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Hilarita Dairy Calf Shed and Residence Historic Resource Evaluation

Prepared for

Town of Tiburon Public Works Department

Prepared by

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San Francisco, California

FINAL

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1. INTRODUCTION

1.1 Project Background

At the request of the Town of Tiburon Public Works Department, Architectural Resources Group (ARG) prepared this Historic Resource Evaluation (HRE) for the Hilarita Dairy calf shed and residence located at the municipal corporation yard at 199 Kleinert Way (APN 058-151-37) in Tiburon, California. The purpose of this evaluation is to determine if the buildings meet the criteria for listing in the California Register of Historical Resources (California Register) and therefore, are historical resources under the California Environmental Quality Act (CEQA). The buildings were once part of the Hilarita Dairy, which was established as a tenant dairy ranch in the late nineteenth century by the Reed family and was demolished in the early 1950s for the construction of Reed Elementary School. Only the calf shed and adjacent residence built in 1934 remain from the dairy. The buildings have not been previously evaluated for listing in the National Register of Historic Places (National Register) and California Register and were not included in the Downtown Tiburon Historic Resources Study completed in 1999.¹

1.2 Methodology

To complete the HRE for the Hilarita Dairy buildings, ARG:

- Conducted a site visit to examine and photograph the subject property and its surroundings on January 24, 2017;
- Completed archival research at repositories including the Belvedere-Tiburon Landmarks Society and Marin County Free Library Anne T. Kent California Room;
- Reviewed online repositories, including the California Digital Newspaper Collection, *San Francisco Chronicle* Historical Database, Newspapers.com, Ancestry.com, Internet Archive, Online Archive of California, David Rumsey Map Collection, and United States Geological Survey (USGS) EarthExplorer and Historical Topographic Map Explorer;
- Obtained copies of drawings provided by the Tiburon Public Works Department; and
- Reviewed primary and secondary sources regarding the history of the dairy industry and Portuguese community in Tiburon and Marin County and families associated with the operation of the Hilarita Dairy.

¹ Glenn David Mathews and Daniel M. Cohen, *Downtown Tiburon Historic Resources Study*, prepared for Town of Tiburon, March 1999, accessed April 7, 2017, <http://www.townoftiburon.org/DocumentCenter/Home/View/1084>.

2. SITE AND BUILDING DESCRIPTIONS

The following section provides a physical description of the Hilarita Dairy calf shed and residence. Additional photographs of the buildings are presented in Appendix A.

2.1 Site Description

The Hilarita Dairy buildings are located within the Tiburon Corporation Yard at 199 Kleinert Way, accessed from Tiburon Boulevard north of the downtown area (Figure 1). Reed Elementary School is located directly to the south, across from Kleinert Way. The Hilarita (1970s) and Chandler's Gate (2002) housing complexes and Tiburon Police Department (1999) are located west and southwest of the property. Within the corporation yard, the calf shed is located north of the residence, while corporation yard buildings line both buildings to the west. A creek flows along the eastern edge of the corporation yard and then flows through a culvert underneath a short access road leading to the north end of Kleinert Way, which loops around the north end of the school and terminates at Lyford Drive.



Figure 1. Aerial photograph of the Hilarita Dairy calf shed and residence
(Google Earth, amended by author)

2.2 Hilarita Dairy Calf Shed

The Hilarita Dairy calf shed is a small, wood frame structure with a rectangular plan that measures 16 feet wide by 18 feet long (Figures 2 and 3). The barn is framed with 2-inch by 4-inch redwood beams (actual dimension) and clad in vertical, circular sawn redwood boards that measure 1 inch by 12 inches (actual dimension). The concrete foundation extends 18 inches aboveground at the south façade but decreases to 1 foot at the rear to accommodate the slight slope in the topography. The concrete pad extends from the north façade and measures 10 inches high by 16 feet wide by 56 inches deep. The front gable roof has a wide eave overhang and is covered with corrugated metal sheets. Triangular openings in the gable peaks provide ventilation; the opening on the south façade has been covered up with a plywood board.

The calf shed has entrances on the north and south façades with hinged wood doors constructed of 1-inch by 12-inch redwood boards. On the south façade, the central wood door measures 76 inches tall by 36 inches wide, and the door to the east measures 69 inches tall by 36 inches wide. Both doors lack handles. On the north façade, the doors measure 59 inches tall by 24 inches wide (eastern), 73 inches tall by 39 inches wide (center), and 56 inches tall by 29 inches wide (western). These doors have circular cutouts for handles. The east and west façades are devoid of fenestration or ornamentation. A wood frame storage rack is attached to the west façade.



Figure 2. West and south façades of the calf shed, view northeast (ARG, January 2017)



Figure 3. North and west façades of the calf shed, view east (ARG, January 2017)

2.3 Hilarita Dairy Residence

The Hilarity Dairy residence is a two-story, wood frame building with a rectangular plan and a front-gable roof with a wide eave overhang and asphalt shingles (Figure 4). The building is clad with wide wood, V-groove boards at the first story and narrow, wood bevel boards on the second story. It features a variety of fenestration, including wood-sash, one-over-one and sliding windows with a wide wood trim. Entrances are located at the second story on the west and north façades; the north entrance is accessed by a wood staircase with an asymmetrical gable roof covered with corrugated metal sheets, while the west entrance lacks a staircase. A garage entrance with a corrugated metal sliding door is located at the first story of the east façade.



Figure 4. South façades of the residence, view north (ARG, January 2017)

3. SITE HISTORY

Hilarita Dairy was originally part of the 4,400-acre Rancho Corte de Madera del Presidio, which the Mexican government granted to John Thomas Reed, provisionally in 1831 and formally in 1834. According to historical accounts, John Thomas Reed maintained a large herd of 2,000 cattle on the rancho. The land that became Hilarita Dairy was likely used as grazing land for cattle raised for the hide and tallow trade.²

In 1842, Hilaria Reed inherited the rancho following her husband's death. Over the next two-and-a-half decades, she lived a tumultuous life, residing at various points on the rancho and in San Francisco. At one point, she lost ownership of the land only to regain it by court order. During her ownership of the rancho, upward of 15,000 Mexican cattle grazed on the land.³ Given the tussle over ownership and the recordation of Mexican cattle grazing on the rancho, Hilaria Reed likely did not engage in dairying.

Upon Hilaria Reed's death in 1868, the rancho was divided among her three surviving children, John Joseph Reed, Hilarita Reed, and Maria Inez (Inez) Reed. Hilarita Reed acquired the 1,020-acre parcel at the southern tip of the peninsula that encompassed the subject property, in addition to a 446-acre parcel on Strawberry Point. In 1872, she married Dr. Benjamin Lyford, who established Eagle Dairy at Strawberry Point in 1876. It remains unknown exactly when Hilarita Dairy was established. The earliest known

² James Heig, ed., *Pictorial History of Tiburon: A California Railroad Town* (San Francisco: Scottwall Associates, 1984), 10-11.

³ Heig, *Pictorial History of Tiburon*, 12, 23; Jack Mason, *Early Marin* (Petaluma, California: House of Printing, 1971), 17, 52-53.

reference to dairying on the Tiburon peninsula dates to the mid-1870s.⁴ When the San Francisco and North Pacific Railroad was extended to Tiburon in 1884, a station known as Hilarita was constructed adjacent to the dairy, likely sited there due to existing development. Therefore, it is presumed that Hilarita Dairy was established between 1868 when Hilarita Lyford acquired it and 1884 when the railroad arrived. Additionally, it is assumed that Hilarita Dairy was established as a tenant dairy ranch and rented to Portuguese dairymen since its inception.

Following Benjamin Lyford's death in 1906 and Hilarita Lyford's death in 1908, the Lyford's property was divided between their nieces and nephews. Thomas Deffebach and his sister May Deffebach, the children of Hilarita Lyford's sister Inez (Reed) Deffebach, inherited the approximate 1,000-acre Hilarita Dairy property. At some point over the next several decades, they sold it to W. Campbell Judge, who in turn sold it to the Reed Union School District in 1951. The majority of the dairy buildings were demolished when the Reed Elementary School was completed in 1954. Only a calf shed and residence remain from the dairy. In 1969, the Town of Tiburon and the school district entered into an agreement to operate a joint corporation yard.⁵ In 1979, the Town of Tiburon acquired the current parcel (APN 058-151-37) containing the corporation yard with the two dairy structures. The house was converted to an office and the calf shed used for storage.⁶

The exact construction history of the Hilarita Dairy also remains unknown as 1) rural, agricultural properties tend to lack building permit records; 2) aerial photograph coverage of the property does not begin until 1946 (see Appendix B); and 3) early maps do not depict detailed building footprints (see Appendix C). Drawings for the Reed Elementary School indicate the following buildings were extant at the dairy in the early 1950s:⁷

- The main residence (extant), calf shed (extant), corrals (demolished), and chicken run (demolished) located west of the creek
- Four bridges, a garage, and grease rack spanning the creek (all demolished)
- A horse barn, milk house, milking barn with attached hay barn, maternity barn, secondary residence, boiler house with adjacent bridge, bunk house, water tank located east of the creek at the school site (all demolished)
- Domestic garden areas planted with tomatoes, cabbage, and berries (non extant)

Joe Avella Jr., whose family owned and operated the dairy for over 20 years, indicated in an oral history interview that he did not recall when the calf shed was constructed but noted the structure is still in its original location and has not been altered. The residence was constructed in 1934 and has undergone significant alteration since it was acquired as a joint corporation yard by the school district and town in 1969. The building was raised in order to construct a full-height garage/workshop at the first story. The large vehicle entrance with a metal sliding door was added at that time. The front porch and entrance have been removed, and the rear porch replaced. The entrance on the west façade is likely not original.

