

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic DOWNTOWN LARKSPUR *Historic District*
and/or common OLD DOWNTOWN LARKSPUR

2. Location

street & number 234 - 552 1/2 Magnolia Avenue, Larkspur *see map* not for publication
~~(also portions of Ward St. & Rice Lane)~~ *n/a*
city, town Larkspur *n/a* vicinity of congressional district 5
state California code 06 county Marin code 041

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name For complete listing, see continuation sheet, Item #4 pgs. 1 - 11
street & number n/a
city, town n/a vicinity of n/a state n/a

5. Location of Legal Description

courthouse, registry of deeds, etc. Marin County Recorder's Office
street & number Marin Civic Center
city, town San Rafael state CA. 94903

6. Representation in Existing Surveys - see continuation sheet

County of Marin
title Historic Resources Inventory has this property been determined eligible? yes no
date 1977 federal state county local
depository for survey records Civic Center Library
city, town San Rafael state CA
~~also Dept. of Parks & Rec., Office of Hist. Pres., Sacramento, CA.~~

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____ n/a
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The stretch of Magnolia Avenue between the Lark Theatre and the Lark Creek Inn and the buildings fronting it has been the hub of Larkspur historically and commercially since its early days. This area known as the "Old Downtown" was designated a Historic District and rezoned to an overlay H Zone by the Larkspur City Council by Ordinance #633 on March 5, 1980.

The earliest known activities of pre-historic and historic man in Larkspur took place within and immediately adjacent to the Historic District. Ancient shell mounds, burial grounds and a rancheria were located near the northeastern boundary of the District.⁽¹⁾

Between 1847 and the 1950's the U.S. Government Sawmill located near the northern boundary of the District and the Baltimore & Frederick Trading & Mining Co. mill at the southern end of the District clear cut lumber in the hills and hauled it out on ox drawn carts along Magnolia Avenue to Sawmill Landing on the creek located a block and a half beyond the northern boundaries of the District.

Larkspur's first house built by Jonathan Bickerstaff in 1852 was sited 200 yards east of the eastern boundary of the District.

When logging denuded the hillsides and silted in the creek, Patrick King, one of the six families that settled in the area in the 1870's to ranch and raise dairy cattle, built his house on Magnolia Avenue within the District boundaries.

In 1875 land developer C. W. Wright purchased the 600 acre dairy ranch owned by the King family. The King farm house, enlarged into a handsome Victorian home (Map Code #8) in the 1890's, remains today in mint condition and is at the southern end of the District.

To attract residents to his new town of Larkspur, Wright auctioned off lots "large enough to pasture horses and raise chickens," at prices ranging from \$125 to \$300. To make it easier for prospective buyers to attend his auctions, Wright persuaded the President of North Pacific Coast Railroad to build a station in Larkspur. The original wooden building was replaced by the Northwestern Pacific in 1929 with the Mission revival style station (Map Code #40) that remains today at the eastern boundary of the District. This building, the warming room (Map Code #41) across the tracks, the baggage building (Map Code #36) and the station master's house (Map Code #35) are part of the Historic District.

Magnolia Avenue, called the County Road in the 1890's, became the main connecting link north and south through Marin County as well as the

(1) Historic information taken from LARKSPUR, PAST AND PRESENT, "A History and Walking Guide" published by the Larkspur Heritage Committee, 1979.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-1930's	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1890's-1930's **Builder/Architect** n/a

Statement of Significance (in one paragraph)

THE DISTRICT IS SIGNIFICANT BECAUSE OF THE HIGH PERCENTAGE (72%) OF THE BUILDINGS, PARTICULARLY COMMERCIAL ONES BUILT BETWEEN 1880 and 1930, THAT REMAIN

Progress has been gentle to Larkspur. Growth and development have not eliminated its historic essence. Brad Paul, Regional Information Officer of the National Trust, commented that Larkspur is fortunate to have so many of its early buildings still intact.

It is significant that so many of the original buildings representing the commercial, civic, religious and residential life of the community retain their human scale, intent and design. The changes that have been made are reversible so that many remodeled buildings could be taken back to their historic form.

THE DISTRICT IS SIGNIFICANT BECAUSE IT HAS THE AMBIENCE OF A TYPICAL CALIFORNIA SMALL TOWN BETWEEN 1900 and 1930

The downtown district is a three dimensional portrait of how people lived in small towns at the turn of the century. Its commercial store fronts with residential units above, its eclectic look resulting from the mix of styles that infilled during different architectural periods and its blend of residential styles from modest Queen Anne to California bungalow -- all convey the feeling of the past.

The Blue Rock Hotel (Map Code #34), the bank (Map Code #30), the theatre (Map Code #39), the Silver Peso/Bob's Tavern (Map Code #15), the barber shop (Map Code #25) and City Hall (Map Code #9) -- all still house uses similar to those for which they were used in the 1900's.(1)

Although the railroad tracks have been removed, the station (Map Code #40), the cluster of railroad buildings (Map Code #41, 36) the concrete platform (Map Code #42) and the arched trees still evoke the feeling of the days when trains instead of bikes roared down the tracks.

(1) Historic information taken from LARKSPUR, PAST AND PRESENT, "A History and Walking Guide" published by the Larkspur Heritage Committee, 1979

9. Major Bibliographical References

1. Larkspur Past & Present: A History and Walking Guide, Larkspur Heritage Committee, 1979.
2. Sandborn Map Co. of New York, Larkspur maps of 1909 and 1924.
3. County of Marin, County Recorder's Office, San Rafael, CA
4. Marin Municipal Water District, Corte Madera, CA

10. Geographical Data

Acreage of nominated property 14.40 acres

Quadrangle name San Rafael, CA

Quadrangle scale 1:24000

UMT References

A

1	0
Zone	

5	4	0	8	6	0
Easting					

4	1	9	8	7	6	0
Northing						

B

1	0
Zone	

5	4	1	0	6	0
Easting					

4	1	9	8	7	6	0
Northing						

C

1	0
Zone	

5	4	0	8	6	0
Easting					

4	1	9	8	7	6	0
Northing						

D

1	0
Zone	

5	4	1	0	6	0
Easting					

4	1	9	8	7	6	0
Northing						

E

Zone	

Easting						

Northing						

F

Zone	

Easting						

Northing						

G

Zone	

Easting						

Northing						

H

Zone	

Easting						

Northing						

Verbal boundary description and justification*

The boundaries of the district encompass the historic commercial area of Larkspur that has been in existence in this location since the late 1880's. The main street, (see continuation sheet)

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	n/a	code
state	n/a	code	county	n/a	code

11. Form Prepared By

name/title Lelia Lanctot, Chairman Nancy Curley LaVerne Ball,
Tony Cerkel Helen Heitkamp typist
organization Heritage Preservation Commission
City of Larkspur date October 29, 1980
street & number 400 Magnolia Ave. telephone (415) 924-2405
city or town Larkspur state California 94939

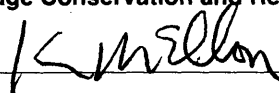
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature



title State Historic Preservation Officer

date August 23, 1982

For HCRS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

date 10/7/82

for Keeper of the National Register

Attest:

Chief of Register

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INVENTORY -- NOMINATION FORM**

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CONTRIBUTING BUILDINGS for LARKSPUR DOWNTOWN HISTORIC DISTRICT

Map Code

#1 234 Magnolia Ave.

