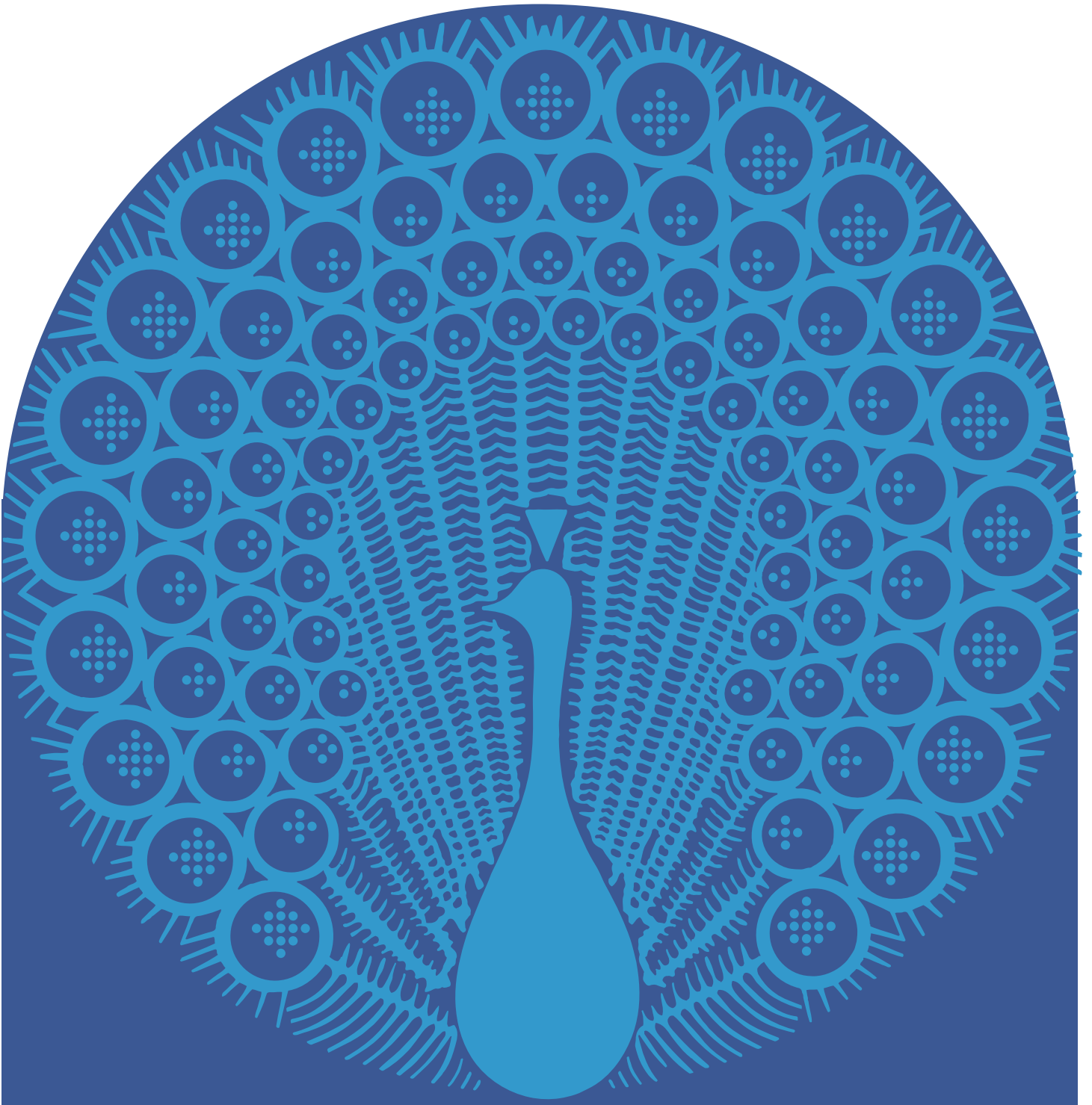
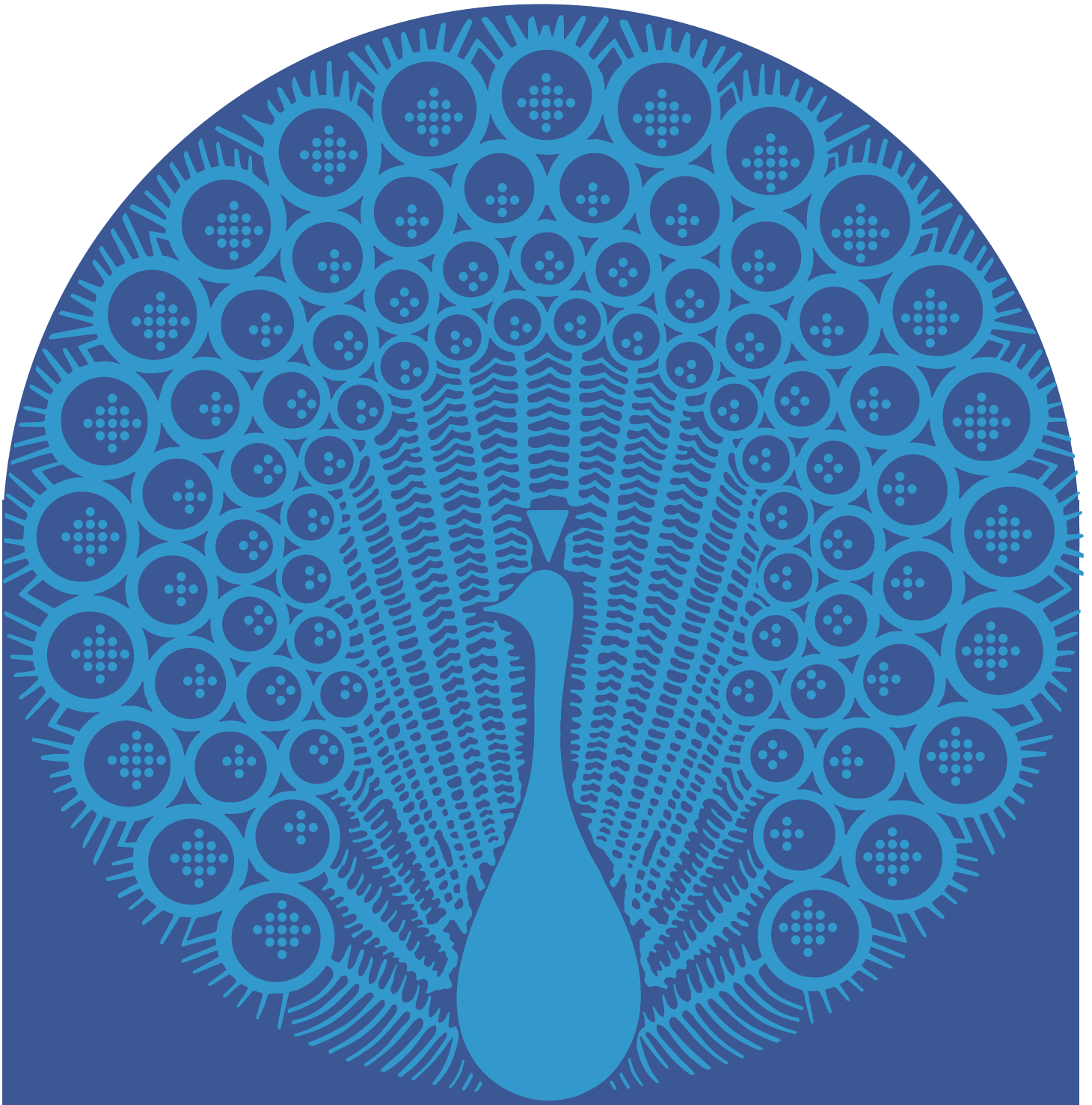


Peacock Gap History



In the News



TOP TENNIS PROS TO COMPETE AT PEACOCK

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The first Peacock Gap International Professional Tennis Tournament with a \$15,000 purse will be held at the Peacock Gap Country Club over Memorial Day weekend, May 27 through May 31, according to announcement made today by J. C. Draper Jr., president of the Draper Companies, developers of that sports-oriented community.

Competing for the \$15,000 purse will be the 10 top international tennis pros headlined by Ken Rosewall, the new Peacock Gap touring tennis professional. To date contracts to appear have been signed by Pancho Gonzales, Francisco Segura, Rod Laver and Frank Sedgman. The other participants will be announced later, but it is expected that among those will be Andres Gimeno, Mike Davies and Mal Anderson.

A new tournament court with box and bleacher seating for 3,500 persons is now being constructed next to the clubhouse in the Peacock Gap community for this tournament. Tickets will range in price from \$1.25 to \$6.25 and will be sold through local tennis pros, the Peacock Gap Country Club and ticket agencies.

PEACOCK PRO

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NEW YACHT CLUB AT PEACOCK GAP

A new private yacht club is being formed at Peacock Gap in San Rafael on the former McNear Beach.

Organizers are Allan Larkins Jr. of San Rafael, commodore; Rolfe C. Croker of San Rafael, vice commodore, and Douglas M. Christensen of Kentfield, fleet captain.

Directors of the club are J. Thomas Brownlee, David B. Hudson, John F. Vivaldo and Judge Joseph G. Wilson, all of San Rafael. Three meetings of the group have already been held where plans were laid out.

Dredging has been completed to open the natural harbor which is immediately adjacent to San Pablo Straits and the

deep water boating of the entire Bay Area.

Without any expansion, present accommodations will berth 50 boats, from 20 to 30 feet long. Individual lockers, dockside electricity, water, gasoline, diesel fuel and ice will be available. The large building, formerly housing the North Bay Yacht Club, has been designated for clubhouse use by the Draper Companies, developers of Peacock Gap.

Membership in the Peacock Gap Yacht Club will entitle persons and their families to all the privileges of the Peacock Gap Tennis and Swimming Club which is located next to the yacht club berths. Its facilities include Olympic-size pool, children's wading pool and play-

FOX & CARSKADON SALES SOAR!!

70 TRANSACTIONS! \$2.77 MILLION IN SALES AND LEASES DURING SEPTEMBER AND OCTOBER

In 60 days, Fox & Carskadon's 21 salespeople brokered 63 sales and 7 leases throughout Marin with a total dollar sales volume of \$2,773,000 . . . at the following addresses:

Sales at These Addresses Spanned Marin County

CALL US TODAY — AND ADD YOUR HOME TO THIS LIST!!

- * TIBURON — Lot, Paradise Drive
- * GLENWOOD — 73 Rollingwood
- * SANTA VENETIA — 877 Estancia Way
- * SAN RAFAEL — 9 Porto Bello Drive
- * NOVATO — 15 Germane
- * CORTE MADERA — 17 Balclutha
- * PEACOCK GAP — 74 San Marino
- * SAN ANSELMO — 177 Woodside Court
- * SAN RAFAEL — 244 Riviera Drive
- * KENT WOODLANDS — 450 Woodland Road
- * SAUSALITO — 8 West Court
- * TIBURON — 116 Hacienda
- * NOVATO — 531 Fairway
- * SAN RAFAEL — 9 Elmwood Court
- * TIBURON — 15 Rawley Circle
- * MARINWOOD — 201 Cobblestone
- * SAN RAFAEL — 48 Porto Bello
- * TIBURON — 15 Old Landing Road
- * NOVATO — 151 San Felipe Way
- * MARINWOOD — 487 Blackstone
- * TIBURON — 1711 Vistazo West
- * SAN RAFAEL — 30 Porto Bello Drive
- * PEACOCK GAP — 132 Peacock Drive
- * NOVATO — 15 Sierra Vista
- * TIBURON — 1486 Vistazo West
- * TIBURON — 2442 Paradise Drive
- * SAUSALITO — Lot
- * PEACOCK GAP — 199 Biscayne Drive
- * SAUSALITO — 85 Rodero
- * TIBURON — 55 Rolling Hills
- * PEACOCK GAP — 360 Riviera Drive
- * GREENBRAE — 21 Via Chepero
- * TIBURON — 2 Berke Court
- * SAN RAFAEL — 25 Moncada Way
- * PEACOCK GAP — 197 San Marino Drive
- * PEACOCK GAP — 59 Sulgrave Lane
- * MILL VALLEY, 202 Ethel Avenue
- * SAUSALITO — 238 Woodward Avenue
- * MILL VALLEY — 16 Escalon
- * PEACOCK GAP — 193 San Marino
- * SAN ANSELMO — 11 Traxler Road
- * MILL VALLEY — Trillium Lane, Lot 62B
- * BELVEDERE — 27 Tamalpais
- * GREENBRAE — 286 North Almenar
- * GLENWOOD — 55 Castlewood
- * PEACOCK GAP — 78 McNear Drive
- * BELVEDERE — 47 Westshore Road
- * TIBURON — 1828 Vistazo West
- * TIBURON — 13 Reed Ranch Road
- * MILL VALLEY — 1206 Waterview
- * LOCH LOMOND — 31 Tweed Terrace
- * LUCAS VALLEY — 895 Greenbry
- * TIBURON — 544 Tiburon Blvd.
- * TIBURON — 566 Virginia Street
- * TERRA LINDA — 735 Tamarack Drive
- * SLEEPY HOLLOW — 242 Fawn Drive
- * SANTA VENETIA — 812 Hacienda Way
- * BELVEDERE — 2 Bellevue
- * NOVATO — 88 Eagle Drive
- * NOVATO — 749 Bradley
- * SAN RAFAEL — 321 Hyacinth
- * PEACOCK GAP — 183 Biscayne Drive
- * GREENBRAE — 135 Corte Elena
- * TIBURON — 2310 Mar East
- * PEACOCK GAP — 431 Riviera Drive
- * GREENBRAE — 55 Eliseo
- * PEACOCK GAP — 7 Milano
- * SAN RAFAEL — 460 Fairhills Drive
- * TIBURON — Lot, Hilary Heights
- * LARKSPUR — 77 Murray

THESE FINE PROPERTIES ARE EXAMPLES OF THE HOMES WE HAVE FOR SALE TODAY!

A HOME WITH A BASEMENT!

Rejoice in the versatility of a full basement area for warm and dry winter work-shop. Expandable additional living area or complete storage! This older two-story San Rafael Spanish-style home is solidly built and has two upstairs bedrooms and two downstairs bedrooms (retreat). Formal dining room in kitchen includes stove. Sleeping porch or office area. Walk out to garage.

\$29,500

GARDEN DUPLEX

Situated just off the main Tiburon Drive up a private road, this duplex has room for romping, sun and shade garden setting, porch view of bay water, and great hobbying. Each unit has an bedroom and bath plus an unusually large, well-kept terrace. Trees and shrubs surrounding.

\$49,500

SUMMER SHADE, WINTER SUN

The terraced and secluded rear patio of this Greenbrae home offers year-round comfort and relaxation. Beautifully landscaped for minimum maintenance and maximum enjoyment. This beautiful split-level home has a terrace as far as the Bay Bridge and Oakland. More than enough room for two in the oversized master bedroom with dressing room. An excellent value at

\$49,500

SYLVAN CHALET

An incomparable Mill Valley home with 4 bedrooms, 3 1/2 baths, 4-car garage, 13 x 16 ft. 1350 sq. ft. 4-bedroom home featuring a large dining room with fireplace, wide entry hall and formal dining room also with fireplace, sun porch sitting room, den, toilet, a pantry and large kitchen. Upstairs are 4 bedrooms with interesting view potential. Previously remodeled and carpeted throughout.

\$54,500

NOSTALGIA OF YESTERYEAR

This Old Colonial two-story spacious home recalls the charm of a large downtown living room with fireplace, wide entry hall and formal dining room also with fireplace, sun porch sitting room, den, toilet, a pantry and large kitchen. Upstairs are 4 bedrooms with interesting view potential. Previously remodeled and carpeted throughout.

\$49,500

A GARDEN OF STARLIGHT

Perched high in the Tiburon hills, this 4-bedroom, 3 1/2-bath home overlooks the Bellevue. Large front and rear decks, large of the bay area, 3000 sq. ft. of two-level living with new bedroom and bath downstairs in a living level living area, plus downstairs recreation room and office. The treed-back sylvan setting is truly extraordinary. Near golf and tennis clubs, and a horse to trout bus.

\$69,950

ADOBE HACIENDA

Reflecting the charm, color and beauty of the adobe architecture, this expandable 2-bedroom, 2-bath home surrounds an inner courtyard with privacy and functional living. Rolling green, lawn, pool surrounded and a new heated and filtered pool with "Pool-Swep" Detached guest cottage. 2.72 acres of land with hills allowed.

\$59,950

YOUR OWN PALACE

Guests may gather round the sparkling pool and patio overlooking the spectacular view on the spacious living deck, be served dinner from the chef's kitchen, or enjoy the contents of the large wine cellar in this luxurious 5000-sq.-ft. Knolltop Tiburon 4-bedroom, 4 1/2-bath home overlooking the entire S.F. Bay. The rambling two-level design allows freedom of living with separate maid's quarters and separate entry in-law room and bath. Pool deck and landscaped 1/2-acre view of parking plus 3-car garage.

\$135,000

FOX & CARSKADON, REALTORS

"Leaders in Bay Area Real Estate Since 1929"

SOUTHERN MARIN OFFICE

104 Tiburon Blvd., Tiburon — 383-1453

SAN RAFAEL OFFICE

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SAN RAFAEL OFFICE

1435 Fourth St., San Rafael — 454-1010

Marin County

Before You Buy or Sell

C. GILLIS, Rltr.

\$19,800. Sunny Sequoia Park, in United Market. Complete 2-bedroom, full basement, 2200 kitchen, small yard, Levco option. \$24,900. Close of Marin at your door. Girl watching or see more education. 3 bdrm., 2 baths. \$27,500. Very special, large level lot, deep soil and landscaping. Kent Woodlands, cheerful view home, landscaped clean 3 bdrms., 2 baths. \$42,500. Best value in choice Kent Woodlands, cheerful view home, landscaped clean 3 bdrms., 2 baths. \$89,500. Bunch of things, giant Sep. dining rm., 4 bdrms., 3 baths. Fenced for privacy. \$18,300. Space 3,000 sq. ft. in 12 acre beautiful natural beauty, Bay & Mt. View, 3 bdrms., 3 baths, playroom, extra large formal dining room. \$94,500. Complete RANCHO in Sleepy Hollow, 4 1/2 acre, riding trail, approx. 2 acres. 3000-sq. ft. 3 bdrms., 2 1/2 baths home of Western style. Heated pool. VERY FEW LEFT. We have the best lots available in Kentfield & Ross Valley. Don't miss yours! \$12,950 to \$22,000.

NEW 4 BDRMS.

\$27,950

Level view of 2 1/2 baths. Best lot in new homes. FHA and conventional loans.