⁴ By 1905, the Little Reed Dairy had been operating for at least 30 years, indicating it was in operation by the mid-1870s. Heig, *Pictorial History of Tiburon*, 22.

⁵ "Corporation Yard Approval Please Little Reed Heights," *Ebb Tide*, July 23, 1969.

⁶ Dave Gotz, "The Reed Ranches and Dairies," *The Landmark* 42, no. 1 (Spring 2015): 1-6.

⁷ John Lyon Reid, drawings for Reed School, 1951, and Reed School expansion, 1953, Reed Union Elementary School District, Marin County, California, on file at the Belvedere-Tiburon Landmarks Society.

Approximately five years ago, the original wood-sash, double-hung, one-over-one windows were replaced. ⁸

4. HISTORIC CONTEXT

The following section provides a historic context for the development and operation of the Hilarita Dairy. Additional historic photographs are provided in Appendix B, and historic maps and drawings are presented in Appendix C.

4.1 Rancho Corte Madera del Presidio

In the early nineteenth century, John Thomas Reed (1805-1842) became one of the first Europeans to settle in what became Marin County. At age 15, Reed left his native Dublin, Ireland and set sail for Mexico where he served on whaling ships for five years. In 1825, he left his whaling ship when it docked in present-day Sausalito. Shortly thereafter, he requested a land grant at Sausalito from the Mexican government, as he met the requirements of speaking fluent Spanish and belonging to the Catholic Church. However, Mission San Rafael or other ranchos already claimed the majority of Marin County. Reed then moved near present-day Cotati in Sonoma County for a short while before moving back to Sausalito. He purchased a boat and earned a living conveying fresh water and passengers to San Francisco over the next several years.⁹

In 1831, John Thomas Reed finally succeeded in acquiring a Mexican rancho after he obtained provisional possession of the 4,400-acre Rancho Corte de Madera del Presidio. Comprised of former grazing land for Mission San Rafael, his property extended from the tip of the Tiburon peninsula west to Mill Valley, encompassing present-day Tiburon, Belvedere, Mill Valley, Larkspur, Greenbrae, and Corte Madera. In 1834, he received permanent ownership of the rancho and two years later, he erected a sawmill at present-day Mill Valley and began logging redwood trees (now Old Mill Park); *corte madera* means cut wood in Spanish.¹⁰

In 1834, Reed married Hilaria Sanchez, the daughter of Alférez José Antonio Sánchez, a commandant of the Presidio in San Francisco. They settled down in an adobe house in Mill Valley near the present-day intersection of La Goma Street and Locke Lane (approximately two miles west of the Big Reed ranch core, now the Bel Aire Elementary School). The couple had four children: John Joseph Reed (1837-1899), Richard Reed (ca. 1839-1851), Hilarita Reed (1839-1908), and Maria Inez Reed (Inez; 1841-1883). He maintained a large herd of 2,000 cattle that he grazed on Belvedere Island and held the rodeo there when the cattle were ready for slaughtering. An industrious man, he also maintained a cattle herd on the Tiburon peninsula as well as salt yards, a brickyard, and a stone quarry. He likely died of a sunstroke in 1843.¹¹

⁸ David M. Gotz, "Memories of the Hilarita Dairy with Joe Avella, 11-17-2010," a video oral history with Joe Avella, Jr. at the former Hilarita Dairy (present-day Tiburon Corporation Yard), on file at the Belvedere-Tiburon Historical Society, file name Avella short.avi.

⁹ Rancho Corte de Madera del Presidio translates into English as "the place where wood is cut for the Presidio." Heig, *Pictorial History of Tiburon*, 9-10; J.P. Munro-Fraser, *History of Marin County, California* (San Francisco: Alley, Bowen & Co., 1880), 385.

¹⁰ Heig, *Pictorial History of Tiburon*, 10-11.

¹¹ Ibid., 10-11.

His widow Hilaria Reed inherited the estate at age 29. In 1845, she married Bernardino Garcia and had three more children; only Carmelita Garcia (1845-1906) survived to adulthood. During the Bear Flag campaign in 1846, she reportedly moved to San Francisco until the conflict was settled. Her second husband became a notorious bandit known as “Three-fingered Jack” and was killed in Texas in 1853.¹²

In 1850, Benjamin Rush Bucklew purchased Rancho Corte Madera from Hilaria Reed for \$35,000. In 1846, Bucklew arrived in San Francisco, setting up a jewelry and watchmaking shop and purchasing *The Californian* newspaper. He then went on buying spree, purchasing three ranchos in ten days on credit. Following the sale, Hilaria Reed moved to San Francisco to reside with friends. Bucklew proceeded to plat a 320-acre development known as California City on the east side of the peninsula at present-day Paradise Cove and erected a sawmill. After receiving no payment for her land, Reed sued Bucklew to regain control of her property; she reportedly rode out onto the peninsula, rounded up a dozen steers, and shipped them to San Francisco in defiance of Bucklew’s claim to the property. In 1851, the courts sided with Reed, who then regained the rancho, excluding the land developed as California City.¹³

In 1852, Hilaria Reed filed a claim for two square leagues (approximately 8,800 acres) adjoining Rancho Corte Madera; she claimed she had been granted the land in 1845 by Mexican Governor Pio Pico. The Public Land Commission denied her claim. In the early 1850s, her property was described as overrun by “wild animals, squatters, rustlers and land heisters,” and county records state she had 15,000 wild cattle roaming her estate. In 1856, the commission upheld the original Corte Madera rancho and her children assisted with the ranch operation.¹⁴ The 1860 U.S. Federal Census lists the Reed family as living at the rancho. The oldest daughter Hilarita Reed is listed as a farmer, and the family employed three male laborers.¹⁵ From 1862 until her death in 1868, Hilaria Reed resided at 827 Washington Street in San Francisco.¹⁶ Given the accounts of Mexican cattle remaining at the rancho, it is unlikely that the Tiburon dairies were established prior to Hilaria Reed’s death in 1868.

4.2 Reed Heirs

Upon her death, Rancho Corte Madera was divided among three of her children: John Joseph Reed received the largest property at 2,000 acres on the upper end of the peninsula. Hilarita Reed obtained 1,020 acres at the southern tip of Tiburon peninsula (everything south of the present-day intersection of Tiburon Boulevard and San Rafael Avenue) and 446 acres at Strawberry Point. Although Inez Reed inherited only 646 acres, it proved to be valuable as it was later developed as Mill Valley. The following are short biographies of the Reed children.

John Joseph Reed (1837-1899)

In 1837, John Joseph Reed was born at the Presidio in San Francisco. He apparently lived abroad but returned in 1859 and had a daughter Clotilde Reed (1859-1940) with Barbara Sibrian. He then married Carlota Suarez, a native of Mazatlan, Mexico, and they had a son, John Paul Reed (1865-1919). In 1876,

¹² Heig, *Pictorial History of Tiburon*, 12, 23; Mason, *Early Marin*, 52-53.

¹³ Mason, *Early Marin*, 52-53.

¹⁴ Ibid., 16-17.

¹⁵ The remaining family members did not have an identified occupation; John Joseph Reed was listed as a “gentleman.” U.S. Federal Census, 1860, Ancestry.com, accessed April 4, 2017, <https://www.ancestry.com/>.

¹⁶ Her death is sometimes erroneously listed as 1872, in part due to a typo in the 1880 *History of Marin County, California*. Munro-Fraser, *History of Marin County*, 386; Mason, *Early Marin*, 16-17; San Francisco City Directories, 1860-1868; Hilaria Sanchez Reed Garcia obituary, *San Francisco Evening Bulletin*, February 17, 1868: 3.

they built a large mansion in present-day Bel Aire and settled down; Reed Station was built nearby. When he died in 1899, he left the bulk of his estate to his daughter Clotilde Reed (554 acres) and son John Paul Reed (1,320 acres). He also left property, including approximately 100 acres at El Campo, to his daughter Elvira Alice de Garcia, who was living in San Francisco with her mother and stepfather.¹⁷ His obituary described him as “one of the most highly respected pioneers in Marin county, and he was so successful in business affairs that he left an estate valued at over a quarter of a million [dollars].”¹⁸

Hilarita (Reed) Lyford (1839-1908)

In 1868, Hilarita Reed inherited 446 acres at Strawberry Point and 1,020 acres at the southern tip of the peninsula. In 1872, she married Dr. Benjamin Lyford, a Canadian immigrant, who had previously relocated to the United States to serve as an undertaker (known then as an embalming surgeon) to prepare bodies to be shipped home over long distances during the Civil War. Benjamin Lyford established Eagle Dairy at Strawberry Point and Hygeia, a utopian community at the tip of the Tiburon peninsula. Through the 1890s, Eagle Dairy provided fresh milk from a herd of Jersey cows to residents of San Francisco and Marin County. He advertised that the dairy was kept scrupulously clean and that the milkers were trained to be gentle to the animals to obtain more milk. Portuguese dairymen, including Peter Silveira, were hired to manage Eagle Dairy, and no documentation to date has revealed the Lyfords role in the Hilarita Dairy.¹⁹

Two years after her husband’s death in 1906, Hilarita Lyford died in Mexico, and her six nephews and nieces obtained shares in the Lyford estate. They decided to sell a portion of it and divide the rest among themselves. When they could not come to an agreement on how to proceed, a judge intervened and helped settle the estate as follows:²⁰

- John P. Reed and Clotilde J. Reed obtained the 446 acres known as Strawberry Point.
- Thomas and May Deffebach obtained 600 acres at the southern end of the peninsula, including Hilarita Dairy.
- Jessie Sollom obtained 160 acres adjacent to the Coaling Station.
- Hugh Boyle obtained 150 acres at the southern tip of the peninsula, including the Hygeia development.

