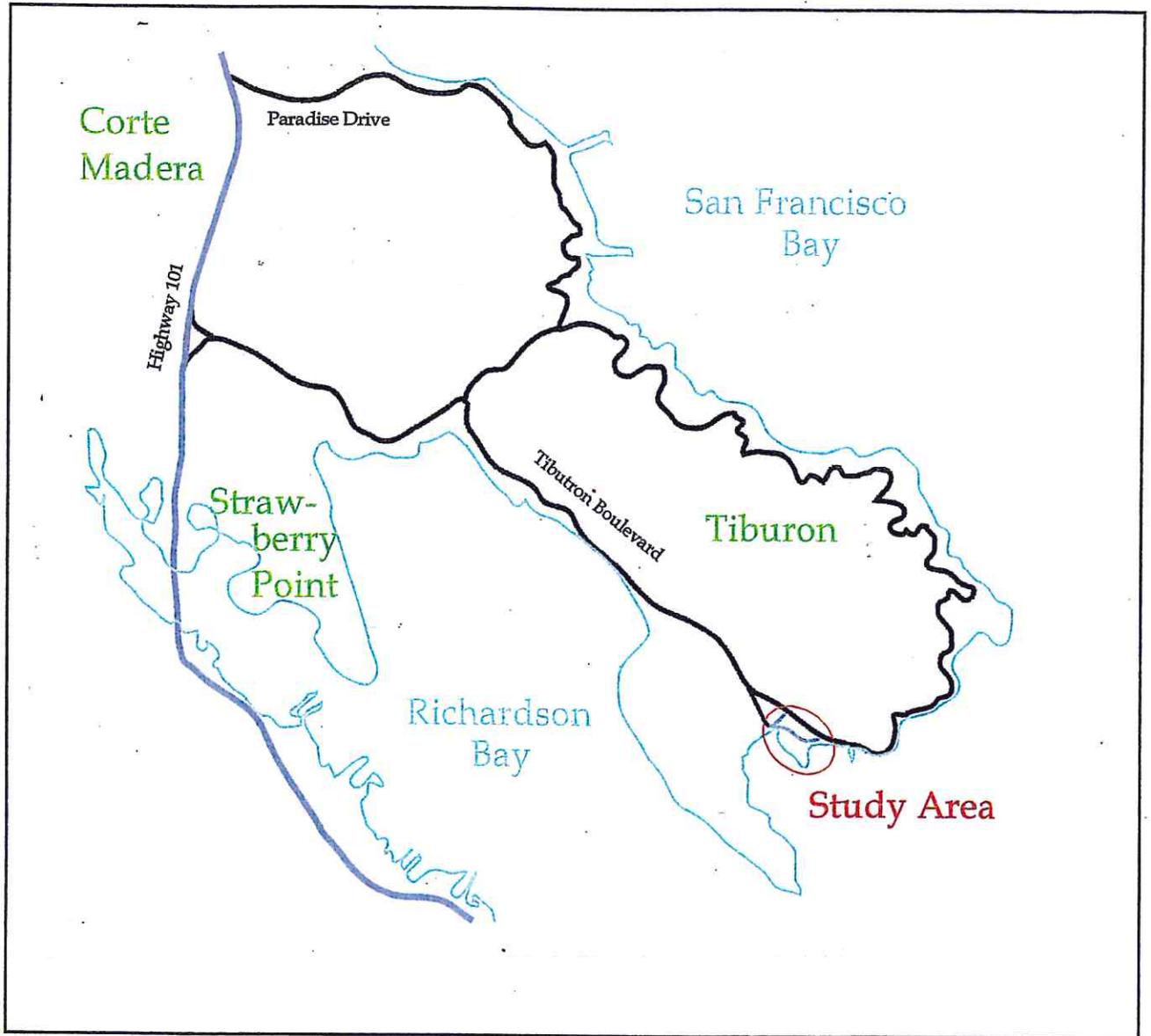


Study Area Boundaries

~ Figure No. 1

³ 1696 Tiburon Boulevard was constructed in 1936 and is discussed further below.

⁴ The address of the Tiburon Playhouse, which sits between Main Street and Juanita Lane, is 40 Main Street, and thus remains part of the Study Area



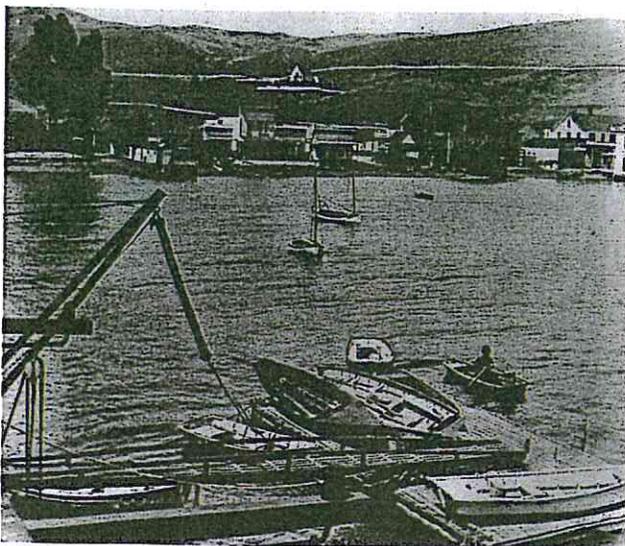
Study Area Boundaries

Figure No. 1A

Existing
Context

Overview of Town History

- **1834:** The Modern history of Tiburon begins when John Thomas Reed, an Irishman by birth, is formally granted permission by the Mexican authorities to occupy the Rancho Corte de Madera del Presidio, a vast area of redwood groves and grassland that included the Tiburon Peninsula, Belvedere, and major portions of Mill Valley, Corte Madera, and Larkspur.
- **1883:** Lyford's Hygeia, the first real estate subdivision in the area, is developed by Dr. Benjamin Lyford.
- **1870s:** The shipwrecking industry is established on the Tiburon Peninsula.
- **1884:** Railroad magnate Peter Donahue completes a railroad line between Tiburon Point and San Rafael with a Ferry connection to San Francisco. By this time, Tiburon is a real town, with a post office and a few shacks resting on piers on the northern end of Main Street.
- **1880s:** Throughout this decade, saloons, boarding houses, and grocery stores appear along Main Street. At Donahue's town on the Petaluma River, shops and boarding houses, are dismantled and floated to Tiburon on barges.
- **1890:** Fire devastates the entire business portion of Tiburon. About a dozen arks (or houseboats) inhabit Belvedere Cove, serving for the most part, as summer vacation residences.
- **1901:** Ferry service directly to San Francisco ends.
- **1921:** The Great Fire of Tiburon occurs on April 4. Nine structures, including a hotel, garage, and butcher shop are destroyed. In their place new buildings arise, including, in some cases, old arks.



Tiburon Waterfront, Circa 1888

Photo No. 2



Main Street, Undated

Photo No. 3

- **1920s:** Main Street is paved and sidewalks are added, replacing the wooden planks.
- **1930:** Tiburon Boulevard is paved and thus made a direct route to the east end of Main Street (rather than driving along the east shore of Belvedere, turning onto Beach Road, and crossing a drawbridge).
- **1940s:** Belvedere Cove is filled in.
- **1950s:** The town begins its evolution as a bedroom suburb of San Francisco. As such, businesses move from Main Street to more parking-friendly locations. Main Street stores become more tourist oriented. Population is a little more than 2,000 residents.

- **1955:** The "Paint-Up" occurs, in which fifteen Main Street buildings are painted in one weekend by Town residents. This event is seen as the turning point for the Town's evolution from railroad town to commuter-tourist community.



Main Street, Circa 1950

Photo No. 4

- **1964:** The Town of Tiburon is incorporated. The population is a little more than 3,000 residents.
- **1968:** The last train pulls out of Tiburon, thus ending the Town's railroad era.



Main Street, Circa 1970

Photo No. 5

Physical Setting

Location

The Town of Tiburon is located in Marin County on the Tiburon Peninsula along Richardson Bay. The Town is situated across Richardson Bay from the City of Sausalito and about four miles away (as the crow flies) across San Francisco Bay and about twenty miles by car across the Golden Gate Bridge from San Francisco. Downtown Tiburon is situated along the southeastern edge of the Town along San Francisco Bay.

