

HISTORIC RESOURCE EVALUATION

Three Bear Hut

Natalie Coffin Greene Park

Ross, California



April 27, 2016

Prepared by

 **VerPlanck**
HISTORIC PRESERVATION CONSULTING

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I. Introduction

VerPlanck Historic Preservation Consulting prepared this Historic Resource Evaluation (HRE) for “Three Bear Hut,” a Park Rustic-style picnic shelter located in Natalie Coffin Greene Park in Ross, California. This HRE describes the property, summarizes its history, and analyzes it for eligibility for listing in the California Register of Historical Resources. The roughly 500-square-foot (sf) structure, which occupies a portion of Assessor Parcel 073-211-28 (**Figure 1**), was constructed in 1935-36 by the Civilian Conservation Corps (CCC). Designed in the so-called “Park Rustic” style, the picnic shelter is based on a standardized prototype called the “rock-type” shelter developed by the National Park Service for CCC projects. It was constructed by men employed at the CCC’s Alpine Lake camp, which was established to complete conservation and infrastructure work on the watershed lands of the Marin Municipal Water District (MMWD). Three Bear Hut is part of Phoenix Lake Picnic Ground, one of three picnic grounds constructed by the CCC on MMWD lands in 1935-36. It remained part of the MMWD’s watershed lands until 1967, when the Town of Ross purchased it and the surrounding 25 acres for a park, using a bequest from A. Crawford Greene. Under the terms of the bequest, the new park was to be named after Crawford’s wife, Natalie Coffin Greene, a native of Ross and a staunch conservationist. This HRE concludes that Three Bear Hut is eligible for listing in the California Register of Historical Resources (California Register) under Criterion 1 (Events), for its association with the CCC, and under Criterion 3 (Design/Construction), as a rare and intact example of a Park Rustic-style public building constructed in Marin County during the Depression.

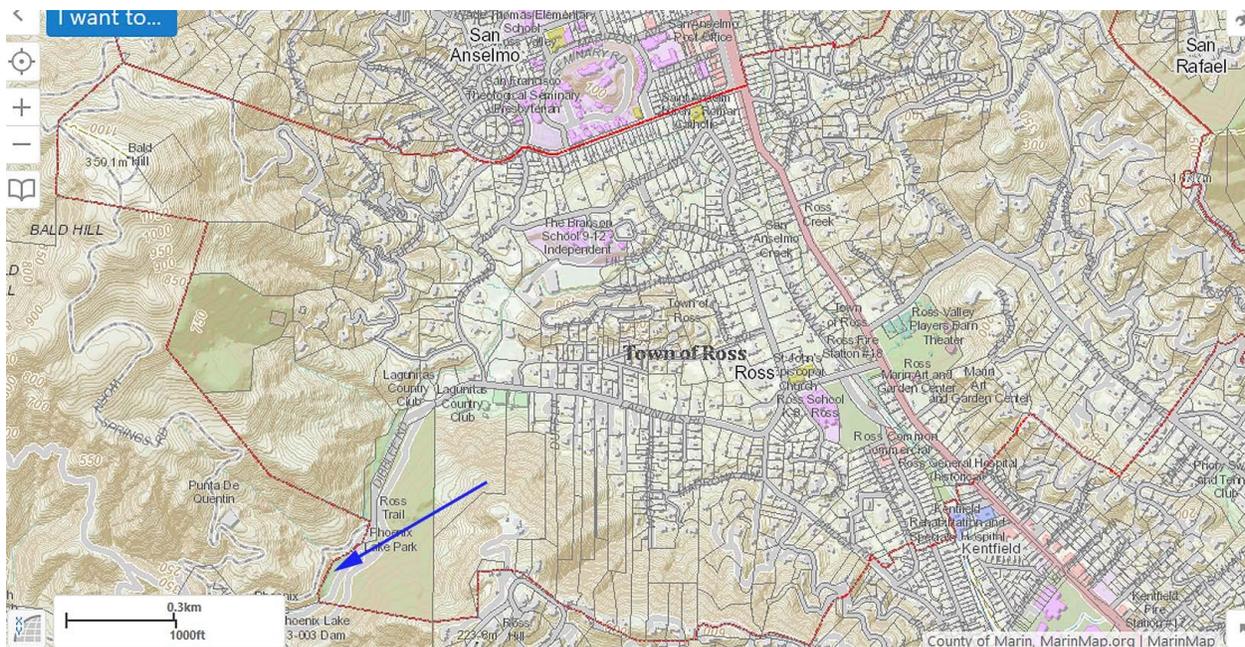


Figure 1. Map of Ross, showing the approximate location of Three Bear Hut within Natalie Coffin Greene Park
 Source: Marinmap; annotated by Christopher VerPlanck

II. Methods

This HRE provides a description, historical context, and an evaluation for Three Bear Hut. Christopher VerPlanck, the author of this report, visited Natalie Coffin Greene Park on April 1, 2016 to photograph and survey the structure and the adjoining Phoenix Lake Picnic Ground. VerPlanck researched the property in local archives and government offices, including the Marin County Recorder's Office, the Town of Ross Planning and Building Departments, the Ross Historical Society, and the Anne T. Kent California Room at the Marin County Free Library. For information on the Civilian Conservation Corps, VerPlanck consulted the online catalog of the National Archives in Washington, D.C. and Atlanta, as well as local and regional newspapers – including the *San Francisco Chronicle* and the *Sausalito News*. For information on the Marin Municipal Water District, we consulted local newspapers, as well as the collections at the Anne T. Kent Room. For general contextual history on Ross, we consulted the Ross Historical Society's publication, *Ross, California: The People, the Places, the History* (2008), as well as general histories of Marin County. For information on the Park Rustic style, we consulted National Park Service (NPS) histories and various bulletins and briefs published on the style by the NPS and the National Trust for Historic Preservation.

III. Regulatory Framework

VerPlanck Historic Preservation Consulting searched federal, state, and local records to determine if Three Bear Hut had been previously identified in any survey or recorded in any official register of historic resources. We started by consulting the National Park Service's National Register Information System (NRIS) and the California Office of Historic Preservation's California Historical Resource Information System (CHRIS). We also consulted the Junior League of San Francisco's 1968 publication, *Here Today*, which includes Marin County, including a section on Ross and San Anselmo. Three Bear Hut is not listed in any of these databases or books and it does not have a California Register Status Code. Unlike most Bay Area communities, the Town of Ross does not have a local historic register, so Three Bear Hut has no historical status at the local level either.

IV. Property Description

A. Context

As mentioned previously, Three Bear Hut is located in Natalie Coffin Greene Park, an approximately 27-acre municipal park located in the southwestern corner of Ross, between Phoenix Lake and other MMWD lands to the west, and Lagunitas Country Club and other private property within the corporate limits of Ross to the east. Natalie Coffin Greene Park, historically known as Phoenix Lake Picnic Ground, comprises two parcels (24 and 28) on both sides of Dibblee Road, an extension of Lagunitas Road (**Figure 2**). The small

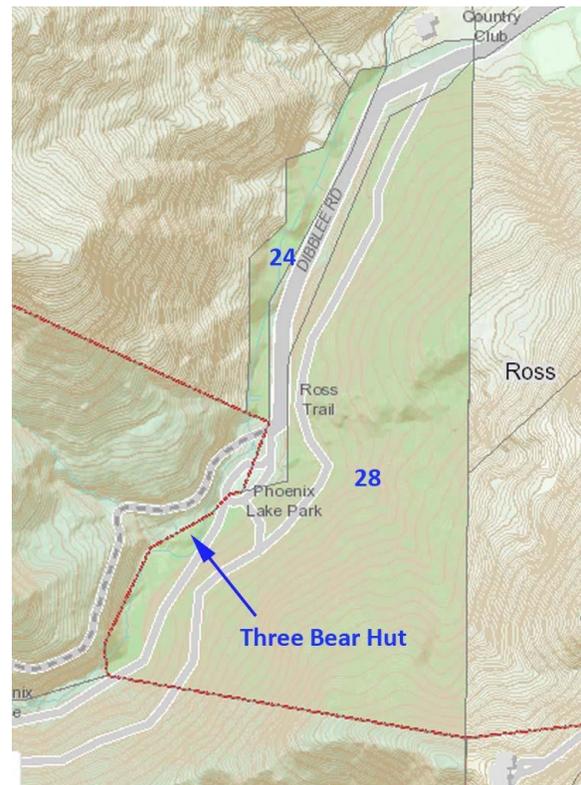


Figure 2. Map showing Natalie Coffin Greene Park
Source: Marinmap; annotated by Christopher VerPlanck

park mainly consists of a steep hillside cloaked in redwoods, California bays, and coast live oaks, and a small floodplain adjoining Ross Creek. Dibblee Road terminates at an asphalt-paved parking lot located just north of Phoenix Lake Picnic Ground (**Figure 3**). A wooden footbridge provides pedestrian access from the parking lot to the picnic ground, where Three Bear Hut is located (**Figure 4**).



Figure 3. Parking lot at the end of Dibblee Road
Source: Christopher VerPlanck



Figure 4. Bridge connecting parking area to Phoenix Lake Picnic Ground
Source: Christopher VerPlanck

B. Site

Phoenix Lake Picnic Ground consists of Three Bear Hut, five non-historic wooden picnic tables, and two round concrete picnic tables. All of the picnic tables appear to post-date the acquisition of Phoenix Lake Picnic Ground by the Town of Ross in 1967. The picnic ground itself occupies several acres of alluvial land composed of a packed earth base and shaded beneath lichen-covered California bays and coast live oaks. The terrain slopes uphill toward the north, where a hiking trail leads uphill to Phoenix Lake, which still belongs to the MMWD (**Figure 5**). A wood rail fence separates the trail from the slope above Three Bear Hut. A second footbridge connects the picnic ground to the opposite bank of Ross Creek, where the terrain rises abruptly toward the south.

C. General Description

Three Bear Hut (**Figures 6-10**) is a one-story, stone and redwood structure that is open to the elements along its northwest, northeast, and southwest sides. A stone fireplace forms the structure's southwest side. The structure is capped by a side-facing gable roof clad in wooden shakes. Three Bear Hut is built entirely of locally sourced materials, including a serpentine foundation, floor, and chimney; and a heavy timber, post-and-beam structural system and roof made of peeled redwood logs. The picnic shelter measures 17'-4" by 30'-8" in plan, with the structure's central axis running along a northeast-southwest alignment. The foundation is made of rough-hewn serpentine blocks, mortared together in tiers, which rise to a maximum height of about four feet. On the southwest side, the stone blocks form the chimney, which projects above the roof. Gaps in the base on the long sides provide access to the interior of the picnic shelter. On its short sides, low built-in stone benches provide outdoor seating. Along the northeast side, a wooden bench is located on the ground in front of a built-in stone bench. The heavy timber "superstructure" is composed of eight 20"-diameter redwood posts that support the 14"-diameter plate beams. Diagonal braces connect the posts and the beams. Resting atop the plate beams are 8"-diameter rafters, which, in turn, support the roof. The roof is made of tongue-and-groove redwood sheathing clad in wooden shakes.