Present use: Restaurant - The Lark Creek Inn
Owners: Sue and Paul Shaefer
James Stice
P. O. Box 582
Larkspur, CA. 94939
Parcel #: 21-104-16

#2 236 - 238 - 240 Magnolia Ave. (one structure)

Present use: #236 - Touch of Flair
#238 - Fig Leaf
#240 - April Showers
Owners: Sue and Paul Shaefer
James Stice
P. O. Box 582
Larkspur, CA. 94939
Parcel #: 21-104-29

#3 242 - 246 - 250A - 250C - 260 - 270 Magnolia (one structure)

Present use: #242 - Lark Creek Books
#246 - Meadowlark
#250A - The Dandelion
#250C - The Lingerie Shoppe
#260 - Aragorn
#270 - Antiques
Owners: Sue and Paul Shaefer
James Stice
P. O. Box 582
Larkspur, CA. 94939
Parcel #: 21-104-29

#4 274 and 274A Magnolia Ave.

Present use: #274 - Pot of Gold
#274A - Quiltworks
Owners: Sue and Paul Shaefer
James Stice
P. O. Box 582
Larkspur, CA. 94939
Parcel #: 21-104-19

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Map Code

#5 276 Magnolia Ave.

Present use: Smart Cookies
Owners: Sue and Paul Shaefer
James Stice
P. O. Box 582
Larkspur, CA. 94939
Parcel #: 21-104-19

#6 278 and 280 Magnolia Ave.

Present use: #278 - Victorian Gift Shop
#280 - Country Corner Gifts & Antiques
Owners: Sue and Paul Shaefer
James Stice
P. O. Box 582
Larkspur, CA. 94939
Parcel #: 21-104-20

#7 282 - 284 - 286 Magnolia Ave.

Present use: #282 - The Bird's Nest
#284 - Nail Artistry
#286 - A Place in The Sun
Owners: Sue and Paul Shaefer
James Stice
P. O. Box 582
Larkspur, CA. 94939
Parcel #: 21-104-20

#8 105 King Street

Present use: Costello Residence
Owners: William Costello
105 King St.
Larkspur, CA. 94939
Parcel #: 21-101-09

#9 400 Magnolia Ave.

Present use: Larkspur City Hall
Owner: City of Larkspur
400 Magnolia Ave.
Larkspur, CA. 94939
Parcel #: 20-263-05

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Map Code

#10 401 Magnolia Ave. / 114 King St. (mailing address)

Present use: St. Patrick's Church
Owner: Roman Catholic Archbishop of San Francisco
114 King St.
Larkspur, CA. 94939
Parcel #: 20-261-15

#11 420 Magnolia Ave.

Present use: Fire Station #1
Owner: City of Larkspur
400 Magnolia Ave.
Larkspur, CA. 94939
Parcel #: 20-263-06

#12 15 Rice Lane

Present use: Residence
Owner: Lenna Fendler
233 Walnut St.
Jackson, CA. 95642
Parcel #: 20-263-07

#13 435 Magnolia Ave.

Present use: Cafe Tazza and Artists Studio
Owner: Lloyd W. Allen, Jr. Etal.
640 Nottingham Drive
Richardson, Texas 75080
Parcel #: 20-261-31

#14 444 Magnolia Ave.

Present use: Larkspur Automotive
Owner: Ernest and Lois Sarneski
29 Mt. McKinley Rd.
San Rafael, CA. 94903
Parcel #: 20-263-08

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Map Code

#15

450 Magnolia Ave.

Present use: Silver Peso Saloon
Owner: Frank and Christina Janda -5025 Paradise Dr.
Gertrude Wilkersnn Tiburon, CA
Parcel #: 20-262-10 94920

#16

455 Magnolia Ave.

Present use: Canzona's Restaurant
Owner: Roman Catholic Archbishop of San Francisco
114 King Street
Larkspur, CA. 94939
Parcel #: 20-261-34

#17

457 Magnolia Ave.

Present use: Cunningham Press
Owner: Roman Catholic Welfare Corporation of
San Francisco
114 King Street
Larkspur, CA. 94939
Parcel #: 20-261-35

#18

460 Magnolia Ave.

Present use: Artist's Proof
(includes residential use at 105 Rice Lane)
Owner: Harriette Frances
Maryjane Dunstan
105 Rice Lane
Larkspur, CA. 94939
Parcel #: 20-262-11

#19

464 Magnolia Ave.

Present use: Restaurant - 464 Magnolia
Owners: Michael and Carol Goldstein
464 Magnolia Ave.
Larkspur, CA. 94939
Parcel #: 20-262-12

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Map Code

#20

467 and 471 Magnolia Ave.

Present use: The Barry Insurance Co.
Donut Alley

Owners: L. Patrick and Jeannette Horn
44 Cielo Dr.

Parcel #: Greenbrae, CA. 94904
20-261-08

#21

468 Magnolia Ave.

Present use: Cheek T' Cheek
Owner: James Canepa, Etal.
33 Lovell Ave., Apt. 2
Mill Valley, CA. 94941

Parcel #: 20-262-13

#22

469 Magnolia Ave.

Present use: Carousel Laundry and Dry Cleaners
Owners: L. Patrick and Jeannette Horn
44 Cielo Dr.

Parcel #: Greenbrae, CA. 94904
20-261-08

#23

472 Magnolia Ave.

Present use: Lark Creek Antiques
Owner: Walter Green, Etal.
244 Verano Drive

Parcel #: Daly City, CA. 94015
20-262-14

#24

474 Magnolia Ave.

Present use: Casa de Art and Upstairs Residential
Owner: Walter Green, Etal.
244 Verano Drive

Parcel #: Daly City, CA. 94015
20-262-14

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Map Code

#25

475 and 479 Magnolia Ave.

Present use: #475 - Larkspur Barber
#479 - Hairloom
Owner: Ernest Epidendio
485 Magnolia Ave.
Larkspur, CA. 94939
Parcel #: 20-261-06

#26

480 - 482 Magnolia Ave.

Present use: #480 - Residential
#482 - Country Gardens
Owners: Donald and Beverly Agner
3 Mohawk Ave.
Corte Madera, CA. 94925
Parcel #: 20-262-25

#27

481 - 483 Magnolia Ave.

Present use: #481 - Rainbow Market
#483 - Residential
Owner: Ernest Epidendio
485 Magnolia Ave.
Larkspur, CA. 94939
Parcel #: 20-261-07

#28

490 Magnolia Ave.

Present use: Christian Science Reading Room
Antique Shop
Owner: Frank Schenone, Etal.
212 Willow Ave.
Corte Madera, CA. 94925
Parcel #: 20-262-19

#29

489 Magnolia Ave.

Present use: Red Robin Caterers - Upstairs residential
Owner: Wilbur and Linda Nicol
489 Magnolia Ave.
Larkspur, CA. 94939
Parcel #: 20-261-05

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Map Code

#30

494 Magnolia Ave.

Present use: Bay View Federal Savings
Owner: Tiscornia Estate Co.
Alice Vincilione
P.O. Box 2854
San Francisco, CA. 94126
Parcel #: 20-262-01

#31

499 Magnolia Ave.

Present use: Coral Beauty Salon
Owner: William Frizzi
30 Cedar Ave.
Larkspur, CA. 94939
Parcel #: 20-261-04

#32

503 Magnolia Ave.

Present use: Shadows of Forgotten Ancestors
Owner: William Frizzi
30 Cedar Ave.
Larkspur, CA. 94939
Parcel #: 20-261-04

#33

107 Ward St.

Present use: Residence
Owner: William Frizzi
30 Cedar Ave.
Larkspur, CA. 94939
Parcel #: 20-261-04

#34

507 Magnolia Ave.

Present use: Blue Rock Inn
Owner: Betty Nissim
116 Ward St.
Larkspur, CA. 94939
Parcel #: 20-253-13

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Map Code

#35 2 Ward Street

Present use: Italian Athletic Club
Owner: American Legion of California
P. O. Box 36
Larkspur, CA. 94939
Parcel #: 20-254-02

#36 4 Ward St. / now 504 Magnolia Ave.

