The Mill Valley Historical Review
Spring 1994
The Mill Valley Historical Society presents "Almost Downtown" for our annual "Walk Into History". And in this years Review we will get some of the inside story of these great landmarks.

Starting from one of Mill Valley’s most historical locations, the Bernard Maybeck designed Outdoor Art Club, we will travel across town and up to "Vineyard Haven" and return past "Tamalecge", the Victorian McInnes House and then past the fire station, remembering how it was then and the way it is now.

Each year’s walk involves many hours of research and great diligence of many, many people. In particular, I would like to thank the Research Co-chairpersons: Henri Boussy, Carol Budds, Jonathan Jacobs, Ron Olson and Gene Stocking. The Walk Day Chair; Grace Lary, The Walk Guide Chair; Barbara Ford and Publicity Chair; Bill Praun. Of course all of this would not be possible without the gracious support of the Mill Valley Library and the Lucretia Little History Room.

Josette Gavin, President
Fires are a constant threat in Marin but the danger was never greater than it was in the pioneer days from 1826 to 1890. During that time every settler, man, woman or child, was a firefighter. The hazards presented by the wood framing and construction of houses, the open flames of candles, kerosene lamps, fireplaces and wood-burning stoves were serious and ever present. Water supplies were limited to natural streams, wells and low pressure tanks. There were no trained firemen so fires were fought with buckets of water, wet sacks, and shovels of earth or sand. Brush fires, grasslands and forested areas burned unchecked. In 1859, a fire on the slopes of Mt. Tamalpais burned from slopes to summit for three months. In the fall of 1881, fires burned in Blithedale Canyon, Cushing Gulch and again on Tamalpais.

After the City of Mill Valley was developed in 1890 by the Tamalpais Land and Water Company, a fire department was incorporated in the town planning. The new fire department received its first call in 1892. A hose was rushed to the site but the bed fire was extinguished by the occupant before the equipment could be hitched up to the hydrant. The Tamalpais Land and Water Company procured fire hydrants to be installed in the new development.

In May of 1894, the new volunteer fire department held its first fund raiser, the firemen's ball featuring the Virginia Reel, the Schottische and the Gallop. It became an annual event. A crisis was averted in 1896, when...
The women's Civil Defense Corps was trained and ready during World War I. Mrs. Evelyn Mototza at the wheel. Mrs. Elinor Reiter, Mrs. Carl Englehart kept on the railroad. The town marshal recovered the fire side of Corte Madera Creek was activated for the protection of volunteers who paid $2.50 annually for membership. The Fire Department official, a smoker was held, as a fund-raiser, in McGinnis Hall with its new piano and electric lights.

McLeod's Hall, above a blacksmith's shop on Madrona, was leased in 1902 as a firehouse. The old hose cart was moved from Langraf's stable to be housed on the ground floor level. The twenty-five active fire fighters paid 90¢ for their badges. The city voted $200 for 750 feet of 1" hose and two hose carts. Meanwhile, the Woodsinn Inn burned to the ground for lack of an adequate fire alarm system. The alarm signal sounded by the mountain railroad had been ignored. The city voted $12,000 to purchase a new hose bell to be installed on city property at Bernard and Throckmorton. A city tax of $5,000 property value, was voted to fund four hose wagons and pay the salary of a fire department chief. A. J. Badar, saddle shop owner, was elected as the first paid fire chief.

By 1907, the fire department had one hose wagon driven by manpower. The Mill Valley firemen won a trophy in competition at San Rafael, for having the fastest hose cart team. Their prowess in the field was just as great. When a fire broke out in Gershon's barber shop the fire hose team arrived within four minutes. However, a new horse drawn fire wagon equipped with hook and ladder, fire buckets, axes and ropes arrived to be housed at Dowd's Stable. It was to be drawn by teams of horeses rented from Dowd's at the rate of $10 for night calls and $5 for day calls. The firemen cut down trees and cleared the site next to the new city hall on Corte Madera Avenue for a new firehouse. The new building was a 20'x50' two-story structure with a meeting room and lockers, housing for a fire wagon and a hook and ladder with space for harnesses. Their new uniform consisted of a red blouson, blue cap with a wreath, letter "V", and a white belt with "Mill Valley Volunteer Fire Department" inscribed. The city agreed to furnish waterproof coats and helmets plus two 10 gallon fire extinguishers. The cost of the building, which served for 26 years, until 1932, was $68,500. This sum was raised by a tax of 1½¢ for every $100 dollars of property evaluation. It was supplemented by funds from the annual Firemen's Ball. A stable for a team of horses was also voted in, as well as an additional cart to be stationed at "Mill Valley Heights". The Stempel chemical engine arrived in 1908. It cost $375. Mounted on two wheels it had a capacity of forty gallons and was equipped with 100 feet of hose.