Urban Design

The Study Area can be considered to have two primary groupings of buildings as distinguished by their location, topographic and physical setting, scale, and to some degree, period of construction. As such, this report identifies these areas as the following two subdistricts:

- **Lower Main Street:** At the eastern end of the Study Area is Main Street and the buildings that line either side of it from Tiburon Boulevard to Corinthian Island. Nearly all of the buildings directly relate to the street, but the buildings on the south side also have a strong orientation to the water due to their location on the shoreline. Views of San Francisco Bay and of the City of San Francisco are important elements for many of these buildings. This section of Main Street is nearly perfectly straight and flat. The Tiburon Playhouse, which sits along Juanita Lane behind the buildings that line the north side of Main Street, is included in this subdistrict.
- **Ark Row:** Directly across from Corinthian Island, this area is a tight collection of buildings on the curving, sloping upper section of Main Street from its intersection of the straight section of the street to where it again straightens out on the western side just before it intersects Beach Road. The buildings in this section line only the northern side of the street. The sidewalk along the northern side of the street is narrow, although some buildings have front porches that serve to extend the pedestrian circulation path and provide additional visual open space.

Land Uses

The Study Area serves as the center of the Town's commercial activity, serving both local residents and visitors, and has little else other than commercial uses (see Appendix A for Land Use Map). Both of the subdistricts support a variety of commercial uses, including restaurants and other food services, retail stores, and professional offices. Lower Main Street is almost entirely retail on its north side and primarily a mix of restaurants and professional offices on its south side. A movie theater is located between Main Street and Juanita Lane and represents the only dedicated entertainment use currently in the Study Area.

Ark Row is distinguished by its preponderance of retail establishments, although it includes some residential and office uses. A large public parking area is also located between Juanita Lane and the rear of the buildings that comprise Ark Row. As of the date this study was prepared, there were three structures that were vacant. Other than the small corner plaza at the intersection of Tiburon Boulevard and Main Street, there are no defined public open spaces in the Study Area.

Architecture

Encompassed within the Study Area are a total of 40 individual structures. The structures can generally be placed into one of five historical periods based on when they were built and their corresponding architectural style.⁵ (See Appendix B for a complete listing of buildings by date of construction and Appendix C for corresponding map).

- **1870-1900:** There are seven buildings of this period, four of which are located on the western half of Ark Row while the other three are on Lower Main Street. These buildings represent three distinct architectural styles. Perhaps the most distinctive of which is represented by the one-story, narrow, flat-roofed, wooden ark at 104 Main Street. Although there are a



104 Main Street, 1998

Photo No. 6

number of other structures in Downtown that share this building's characteristics, this appears to be the only one that may have originally functioned as the cabin of a ship. This building, and others of the ark style, are further characterized by porches, pediments, gabled trim, bay windows, panel doors, and Victorian cottage molding.

A second style is best represented by the oldest structure in the Study Area, 122 Main Street, which was built in the rather undistinguished late 18th Century vernacular. This and three other structures from this period (21A, 112 and 120 Main Street) are of a larger scale than the arks and are characterized by minimal articulation, panel doors, gable roofs, a lack of bay windows, and residential appointments.

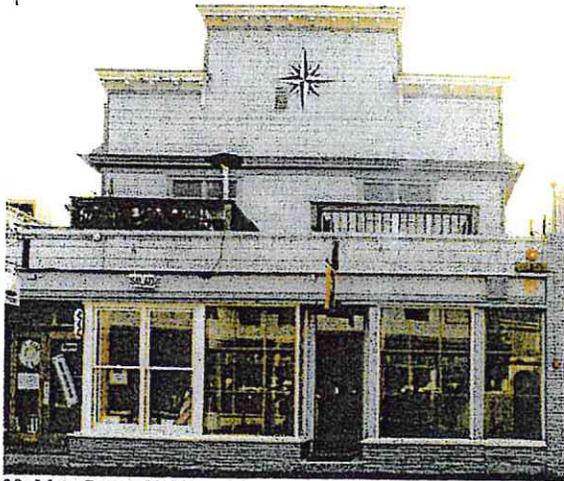


122 Main Street, 1998

Photo No. 7

⁵ The information regarding date of construction was compiled through extensive research from a variety of sources, including the Heritage and Arts Commission, Tiburon/Belvedere Historical Society, photographs, County Assessor's records, members of the community, and secondary sources. Nonetheless, this information is imperfect and represents only the best information available.

The third style represented during this period is that of the commercial false-front as exemplified by 15-17 and 38 Main Street. This popular mid-late 19th Century style is characterized most notably by an elaborate applied facade behind which is a simple gabled or flat-roof structure that has no relation to its front. Some buildings, like 38 Main Street, also include wood cornice projections, and tripartite windows. This is an architectural style unique to the west coast and one that is often associated with the "old west."



38 Main Street, 1998

Photo No. 8

- 1901-1921: Of the three pre-World War II periods represented in the Study Area, this period has the greatest number of structures with fourteen. There are six such structures along Ark Row and eight along Lower Main Street. Five of these structures (106, 108, 110, 114 and 116 Main) on Ark Row are arks and are similar to 104 Main Street, although different in that they have pitched roofs.



106 Main Street, 1998

Photo No. 9

Six of the other buildings (16, 20, 30, 32, 34, and 72 Main) from this period are on the north side of Main Street and have commercial false-front designs. Many of these buildings have Victorian moldings, divided-light windows, and transom windows above the storefront. Many of these buildings have also been altered (some dramatically), including replacement of lower divided-light windows with large panes of glass to better display goods for sale. All of these buildings originally had clapboard siding, but some have had brick or stucco added over the original cladding. Victorian appointments in the cornice projection of the buildings indicates a separation between the storefront on the lower level and other uses above. Recessed entries are also typical of buildings of this style.



32 Main Street, 1998

Photo No. 10

There are three uniquely designed structures from this period. One, 27 Main Street, is on the south side of the street and is of the Modern style with Art Deco references, including a stucco finish, Deco pilasters, and an ornamented face but otherwise lacking ornamentation. This structure also has a central entrance gable, a recessed entry, and commercial windows. On the north side of the street, 28 Main Street is an unornamented storefront and parapet infill structure in what was once an alley between buildings. Next door, 26 Main Street, a building that has been dramatically altered, has a traditional storefront on the ground level and a pitched roof, residential-style clapboard-sided second story with a central fan window.



27 Main Street, 1998

Photo No. 11

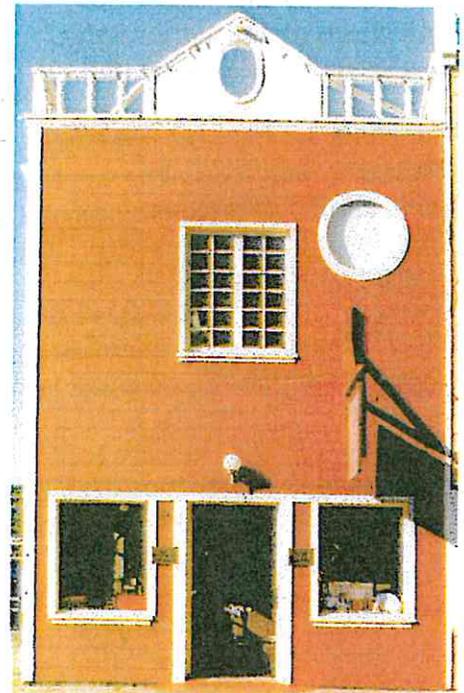
- 1922-1936:** There are six structures from this period, all but one of which are located contiguous to one another on the south side of Lower Main Street's western end. This period has perhaps the least continuity amongst its structures, each being distinct from the other. These buildings range from red brick, Georgian-style commercial (55 Main), to the dramatically-altered Polynesian-thatched hut (41 Main). Less distinctive perhaps, are three two-story commercial structures, two of which (35 and 39 Main) have been substantially altered and one (31 Main) that retains its large commercial window pane on the ground floor and divided-light windows on the second level. Lastly, 1696 Tiburon Boulevard is a unique structure that is unusually horizontal (relative to the rest of Downtown), of wood construction, and has Cape Cod stylistic references.

- 1952-1975:** There are thirteen structures from this period. About a third of the buildings on the eastern section of Main Street were constructed during this period, as were three buildings on Ark Row. Most of these buildings (9, 42, 44, 46, 82-90 and 92-100 Main) are contemporary attempts to look like the older false-front commercial structures seen elsewhere in the area, although there is some diversity of stylistic references amongst them, including Italianate, Victorian, and "Ghost Town" detailing. Many of the buildings from this period (5-7, 10, 21, 23-25, 74 and 80 Main) are contemporary, overtly modern (International Style) and have no historic references, but also are distinct from one another. Perhaps the one exception is 40 Main Street, the original 1950s component of which was built in the style of an ark with a low pitched roof, but whose 1990s addition does not match its original component in style, detailing, or scale.