Inez (Reed) Deffebach (1841-1883)

In 1864, Inez Reed married Thomas B. Deffebach. They had 11 children, with four surviving to adulthood: Mary Matilda Deffebach, Thomas Deffebach, Jessie (Deffebach) Sollom, and Mary Hilarita (May) Deffebach. The 1880 *History of Marin County, California*, states the Deffebachs resided on a portion of the Reed rancho and that Thomas Deffebach was engaged in dairying, although it remains unknown

¹⁷ Heig, *Pictorial History of Tiburon*, 12, 17.

¹⁸ “John Joseph Reed, Death of One of Our Oldest and Most Respected Pioneers,” *Marin Journal*, December 7, 1899.

¹⁹ Heig, *Pictorial History of Tiburon*, 12-19; Mikel Cleland and Glenn ImObersteg, “The Lyford House Uplifted,” *Daily Independent Journal* (Marin County), January 24, 1976; “Strawberry Point is Jumping,” *San Francisco Chronicle*, December 13, 1953; Shirley Larkin, An Oral History with Shirley Larkin, interview completed by Don Warrin, January 12, 2012, on file at the Regional Oral History Office, The Bancroft Library, University of California, Berkeley, accessed March 15, 2017, http://digitalassets.lib.berkeley.edu/roho/ucb/text/larkins_shirley.pdf.

²⁰ “Lyford Estate Heirs Agreed Upon a Division,” *Mill Valley Record*, July 12, 1912.

exactly where this dairy was located.²¹ Upon the death of Inez Deffebach in 1883 and Thomas Deffebach in 1885, Hilarita and Benjamin Lyford became the legal guardians of the four children.²²

Carmelita (Garcia) Boyle (1845-1906)

In 1865, Carmelita Garcia married Hugh A. Boyle, and in 1871, they settled on a 325-acre estate, also located on a portion of the Reed rancho. The 1880 county history states he was engaged in dairying, although no further details were provided. They had at least two children, Sarah and Hugh Boyle.²³

4.3 Reed Dairies

Four dairies were established within the Reed rancho following Hilaria Reed's death in 1868 (Figure 5). The Lyfords established Eagle Dairy at Strawberry Point and Hilarita Dairy at the southern end of the Tiburon peninsula. The Big and Little Reed ranches were established on land inherited by John Joseph Reed. The three ranch cores at Hilarita, Little Reed, and Big Reed ranches were located approximately one mile from each other. Although their exact history remains unknown, these dairies were likely established as Portuguese tenant dairy ranches in the 1870s or 1880s. An 1881 newspaper article reported the destruction of portions of the fields owned by Thomas Deffebach, James Cushing, and Hugh Boyle and a portion of the Reed Ranch in a large forest fire. The article noted the fire destroyed fences and feed that were critical in the operation of dairies and may be the first recorded reference to the dairy industry within the Reed estate.²⁴

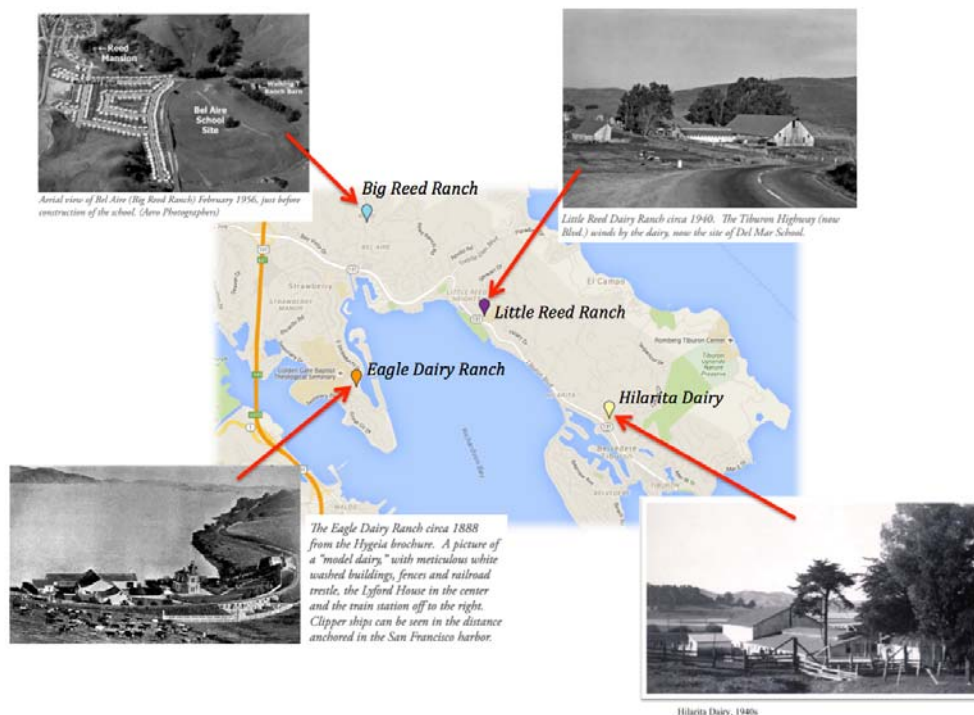


Figure 5. Composite map that shows the locations of the Hilarita, Little Reed, Big Reed, and Eagle dairy ranches. (Sausalito Portuguese Cultural Center)

²¹ J.P. Munro-Fraser, *History of Marin County*, 480.

²² Heig, *Pictorial History of Tiburon*, 12.

²³ Munro-Fraser, *History of Marin County*, 479.

²⁴ "Miles of Flame, The Great Forest Fire Raging in Marin County," *San Francisco Chronicle*, September 16, 1881.

4.4 Hilarita Dairy Tenants

Although its exact history is unknown, the Hilarita Dairy was likely established as a tenant dairy ranch between 1868 and the early 1880s. The residential and dairy buildings were located in a dense core at the base of Sugarloaf Mountain and adjacent to a creek, which served as an important source of fresh water. Following completion of the San Francisco and North Pacific Railroad in 1884, the dairy also had convenient access to a station located adjacent to the ranch core. Fresh milk was transported in large metal cans in wagons to the station and shipped by rail to San Francisco. The remaining portion of the approximate 1,000-acre ranch was used for grazing cattle. In the late nineteenth and early twentieth centuries, many Marin County dairy ranches were leased by Portuguese dairymen, who formed partnerships that evolved as men purchased and sold shares in the business. The following timeline provides a list of people associated with the Hilarita Dairy as identified in newspaper articles through the early 1920s. Biographies of select Hilarita Dairy owners, whose family members participated in oral histories, follow the timeline.

1887 – George Cordozo purchased an interest in the “well known” dairy of Manuel Borges on Reed Ranch and “will in the future, give his time to the dairy business.”²⁵ (“Reed Ranch” appears often in newspaper articles, sometimes described as being located at Hilarita Station. This may be the first reference to Hilarita Dairy in local newspapers.)

1888 – Manuel Borges, John Texeria, George S. Cardozo, and Jose Joaquin Veira announced a partnership known as Manuel Borges & Co. located at “Reed’s Ranch,” which is assumed to be the Hilarita Dairy.²⁶

1895 – Thirty-five dairymen met in Sausalito to discuss raising the price of price of milk sold to dealers in San Francisco. They were selling milk at a loss and wanted to increase the price from 10 cents to 12.5 cents per gallon. They also formed a new organization known as the Country Dairymen’s Association with the aim that other counties would join the movement. Manuel Borges of “Hilerita” was appointed to a committee of the new organization. The committee agreed that no new contracts with wholesalers would be signed at the old rates.²⁷

1906 – Joao A. da Silveria sold a share of the dairy of Borges & Coon on Reed’s Ranch, near Hilarita Station, to Francisco J. de Mello for \$3,000. In turn, Francisco J. de Mello signed a chattel mortgage with Joao A. da Silveria for a 1/8 interest in M. Borges & Co. dairy on Reed’s Ranch near Hilarita Station for \$2,800.²⁸

1907 – Francisco J. de Mello sold the dairy known as “Reed Ranch” at Hilarita Station to Joao A. da Silveria.²⁹

1908 – A dairy barn burned down on the John Reed estate (possibly referring to Rancho Corte Madera) at Hilarita. The barn was used for the storage of hay and grain and to house livestock and valued at \$10,000.³⁰

²⁵ Untitled article, *Sausalito News*, November 28, 1887.