REDUCED

Immed. occupancy 3 bdrms., 2 baths, all-elect. kitchen, 20x20 family room. Large central patio, level lot. Close to schools. Assume \$21,000 FHA loan. Payment \$180 per mo. including taxes. Investors welcome.

OPEN SUNDAY 1 TO 5

727 HEATHERSTONE MARINWOOD

MARIN TOWN & COUNTRY

Cor. 3rd & San Rafael
PH. 454-3145
Eves. 456-0601 897-1871 456-1943

\$49,950

1 1/2 Acre Beauty! In exclusive BaySide Area in San Rafael. Modern 3 bedroom, 2 bath with family room, dining room. Built-in kitchen, lovely remodeled paneling living room with beam ceiling. Home features "Creative Privacy" View! Priced at a low level. Call for a complete description of this category — be sure to see!

TIMMER'S

901 "B" St., San Rafael
454-8002 Ttl. & P.M. 454-8002

\$37,950

WHEN IS AN EICHLER NOT AN EICHLER? When it's paneled, wallpapered and carpeted in a very nice manner. Here is a 3 bedroom home which features a large court yard entry, covered patio and a heated pool. Also FILTERED POOL and a complete design for the discriminating buyer.

BUSH REALTY

2020 4th St. San Rafael
456-2020 Eves. 454-1108

Marin County

TIMMER'S SELECTION

OF NEW HOMES

25 Different Floor Plans!

PLEASANT VALLEY . . . Builder's Clearance! . . . \$22,900

Only 4800 Down! Choice lots in Western Novato! 3 bedrooms, 2 1/2 baths, 3 car garage. All-weather architecture. W/c carpeting, marble vanities, distinctive tile floors, and roofs. Front lawn. Only \$895 total closing costs!

SAN MARIN . . . 90% Loans—30 Years! . . . \$26,400—\$26,800

The show for the money in a fine residential area in Southern Novato! 2-story! Big 2-car garage. Family rooms. Dining rooms. Shops and S.F. bus stop. Builder will consider taking your home in trade! 90% loans—30 years!

MARIN HIGHLANDS . . . NOW OPEN! . . . \$29,625 to \$35,750

Seller pays closing costs! One of Marin's finest residential developments. Premium lots now can be reserved! 9 floor plans, 15 different elevations! Spanish or contemporary. 3, 3 1/2, 4 & 5 bedrooms, 2 & 3 baths. Formal dining rooms. Family rooms! Many extras included! Be sure to see! GI or FHA loans!

GREGORY DRIVE . . . Trade-ins! . . . \$30,950—\$31,950

Quality built 3 and 4-bedroom homes on a wide paved Quiet-Well in Fairfax with 4 lots of public and parochial schools, churches, shops and S.F. bus stop. Builder will consider taking your home in trade! 90% loans—30 years!

SAN RAFAEL . . . Prospect Drive . . . From \$32,950

Still time to choose your own color scheme. rags rugs and contemporary 3 bedroom, 2 bath beauty to be constructed by one of Marin's finest builders. Quiet street — with a delightful valley view!

NOVATO HILLS . . . 5 Bdrms., 2 1/2 Baths . . . \$33,900—\$37,900

Custom 3 and 5 bdrms., 2 1/2 baths . . . in a fine view area in Southern Novato! 2-story! Big 2-car garage. Family rooms. Dining rooms! Shake roofs! 90% loans . . . Will close in 10 days in trade!

DOMINICAN HTS. . . San Rafael . . . \$46,500—\$52,500

An excellent selection of custom homes in one of San Rafael's finest residential neighborhoods! Gorgeous views! Unimproved building sites . . . ready to go . . . also available from \$7,800.

Exclusive Agent

WILLIAM TIMMER, REALTOR

208 Northgate Shopping Center, Terra Linda
457-2404 Open Daily 'Til 8 P.M.

Marin County

GLENWOOD FOREST

PERHAPS we are a bit premature, but we have had so many inquiries from people expressing an interest in this beautiful quiet and secluded area, that we have opened a temporary office, and are now taking reservations on the limited number of desirable sites which are encompassed by trees. The New Model Homes are under construction, the sites are ready, but the streets are not yet paved. Wear your seat belt because it is dusty. We are sure that you will find this exciting setting. When you feel you are out-gassing and cannot be duplicated, you will be pleasantly surprised.

NEW LIVING PLAN

Our Salemen will be on the site all day Saturday, Sunday, November 4th & 5th. During the following week by appointment. The phone at the site is 454-2788 or call 479-8611 for further information.

GLENWOOD FOREST BY PERMA-BILT ENTERPRISES

DIRECTION: From San Rafael take 3rd St. East which becomes San Pedro Rd., continue to a mile to Knight Drive, left to Knight Drive, left to Knight Drive, left to end of street.

\$37,950

Seclusion and privacy are assured on this 1 1/2 acre estate. The roomy home has 3 bedrooms with the master bedroom and bath on the opposite side of the house from the other 2 bedrooms and 2nd bath. A lovely living room opens onto a big deck. There is a full dining room, a large all-elect. kitchen, with lots of cabinets and a good sized family eating area. Plenty of open rear land with many fruit trees surrounded by 4 and redwood groves.

BUSH REALTY

2020 4th St. San Rafael
456-2020 Eves. 454-9357

MARINDA OAKS

Transferred owner wants action! You'll love this 3 bedroom, 2 bath charmer. Immaculate finish. Big sunny rooms. Recently added family room, overlooking a lovely garden with a waterfall and a beautiful fountain. Reduced to \$37,200 — bring offers.

LASH REALTY

55 Broadway Fairfax 456-6400
Eves. PH. 454-7386

OAK MANOR

Level ranch style home designed for easy family living in stable residential area. Convenient to schools, bus & shopping. 4 bedrooms, 2 baths, private enclosed patio & garden. \$38,950.

A PLEASURE TO SHOW

3 Bedrooms, 2 baths, family room, heated fireplace, electric kitchen, new carpeting. Drapes 4 stars. Old. Excellent GI financing. Owner transferred, want QUICK SALE. \$28,500.

JANE FORSTER

69 Bolinas Rd., Fairfax
PH. 454-8263 Eves. Charles Nelson 454-3181

Marin County

TIMMER'S SELECTION

OF NEW HOMES

25 Different Floor Plans!

PLEASANT VALLEY . . . Builder's Clearance! . . . \$22,900

Only 4800 Down! Choice lots in Western Novato! 3 bedrooms, 2 1/2 baths, 3 car garage. All-weather architecture. W/c carpeting, marble vanities, distinctive tile floors, and roofs. Front lawn. Only \$895 total closing costs!

SAN MARIN . . . 90% Loans—30 Years! . . . \$26,400—\$26,800

The show for the money in a fine residential area in Southern Novato! 2-story! Big 2-car garage. Family rooms. Dining rooms. Shops and S.F. bus stop. Builder will consider taking your home in trade! 90% loans—30 years!

MARIN HIGHLANDS . . . NOW OPEN! . . . \$29,625 to \$35,750

Seller pays closing costs! One of Marin's finest residential developments. Premium lots now can be reserved! 9 floor plans, 15 different elevations! Spanish or contemporary. 3, 3 1/2, 4 & 5 bedrooms, 2 & 3 baths. Formal dining rooms. Family rooms! Many extras included! Be sure to see! GI or FHA loans!

GREGORY DRIVE . . . Trade-ins! . . . \$30,950—\$31,950

Quality built 3 and 4-bedroom homes on a wide paved Quiet-Well in Fairfax with 4 lots of public and parochial schools, churches, shops and S.F. bus stop. Builder will consider taking your home in trade! 90% loans—30 years!

SAN RAFAEL . . . Prospect Drive . . . From \$32,950

Still time to choose your own color scheme. rags rugs and contemporary 3 bedroom, 2 bath beauty to be constructed by one of Marin's finest builders. Quiet street — with a delightful valley view!

NOVATO HILLS . . . 5 Bdrms., 2 1/2 Baths . . . \$33,900—\$37,900

Custom 3 and 5 bdrms., 2 1/2 baths . . . in a fine view area in Southern Novato! 2-story! Big 2-car garage. Family rooms. Dining rooms! Shake roofs! 90% loans . . . Will close in 10 days in trade!

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Marin County

OPEN SAT. 1-5

A SPARKLER!!

WITH POOL!!

\$33,250

7 RENATA DRIVE

In a beautiful location on a magnificent level view lot in a very desirable neighborhood, 3 bedrooms, 2 DELUXE BATH, FAMILY ROOM and SEPARATE dining room. Overlaid MASTER BEDROOM, 2 1/2 BATH, 2 1/2 BATH, INSIDE AND OUT including BRANNI NEW entry and W/W carpet. Approx. 1750 sq. ft. of EXCEPTIONALLY nice living. PLUS a heated heated POOL!! A SPECIAL at \$33,250. Come see for yourself!!

Turn off 101 at So. Novato Blvd., turn left on Midway to Renata Dr.

ROSE PAUL

2018 4th St. S.R. 453-4500

NEW — VIEW

Still time to choose your colors before completion of this unusually well built 3 BR. home with 2 1/2 baths and fireplace. Roomy living room. Adjoining Dominican area \$25,850.

SLEEPY HOLLOW

Spacious custom home on acre knoll with privacy and beautiful view from tree deck. 3 BR. Family Room, den and workshop. Many extras including huge dressing room with two closets, 450 sq. ft.

PERFECT RETREAT

On 1 1/2 view acres off Indian Valley Road. A wonderfully arranged property features: Sunset and other home massages. Every living room family relaxation or for entertaining. Large all-elect. kitchen, with lots of cabinets and a good sized family eating area. Plenty of open rear land with many fruit trees surrounded by 4 and redwood groves.

REDMOND'S

1011 A St., S.R. 454-4333

VALUE "PLUS"

Nearly new 3 br., 2 baths, family room, insulated and the lawn yard is fenced. Colored step-saving kitchen. PLUS — 90% 3-yr financing. Vacant. Call US NOW! Eves. Ph. 479-7119.

\$24,950

HARD TO PLEASE!

Lovely custom built 4 br., 2 bath on a level 1/2 acre. Built-in bookcases, wood paneling, full elec. kitchen with breakfast bar. Oversize 2-car garage with a workshop. Fenced and only 2 blocks to schools. Anxious owner transferred. Eves. Ph. 456-3677.

\$26,500

W. JOHN MOUNTZ

2302 4th St. S.R. 454-8500

SECLUDED

GARDEN WITH CREEK in the rear! Level modern 3 BR. home with extra large living room, fireplace, low level deck, partially covered for OUTDOOR LIVING — just listed!

\$26,950

BUSH REALTY

2020 4th St. San Rafael
456-2020 Eves. 454-9357

\$17,950

Great 3 Bedroom

One of the nicest in Marin for the price! Level fenced yard. Covered patio with barbecue. Call and see and make your offer!

TIMMER'S

901 "B" St., San Rafael
454-8002 Ttl. & P.M. 454-8002

\$39,950

San Rafael's Riviera

Picture windows bring you an ever so fascinating panorama of boating activities. 3 Bedrooms, triple, oak 16 x 20. Double sided shake roof, quality craftsmanship, individual area. Easy walk to S.F. Hill Sch. & shops.

Melvin Marlowe

Days 453-8110 Eves. 479-2112 388-9516 479-0566 456-1752

\$21,950

YOU NEED A GOOD HOME

With 1 bedroom and bath with an extra large living room and a complete kitchen — don't miss this one! Close to recreation center. JUST LISTED!

BUSH REALTY

2020 4th St. San Rafael
456-2020 Eves. 454-9357

Good Living Plus

Income from this 1 level duplex built in 1955. Living room, kitchen, bedroom & bath each. Cash income lowers your payment. \$24,500.

Exclusive Agent

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208 Northgate Shopping Center, Terra Linda
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Marin County

\$19,950

ale

Independent-Journal, Sat., Feb.

60—Homes For Sale

San Rafael

Sunday, 1:30-5 P.M.

OPEN HOUSE

at

**109 San Marino Dr.,
San Rafael**

Directions:
Drive East on Third Street.
Enter Peacock Gap at Riviera
Dr. Proceed to second street
to right.

Lovely wood shingled 3 bed-
room plus Family room resi-
dence. Spacious in every way.
Beautiful view overlooking
Golf Course and surrounding
rolling hills. Easy garden-main-
tenance. Owners' transfer ne-
cessitates sale. \$52,500.

Ask for Mrs. de Jong
Eves.: 453-5718

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THE JIM WESSMAN HOME at Peacock Gap, San Rafael, blends natural tones of wood, stone and weathered shingle into a pleasing picture. The residence was constructed by Shanahan of

Los Angeles with Oriental lines that are complemented by the landscaping of A. & J. Schooter Inc. of San Rafael. The front door is a bright orange. (Photos by Ken Malino)

The Perfect Home For Relaxed Living

The Peacock Gap home of the Roger (Jim) Wessmans, at 281 Riviera Drive, San Rafael, is a perfect setting for relaxed family living in a gracious country club setting.

Understated formality is the keynote from the living room to the informal and comfortable family room, and even the attractive children's bedroom wing.

The entrance hall, with wood paneling and white marble floor, leads to the spacious living room. Quiet elegance is seen here in the over-all decor of white, gold and beige, with color accents of lavender and peacock blue.

A WHITE marble facade over the fireplace is the perfect background for a charming oil portrait of three of the Wessman children.

Subtle wood tones of the period furniture at the dining end

of the living room are complemented by white, gold and black accents. A striking decorative note is achieved by the unusual "frieze" of gold ivy, which dominates one living room wall.

An efficient U-shaped kitchen has dark brown cupboards, white walls and counter-tops and built-in appliances of stainless steel. A small corner desk is a handy convenience for household planning.

A WHITE formica breakfast and snack counter joins the kitchen and family room, ending with an "entertainment center," complete with bar, sink and glassware cupboard. Bar stools are small black ladders with white tops. This distinctive note is echoed at the driveway entrance where the mailbox is on a ladder.

This "trademark" evolved from Wessman's television commercials for his automobile

business, where he sits on a ladder and talks to his audience.

Two "glass walls" in the colorful family room take in a sweeping view of the Peacock Gap rolling countryside. From the swimming pool to the terraced lawn, then to the golf course and Peacock Gap Country Club beyond, the Wessmans have a panoramic view.

IN THE FAMILY room, informal contemporary furniture, accents of bright blues and greens, orange and white, and mellow

wood paneling, achieve an air of attractive and comfortable family living and dining.

Off the hallway, from the kitchen to the children's wing, is a convenient laundry center. Here, swinging shutter-doors repeat the white shutters used in the kitchen in lieu of curtains.

The bedroom wing for the four Wessman children is private, colorful and roomy. There is a large bath with double sinks to keep school morning traffic moving. Here, too, are double closets in the hall as

well as large closets in every bedroom.

TWIN DAUGHTERS Deborah and Pamela have their own rooms; one decorated in white with orange, the other in white with pink and turquoise.

Roger and Stephen Wessman share a room dominated by colors of orange and brown and white. Wallpaper of sports scenes denote a masculine environment.

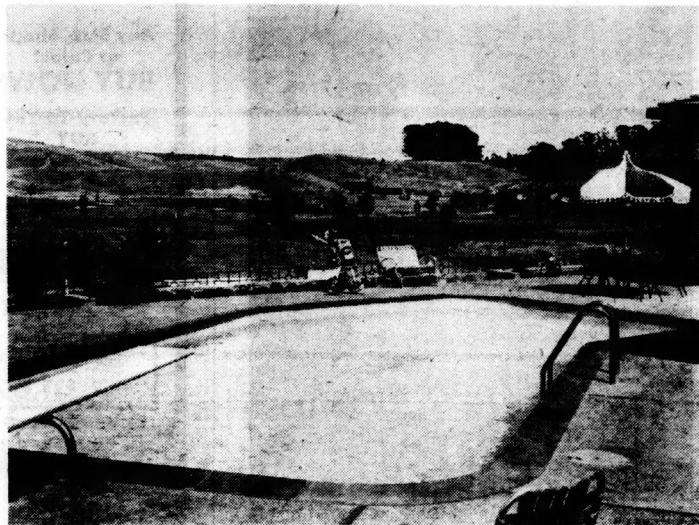
Across the entrance hall from

Continued on Page M8

Be modern with
MOEN
NEW EASE! NEW LUXURY!
NEW KITCHEN FAUCET!!

JACK BRABO PLUMBING CO.
24 Hr. Plumbing & Repair Service
227 Shoreline Hwy., Mill Valley
Phone: 388-7774, 388-1083

WE CAN
SUPPLY YOUR
Glass needs
CROWN GLASS
4 DeLuca Place, San Rafael
Phone 456-8300



THE WESSMANS ENJOY a panoramic view of the rolling Peacock Gap countryside plus ample opportunities for outdoor

living at their back door. There is a pool and terrace. And just beyond, the fine Peacock Gap Country Club golf course.

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Lafayette, La. Palmer took a double bogey on the hole but still finished four under par in the first round. (AP Wirephoto)

Peacock Gap Rugby Club To Scrimmage

The first practice scrimmage of the recently formed Peacock Gap rugby football team will be held from 4:15 to 5 p.m. tomorrow on the club's home field at Peacock Gap, San Rafael.

The amateur team is composed of young businessmen, many of whom are former Stanford and University of California rugby players. The scrum will be announced over a public address system. Rules of the game will be detailed over the P.A. system, also.

The event will be free and open to the public. A colorful

note will be provided by the appearance of a marching bagpiper band. A meet-the-player get-together and spaghetti dinner will be held at the club following the scrimmage. Reservations should be made through Peacock Gap Country Club.

Heading the new group are Alan Schmeiser, president (former University of California rugby and football player); Paul Andrew, coach (former Cal end); Robert M. Brown, player-coach (former Cal basketball player); and Jay D. Smith, team manager (former U. C. basketball manager).

Schedule for the rugby team:

Jan. 9 — University of California at Davis, Woodland field; Jan. 16 — U. of Cal at Berkeley, Memorial Stadium; Jan. 23 — Peninsula Ramblers, Peacock Gap field; Feb. 13 — Santa Clara, Peacock Gap field; Feb. 20 — Olympic Club, Peacock Gap field; Feb. 27 — USC, Peacock Gap field; March 13 — U. of Cal at Davis, Peacock Gap field; March 20-21 — Monterey Rugby Tournament; April 3 — Olympic Club, San Francisco Polo Grounds; April 10 — Club Champions vs. U. of Cal.

Hockey Aide Dies

VANCOUVER, B. C. (AP) — Murray Boyd, publicity director for the Vancouver Canucks of the Western Hockey League, was stricken with a heart attack in the Canucks' office here yesterday and died a short time later in hospital. He was 35.

A one minute period of silence was observed last night at Vancouver Forum where the Canucks played Portland's Buckaroos.

