

# LANDMARKS ANNUAL REPORT

## 2025

### A Message from Phil Cassou, Landmarks' Board President

We sincerely appreciate your continued support. In lieu of an in-person meeting in November, we are pleased to share our Annual Report with you by mail.

Landmarks celebrated another successful year in 2025. From April through October, our sites welcomed more than 14,000 visitors eager to explore our local history. Third-grade classes from Bel Aire and St. Hilary Schools once again visited our sites, churning ice cream at the Depot Museum just as it was done a century ago. Thanks to our growing docent team, all sites remained open and inviting throughout the season. Our Events Liaison, **Paige Petrini**, managed nearly 60 events - an 11% increase over 2024.

A major highlight was our **2025 Matching Campaign**, which turned a \$25,000 challenge gift into more than **\$67,000** in donations - vital support for our operations and preservation work.

Several key projects were completed this year, including painting the exterior of the Railroad & Ferry Depot, replacing and sealing doors and roofing at China Cabin, and improving fire safety with new hardscaping at Old St. Hilary's. We also monitored sound levels at the Art & Garden Center to better manage future events. Looking ahead, we plan to paint the interior of the House Museum at the Railroad & Ferry Depot, upgrade the irrigation system at the Art & Garden Center, and repair the entry floor and doors at Old St. Hilary's.

Our Archivist, **Jennifer Hartung**, continues her excellent work enhancing our collections, adding detailed catalog entries and photographs for items. She hosted the Marin Archive Collective in July at the China Cabin. Our work with other Marin historical societies is helping to establish best practices for our archives.

We are proud to honor **David Gotz** as our **Volunteer of the Year**. David has been a steadfast presence at all of our sites. He orchestrates our concert programming at Old St. Hilary's, is active in



our Archives Committee, makes many types of site repairs, and is completing the update of the *Pictorial History of Tiburon*.

Our fourth annual **Spring Social** at the Art & Garden Center brought docents and supporters together to celebrate the opening of our new season. In September, 55 guests joined our **"Float Your Boat" History Cruise** aboard the *Tamalpais*, enjoying a guided tour of Tiburon and Belvedere from the water - a rare perspective on our local history. We'll close the year with our **Holiday Arts & Crafts Sale** at the Art & Garden Center on **Saturday, December 6**, featuring local artisans, handmade goods, jewelry, artwork and festive treats.

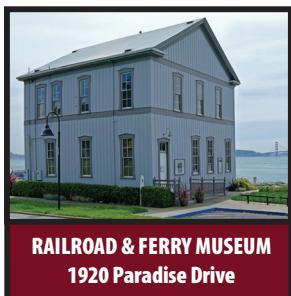
Our **Old St. Hilary's concert series**, once again brought outstanding musical and chorale performances to Tiburon including this year's finale with Michael Manring, Larry Kassin & John R. Burr, and the ever-popular *Musae*.

As we close out 2025, Landmarks is proud to report another successful year, supported by generous donors, grants from the Belvedere Community Foundation and the Marin Community Foundation, and the prudent management of our Executive Director, **Patty Flax**.

Looking ahead to 2026, we remain committed to growing our endowment and expanding public access to our historic sites. We invite everyone in our community to join us - whether as members, docents, or volunteers - and help preserve the history that makes our Peninsula so special.

Sincerely,

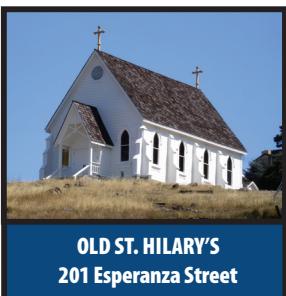
*Phil Cassou*



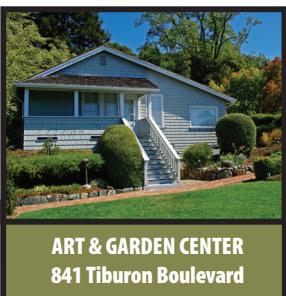
**RAILROAD & FERRY MUSEUM**  
1920 Paradise Drive



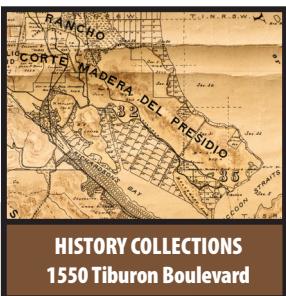
**CHINA CABIN**  
52 Beach Road



**OLD ST. HILARY'S**  
201 Esperanza Street



**ART & GARDEN CENTER**  
841 Tiburon Boulevard



**HISTORY COLLECTIONS**  
1550 Tiburon Boulevard

# Landmarks 2025 Financials

## Patty Flax, Executive Director



### Dear Landmarks Members

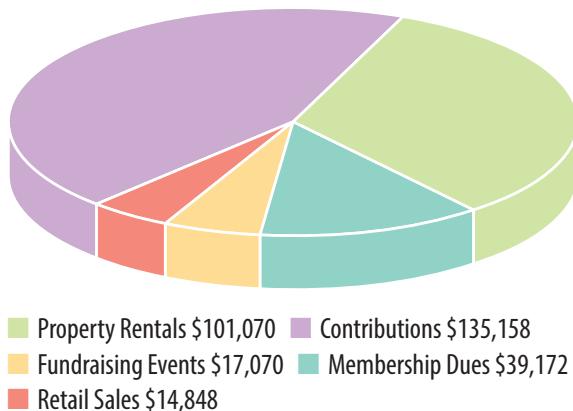
As we reflect on 2025, I want to extend my heartfelt thanks for your continued generosity and support. Your participation in our annual matching campaign made a tremendous difference this year. Because Landmarks depends entirely on memberships and donations, your contributions are vital to preserving our sites, archives, and programs for the community.