²⁶ “Certificate of Partnership,” *Sausalito News*, July 6, 1888.

²⁷ “Milk Prices Will Go Up,” *San Francisco Call*, November 11, 1895.

²⁸ “Instruments Filed in Recorder’s Office,” *Sausalito News*, October 20, 1906.

²⁹ “Documents Recorded at the Recorder’s Office,” *Marin Journal*, March 14, 1907.

³⁰ “Dairy Barn Burns Down,” *San Francisco Call*, April 8, 1908.

1911 – Anton V. Mattos filed a lawsuit against J.I. Brazil, Antone J. Souza, John M. Teixeira, and N. Cardoza for “dissolution of partnership and an accounting.” The dairy consisted of a number of cows and personal property valued at \$15,000 on the “Lyford Ranch” (Hilarita Dairy). The men had been operating the dairy in partnership since 1904; Brazil was in charge of accounting.³¹

1912 – J.I. Brazil, who was identified as a lessee of the Hilarita Dairy Ranch, filed a complaint that J.L. Bone illegally impounded his stock for entering Bone’s property. Bone was arrested and had a trial set for later that year.³²

1916 – J.I. Brazil died in Oakland. He was described as a prominent rancher at Hilarita Station and left an estate worth \$40,000.³³

1916 – The Holy Ghost procession began at the Manuel Souza Ranch and proceeded to the D.E.S. church; a banquet for 400 people followed. (Hilarita Dairy was known for a time as the Souza Ranch.)³⁴

1927 – Clotilde J. Reed and M.C. Ferrara filed a building contract to construct a milk barn on the Reed Ranch near Hilarita Station.³⁵

Borges/Bernard Families

The Borges and Bernard families had deep ties to the Tiburon dairy ranches, often moving back and forth between the Hilarita, Big Reed, and Little Reed dairy ranches. Manuel Borges emigrated from São Jorge Island, and his wife Maria M. Borges emigrated from Flores Island in the Azores, an archipelago of nine volcanic islands located in the Atlantic Ocean approximately 900 miles west of Portugal. They met in California, married, and began raising a family in Marin County. Manuel Borges operated a dairy in Tam Valley (approximately at present-day Tamalpais Valley Elementary School on the opposite side of Richardson Bay), the White Gate Dairy near Stinson Beach, and the Little Reed Dairy Ranch as early as the 1870s.³⁶

Their daughter Mary Borges (1879-1968) was born at the White Gate Dairy located above Stinson Beach. After the family moved to the Little Reed Ranch, Mary Borges met John Bernard (1870-1934), and they were married at St. Hilary’s Church.³⁷ John Bernard was the foreman on both the Little Reed and Big Reed ranches. Their daughter, also named Mary Bernard (1897-1991), was born at the Little Reed Dairy Ranch, and the Bernard family later moved to Hilarita Dairy and produced fresh milk that was transported to San Francisco via the railroad (Figure 6). They lived in a cottage at the rear of Hilarita Dairy, where John Bernard Jr. (1900-1989) was born. John Bernard later sold the partnership at Hilarita Dairy and went back to the Little Reed Dairy.

³¹ “Partners Disagree and Apply for Dissolution,” *Marin County Tocsin*, July 1, 1911.

³² “Brief Mention,” *Marin Journal*, December 12, 1912.

³³ “Brief Mention,” *Marin Journal*, November 9, 1916.

³⁴ “The Pentecost Festival,” *Petaluma Daily Morning Courier*, June 14, 1916.

³⁵ “Filed with the Recorder, August 24, 1927,” *San Anselmo Herald*, September 2, 1927.

³⁶ James Heig and Shirley Mitchell, eds., *Both Sides of the Track: A Collection of Oral Histories from Belvedere and Tiburon* (San Francisco: Scottwall Associates, 1985), 189-201.

³⁷ His legal name was John Bernard de Souza, but he went by John Bernard.



Figure 6. Mary Borges Bernard with her children Mary and John Bernard at Hilarita Ranch, 1900.³⁸

In 1905, Maria Borges died at Reeds Station on the Big Reed Ranch. Her funeral was described as one of the longest ever in southern Marin County, as it began at the Borges home and proceeded to Sausalito in a procession with over 100 carriages.³⁹ When Manuel Borges married Rita Borges, the Bernards moved to the Big Reed Ranch, where John Bernard served as the foreman. Their youngest child Manuel Bernard (1910-1975) was born at that ranch. In 1917, Manuel Borges passed away and was described in his obituary as one of the county's most prominent dairymen.⁴⁰

After living on all three ranches, Mary Bernard married Tony Oliveira in 1913. Tony Oliveira operated the Millwood Creamery in Mill Valley and then worked at a dairy in Frank Valley, followed by the Big Reed Ranch. When the partnership at Hilarita Dairy opened up, Tony Oliveira became the foreman, and they moved there. She cooked for the dairymen three times a day, earning \$20 per month. The Oliveiras sold the Hilarita Dairy to the Avellas at some during the 1920s and moved back to the Big Reed Ranch. Mary Oliveira later married John Silva and lived in Richmond and then Mill Valley. She died in 1991.⁴¹

³⁸ Heig and Mitchell, *Both Sides of the Track*, 189-201.

³⁹ Maria M. Borges obituary, *San Francisco Call*, March 27, 1905; "Funeral for Mrs. Borges Attended by Hundreds," *Marin Journal*, March 30, 1905.

⁴⁰ "The Passing Throng," *Mill Valley Record*, April 14, 1917; "Manuel Borges is Taken in Death," *Marin Journal*, April 12, 1917.

⁴¹ Heig and Mitchell, *Both Sides of the Track*, 189-201.

Avella Family

Joe Avella Sr. (1905-1989) was born on Pico Island in the Azores. In 1921, he immigrated to Marin County, reportedly by himself as he was sponsored by his sister who guaranteed to look after him if he could not find a job. His last name was originally Avila, but he changed it to Avella to avoid confusion with another Joe Avila living near Mill Valley. He met Alice Freitas (1904-1993), who was born in Mill Valley to Azorean Portuguese parents, and they were married in 1928. Their son Joseph (Joe) Anthony Avella was born in 1929, and they had another daughter Virginia Avella.⁴²

When he first arrived, Joe Avella Sr. worked at a ranch in Tennessee Valley milking cows for \$25 per month, including room and board; he sent \$20 from each paycheck to his parents in the Azores. He later worked at Hilarita Dairy and became one of four partners in the business. He eventually bought them out and owned the entire dairy in the late 1920s.⁴³ In the early 1930s, he was recognized within the Marin dairy community for his well-maintained herd of approximately 75 cows that were tuberculosis free and that produced a high level of butterfat. In 1934, the local newspaper reported that he had one of the highest records in the county for butterfat production.⁴⁴ That same year, the Avellas replaced the original dairy residence with a new bungalow (Figure 8). Joe Avella Jr. recalled that the family lived in the garage straddling the creek while the new house was under construction. In 1947, the Avellas sold the dairy but did not move until 1951 to a former dairy they had purchased in Petaluma.⁴⁵

According to Joe Avella Jr., the Hilarita Dairy calf shed was used to raise young calves (Figure 7). Dairywomen often raised calves on their ranches in order to have a ready supply of animals to replace poor cows with low milk production. Calves were separated from cows at birth so that they did not develop a habit of suckling their mothers for milk. At Hilarita dairy, newborn calves were fed a diet of skim milk from buckets placed inside the calf shed. In an oral history interview, Joe Avella Jr. recalled that the calves were excited to drink the milk and would run to the shed during feeding time.⁴⁶

⁴² California Marriage Records from Select Counties, 1950-1941, Ancestry.com, accessed April 4, 2017, <https://www.ancestry.com/>; U.S. Social Security Death Index, 1935-2014, Ancestry.com, Ancestry.com, accessed April 4, 2017, <https://www.ancestry.com/>.

⁴³ Joseph Avella, An Oral History with Joseph Avella, interview completed by Don Warrin, May 31, 2012, on file at the Regional Oral History Office, The Bancroft Library, University of California, Berkeley, accessed March 15, 2017, http://digitalassets.lib.berkeley.edu/roho/ucb/text/avella_joseph.pdf.

⁴⁴ "Tiburon Dairyman Shows High Score," *Sausalito News*, April 27, 1934.

⁴⁵ Joseph Avella oral history; "Mr., Mrs. Joseph S. Avella Greet 400 Guests at 25th Wedding Anniversary," *The Petaluma Argus-Courier*, January 16, 1953.

⁴⁶ Gotz, "Memories of the Hilarita Dairy with Joe Avella, 11-17-2010."



Figure 7. Feeding turkeys at Hilarita Dairy; the calf shed is located to the right.⁴⁷ The photograph postdates World War II as the Hilarita Housing development is located in the background (Belvedere-Tiburon Landmarks Society)



Figure 8. The main house at Hilarita Dairy, 1946. (Belvedere-Tiburon Landmarks Society)

⁴⁷ Film still from a video oral history with Joe Avella, Jr. David M. Gotz, "Memories of the Hilarita Dairy with Joe Avella, 11-17-2010."