Figure 5. Phoenix Lake Picnic Ground, looking southwest from footbridge
Source: Christopher VerPlanck



Figure 6. Three Bear Hut: southeast (left) and northeast (right) elevations
Source: Christopher VerPlanck



Figure 7. Three Bear Hut: southwest (left) and southeast (right) elevations
Source: Christopher VerPlanck



Figure 8. Three Bear Hut: southwest elevation
Source: Christopher VerPlanck



Figure 9. Three Bear Hut: northwest (left) and southwest (right) elevations
Source: Christopher VerPlanck



Figure 10. Three Bear Hut: northeast elevation
Source: Christopher VerPlanck

D. Interior Description

Three Bear Hut contains one “room” that, as mentioned previously, is open to the elements on three sides. The building’s log post-and-beam structural system is entirely exposed, giving the picnic shelter its characteristic “rustic” feeling (**Figure 11**). As previously mentioned, the southwest side of the structure is enclosed behind the stone chimney. The structure’s stone foundation is configured to provide built-in seating at regular intervals around the interior. The firebox at the base of the chimney was enclosed behind concrete blocks ca. 1967 to reduce the risk of fire. That is the only visible alteration to Three Bear Hut.



Figure 11. Interior of Three Bear Hut, looking northeast
Source: Christopher VerPlanck

E. Condition

Three Bear Hut appears to be in poor condition. Though the stone parts of the structure, including the flooring, foundation, and chimney appear to be sound, most of the wooden superstructure is visibly deteriorated, with sections of roof sheathing missing and many of the rafters and beams showing signs of both wet and dry rot. The corner posts also show some signs of deterioration, including some wet, dry rot, and checking. The roof and the upper part of the chimney, especially on the north side of the building, are covered in biological growth, including moss and lichens, which has hastened the deterioration of the structure’s roof.



Figure 12. Interior of Three Bear Hut, looking southwest
Source: Christopher VerPlanck

V. Historical Context

A. Historical Background of Ross: 1776-2015

The Coast Miwok people inhabited what is now Ross and most of Marin County for millennia. They lived, hunted, and fished along the creeks in relative peace until the arrival of Spanish explorers, missionaries, and settlers in the last quarter of the eighteenth century. The Spanish mission system doomed the Coast Miwok people’s traditional livelihood and culture, especially after most of the indigenous residents of Marin County were rounded up and sent to live at Mission Dolores in San Francisco, after 1776, and Mission San Rafael de Arcangel, after 1817. Following the Mexican War of Independence in 1822, what is now California became a Mexican territory. After 1833, the Mexican government secularized the missions of Alta California, stripping them of their wealth and vast landholdings, which it then redistributed to favored Mexican citizens, including several naturalized men of foreign birth. In 1840, Governor Juan Bautista Alvarado granted an 8,877-acre rancho, called Rancho Punta de Quentin Cañada San Anselmo, to Juan (John) B.R. Cooper (Figure 13). Cooper, a native of Boston, was a sea captain and



Figure 13. Map showing the ranchos of Marin County
Source: Anne T. Kent California Room, Marin County Free Library

businessman, who became a Mexican citizen in the 1830s. He exploited his rancho for redwood, which he either sold locally or shipped to the Sandwich Islands (Hawaii).¹

The American conquest of California in 1846-47, and the ensuing discovery of gold at Sutter Creek in 1848, spelled the beginning of the end of the rancho era in California. The sudden influx of Americans during the Gold Rush exerted huge pressures on Bay Area *rancheros*. Many combatted illegal squatters by hiring lawyers, which often bankrupted them and eventually compelled them sell their land – often to the lawyers hired to defend them. Marin County was established in 1850, one of California’s original 27 counties. In 1857, James Ross, a native of Scotland by way of Australia, bought a substantial portion of Rancho Punta de Quentin Cañada San Anselmo for \$50,000 from a man named Benjamin Buckelew. Ross, a Forty-Niner, had become a rich man with his wholesale liquor business in San Francisco. After buying the ranch, he established a trading post, called Ross Landing, located at what is now Kentfield Corners. He moved into the Buckelew House at what is now 111 Redwood Drive in Ross, and set himself up as a country squire. Ross’s business ventures included cutting and selling redwood logs and operating a packet schooner between Ross Landing and San Francisco.²

James Ross died in 1862 at the age of 50, having lived on his ranch for only five years. James’ widow, Annie Ross, divided the rancho amongst her daughters, keeping 297 acres for herself in the heart of what is now Ross Valley. Over time, most of James Ross’ heirs sold off their holdings to newcomers, most of whom were attracted to the Ross Valley by its beautiful scenery and year-round temperate climate. In 1873, the North Pacific Coast Railroad acquired a right-of-way through the Ross Valley, and in 1882, Annie Ross donated 1.4 acres of land to the railroad with the stipulation that the depot be named for her family. In 1887, the first post office was constructed in the tiny village of Ross, which grew up around the railroad depot. The depot allowed wealthy San Franciscans to become weekend residents of Ross, leading to the first wave of estate development to occur. Some of the most prominent people to develop estates in Ross during this era included William Barber, James Moore, Clinton James, Robert Dwis, Pelham Ames, William Boole, James Coffin, Albert Kent, and several others.³ Social life in Ross revolved around the Lagunitas Country Club (established 1903) and several churches, including St. Anselm’s Catholic Church and St. John’s Episcopal Church.

After the 1906 Earthquake and Fire, several of the large estates in Ross were broken up into “villa” lots. The concurrent opening of an interurban line along what is now Sir Francis Drake Boulevard had made daily commuting between San Francisco and Ross feasible, leading to a burst of large-lot suburban development. The resulting demand for services, including new roads, sewers, bridges, and schools, coupled with fears that Ross could be annexed by San Anselmo, led to the community’s incorporation in 1908. One of the first projects that the new town’s administration carried out was the construction of the famous five bridges spanning Corte Madera Creek. In 1910, two years after incorporation, Ross had a population of only 556. It grew slowly but steadily over the next two decades, reaching 727 in 1920, and then doubling to almost 1,800 residents in 1930. Since 1930, the population of Ross has grown very slowly indeed, to only around 2,500 people.⁴ Like a handful of several other exclusive, semi-rural Bay Area suburbs, including Hillsborough, Atherton, Portola Valley, and Woodside, Ross has taken great pains to harness growth and thereby reduce the changes it brings to a bare minimum.

¹ José Moya del Piño Library – Ross Historical Society, *Ross, California: The People, The Places, The History* (Ross Historical Society: 2008).

² Ibid.

³ José Moya del Piño Library – Ross Historical Society, “A Ross History – Time Line,” (December 9, 1990).

⁴ U.S. Census Bureau, *Census Statistics for Marin County, 1910-2010*.

B. Marin Municipal Water District: 1912-2015

Three Bear Hut is located on land that until 1967 belonged to the Marin Municipal Water District (MMWD), a public utility provider organized in 1912 to provide Marin County's growing population with a safe and dependable water supply. It was the first municipal water district established in California, and it became a model for many later municipal utility districts established across the state. The impulse to organize the MMWD occurred after the 1906 Earthquake, which brought many earthquake refugees from San Francisco into the small towns of rural Marin County. The new residents put pressure on the county's water providers, which consisted of several private companies, most of which were known for their poor service and high rates. By far the biggest of these outfits was the Marin County Water & Power Company, which was organized and incorporated in 1871 by William T. Coleman. The company was originally organized to supply San Rafael and San Quentin Prison with water from Lake Lagunitas, which was created by impounding Lagunitas Creek in 1873.⁵ In 1905, the company built a second dam to impound Ross Creek (Phoenix Lake) and began building pipelines to supply the nearby towns of San Anselmo, Fairfax, Kentfield, and Ross.⁶

Despite the company's steady progress, the Marin County Water & Power Company was criticized by its customers for its high rates and spotty service. This criticism was likely influenced by the contemporary Progressive Movement in American politics, which in the 1890s had begun advocating for municipal ownership of utilities, including water, electricity, and gas. In San Francisco, long-simmering dissatisfaction with the privately owned Spring Valley Water Company led to the creation of the San Francisco Water Department (SFWD) in 1913, a municipal utility organized to provide better service and cheaper water to its customers in San Francisco and San Mateo Counties. Between 1913 and 1933, the SFWD built the Hetch Hetchy Water Delivery System between the Sierra Nevada mountain range and Crystal Springs Reservoir in San Mateo County, securing for San Francisco a pure and seemingly inexhaustible water supply. Oakland and several other East Bay communities followed suit with the establishment of the East Bay Municipal Utilities District (East Bay MUD) in 1923, which also built a water delivery system between the Sierra Nevadas and the Bay Area.

In 1911, a group of public-spirited citizens from communities all across Marin County lobbied local officials to organize a public water district. The MMWD was duly organized and approved by Marin County voters in a 1912 election, and the district received its charter from the state on April 25, 1912.⁷ The Board of Directors of the MMWD hired A.R. Baker, C.E., to make a study of Marin County's existing water infrastructure. Instead of starting anew, Baker recommended condemning the Marin County Water & Power Company's property and making it the core of the MMWD's nascent system. In 1914, the Board of Directors placed a bond on the November ballot to authorize the expenditure of \$3,000,000 to condemn and purchase the Marin County Water & Power Co., the North Coast Water Co., and 5,515 acres of additional land in central Marin County. The bond was approved, and the MMWD began designing and building its first reservoir at Alpine Lake.⁸

⁵ Robert W. Lethbridge, *"The Old Company: A History of Water Development in South Central Marin County"* (Unpublished paper at the Anne T. Kent California Room, Marin County Free Library), 1.

⁶ Author unknown, *"Historical Background: Marin Municipal Water District"* (Unpublished manuscript at the Anne T. Kent California Room, Marin County Free Library), 1.

⁷ *Ibid.*, 2.

⁸ *Ibid.*, 3.

During its first five decades, the MMWD continued expanding its watershed lands and building new dams and reservoirs, beginning with Alpine Dam and Reservoir (1918). Between World War I and the end of World War II, Alpine Lake, Lake Lagunitas, and Phoenix Lake provided nearly all of Marin County's water. Post-war growth, a period in which Marin County's population grew from 85,000 people in 1950 to well over 200,000 in 1970, led to the construction of Bon Tempe Dam and Reservoir in 1948, Peters Dam and Kent Lake in 1954, and Nicasio Dam and Reservoir in 1961. Throughout its 104 years of existence, the MMWD has managed to accommodate the ever-increasing demand for water in Marin County's urbanized eastern fringe.⁹ Recognizing that Marin County has no seasonal snowpack and a finite supply of water, the MMWD has, over recent years, made conservation a linchpin of its system, particularly following several devastating droughts during the 1970s and 1990s.

With the exception of World War II, the MMWD has allowed people to use its extensive and scenic watershed lands for recreational purposes, including hiking, fishing, boating, and camping. This practice stands in stark contrast to the San Francisco Water Department, which severely restricts public access to its own watershed lands in San Mateo County. In 1917, just five years after it was founded, the MMWD established a ranger program to oversee its recreational programs, more than a decade before the establishment of the California State Park System in 1928. Since 1917, the MMWD has continued to expand and maintain its extensive network of hiking trails, as well as building several picnic and camping facilities. Though concerns over fire and water quality ended overnight camping in the late 1960s, most other forms of recreation are still allowed on MMWD lands.

According to an 1886 map of the Ross Valley, what is now the Phoenix Lake Picnic Ground was part of a large tract belonging to William T. Coleman, founder of the Marin County Water & Power Company (Figure 14). As described above, this land was condemned and purchased by the Marin Municipal Water District in 1912, which then opened its watershed lands to hikers and other recreational users. It is unclear from company records whether the MMWD actively built trails and other infrastructure on its lands or whether it left that up to the many Bay Area hiking clubs active in the area, chief among them the Mt. Tamalpais Hiking Club and the Alpine Club. Regardless, by the onset of the Depression in 1929, the MMWD's recreational facilities needed work, and to complete the various upgrades, including soil erosion control, fire road and fire break construction, trail building and maintenance, campground and picnic ground construction, and various other tasks, the MMWD turned to the Civilian Conservation Corps (CCC).