Present use: Business and Professional Exchange
Owner: American Legion of California
P. O. Box 36
Larkspur, CA. 94939
Parcel #: 20-254-02

#37 531 - 533 - 535 - 537 Magnolia Ave.

Present use: Larkspur Cafe
#533 - Law Offices
Sue Shaefer Real Estate
Owners: Tom and Letrice Kabuci
Bert and Florence Stone
P. O. Box 304
Larkspur, CA. 94939
Parcel #: 20-253-03

#38 541 - 545 Magnolia Ave.

Present use: Food Center Market
Owner: Abe Blumenfeld, Etal.
c/o Pacific Theaters, 120 N. Robertson Blvd.
Los Angeles, CA. 90048
Parcel #: 20-253-02

#39 549 and 551 Magnolia Ave.

Present use: Lark Theater and Commercial space
Owner: Abe Blumenfeld, Etal.
c/o Pacific Theaters, 120 N. Robertson Blvd.
Los Angeles, CA. 90048
Parcel #: 20-253-02

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Map Code

- #40 552 Magnolia Ave.
Present use: Designs in Wood
Owner: Northwestern Pacific Railroad
 Mr. O.L. Osness
Parcel #: 1 Market Plaza, Rm.200, San Francisco, CA. 94105
 20-254-10
- #41 552 1/2 Magnolia Ave.
Present use: Designs in Wood (annex)
Owner: Northwestern Pacific Railroad
 Mr. O. L. Osness
 1 Market Plaza, Rm. 200, San Francisco, CA. 94105
Parcel #: 20-254-10
- #42 Railroad Platform and Right-of-way
Present use: Bike/Pedestrian Path
Owner: Northwestern Pacific Railroad
 Mr. O. L. Osness
 1 Market Plaza, Rm. 200, San Francisco, CA. 94105
Parcel #: 20-254-10

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NON-CONTRIBUTING BUILDINGS for LARKSPUR DOWNTOWN HISTORIC DISTRICT

Map Code

- A. 312 - 316 - 320 Magnolia Ave.
Present use: #312 - Wash N'Dry Laundromat
#316 - Tudor Kitchens
#320 - Eubanks Florist
Owner: Alicia B. West
5214 Marit Drive
Santa Rosa, CA. 95405
Parcel #: 21-104-30
- B. 421 Magnolia / 114 King St. (mailing address for
St. Patrick's Center)
Present use: St. Patrick's Center
Owner: Roman Catholic Archbishop of San Francisco
114 King Street
Larkspur, CA. 94939
Parcel #: 20-261-15
- C. 426 Magnolia Ave.
Present use: Medical-Dental Offices
Owner: Lenna Fendler
233 Walnut St.
Jackson, CA. 95642
Parcel #: 20-263-07
- D. 17 Rice Lane
Present use: Residence
Owner: Lenna Fendler
233 Walnut St.
Jackson, CA. 95642
Parcel #: 20-263-07
- E. 13 Rice Lane
Present use: Residence
Owner: Lenna Fendler
233 Walnut St.
Jackson, CA. 95642
Parcel #: 20-263-07

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Map Code

- F. 484 Magnolia Ave.
Present use: New Perspectives
Owner: **Lenna Fendler**
233 Walnut Street
Jackson, CA. 95642
Parcel #: 20-263-07
- G. North-East corner of Magnolia Ave. and Ward St.
Present use: Palm Tree Parking Lot
Owner: City of Larkspur
400 Magnolia Ave.
Larkspur, CA. 94939
Parcel #: 20-254-01 and 20-254-11
- H. 552 Magnolia Ave. (annex)
Present use: Storage Facility
Owner: Northwestern Pacific Railroad
Mr. O. L. Osness
1 Market Plaza, Rm. 200, San Francisco 94105
Parcel #: 20-254-10
- I. 532 Magnolia Ave.
Present use: Walker's Chevron Station
Owner: Northwestern Pacific Railroad
Mr. O. L. Osness
1 Market Plaza, Rm. 200, San Francisco, CA. 94105
Parcel #: 20-254-10
- J. 556 Magnolia Avenue
Present use: Thomas Gardner Lamps & Shades
Owner: Northwestern Pacific Railroad
Mr. O. L. Osness
1 Market Plaza, Rm. 200, San Francisco, CA. 94105
Parcel #: 20-254-10

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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REPRESENTATION IN EXISTING SURVEYS

Title: Walking Tours of Historic Larkspur
Date: 1975 and 1976
Depository: Larkspur Library x Local
City: Larkspur State: California

Title: Larkspur Past & Present: A History & Walking Guide
Date: November, 1979
Depository: Larkspur Library x Local

Title: Historic Resources Inventory
Date: December, 1979
Depository: Planning Dept., City of Larkspur;
City Clerk, City of Larkspur;
Larkspur Library x Local
City: Larkspur State: California

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core of the growing commercial and residential area of the town. From the 1890's through the prohibition era, the Blue Rock Hotel (Map Code #34) attracted guests from San Francisco, and Larkspur enjoyed a reputation as a resort town.

Today, the original commercial area of the town is still the main commercial area. The hotel (Map Code #34), the earliest saloon (Map Code #32), the lumber yard office (Map Code #24), the barber shop (Map Code #25), the grocery store (Map Code #27), the butcher shop (Map Code #20), the drayage company (Map Code #15), bank (Map Code #30) and theatre (Map Code #39) still have commercial uses in the Historic District.

In addition, the City Hall (Map Code #9), the Frizzi (Map Code #33) and King (Map Code #8) residences and many of the second floor rental units are still being used for their original purpose.

The District buildings are survivors of architectural styles ranging from Greek revival to Queen Anne to Mission revival to California bungalow. The original configuration and scale of most of the buildings remains and what changes have been made are not irreversible.

DESCRIPTION OF CONTRIBUTING STRUCTURES

A full description of each building marked with an asterisk (*) is included in Section #8. Many dates included below are approximate and were derived from the Sandborn Maps of 1909 and 1924 and water hookup records of the Marin Municipal Water District.

A structure's contribution to the historic character of the District has been determined by the criteria from Heritage Preservation Ordinance No. 592, City of Larkspur, as follows:

- A. A reminder of past years and persons important in local history.
- B. An example of a once common structure with a design that specifically relates to its now rare or non-existent first use or business.
- C. A unique asset to the city which serves an educational benefit by providing an example of the physical surroundings of the past.
- D. A resource essential to maintaining the overall historic character of a larger area.
- E. An architectural design that is attributable to an historic period.