4.5 Portuguese Dairymen

From 1850 to 1880, the first wave of Portuguese immigrants arrived in California. The first immigrants boarded whaling ships stopping in the Azores between Europe and the United States. Whaling off the California coast began in the 1850s at Monterey and lasted for about two decades. At least 17 Portuguese whaling stations were constructed along the coastline, particularly along the Central Coast. The typical whaling company had a joint-stock ownership, a model later continued by the Portuguese dairies. Each investor received a portion of the annual profit and sold their share when they no longer wanted to participate in the business. These pioneering immigrants established a communication link between California and the Azores, and advertisements for gold mining began to appear in Portuguese newspapers. Portuguese miners began arriving in California in large numbers in the late 1850s.⁴⁸

As the whaling industry declined and became unprofitable, they turned to agriculture, as both dairy or farm owners and laborers. By 1880, the Central Coast, including Marin County, was home to 72 percent of Portuguese immigrants in California. In Marin County, they largely settled in San Rafael and Sausalito and established Portuguese-language newspapers, church parishes, and organizations such as fraternal societies, signaling their permanent settlement within the Bay Area.⁴⁹

By 1900, approximately 64,000 Portuguese immigrants had arrived to the United States; this number nearly tripled over the next two decades, as Azorean Portuguese continued to seek new opportunities. The Portuguese settlement pattern within California concurrently began to change as they turned to the northern coastline, San Joaquin Valley, and Southern California, rather than the Central Coast. Additionally, their role in the state's dairy industry steadily increased over the decades. In 1880, only 5 percent of Portuguese immigrants were engaged in dairy ownership, operation, or labor, but by the early 1930s, this number had increased to 80 to 85 percent. After World War II, the immigration pattern began to change nationwide as new Portuguese immigrants settled in cities rather than rural communities and throughout the country, rather than California.⁵⁰ Today, approximately 1 percent of Marin County residents trace their ancestry to Portugal.⁵¹

4.6 Postwar Development

Following World War II, Tiburon began to grow as cars and bus service made it easier to travel to San Rafael and beyond. The Reed heirs also began selling large sections of their remaining land in Tiburon, including Hilarita Dairy, which was purchased by W. Elliot Judge in the 1940s. By 1950, the influx of new residents prompted Tiburon and Belvedere to merge its schools within the Reed Union School District and to pass a \$155,000 bond measure to help pay for a new school. The school district purchased 10 acres of land containing the former Hilarita Dairy buildings from the Judge family and constructed the Reed Elementary School, which was designed by architect John Lyon Reid. Big Reed and Little Reed ranches were also purchased and redeveloped as schools. Bel Aire Elementary School was completed at Big Reed Ranch in 1960, and Del Mar Middle School was completed at Little Reed Ranch in 1964, the same year

⁴⁸ Alvin Ray Graves, *The Portuguese Californians: Immigrants in Agriculture* (San Jose, California: Portuguese Heritage Publications of California, 2004), 21-22.

⁴⁹ Other Portuguese immigration came from Madeira and the mainland. Graves, *The Portuguese Californians*, 4, 7, 33-43.

⁵⁰ *Ibid.*, 1-5, 33-43, 51-57, 69-71.

⁵¹ U.S. Census Bureau, *American FactFinder*, "Selected Social Characteristics in the United States, 2008-2012 American Community Survey 5-Year Estimates, Marin County, California," accessed April 17, 2017, <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk>.

that Tiburon incorporated. The majority of the dairy ranch buildings were demolished, with only the Hilarita Dairy calf shed and residence remaining from all three dairies. The Eagle Dairy met a similar fate. In 1928, operations ceased at Eagle Dairy, and the buildings were left to deteriorate. When a developer acquired the property in 1957, only the main residence remained. The house was then relocated across the bay to the Richardson Bay Audubon Center.⁵²

In 1969, the Town of Tiburon signed a lease agreement with the Reed Union School District to establish a joint corporation yard for use by the town and the school district. The corporation yard was located at the Hilarita Dairy calf shed and residence, which was raised in order to construct a garage/workshop underneath it. In 1979, the town acquired parcel containing the corporation yard from the school district. The house was converted to an office and garage/workshop and the calf shed used for storage.⁵³

5. EVALUATIVE FRAMEWORK

5.1 California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the State's significant historical and archaeological resources. It serves to identify, evaluate, register, and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under the California Environmental Quality Act (CEQA). All resources listed on or formally determined eligible for the National Register are automatically listed on the California Register. In addition, properties designated under municipal or county ordinances are eligible for listing in the California Register.

The California Register criteria are modeled on the National Register criteria. A historical resource must be significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events or patterns of 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.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

⁵² "\$155,000 School Bond Issue Gets Reed Voters OK," *Daily Independent Journal* (Marin County), September 27, 1950; Heig, *Pictorial History of Tiburon*, 175; "Architect Employed," *Daily Independent Journal* (Marin County), October 27, 1950; "Reed School Plan Revised, Given to Trustees," *Daily Independent Journal* (Marin County), December 20, 1950; "Reed is Planning \$105,500 School," *Daily Independent Journal* (Marin County), January 6, 1951; Branwell Fanning, *Tiburon and Belvedere* (Charleston, South Carolina: Arcadia Publishing, 2010), 17.

⁵³ Corporation Yard Approval Pleases Little Reed Heights," *Ebb Tide*, July 23, 1969; Patrick Barnes personal communication with ARG staff, January 24, 2017.

Like the National Register, evaluation for eligibility to the California Register requires an establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register integrity standards may be eligible for listing on the California Register.

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."⁵⁴ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."⁵⁵ Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established. To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Setting* is the physical environment of a historic property.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *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.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

6. EVALUATION OF SIGNIFICANCE

6.1 California Register of Historical Resources

Based on the evaluation presented below, the Hilarita Dairy calf shed and residence are not eligible for listing in the California Register since the majority of the dairy was demolished in the early 1950s due to the construction of the Reed Elementary School. The residence replaced the original house on the dairy and has been significantly altered. The calf shed is a small, ancillary structure that did not play a critical role the production of milk at the dairy.

⁵⁴ National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, accessed February 17, 2017, http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm.

⁵⁵ National Park Service, *How to Apply the National Register Criteria for Evaluation*.

California Register Criterion 1 [Association with Significant Events]

To be considered eligible for listing under Criterion 1, a property must be associated with one or more events important in a defined historic context. This criterion recognizes properties associated with single events, a pattern of events, repeated activities, or historic trends. The event or trends, however, must clearly be important within the associated context. Further, mere association of the property with historic events or trends is not enough, in and of itself, to qualify under this criterion: the specific association must be considered important as well.⁵⁶

As individual structures, the calf shed and residence are not significant for their association with important historic events in local, California, or national history. The Reed dairies played an important role in the development of the Tiburon peninsula in the late nineteenth century, both by providing a steady source of income for Portuguese dairymen and for maintaining the majority of the peninsula as open, grazing land. However, the dairies were demolished and redeveloped as schools in the postwar era. The calf shed at Hilarita Dairy was an ancillary structure that did not play a central role in the dairy operation, and the residence replaced the original home on the property and dates to the later phase of the dairy operation. Removed from the context of the other dairy buildings, the buildings do not convey the historic significance of the dairy industry in Tiburon and Marin County. Therefore, they do not meet the threshold for listing in the California Register under this criterion.

California Register Criterion 2 [Association with Significant Persons]

This criterion “applies to properties associated with individuals whose specific contributions to history can be identified and documented.” It identifies properties associated with individuals “whose activities are demonstrably important within a local, State, or national historic context,” and is typically limited to those properties that have the ability to illustrate a person's important achievements.⁵⁷

Although members of the Reed family, including Hilarita and Benjamin Lyford, owned the Hilarita Dairy, they are not known to have played a direct role in its construction or operation. Rather they leased the land to a large number of Portuguese immigrants who operated the dairy from the late nineteenth century through the 1940s. While many of these men and women, including members of the Borges, Bernard, and Avella families, operated a successful dairy at this location, they are not known to have made a significant impact in the dairy industry, such as developing new technology or production methods. Therefore, the subject property does not meet the threshold for listing in the California Register under this criterion.

California Register Criterion 3 [Architectural Significance]

This criterion applies to properties that “embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.” “Distinctive characteristics” are the physical and design features that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular style. A master “is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous

⁵⁶ National Park Service, *How to Apply the National Register Criteria for Evaluation*.

⁵⁷ National Park Service, *How to Apply the National Register Criteria for Evaluation*.

craftsman whose work is distinguishable from others by its characteristic style and quality.... A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect.”

The Hilarita Dairy calf shed is a small, ancillary building that was not constructed using innovative techniques or material. It is a simple structure constructed of redwood posts and frames. Its original builder remains unknown, and similar to many rural, agricultural buildings of this era, it was not designed by an architect. Likewise, the residence is a modest and highly altered example of bungalow architecture that was constructed throughout California in the 1920s and 1930s. It may have been built by the Avella family, although it remains unknown who designed the building. As such, the calf shed and residence are not eligible for listing in the California Register for possessing the distinctive characteristics of a type, period, region, or method of construction; for representing the work of a master; or for possessing high artistic values.