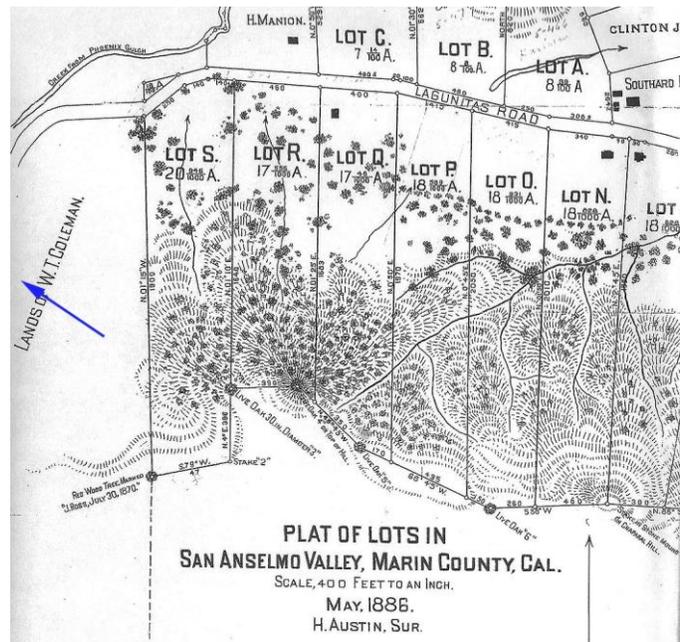


Figure 14. 1886 Map of Ross, showing approximate location of Three Bear Hut (blue arrow)

Source: Town of Ross Planning Department

⁹ U.S. Census Bureau, Census Statistics for Marin County, 1910-2010.

C. *Civilian Conservation Corps: 1933-1942*

The Civilian Conservation Corps, or CCC, was one of President Franklin D. Roosevelt's greatest public works programs. Part of the immense package of programs collectively known as the "New Deal" approved by Congress on March 31, 1933, the CCC was originally known as the Emergency Conservation Work Act (ECW). The act, which had been mentioned in Roosevelt's famous Inauguration Speech, had a two-pronged mission: 1) provide jobs to legions of unemployed young men and veterans, and 2) improve the nation's declining natural resources, including national, state, county, and municipal parks; national forests; and other miscellaneous government lands. The first director of the CCC was Robert Fechner, and just two days after he was appointed, the CCC enrolled its first man on April 5, 1933.¹⁰

The CCC's initial challenges were logistical; how to move thousands of unemployed men from the eastern states, where unemployment was most acute, to the western states, where conservation needs were greater. To accomplish this, Director Fechner marshalled the resources of the Army and the Departments of Labor, Agriculture, and Interior to enroll applicants, locate and build camps, move men from induction centers to camps, and plan and oversee the work to be completed. By 1935, over 2,650 camps had been established in all 48 states, Alaska, Hawaii, Puerto Rico, and the Virgin Islands. The CCC eventually employed over 600,000 people to build roads and bridges, construct fire breaks and drainage ditches, clear and build campgrounds and picnic grounds, and plant trees and shrubs to stop erosion. The CCC became one of the most popular New Deal programs because it gave young people an opportunity to get paid for work that many cases also taught them valuable skills. The projects they completed were also highly visible and improved the nation's living standards. Although many people wanted to make the CCC a permanent program, Republicans in Congress balked at its cost and its allegedly "Socialist" underpinnings. The CCC was therefore abolished on July 1, 1942.¹¹

Civilian Conservation Corps in Marin County

During the brief eight years that it operated, the CCC operated four camps in Marin County, including one at Muir Woods National Monument (Camp NN-3), one at Fort Baker in Sausalito (Camp Army 5), a camp near Mill Valley on the south slope of Mt. Tamalpais (Camps SP-23 and 25); and a camp at Alpine Lake on the north slope of Mt. Tamalpais (Camps MA-1 and SP-36).¹² The camps were administered by retired Army officers and provisioned by the Army, but there was no military discipline and a civilian project manager directed the work at each camp.¹³ Enrollees signed up for six-month stints, and they were paid \$30 a month, funds that were usually paid directly to each man's family back home. In addition to "unskilled" labor, the CCC also employed skilled workers, including foresters, engineers, and specialized equipment operators. These experts were all paid at prevailing union wages.¹⁴

Mt. Tamalpais was an obvious locale for CCC projects, with three open space jurisdictions, including the National Park Service's Muir Woods National Monument, California State Parks' Mt. Tamalpais State Park, and Marin Municipal Water District's watershed lands. The CCC completed dozens of high-profile projects

¹⁰ National Archives and Records Administration, Southeast Region – Atlanta, "Civilian Conservation Corps: A Guide to Civilian Conservation Camp and Enrollee Records, in the Holdings of the National Archives at Atlanta" (Atlanta: 2008), 2.

¹¹ *Ibid.*, 3.

¹² The camps at Mill Valley and Alpine Lake had two iterations each: one in 1935-37 and another in 1938-39.

¹³ Lincoln Fairly, "The Civilian Conservation Corps on Mt. Tamalpais: 1933-1940," *The Californians* (July/August 1983), 22-5.

¹⁴ *Ibid.*

on Mt. Tamalpais, including the Mountain Theater in Mt. Tamalpais State Park (**Figure 15**), a stone fire lookout on the East Peak (also in Mt. Tamalpais State Park), stone retaining walls in Muir Woods National Monument, and scores of footbridges build over creeks and gulleys on the mountain's many hiking trails. The CCC rebuilt and realigned several famous hiking trails, including the Ocean View, Ben Johnson, Boot Jack, Dipsea, Matt Davis, and Steep Ravine trails. The CCC also rebuilt several campgrounds, including Boot Jack, which got new bathrooms, fireplaces, drinking fountains, table and bench combinations, and an incinerator.¹⁵

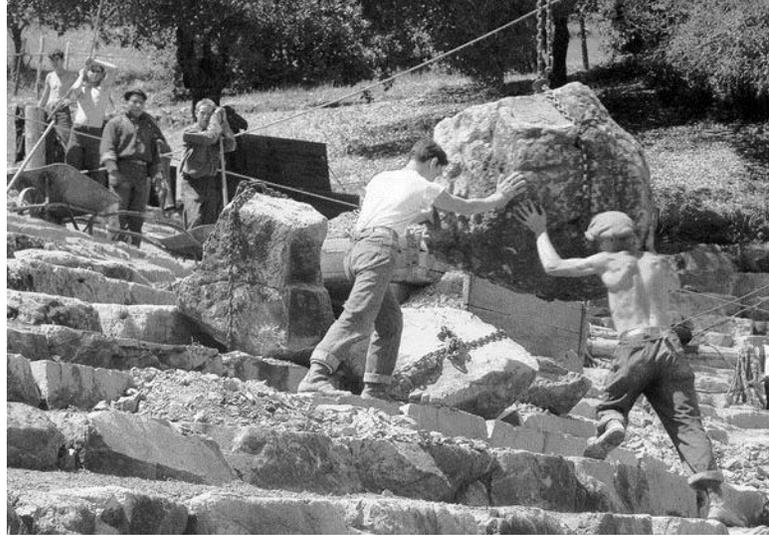


Figure 15. CCC Workers constructing the Mountain Theater, ca. 1934
Source: California State Parks

CCC Alpine Lake Camp

On the north side of Mt. Tamalpais, the CCC's Alpine Lake camp was just as busy on MMWD lands, which by 1933 encompassed 11,000 acres between Mt. Tamalpais and the Howard-Shafter Estate north of the Bolinas-Fairfax Road (**Figure 16**). Camp SP-36 was established on June 22, 1935, two-and-a-half miles southwest of Fairfax. It was located on the Bolinas-Fairfax Road, across the road from Camp California and adjacent to the Meadow Club golf course.¹⁶ Built at a cost of \$40,000 by World War I veterans, the camp included seven barracks, a mess hall, latrines, several workshops, and a garage. Completed on September 10, 1935, the camp officially opened on October 18 with 190 young men (known as "Juniors") from Pennsylvania and Maryland.¹⁷ Several projects constructed by Camp SP-36 over the fall and winter of 1935-36 include the following:

- Picnic grounds at Deer Park, near Fairfax; Lake Lagunitas; and Phoenix Lake. Construction of toilet facilities and septic tanks at Deer Park and Lake Lagunitas.
- Construction of footbridges at Lake Lagunitas and Phoenix Lake Picnic Grounds.
- Installation of water and sewer lines at Deer Park, Lake Lagunitas, and Phoenix Lake Picnic Grounds.
- Installation of 3,000 to 6,500-gallon redwood water tanks for fire suppression at various locations throughout MMWD watershed lands.
- Construction of 10 miles of fire roads and fire breaks at various locations throughout MMWD watershed lands.
- Construction and repair of multiple hiking trails throughout MMWD watershed lands.
- Construction of fencing at various locations along the boundaries of MMWD watershed lands.

¹⁵ Lincoln Fairly, "The Civilian Conservation Corps on Mt. Tamalpais: 1933-1940," *The Californians* (July/August 1983), 22-25.

¹⁶ Jim Vitek, "Mt. Tamalpais and MMWD, A-D Index," Undated manuscript in Jim Vitek Collection of Mt. Tamalpais, Anne T. Kent California Room, Marin Public Library.

¹⁷ Ibid.

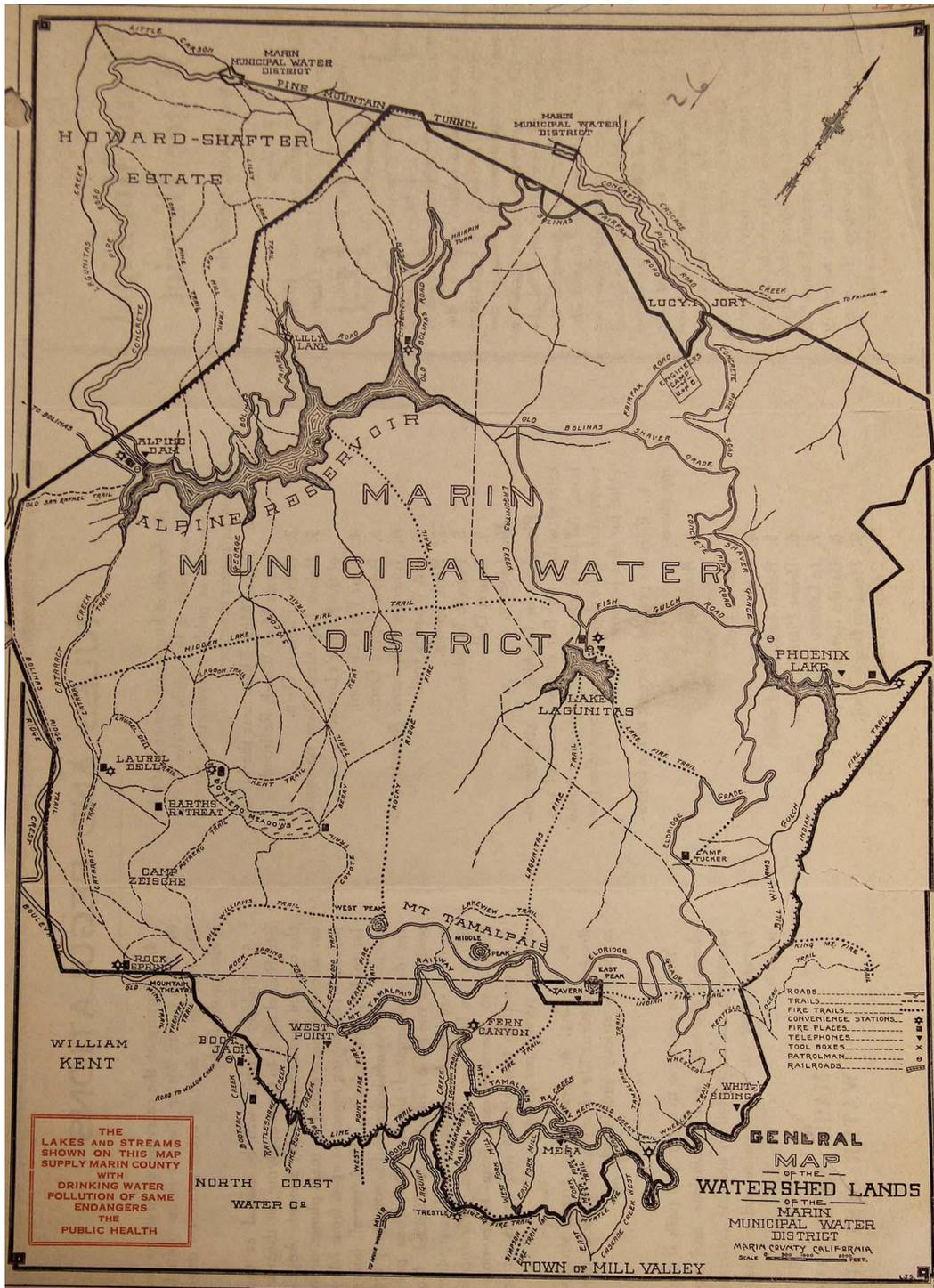


Figure 16. Map of MMWD watershed lands, ca. 1925

Note Phoenix Lake at right side of image

Source: MMWD Collection, Anne T. Kent California Room, Marin County Free Public Library