55 Main Street, 1998

Photo No. 12



46 Main Street, 1998

Photo No. 13

Policy Conditions

Development in the Downtown is guided and restricted by a variety of adopted regulations that are implemented by the Town. The primary planning regulations that are currently in effect are the *Tiburon General Plan*, the Tiburon Zoning Ordinance, and the Town of Tiburon Design Guidelines. The review authorities responsible for implementing these regulations are the Town Planning staff, Heritage and Arts Commission, Design Review Board, Planning Commission, and Town Council.

General Plan

The *Tiburon General Plan* (General Plan), the comprehensive long-term guide for development in the Town, consists of seven elements, or sections, including: Land Use, Safety, Circulation, Open Space and Conservation, Housing, Noise, and Parks and Recreation. Each element of the Plan is presented as a series of goals and policies related to the subject of the element. Although each of the elements includes information that is in some way related to Downtown, only the Land Use Element (its Downtown Sub-Element in particular), relates specifically to design, development and preservation in the Study Area.

The Land Use Element establishes the type and intensity of activity that occurs within the Town. Goals and policies directly related to the Study Area are presented in the Downtown Sub-Element. The Land Use Element was adopted in 1989 and portions of it were revised in 1990 and 1994. Policies and "implementing programs" relevant to this study are listed below:⁶

- **Policy DT-11:** The Town of Tiburon shall encourage preservation of significant historic buildings in the Downtown area.
- **Policy DT-12:** Downtown buildings destroyed by fire or other act may be rebuilt to the same FAR⁷ as the existing building. This policy may also apply to renovation and remodel of existing Downtown buildings and is intended to protect the unique character of Downtown Tiburon.

- **Policy DT-13:** The Town of Tiburon shall adopt Downtown Tiburon design guidelines to ensure to the maximum extent feasible a consistent construction pattern within the various land use areas and to ensure to the maximum extent possible that views are not unreasonably encroached upon.
- **Policy DT-14:** The height, shape, and bulk of new structures in Downtown Tiburon shall be small in scale in order to enhance the village character. FAR standards are established by the Land Use Element.
- **Implementing Program DT-a:** The Town shall develop, adopt, and enforce design guidelines for the Downtown Area.
- **Implementing Program DT-e:** The Town shall consider preparation and adoption of a historic preservation ordinance for the Downtown area.

A comprehensive Downtown Plan was adopted in 1970 as an element of the General Plan and was revised in 1975. The 1975 Downtown Plan is generally considered to have been implemented and is therefore no longer an active policy document, having been superseded by the Downtown Sub-Element. Although no longer active, many of the fundamental principles of the Downtown Plan remain relevant today and are reflected in more recent policies of the General Plan.

Zoning Ordinance

Tiburon's current Zoning Ordinance was adopted in 1990 and revised most recently in 1994. The Zoning Ordinance established various zones for the entire incorporated limits of the Town. Within the zones, regulations were put into effect relating to the uses of land and buildings, height limits of buildings, yards and open spaces about buildings, and permits required for development. The purpose of the Zoning Ordinance is to achieve a variety of objectives, including to: provide a

⁶ Note that inclusion of these policies and programs in the General Plan does not necessarily mean that they have been or ever will be accomplished.
⁷ Floor Area Ratio (FAR) refers to the density of development as calculated by the ratio of building floor area to property size.

framework for the physical development of the Town; foster a harmonious relationship among land uses; preserve the natural beauty of the Town's setting and ensure conservation of its scenic, historic, recreational, and wildlife resources; ensure that uses and structures enhance their sites and harmonize with the surrounding area; and provide a framework for implementation of the Town's adopted General Plan.

All of the land within the Study Area has one of two zoning designations, Village Commercial (VC) or Neighborhood Commercial (NC). The portion of the Study Area bounded by Juanita Lane, Tiburon Boulevard, Main Street and Beach Boulevard is zoned VC. The one Study Area property that is not in the VC district, 1696 Tiburon Boulevard, is zoned NC. The provisions of the two districts are as follows:

- *Neighborhood Commercial*: Intended to provide for predominantly resident-serving commercial and office uses, while allowing incidental residential uses in accordance with the General Plan. New tourism-oriented uses are strongly discouraged. A wide variety of retail and service uses are conditionally permitted, meaning that they require a use permit granted by the Planning Commission. Land and structure regulations in the NC zone include: 30-foot building height limit; 17 percent lot coverage limit; 10,000 square-foot minimum lot size; .17 Floor Area Ratio (FAR) density limit; use permits for new construction, additions, reconstruction, or grading of a vacant site; and Site Plan and Architectural Review.
- *Village Commercial*: The VC zone has the same permitted uses, conditional uses, and land and structure regulations as the NC zone, except that this zone also allows uses that are exclusively tourist-oriented.

Planning Commission

The Tiburon Planning Commission is the decision-making authority composed of five members of the community who are appointed

by the Mayor and approved by Town Council. Conditional Use Permits are granted by the Planning Commission based on the Commission's determination of the compatibility of the proposed project with existing surrounding uses, the character of the Town, General Plan provisions, and the Zoning Ordinance. Review by a committee such as this is considered "discretionary review" because it is based on the judgement and interpretation of individuals rather than a literal reading of a legal prescription that requires no interpretation.

Design Review Board

The duties of the Design Review Board (DRB) are to review and then approve, deny, or approve with modifications applications for Site Plan and Architectural Review as directed by the requirements of specific zoning districts, including the Neighborhood Commercial and Village Commercial districts. Review by the DRB pertains to new construction of structures, landscaping plans, and parking layouts. Whereas the Planning Commission reviews an application's suitability in terms of its use and location, the DRB assesses the design components of a project.

In reviewing applications for Site Plan and Architectural Review, the DRB may reference/rely on two documents: Section 4.02.07 of the Tiburon Zoning Ordinance (*Guiding Principles in the Review of Applications*) and the *Town of Tiburon Design Guidelines For Hillside Dwellings and General Design Guidelines for New Construction and Remodeling* (Hillside Guidelines). Section 4.02.07 of the Tiburon Zoning Ordinance sets forth the principles to be used by the Town decision-makers in reviewing applications for Site Plan Review and Architectural Review, including Site Layout, Neighborhood Character, Compatibility of Architectural Style and Exterior Finish, Lighting, and Landscaping. These principles are general in nature and do not provide any separate consideration or specificity for Downtown Tiburon. The Hillside Guidelines focus on the issues of reducing building bulk, environmental impact, and preservation of views, primarily for hillside development. As such, the Hillside

Guidelines provide no direct and little indirect information that is useful for the Downtown area or historic/historically compatible structures.