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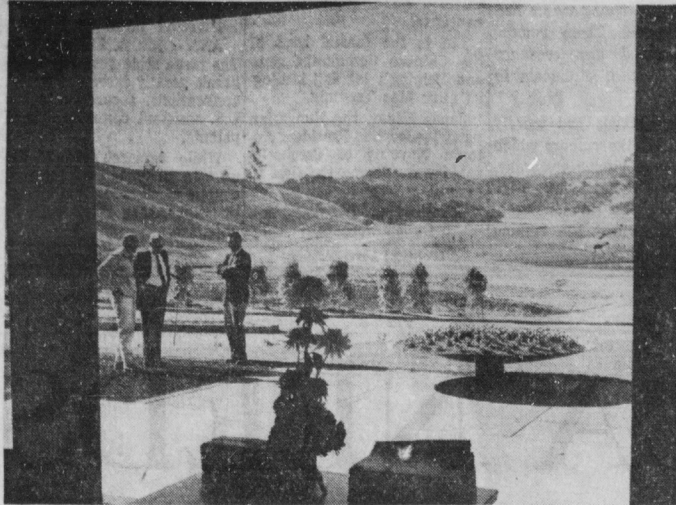
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CLUBHOUSE OUTLOOK. An unobstructed view from the lounge looking southwest toward Mt. Tamalpais in the background takes in the terrace which will be used for outdoor dining service and the first nine holes of the golf course now ready for playing.



SPREAD OF THE PEACOCK. This contour model of the Peacock Gap and Country Club properties is being examined by Miss Lee Bach, secretary to sales manager Ben Alward. The club name, however, was derived from the century-old name of Peacock Gap which divides the north and south Marin Bay acreage. (Independent-Journal photos)

Treasurer's Auditor Appointed For County

Kenneth Charles Finn, 38, of Fairfax, credit manager for General Tire and Rubber Co. in Burlingame, will start work Monday as treasurer's auditor in the county tax collector's office.

Tax collector-Treasurer M. F. Donohue announced the appointment yesterday. Finn succeeds Leo Vaughn, who was promoted to assistant tax collector-treasurer. Finn will draw \$530 per month.

He lives with his wife and four children at 260 Bolinas Road in Fairfax. His experience includes three years as auditor with Bank of America in San Francisco.

Finn was among the top five who passed an examination for the job of treasurer's auditor. Donohue said Finn was not the top man in the examination "but I picked him because I thought he was the best man, on the basis of experience and qualifications."

The man who got the best

score in the examination was Eugene Trenam, who is working as deputy county clerk. Tenam conceded that it is the tax collector's prerogative to choose one of the top five.

"However, I feel I should have at least had the courtesy of an interview," Trenam declared. He said he feels that a person who is in county employment already should be given at least an equal chance for examination and interview as non-employees of the county.

Trenam has been working for the county clerk since April of 1959, and has about 25 years of banking experience.

The tax collector also announced the appointment of Mrs. Jean Krysiak as senior account clerk at \$383 per month. Mrs. Krysiak, who worked for Bank of America for nine years, succeeds, Joseph Ross, who was promoted to a new job in the auditor's office.

Pair Curious Over Theft Gets 10 Days

Two San Francisco men, arrested near the scene of a ringing burglary alarm in San Anselmo Wednesday morning, drew 10 days jail each in Marin Municipal Court yesterday.

Judge Leonard A. Thomas sentenced Richard Eugene McCluskie and Roy Robert Roach for vagrancy. McCluskie was also convicted of speeding on his motorcycle, with Roach as passenger.

Both men have past criminal records, including narcotics violations. San Anselmo police converged on the Owl Drug Store at 21 San Anselmo Avenue early Wednesday morning in answer to a burglary alarm. They found glass shattered. When McCluskie and Roach rode past the scene twice, police arrested the pair. The cyclists said they had visited a friend in Fairfax and became confused in returning toward San Francisco.

Judge At Finch Trial Says Murder Committed

LOS ANGELES (AP) — The jurors are still divided, but the judge has told them in a taut and turbulent session of the Finch trial that he believes a murder was committed and he doesn't believe the defendants. As they opened their 17th day of deliberation at the second trial of Dr. R. Bernard Finch and Carole Tregoff today, the jurors had these electrifying developments behind them:

1. Superior Court Judge LeRoy Dawson, interrupting deliberations yesterday, called in the jury and said: "The explanation given by the defendant Finch as to the circumstances surrounding the firing of the fatal shot to me does not sound reasonable in any of its aspects. And it appears to me to have been concocted by him in an attempt to justify what is shown by the evidence, in my opinion, to be the wilful and deliberate taking of a human life"—that of the doctor's

wife, Barbara Jean Finch.

2. Defense attorney Grant B. Cooper twice jumped from his chair to object to the judge's statement—accusing him of invading the jury's province—and was twice cited by Dawson for contempt.

The defendants sobbed at the counsel table upon hearing the judge's statement.

Finch, 42, and Miss Tregoff, 23, his ex-mistress, are accused of killing Mrs. Finch to avoid a costly divorce settlement. Finch testified that he and Carole went to see Mrs. Finch to talk about divorce and that she was shot accidentally in a struggle over the gun she had pulled.

The judge rejected this story and said the one told by the prosecution was more reasonable.

Dawson emphasized the jury was not bound to abide by his views. But he said he was entitled to comment under the law and the state constitution.

Applications For Absentee Ballots Rise

The total number of absentee voter applications rose to 4,436 yesterday, with the addition of 368 voters who can vote only for president and vice president.

County Clerk George S. Jones explained that the 368 represent Marin residents who have not lived in the state long enough to vote for local and state offices and propositions. However, they did turn in affidavits of registration last September to qualify for voting for the president and vice president only.

Those who have applied under this category have through Monday to come to the county clerk's office to vote. Since they cannot vote in the precincts, the only way they can cast ballots is by absentee vote.

The number of absentee applications for next Tuesday's election is the biggest in Marin history.

(Political Advertisement)

(Political Advertisement)

(Political Advertisement)

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(Political Advertisement)

(Political Advertisement)

Homes Previewed At Marin Bay

By HARRY CRAFT

Last night some 600 guests of Chinn Ho, financier and sportsman from Honolulu, and Louis R. Perini, international construction firm executive, gathered for the opening preview of the first stage in their joint Marin Bay project.

An elaborate celebration complete with orchid leis and Hawaiian music was held in the lounge of the newly completed Peacock Gap Golf and Country Club, nucleus of the 2,233-acre recreational and residential development which is planned to spread over a period of 10 to 15 years in its full making.

Today, the country club with its golf, dining and lounging facilities was opened to the public.

The location of this recent entry into Marin County's scheme of picturesque living is in the Elysian hills and valleys of the historic McNear Ranch bordering San Pablo Bay and including China Camp, long a subject for capture on vellum and canvas.

The Peacock Gap and Country Club comprises roughly 185 acres and will be surrounded by many of the 208 home sites in the initial phase of residential planning. Grading and shaping have preserved natural contours of the land, affording both view and privacy.

Power and telephone lines will go underground. A number of the lots ranging in size from one-half acre to more than two acres have already been sold; construction on homes is expected to commence shortly.

Although the Peacock Gap and Country Club and the Marin Bay properties are within the city limits of San Rafael, the ultimate development of the area will encompass a veritable community in itself. Schools, churches, apartment houses and a resort hotel are part of the planning. Selected wooded areas in the higher elevations will be given over to

multi-acre homesites, a riding club and stables.

The north shore facing San Pablo Bay is marked out for shopping centers, a yacht club, rod and gun club, restaurants, marina homesites and public yacht harbor. Several exclusive shops are contemplated.

The newly erected clubhouse which will be the center of activities in the area for some time to come was the result of close timing and co-ordination among the building crafts. It progressed from ground breaking to last night's ribbon cutting ceremonies in little more than eight weeks and workmen put away their tools a scant half hour before the first arrival of guests.

Lounge, cocktail bar and restaurant facilities are now available to the general public everyday except Mondays, as well as the nine holes now ready for playing in the planned 18-hole golf course. Remainder of the course probably will not be ready until next spring when the club will be converted to private membership.

While the roadway from San Pedro Road to the clubhouse is substantially surfaced there is still work to be done on the parking area and in landscaping. Plans call for a 600-capacity banquet hall for construction in early 1961.

Eventually, golfing and social memberships will be divided between residents within the development and associates living outside.

Overall management of the entire project is under Edward Lee, vice president of Latipac, Inc. and right hand of Chinn Ho, its president. Clubhouse and golf course is supervised by Roland Hess, former manager of the Monterey Golf and Country Club; property and homesite division is headed by Ben Alward, sales manager.

The office and display pavilion is located on Point San Pedro Road at the entrance of the golf and country club.

60—Homes For Sale

County Wide

**OPEN
FOR INSPECTION!
Every Day Till Dusk!**

**Our Proudest New
Selections at**

PEACOCK GAP!

The most diversified and exciting area in Marin County—

**274 RIVIERA DRIVE
PEACOCK GAP**

Beamed ceiling living room—country kitchen—family room—3 bedrooms—2 baths. Native trees.

\$39,950

**100 BISCAYNE DRIVE
PEACOCK GAP**

Glamorous Townhouse overlooking golf course and Mt. Tamalpais. 2 bedrooms, 2 baths—Luxurious.

\$27,500

**3 PEACOCK LANE
PEACOCK GAP**

Gorgeous corner-located luxury 3 bedrooms, 2½ baths. Just completed to the finest details.

\$57,950

**8 PEACOCK LANE
PEACOCK GAP**

Award winning custom Eichler—Just completed—Four bedrooms plus retreat—Bay view—Extra quality to please the most discriminate buyer.

\$53,000

**4 NIGHTINGALE LANE
PEACOCK GAP**

Story book New England Colonial. Four bedroom, two and one-half baths, den. Just completed.

\$58,750

DIRECTIONS: 101 to San Rafael. East on Third Street—Follow Peacock Gap signs.

Additional varied residences nearing completion. Exciting custom building plans on display at Fox & Carskadon pavillion on Peacock Drive.

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**Leaders In Bay Area
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Pay More—

Peacock Gap School Site Costs Awaited

Draper Companies will present figures to the San Rafael Board of Education Tuesday night on the per-acre cost of a proposed elementary school site in Peacock Gap off Peacock Drive.

San Rafael Supt. Bert C. Corona and business manager Charles L. Condrotte met today on a hilltop overlooking the site, with representatives of the Draper Companies, owner of the property, and George Rodgers, San Rafael city planner.

The city planning commission Tuesday night held up action on a tentative map of Peacock Gap Unit 7 because it includes the school site.

Draper Companies has proposed a 9.75-acre site, primarily flat land, rising slightly to the rear. Corona said today the school district would like to

have more flat land, and may want to purchase some additional lots on the north side of Peacock Drive. Draper plans to develop the lots on the golf course side of the drive, but has agreed to hold the other lots in abeyance until the board makes a decision.

The additional lots would bring the site close to 12 acres. The property involved is near the old McNear barn in Peacock Gap. It overlooks the country club, and has a view of the bay and San Rafael-Richmond Bridge as well as tree-covered rolling hills.

Corona said the area would be conducive to development of a "very fine school. I think construction problems would be at a minimum."

Another school site offered by the Draper Companies at Riviera and Biscayne Drives in

Peacock Gap, priced at \$70,000 for seven acres, has not been accepted by the board.

Today's meeting was to have been of the board's site selection committee, Asst. Supt. Mitchell L. Voydat said yesterday. Corona said this was a misunderstanding, and that C. Paul Bettini and John M. Bagshaw of the committee had been invited to attend, but were unable to do so. He said board members have seen the site individually.

Representing Draper Companies were William Turnbull, project engineer for Peacock Gap, and Donald C. Marek, project manager.

Light On Hens

COLLEGE STATION, Tex. (UPI)—Texas A&M poultry expert Bill Cawley estimates a poultryman with 10,000 hens will burn out 250 to 1,000 light bulbs per year. Artificial light must be provided for the hens 14 to 15 hours each day, he explains.

Cows were first brought to the United States by Virginia colonists.

MARIN'S SOCIAL WHIRL

New Dance Fad Takes Over At Peacock Gap Country Club

By FLORENCE DONNELLY

First social event of its kind was the Discotheque given Saturday night by the Home Owners Association of Peacock Gap at the clubhouse. The dance fad, which started in Paris, spread rapidly to Europe, to Africa and the United States. A disc jockey spins the music records at a rapid speed to intensify the mood of the dancers. The Jack Oldsteins were in charge of Saturday night's party.

Among others attending were Mr. and Mrs. Nathan Pin-kus, the second couple to move to Peacock Gap, Mr. and Mrs. John Werner, who have just returned from the Pacific Northwest, Mr. and Mrs. Robert Cooley, who recently moved to Peacock Gap from Texas, Don Schweitzer, president of the association, and his wife, Mr. and Mrs. Lewis Hall, who enjoyed a holiday in Phoenix, Ariz, and the Sam Wrights, who moved from the Peninsula to Peacock Gap. He is in charge of Peacock Gap sales.

MRS. CARL COOMBS of Tiburon, president of the Berke-

ley Branch of the National League of American Penwomen, is flying to Washington, D.C. Friday as a delegate from the Berkeley Branch to the biennial convention of the national league. Mrs. Coombs, a professional artist, who works with both water colors and oils, won second place for a portrait in the Penwomen's Show at University of Pacific. The portrait was sent east for national judging. Mrs. Coombs will be joined by her husband in New York. They'll buy an automobile, see the World Fair in New York and travel through New York State. Mrs. Coombs has been commissioned

to do a painting of the Sacred Grove. They'll go there and then travel through the Great Lakes states visiting friends, before returning home.

MRS. ROGER ANAWALT of Del Mar Estates, Tiburon and her two children, Robin and Eric, have returned home after visiting her cousin Mrs. Richard Nunes, at the Nunes beach home in Crescent Bay, Laguna Beach. The children had a wonderful time at Disneyland as Mr. Nunes is an executive there. Mr. Anawalt could not go with his family as he was away on a business trip.

MR. AND MRS. JOHN STOWERS of San Rafael have named their first child, a son, born April 1 at Marin General Hospital, John Robert. Mrs. Sophie Owen of Santa Rosa is the baby's maternal grandmother.

MR. AND MRS. MARK GERSTLE III of San Francisco are announcing the marriage of

Chinn Again Purchases Peacock Area

Second Draper Companies Sale In Two Weeks

A syndicate headed by Chinn Ho of Honolulu has bought a major portion of Peacock Gap for the third time.

Sale of the property by the Draper Companies was announced last night by Jerome C. Draper Jr., president. He said the sale was made by direct negotiation, to New York-Cal, an investment syndicate of which Ho is one of the principals. He said the sale price was \$7,800,000.

SECOND SALE

It was the second sale of Draper Companies' properties in about two weeks. In mid-November, sale of unit one of the Northgate Shopping Center to Howard Properties of San Francisco was disclosed.

Ho headed Capital Investment Co., which, through a subsidiary called Latipac, Inc., bought some 2,000 acres of San Pedro Point from the McNear family and began development of Peacock Gap (subsequently called, for a time, Marin Bay).

Later, Louis Perini, Boston financier, bought a half interest and the company was reorganized as Latipac-Perini Co. After about two years, during which Peacock Gap development continued, Perini withdrew and ownership returned to Ho's Capital Investment Co. Draper purchased it from Capital about two years ago.

OTHER ACRES

Big Development At Peacock Gap?

By DAVID DIETZ

A renewal of the fight over the massive Marincello project of the 1960s loomed today on the shores of San Pablo Bay.

The subject of increasing public attention is approximately 1,800 acres of property owned by Chinn Ho, Hawaii-based developer.

Although Chinn's representative on the West Coast scoffs at such reports, conservationists are fearful of rumored development that might place up to 10,000 units on the bayshore land, and a group has been formed to fight it.

Meanwhile, the San Rafael Sanitation District board had scheduled a special meeting late this afternoon to receive preliminary plans for formation of an assessment district in the area, north of Peacock Gap. Norris Rawles, city director of public works, said the purpose would be to extend sewer service to Chinn's property.

The board already is weighing a proposal to expand its sewage treatment plant in the Peacock Gap area.

Edwin C. M. Lee, a real estate consultant representing Chinn's N.Y.-Cal Corp., denied existence yesterday of development plans.

He denied reports which have circulated for months that Gulf Oil Co. has purchased the property with an eye on a multi-stage development that could bring up to 30,000 persons to the area. Gulf is owner of the Marincello property in Southern Marin, once the proposed site of large-scale development.

A spokesman for Gulf in Oakland said yesterday he had no knowledge of company purchase of Chinn's holdings.

While Marincello development plans appear to have been killed with last week's announcement of a purchase option by a conservationist group, some residents in the Peacock Gap area are hoping lightning strikes twice.

A group known as Save San Pedro Peninsula has been formed by three Peacock Gap women in hopes of preserving the area shoreline as open space. One of the women, Louise Kanter, described Chinn's property as the "last shoreline wilderness area" in Eastern Marin.

Another of the group's founders, Tina Ferris, said she met yesterday with Lee and it "sounded as if his company (N.Y.-Cal) were going to develop. . ."

Lee told the Independent-Journal the only Peacock Gap area development he is involved in at present is an American Savings and Loan Association proposal to build single-family homes on property just to the north of the existing Peacock Gap development.

City officials said they were uninformed of any development or sale plans by Chinn, or possible moves to annex the unincorporated acreage to the city. And Mayor C. Paul Bettini denied reports of being invited

See PLANS, page 4

\$15,000 Peacock Tennis Tournery Starts Tomorrow

By RALPH CHATOIAN
Ten International tennis professionals start going after \$3,000 to prize in the first Peacock Gap International Tennis Tournament tomorrow at the new layout at Peacock Gap Country Club.

There will be a total of \$15,000 in prize money in the tournery which runs through next Monday. Two singles matches and one doubles match will be held daily, starting at 1 p.m. It's an elimination tournery that winds up with finals in both singles and doubles on Monday.

In opening round matches tomorrow, England's Mike Davies goes against Earl Buchholz of St. Louis in the first singles match and Chile's Luis Ayala squares off with Australia's Ken Roswell in the second singles. Pancho Segura of Beverly Hills

and Davies will oppose Ayala and Berry McKay of the United States.

It will be the first match since last July for MacKay, recovering from an operation to his left knee last January.

"The last time I played in a tournament was in July in Boston," MacKay told an Independent-Journal reporter yesterday during a press luncheon at Peacock Gap, prior to a golf tournament that included seven of the tennis pros and members of the press. Also playing were members of the newly-formed Peacock Gap Youth Tennis Foundation.

LEG IN BRACE

"Yes, this will be the first tournery for me in quite a while," MacKay said. "I'll be playing with a big brace on my leg. I can move around, but it's

the sudden turns and twists that are hard."

MacKay, since his knee injury, has acted as representative for the International Tennis Players Assn., and has the personality to fit right in that position.