Much of the CCC's Alpine Lake camp's work in 1935-36 centered on the development of three picnic grounds: Deer Park, Lake Lagunitas, and Phoenix Lake. According to the ca. 1925 map of MMWD watershed lands shown in Figure 16, there were already facilities at Lake Lagunitas and Phoenix Lake, but none at Deer Park. According to the map there were fireplaces, a convenience station (bathroom), a ranger office, and a telephone at Lake Lagunitas. At Phoenix Lake there were fireplaces, a telephone, and a convenience station located approximately where Three Bear Hut is now. The map also shows the Indian Fire Trail tracing a portion of the eastern boundary of the MMWD property, and the Fish Gulch Fire Road leading uphill from Phoenix Gulch to Phoenix Lake and ultimately to Lake Lagunitas (**Figure 17**). No historic images have been found of the earlier pre-CCC facilities at either Lake Lagunitas or Phoenix Lake.

Camp SP-36 at Alpine Lake continued to operate through 1937, with additional men (both Juniors and Veterans) coming to work for six-month stints. In addition to its regular jobs, such as trail maintenance and fire road building, Camp SP-36 built several more notable pieces of infrastructure on MMWD lands, chief among them, the construction of fish rearing ponds near Lake Lagunitas. These concrete structures were stocked with trout before they were released into Lake Lagunitas.¹⁸ In mid-1938, the Alpine Lake camp was temporarily shut down after the men were moved to the Sierra Nevadas to begin work on several projects that had to start before winter. During this time the camp was closed, and it was placed under the care of Mr. and Mrs. J.B. Brown of San Rafael.

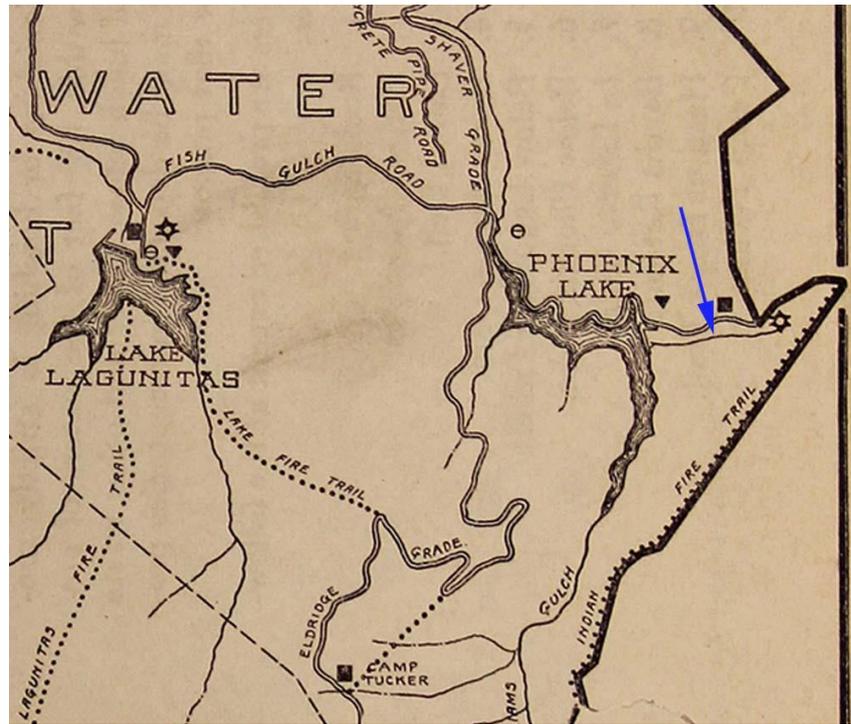


Figure 17. Detail of ca. 1924 map of MMWD lands showing locations of facilities at Lake Lagunitas (left) and Phoenix Lake (right) with approximate location of Three Bear Hut indicated by the blue arrow

Source: MMWD Collection, Anne T. Kent California Room, Marin County Free Library

The camp reopened in late 1939 and continued to operate until the Japanese attacks on Pearl Harbor and other American bases on December 7, 1941. For a short time, British sailors were boarded at the camp while their vessels were repaired at Mare Island Naval Shipyard in Vallejo. In late December 1941, after the California State Guard was mobilized, Camp SP-36 was turned over to the California National Guard, which stationed Company A from San Rafael and a platoon of Company B from Mill Valley at the camp, including 109 enlisted men and six officers. On July 29, 1942, the Department of the Interior advised the MMWD that the War Department would be permanently taking over the CCC camp at Alpine Lake. The

¹⁸ "CCC Boys Building Pond for Growing Trout to Stock up Water District," *Sausalito News* (June 11, 1937).

camp was used by several different Army units during the war, culminating with an anti-aircraft battery in 1945. Today nothing is known to remain of the CCC camp.¹⁹

D. Construction of Three Bear Hut: 1935-1936

According to CCC records, the Juniors of Camp SP-36 at Alpine Lake built Three Bear Hut in late 1935 or early 1936.²⁰ Identified as Project No. 712-3, Three Bear Hut was a “rock type” picnic shelter based on a standardized prototype developed by the National Park Service.²¹ The rock-type picnic shelter, one of several-dozen prototypes developed for use across the country, is illustrated in a 1938 National Park Service publication titled: *Park and Recreation Structures*, written by NPS consulting architect Albert H. Good, with input from CCC director Robert Fechner (**Figure 18**). The section on picnic shelters describes them as a utilitarian feature found in most parks, but unfortunately, according to

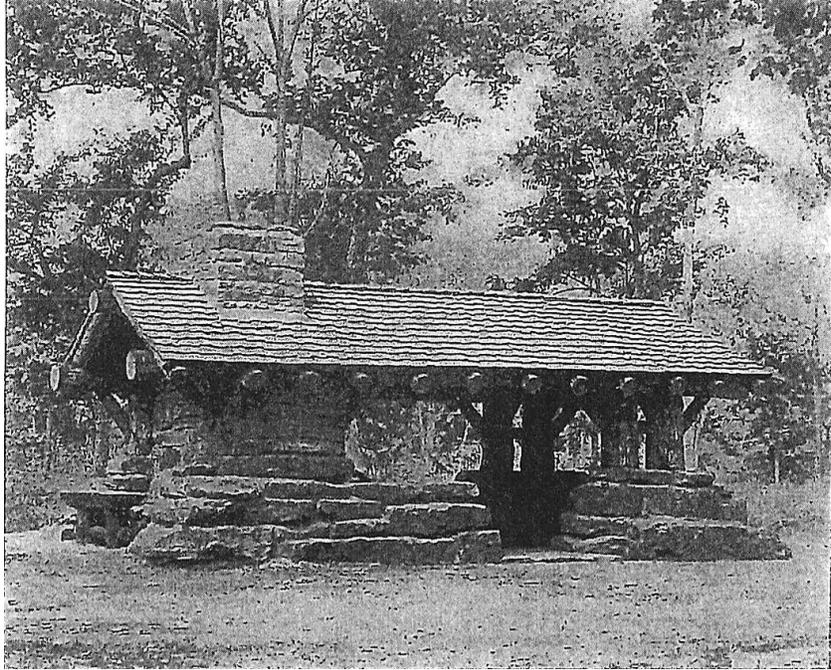


Figure 18. Picnic shelter at Mohawk Metropolitan Park, Tulsa, Oklahoma
Source: National Park Service

Good, one typically characterized by “spiritless monotony.” According to Good, the primary purpose of a picnic shelter was very simple – to allow people to cook and enjoy a meal outdoors free from rain and direct sun. The book highlighted several dozen CCC-built picnic shelters designed for use in various parts of the country and for different types of parks. According to Good, picnic shelters did not have to be bland, one-size-fits-all structures. Instead, they could be simultaneously durable, inexpensive, and yet attractive – ideally harnessing local regional materials and styles to blend in with the natural landscape and local building traditions. Three Bear Hut exactly matches one of the prototypes published in the 1938 NPS publication – a picnic shelter in Mohawk Metropolitan Park in Tulsa, Oklahoma (**See Appendix Item A**). The only difference between the two structures is that Three Bear Hut is built of local serpentine and redwood, which gives the stonework a greenish color.

The CCC built Three Bear Hut, as well as the rest of the Phoenix Lake Picnic Ground, at the end of Lagunitas Road in Ross because it was the most popular access point to the MMWD watershed lands from eastern Marin County. The MMWD had operated picnic and bathroom facilities in this area since at least 1925 (and probably as far back as 1917) because it was located at the most popular trailhead for hikers wishing

¹⁹ Jim Vitek, “Mt. Tamalpais and MMWD, A-D Index,” Undated manuscript in Jim Vitek Collection of Mt. Tamalpais, Anne T. Kent California Room, Marin Public Library.

²⁰ The name “Three Bear Hut” appears to be of relatively recent origin. The structure was originally known as the picnic shelter at Phoenix Lake Picnic Ground.

²¹ Civilian Conservation Corps, “Progress Report; Camp Alpine Lake, S.P.-36, Fairfax, California” (October 21, 1936).

to access the northern slope of Mt. Tamalpais. The CCC built another rock-type picnic shelter at the MMWD's new Deer Park Picnic Ground, near Fairfax. This structure, which probably matched Three Bear Hut, is no longer extant. At the same time, the CCC built a third picnic shelter just north of Lake Lagunitas. This structure, which still stands on MMWD watershed lands, was a wooden "rustic-type" picnic shelter made entirely of logs with the exception of its serpentine floor and a small fireplace. It is also somewhat larger than Three Bear Hut. Based on another NPS-designed picnic shelter prototype commonly used in the Pacific Northwest, the Lake Lagunitas Picnic Shelter has been restored in recent years (**Figure 19**).