California Register Criterion 4 [Potential to Yield Information]

Criterion 4 is typically applied to archaeological resources, and evaluation of the subject property for eligibility under this criterion was beyond the scope of this report.

6.2 Integrity Analysis

In order for a building to qualify for listing in the California Register, it must both display significance under one or more of the California Register criteria and retain historical integrity. Since the Hilarita Dairy calf shed and residence were not found to display significance under any of the above criteria, an evaluation of their physical integrity is unnecessary.

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Hilarita Dairy Calf Shed and Residence, Tiburon, California
Historic Resource Evaluation

Appendix A: Existing Conditions Photographs



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Hilarita Dairy Calf Shed



Hilarita Dairy calf shed, view north from the corporation yard parking lot
(ARG, January 2017)



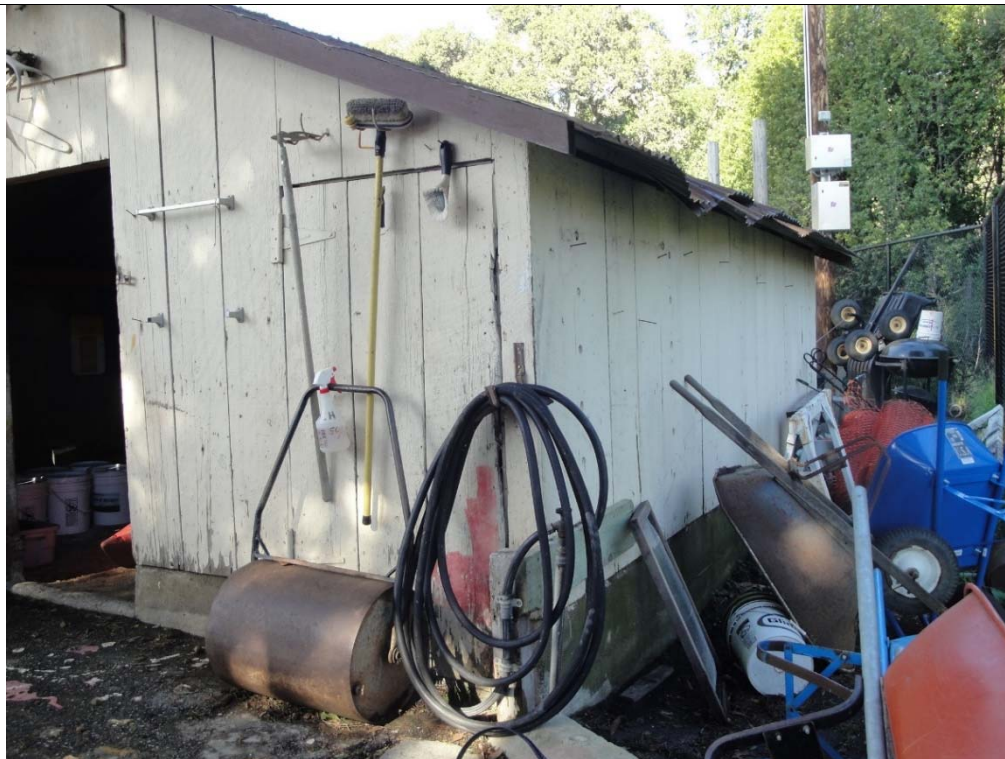
West and south façades, view northeast (ARG, January 2017)



North and west façades, view east (ARG, January 2017)



South façade, view north (ARG, January 2017)



South and east façades, view north (ARG, January 2017)



West façade, view east (ARG, January 2017)



North façade, view south (ARG, January 2017)



Western door on the north façade (ARG, January 2017)



Central door on the north façade (ARG, January 2017)



Eastern door on the north façade (ARG, January 2017)



Interior, north wall (ARG, January 2017)



Interior, west wall (ARG, January 2017)



Detail of the foundation, southeast corner (ARG, January 2017)

Hilarita Dairy Residence



South façade, view north (ARG, January 2017)



East façade, view west (ARG, January 2017)



North façade, view south (ARG, January 2017)



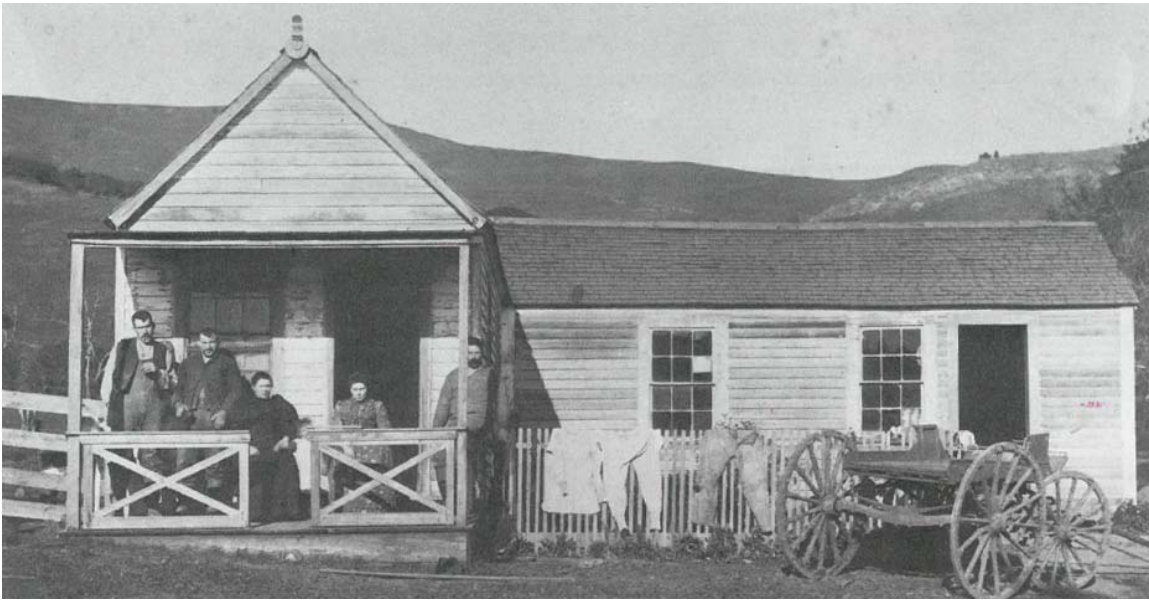
West façade, view east (ARG, January 2017)

Hilarita Dairy Calf Shed and Residence, Tiburon, California
Historic Resource Evaluation

Appendix B: Historic Photographs



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Hilarita Ranch house, 1902.¹ The foreman (left) and Antone Souza (second left) and his family lived at the house, and the dairy laborers ate their meals in the room on the right.



Mary Borges Bernard with her children Mary and John Bernard at Hilarita Ranch, ca. 1900.²

¹ James Heig and Shirley Mitchell, *Both Sides of the Track: A Collection of Oral Histories from Belvedere and Tiburon* (San Francisco: Scottwall Associates, 1985), 191.

² Ibid.



Hilarita Ranch, then known as the Souza Ranch, as the cows are getting ready to be milked, ca. 1903. Antone J. Souza is standing at the far right.³



Portuguese dairymen at Hilarita Dairy, ca. 1900. The structure on the left is a cabin salvaged from an old ship (Belvedere-Tiburon Landmarks Society)

³ Heig and Mitchell, *Both Sides of the Track*, 198.



Hilarita Dairy buildings, no date.⁴ (Belvedere-Tiburon Landmarks Society)



Milking barn before the large hay barn had been constructed on the south façade. (Belvedere-Tiburon Landmarks Society)

⁴ Film still from a video oral history with Joe Avella, Jr. David M. Gotz, "Memories of the Hilarita Dairy with Joe Avella, 11-17-2010," a video oral history with Joe Avella, Jr. at the former Hilarita Dairy (present-day Tiburon Corporation Yard), on file at the Belvedere-Tiburon Historical Society, file name Avella short.avi.



1946 aerial photograph. The arrows indicate the location of the calf shed and residence (USGS EarthExplorer, amended by author)



Maternity barn (left), hay barn (center), and milking barn (right), no date. (Belvedere-Tiburon Landmarks Society)⁵

⁵ Film still from a video oral history with Joe Avella, Jr. Gotz, "Memories of the Hilarita Dairy with Joe Avella, 11-17-2010."



View of Hilarita Dairy, ca. 1947.⁶ (Belvedere-Tiburon Landmarks Society, amended by author)



The main house at Hilarita Dairy, 1946. (Belvedere-Tiburon Landmarks Society)

⁶ Film still from a video oral history with Joe Avella, Jr. Gotz, "Memories of the Hilarita Dairy with Joe Avella, 11-17-2010."



Feeding turkeys at Hilarita Dairy; the calf shed is located to the right.⁷ The photograph postdates World War II as the Hilarita Housing development is located in the background (Belvedere-Tiburon Landmarks Society)



Dairyman with Holstein cattle grazing at Hilarita Dairy.⁸ (Belvedere-Tiburon Landmarks Society)

⁷ Film still from a video oral history with Joe Avella, Jr. David M. Gotz, "Memories of the Hilarita Dairy with Joe Avella, 11-17-2010."

⁸ Ibid.