Absent from yesterday's luncheon and golf tournery were Pancho Gonzales, Segura and Davies. But they'll be around when the pros start going after the big money. Gonzales lost to Rod Laver in the finals of the Masters Round Robin pro tournery Monday in Los Angeles and got a late start to Marin.

LAVER FAVORED

With the triumph in Los Angeles, Laver was given the top seed in the Marin tournament and Gonzales the No. 2 seed. Roswell, host pro from Peacock Gap, is the No. 3

seeded player and Andres Gimeno 4th.

Workers at the site of the tournery were hammering and sawing yesterday putting the finishing touches on the new tennis layout at Peacock Gap. It

will seat 3,500 when completed. That should be sometime today.

It will give the pros just one day to find out about the courts, since none of them has had any practice on it yet.

Segura was slowed down by

an auto accident 10 days ago in Los Angeles, but is expected to

be able to play in the Marin tournery. But just in case, Alex Olmedo has been put on standby duty to take his place in the lineup, MacKay said yesterday.

Buchholz, who lost to Laver in the L. A. tournery, yesterday

said playing against him was "like being in a jungle in Viet Nam with a water gun." He agreed that Laver will be the one to beat in the Peacock Gap

tournery. Tickets, from \$1.25 to \$6.50, are being sold at Peacock Gap and at Northgate Sporting Goods in the Northgate Shopping Center. And there are a lot of good tickets left.

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DRYSDALE STOPS CARDS

Mrs. Deane President Of Peacock Gap Guild

Mrs. Dudley Deane of San Rafael has been elected president of the Peacock Gap Guild of Sunny Hills.

Ginny Deane and her husband, an income property owner and developer, have lived in

Marin for 12 years. She is a former member of the board of the Marin Ballet Association and chairman of the "Nutcracker" production for the association, and a member of the Peacock Gap Golf Club and Peacock Gap Garden Club.

She said the guild plans a fund-raising dinner in March and a sale of Christmas cards and stationery in the fall to support the Sunny Hills home in San Anselmo.

Other new officers of the guild are Mmes. James Kennedy, vice president; Russell Westover, recording secretary; Charles Bock, corresponding secretary; and William Bowersock, treasurer.

Discussions Scheduled By Joan Sestak

Larkspur City Councilman Joan Sestak has scheduled a series of informal discussions at her home, 359 Wilson Way in

Marin Project Named

A change in name has been announced for Marin Bay, the 1,000 acre residential development of homes, townhouses and duplexes off San Pedro Road in San Rafael. From now on the entire area will be known as Peacock Gap.

The Draper Companies of San Francisco recently purchased the project from the Capitol Investment Co. of Honolulu. The purchase included the country club and 18-hole championship golf course which had always borne the name Peacock Gap.

A. G. Michaud, vice president of the Draper Companies, explained that it seemed more suitable to retain the historical name of Peacock Gap after the Peacock family, early residents and owners of a farm which is now part of the present property, rath-



Marin Bay residential development renamed Peacock Gap

er than continue to use Marin Bay.

A gap was cut through one of the hills on the Peacock farm in the late 1880s as the initial step in laying a railroad line.

The 1906 earthquake

canceled out the project and the line was abandoned, but the name Peacock Gap continued through the years.

Acceleration of the development program is already under way with the appointment of Lawrence

Halprin to handle all phases of land planning and landscape architecture.

Extensive improvements to be made include tennis courts and swimming pools. Land sales are being handled by the Fox and Carskadon realty firm.



BREWING UP plans for the Halloween dinner dance to be given Oct. 29 by the Peacock Gap Homeowner's Assn. at Peacock Gap Country

Club are, from left, Mesdames Russell Shatz, chairman, Gabriel Raab and Charles Dittero. Prizes will be given for the best costumes. (Independent-Journal photo)

Peacock Gap Halloween Celebration

The Peacock Gap Homeowner's Assn. has planned a Halloween dinner dance on Oct. 29 at Peacock Gap Country Club. Prizes will be awarded for the best costumes.

The cocktail hour will begin at 7:30 p.m. and dinner will be served at 8:30.

Working on invitations are Mesdames Clarence Brown, Gabriel Raab, Richard Mead, Charles Madsen, Frank Tavel, and Robert Peronto.

The decorations committee is in the charge of Mrs. Edward Kadel and Mrs. Gordon Nichol. Also serving on the committee are Mesdames Constantine Carrou, Fred McPherson, Charles Worman, Lee Cazort, and Howard Noleen. Gifts chairman will be Mrs. Murray Powers.

Telephone chairman is Mrs. Charles Dittero. Assisting are Mesdames John Armstrong, William Rambo, Donald Faber, Mack Johnson, Frank Goodall, Wilmer De Petris, Harold Himmelsbach, William Pearson, Richard Hal, Fletcher Bonham, Charles Worman, A. L. Colles and Mr. Robert Findlay.

Members of the younger set who assisted are Lisa Madsen, Lisa Brown, Kathy Doner, Cindy Shatz, Kenny and Lenny Raab, and Joey and Rita Tarrantino.

Reservations chairmen are Mrs. William Bowcock and Mrs. Edward Doner.

Chairman for the event is Mrs. Russell Shatz.



MRS. ROBERT MYRON YORK, former Sandra Hoag of San Mateo, and her husband, Dr. York, will make their home in Belvedere. They were married at Swendenborgian Church in San Francisco.

Child Council Program Set

The Marin County Chapter of the Council for Exceptional Children will meet Oct. 27, at Nave Lanes Restaurant for a dinner meeting at 7:30 p.m., with cocktail tails at 7 p.m.

The keynote speaker will be Dr. Ray Parsch, director of research and development at the De Witt Reading Clinic in San Rafael. Previously he was director of the Teacher Preparation Program for the handicapped in the graduate school of the University of Wisconsin. Dr. Parsch will speak on "Educationally Handicapped Children." Membership committee chairman, Mrs. William Fischer, may be contacted for information on the club's program.

Credit Women To Install Officers

Dorothy Barton will be installed as president of Credit Women of Marin County on Tuesday at Cherish Inn, Strawberry Town and Country Village.

Hospitality will be held at 6:30 p.m. with dinner following at 8 p.m. Also to be installed are Eleanor Morrill, first vice president; Ad Cordall, second vice president; Jean Jenkins, recording secretary; Jacke Greenly, treasurer; and Lucille Swift, corresponding secretary.

Avoid Circles

Use cups, coasters, or other protectors under heavy furniture to avoid damage to floor surfaces or carpeting.

the
Lady



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MARIN



EXPLORE FOOD & DRINK HOMES HEALTH & WELLNESS ARTS & EVENTS STYLE TRAVEL COMMUNITY GUIDES PARTNERS SPACES

Peacock Gap

by Jim Wood October 20, 2008



Photos by Tim Porter

Check this out: there is Peacock Drive, Peacock Court, Peacock Estates and Peacock Park—all in the San Rafael community of, here we go again, Peacock Gap. So where did all these Peacocks come from? Maybe, just maybe, it's a leftover from Marin's 1970s rep as the "hot tub and peacock feather" capital of the Western world?

Certainly not if you ask Marin native Caroline Nelson. "Ours is a very family-oriented neighborhood," declares the upbeat mother of three, ages 6, 4 and 2. "We love it because of that; plus, we're the one of the sunniest areas in Marin yet get cool breezes off San Pablo Bay." Another amenity—possibly distinguishing Peacock Gap from the peacock-feather-swishing swingers of the 1970s—is Glenwood Elementary. "The family support that school receives is phenomenal," adds Nelson. "I guess it's because the teachers, staff, parents and students are all just outstanding."

That said, let's drop all references to peacock feathers and talk about nine irons. "The Peacock Gap Golf and Country Club on Biscayne Drive is big and soon to become bigger," says Ed Peplinski, the club's director of golf. What Peplinski is referring to is the upcoming complete refurbishing of Peacock Gap's 1960s-era clubhouse, including the addition of a swimming pool, luxurious spa and extensive point-of-arrival improvements and landscaping. "We've just finished a multimillion-dollar year-long revamping of the championship golf course," he adds. "This will complete the package and provide Peacock Gap with a truly first-class golf, entertainment and recreational experience."

Speaking of experiences, for the past 11 years Catherine Wallace has lived in Knollwood, a cluster of townhouses overlooking the 10th green of the Peacock Gap golf course. "And I love it," declares the financial services consultant before even being asked. "On one side I enjoy the serenity of a beautiful golf course," the single divorcee adds, "In the other direction is China Camp State Park, where I love to go hiking and mountain biking."

Also enjoying life in Peacock Gap are Guilia Welch and Ernesto Diaz and their three-year-old twin daughters. Diaz teaches math at Larkspur's Redwood High School and Welch is an associate business professor at nearby Dominican University; they're both recent refugees from the corporate world—she from Lucent Technologies; he from Autodesk. "We have fabulous neighbors here in

Peacock Gap,” says Welch, “Whether it’s Christmas, Halloween or the Fourth of July, there’s always an open house or a party of some kind.” Welch, Diaz and their girls also enjoy the nearby (and picture-perfect) Peacock Park. “But,” Welch adds reluctantly, “the rock quarry is a bit of a bummer.”



The San Rafael Rock Quarry is across North Point San Pedro Road and half a mile toward the bay from Peacock Gap. Historically speaking, it was there first—as in 1929. Due to a series of bureaucratic oversights plus a recent surge in the demand for levee-building rock in the Sacramento Delta, it is still going full bore, although under a raft of environmental and noise abatement regulations.



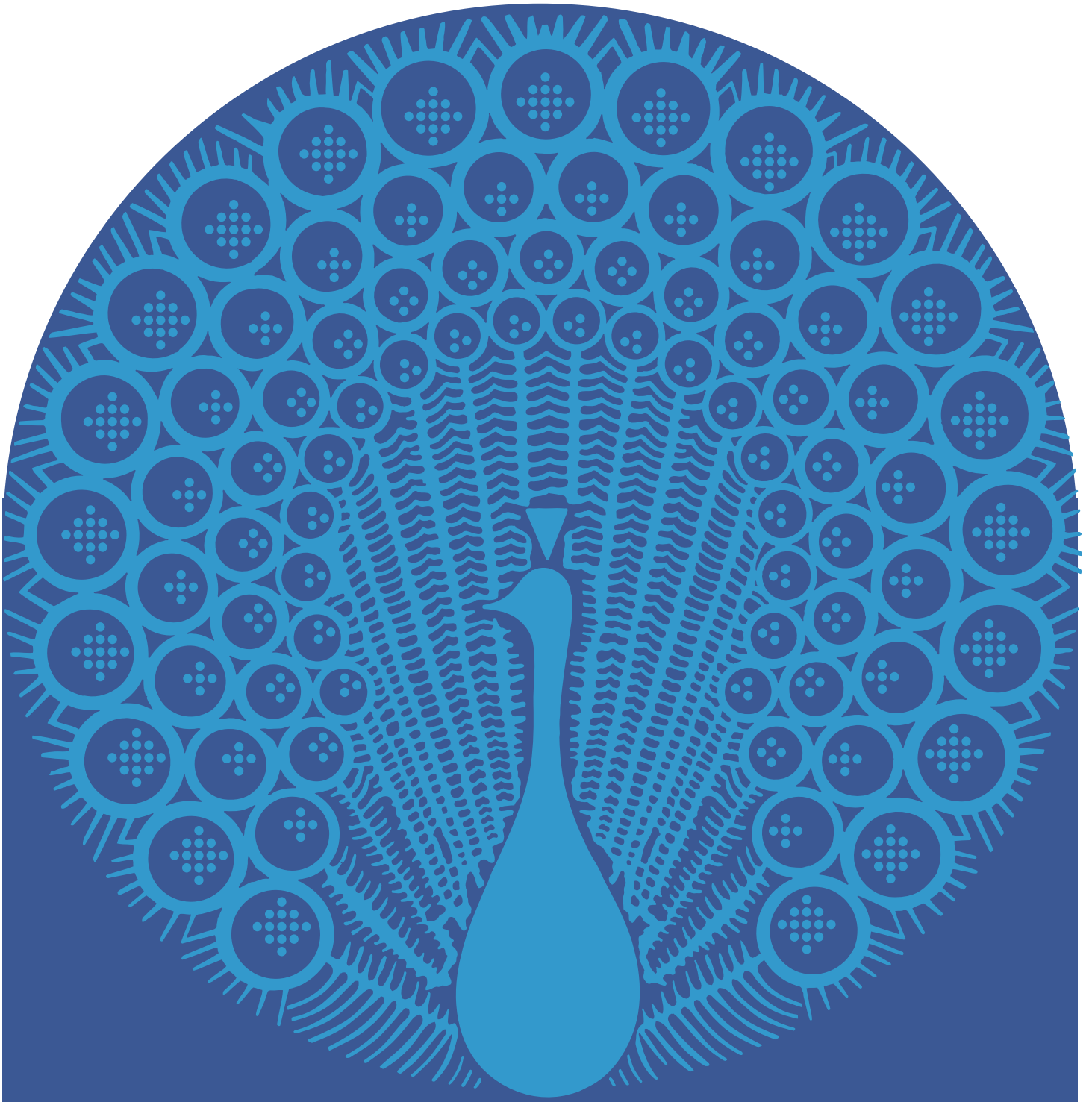
All of which, on close examination, does not seem to have greatly affected real estate values within Peacock Gap. Besides family-friendly neighborhoods and the soon-to-be-refurbished Peacock Gap Country Club, the area’s appeals appear to be an out-of-the-rat-race countrylike atmosphere and a surfeit of large level lots—as in backyards where kids can play. One such property is listed with David Pfeiffer and Jan Gregg of Pacific Union’s Strawberry Village office for \$1,125,000. “It has a 9,000-square-foot lot,” says Pfeiffer, “and it’s level land.” According to him, the 1,900-square-foot single-story home is “in topnotch condition including all the upgrades” with four bedrooms and two baths.

A similar level-lot listing belongs to Morgan Lane’s Kathleen Clifford. “This is an architecturally unique 2,400-square-foot, four-bedroom, two-bath home,” she says. “Years ago, it was the sales office for the entire Peacock Gap development.” As a result, it features a dramatic vaulted ceiling, extensive use of sliding glass doors and a massive stone fireplace. This property is priced at \$945,000 and, to date, has attracted two offers.

Moving up in price range, a Peacock Gap listing by Joey DiBono of Bradley Real Estate is set on two thirds of an acre on Chapel Cove Drive, which has the area’s newest homes. “It is the biggest lot on the block,” DiBono boasts, “and this two-story, five-bedroom home has over 4,300 square feet, all of which are in perfect condition.” Adding to its attraction, says DiBono, are dramatic views of San Pablo Bay, two Bay Area bridges, and nearby mountains. The price of this Hamptons-style home: \$2,229,000.

In case you’re wondering, in recent years some Peacock Gap homes have sold as high as \$5 and \$6 million.

Written History



10 Fun Facts about Peacock Gap

Posted by Marin Modern Team on Wednesday, January 14, 2015

When my husband and I first married we lived in Sausalito and LOVED IT! We loved walking to town, taking the ferry into San Francisco and riding our bikes to the wonderful Art Festival.

When we had our child it was time to move to a more family oriented part of Marin. We settled in San Rafael's charming downtown neighborhood, Gerstle Park, where we lived very happily for 10 years. When we outgrew that home, we never thought we would end up in Peacock Gap. I remember, even as a Realtor, hyper-ventilating every time I would drive further east than Trader Joe's-- having always been a walk-to-town kind of girl...

All of that changed when we just happened to find the perfect house, and it was in Peacock Gap. Now, I cannot imagine living anywhere else. The brief four-mile drive from the freeway is uncongested and simply beautiful. I love driving past the marinas, and most of all, when the development gives way and the shoreline to the bay opens up and I can see the Richmond Bridge and beyond to the city. I enjoy the water birds, the kite surfers and the occasional waves bursting over the breakwater during more severe weather.

I love hiking in China Camp, strolling down to the Range Café for wine with our neighborhood friends, taking the dog to the park for dog parties, the silence at night, the deer, the coyotes, the hawks and now, the owl that has moved into the owl house in our oak tree.

Here are ten fun facts about Peacock Gap.

1) As many as 1500 Miwoks lived in this area for thousands of years, gathering acorns and digging for clams. There is a shellmound on the golf course.

2) The Chinese who fished China Camp originally worked building the railroads. They also began the brick industry in this area, using the clay soil.

3) John McNear and his son built San Pedro Road using rock and gravel from the McNear quarry to fill the low spots.

4) Peacock Gap is the remainder of what was once a grand scheme to build a much larger development called "Marin Bay".

5) Peacocks and peahens were introduced in the beginning of the development, but their waste and shrill calls ended that charming idea.

6) In 1965 you could buy a four bedroom home on Riviera Drive for \$55,000. These homes now commonly sell for \$1.2 million and up.

7) The golf course once hosted the Bing Crosby/Bob Hope Celebrity Golf Tournament.

8) Parts of the John Wayne movie, Blood Alley, were filmed in the land around the Gap.

9) The HOA once purchased two swans, hoping they would breed in the lagoon.

10) There is a growing kite-surfing scene at the base of Riviera Drive.

To read more about our gorgeous neighborhood, visit the neighborhood website at <http://www.peacockgaphoa.org/pages/history.shtml>

I am an expert on this neighborhood. If you have any questions, don't hesitate to call or write!

Muriel Ballard

Peacock Gap and the Swinging Sixties

Contributed by Bill Braznell

Old time Gappers used to like to talk about the swinging Sixties, when Peacock Gap the golf club and Peacock Gap the real estate development were spanking new and under the super-promotional ownership and management of developer Jerry Draper and his right hand man, Ed Lee. Draper and Lee put The Gap on the map with a wild assortment of publicity getting affairs, including an annual Celebrity Golf Tournament, a political fund raiser for Nelson Rockefeller, a debutante ball, tennis exhibition matches featuring the top pro stars of the era (yes, we had a tennis court in those days), and, as they say, much, much more. Club members and residents of the area did their part, helping to make the club cocktail lounge, member grill and public restaurant one of the region's favorite gathering places.

Most of the "old time Gappers" are gone now, or retired from the local social and golfing whirl, but there are still a few, like retired radio talk show star Frank Dill, who remember the way it was. Thanks to Frank and our mutual friend, Milt Mares, for passing on this bit of nostalgia from Peacock Gap's golden age.

Dear Milt--Reading over the PG history you sent me brings back some wonderful times with some wonderful people.

I recall playing in both of the "Tournament of Stars" held there in the 1960's. Maury Luxford, who was for many years a personality connected to the Hollywood group who participated in the old Crosby Pro-Am, would fly a group of celebs to Marin to play in the event. The first year I played in a foursome that included a guy that friends called "Rowdy". I didn't recognize him because I had never seen the TV show he starred in --"Rawhide." He played the part of Rowdy Yates and was in fact Clint Eastwood. Among my souvenirs is a photo of our foursome. Also in our group was a guy whose name I can't recall but he was a kingpin of the topless craze in North Beach and later went to prison on drug charges.