E. History of Phoenix Lake Picnic Ground: 1936-1966

Upon its completion in 1936, Three Bear Hut became the centerpiece of the Phoenix Lake Picnic Ground, which in addition to the picnic shelter, also consisted of several picnic tables, a water fountain, and several stone cooking stoves (no longer extant). Standing astride the most popular entrance to the MMWD's watershed lands, Three Bear Hut has been enjoyed by generations of hikers, picnickers, and other recreational users of the land. By the early 1950s, Phoenix Lake had become much less important to the MMWD's water supply, which had been augmented by three huge new reservoirs, including Bon



Figure 19. CCC picnic shelter at Lake Lagunitas
Source: onetam.org

Tempe Lake (1948), Kent Lake (1954), and Nicasio Reservoir (1961). Following the collapse of the Baldwin Hills Dam in Los Angeles in 1963, the State inspected all dams and reservoirs in California. After determining that Phoenix Lake Dam did not meet its requirements for earthen dams, the MMWD drained the reservoir. It then entered into an agreement with the California Department of Fish and Game to rebuild the dam and operate the reservoir as a fishing and recreation area, which was accomplished in by 1967.²² Concerned about the danger posed by campfires, in the late 1960s, the MMWD banned overnight camping. It was at this time that the MMWD probably removed the outdoor cooking facilities from its three picnic grounds, including Phoenix Lake, and also when the fireplace of Three Bear Hut was likely enclosed behind concrete blocks.

Around the time that the MMWD had decided to convert Phoenix Lake to recreational uses, residents in nearby Ross began worrying that Marin County Parks would take over the management of all the MMWD-owned lands surrounding Phoenix Lake. Indeed, Marin County Parks had initiated discussions with the MMWD to take over managing the eastern section of the watershed lands from Phoenix Lake north to

²² Friends of Corte Madera Creek Watershed, "Raising Phoenix." Website: <http://www.friendsofcortemaderacreek.org/cn/raisingphoenix.pdf>

Deer Park. Residents of Ross expressed emotional concerns that their exclusive town would be inundated with out-of-town visitors if Marin County Parks developed the watershed lands for broader public access. In early 1966, Ross' Mayor, Frederick Allen, wrote to the MMWD to oppose the proposed County Park plan. Though the MMWD refused to cut off negotiations with Marin County Parks, it did offer to sell the Phoenix Lake Picnic Ground, as well as a buffer of 25 acres surrounding it, to the Town of Ross. The Town leapt at the opportunity because if it controlled the only vehicular access point to the MMWD watershed lands between Mill Valley and Fairfax, it could simply quash the Marin County Parks plan by constraining the supply of parking.²³ Nevertheless, the Town did not have the money to buy the land from the MMWD, so it looked like the County Parks plan would move forward.

F. Town of Ross Buys Phoenix Lake Picnic Ground from the MMWD: 1966-1967

On June 2, 1966, prominent San Francisco attorney, A. Crawford Greene, sent a letter to Mayor Allen offering to contribute \$15,000 to purchase the 25 acres at the end of Lagunitas Road from the MMWD, on the condition that the land be used for a park and that it be named for his late wife, Natalie (née Coffin) Greene, who had died in February.²⁴ The Mayor and the Town Council agreed to Greene's offer and accepted the gift at the Council's June 9, 1966 meeting. The money was transferred to the Town just a few months before Greene's death on December 13, 1966.²⁵ The sale was then executed on April 12, 1967. The property consisted of two parcels: Parcel A, a steeply sloping hillside tract comprising the majority of the park; and Parcel B, a narrow right-of-way connecting Lagunitas Road to the small parking area near the Phoenix Lake Picnic Ground (**See Appendix Item B for the Deed of Sale**).²⁶ Soon after, Isabel Kittle Dibblee, a relative of Natalie Coffin Greene, and the owner of an adjoining estate, donated an additional 2.6 acres to the Town to enhance access to the newly opened Natalie Coffin Greene Park.²⁷

G. Natalie Coffin Greene Park: 1968-2016

Its goals accomplished, the Town of Ross appears to have done little to change or "improve" Natalie Coffin Greene Park after 1967. Indeed, until the late 1980s, neither Dibblee Road nor the small parking area were paved. In addition to the stone cooking stoves, which were probably removed by the MMWD in the late 1960s, the Town has incrementally replaced all of the original CCC picnic tables. The Town has made no changes to Three Bear Hut. In 1972, Three Bear Hut survived a ferocious wildfire that burned through Kent Woodlands and along the shores of Phoenix Lake.²⁸ In 1981, the MMWD, in need of cash, floated the idea of selling off its lands surrounding Phoenix Lake to a housing developer. After huge outcry from residents of Ross, the MMWD backed down.²⁹ Phoenix Lake was temporarily put back into service for water production during the severe droughts of 1976-77 and 1986-91 and it remains on standby in the event of severe drought conditions. Meanwhile, Natalie Coffin Greene Park remains the primary access point for hikers seeking access to the MMWD lands on the north slope of Mt. Tamalpais. However, the small size of the parking lot and parking restrictions on nearby streets serve as a governor on the number of people who can access the watershed lands. Consequently, the MMWD-owned lands on the north slope of Mt. Tamalpais remain one of the Bay Area's "almost best-kept secrets."

²³ José Moya del Piño Library – Ross Historical Society, *Ross, California: The People, The Places, The History* (Ross Historical Society: 2008), 169.

²⁴ *Ibid.*

²⁵ "Remarkable Career: A. Crawford Greene Dies," *San Francisco Chronicle* (December 14, 1966), 42.

²⁶ Marin County Recorder's Office, Deeds on file for Assessor Parcels 073-211-24 and 073-211-28.

²⁷ José Moya del Piño Library – Ross Historical Society, *Ross, California: The People, The Places, The History* (Ross Historical Society: 2008), 169.

²⁸ John Burks, "Marin Fire Perils Many Rich Homes," *San Francisco Examiner* (October 8, 1972), 1.

²⁹ "Marin May have to Sell a Tiny Lake," *San Francisco Chronicle* (May 13, 1981).

H. Natalie Coffin and A. Crawford Greene

A. (Aylsworth) Crawford Greene and Natalie Coffin Greene were well-known residents of Ross. A native of Ross, Natalie Coffin Greene, for whom the park is named, spent much of her adult life advocating for the preservation and sensible use of the MMWD lands on the north slope of Mt. Tamalpais. Born December 20, 1885 in Ross, Natalie Coffin was the daughter of James and Sarah L. Coffin. James and Sarah were both natives of New York and James was a prominent San Francisco merchant. Along with her two sisters, Marion and Sarah, Natalie Coffin was raised in the Kittle Mansion, which is now part of the Marin Art and Garden Center.³⁰ Natalie's parents were both active in local affairs and they donated the land for St. John's Episcopal Church, at the corner of Shady Lane and Lagunitas Road.³¹ After marrying Crawford Greene in 1912, Natalie Coffin Greene settled down to raise a family in Ross, eventually rearing five children. Natalie was an avid conservationist who advocated for open space preservation in Marin County. She was also active in the Episcopal Church in Marin County and San Francisco, serving as a director of the Protestant Episcopal Old Ladies' Home in San Francisco. She also served on the board of the San Francisco YWCA. Natalie Coffin Greene died on February 7, 1966, at the age of 80.³²

A. Crawford Greene was born August 17, 1885 in Providence, Rhode Island. His parents were Herbert and Annie Greene, both descendants of prominent New England colonial families.³³ In 1902, Crawford Greene enrolled at Yale University. Upon graduating in 1904, he took a job teaching English at the Thacher School for Boys, in Ojai, California. While he was there, he met William Kent, the prominent Marin County capitalist and congressman. After finishing at the Thacher School, Greene agreed to become a tutor for Kent's children, and while staying with the Kents at their home in San Rafael, the young Crawford first met Natalie Coffin. Greene went on to study law at Harvard, all the while continuing to visit California during the summers. In 1909, Greene decided to withdraw from Harvard and move to California. That same year, he was admitted to the California Bar and joined the San Francisco law firm of McCutchen, Olney, Mannon & Greene (now Bingham-McCutchen). Three years later, in 1912, the rising lawyer wed Natalie Coffin at St. John's Episcopal Church in Ross.³⁴ As a wedding present, James and Sarah Coffin gave the newlyweds a five-acre plot of land near St. John's, on Shady Lane. The Greenes built a house on the lot and lived there for the rest of their lives.³⁵ They had five children: James Coffin Greene, Natalie Greene Lewis, A. Crawford Greene Jr., Anne Greene Stine, and Sheila Greene Peck.³⁶ Crawford Greene was a specialist in corporate law and he was a member of the Committee of 43, which formed in the mid-1930s to arbitrate between unions and industrialists during the 1934 Waterfront Strike. He later served as the president of the San Francisco Community Chest.³⁷ Greene also served on the boards of the William Babcock Foundation, Mills College, the Thacher School, the Katherine Branson School, the Markoe Foundation, and KQED. He was a member of several prominent San Francisco social clubs, including the Pacific Union Club, the Bohemian Club, the San Francisco Golf Club, and the Commonwealth Club of California.³⁸ A. Crawford Greene died December 13, 1966, at the age of 81.

³⁰ U.S. Bureau of the Census, 1900 Census for San Anselmo Township, California.

³¹ "Natalie Greene Dies in Marin," *San Francisco Chronicle* (February 8, 1966), 4.

³² Natalie Greene Dies in Marin," *San Francisco Chronicle* (February 8, 1966), 4

³³ U.S. Bureau of the Census, 1900 Census for Providence City, Ward 6.

³⁴ "Remarkable Career: A. Crawford Greene Dies," *San Francisco Chronicle* (December 14, 1966), 42.

³⁵ Jose Moya del Piño Library – Ross Historical Society, *Ross, California: The People, The Places, The History* (Ross Historical Society: 2008), 82.

³⁶ "Late A. Crawford Greene Remembers Many in Will," *Marin Independent Journal* (December 21, 1966).

³⁷ "Natalie Greene Dies in Marin," *San Francisco Chronicle* (February 8, 1966), 4.

³⁸ "Remarkable Career: A. Crawford Greene Dies," *San Francisco Chronicle* (December 14, 1966), 42.

I. Park Rustic Style

The National Park Service Rustic Style (Park Rustic Style), sometimes colloquially called “Parkitecture,” is a distinctive architectural style developed during the early part of the twentieth century by the National Park Service. Derived from a strain of romanticism that had characterized the American conception of wilderness in the late nineteenth century, the Park Rustic Style was originally intended to provide national parks with an architecturally cohesive building stock in place of the visually chaotic assemblage of utilitarian government and concessionaire buildings that had been built in the past. Informed by the teachings of landscape architecture theorists and practitioners like Andrew Jackson Downing and Frederick Law Olmsted, Sr., the Park Rustic Style drew its signature architectural characteristics from the nineteenth-century resort architecture of New York’s Adirondack Mountains (the Adirondack Style), in particular the use of rough-hewn logs and stone and broad verandas. The National Park architects who developed the Park Rustic style also pulled from the designs of several major resort hotels constructed by railroad companies in the national parks of the American West during the early twentieth century. The most important examples included the Old Faithful Inn, built by the Northern Pacific Railroad in Yellowstone National Park (1903); El Tovar Lodge, built by the Santa Fe Railroad on the south rim of the Grand Canyon (1905); and Glacier Park Lodge, built by the Great Northern Railway in Glacier National Park (1913) (**Figure 20**). Though these buildings are all quite different, what ties them together is an attempt to honor their natural setting and regional heritage by using local materials and architectural traditions.³⁹