Joe Avella Jr. as a teenager.⁹ (Belvedere-Tiburon Landmarks Society)



Aerial photograph, ca. 1960. The arrow indicates the location of the calf shed and residence. Reed Elementary School is located in the center. (Belvedere-Tiburon Landmarks Society; amended by author)

⁹ Film still from a video oral history with Joe Avella, Jr. David M. Gotz, "Memories of the Hilarita Dairy with Joe Avella, 11-17-2010."



Main residence being raised in 1969; the calf shed is in the background.
(Belvedere-Tiburon Landmarks Society)

Hilarita Dairy Calf Shed and Residence, Tiburon, California
Historic Resource Evaluation

Appendix C: Historic Maps and Drawings



Architectural
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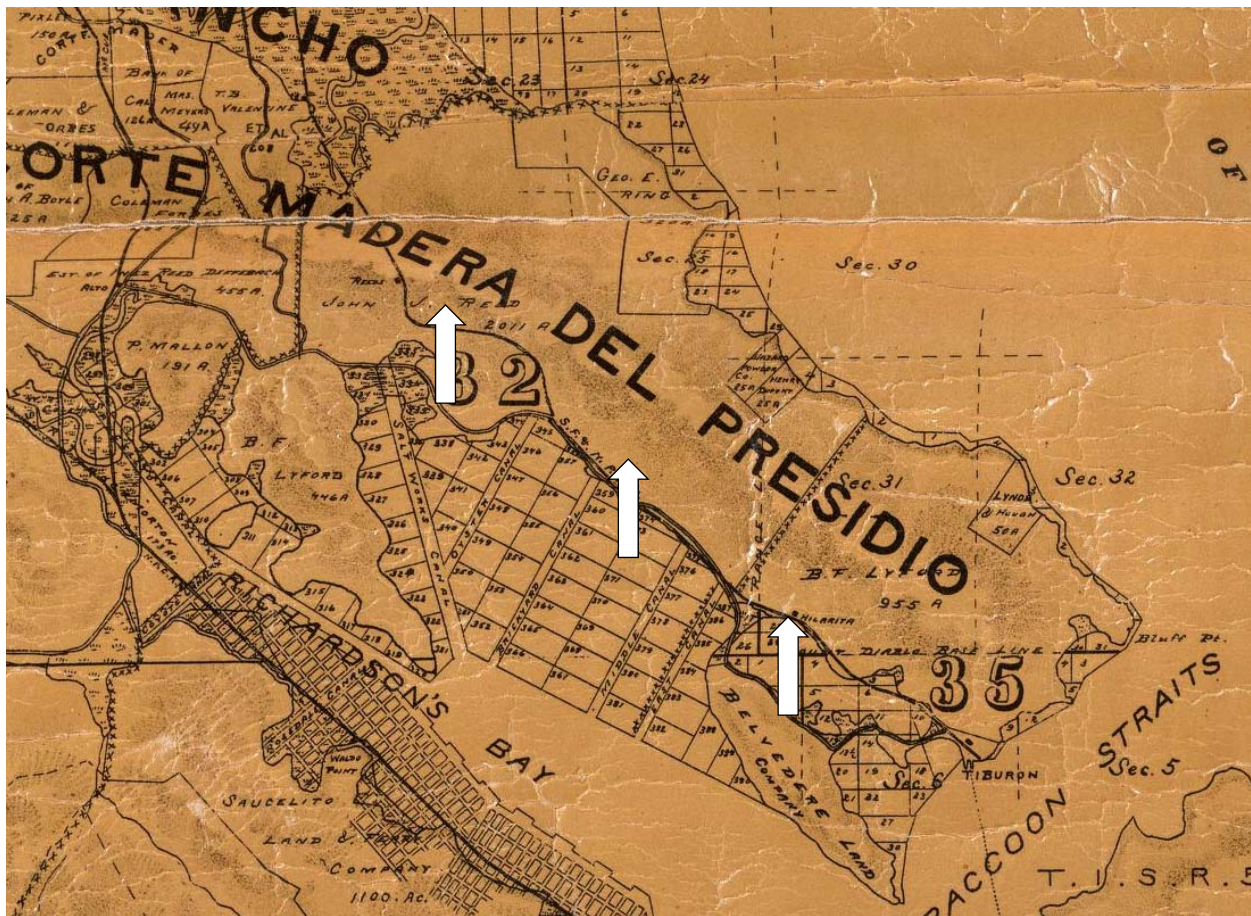
Map of Marin County, 1873.¹ The arrows indicate the approximate location of the building cores of the Big Reed Dairy (left) and Little Reed Dairy (center) on John Joseph Reed's property and the building core of the Hilarita Dairy (right) on Hilarita Reed's property. (David Rumsey Historical Map Collection, amended by author)

¹ H. Austin and F. Whitney, *Map of Marin County, California* (San Francisco: A.L. Bancroft, 1873).



Detail of the map of Marin County, 1873, showing Hilarita Reed's 1,097-acre property.² The arrow indicates the approximate location of the dairy buildings. (David Rumsey Historical Map Collection, amended by author)

² Austin and Whitney, *Map of Marin County, California*.



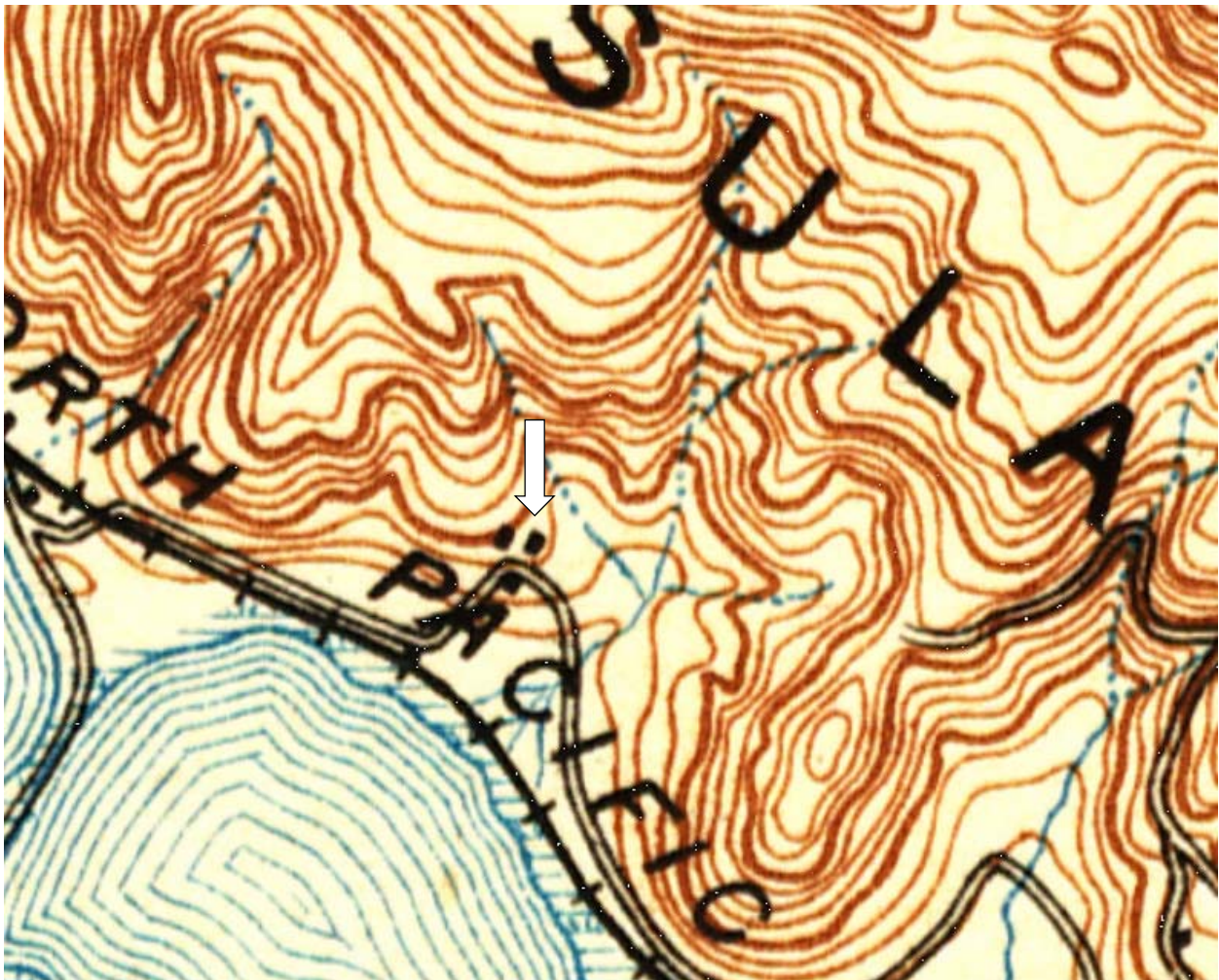
Map of Marin County, 1892.³ The arrows indicate the approximate location of the building cores of the Big Reed Dairy (left) and Little Reed Dairy (center) on John Joseph Reed's property and the building core of the Hilarita Dairy (right) on Hilaria and Benjamin Lyford's property. The two railroad stations known as Reed and Hilarita are labeled. (David Rumsey Historical Map Collection, amended by author)

³ George M. Dodge, *Official Map of Marin County, California* (San Francisco: Schmidt Label & Lith Co., 1892).