In the second (and final) Tournament of Stars I played with Shirley Temple's ex-husband John Agar. After our round we gathered in the clubhouse with his new wife and children and I had to laugh when his kids ordered "Shirley Temples" for drinks. He didn't think it was funny.

Some of the other "stars" who played in the event included Lucille Ball, Gary Morton, Andy Williams, and Rowan and Martin of "Laugh-In" fame. At the banquet that year Mary and I met up with an old high school buddy of mine, Bobby Eaton, and we sat with him at one of the large tables. He brought us up to date on his recent activities. Mary and I were very aware of his history as a "traveling companion" to various female actresses. As he regaled us with stories about Denise Darcel, Ginger Rogers, Dinah Shore, Lana Turner, etc. a woman seated near us said, "What do you do for a living?" He laughed and said, "I'm a gigolo." He later became Lana's seventh husband.

Obviously my memories of Peacock Gap include our Saturday group over the years. Names like Jack Madrid, Paul Lempio, Ed Kalfain, Arnie Anderson, Jim Rhode, Francois Bisceglia, Jim Pearson, Milt Mares, Bo Bjursten, etc. I recall that Bob Cousy and Bill Sharman played with our group a few times as did the Warriors' GM....can't recall his name right now.

I also remember one Saturday when I stood on the 18th tee needing a par to shoot 71. I hit it OB to the right and finished at 73, On a more amazing Saturday I stood on the 18th tee needing a par for 71 and a few minutes later rolled in a 5-footer for the only even par round I ever shot!

Please excuse my ramblings here but as I approach my 80th birthday I'm becoming very nostalgic.

Frank

Fun Facts: Peacock Gap History

Peacock Gap 1988

A reminiscence from Lois Anderson

We moved to Peacock Gap in 1988 and I remember thinking, this is Marin's best-kept secret. Just the name Peacock Gap has an intrigue to it. I was told that at some point peacocks were brought out to the Gap but did not last long because of the noise they created. The area is so quiet and beautiful, and either way you enter, from China Camp or Pt. San Pedro, you are surrounded by the beauty of the bay.

Building was at full force in the late 1980's. The condos on Biscayne - Peacock Court and Partridge Court - were in the starting stages. The Dairy farm and the Estates at the end of Biscayne were also in the construction process. The first estate home that was built was the large multi level home next to the park. Biscayne Court was a field where the kids used to play baseball. Marin Bay Park and the condos across from the Quarry were in the planning stages. Chapel Cove was a modern-style Catholic church with a large parking lot.

Andy's Market was Bruno's Market, owned by a robust, jolly man actually named Bruno. Rumor had it that he had

one of the best wine selections in Marin. Bruno passed away several years ago and he is greatly missed by those who knew him. Next to Bruno's was a pharmacy and also a hardware store. In the back of the building there still is a dry cleaner, but there used to be a nail salon next to the cleaners. The Foc'sle was a funky indoor-outdoor restaurant at the boat docks that had the best food for a great price. It was later called Bobby's, and was doing a great business until a fire destroyed the inside of the building.

One of the best perks for us working stiffs was the Golden Gate Bus Service to the Ferry and the City. The 32 Peacock Gap line had several morning and night runs direct to San Francisco. There was also a 31 Peacock Gap line that took you to the ferry and brought you back. The drivers were very pleasant and if you knew them well enough they would drop you off in front of your house. One driver, Bob Cob, was so popular that the passengers gave him a retirement party on his last run.

It will be very interesting to see what the next 20 years will be like at Peacock Gap.

Lois Anderson

John Wayne movie – Blood Alley

Contributed by Scott Jones, San Marino Place

Blood Alley The opening of the John Wayne movie, Blood Alley, was a shot from the north ridge of Peacock Gap over the shimmering basin (now Riviera Drive/Golf Course/Peacock Drive area) which was flooded at high tide and filmed to look like a large bay. Many scenes were shot on that ridge; in fact, a mock warlord castle was constructed up there as part of the plot. It came complete with carved telephone poles with a Chinese theme. They ended up deployed along the lower end of the Menary home on top of the ridge between Glenwood and Peacock. As a young boy growing up in Glenwood in the early sixties, my brother and I and ALL the kids from Glenwood and Peacock often pondered how those totem poles came to be there. The China Camp pier used to contain an autographed photo of The Duke dedicated to the family that lived there. The Pier, Rat Island and the China Camp/Peacock area all are prominently displayed in the film if you know where to look.

Scott Jones

Easter

Contributed by Lisa Madsen, Riviera Drive

Back in the 60's Chuck Madsen was one of the presidents of the Association and there was so much of activity at the club and in the Peacock Gap community that he had to have a social secretary. He asked his daughter, Lisa, who gave the best children's parties, and she said Mrs. Shatz, and that is how Mrs. Shatz got to be his social secretary. For Easter, an Easter egg hunt was planned for the children and there was a human dressed up as the Easter Bunny to give candy to the children, and they were all given 25 cents from the bartenders. Easter Brunch at the club was the place to be on Easter.

Lisa Madsen

Swans

Contributed by Lisa Madsen, Riviera Drive

Again, back in the day the Association purchased two swans for \$500.00, hoping they would mate and beautiful swans would live on the Lagoon. Mr. Deschant would go down every day and feed them lettuce. When he was no longer able to feed them they had to be sent away to a ranch where they could be taken care of.

Lisa Madsen

Books

A Brief History of Peacock Gap Copyright 2003 by William Braznell, author of several books including An Airman's Odyssey - Walt Braznell and the Pilots He Led into the Jet Age. This informative narrative covers the early settlers and developers, then focuses on the history of the Peacock Gap Golf Club including golf tournaments and social events.

Archeology/History published in 1979 and authored by the University of California, Berkeley Department of Conservation and Resource Studies for the City of San Rafael. This study includes the pre-history of the area as well as the history of the McNear family and the development of Peacock Gap and Glenwood. View photos taken in 1979 in our Photo Gallery.

Peacock Gap Lagoon

Taken from PGHOA website

The golf course and lagoon were marshland and tidal flats until John and Erskine McNear built Pt. San Pedro Road then sold it to the County in 1894. The McNears used rock and gravel from their quarry to shore up the low spots. The County paved the road in 1934. At Peacock Gap there was open water on the south side of the road and marshes to the north.

In the late 1950's developers came to Peacock Gap with big plans - a golf course, which opened in 1960, a deep-water marina and beaches. Originally the lagoon was to be surrounded by apartments and have public access – which it did for many years - with water sports including swimming and boating. Currently, there are 41 homes on the lagoon.

Plans were developed in conjunction with the City of San Rafael to convert the marshlands into the golf course and to establish flood management for the new community. Flood management was accomplished by excavating the lowest land as a catch basin, or flood retention area, and by directing rain and irrigation overflow from the golf course greens as well as from the neighborhood streets (water that flows into the street storm drains). All waters are directed into the lagoon, or catch basin, where they are held for recreational use. The City of San Rafael is responsible for discharging these waters into the San Francisco Bay via a pump station on Lagoon Road. The elec-

trically powered pump was modernized a few years ago, and a diesel generator was added to provide power in the event of storm-caused power outages.

In 1997 a new golf course owner proposed to renovate and modernize the course, which required an environmental review and compliance with new environmental laws. Specifically, the Clean Water Act was enforceable, which restricts degraded water from being discharged into federal waterways such as the San Francisco Bay. Water quality standards were required by the California Regional Water Quality Control Board/CAL EPA to ensure that the San Francisco Bay is protected from polluted or degraded water from the lagoon.

Water quality and the relationship with human health and safety were key community concerns as well. Volunteers organized, collected donations, obtained grant money from Marin County and established community environmental educational programs. These grass roots efforts were successful in updating and improving the management practices of both the City of San Rafael, as operators of the discharging pump station, and the golf course owners, who own the land beneath the lagoon. The role of the lagoon/catch basin is now understood to support the San Francisco Bay environment, its wetlands and marine animal and bird habitats. Lagoon residents can now enjoy safe recreational access to these waters.

By 1963 Latipac/Perini had dropped its grandiose plans for Marin Bay. In that year San Francisco developer Jerome Draper bought about half of the 2100 acre plot—including golf course, clubhouse, subdivision improvements, and 247 ready-to-build lots—plus an option on the remaining 1,000 acres of undeveloped land, for roughly \$4 million. Along with its new owner, Marin Bay acquired a new name, Peacock Gap.

Next time you stroll down the ninth fairway, look up into the hills due north of the maintenance shed, and you will see a well-worn trail winding down from the lowest cleft in the ridge all the way to the base of Biscayne Drive. That's the Gap. In the old days the trail bisected grazing lands leased from the McNears by a dairyman named Thomas Peacock—hence, Peacock Gap. So now we know the derivation of "Peacock Gap." But why Draper chose this obscure landmark as the name for its new development is open to conjecture. We're inclined to believe the "Peacock" moniker was conceived by wheeler-dealer Ed Lee—who doubtless thought it gave the place a touch of class. To go along with the theme, Lee imported an aviary of peacocks and peahens and set them loose to strut about the development, leaving their little calling cards on neighborhood lawns and raising the rafters with their piercing cries. Homeowners quickly put a stop to this nonsense. However, the name stuck.

Nineteen sixty-five was a temporary high water mark for Draper and Peacock Gap. By then the burgeoning residential development boasted 290 homes and 50 condo units. Four bedroom homes on Riviera Drive, right on the golf course, were selling for around \$55,000 and brand new two- to four-bedroom condo units in The Knolls ranged from \$37, 800 to \$49,000.

In that year the City of San Rafael imposed a moratorium on new construction in the area, pending financing and construction of major sewage treatment and deep-water effluent discharge systems improvements. This ill-timed setback just about did it for the thinly financed Draper organization and for Chinn Ho's glorious dream of building a modern Xanadu at Point San Pedro. By the time the moratorium was lifted in 1971, Draper had declared bankruptcy, the golf course and remaining unsold lots had been reacquired in foreclosure by Chinn Ho's Sixty Trust, and two major segments of the fabled Marin Bay development, McNear's Beach and that gorgeous stretch of coastline now known as China Camp State Park had been permanently deeded to the public.

At that point, Peacock Gap the Golf Club and Peacock Gap the Real Estate Development parted company. In 1973 Chinn Ho sold the club to Nitto America Corporation, a golf course development and management company headquartered in Los Angeles. And thus began a new chapter in the history of The Gap.

PART III: GOLFING AT THE GAP

Parts I and II of this series focused on the early history of the South Valley of Point San Pedro, now known as Peacock Gap, and the people who settled and developed

of Biscayne Drive (reconstituted in the late 1980s as a nest of swank townhouses); the handsome Erskine McNear mansion on Knight Drive (which served for many years as the Glenwood Community Center); and, of course, McNear's Beach, which was sold to a private developer in 1959 and acquired by the county as a public park in 1970.

Nancy Menary, great-granddaughter of John A. McNear, wife of the late Judge David Menary Jr., and mother of Dave (Big Wave) Menary III, is one of the original members of Peacock Gap Golf and Country Club.

PART II: THE LEGEND OF MARIN BAY

In 1955 the McNear family sold its extensive landholdings on San Pedro Point—all but the quarry, brickworks, and beach resort—to real estate developer John Stegge of Vallejo. Stegge immediately carved out a 100-acre parcel for a new subdivision, the future Glenwood, and sold the remaining 2100 acres to Hawaiian financier Chinn Ho's Latpac ("Capital" spelled backwards) Corporation for what he had paid for the original parcel. Lou Perini's powerhouse Perini Land and Investment Company (best known, locally, as the developer of the San Francisco Golden Gateway project) joined in the Latpac venture in 1959.

The Latpac-Perini partnership's plan for developing the spectacularly beautiful five-mile-long tract of shoreline, meadows, and oak-studded hills called for the creation of a recreational-residential complex comprising several thousand homes and apartments, a resort hotel, beaches and parks, a tennis club, deep water marinas, schools, shopping centers, and a trophy golf course and club house. They called it Mission Bay.

The developers selected Point San Pedro's South Valley with "six hundred acres of immediately usable land" as the centerpiece for the Marin Bay venture—a subdivision of several hundred mid- to upper range homes clustered around a handsome 18-hole golf course. Work on the project progressed with what today's EIR-bound city planners would consider unseemly haste. A master plan for the subdivision sailed through the San Rafael City Council in 1958. By the following spring, course architect William Bell had laid out the 6,011 yard, par 71 course (73 for women) and earthmovers under the supervision of construction boss (later general manager) Terry Van Gorder were hard at work converting the site's sub-sea level flood plain into a western variation on the traditional seaside "links" course. In the spring of 1960, about the time workers finished seeding the greens and fairways, manager-promoter Ed Lee boasted to the press that the course would be ready for play by September. It was—barely.

The 10,000 square foot clubhouse, completed early the following year, was designed by San Francisco's Bay Group Associates as a "complete social center for adults and young people" with provision for a swimming pool (never built), tennis court, meeting rooms, dining facilities, and a few studio apartments for visiting executives and their guests. The first 200 residential lots in the new Peacock Gap subdivision went on sale soon after the course opened.

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it. Now for the fun part: In this final chapter we will spotlight some of the special characters and events enshrined in our collective memory of golfing at The Gap.

Let's warm up with a few trivia questions:

Q. Peacock Gap golf course architect William Bell and chief engineer Terry Van Gorder pioneered a design concept that is still rare if not unique in the annals of golf architecture. What was it?

A. Peacock Gap's signature "double-whammy" hazards: fairway bunkers guarded by overhanging trees. You'll find examples on holes 4, 5, 8, 9 (2), 11, 12, 14, and 17—nine in total, which happens to be a world record for hazards of this kind.

Q. Who owns the official course record at Peacock Gap?

A. Ray Floyd. His 63, recorded in 1965, was shot from the white tees—then as now, 6001 yards, par 71. In the early 1980s, blue tees were added and the course was lengthened to 6354 yards. This was done by moving the 1st and 14th tees up the hill toward the clubhouse, building a new elevated tee for the par three 7th hole, and lengthening the tee boxes at several other holes, notably numbers 3, 12, 13, 15, and 18. Despite the added length, Floyd's 63 is still recognized as the official record.

Q. Who among our current staff has worked at Peacock Gap the longest?

A. Though he is no longer an employee, teaching pro Al Hand has been around The Gap longer than—well, practically longer than God. Al literally grew up here during the 1960s, playing golf and working on the range and in the pro shop while going to school. He served as head pro from 1975 to 1990 and has been a teaching pro here ever since. Dorothy Anderson came to work at the Club for the first time in 1975, the same year Al made head pro, and has held several different catering and front office positions since. Also high on the list of long-time Gappers, John Henry has been pulling gigs behind the bar at PGG&CC since 1988, and we would be surprised if he can't rattle off the name and personal history of every member he ever served.

With his flying pickup and flop-eared co-pilot, Kipper, Richard Lavine is another familiar presence around Peacock Gap. Richard has been head greens-keeper since 1985, and those of us who remember what the course was like before he took the job have reason to celebrate the employment anniversary of this exceptionally savvy, dedicated, and hard working course superintendent.

Q. Who is the senior active member of the club in continuous years of membership?

A. Near as we can figure, Frank and Marge Manko, who joined Peacock Gap in 1970, are the longest-standing family members. Jack Sterley, Class of '68, may or may not be the club's senior male member, but he is surely the oldest ex-club champ who can still shoot his age. Olga Rees and her husband Alan joined in 1966. Since Alan's death, Olga has remained a member, making her not only the senior woman member, but possibly the overall seniority champ as well—barring Nancy Menary and family who, along with other McNear heirs were literally "grandfathered" into the club from the very beginning. Anyway, these are our candidates for OM's, and if anyone wishes to dispute the claim, let's hear from you.

*

The thing old timers remember best about the Peacock Gap Golf and Country Club of the 1960s and '70s is its exuberant social life. In the early 1960s the Draper organization promoted the new development's lively and luxurious life style by sponsoring such splashy affairs as the Annual Marin Debutante Ball, the Peacock Gap Concours d'Elegance, and a Bing Crosby/Bob Hope Celebrity Golf Tournament. Other major attractions included a doubles exhibition match, played on the Club's one and only tennis court, featuring Rod Laver, Ken Rosewald, Poncho Gonzales, and Butch Bucholtz (what a spectacular performance that was!); an aquacade and Fourth of July fireworks display at McNear's Beach; sailboat races on Peacock Gap Lagoon (they were, as you might expect, very small sailboats), and a reception fund-raiser for Republican Presidential Nominee Nelson Rockefeller that drew 5000 guests—the largest party ever catered at Peacock Gap.

In the '60s and '70s, the majority of the club's members were neighbors, fellow Peacock Gap home-owners, mostly couples in their thirties and forties. They liked to party, and Peacock Gap was their playground. The Club's upstairs dining room was open to the public for lunch and dinner five days a week, and the food, especially the Sunday evening buffet, was good enough to draw patrons from all over Southern Marin. Men's Section tournaments, which attracted as many as eighty or ninety players each month, began with a hot sit-down breakfast. Only an anti-social "grind" would skip it to warm up on the range.

One Sunday afternoon a month fifteen or twenty couples would gather for a mixed four-ball tournament, followed by dinner at the Club, followed by Lord knows what else. It was a lively crowd.

We men had just one member-guest Invitational Tournament each year, but it was generally a sell-out, with double shotgun starts on the longer holes, tons of expensive prizes, and, to cap it all off, a grand dinner dance for our guests and their ladies. In honor of the occasion, some of us stayed up past 10—that's 10 p.m.!

One of this old timer's favorite Peacock Gap memories is of the annual two-man better ball match play tournament named after long-time MS tournament director Bill Rambo. The Rambo Memorial was the climax of the Men's Section's golfing season. To win it, a team had to survive a stroke-play qualifying round and four gut-twisting, white knuckle, deep-gag matches against evenly matched and/or properly handicapped opponents. (These were the teams we beat. The teams that beat us were a bunch of sandbaggers who had never turned in a legitimate golf score in their lives.)

On the night before the tournament, contestants gathered for the big CALCUTTA dinner—a modern version of a slave auction in which players and non-players alike were free to bid on any team, or as many teams, as they wished. The high bidder for each team won its share, if any, of the Calcutta pool, which typically ran well over a thousand dollars. In Calcutta bidding the trick was to know when to stop. Each team, presumably, wanted to own itself, and to buy itself as cheaply as possible. Plied with drink and egged on by our wily auctioneers, Bill Breen and Will Johnston, the rest of us did our best to ratchet the bidding as high as

possible without actually “winning” the auction. Inevitably, one or two of the bolder bidders would get carried away and end up owning three or four teams. The next morning you could spot the big spenders of the previous evening scurrying around the clubhouse frantically trying to lay off bets before their wives found out they had absconded with the egg money.