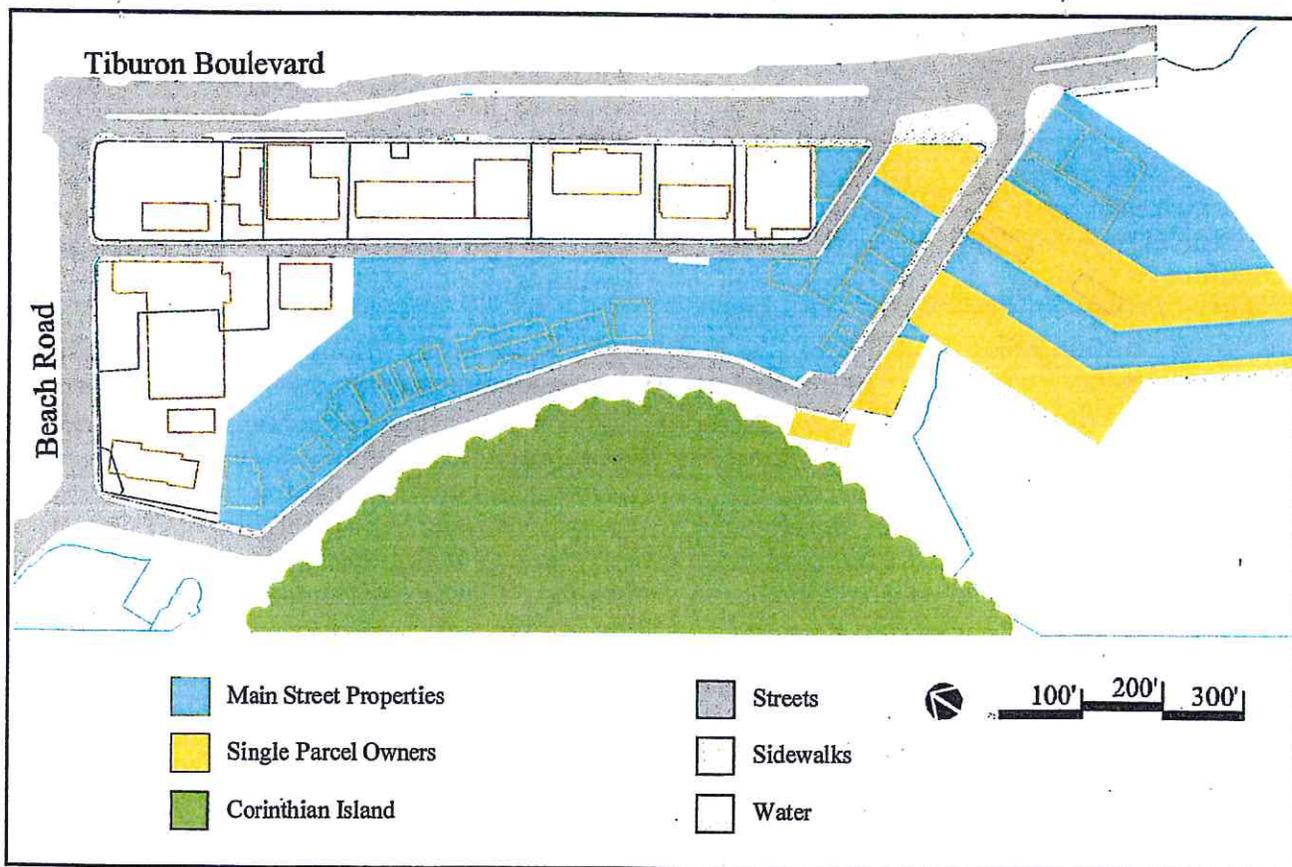
Heritage and Arts Commission

Operating separately from the above-described regulatory elements, but with overlapping purpose, the Heritage and Arts Commission (HAC) serves as an advisory board to the Town Council for designated and potentially designated historic properties. Any conditional use application affecting a designated historic structure is also reviewed by the HAC. The HAC was created with the adoption of Chapter 13B (Historic Landmarks) to the Town of Tiburon Municipal Code. Chapter 13B also sets forth

provisions for the procedure for designating historic landmarks and the standards to be used in determining such designation.

Ownership

The primary owner of property within the Study Area is Main Street Properties, which owns approximately eighty percent of the land and structures, including most of Main Street and all of Ark Row. Main Street Properties is a local, family-owned company that has owned much of this property for decades. Other owners include Purdy, Zandvakili, Della Santina, Potts, Tiburon Investment Company, Tiburon Tommies, McDonough, and National Emergency Services, all of which own one property each.



Property Ownership Map

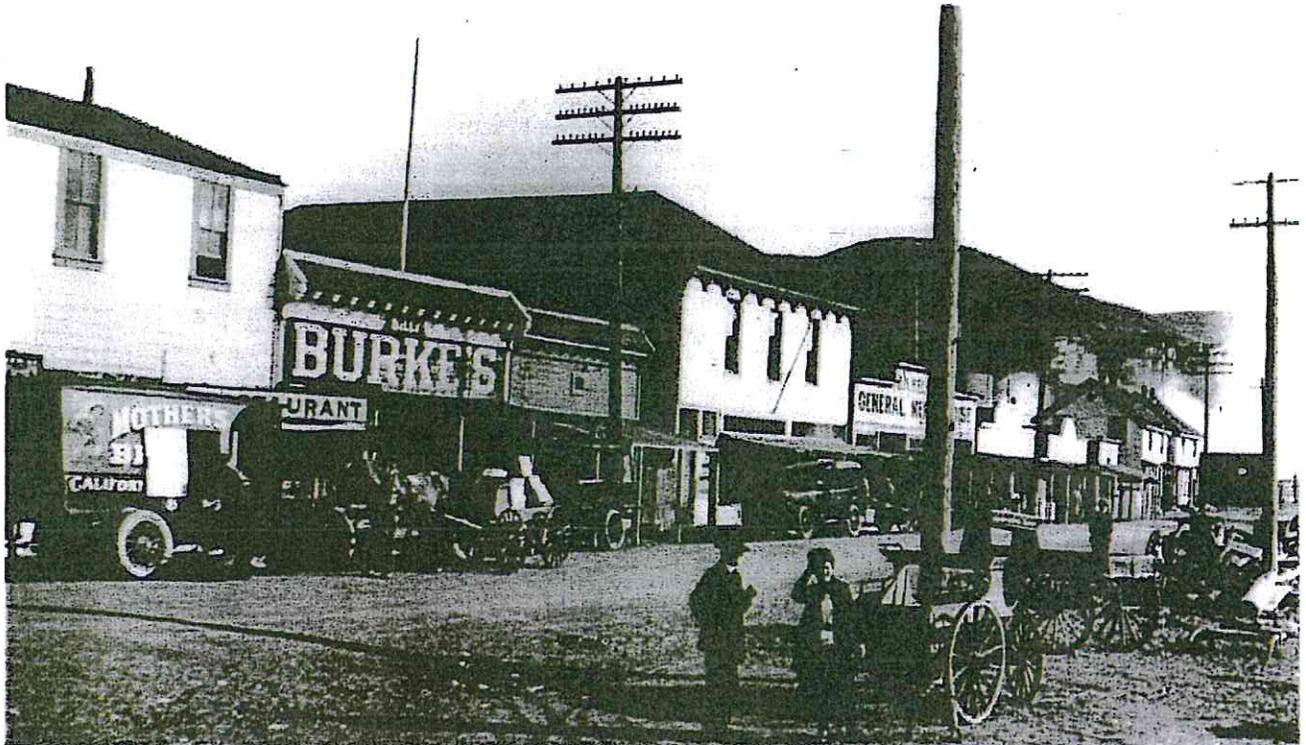
Figure No. 2

Findings

Period of Significance

The Period of Significance refers to the historical span of years during which a district's most important structures were constructed. It is the characteristics of buildings built during this period that are generally considered most valuable and that give the area the valuable character that is being sought to be preserved. Regardless of the specific preservation tool that is utilized, it is the character and specific architectural characteristics from buildings built during this period that serve as the reference point for future decisions required for building construction, alteration, or demolition. It is this period of history that a community is seeking to capture, preserve and therefore promote compatibility with, whether with new construction or the renovation of existing structures. The Period of Significance can, however, span more than one distinct historical or architectural era.

The Period of Significance that was identified for the Study Area was 1870-1921. This span of years incorporates the Downtown's first two architectural periods, 1870-1900 and 1901-1921. Although this period spans more than fifty years and includes at least three distinct architectural styles, it was selected because it is the buildings that remain from these years that give the Downtown the special character that is most commonly valued by residents of Tiburon and its visitors. This is evident from the structures favored by participants in the public workshops as well as from the objective evaluation that was conducted.



Main Street, Circa 1915

Photo No. 14

Building Evaluations

Each building within the Study Area was evaluated and given one of three ratings: Significant, Complementary, or Non-Complementary (see Appendix D for a listing of each building's rating and Appendix E for a corresponding map). The ratings were determined based on the structure's date of construction, input from participants in the public workshops, and visual assessment of the structure's architectural quality and integrity. The following is the definition for each of the three rating categories:

Significant

The Significant rating refers to structures that have retained their historic integrity and, with one exception, that date from the Study Area's Period of Significance. These structures are of the highest importance in maintaining the historic character of the neighborhood and serve as the focus of preservation efforts.

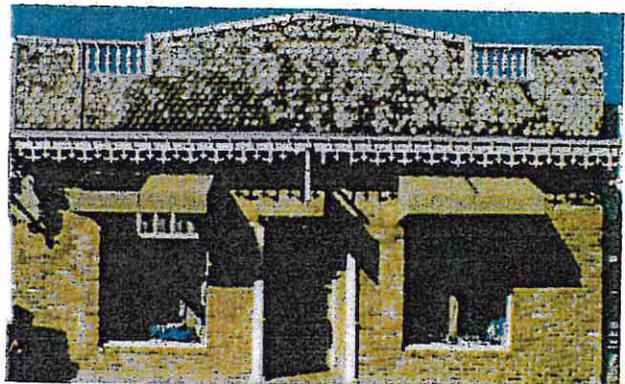
Of the 40 buildings that were surveyed and rated as part of this study, sixteen (40%) were given the Significant rating. Of those buildings, all but one were constructed during the period of significance. The one Significant building that was not constructed during the Period of Significance, 55 Main Street (see Photo No. 11), is an impressive structure that has retained its integrity, but which, as a brick Georgian bank, is unique for the area and not representative of the architectural characteristics that are most important for the Downtown to preserve and promote.