Detail of the map of Marin County, 1892, showing Hilarita and Benjamin Lyford's 955-acre property.⁴ The arrow indicates the approximate location of the dairy buildings; the railroad station is identified as "Hilarita." (David Rumsey Historical Map Collection, amended by author)

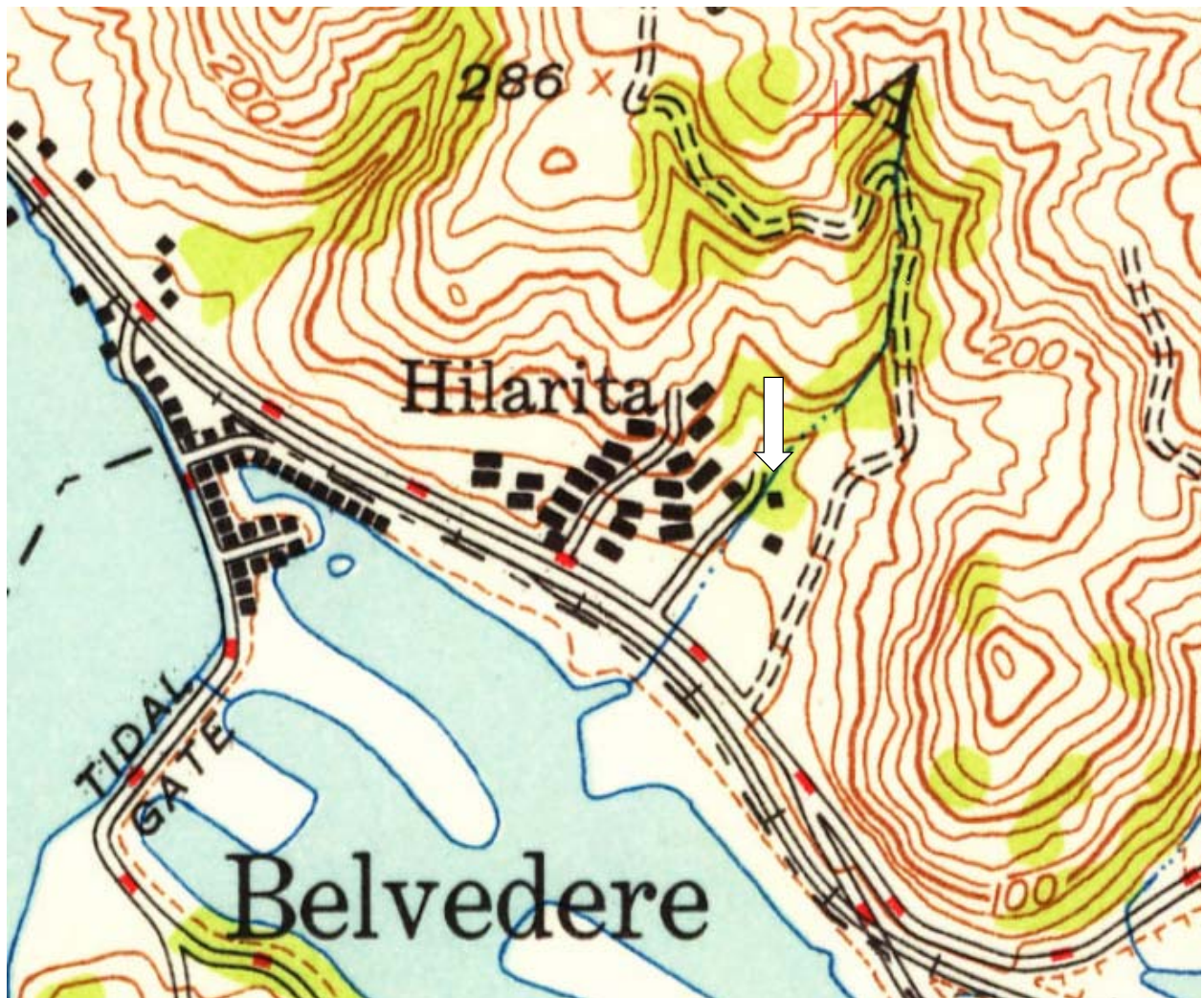
⁴ Dodge, *Official Map of Marin County, California*.



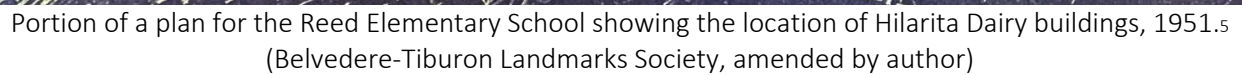
San Francisco, California, 15-minute USGS quadrangle, 1895. It shows the dairy's advantageous location next to a creek. The same map dating to 1899 does not depict any changes to the property. (USGS Historical Topographic Map Explorer, amended by author)



San Francisco, California, 15-minute USGS quadrangle, 1915. (USGS Historical Topographic Map Explorer, amended by author)



San Quentin, California, 7.5-minute USGS quadrangle, 1947 (USGS Historical Topographic Map Explorer, amended by author)

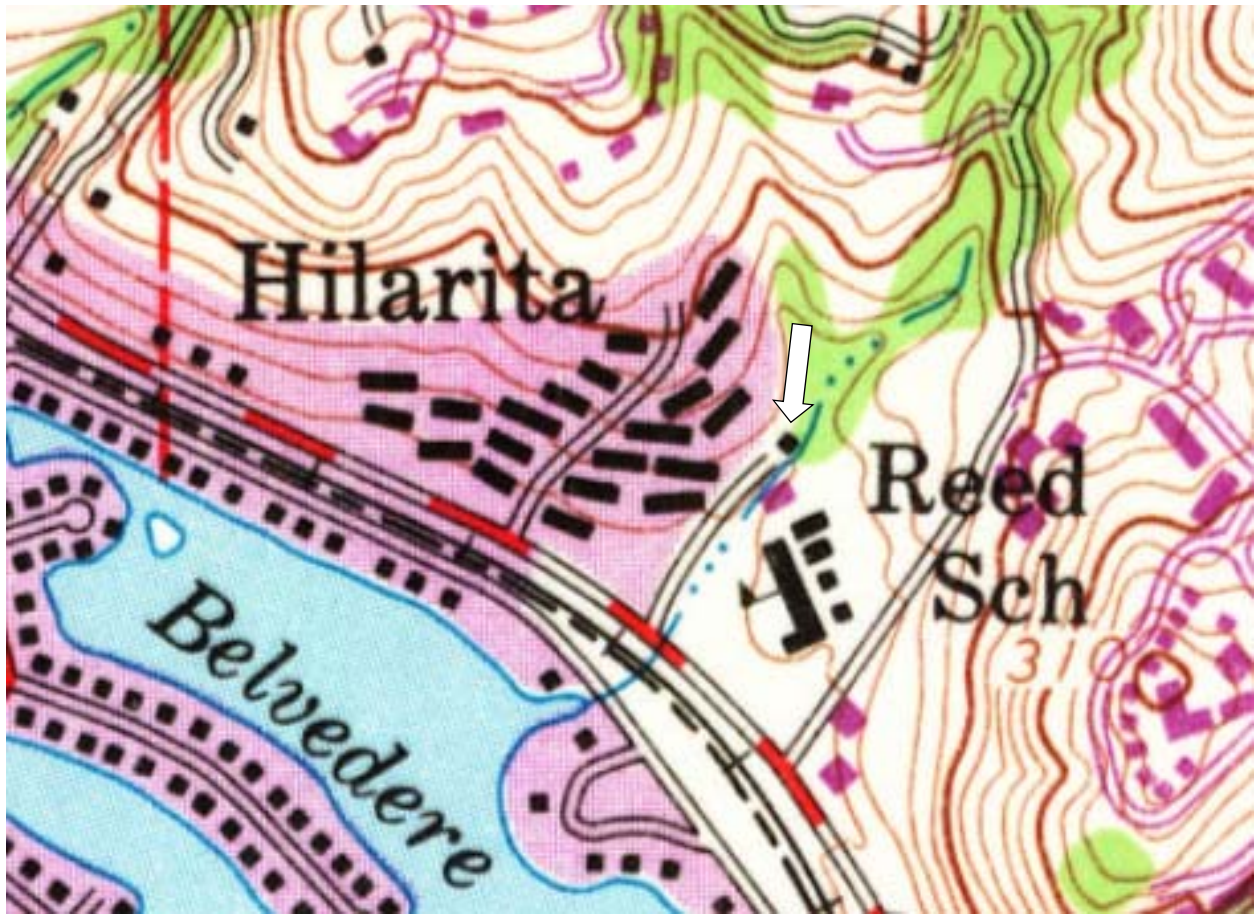


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Drawing for the Reed Elementary School expansion showing the location of the Hilarita Dairy buildings, 1953.⁶ (Belvedere-Tiburon Landmarks Society, amended by author)

⁶ John Lyon Reid, drawings for Reed Elementary School expansion, Reed Union School District, Marin County, California, 1953. On file at Belvedere-Tiburon Landmarks Society.



San Quentin, California, 7.5-minute USGS quadrangle, 1959. The same map dating to 1973 does not depict any changes to the property. (USGS Historical Topographic Map Explorer, amended by author)