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- * 1. 234 MAGNOLIA AVENUE Date: 1890's
Original use: Residence
Present use: The Lark Creek Inn - Restaurant
Contribution to District: A. D. & E.
A two story flat front Italianate house with a one story wing at the southeast corner added in the early 1970's as the restaurant's main dining room.
2. 236, 238, 240 MAGNOLIA AVENUE Date: Late 1930's
(all one structure)
Original use: Gas station (Mobilgas station)
Present use: #236 - Touch of Flair, women's fashion boutique
#238 - Fig Leaf, a hair styling salon
#240 - April Showers, a bath shop
Contribution to District: D.
A one story clapboarded building with medium gable roof. A gabled roof with plain boxed cornice section at right angles with the main portion of the building covers the former gas pump area of the station. Large plate glass windows are the predominant feature of the Magnolia Avenue facade.
3. 242, 246, 250A, 250C, 260, 270 MAGNOLIA AVE. Date: 1945
Original use: Automobile sales showroom & maintenance.
Present use: #242 - Lark Creek Books - book store
#246 - Meadowlark - gallery
#250A- The Dandelion - women's fashions boutique
#250C- The Lingerie Shoppe - women's lingerie
#260 - Aragorn - goldsmiths
#270 - Antiques
Contribution to District: D.
Wood salvaged from the Sausalito ferry terminal and the Foster estate in San Rafael was used to construct these two buildings joined at right angles between #246 & #260. Two bays with plain boxed cornices and large plate glass windows flank the entries to #250A and #250C.
4. 274 and 274A MAGNOLIA AVENUE Date: 1909
Original use: residence
Present use: #274 - Pot of Gold - kitchen shop
#274A- Quiltworks - quilt shop
Contribution to District: D.
Very small rectangular cottage, 1-1/2 stories with medium gable roof and shiplap exterior. Lattice work on Magnolia Avenue facade is a 1970's addition.

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5. 276 MAGNOLIA AVENUE Date: 1909
Original use: residence
Present use: Smart Cookies - cookie store
Contribution to District: D.
A one story converted cottage with low gable roof, shed roof extension, shiplap siding, wood frame vertical sash windows and shutters with cut outs in shape of Christmas tree. The main entry porch is flanked with newel posts and balustrade with turned posts.
6. 278 & 280 MAGNOLIA AVENUE Date: 1909
Original use: Unknown
Present use: #278 - Victorian Gift Shop
#280 - Country Corner Gifts & Antiques
Contribution to District: D.
Small one story rectangular building with clapboard siding and large store front windows. Wood framed glass entry doors face the parking area.
7. 282, 284, 286 MAGNOLIA AVENUE Date: 1924
Original use: residence
Present use: #282 - The Bird's Nest - Children's boutique
#284 - Nail Artistry - manicuring salon
#286 - A Place in the Sun - restaurant
Contribution to District: D.
A one and a half story structure with medium gable roof and shiplap wooden exterior. A lattice enclosed patio and arbor at the Magnolia Avenue entry were added in 1979.
- *8. 105 KING STREET Date: 1890's
Original use: residence
Present use: residence
Contribution to District: A., C., D. & E.
This two story Queen Anne style residence was built in the 1890's and incorporated part of the 1870's farm house on the property. The exterior shiplap siding is decorated with shingle work, rinceaux trim and bracketed cornices.

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*9 400 MAGNOLIA AVENUE Date: 1913

Original use: City Hall & Fire Station

Present use: City Hall and Library

Contribution to District: A., C., D. & E.

A two and one half story Mission Revival style structure with steps leading from the sidewalk to a veranda and main entry. A predominant architectural feature are the twin towers with red roof tiles at either corner of the street facade.

*10. 401 MAGNOLIA AVENUE Date: 1940

Original use: St. Patrick's Catholic Church

Present use: St. Patrick's Catholic Church

Contribution to District: D. & E.

A one story Spanish Colonial Revival style church with a steeple tower at the southeast corner and the main entry through an archway decorated with urns and a statue of St. Patrick.

11. 420 MAGNOLIA AVENUE Date: 1939

Original use: Fire Station

Present use: Fire Station #1

Contribution to District: C. & D.

A two story building with stucco exterior and false front red tiled roof built to compliment the adjacent City Hall. At street level are two arched garage doorways for fire engines and the main entry to the right. Three symetrically placed vertical sash windows on the second story are divided by diamond shaped open decorative work.

12. 15 RICE LANE Date: prior to 1909

Original use: Residential rental unit

Present use: Residential rental unit

Contribution to District: D.

Once called "Madison Square", this one story rental unit with gabled roof has wooden exterior, French doors, a covered veranda and plain balustrade. It is typical of rentals which were once common in Larkspur during its resort era.

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13. 435 MAGNOLIA AVENUE Date: 1924
Original use: Residence
Present use: Upstairs: Artist's studio & residence
Downstairs: Cafe Tazza Restaurant
Contribution to District: D. & E.
A one and one half story California bungalow with stucco front and shiplap siding. The front entry is at the left through a gable roofed porch. The restaurant entry is on the north side immediately in front of an outside stairway at the rear of the building leading to the second floor.
14. 444 MAGNOLIA AVENUE Date: 1924
Original use: unknown
Present use: Larkspur Automotive
Contribution to District: D. & E.
A rectangular commercial building with low gable roof, stucco false front in modified espadaña style trimmed with red tile. The main entry at the center of the Magnolia Avenue facade is flanked on either side by plate glass windows (the one on the left now boarded up.)
15. 450 MAGNOLIA AVENUE Date: prior to 1909
Original Use: Canyon Express - drayage & livery stable
Present use: Upstairs: residential rental unit
Downstairs: Silver Peso - bar
Contribution to District: B., D. & E.
A two story rectangular building with medium gable roof and Italianate false front from which all decorative work has been removed. The second story exterior is asbestos shingles; the first story is stucco. The main entry is through double swinging doors beneath an awning. An adjoining one story structure has been incorporated into the bar. Access to the upstairs residential is via a covered stairway at the rear. Doorway to the original livery stable at this location is partially concealed on the Cane Street (south) side of the building.

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16.

Determined Non-Contributing with potential
for rehabilitation. Moved to end of Non-
Contributing.

17. 457 MAGNOLIA AVENUE Date: late
Original use: Liquor store 1920's
Present use: Cunningham Press
Contribution to District: D.
A single story, flat roofed rectangular building
with stucco exterior. A mansard like roof covered with
red tiles decorates the street facade and a recessed
center entry is flanked by plate glass windows.
18. 460 MAGNOLIA AVENUE Date: 1925
Original use. Unknown
Present use: Artist's Proof (Bookstore &
Lithography Studio)
Contribution to District: D. & E.
A one and one half story rectangular commercial
structure attached to structures on either side. Street
facade is stucco, roof cap has red tile trim and recessed
center entry is flanked by large plate glass windows.
19. 464 MAGNOLIA AVENUE Date: 1925
Original use: Telephone Building
Present use: 464 Magnolia Restaurant
Contribution to District: D. & E.
A single story rectangular commercial structure
attached to buildings on either side. A modified false
front hides flat roof. Street facade is brick with re-
cessed main entry at right decorated with pediment. Two
large plate glass windows are at left of entry.

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20.

467 & 471 MAGNOLIA AVENUE

Date: prior
to 1909

Original use: Butcher shop

Present use: The Barry Insurance Company; Donut Alley

Contribution to District: D.

A two story, wood frame rectangular building with gambrel-like false front. Street level facade is red brick with entry at right. Second floor entry is at left. Second story street facade is covered with asbestos shingles. A slanted bay with three double hung wood sash windows is at right; a single such window at left.

471 Magnolia is a 1977 addition designed in a style compatible with surrounding buildings. This two story wooden structure with flat roof and modified false front is annexed to #467 by a long covered veranda.

21.