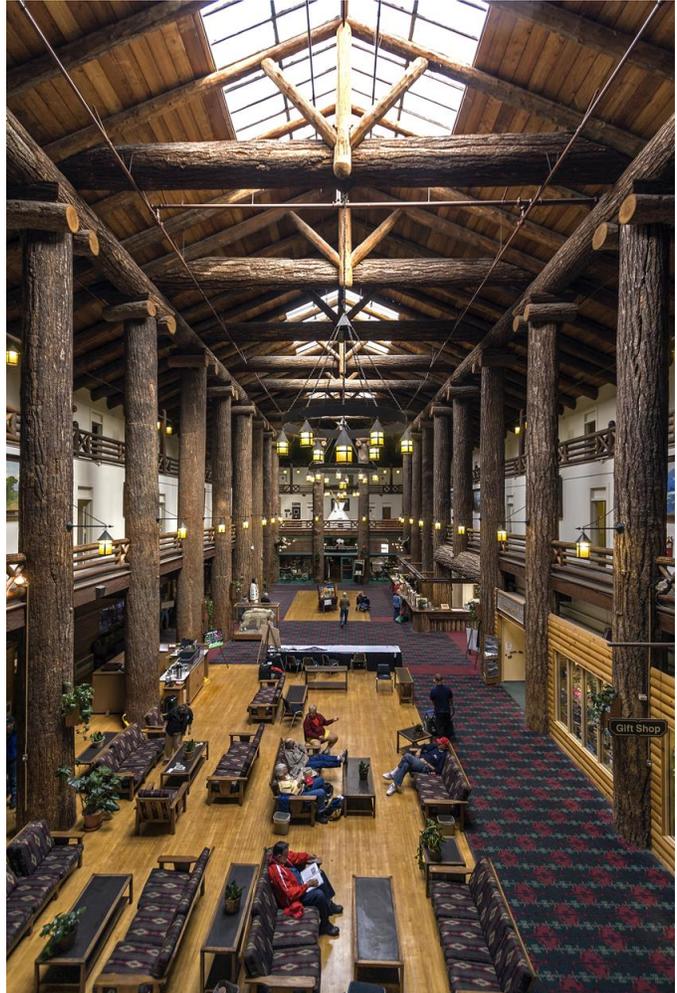


Figure 20. Glacier Park Lodge
Source: Wikimedia Commons

By the 1920s, the National Park Service (founded in 1916) had fully embraced the principles of rustic design for virtually all of its building. Under the direction of landscape architect Thomas Chalmers and architect Herbert Maier, designs for even the most prosaic National Park Service buildings adhered to the new style, including lodges, stables, entrance gates, offices, visitor centers and lookouts, bridges and roads,

³⁹ Robert Frankeberger and James Garrison, “From Rustic Romanticism to Modernism, and Beyond: Architectural Resources in the National Parks.” Website: <http://www.preservationnation.org/information-center/saving-a-place/public-lands/resources/NPS-Architectural-Resources.pdf>

picnic and trail shelters, information kiosks, etc. National parks known for their excellent Park Rustic architecture include Mount Rainier (Nisqually, Longmire, Paradise, and Sunrise Historic Districts) (**Figure 21**), Grand Canyon (Bright Angel Complex, Desert View Watchtower, North Rim Lodge); Glacier (Lake McDonald Lodge); and Yosemite (Ahwahnee Hotel) National Parks. During the Depression, National Park Service architects took charge of designing standardized prototypes for common building types built by the Civilian Conservation Corps. This action disseminated the Park Rustic style across the country, to virtually every state and county. Sadly, the CCC's work was the last major output of the Park Rustic style. After World War II, surging visitation to America's national parks compelled the National Park Service to develop a more streamlined architectural vocabulary that was better-suited to expediency and low cost.⁴⁰



Figure 21. Nisqually Entrance to Mt. Rainier National Park
Source: mrussellphotography.com

VI. Determination of Eligibility

A. California Register of Historical Resources

The California Register is an authoritative guide to significant architectural, archaeological, and historical resources in the State of California. Resources are listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. The California Register also includes properties identified in historical resource surveys with California Historic Resource Status Codes of 1 to 5 and resources designated as local landmarks by municipal or county ordinances. Properties may also be nominated to the California Register by local governments, non-profit organizations, or private citizens. The eligibility criteria used by the California Register are closely based on those developed by the National Park Service for the National Register of Historic Places (National Register). In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

⁴⁰ Robert Frankeberger and James Garrison, "From Rustic Romanticism to Modernism, and Beyond: Architectural Resources in the National Parks." Website: <http://www.preservationnation.org/information-center/saving-a-place/public-lands/resources/NPS-Architectural-Resources.pdf>

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

In the following sections, we have evaluated the potential eligibility of Three Bear Hut for listing in the California Register under each of the four criteria.

Criterion 1

Three Bear Hut appears eligible for listing in the California Register under Criterion 1 as a structure associated with the Civilian Conservation Corps, a Depression-era public works program that made a significant contribution to local, state, and national history. The Civilian Conservation Corps (CCC) was one of President Franklin D. Roosevelt's most popular (and productive) New Deal public works programs. The primary mission of the CCC was two-fold: 1) to provide unemployed young men and veterans with useful work; and 2) to improve America's neglected public infrastructure, in particular its parks and open spaces. Though it lasted for less than a decade, the CCC built a vast quantity of well-designed and sturdily built infrastructure in Marin County, much of which is still in use today, including the Mountain Theater and the Lookout on Mt. Tamalpais' East Peak. The watershed lands located on the north slope of Mt. Tamalpais, though not a public park, have long been managed by the MMWD as one, and public access was a big reason that Marin County voters approved the organization of the MMWD in 1912. CCC projects completed in the MMWD watershed lands included three picnic grounds, fish ponds, fire trails, hiking trails, water tanks, and many other pieces of infrastructure that are still in use today. Along with the Lake Lagunitas Picnic Shelter, Three Bear Hut is the most-important surviving CCC building on what was until 1967 MMWD land.

Criterion 2

Three Bear Hut appears ineligible for listing in the California Register under Criterion 2 (Persons). Though Natalie Coffin Greene was a prominent individual in the history of Ross, she is only tangentially associated with the Phoenix Lake Picnic Ground and Three Bear Hut.

Criterion 3

Three Bear Hut appears eligible for listing in the California Register under Criterion 3 (Design/Construction) as a structure that embodies the distinctive characteristics of a type, period, and method of construction. Three Bear Hut is based on a National Park Service-designed picnic shelter prototype called the "rock-type." In the 1930s, National Park Service staff architects had developed a series of standardized plans for various building types that were intended for use in CCC projects in all 48 states and five territories. Most of the several-dozen NPS picnic shelter designs were simple log structures with dirt floors, whose only purpose was to provide shelter from rain. Others were more permanent and complex, with stone flooring, stone fireplace/cooking facilities, and built-in seating. Three Bear Hut is an example of the latter. In addition to the gable-roofed version represented by Three Bear Hut, there was also a hipped-roof variant. As its name suggests, the rock-type picnic shelter is constructed of native stone with a heavy timber roof supported by tree trunk posts and peeled log rafters and beams. The use of local materials was intended to make the widely used prototype blend in with its surroundings, making it appropriate for parks across the nation. Some picnic shelter designs were intended for use in particular regions, including stone and stick *ramadas* in the Desert Southwest, "dogtrot"-style shelters in the Southeast, or rustic log shelters in the Pacific Northwest. Indeed, the Lake Lagunitas Picnic Shelter is a type of shelter specifically designed for the Pacific Northwest. Though it is in disrepair, Three Bear Hut is essentially unchanged from

its original construction, making it an excellent and well-preserved example of its type, period, and method of construction.

Criterion 4

No archaeological investigation was conducted for this report because it was beyond the scope of the project.

B. Integrity

As mentioned above, Three Bear Hut retains a high degree of integrity. The building has undergone only one apparent alteration – the enclosure of the firebox behind concrete blocks, most likely in the late 1960s. There are seven aspects used by the California Register to assess integrity: location, design, setting, materials, workmanship, feeling, and association. The following section analyzes the subject property under each of the seven aspects:

- **Location:** “Location is the place where the historic property was constructed or the place where the historic event occurred.”

Three Bear Hut retains the aspect of location because it has never been moved.

- **Design:** “Design is the combination of elements that create the form, plan, space, structure, and style of a property.”

Three Bear Hut retains the aspect of design because it retains its original plan, form, space, structure, and Park Rustic styling.

- **Setting:** “Setting is the physical environment of a historic property.”

Three Bear Hut retains the aspect of setting. Though transferred from the MMWD to the Town of Ross in 1967, the function of the Phoenix Lake Picnic Ground did not change and the area surrounding the structure has since 1936 at least always contained picnic tables. The only possible change to the setting may have been the removal of stone outdoor cooking facilities in the late 1960s. Though none of the picnic tables appear to be original, they are characteristic elements of a picnic ground and do not detract from the setting.

- **Materials:** “Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.”

Though it is in poor condition, Three Bear Hut retains integrity of materials because it appears to retain all of its original materials, including its stone flooring/foundation, partial-height walls, chimney, and wood superstructure consisting of posts and beams made of tree trunks and roof structure made of peeled logs and redwood sheathing.

- **Workmanship:** “Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.”

Three Bear Hut retains the aspect of workmanship. Perhaps more than many other buildings in California, nearly all of which are made of industrially produced materials, Three Bear Hut is made of hand-tooled and hand-worked materials, including stone and wood. It retains all of these characteristics.

- **Feeling:** “Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time.”

Three Bear Hut retains the aspect of feeling because it embodies the aesthetic sensibilities of the distinctive Park Rustic style and the Depression-era public works of the CCC.

- **Association:** “Association is the direct link between an important historic event or person and a historic property.”

Three Bear Hut retains the aspect of association because it looks essentially the way it did when it was constructed in 1935-36 by the CCC.

Three Bear Hut retains all seven aspects of integrity, meaning that it continues to appear eligible for the California Register of Historical Resources.

VII. Conclusion

Three Bear Hut was constructed in 1935-36 by the Civilian Conservation Corps (CCC). Its design is based on a standardized prototype developed by the National Park Service for use in CCC projects across the nation. The Park Rustic-style picnic shelter is part of the Phoenix Lake Picnic Ground, one of three picnic grounds built by the CCC on Marin Municipal Water District (MMWD) watershed lands between 1935 and 1936. Though not technically a park, the MMWD watershed lands have long been managed by the utility district to facilitate recreational activities, including hiking, camping, horseback riding, fishing, and boating. As a quasi-public park, the CCC established one of its four Marin County camps at Alpine Lake in 1935. Between 1935 and 1941, the CCC completed several-dozen major projects on MMWD lands, including cutting firebreaks, repairing hiking trails and fire roads, and constructing three picnic grounds at Phoenix Lake, Lake Lagunitas, and Deer park. CCC Camp SP-36 at Alpine Lake operated on and off from 1935 until 1941, when it was taken over by the California National Guard, and later by the Army. In 1967, the Town of Ross purchased the Phoenix Lake Picnic Ground from the MMWD, using a donation from A. Crawford Greene, a prominent San Francisco lawyer. Crawford’s only conditions were that the land be used as a public park and that it be named for his late wife, Natalie Coffin Greene. The Town of Ross has not made any changes to Three Bear Hut since the establishment of the park in 1967. Today, Three Bear Hut is closed to the public due to its deteriorated condition. Three Bear Hut appears eligible for listing in the California Register under Criterion 1 (Events) for its association with the CCC, one of the most important and productive New Deal public works programs. It also appears eligible under Criterion 3 (Design/Construction) as an intact example of a Park Rustic-style picnic shelter designed by the National Park Service. The period of significance is 1936.