Conversely, there were six buildings constructed during the Period of Significance that were not rated as Significant. Most of those structures received lower ratings because they had been altered such that they had lost their architectural integrity and character-defining elements, as is the case for 15-17, 16, 26, and 30 Main Street. Three of these buildings (15-17, 26 and 30 Main) are rated Complementary and would likely be considered Significant if they were appropriately restored. Similarly, 16 Main Street is rated Non-Complementary but could be Complementary if restored. The building at 122 Main Street is an historic structure, in fact the oldest in the Study Area, but because its architectural style does not represent the predominant architectural theme of the neighborhood, it was rated Complementary.⁸ The structure located at 28 Main Street is more of a storefront than a complete building and it was therefore rated Non-Complementary. Only one building from the 1922-1936 period was rated Significant (55 Main, as mentioned above) and none of the buildings from the 1952-1972 were rated Significant.



38 Main Street, 1998

Photo No. 15



30 Main Street, 1998

Photo No. 16

⁸ The rating of this structure reiterates the fact that the ratings provided in this study pertain to the Downtown as a district, rather than solely to freestanding works of architecture.

Complementary

The Complementary rating refers to structures that are not deserving of individual architectural merit, but which have enough architectural quality or integrity that they support the pervasive historical character established by the Significant structures and the Period of Significance. These buildings may date from the Period of Significance but do not retain their integrity, or are of a later period, yet are of a design and have enough integrity that they complement the Significant structures.



10 Main Street, 1998

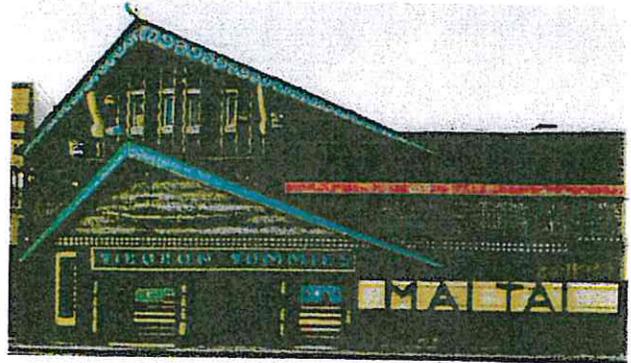
Photo No. 17

There are seventeen buildings (42%) that were rated as Complementary structures. Of these structures, two are from the pre-1901 period, two are from the 1901-1921 period, three are from 1922-1936, and ten were built during the most recent period. As mentioned above, four of these structures were built during the Period of Significance yet either have not retained their integrity or are not stylistically compatible enough to be rated Significant.

Non-Complementary

This category identifies buildings that either post-date the Period of Significance or were constructed during the Period of Significance but have since been altered substantially and thus no longer maintain the architectural qualities or character typical of buildings from that era. These structures generally share little or no architectural commonalities with the Significant structures. Buildings in this category do not reflect the attributes that are being sought for preservation in the Downtown.

There are seven buildings (18%) that were given this rating. One of these buildings is located on Ark Row (74 Main), while the other six are split between the north and south sides of Main Street. The best known of these buildings is 41 Main Street (most commonly known as the former Tiburon Tommies nightclub). Although this building is nearly 70 years old, its current architectural style (Polynesian thatched hut) masks its original design and sets it dramatically apart from all of the other buildings in the neighborhood. This structure calls so much attention to itself in its uniqueness, that whether loved or hated, it detracts from the historical and stylistic continuity of the neighborhood. A more common example of a building in this category is 39 Main Street.



39 Main Street, 1998

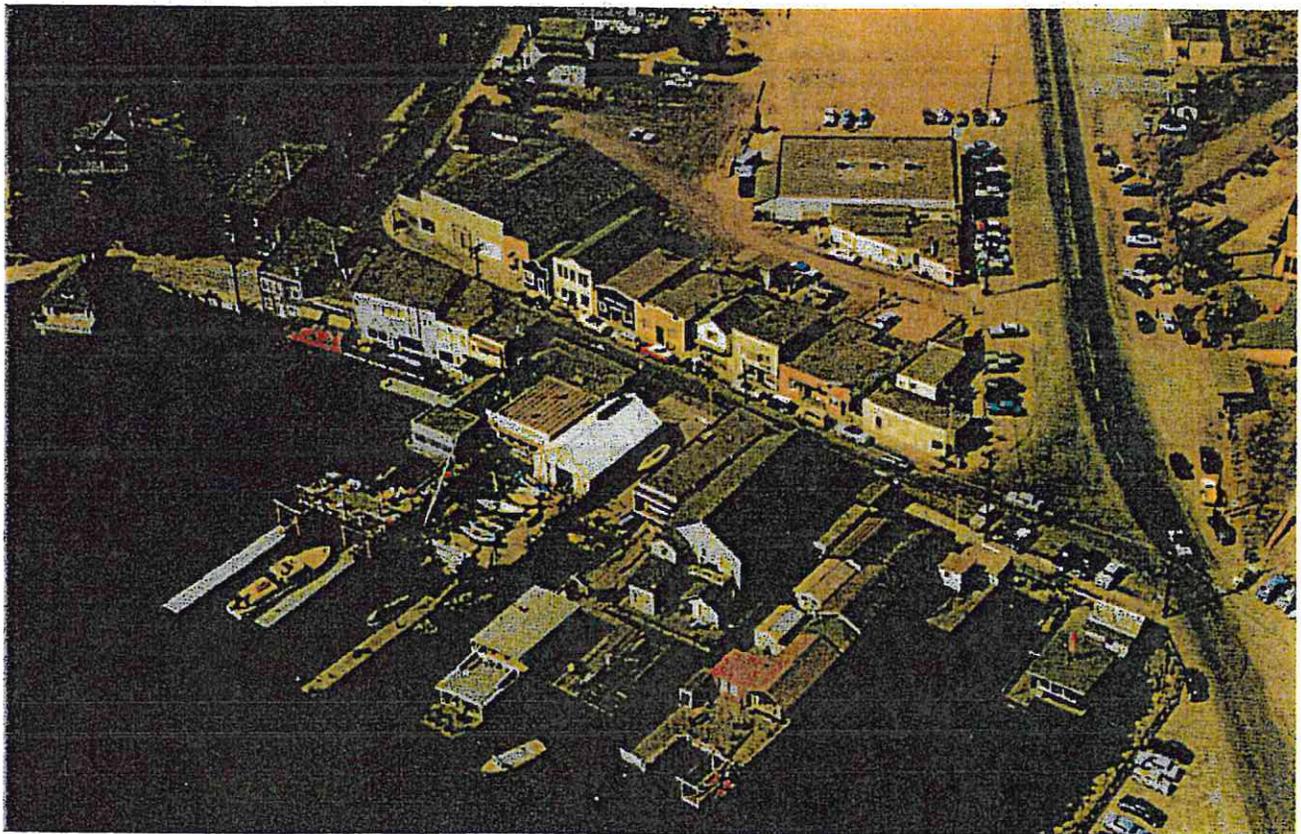
41

Photo No. 18

Boundaries

The boundaries of a potential preservation district are intended to include all of the buildings and related non-building structures essential to creating a unified and distinct district. Excluded from the district are other areas where small pockets of historic buildings or individual buildings have been isolated from the district by nonhistoric construction. As such, the recommended boundaries for a potential preservation district have been drawn to include the entirety of Main Street (including Ark Row), except for the westernmost building at 130 Main Street.

In addition, 1696 Tiburon Boulevard, which sits at the intersection of Juanita Lane and Tiburon Boulevard and functions as part of the gateway to the neighborhood, has been included. None of the Significant-rated structures were excluded from the district.



Tiburon, Circa 1955

Photo No. 19

Recommendations

Recommendations

As described at the outset of this study, there are at least four preservation mechanisms that could be utilized for the purposes of ensuring the preservation of Downtown Tiburon's historic resources. What follows is a discussion about the mechanisms that are recommended for the Town to pursue as well as an explanation of why other mechanisms were not recommended.