468 MAGNOLIA AVENUE

Date: 1925

Original use: unknown

Present use: Cheek T' Cheek (face and body salon)

Contribution to District: D. & E.

A one story rectangular commercial structure attached to buildings on either side. Street facade is stucco, decorative roof caps are covered with red tile and recessed center entry is flanked by large plate glass windows.

22.

469 MAGNOLIA AVENUE

Date: prior
to 1909

Original use: Barn

Present use: Carousel Laundry and Dry Cleaners

Contribution to District: B. & D.

A wooden two story structure with low gable roof, center entry beneath shed overhang and four double hung mullion windows symmetrically flanking the entry. Second story access is through doorway at left.

23.

472 MAGNOLIA AVENUE

Determined Non-Contributing with potential
for rehabilitation. Moved to end of Non-
Contributing.

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24.

474 MAGNOLIA AVENUE

Date: prior
to 1909

Original use: Downstairs - Doherty Lumber
Company Office

Upstairs - Doherty residence
Present use: Downstairs - Casa de Art
(gallery & Framing shop)
Upstairs - residence

Contribution to District: A. & D.

A wooden two story rectangular building with medium gable roof. The stuccoed street facade features a wide awning above the main entry recessed at center and flanked by large store front windows trimmed with brick. Decorative turned posts cover the two windows in the upstairs bay. Red roof tiles cap the bay.

25.

475, 479 & 481 MAGNOLIA AVENUE

Date: prior
to 1909

Original use: Unknown

Present use: Downstairs - #475 - Larkspur Barber Shop
#479 - Hairloom (hair styling salon)
Upstairs - #481 - Residential rental unit

Contribution to District: D.

A wooden building covered with stucco on the east and south facades. The recessed street level entries are flanked by large plate glass windows. Entry at left is access to second floor. Four double hung wood sash windows with decorative shutters and a second floor balcony with plain balustrade complete the street facade.

26.

480 & 482 MAGNOLIA AVENUE

Date: 1909

Original use: Unknown

Present use: Downstairs - #482 - Country Gardens (boutique)
Upstairs - #480 - Residential rental unit

Contribution to District: D. & E.

A two story structure with medium gable roof, false front with red roof tile decoration, two windows on the upper floor and a large store front window to the right of the street level entry.

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27. 483 MAGNOLIA AVENUE Date: prior
Original use: Unknown to 1909
Present use: Downstairs - Rainbow Market
Upstairs - Residential rental unit
Contribution to District: D.
Two buildings have been combined to form this two story wooden building with stuccoed street facade. The northerly portion has a high gable roof, the southerly portion is flat roofed with a decorative bracketed cornice. The street level entry is to right of center flanked by large store front windows. Four aluminum frame vertical sash windows, a second story wooden balcony with plain balustrade and neon sign complete the front facade.
28. 488 & 490 MAGNOLIA AVENUE Date: 1923
Original use: unknown & 1925
Present use: Downstairs - #490 - Christian Science
Reading Room;
Antique Shop
Upstairs - #488 - Residential rental unit
Contribution to District: D.
A two story structure with flat roof, false front with modified Mission Revival influence, bracketed decorative cornice and stucco exterior. The second floor street facade has two sets of double hung wood sash windows, each with three windows. Large store front windows flank the recessed center entries on the street level. A metal awning is above.
- *29. 489 MAGNOLIA AVENUE Date: prior
Original use: Tamalpais Grocery Store to 1909
Present use: Red Robin Caterers
Contribution to District: A., D. & E.
A two story wooden building with Italianate facade having four slanted bays, each with three double hung wood sash windows. The cornice is decorated with dentils and asbestos shingles cover the shiplap redwood visible on the north facade. A row of transom-like glass panels run the width of the store above six plate glass windows which flank the double entry door at center.

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MAP CODE #

*30. 494 MAGNOLIA AVENUE Date: 1923
Original use: American Trust Company - bank
Present use: Bay View Federal Savings and Loan
Contribution to District: D. & E.

A one story Second Renaissance Revival building with stucco exterior. Dentils and a frieze band are below the cornice. At the center of the street facade are the main entry double doors within an arch decorated with medallions, twisted rope and a shield.

31. 499 MAGNOLIA AVENUE Date: prior to 1909
Original use: Unknown
Present use: Coral Beauty Salon
Contribution of District: D. One of the oldest buildings.

A rectangular wooden building with medium gable roof and false front covered with stucco. The recessed center entry is flanked by store front windows.

*32. 503 MAGNOLIA AVENUE Date: prior to 1909
Original use: Gus Frizzi's Exchange - saloon
Present use: Shadow's of Forgotten Ancestors;
clothing boutique
Contribution to District: A., D. & E.

A Greek Revival commercial structure with medium gable roof, double wood framed glass entry doors and large store front windows on either side. The original wooden exterior and dentil trim are still visible in the peak of the roof's gable.

*33. 107 WARD STREET Date: 1890's
Original use: Residence of Gus Frizzi
Present use: Residential rental
Contribution to District: A. & D. One of the oldest buildings.

Wooden house with gable roof, shiplap exterior and main entry at left off second story porch reached by stairway with simple balustrade on either side. Reconstruction after a partial fire in the late 1970's resulted in a mix of old and new windows and doors. An exterior brick chimney is on the west facade.

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MAP CODE #

- *34. 507 MAGNOLIA AVENUE Date: 1895
Original use: Hotel Merwin; Hotel Larkspur
Present use: Blue Rock Inn - restaurant and
apartments
Contribution to District: A., D. & E. One of oldest buildings.
A three story Queen Anne commercial building with
corner tower above main entry. Asbestos shingles cover
the second and third stories where aluminum frame vertical
sash windows flank the east and south facades and tower bay.
A flagpole sits atop the tower's modified witch's cap. At
street level the exterior facade, the covered porch and its
support columns are faced with local blue rock.
The 1940's addition on the north is non-contributing.
35. 2 WARD STREET Date: prior
Original use: Residence of railroad station to 1909
master
Present use: Italian Athletic Club
Contribution to District: B. & D.
A wooden building with gable roof and exterior covered
with asbestos shingles. A railroad building immediately
north was attached to this one to accomodate large groups
of people. A ramp leads to covered veranda and main entry.
36. 4 WARD STREET / 504 MAGNOLIA AVENUE Date: Unknown
Original use: Railroad yard building
Present use: Business and Professional Exchange -
telephone answering service and
storage annex
Contribution to District: D.
A one story wooden structure with low gable roof and
shiplap siding, wood frame windows with double sash and
entry on north facade. A former railroad baggage storage
building has been annexed to this structure.
37. 531, 533, 535 & 537 MAGNOLIA AVENUE Date: 1909
Original use: Unknown
Present use: #531 - Little Village Cafe - restaurant
#533 - Robert Jaffe - law office, upstairs
#535 - Upstairs rental unit
#537 - Sue Schaefer Real Estate
Contribution to District: D. & E.
A two story commercial building with low hip roof,
bracketed cornice and false front. Aluminum frame windows
replace three symmetrical pairs of wood frame double hung
windows. Two recessed center entries flanked by large store
front windows are at street level. Entry to second story at left.