In the thirty years since its sale to Nitto America Corporation, PGG&CC has evolved from a semi-private country club and neighborhood watering hole into a professionally managed, for-profit golf and catering facility. The most visible manifestation of this change took shape in 1987, when the entire upper floor of the clubhouse, including the former member’s bar, was cleared of all vestiges of golf and golfers and transformed into a modern, semi-detached catering center. At the same time, the main floor was redesigned to accommodate a spacious new dining room serving club members and the golfing public alike. Most old timers would probably agree the remodeling was a good thing, with the added attractiveness and accessibility of the new 19th Hole more than offsetting the loss of whatever “exclusivity” a members-only bar conferred. Still, we can’t help missing the old club’s clubby atmosphere--those big round tables where we would gather for an hour or so after our rounds, having lunch, playing Liar’s Dice, laughing at awful jokes, and sobbing into our dry martinis over the putts that got away.

Well then, enough. Here’s to history—and to tomorrow; to the ghosts of fondly remembered friends and the joy of making new ones; to all those rounds we played together, some forever fixed in our memory, some mercifully forgotten; to the endless fascination of The Game and the undying faith that the next round will be better.

To the Gap!

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Peacock's Herons

Contributed by Bill Braznell

Bird watching goes with the territory - and the game - here at Peacock Gap. It's hard to imagine a golf course this side of Paradise that offers a richer and more varied assortment of winged creatures - shorebirds, gulls and cormorants, ducks and divers, wetland waders, meadowland and perching songbirds, swallows, hawks and kites, crows, vultures, the occasional eagle or pelican, and certainly not least, geese.

Easily the most striking of the lot - what you might call the Gap's signature birds - are the various members of the Heron family:

Our local Egrets come in one color (white, naturally) and two varieties - the smallish Snowy Egret, distinguished by its black bill, yellow feet, and gorgeous, wispy mating plumage; and the much larger Great Egret, with its yellow bill and black feet - just the opposite of the Snowy Egret. Like most herons, Egrets nest in trees, and one of the favorite moments of my day is watching the fly-over of the Great Egrets, one by one, just about twilight, from their foraging stations in the Corte Madera wetlands to their roosts in the centuries-old redwoods across the way from my house in Larkspur. It's a ghostly and beautiful sight - like a flight of homing angels.

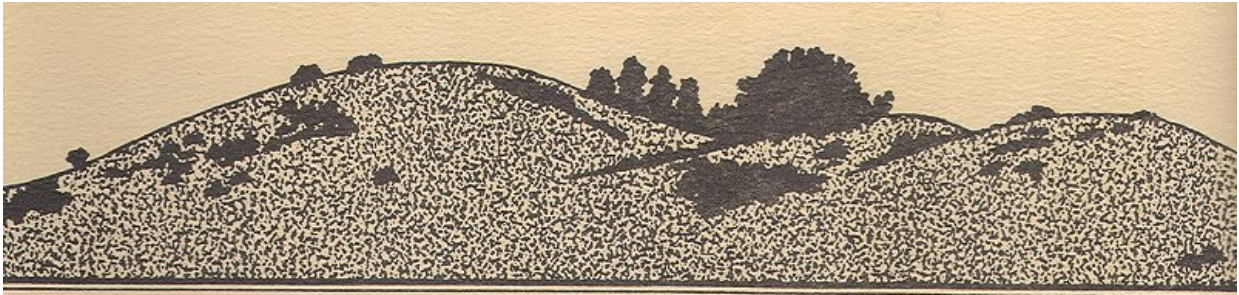
The Black-Crowned Night Heron, with its short neck, black beret, and stocky frame looks like a grumpy old Frenchman crouching at water's edge, grumbling about the poor

fishing. The juvenile Night Heron (up to one year old) has its parents' stocky conformation, but instead of the beret, he/she wears a mottled brown and white herringbone cap and jacket. Both adults and juveniles are often spotted near the bridge on No. 16. We're told that the pine trees on the island just off the 16th tee were once a popular heron rookery.

Rarest, smallest, and, to my taste, the most exquisite of our local herons, the Green-Backed Heron stands only about 18 inches tall, but has much the same stocky, short-necked conformation as the larger Night Heron. During mating season it sports a brilliant blue-green crown of fringed feathers which, along with its matching wing feathers and semi-iridescent, plum red neck plumage, gives it a dressed-to-kill look that must be irresistible to the ladies - or gentlemen. Like most herons, Green Heron males and females are virtually indistinguishable, except, one would assume, to other Green Herons.

Granddaddy and patriarch of the local heron family, the Great Blue Heron has a six-foot wingspan and stands a good four feet tall when its graceful, serpentine neck is at full stretch, as it generally is when he's on the prowl. Yet, amazingly, a full grown Great Blue weighs just a little over five pounds. The Blue's extraordinarily light wing loading helps explain the big bird's seemingly effortless flight and that silky way it has of gliding into a feeding station, giant wings leveling just a few feet off the ground, then pirouetting in mid-air and landing, soft and silent as a snowflake, facing in the opposite direction, ready for action. For years, one old Blue had the corner of the pond on No. 9 staked

out, and just about every time we went by, he'd be there, staring straight ahead, a model of single-minded concentration. We don't see him or his kin much any more - just every so often. Whatever wicked things the Golf Gods are doing to my game at the moment, the sight of him always makes my day.



ARCHEOLOGY/HISTORY

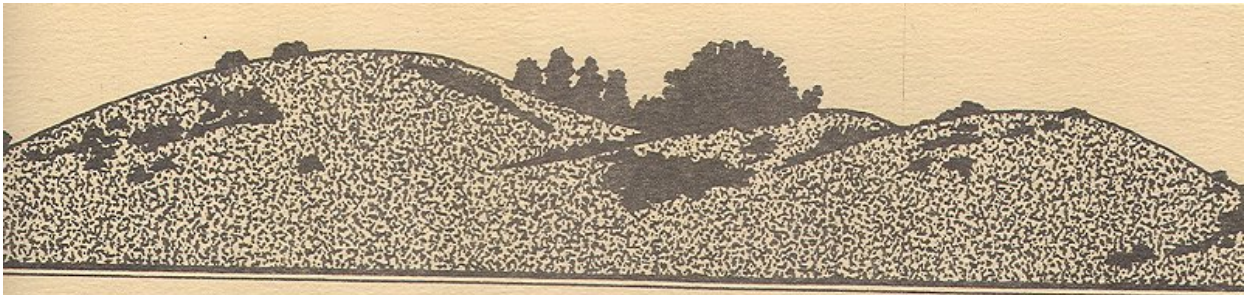
SETTING

Peacock Gap, located on Point San Pedro in Marin County, is an area rich in archaeological and historical significance. It has evolved through four major eras of influence: the Native American period, the Mission period, the Chinese period and the McNear family period. Each era has directly or indirectly played an important role in the formation of the area as it exists today.

The Native American Period. The aboriginal inhabitants of Point San Pedro were a hunting and gathering people known as the Coast Miwok. It is estimated that at one time as many as 1,500 lived within this region. These people had no overall tribal organization but rather traveled in small bands throughout Marin and southern Sonoma County. Excavations in the Peacock Gap area have revealed significant Native American artifacts, thus establishing the region as being of high archaeological sensitivity.

The Mission Period. California's Mission period resulted in the decimation of most coastal Indian tribes. Founded ostensibly for the purpose of converting Native Americans to Christianity, the Missionaries introduced not only European religion, customs, language, and dress, but also European diseases, from which the Indians had no natural immunities. The Mission San Rafael Archangel was founded in 1817 as a sanitarium for sick Indians from the Mission San Francisco de Asis across the bay. Once established, the Missionaries sought to indoctrinate the natives from the surrounding region. By 1828, the San Rafael Mission claimed 1,140 converts, a large part of whom were Coast Miwok. Those Indians that resisted conversion were none the less exposed to the European diseases and thus fared no better than those who willingly joined the Mission. By 1842, when the Mexican government promulgated the abandonment of the Mission system, there were approximately 20 known Coast Miwok left in existence. Most of the Mission property passed into the hands of ranchers, thus Point San Pedro was deeded to Timoteo Murphy as the Rancho San Pedro Santa Margarita y las Gallinas Land Grant.

The Chinese Period. In the mid 1800s four Chinese settlements were established on Point San Pedro. These communities began as relay points for Chinese laborers smuggled into the country to work on the construction of the transcontinental railroad. When the railroad was completed, many Chinese returned to San Francisco to find jobs; however, this was a period of intense anti-Chinese sentiment in the Bay Area, culminating with the passing of the Exclusion Act in 1892 which restricted the employment opportunities open to Chinese. Because of this, some 2,000 to 5,000 displaced Chinese located on Point San Pedro developed their own community. During this time the Chinese leased most of the land in this area, establishing trading companies as well as shrimp and fishing businesses which flourished along the bay. The Chinese also discovered that the clay soils in the region were ideal for brick making, beginning what would one day become the



area's most prominent industry. The community prospered until 1910 when the state planted bass, which eat shrimp, into the bay and put restrictions on the use of net-fishing. This, aggravated by increasing water pollution, resulted in a steady exodus of Chinese from the region. Today, a few of the descendents from the original Chinese still live in the area, and the remains of one of the fishing villages exists. It is located north of the study area in China Camp State Park.

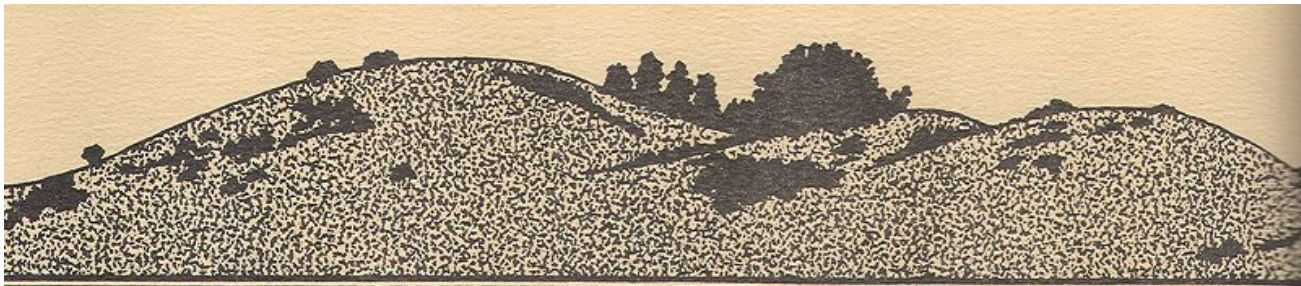
The McNear Family Period. In 1859 a young immigrant to California from the east named John Augustus McNear and his brother George W. McNear purchased 700 acres of land comprising part of the Rancho San Pedro Santa Margarita y las Gallinas Land Grant, thus establishing what was to become one of Marin County's wealthiest and most influential families. It was John A. McNear's dream to see Point San Pedro become the major industrial center for the San Rafael area which he promptly set out to accomplish.

Within a few years time the brothers dissolved their partnerships; with John keeping the Marin County property and George concentrating his efforts in Petaluma. In 1864, John became the first manufacturer of concrete, for which he has been credited the inventor. Six years later he was the first to use reinforced concrete in building a reservoir on his Point San Pedro land. Over time John McNear increased his Point San Pedro land holdings to 2,500 acres, most of which was used as dairy pasture or leased to Chinese trading companies and fishermen.

In the 1880's John McNear and his eldest son George P. McNear built summer homes on what is now known as McNear's Beach. This area developed into a fashionable resort community known as the Glen. About this same time John McNear's other son, Erskine B. McNear joined his father in business. Together they bought the land used by the Chinese to get clay for making bricks, and thus began a brick company of their own. By the turn of the century, McNear and son had constructed the necessary sheds and houses, installed a kiln of their own design, and were selling bricks throughout the bay area. This was the start of the McNear Brick Company which is still in operation today. The brickyard area rapidly grew into a small company town, complete with a post office and the region's first school.

The San Francisco earthquake and fire in 1906 put an end to John A. McNear's dreams of developing Point San Pedro into an industrial center. His vision of connecting his land with San Rafael by railroad was destroyed when the financial backers who had promised to support him withdrew their funds to help rebuild San Francisco. John A. McNear died in 1918 whereupon his son Erskine took control of the family fortune. At its zenith, the McNear family owned 3,000 acres of land on Point San Pedro, including the brickyard and a substantial dairy operation.

The family held on to their ranch until 1955 when 2,500 acres were sold to be subdivided. Glenwood and Peacock Gap are the two housing developments that resulted from this sale. McNear's Beach was sold in 1959 and was subsequently bought by the county in 1970 to be used as a

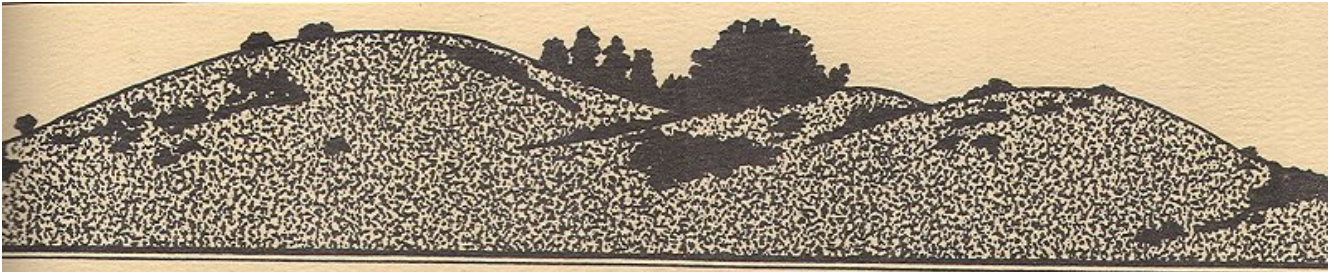


regional park. In 1971 the family sold its last piece of property. This was the existing quarry and brickyard land. The McNear family now operates their Brick Company on land that is owned by the Dillingham Corporation, from which they hold a long term lease.

Archaeological Resources. The base maps of the Peacock Gap neighborhood, compiled from archaeological information gathered by the Cultural Resource Facility of Sonoma State University reveals an area of high archaeological sensitivity. Within one mile of the region's boundaries, 25 classic San Francisco Bay shellmounds have been identified. Of these sites, two have been found to contain petroglyphs and six contain evidence of human bone. Within the Peacock Gap planning area, there are nine recorded shellmounds. The soils of these sites are characterized by heavy shell content, some mammal bone, and grey-brown friable ashy soils containing charcoal. There have been reports of obsidian, chert flake tools, and mortars and pestles being found within the region.

Historical Resources. What is now known as McNear's Beach began in the 1880s as the summer homes of the McNear family. Because of its relatively warm waters and sheltered beach, it became a favorite spot for swimmers and boaters from around the San Rafael area. This popularity resulted in the development of a fashionable resort community, referred to as the Glen, complete with hotel, tennis courts, dance hall and rose garden. It also served as a stop over-point for the steamer "Gold" enroute between Petaluma and San Francisco. By the 1930s the Glen's popularity began to fade. Most of the older structures were abandoned and have been subsequently destroyed. The McNear family held on to the beach front property until 1959 when they sold to an organization that revitalized the area by putting in a swimming pool and coffee shop, as well as dredging a new yacht harbor. In 1964 the property sold again. At this time a tennis court was installed, and the area became known as Peacock Gap Tennis and Swim Club. In 1970, twenty-four acres of McNear's Beach was bought by the Marin County Parks and Recreational Department, which maintains the site today as a county park. Most of the historically significant structures have been destroyed, including the original John A. McNear family summer home. The two remaining historical structures are a wood barn, which is currently utilized for storage of park equipment, and the simple wood frame two story George P. McNear home. This structure, located in the palm grove on the southern border of the property, is currently in extremely rundown condition and is of no present use; however, it constitutes the only remaining example of the period of Point San Pedro history and is thus worth considering for preservation.

The Brick Barn complex, located at the base of the hills northwest of the Peacock Gap golf course, is a rare example of an agricultural structure that is rich in both architectural and historical significance. Built in the 1880s, the structure encompasses approximately 16,700 square feet, consisting of three attached buildings: a large, clear spanning gable roofed main barn; a lower monitor roofed livestock barn; and a smaller auxiliary barn. Each of these sections is constructed with unreinforced 13 to 17 inch thick brick walls supporting a wood frame, corrugated sheet metal roof. The architectural importance of this building is not just in its unique design, which



includes arched windows and doors and louvered ventilators in the clearstory, but also in the material of which it is constructed. It is uncommon to find an agricultural structure on the west coast that is made out of anything but wood, thus it is the masonry that makes the barn architecturally significant and could potentially qualify it for the National Register of Historic Places.

The historical importance of this structure is in its association with the McNear family, one of the major contributors to the early economic development of Marin County. Abundant pasture land and a mild climate made the Peacock Gap area ideal for dairying; the McNear dairy was one of many to develop in the region. Although the exact date is uncertain, it is believed that the McNear Brick Barn was built in the late 1880s. It is also speculated that the masonry construction results from the availability of bricks from the nearby brick company. The structure was designed as three interconnecting barns, each with its own separate function. The main barn was used to store hay, which was fed to the animals in the winter months when pasture land was limited. The expansive monitor roofed structure served as both a livestock barn and milking barn, while the auxiliary barn was used to handle the milk which was put into large cans and sold to the Marin Dell Dairy Company. Most of the workers at the McNear's dairy were Portuguese emigrants who lived in small houses that once surrounded the barn. These families and their descendents comprise an ethnic group that is still dominant in Marin County today.

The McNear dairy went out of business in the mid 1940s, and the structure has since been used for a variety of activities. Through its many uses, the structure has been maintained with little or no change to the original design. Today the brick barn is used as a storage facility for the Peacock Gap Golf Course. The Historical/Architectural report, filed in 1977 by the San Rafael Cultural Affairs Commission's Technical Advisory Subcommittee, classified the barn as being of excellent architectural significance and of major historical and cultural importance, and was thus given an overall Historical/Architectural rating of exceptional.