Equally essential is our incredible team of volunteer docents. Their enthusiasm and expertise bring the Peninsula's history to life for thousands of visitors each

### LANDMARKS SOCIETY 2025: Year to Date ORDINARY INCOME\*

Total: \$307,318

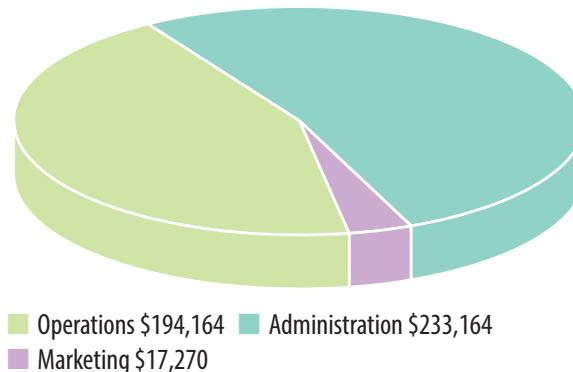
\*Does not include annual endowment distribution.



### LANDMARKS SOCIETY 2025 Year to Date ORDINARY EXPENSES

#### Ordinary Expense Detail

Marketing:	\$ 17,270
Operations:	\$194,164
Administration:	\$233,164
<b>Total:</b>	<b>\$444,598</b>



**Marketing:** Advertising, Marketing Materials, Printing, Postage, Mail Services, Newsletters

**Operations:** Concerts, Fundraising, Program Expenses, Capital Expenses, Cleaning, Maintenance & Repairs, Garden Maintenance, Telephone, Capital Fund Mo. Accrual Exp., Security, Property Supplies, Rental Commissions, Taxes

**Administration:** Rent, Utilities, Insurance, Payroll, Payroll Taxes – Employer & Employee, Bookkeeping, Bank Fees, Postage, Credit Card Fees, Payroll Service, Workers Compensation, Furniture and Fixtures, Computer Hardware/Software, Office Supplies, Printing, Internet Data Base, Permits and Licenses

season, making our historic sites truly special. We are deeply grateful for their dedication and the countless hours they share in service of our mission.

#### Our 2025 volunteer docents are:

Francis Brooks, Anne Butler, Jerry Buttelle, Steve Callender, Phil Cassou, April Cassou, Fred Codoni, Amy Davis, Steven Davis, Peter Engler, Dan Engstrom, Tandy Ford, Mark Freiberg, David Haines, Robert Harrison, Holly Hooker, Jay Hooker, Karl Hoppe, Jo Ellen Hylin, Dennis Jaffe, Charlie Kingman, Connie Kirwin, Gary Lavarack, Margaret Lewis, Laura Limber, Phil Maslin, Bruce MacGowan, Maggie McCann, Bob McDermott, Torill McDermott, Harry Miller, Priscilla Miller, Tod Moody, Robin Moore, Patrick Nance, Kayla Nelson, Jeff Newman, Sally Pasternack, Don Pino, Rob Poole, Becky Pringle, Taylor Savage, Sharon Terrill and Ted Wray at the Railroad & Ferry Depot Museum; Eva Buxton, Annette Gibbs, Chuck Hornbrook, Gee Kampmeyer, Helen Lindqvist, and Alison Pence at Old St. Hilary's; Jim Allen, Mimi Clarke, David Gotz, Zohre Grothe, Carolyn Kohler, Maria McCormick and Jean O'Korn at China Cabin; Lynne Hayes, Peggy Hodge, and Suzanne White at the Art & Garden Center. Our volunteers at large: Susan Cluff, Robert Finch, Walt Johnson, Bill Lindqvist and Alison Pence.

Please take a moment to review the accompanying pie charts detailing our Profit & Loss through October 31, 2025. Thanks to your support, Landmarks remains on solid financial footing enabling us to move ahead with several exciting preservation initiatives including interior painting at the Railroad & Ferry Depot Museum, irrigation system upgrades at the Art & Garden Center, and floor and door restoration at Old St. Hilary's.

We're excited to continue our **concert series at Old St. Hilary's**, featuring outstanding local and national artists. For tickets and details, please contact our office at (415) 435-1853.

*Michael Manring, Larry Kassin & John R. Burr – November 16, 2025, 4 pm*

*Musae – December 7, 2025, 1 & 4 pm*

*A Holiday Concert for Old St. Hilary's: The Stinson Family Band – December 14, 3 pm*

*A Tribute to Michael Hedges – featuring Jeff Titus, Teja Gerken and Janet Noeguera – February 22, 2026, 4 pm*

And don't miss our **19th Annual Holiday Arts & Crafts Sale on Saturday, December 6, 4 - 6 pm**, at the Art & Garden Center featuring local artisans, handcrafted gifts, and festive treats.

Your generosity ensures that Landmarks can preserve our shared history while keeping these beloved sites open and welcoming for all. Thank you for helping us continue this important work.

Warm regards,

*Patty Flax*



Visit our website at [www.landmarkssociety.com](http://www.landmarkssociety.com)

Visit us on **Instagram**: [instagram.com/belvederetiburonlandmarks/](https://www.instagram.com/belvederetiburonlandmarks/)  
and **Facebook**: [facebook.com/belvederetiburonlandmarksociety](https://www.facebook.com/belvederetiburonlandmarksociety)