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38. 541 & 545 MAGNOLIA AVENUE Date: 1909
Original use: Unknown
Present use: Food Center Market and upstairs residential
Contribution to District: D. & E.
A two story wooden structure covered with asbestos shingles. The simplified Italianate false front facade has a half mansard cap with corbels beneath. Three pair of second story wood sash windows are symmetrically placed beneath three single, stationary sash attic windows. An overhang suspended from support cables fastened to second story protects the main entry and store front windows.
- *39. 549 & 551 MAGNOLIA AVENUE Date: 1937
Original use: Lark Theater
Present use: Lark Theater
Contribution to District: D. & E.
A one and one-half story theater in Streamlined Moderne style with stucco exterior, three graduated panels projecting above the roof and neon signs.
- *40. 552 MAGNOLIA AVENUE Date: 1929
Original use: Northwestern Pacific RR Station
Present use: Designs in Wood - carpenter's shop
Contribution to District: B., D. & E.
A one story Mission Revival style structure with stucco exterior, red tile roof, arched windows, and original NWP ceramic logos on the north and south facades.
- *41. 552 1/2 MAGNOLIA AVENUE Date: 1929
Original use: "Warming Room" where passengers waited for the northbound NWP train.
Present use: Designs in Wood annex
Contribution to District: B., D. & E.
An almost square building with low gable roof, red tiles and corbels below cornice. The arched main entry has a wooden door. On the north and south facade is a window with six panes. Two arched windows are on the east facade. All sills are brick.
- *42. RAILROAD PLATFORM AND RIGHT OF WAY / BIKE PATH
Original use: Railroad right of way and tracks
Present use: Bike path and pedestrian walkway
Contribution to District: A. & D.
Concrete platforms, like sidewalks, where waiting train passengers once stood flank today's bike path. The platforms are in front of the railroad station on the west and the "warming room" on the east.

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DESCRIPTION OF NON-CONTRIBUTING STRUCTURES AND SITES

MAP CODE #

- A. 312, 316 & 320 MAGNOLIA AVENUE
Present use: #312 - Wash & Dry Laundromat
 #316 - Tudor Kitchens
 #320 - Eubanks Florist
Non-contributing: Original intent lost when remodeled
 The structure housing Eubanks Florist was constructed
 in 1925. In 1960 the structures housing Tudor Kitchens and
 Wash & Dry Laundromat were attached to #320 so that they
 appear to be one building. Their eclectic design with flat
 and gabled roofs, brick and wood exteriors, large and small
 windows and various doorways are tied together by paint
 colors and a similarity in signing.
 Severe modifications have diminished the original
 design and intent of this structure.
- B. 421 MAGNOLIA AVENUE
Present use: St. Patrick's Center - Church gymnasium and
 multi-use room
Non-contributing: Constructed in 1960.
 A one story concrete structure housing gymnasium,
 kitchen and classroom. The flat gymnasium roof projects
 above the rest of the structure. A mansard-like roof cap
 covers the other portions. Steps lead to recessed main
 entry on Magnolia Avenue. Brick trims the front facade
 just above the sidewalk. Windows hinged at the top, each
 with three sashes, are the predominant exterior feature.
- C. 426 MAGNOLIA AVENUE
Present use: Medical/Dental offices
Non-contributing: Constructed in 1950's
 A one story flat roofed rectangular building. Two
 entries on Magnolia Street facade are flanked by windows
 with lower sash hinged at top. Brick trims the entry
 porch below the metal bannister.
- D. 17 RICE LANE
Present use: Residential rental unit
Non-contributing: Constructed in 1950's
 A one story flat roofed cottage with vertical sash wood
 frame windows and asbestos siding.

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MAP CODE #

- E. 13 RICE LANE
Present use: Residential rental unit
Non-contributing: Constructed in 1950's
A one story flat roofed cottage with vertical sash wood frame windows and asbestos siding.
- F. 484 MAGNOLIA AVENUE
Present use: New Perspectives - alcohol & drug treatment Center.
Non-contributing: Constructed in 1956
A one story flat roofed structure. Upper portion of street facade is stucco without ornamentation. Main entry at right and plate glass windows to left are at diagonal with sidewalk. An overhang is just above door and windows.
- G. NORTHEAST CORNER MAGNOLIA AVENUE & WARD STREET
Present use: Parking lot.
Non-contributing: Original intent is lost by conversion to parking lot.
The large palm tree was originally part of the plantings in the railroad station park, a civic project planned and developed by the Larkspur Women's Improvement Club in 1913-14.
- H. 552 MAGNOLIA AVENUE - ANNEX
Present use: Storage facility
Non-contributing: Lacks historic importance and architectural significance
A large rectangular structure with flat roof, batten and board exterior on the north, west and south facades and corrugated metal on the east facade. Two large sliding warehouse doors on west facade.
- I. 532 MAGNOLIA AVENUE
Present use: Chevron gas station.
Non-contributing: Constructed early 1940's
A rectangular stucco covered building with flat roof houses three service bays with wood and glass overhead garage doors, a glassed in office and restrooms at south end. Perpendicular to the building is a flat canopy covering two islands, each with three gas pumps.

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J. 556 MAGNOLIA AVENUE
 Present use: Thomas Gardner Lamps and Shades
 Non-contributing: Lacks historic importance and architectural significance

A large rectangular structure with flat slanted roof, stucco and wood exterior and plate glass windows in the showroom at north end. Two large warehouse sliding doors and aluminum frame windows complete the west facade.

PERCENTAGE OF NON-CONTRIBUTING STRUCTURES

Total number of structures in District - - - - -	52
Total number of non-contributing structures - - -	12
Percentage of non-contributing structures - - - -	23%

DESCRIPTION OF NON-CONTRIBUTING STRUCTURES WITH POTENTIAL FOR REHABILITATION

MAP CODE #

16 455 MAGNOLIA AVENUE Date: prior to 1909
 Original use: Residential rental unit
 Present use: Canzona's Restaurant
 Contribution to District: D

Two separate structures form this building. The original building on this site was a one story dwelling which was jacked up; commercial space was added below. Sometime later the front one story portion was added. This structure served a long and famous career as the Rosebowl Chateau, a bar frequented by weekend dancers at Larkspur's famous Rosebowl outdoor dances. A 1970's remodeling fashioned three arched windows and an arched main entry with wrought iron gate on the street facade. The truncated hip roof of the two story portion is an unexplained defacement.

23 472 MAGNOLIA AVENUE Date: 1925
 Original use: Pharmacy
 Present use: Lark Creek Antiques
 Contribution to District: D and E

A single story brick building with stucco covering street facade and a modified false front. Main entry is to right of center. Brick trims the street facade below the store front window to the left of the entry.

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Magnolia Avenue has been paved and the bare electric light wire strung across the street has been replaced by underground wiring, but the streetscape still has the echoes of the look and human scale of a small bedroom community of the 1900's.

The palm tree, typical of the favorite trees of the 1900's, is a reminder of the civic activities of the Larkspur Women's Improvement Club that developed the park in front of the railroad station (Map Code #40) in 1913.

The Mission revival style civic buildings -- the library, city hall (Map Code #9) and firehouse (Map Code #11) -- within the District are typical of small town public buildings of the 1900's. Although the Spanish Colonial revival style church was added to the District at a later date than most of the buildings, it is still typical of the style church that was built by Catholics in small California towns.

Unlike other towns that have evolved into suburban bedroom communities, Larkspur has retained its small town commercial character. The purchase by the city of the Northridge open space lands has preserved the natural backdrop of the city so that the view looking south along Magnolia Avenue through the District is visually the same as it was in the 1900's.