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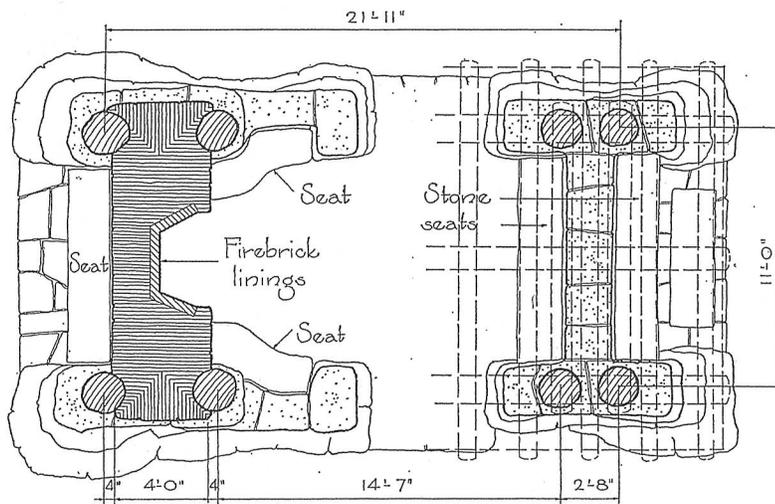
IX. Appendix

- A. *Plate II D-1 from the National Park Service Publication: Park and Recreation Structures (1938)*
- B. *Deed, Grant and Reservation of Easements and Covenants and Conditions*

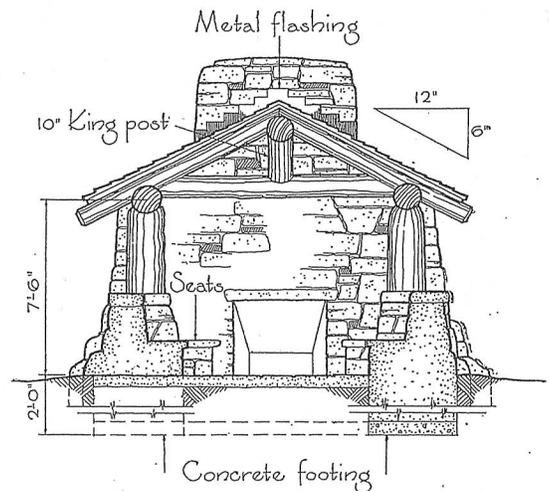
Picnic Shelter

Mohawk Metropolitan Park - - Tulsa, Oklahoma

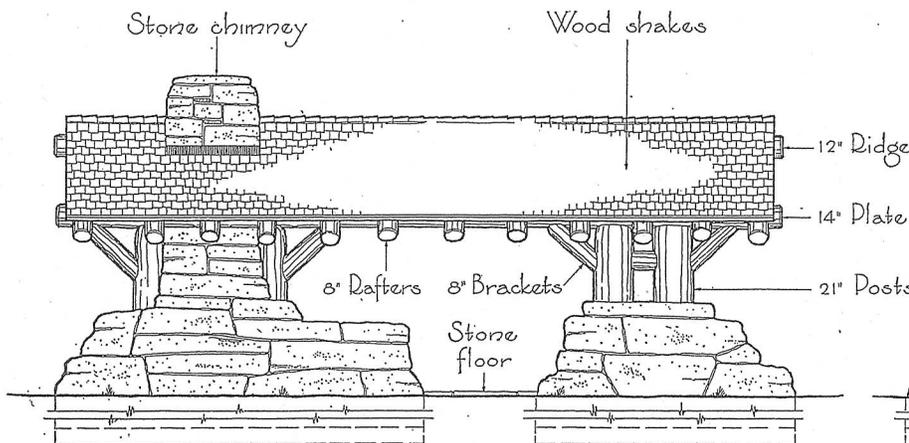
The reader should find some interest in tracing "family traits" through the several structures of this metropolitan park which are illustrated in other sections of this compilation. A boat-house, a refectory and an octagonal shelter have similar characteristics of materials, scale and details to stamp them as of one family, and a rather distinguished one, we should say. Overscale and a certain intimacy in plan are the predominant qualities of the member here shown.



PLAN

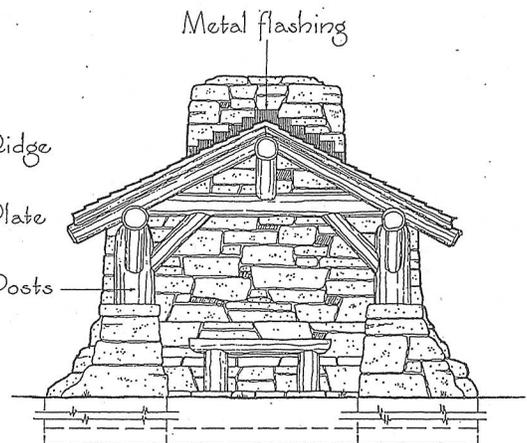


SECTION



SIDE ELEVATION

Scale 1/8" = 1'-0"



FRONT ELEVATION

OFFICIAL RECORDS COUNTY OF MARIN

8869



DEED, GRANT AND RESERVATION OF EASEMENTS AND COVENANTS AND CONDITIONS

For value received, MARIN MUNICIPAL WATER DISTRICT, a public corporation (hereinafter called "Grantor"), hereby grants to the TOWN OF ROSS, a municipal corporation, its successors and assigns (hereinafter called "Grantee"), for park purposes, a fee simple interest in all that real property situate in the County of Marin, State of California, described as follows:

Parcel A.

Beginning at a point which bears South 28° 44' 44" East 146.27 feet from the most southerly corner of the property described under (1) in the deed from Benjamin H. Dibblee to Isabel K. Dibblee by deed recorded May 15, 1920 in Volume 214 of Deeds at page 347, Marin County Records, running thence from said point of beginning North 0° 49' 12" East 356.11 feet, North 22° 00' 00" East 807.69 feet, North 61° 15' 40" East 195.12 feet and North 82° 45' 42" East 67.22 feet more or less to the Easterly line of the property described in the Final Order of Condemnation, Marin Municipal Water District, a public corporation vs Marin Water and Power Company, a corporation et al, recorded June 11, 1920 in Volume 215 of Deeds at page 337, Marin County Records; running thence along said Easterly line South 0° 53' 54" East 1900.05 feet (called South 0° 45' East in said Final Order of Condemnation) thence leaving said Easterly line North 79° 46' 04" West 1066.77 feet, North 9° 42' 46" West 90.73 feet, North 17° 19' 28" East 245.65 feet, North 64° 19' 52" East 206.70 feet, North 40° 09' 45" East 76.51 feet and North 80° 14' 34" East 183.75 feet to the point of beginning. Containing 25.00 acres more or less. Bearings are based on solar observations.

Grantor further grants to Grantee, its successors and assigns, a right of way easement for street; and roadway purposes for ingress and egress to Parcel A, above described, over the roadway presently existing along said Parcel A and more particularly described as that certain property situate in the County of Marin, State of California, described as follows:

RIEDE & ELLIOTT
NOTARIES AT LAW
416 ALBERT BUILDING
SAN RAFAEL, CALIF.
484-8888

Parcel B.

Beginning at the most Southerly corner of the property described under (1) in the deed from Benjamin H. Dibblee to Isabel K. Dibblee by deed recorded May 15, 1920 in Volume 214 of Deeds at page 347, Marin County Records, running thence from said point of beginning along the Easterly line of said Dibblee property North 21° 15' 31" East 31.70 feet, North 1° 45' 31" East 376.20 feet, North 27° 15' 31" East 495.00 feet, North 18° 15' 31" East 198.00 feet and North 62° 30' 21" East 58.47 feet to the Southwest corner of the tract of land conveyed by Albert J. Dibblee, et al, as trustees, to Henry E. Bothin by Deed recorded March 10, 1898 in Volume 50 of Deeds at page 152, Marin County Records, running thence along the Southeasterly line of said Bothin tract North 62° 30' 21" East 184.2 feet and North 82° 45' 42" East 88.22 feet, thence leaving said Southeasterly line of said Bothin tract South 0° 53' 54" East 77.70 feet to the Northeasterly corner of the property described above in "Parcel A", running thence along the Westerly line of said "Parcel A" South 82° 45' 42" West 67.22 feet, South 61° 15' 40" West 195.12 feet, South 22° 00' 00" West 807.69 feet, South 0° 49' 12" West 356.11 feet and South 80° 14' 34" West 145.00 feet, thence leaving said Westerly line of said Parcel A North 25° 23' 39" East 169.16 feet to the point of beginning.

Bearings are based on solar observations.

Grantor reserves to itself, its successors and assigns, certain easements described more particularly as follows:

- (A) A right to enter upon, and pass across, Parcel A, from time to time, for the purpose of inspecting, maintaining, repairing, rehabilitating, reconstructing and operating Phoenix Dam, surrounding areas and facilities.
- (B) Rights of way for any and all existing pipelines, or other existing facilities of Grantor, located within either Parcel A or Parcel B, above, with the additional right to enter upon said parcels to maintain, repair, replace, install, rehabilitate and operate such existing or new pipelines and facilities.
- (C) The right to overflow, flood and/or cover said Parcel A and B with the flood, or discharge, waters from said Phoenix Dam.

OFFICIAL RECORDS COUNTY OF MARIN

The Grantor and Grantee further covenant, agree and provide as follows:

1. Grantee shall maintain the present roadway as described in the above Grant of Right of Way Easement of Parcel B, in at least as good a condition as presently appertains to said roadway, and shall pay any costs of future maintenance, paving or operation thereof, and shall be entitled to exercise its police powers with respect to said roadway, in the same manner, and to the same extent, as exercised over other public roadways of Grantee.
2. Grantee shall have the right to revise the grade or surface of either Parcel A or Parcel B, provided, and only if and when it shall first pay to Grantor the full expense of changing the grade or location of the pipelines, or other installations, of Grantor therein. In the event of any such change in grade, Grantor will determine if such grade change necessitates the raising or lowering of the said pipelines, or installations, and its finding thereon, and on expense, shall be final.
3. Grantor will restore the physical condition of the portion of roadway which is subject to a right of way granted to Grantee for street and roadway purposes, referred to herein as Parcel B", as well as the portion of "Parcel A" which is subject to a right of entry and passage and rights of way in the Grantor, more particularly described hereinabove in the reservation to the Grantor, its successors and assigns, to at least as good and safe a condition as exists on the date hereof, after termination of each use of said portions, by or on behalf of Grantor, for the purpose of inspecting, maintaining, repairing, rehabilitating or reconstructing and operating Phoenix Dam, surrounding areas and

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ATTORNEYS AT LAW
416 ALBANY BUILDING
SAN RAFAEL, CALIF.
484-8888

OFFICIAL RECORDS COUNTY OF MARIN

facilities, or for the purpose of repairing or installing pipelines or facilities in, upon, under or along said roadway or "Parcel A".

4. Each and every of the foregoing provisions, covenants, restrictions and agreements is intended as a covenant which will run with the land for the benefit of above-described Parcels A and B; as the case may be, and of each owner of land therein, and is intended expressly to inure to and bind the respective successors and assigns of the parties hereto. The provisions, covenants, restrictions and agreements set forth in paragraphs 1, 2 and 3 above are for the express benefit of dominant tenement Parcel B; and those set forth in paragraph 3, above, are for the express benefit of dominant tenement Parcel A.

The foregoing grants of Parcel A and Parcel B are subject, nevertheless, to the following covenant, condition, and restriction: That the Grantee shall irrevocably dedicate and hold said property for park uses, said park to be maintained for the public, in general, but if such use is ever discontinued, or if said property is ever transferred, by deed, lease, or otherwise, to other than a public agency, the premises so conveyed shall revert to and become revested in Grantor, its successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this indenture this 12th day of APRIL, 1967.