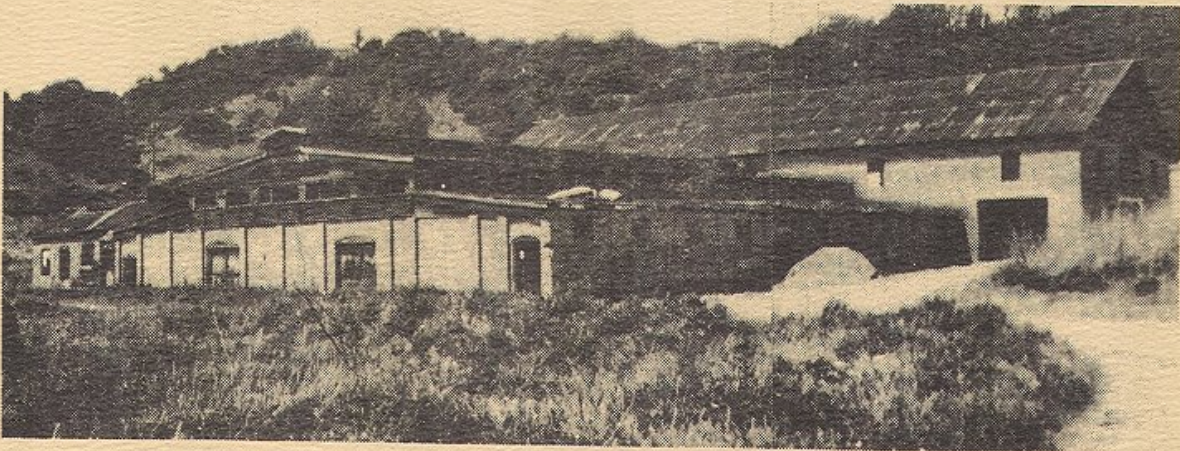
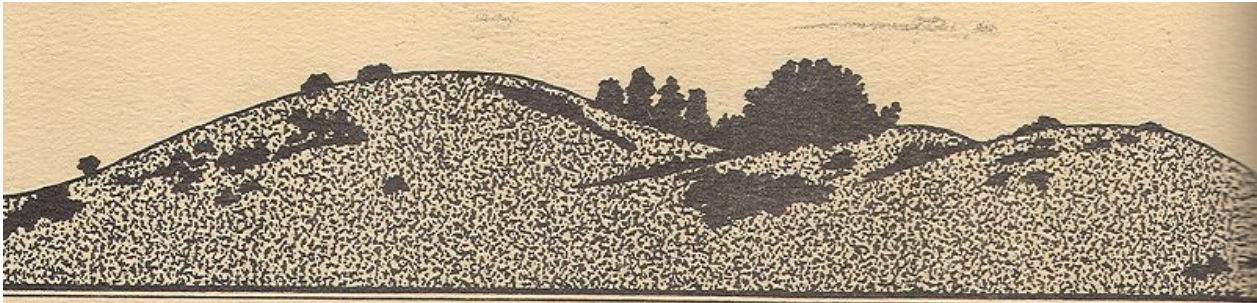


FIGURE 12: The McNear Brick Barn Complex



Around the turn of the century, John A. McNear and his son, Erskine B. McNear took over the old Chinese brickyard on Point San Pedro. The quality of clay and the easy accessibility of water transportation to San Francisco, the East Bay and the Sacramento river markets made the location ideal for brick manufacturing. The necessary equipment, sheds and houses were built and the site rapidly developed into a small company town, complete with post office and school. As soon as the brickyard was established, Erskine B. McNear moved his family to the house he had made ready on the property.

As time went by, fewer employees lived on the brickyard site resulting in the abandonment and eventual destruction of all but a handful of the many company homes. Many of the original brickyard structures are still a functioning part of the operation. The old Erskine B. McNear family home is still standing, as is the original Point San Pedro school, which has been renovated as part of the Saint Sylvester's church facility, located adjacent to the brickyard site.

PLANNING CONSIDERATIONS

Peacock Gap is recognized as a region of high archaeological sensitivity and, therefore, will require special land use constraints. All efforts should be made to prevent the disruption of any known archaeological sites and provisions should be included to prevent the degradation of possible unknown resources. Any land that is to be developed in this area should first be investigated by a qualified archaeologist. Tests should be done by both auguring and hand excavations if necessary. If any additional archaeological remains are encountered during development, the contractor should be bound by his contract to halt work immediately within a 30 meter radius of the find. Work should not be resumed until a professional archaeologist has determined the significance of the discovery and has designed and executed a mitigation program which minimizes any impact.

All efforts should be made to preserve and restore the McNear summer home, brick barn and brick yard structures. A total understanding of these buildings should be established, and a design philosophy of reconstruction and reuse should be considered with respect to historic qualities and functioning of the facility in relation to its surroundings.

LAND USE

SETTING - PRESENT USES

Residential. At present, residential development in the Peacock Gap planning area consists of approximately 600 units of single family housing and 110 condominium units. The single family homes were built between 1956 and 1963 and currently range in value from \$150,000 to \$300,000 (Century 21, 1979). The condominium complex was built between 1965 and 1974 and the units currently range in value from \$150,000 to \$160,000 (Century 21, 1979). The total population is about 2100, and the average family size is 2.9 to 3.4 people/housing unit (City of San Rafael, 1977).



Density of the single family houses is about 2.0 units/acre, while the density of the condominium development is about 10 units/acre.

There is no low-cost housing in the planning area. The nearest low-cost housing is in the central business district of San Rafael and the unincorporated Santa Venetia area, five and eight miles distant from the planning area, respectively.

A portion of the land that has been zoned for residential development is still undeveloped (Figure 13). A proposal was submitted in 1977 for developing the land that is owned by New York-California Industrial Corporation (an affiliate of Latipac, Incorporated). That proposal was not approved by the City. The remaining undeveloped land which is zoned for residential development is owned by the American Savings and Loan Association. They have contracted a local developer, Ivan Grover, to begin the process of developing the land (Howard Lawson, 1979). A 27+ acre parcel of land located between Point San Pedro Road and McNear's Beach has been zoned by the county for residential development. The parcel has an estimated development potential of 40 units (Larry Seeman Associates, 1978).

Commercial. There are no commercial establishments within the planning area. The major center for commercial interactions for the residents of the planning area is the Central Business District (CBD) of San Rafael, approximately five miles from Peacock Gap. The only other commercial center serving the community is the Loch Lomond Shopping Center at Point San Pedro Road and Loch Lomond Road, about two miles from the planning area. The Loch Lomond Shopping Center has the following stores: a medium size food store, a drug store, a liquor store, a cleaners, and a beauty parlor. For all other services, the residents must drive to San Rafael. Further development of the Peacock Gap area may generate a need for some type of convenience store or other commercial facilities in or near the planning area.

Industrial. There are three industrial operations in the planning area. One is a crushed rock quarry operated by the Basalt Rock Company (a division of the Dillingham Corporation). The second is an exposed aggregate products plant operated by Marin Exposed Aggregate Company. The third is a brick factory operated by the McNear Brick Company. All operations are in an area zoned M-2 (Manufacturing) by Marin County. The land is owned by the Dillingham Corporation which has leased the exposed aggregate facility and the brick factory to the respective companies mentioned previously.

The brick factory has been in operation since the 1880s. Figure 14 shows the location of the factory and the area where raw materials are obtained. Although future plans for the brick factory are uncertain at present, it is implied by the quarry reclamation plan that the factory will operate for approximately 15 more years. The quarry has been in operation since before the second world war and remains well hidden from developed portions of the planning area. The life of the quarry is estimated at 13 to 18 years (Gilroy, 1977). The quarry operation plans to excavate below the elevation of the Bay and then flood part of the area when the quarry