This study included an analysis of the existing regulatory framework that currently governs development throughout the Town of Tiburon, and specifically the Downtown. The analysis revealed that the Town's existing planning and zoning regulations, as embodied in the Zoning Ordinance and the Land Use Element of the General Plan, are quite restrictive and are adequate for addressing issues related to height, bulk, density and use of proposed development (renovations, additions and new construction). Also evident from the analysis is that there are no established, codified, and consistently predictable regulatory provisions in place for reviewing the architectural style, detailing, and general aesthetics of proposed development projects in the Downtown.

More importantly (and less obvious), this study also revealed three important conclusions about the value of the historic resources of Downtown Tiburon. First, there is nearly a universal opinion amongst the Town's residents, elected/appointed representatives, and property owners that the Downtown is a special resource with unique characteristics that should be preserved. This fact was reinforced through the course of conducting research for this study and, more directly, through the public workshops and hearings.

Second, the Downtown does in fact have unique and historic architectural characteristics that, when evaluated objectively, are deserving of preservation. This is true both in terms of its individual buildings, as reflected by the number of Significant-rated structures, and the general charm and attractiveness of the neighborhood itself.

Third, while the Downtown does have a collection of historic structures and is a unique, charming, and an important component of the Town, an historic district does not seem warranted. This conclusion is based on the fact that the Downtown:

- Lacks a coherent theme related to its architecture or an historical event/period, as reflected by the length of the Period of Significance and the variety of styles that it contains;
- Includes numerous structures that cannot be considered historic resources due to their age or because they have been dramatically (and insensitively) altered, thus losing their integrity; and
- Is arranged with historic and non-historic structures distributed throughout it.

Based on these conclusions and acknowledgement of the existing regulatory system, it is recommended that, at a minimum, the Town establish and adopt a set of design guidelines for the Downtown. It is recommended that such guidelines be established through a public process and that they be applied to the area within the recommended boundaries described above. At a minimum, the guidelines should address issues of height, bulk, scale, setbacks and rhythm of spacing, access, materials, color, detailing, facade treatment, historicism, and architectural style, and be done utilizing the Period of Significance as the primary reference. Historic areas and districts in nearby cities, such as Larkspur and Sausalito, should be used as references.



Public Workshop, 1998

Photo No. 20

Establishment of such guidelines would allow for conformance with General Plan Policy DT-11 (which encourages historic preservation in the Downtown) and provide Town decision-makers with researched, reasoned, and non-politically based criteria upon which decisions can be made. Although not specifically binding, the guidelines would serve as the basis for the public review of applications for renovation, reconstruction, or new construction within the defined boundaries. Guidelines would be used by developers, architects, and planners to promote sympathetic relationships between proposed development and the current built fabric of the Downtown. As such, design guidelines would provide a consistent reference throughout the review process, thus adding certainty for all parties involved. The long-term result would be that the cherished character of the Downtown, including the valuable elements of specific historic resources, would be maintained and improved upon for many years into the future.

It also recommended that the Town prepare and adopt an historical inventory. The benefits of doing an inventory, as explained above, would be the collection and official recording of historical data about each of the buildings studied, and use of the State Historic Building Code for qualified structures. A local inventory would be easier to do than a State Recorded and Evaluated Historic Inventory, and since there does not seem to be an overwhelming interest by property owners for historic preservation-related tax incentives, would likely be adequate to achieve the goals of the Town. Although the research conducted for this study was not focussed intensively on individual structures (it did not include construction history, information on the architect/builder, etc.) and used a rating system based on structures' relationship to the neighborhood rather than as individual historic resources, represents a majority of the work necessary for completion of a local inventory. Further, if at some point in the future the Town wanted to create an historic district, the inventory would facilitate pursuit of that course of action.

Adoption of a zoning ordinance amendment is not recommended because such a mechanism would only address issues of height, bulk, density and use. As noted above, these components of the development process are sufficiently addressed by existing Zoning Ordinance and General Plan provisions. An historic district is not recommended because, as stated above, the integrity and mix of buildings in the Downtown does not appear to warrant creation of a district. In addition, while there does seem to be a strong desire to preserve and maintain the charming qualities of the Downtown, there appears not to be a sentiment to create an historic district or gain the benefits that such a planning mechanism would provide. This may in part be because creation of an historic district would potentially bring the Town greater recognition and therefore attract additional visitors. This would be in direct conflict with provisions of the General Plan and Zoning Ordinance that explicitly discourage the Downtown from becoming overwhelmingly a tourist attraction and instead, that encourage it to be more resident-oriented.

Our belief, based both on our objective analysis and the input received from Town residents, decision-makers, and property owners, is that Downtown Tiburon has special historic resources and that those resources require additional planning efforts to ensure their long-term preservation. We have recommended that the Town make such additional efforts and hope that in some form, these recommendations are acted upon.



References

Text References

Heig, James, Teather, Louise, and Molten, Philip, *Pictorial History of Tiburon, A California Railroad Town*, Scottwall Associates, (sponsored by The Landmarks Society of Tiburon and Belvedere), 1984.

Morris, Marya, *Innovative Tools for Historic Preservation*, American Planning Association, Planning Advisory Service report Number 438, September, 1992.

The Landmarks Society of Belvedere-Tiburon.

U.S. Department of the Interior, National Park Service, Interagency Resources Division, *Guidelines for Local Surveys: A Basis for Preservation Planning*, National Register Bulletin 24, 1985.

U.S. Department of the Interior, National Park Service, Interagency Resources Division, *Defining Boundaries for National Register Properties*, National Register Bulletin 21, 1995.

Town of Tiburon Planning Department, *Town of Tiburon Design Guidelines Hillside Dwellings and General Design Guidelines for New Construction and Remodeling*, October, 1981.

Town of Tiburon Planning Department, *Town of Tiburon Zoning Ordinance*, 1990.

Town of Tiburon Planning Department, *Town of Tiburon General Plan*, Land Use Element (including the Downtown Sub-Element), November, 1989.

Figure References

Figure No. 1: 3D Visions

Figure No. 1A: 3D Visions

Figure No. 2: 3D Visions

Photo References

Photo No. 1: Courtesy of the Belvedere-Tiburon Historical Society.

Photo No. 2: Courtesy of the Belvedere-Tiburon Historical Society.

Photo No. 3: Courtesy of the Belvedere-Tiburon Historical Society.

Photo No. 4: Courtesy of the Belvedere-Tiburon Historical Society.

Photo No. 5: Courtesy of the Belvedere-Tiburon Historical Society.

Photo No. 6: Kate Gillespie, 3D Visions.

Photo No. 7: Kate Gillespie, 3D Visions.

Photo No. 8: Kate Gillespie, 3D Visions.

Photo No. 9: Kate Gillespie, 3D Visions.

Photo No. 10: Kate Gillespie, 3D Visions.

Photo No. 11: Kate Gillespie, 3D Visions.

Photo No. 12: Kate Gillespie, 3D Visions.

Photo No. 13: Kate Gillespie, 3D Visions.

Photo No. 14: Courtesy of the Belvedere-Tiburon Historical Society.

Photo No. 15: Kate Gillespie, 3D Visions.

Photo No. 16: Kate Gillespie, 3D Visions.

Photo No. 17: Kate Gillespie, 3D Visions.

Photo No. 18: Kate Gillespie, 3D Visions.

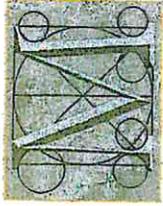
Photo No. 19: Courtesy of the Belvedere-Tiburon Historical Society.

Photo No. 20: Kate Gillespie, 3D Visions.