THE DISTRICT IS SIGNIFICANT BECAUSE OF THE PART IT HAS PLAYED IN THE
IN THE HISTORY OF THE BAY AREA

In the hectic 1840's when gold rush fever created a run on building materials in San Francisco, Larkspur had a deep water port that was officially designated by Capt. J. B. Montgomery, USN located at Sawmill Landing a block and a half from the northern end of the District boundaries. The oxen that hauled logs down Magnolia Avenue from the city's two sawmills loaded them on barges at Sawmill Landing for transport to San Francisco.

When the passenger railroad station was built in 1891, summer vacationers discovered Larkspur's congenial climate. They rented rooms at the Blue Rock Hotel (Map Code #34) or one of the cluster of bungalows on Magnolia Avenue (Map Code #12 & 16) that leased for \$12. a month.

Refugees from the San Francisco earthquake raised their tents across the street from Crazy Murphy's house (Map Code #1), and many San Franciscans who had summer homes in Larkspur, such as the Costellos

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who had purchased the King house (Map Code #8) moved into them permanently. The Costellos planted a pear orchard of which two trees still remain in the lot adjacent to their house.

In 1900's the Rosebowl dances first held in the park in front of the railroad station (Map Code #40) drew 3,000 to 4,000 people weekly. Dancers took the ferry to Sausalito or San Quentin and the train to Larkspur to attend the dances. They walked from the station to the pavillion under the redwood trees where the successful dances had been moved in 1913 with refreshment stops along the way at the Blue Rock bar (Map Code #34), Bob's Tavern (Map Code #15) and the Rose Bowl Chateau (Map Code #16.)

THE DISTRICT IS SIGNIFICANT BECAUSE OF ITS REFLECTION OF MARIN COUNTY'S
UNIQUE HISTORY

While modest examples of the architectural styles of the 1800's and 1900's, the commercial, residential and civic buildings in the District are a capsule history of the early lumbering, ranching and dairying, marketing, vacationing and living patterns that were prevalent in small Marin County towns. The wealthy summer visitors headed for Ross or San Rafael, but Larkspur's summer residents built more modest homes such as the Frizzi home (Map Code #33) and the Costello home (Map Code #8) or rented the bungalows (Map Code #12 & 16) on Magnolia Avenue or camp sites under the redwoods across from Crazy Murphy's house (Map Code #1).

Located on a major county road connecting Sausalito and Tomales and the prime route to the Russian River, Larkspur's Blue Rock Hotel (Map Code #34) was a stopping off spot in the early days.

County wide crowds were drawn to the back of Frizzi's saloon (Map Code #32) and the old Lynch building to cheer on the name prize fighters who sparred there.

The Fourth of July Booster Day Parades held from 1909 to 1913 quick-stepped down the length of Magnolia Avenue within the District drawing crowds from all over -- a tradition that still exists today at the annual Fourth of July Parade.

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THE DISTRICT IS SIGNIFICANT BECAUSE OF THE TYPICAL SMALL TOWN ARCHITECTURAL STYLES REPRESENTED

Although the residential and commercial buildings within the District were built over a period of years between the 1870's and 1930's, the scale of the streetscape has been maintained so that the Historic District is a cohesive unit of commercial and residential buildings documenting by their architecture the various periods of growth and history in Larkspur.

Greek Revival Commercial, Shadows of Forgotten Ancestors, 503 Magnolia Ave., (Map Code #32), CA. 1900.

As originally constructed, this was a handsome example of Greek Revival commercial architecture with its medium gable roof and decorated eaves, exterior wooden siding of small overlap planks and an open veranda supported by square columns. Although the veranda has been enclosed to create more floor space, the basic lines of the building have been retained.

Greek Revival Residential, Frizzi House, 107 Ward St., (Map Code #33), 1890's.

The wooden shiplap house with perpendicular gable roofs has the main entry off a second story porch reached by a stairway with simple balustrade on either side. Although reconstruction after a partial fire in the late 1970's resulted in a mix of old and new windows and doors, the scale and basic design of the building has been maintained. The building is representative of the unpretentious small town homes that dotted the landscape in the 1900's.

Commercial Italianate, Red Robin Caterers, 489 Magnolia Ave., (Map Code #29), 1890's.

This two story commercial Italianate building with four bays, wooden sash double hung windows and cornice with dentils is typical of small town commercial buildings which had residential living quarters on the second floor. Although the shiplap siding has been covered on the street facade with asbestos shingles and painted dark grey with white trim, the changes are reversible.

Residential Italianate, Lark Creek Inn, 234 Magnolia Ave., (Map Code #1), 1880's.

The original two story flat front Italianate house was a familiar sight in small modest towns with its hip roof, cornice with brackets, mullion windows (double hung), ground floor portico to the left with pedimented covering supported by columns.

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An early 1970's one story addition was made when the use changed from residential to commercial. The addition, painted yellow with white trim to match the two story original building, has a mansard roofline with stick trim. The double hung wooden windows are grouped in threes and covered with a decorated pediment. While the detail is not entirely in keeping with the original structure, the scale of the addition gives it a sense of continuity.

Queen Anne Commercial, Larkspur Hotel/Blue Rock Inn, 507 Magnolia Ave.
(Map Code #34), 1895.

As originally constructed, this two story hotel with shiplap siding had wood frame, double hung windows, a corner tower and two hipped dormers with rinceaux decorations. The veranda that wrapped around the front and side of the hotel was supported by square posts and decorated with stick work. Above the veranda was a second story balcony with simple balustrade.

In 1910 the new owners remodeled the building, added fish scale shingles to the tower and removed the veranda replacing it with enclosed interior floor space and a covered porch supported by heavy squared columns made of locally quarried blue rock.

Larkspur's master builder Gustave L. Nagel who built numerous structures in the town ranging from public buildings to modest homes did the remodeling of the hotel.

A 1940's misguided improvement covered the exterior with asbestos shingles. Although the former dormers were enclosed within a flat roof third story, the old hip roof was left in place. Some of the changes could be reversed and the original ambiance of the building restored.

Queen Anne Residential, King/Castello House, 105 King Street,
(Map Code #8), 1878/1890.

The original King farm house was built in the Greek Revival style. When the Costellos purchased it in 1890, they cut the house in half and moved the bedroom section. A Queen Anne style living area was added to the bedroom wing and is an important part of the historic fabric of the house.

Exterior walls are shiplap painted white. Some windows are wood frame, double hung with small upper panes. There are two decorative stained glass windows near the front door. A corner entry stairway

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with newel posts and wooden balustrade leads to a covered veranda on three sides of the house. The turned posts supporting the veranda overhang have unusual brackets which are solid circles without holes. The front door has carved wood panels and scroll work under the beveled glass window on the upper portion. Another unusual feature is the spandrel work done with hand cut flat stone. Ornamentation includes rinceaux work, bracketed cornices and shingle work.

The building is significant because so few changes have been made to it (a back sleeping porch in 1911/1913) and is in mint condition. The house is typical of the simple, modest Queen Anne houses built in small towns.

Mission Revival, City Hall/Library, 400 Magnolia Ave. (Map Code #9), 1913.

City Hall is a two and one-half story Mission Revival style building with influences of the Italian Villa. Its exterior is stucco painted beige with brown trim. Twin towers with decorative Spanish roof tiles and a false front decorate the facade. A veranda with three arched openings leads to first floor offices. Windows are wood frame double hung with mullion upper panes and are placed in a symmetrical pattern across the facade. A small balcony centers on the front of the second floor. A quatrefoil window decorates the falso front roof line.