Photography



CITY OF SAN RAFAEL

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PEACOCK GAP

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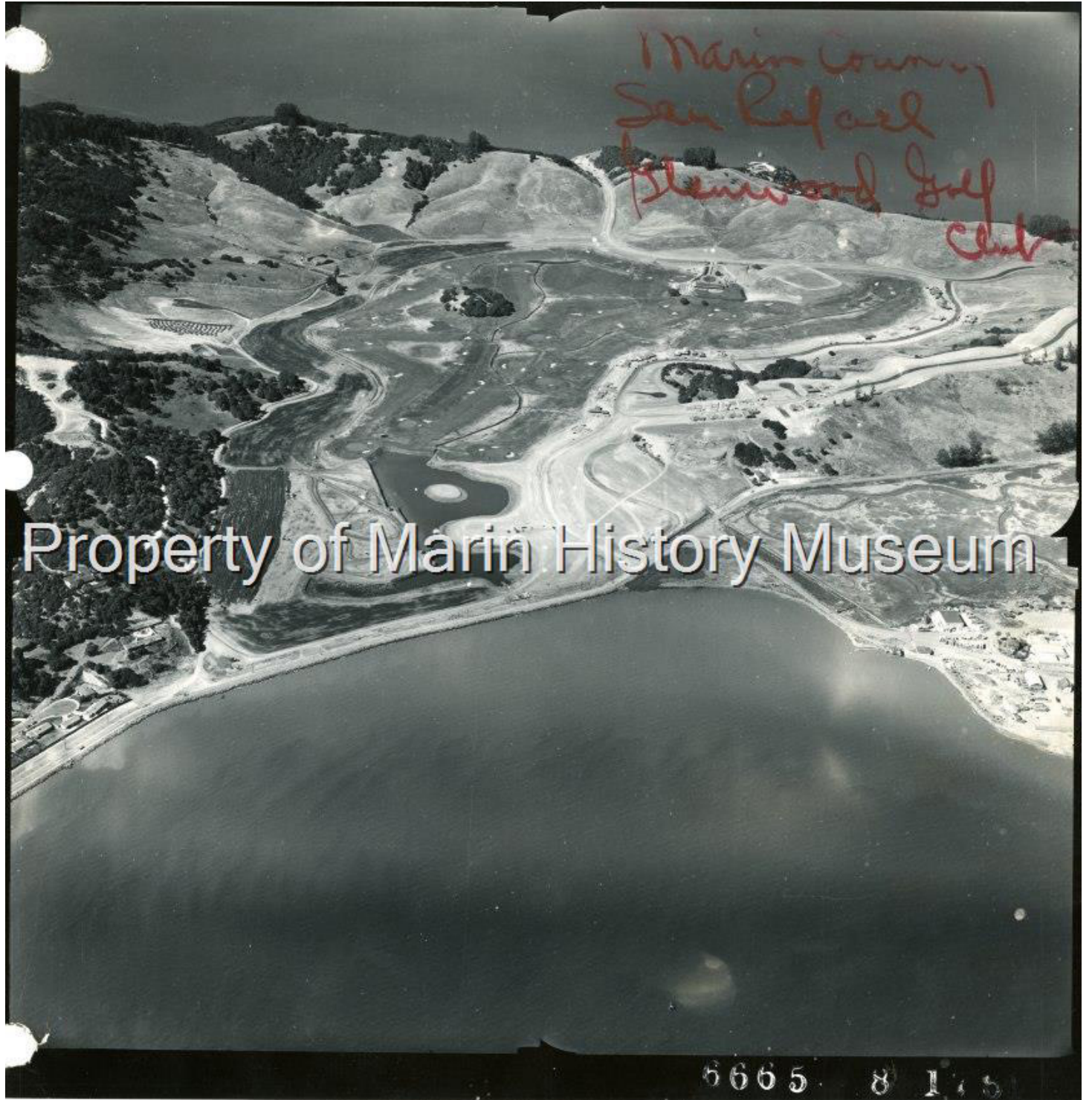
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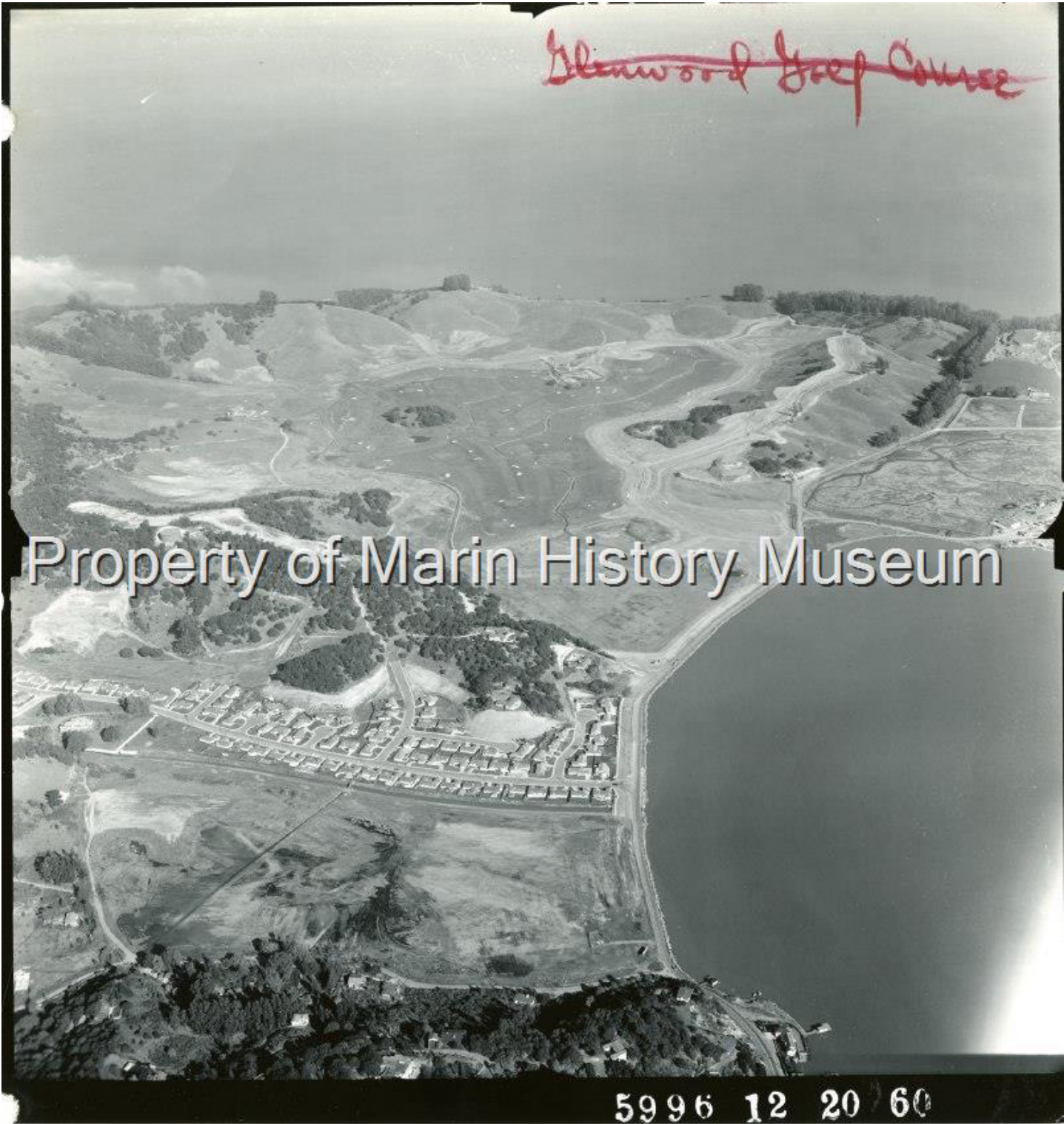
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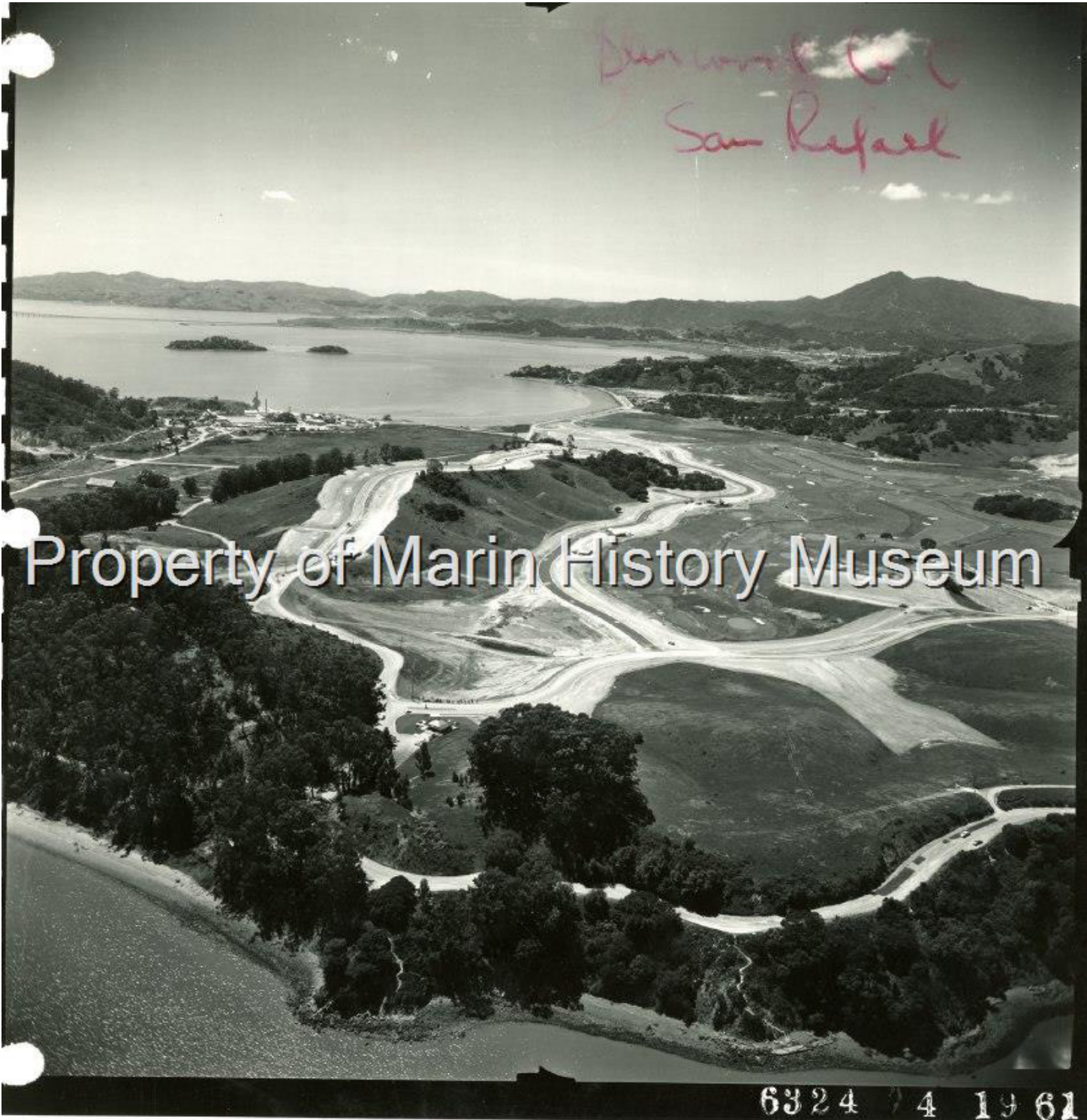
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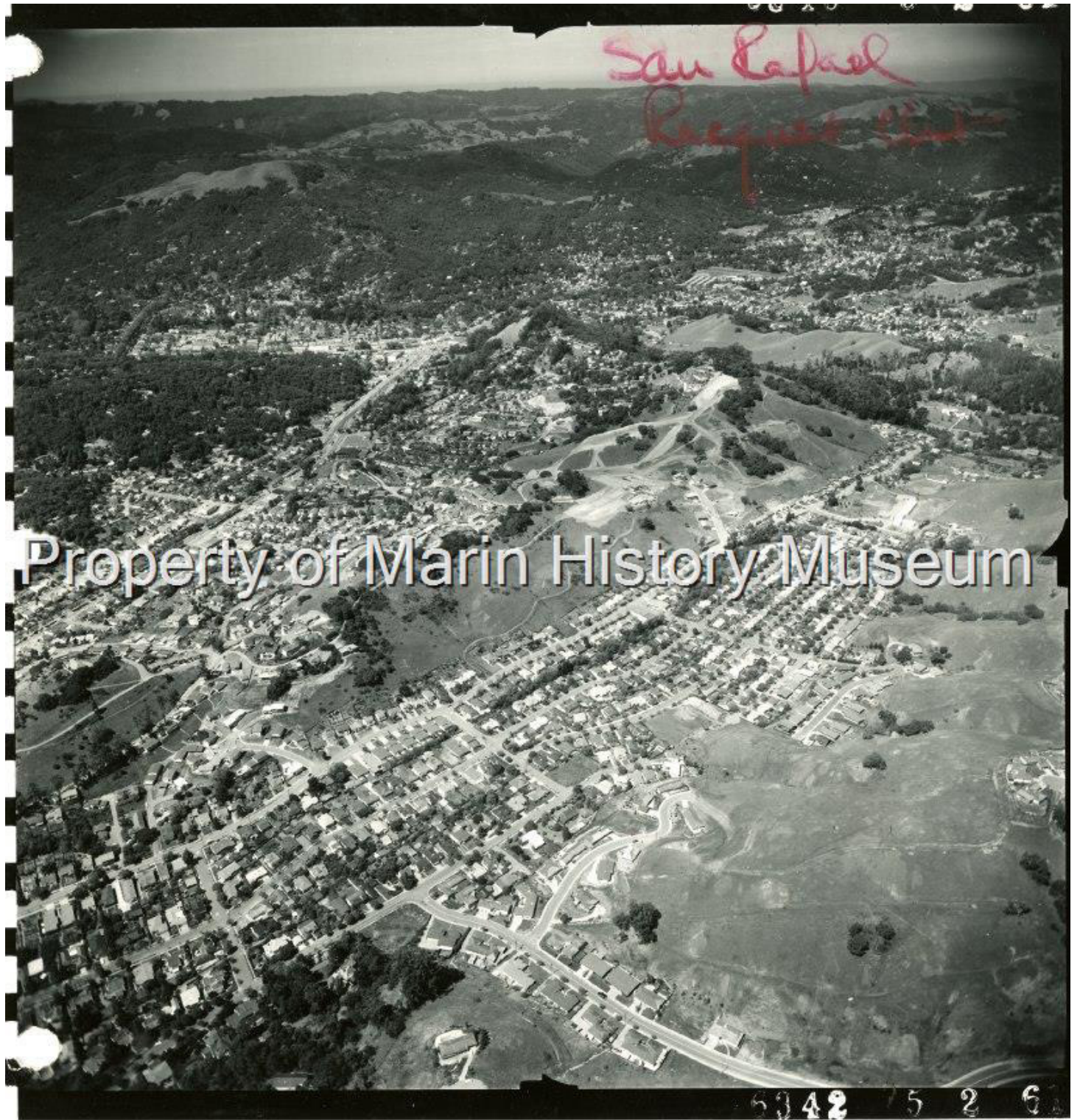
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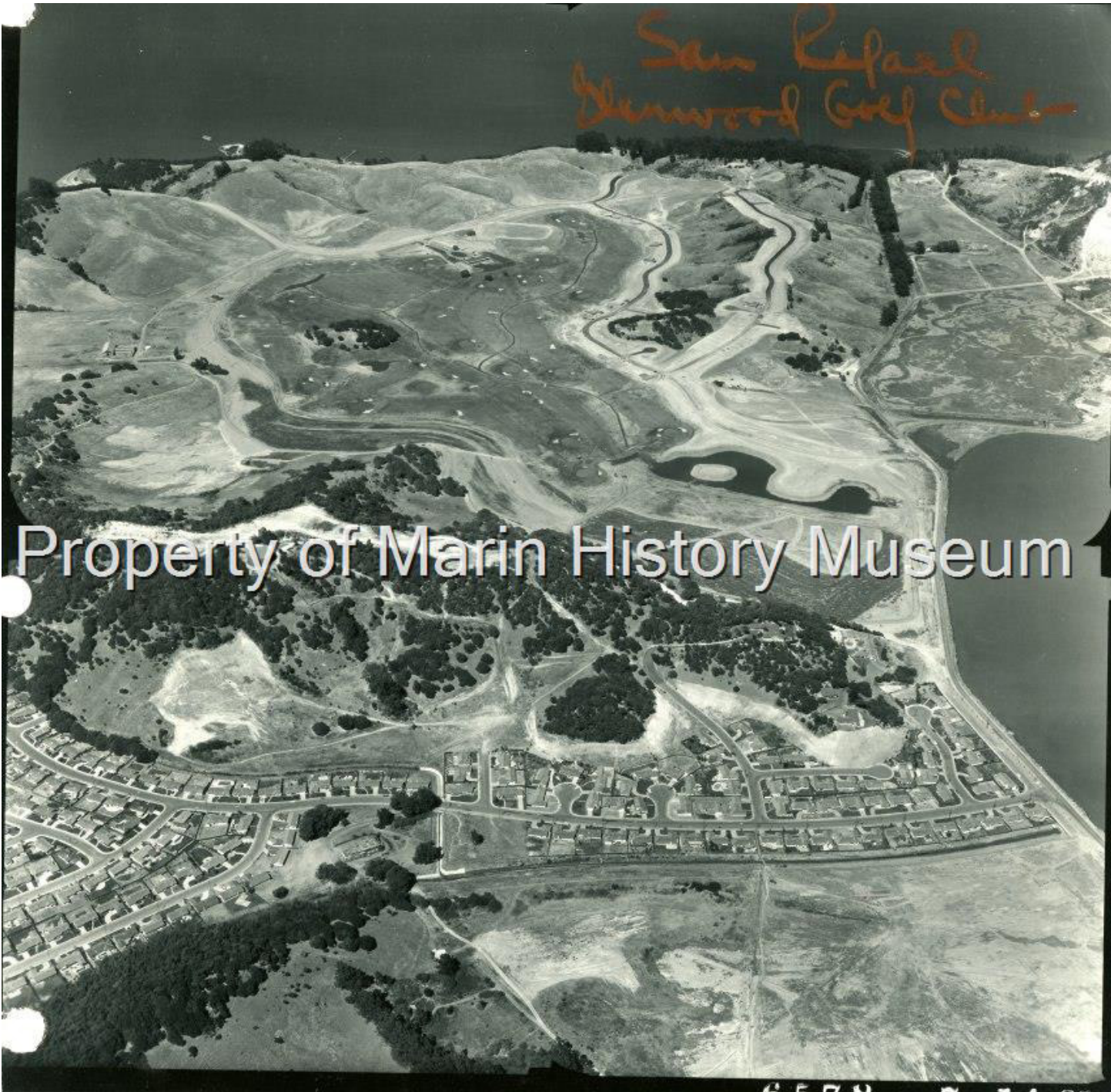
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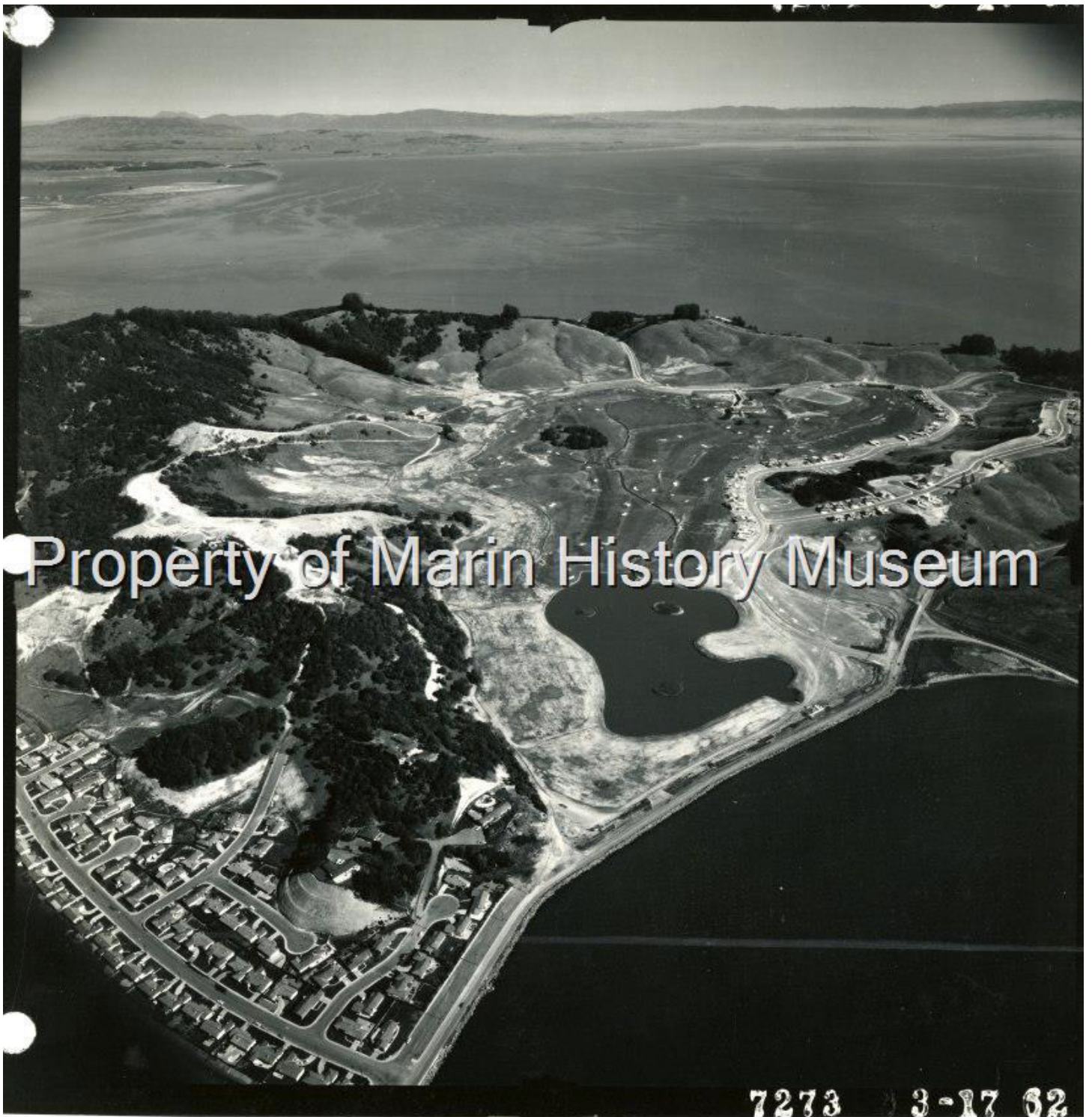
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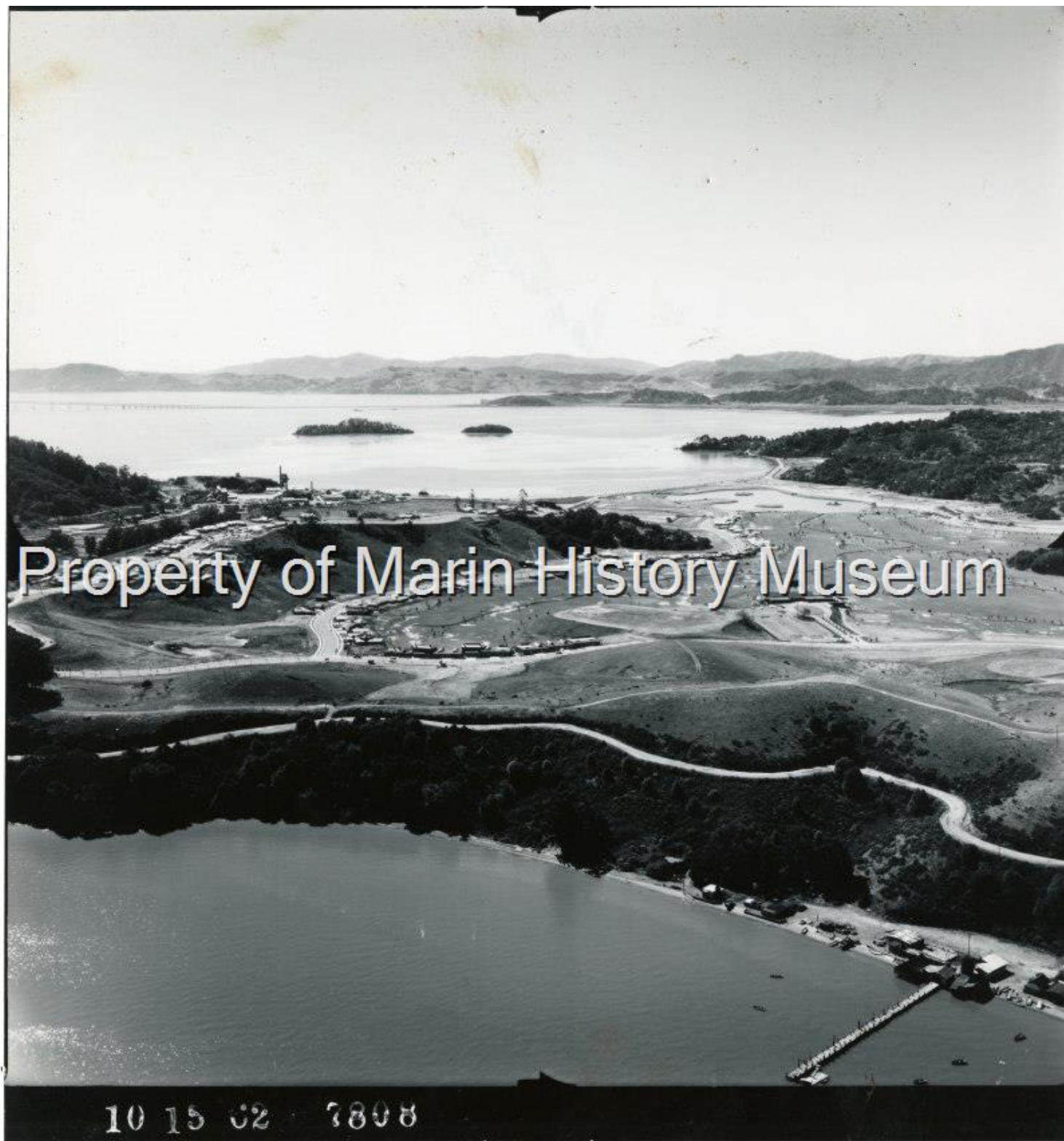
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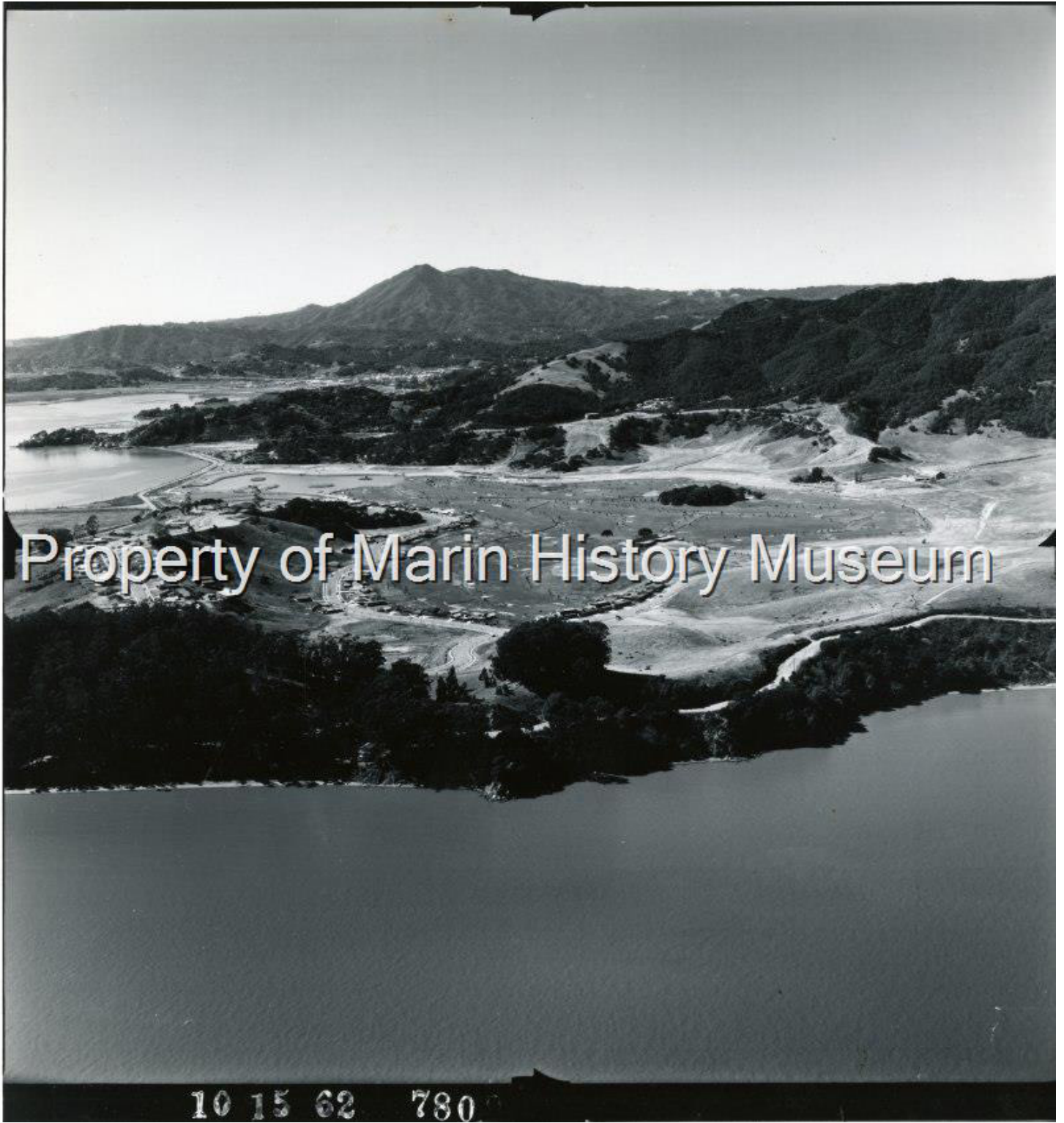
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