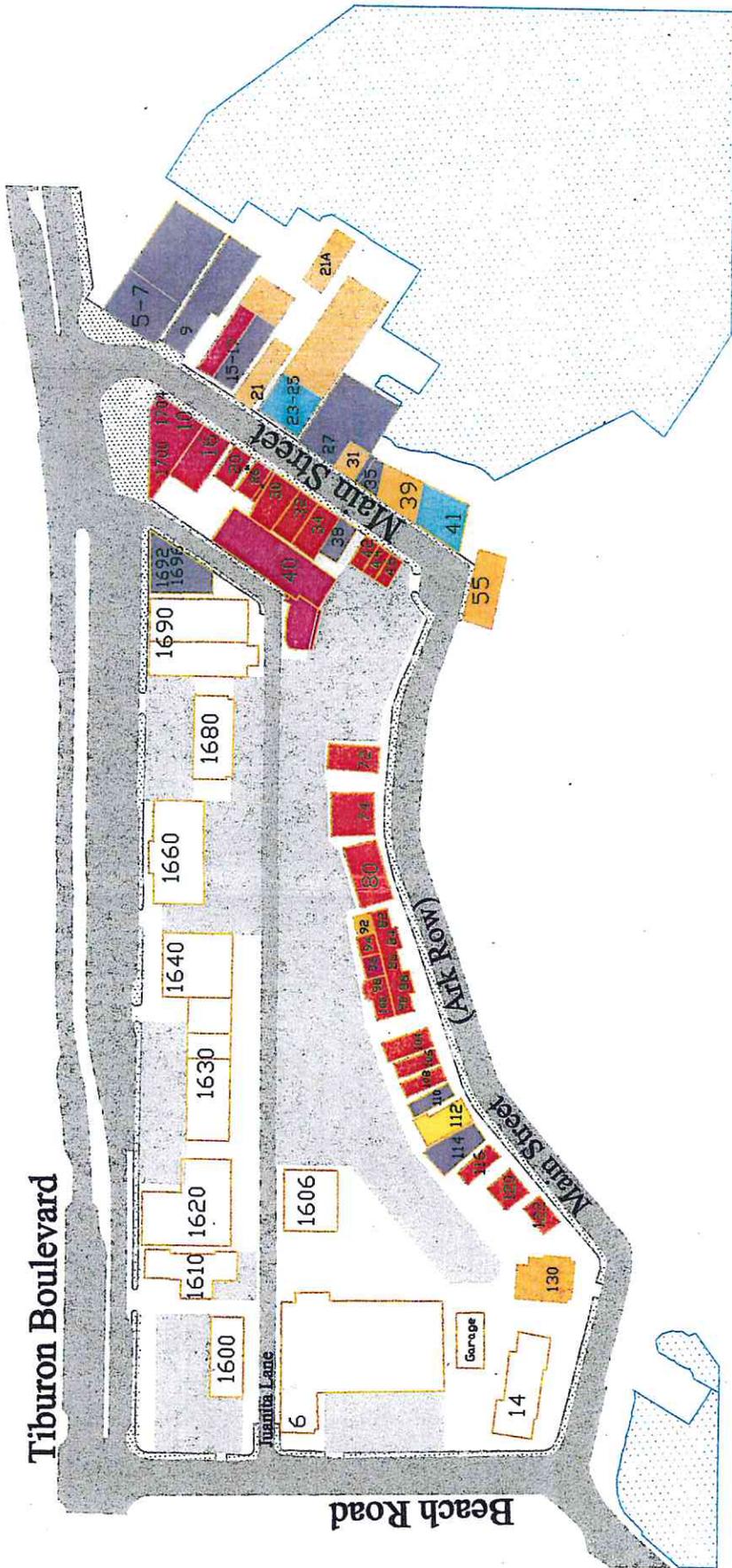
Appendices



TIBURON DOWNTOWN HISTORIC SURVEY LAND USE



Tiburon Boulevard

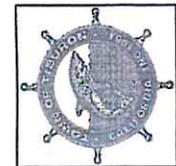


- Retail
- Restaurants
- Offices
- Entertainment
- Parking
- Vacant
- Streets
- Residential
- Sidewalks
- Water

February 1999

Appendix A

Line #	Year Built	Address	Tenant as of March 98
1	1870	122 Main Street	Just Nailed Manicuring, Next Salon
2	1880	118-120 Main Street	Alterations & Dressmaking by Trudy, Attorney, Belvedere Group
3	1886	15-17 Main Street	Waypoint Pizza, Silk, Satin & Lace, Old Gold Jewel
4	1890	112 Main Street	Residential, Ed's Garage Antique Car Display
5	1895	104 Main Street	Switzer Galleries, Attorney
6	1900	38 Main Street	Rooney's Café and Grill
7	1906	116 Main Street	Ark Angels
8	1910	20 Main Street	Harbor Light
9	1912	26 Main Street	Mark Reuben Gallery
10	1916	16 Main Street	St. Angelo's
11	1916	30 Main Street	R.J. Sax
12	1918	28 Main Street	Watch Store
13	1918	72 Main Street	Windsor Vineyards
14	1920	106 Main Street	Schoenberg Guitars
15	1920	108 Main Street	
16	1920	110 Main Street	Tiburon Deli
17	1920	27 Main Street	Sam's Café Anchor Restaurant
18	1921	32 Main Street	Junelles Gifts
19	1921	34 Main Street	Han Syi Studio, Masson Real Estate
20	1925	35 Main Street	Sweden House Bakery
21	1925	55 Main Street	
22	1926	39 Main Street	National Emergency Services
23	1929	31 Main Street	Store
24	1930	114 Main Street	Servino Restaurant
25	1930	41 Main Street	Tiburon Tommies (was Pharmacy)
26	1936	1696 Tiburon Blvd.	New Morningside Café and Paradise
27	1955	42 Main Street	
28	1955	44 Main Street	For Her
29	1958	40 Main Street	Tiburon Playhouse
30	1961	23-25 Main Street	Bird & Hound General Store
31	1962	46 Main Street	Westerly Tea
32	1965	5-7 Main Street	Guyamas, Boudin, Candy Store
33	1965	80 Main Street	Attorney, Creature Comforts, Abaya, Bucky's Place,
34	1969	10 Main Street/1700-1704 Tiburon	Little Angels, Portofino, St. Angelo's
35	1970	82-100 Main Street	Tiburon Books, Parsley's, Stephens Antiques, Tiburon Shoe Repair, The Attic, Still Life, Office, Tiburon Mail Service, For Paws, Tiburon Physical Therapy Center, Tiburon Thrift Shop, Business Services
36	1972	74-76 Main Street	Giftique/Ruth Livingston Interior
37	1975	9 Main Street	Tutto Mare
38	1920+	130 Main Street	Main Street Properties
39	Unknown	21 Main Street	Main Treat
40	Unknown	21A Main Street (Ark)	