Mission Revival, Northwestern Pacific Railroad Station and Warming room, 552 and 552 1/2 Magnolia Ave. (Map Code #40, 41) 1929.

Typical of small town railroad stations built in the '20s, the station is a one story building with a stucco exterior, red tile roof, arched windows and still boasts the original NWP ceramic logos on the north and south facades. The warming room across the former tracks from the station is an almost square building with low gable roof, covered with tiles and corbels below the cornice. Small windows with six panes each are on the north and south facade with two arched windows on the east facade. All sills are brick.

Although doors have been added, the basic lines of the buildings remain and they could be restored.

Classical/Renaissance Revival, Bay View Federal Savings, 494 Magnolia Avenue (Map Code #30), 1923.

This Second Renaissance Revival Style building has stucco exterior painted deep beige with white trim. The low hip roof is covered with clay tiles. The double entry brass and thick glass doors are contained in

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an arch outlined with medallions and twisted rope trim. A shield is above the door trim. A frieze band trims the building under the roof line. Spindles and dentils are under the eaves. Two circles which formerly contained the American Trust Bank logo remain on either side of the main entry. On the north side are four large arched windows with frames painted white and grey.

The scale and design of the building has a small town feeling of substance and stability.

Moderne, Lark Theater, 533 Magnolia Ave., (Map Code #39) 1937.

A one and one-half story building with stucco siding, this movie theater is a modest attempt at the Moderne style popular in the 1930's. Three graduated panels project from the roof. To these panels is attached a decorated panel displaying the name of the theater and the reader board. A metal covered marquee covers the entry. Neon lighting trim on the marquee has been removed from the front section but remains on the sides. The six aluminum and glass doors forming the main entry were a 1970's update.

Spanish Colonial Revival, St. Patrick's Catholic Church, 114 King St. (Map Code #10), 1940.

Although built at a later date than most of the buildings in the District, the one story church with its steeple tower at the left front corner is a good example of Spanish Colonial Revival style churches built in small California towns. The patterned mosaic tile covering the steeple tower is topped with a decorative Latin cross made of brass. The tower has many decorative embellishments including balcony railings, urns and arched openings for the automated bells. The roof of the main building is medium gable covered with slate in shades of blue and decorated front and back with Celtic crosses. The main entry is an archway flanked by flush columns and a pediment decorated with urns. Above the entry is an arched recess containing a statue of St. Patrick. On either side of the main entry there are narrow rectangular leaded windows with metal grilles.

The side entry on King Street has double doors, each with twelve panels. A cornice with dentils decorates the entry. Along the south side of the sanctuary on King Street are four windows with semi-circular tops and thirteen small panes of glass surrounding a central pane. The windows are all tilted and have a yellow/orange tone from the inside. Each window is separated from the other by decorative half columns symmetrically placed along the side of the church.

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California Bungalow, Residence/Cafe Tazza, 435 Magnolia Ave.,
(Map Code #13), 1924.

This one and one-half story residence has a stucco exterior facade painted blue with burgundy trim. The roof is a medium gable with projecting beams. The front porch has a gable roof and two arched openings. Stairs leading to the main entry at left have a solid railing. Wooden shiplap siding forms the exterior of the sides of the house. The original garage at street level has been converted to additional downstairs space.

In general the changes that have been made to the District buildings are reversible so that they could be restored to their historic form. Recent additions to the streetscape have maintained the period feeling and human scale of their older neighbors.

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Magnolia Avenue, has been a major county road since its beginnings 133 years ago.

The early residences of Patrick King (1870) (Map Code #8) and "Crazy" Murphy (1880's) (Map Code #1), now Lark Creek Inn, anchor the southern boundary of the district and represent the early residential growth that developed around the commercial nucleus of the town.

The railroad right of way runs along part of the northeastern boundary and still today has the nostalgic flavor of the past with the old station buildings and the concrete platform, although the tracks have been replaced by a bike path.

The central core of the district was designed to encompass the commercial/residential structures along Magnolia Avenue, 72% of which were built between 1880 and 1930.

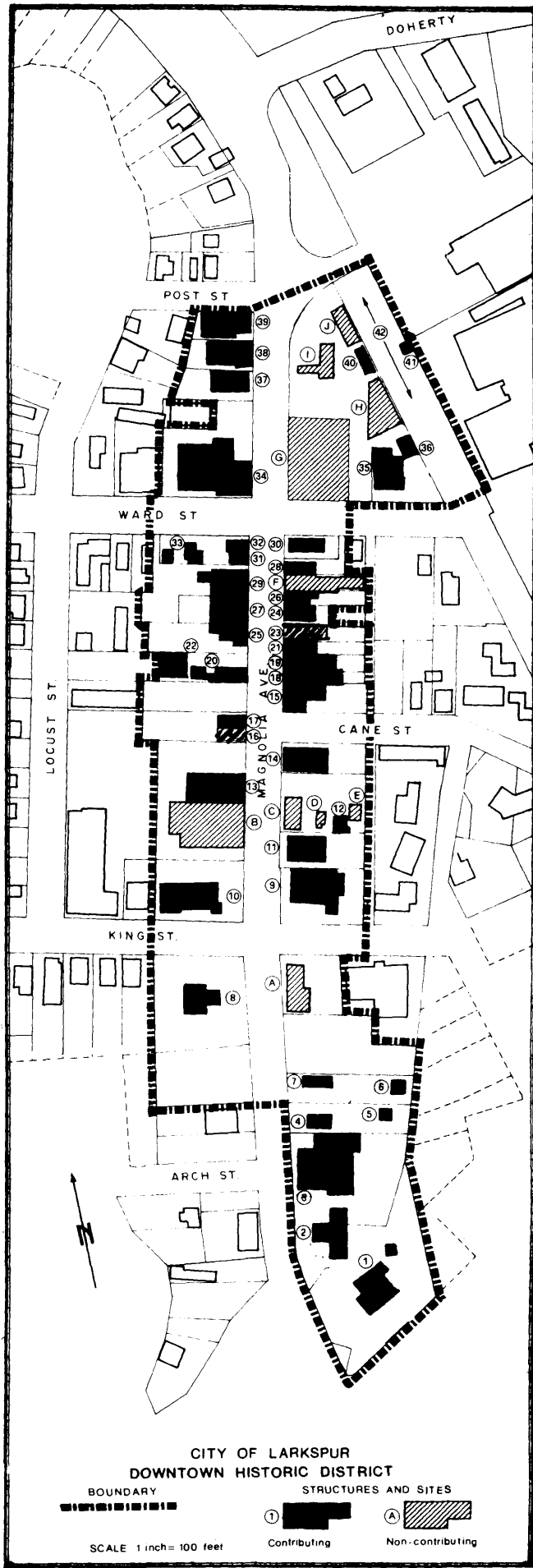
The civic buildings - city hall, the library and fire station - with the Catholic church across the street provide the transition from the commercial to the residential areas of the district.

The art deco theater marks the end of the northwestern boundary.

The District boundaries have been drawn to include those buildings that still convey a sense of the history of the community, contribute to the overall historic character of the town, give a sense of the continuity of the original commercial hub of Larkspur and forma visual and geographic unit.

"The whole fabric of the community is within the two block area of the downtown," commented preservation architect Dan Peterson.

* For detailed boundary description, see District map and insert in documents pocket.



CITY OF LARKSPUR
DOWNTOWN HISTORIC DISTRICT

BOUNDARY
 STRUCTURES AND SITES

(1) Contributing (A) Non-contributing

SCALE 1 inch = 100 feet