Grantor:

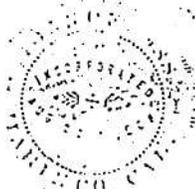
MARIN MUNICIPAL WATER DISTRICT,
a public corporation

By Robert G. Anderson
Its President
President, Board of Directors

Grantee:

TOWN OF ROSS, a municipal corporation

By [Signature]
Its Mayor
By Hugonia Stott
Its Clerk



RIGGS & ELLIOTT
ATTORNEYS AT LAW
410 ALBERT BUILDING
SAN RAFAEL, CALIF.
484-8888

OFFICIAL RECORDS COUNTY OF MARIN

STATE OF CALIFORNIA)
County of Marin) ss

On this 12th day of APRIL, 1967, before me Paul B. Neese, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Robert G. Anderson, known to me to be the President, ~~and S. J. [unclear]~~ ~~known to me to be the Secretary~~ of the corporation that executed the within and foregoing instrument, and the persons who executed the within and foregoing instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the County and State aforesaid, the day and year in this certificate first above written.



Paul B. Neese
Notary Public in and for said County
of Marin, State of California

My Commission Expires July 4, 1967

OFFICIAL RECORDS COUNTY OF MARIN

RESOLUTION NO. 4437

IT IS HEREBY RESOLVED that the Board of Directors of Marin Municipal Water District do and it does hereby approve deed, grant, reservation of easements and covenants and conditions dated April 12, 1967, by and between Marin Municipal Water District and the Town of Ross, which deed, grant, reservation of easements and covenants and conditions covers the property described as follows:

Parcel A

Beginning at a point which bears South 28° 44' 44" East 146.27 feet from the most southerly corner of the property described under (1) in the deed from Benjamin H. Dibblee to Isabel K. Dibblee by deed recorded May 15, 1920 in Volume 214 of Deeds at page 347, Marin County Records, running thence from said point of beginning North 0° 49' 12" East 356.11 feet, North 22° 00' 00" East 807.69 feet, North 61° 15' 40" East 195.12 feet and North 82° 45' 42" East 67.22 feet more or less to the Easterly line of the property described in the Final Order of Condemnation, Marin Municipal Water District, a public corporation vs Marin Water and Power Company, a corporation et al, recorded June 11, 1920 in Volume 215 of Deeds at page 337, Marin County Records; running thence along said Easterly line South 0° 53' 54" East 1900.05 feet (called South 0° 45' East in said Final Order of Condemnation) thence leaving said Easterly line North 79° 46' 04" West 1066.77 feet, North 9° 42' 46" West 90.73 feet, North 17° 19' 28" East 245.65 feet, North 64° 19' 52" East 206.70 feet, North 40° 09' 45" East 76.51 feet and North 80° 14' 34" East 183.75 feet to the point of beginning. Containing 25.00 acres more or less. Bearings are based on solar observations.

Parcel B (Easement)

Beginning at the most Southerly corner of the property described under (1) in the deed from Benjamin H. Dibblee to Isabel K. Dibblee by deed recorded May 15, 1920 in Volume 214 of Deeds at page 347, Marin County Records, running thence from said point of beginning along the Easterly line of said Dibblee property North 21° 15' 31" East 31.70 feet, North 1° 45' 31" East 376.20 feet, North 27° 15' 31" East 495.00 feet, North 18° 15' 31" East 198.00 feet and North 62° 30' 21" East 58.47 feet to the Southwest corner of the tract of land conveyed by Albert J. Dibblee, et al. as trustees, to Henry E. Bothin by Deed recorded March 10, 1898 in Volume 50 of Deeds at page 152, Marin County Records, running thence along the South-easterly line of said Bothin tract North 62° 30' 21" East 184.2 feet and North 82° 45' 42" East 88.22 feet, thence leaving said South-easterly line of said Bothin tract South 0° 53' 54" East 77.70 feet to the Northeasterly corner of the property described above in "Parcel A", running thence along the Westerly line of said "Parcel A" South 82° 45' 42" West 67.22 feet, South 61° 15' 40" West 195.12 feet, South 22° 00' 00" West 807.69 feet, South 0° 49' 12" West 356.11 feet and South 80° 14' 34" West 145.00 feet, thence leaving said Westerly line of said Parcel A North 25° 23' 39" East 169.16 feet to the point of beginning. Bearings are based on solar observations.

OFFICIAL RECORDS COUNTY OF MARIN

BE IT FURTHER RESOLVED that the President and Secretary are authorized and directed to execute said Deed, grant, reservation of easements and covenants and conditions on behalf of the District.

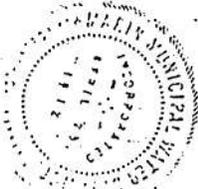
PASSED this 12th day of April, 1967, by the following vote of the Board:

AYES: Directors Marcus, Stanley, Thierbach, Anderson, Herup

NOES: Directors None

ABSENT: Directors None.

APPROVED this 12th day of April, 1967.



s/s Robert G. Anderson
President of the Board of Directors

Attest: s/s Charles J. Soldavini
Secretary of the Board of Directors pro tem

OFFICIAL RECORDS COUNTY OF MARIN

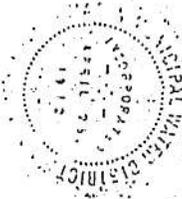
State of California)
County of Marin)

ss

I, Charles J. Soldavini, Secretary pro tem of the Board of Directors of the Marin Municipal Water District, HEREBY CERTIFY that the hereunto annexed instrument is a full, true and correct copy of Resolution No. 4437 of the Board of Directors of the Marin Municipal Water District, duly passed by said Board at a regular meeting of said Directors which was duly and regularly called and held at the regular meeting place of said Board on the 12th day of April, 1967, and that a majority of Said Board of Directors voted in favor of said resolution, and that said resolution was duly approved by the President of the Board of Directors and attested by the Secretary pro tem.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the Marin Municipal Water District this 12th day of April, 1967.

Charles J. Soldavini
Secretary pro tem of the Board of
Directors of the
MARIN MUNICIPAL WATER DISTRICT



TOWN OF ROSS

RESOLUTION NO. 187

RESOLUTION OF ACCEPTANCE OF PHOENIX LAKE PARK

WHEREAS, by Resolution No. 762, adopted June 9, 1966, and by motion on March 21, 1967, the Town Council of the Town of Ross has agreed to acquire from the Marin Municipal Water District the approximate 25-acre parcel of non-watershed lands lying below the Phoenix Lake dam; and

WHEREAS, said agreement was made possible by the offer of a gift of \$15,000 for said acquisition, said offer being made on certain conditions and having been made by A. Crawford Greene; and

WHEREAS, the Marin Municipal Water District has executed a deed to said property in a form acceptable to the Town and containing conditions acceptable to the Town and to the donor;

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF ROSS DOES RESOLVE AS FOLLOWS:

1. The interest in real property conveyed by the deed, entitled "Deed, Grant and Reservation of Easements and Covenants and Conditions", the execution of which was authorized by the grantor, Marin Municipal Water District, on April 12, 1967, is hereby accepted by order of the Council on April 13, 1967, and the grantee hereby consents to the recordation thereof.
2. That the property transferred is hereby irrevocably dedicated for park purposes and shall not be used for commercial purposes, including the licensing thereon of any establishments or concessions for the sale or disposal of food, drinks, or other objects, and the park shall be known as the "Natalie Coffin Greene Park" and shall be so designated by an appropriate plaque.
3. That the Mayor and Clerk of the Town are hereby authorized and directed to execute said deed on behalf of the Town.
4. That the roadway, referred to as Parcel B in the above deed, be, and the same is, hereby accepted by the Town, but not as a part of the general street system of the Town, but rather as an access road to the aforesaid recreational area known as "Natalie Coffin Greene Park", as set forth in California Government Code Section 831.4.
5. That the Town Council, on behalf of all of the residents of Ross, hereby expresses its heartfelt appreciation and gratitude to the donor, A. Crawford Greene, for this

OFFICIAL RECORDS COUNTY OF MARIN

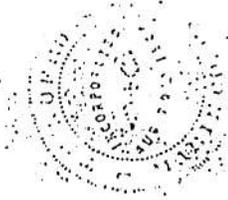
gift which will preserve for the people a natural place of beauty and retreat.

PASSED and ADOPTED at a regular meeting of the Town Council of the Town of Ross held upon the 13 day of April, 1967, by the following vote:

AYES: Councilmen Allen, Jones, Lewis, McAndrew and Martinelli
 NOES: Councilmen None
 ABSENT: Councilmen None

J. J. [Signature]
 Mayor

ATTEST:
[Signature]
 Clerk



BOOK 2122 PAGE 148 8869
 RECORDED AT REQUEST OF
 TITLE INSURANCE
 AND TRUST COMPANY
 AT 35 MIN. PAST 3 P.M.
 APR 17 1967
 Official Records of Marin County, Calif.
 N. J. [Signature]
 RECORDER

GIEDE & ELLIOTT
 ATTORNEYS AT LAW
 416 ALBERT BUILDING
 SAN RAFAEL, CALIF.
 444-8886

OFFICIAL RECORDS COUNTY OF MARIN

I, VIRGINIA STOTT, Town Clerk of the Town of Ross, do hereby
CERTIFY that the foregoing is a true and correct copy of a
resolution adopted by the Council of the Town of Ross at a
regular meeting held April 13, 1967.

Virginia Stott
Town Clerk



TOWN OF ROSS

RESOLUTION NO. 762

RESOLUTION RE ACQUISITION OF PHOENIX LAKE PARK

WHEREAS, the Town Council of the Town of Ross has previously indicated a desire to the Marin Municipal Water District to acquire the approximate 25-acre parcel of non-watershed lands lying below the Phoenix Lake dam; and

WHEREAS, on the 2nd day of June, 1966, the Town received an offer of a gift of \$15,000 for said acquisition, said offer being made on certain conditions, one of which was that the donor remain anonymous until final consummation of the transaction; and

WHEREAS, said offer required an agreement between the Water District and the Town prior to June 30, 1966, and because of said time limit, the Mayor communicated an offer of the Town in said amount of \$15,000 to the Marin Municipal Water District; and

WHEREAS, the Marin Municipal Water District has not finally acted upon said offer but has indicated its acceptance, in principle, of said offer, with certain conditions and changes, particularly with respect to the question of title to the access road;

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF ROSS

DOES RESOLVE AS FOLLOWS:

1. That the aforesaid offer to the Town is hereby accepted conditional upon the preparation of final documents that will be satisfactory to the Marin Municipal Water District, to the donor, and to the Town, particularly as to the change as to the title to the access road.
2. That the action of the Mayor in making the said offer to the Marin Municipal Water District is hereby ratified, confirmed and approved.

PASSED and ADOPTED at a regular meeting of the Town Council of the Town of Ross held upon the 9th day of June, 1966, by the following vote:

AYES: Councilmen Allen, Martin, ...

NOES: Councilmen _____

ABSENT: Councilmen Lewis

A T T E S T:

Myra ...
Clerk

[Signature]
Mayor

TOWN OF ROSS

RESOLUTION NO. 1030
~~1016~~

RESOLUTION ORDERING OPENING OF
NATALIE COFFIN GREENE PARK

THE TOWN COUNCIL OF THE TOWN OF ROSS DOES RESOLVE
AS FOLLOWS:

1. Because of the termination of the fire season and pursuant to the authority given in Chapter 9.40 of the Ross Municipal Code, all of the Town's property commonly known as "Natalie Coffin Greene Park" is hereby opened to public use effective immediately upon the adoption of this Resolution.
2. Resolution No.1016 is hereby repealed.

* * * * *

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Ross, California, held on the 10th day of November, 1977, by the following vote:

AYES: Councilmen Allen, Jones, Chase, Osterloh, Maginis
NOES: Councilmen None
ABSENT: Councilmen None

F. S. Allen
MAYOR

A T T E S T:

Virginia Stott
Clerk