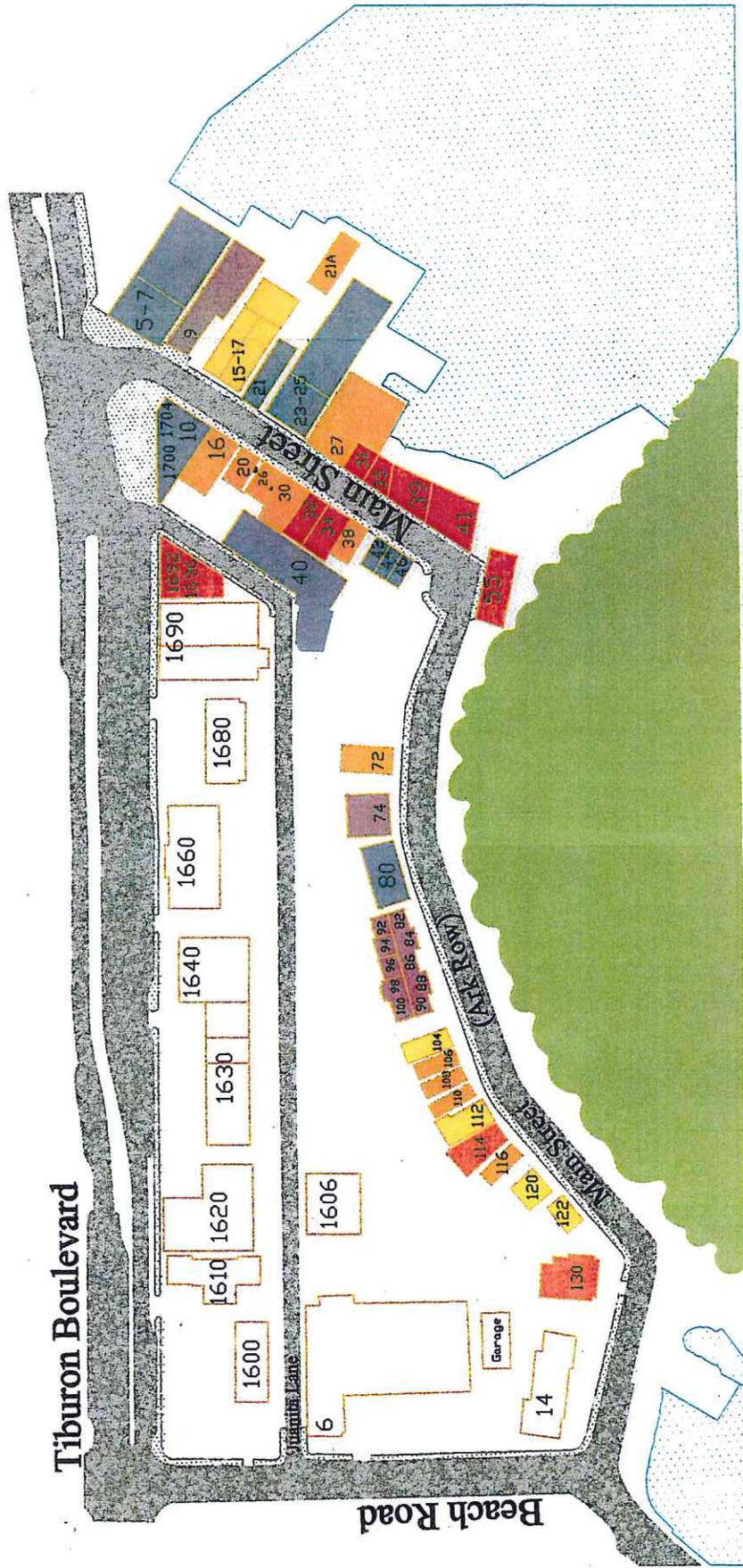


TIBURON DOWNTOWN HISTORIC SURVEY

YEAR BUILT



Tiburon Boulevard



	Up to 1899		1940-1969		Streets		100'	200'	300'
	1900-1920		1970 and Later		Sidewalks				
	1921-1939		Corinthian Island		Water				

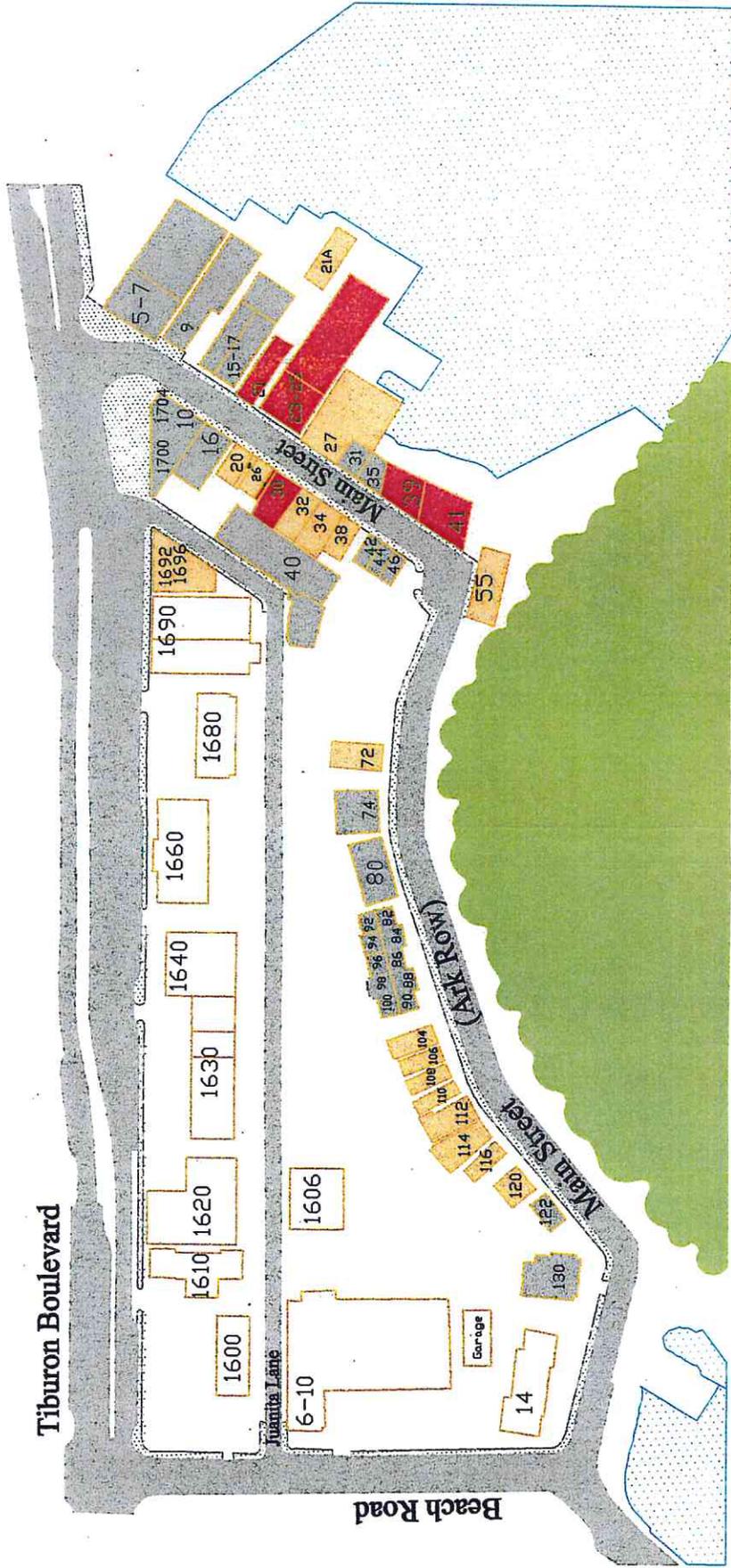
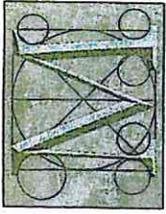
Appendix C

Record Historic Rating	Address	Year Built	Tenant as of March 98
1 S	20 Main Street	1910	Harbor Light
2 S	21A Main Street (Ark)	Unknown	
3 S	26 Main Street	1912	Mark Reuben Gallery
4 S	27 Main Street	1920	Sam's Café Anchor Restarurant
5 S	32 Main Street	1921	Junelles Gifts
6 S	34 Main Street	1921	Han Syi Studio, Masson Real Estate
7 S	38 Main Street	1900	Rooney's Café and Grill
8 S	55 Main Street	1925	
9 S	72 Main Street	1918	Windsor Vineyards
10 S	104 Main Street	1895	Switzer Galleries, Attorney
11 S	106 Main Street	1920	Schoenberg Guitars
12 S	108 Main Street	1920	
13 S	110 Main Street	1920	Tiburon Deli
14 S	112 Main Street	1890	Residential, Ed's Garage Antique Car Display
15 S	114 Main Street	1930	Servino Restaurant
16 S	116 Main Street	1906	Ark Angels
17 S	118-120 Main Street	1880	Alterations & Dressmaking by Trudy,
18 C	5-7 Main Street	1965	Guyamas, Boudin, Candy Store
19 C	9 Main Street	1975	Tutto Mare
20 C	10 Main Street/1700/1704 Tiburon	1969	Little Angels, Portofino, St. Angelo's
21 C	15-17 Main Street	1886	Waypoint Pizza, Silk, Satin & Lace, Old Gold Jewel
22 C	16 Main Street	1916	St. Angelo's
23 C	31 Main Street	1929	Store
24 C	35 Main Street	1925	Sweden House Bakery
25 C	40 Main Street	1958	Tiburon Playhouse
26 C	42 Main Street	1955	
27 C	44 Main Street	1955	For Her
28 C	46 Main Street	1962	Westerly Tea
29 C	74-76 Main Street	1972	Giftique/Ruth Livingston Interior
30 C	80 Main Street	1965	Attorney, Creature Comforts, Abaya, Bucky's Place,
31 C	82-100 Main Street	1970	Tiburon Books, Parsley's, Stephens Antiques, Tiburon Shoe Repair, The Attic, Still Life, Office, Tiburon Mail Service, For Paws, Tiburon Physical Therapy Center, Tiburon Thrift Shop, Business Services
32 C	122 Main Street	1870	Just Nailed Manicuring, Next Salon
33 C	130 Main Street	1920+	Main Street Properties
34 C	1696 Tiburon Blvd.	1936	New Morningside Café and Paradise
35 N	21 Main Street	Unknown	Main Treat
36 N	23-25 Main Street	1961	Bird & Hound General Store
37 N	28 Main Street	1918	Watch Store
38 N	30 Main Street	1916	R.J. Sax
39 N	39 Main Street	1926	National Emergency Services
40 N	41 Main Street	1930	Tiburon Tommies (was Pharmacy)



TIBURON DOWNTOWN HISTORIC SURVEY

HISTORIC CHARACTER



- Significant Buildings
- Complementary Buildings
- Non-contributing Buildings
- Corinthian Island
- Streets
- Sidewalks
- Water



Appendix E

February 1999