By 1910 Mill Valley had 118 hydrants installed, but one of them was non-functional. A new fire bell was set up to ring electrically and the fire department received a telephone listing. A new hose wagon was received and a contract was let for a deMartini fire truck. In spite of these innovations Dowd's barn and the Waverly residence and restaurant burned.

Fire Captain McCauley and 9 men fought a fire in Muir Woods in 1913, that destroyed the tavern and burned for 5 days on the slopes of Tamalpais. This fire brought about the creation of the county Tamalpais Fire Association, a cooperative effort by the MMWD and William Kent. A forester, Fritz Olstead was hired for Mt. Tamalpais, patrols were set up and fire breaks constructed. Tamalpais Forest Fire District became a first stage district with the right to levy taxes for fire protection. That same year, 1917, Mt. Tamalpais was designated a game refuge and some patrols were placed with the state Fish and Game Department.

Mill Valley's new motorized truck, a de Martini, arrived in 1918, and Charles Toney was elected as driver. Yost and Gardner offered to buy 300' of hose which made 750' of hose available to the fire department. Fire chief Chavez requested a telephone extension to his home. Three firemen were lodged in the firehouse by 1919. A fire in Cascade Canyon caused all the delivery wagons in town to be used to deliver the fire fighters. Chavez and six firemen and E. B. Gardner of the fire district with seven men joined by volunteers from Tamalpais High School (closed for the day), blaze. A fire lookout was set West Point Inn which MILL leased for that purpose.

In 1923, the fire department received the American La France truck which was equipped to gallons and could pump 400 gallons per minute. The original deMartini hose wagon had no pump. That year, the original tavern Tamalpais burned, a loss of $5,000. By 1929, the fire department three paid members. That was the year that severely tested the city as available for a serious emergency July, a fire broke out near the Garden of Allah in an area under jurisdiction as to whether it was city land. The threat to the city read enough to engage the use of the deMartini hose truck as well as American La France which so pumped the swimming pool of Garden of Allah dry. The engine was commandeered. The tank engine held 5000 gallons of water.
School (closed for the day), fought the blaze. A fire lookout was set up at the West Point Inn which Mill Valley leased for that purpose.

In 1923, the fire department received the American La France fire truck which was equipped to carry 200 gallons and could pump 4000 gallons per minute. The original deMartini truck hose wagon had no pumper. That year, the original tavern on Tamalpais burned, a loss of $10,000.

By 1929, the fire department had three paid members. That was the year that severely tested the city resources available for a serious emergency. In July, a fire broke out near the Garden of Allah in an area under jurisdictional dispute as to whether it was county or city land. The threat to the city was real enough to engage the use of the deMartini Hose truck as well as the American LaFrance which soon pumped the swimming pool of the Garden of Allah dry. The engine and work cars of the mountain railroad were commandeered. The tanks on the engine held 3000 gallons of water and a flat car carried a fire crew equipped with shovels, hooks and sacks. The MAVWD sent a crew of men on the railroad until the engine jumped the track. The men fought their way to safety but the engine and cars were destroyed. (This fire was the feature story of the Mill Valley Historical Review, Fall, 1979.)

San Francisco sent over eight companies of firemen and a police detail as well as two engines and two chemical wagons by way of the Sausalito ferry. The hose couplings of the San Francisco company were not compatible with Mill Valley hydrants and were of no use. When the winds had shifted and the fire was controlled and eventually extinguished, 110 homes had been destroyed.

The fire warning system had been established and the department rang a bell for city firemen and sounded a siren for all others.

The new city hall was completed in 1936 and contained an adjacent fire station. The new facility had lodging for the men, garage space for the wagons and locker space for protective clothing and storage for hoses.

In 1943 when 90% of the firemen were off to the war, Fire Chief Armaeger welcomed a corps of women volunteers as fire fighters. There were eighteen women on active duty and twenty-five on a reserve list. Mrs. Evelyn Martini drove the hose truck. Mrs. Eve Hooper was a veteran firefighter and joined the other volunteers in carrying five-gallon pump tanks on the backs to fight brush fires.

The Mill Valley Association of Volunteer Firefighters had held annual dances for a number of years as a fund raising activity. In 1946, the 52nd anniversary dance was held under the sponsorship of president Louis Brunini.

A joint power agreement (JPA) was drafted in 1977 with the Tamalpais Fire Protection District, (twelve years old), so that the various departments could work in unison as emergencies occurred.

The Mill Valley Volunteer Fire Department in 1968. Frank Thompson, Tom Bagshaw, Jack Bagshaw, Fred Roemer, Dick Leahart, Frank Sherman, John Patterson, Jean Bedecarrats, Fred Weir and Bert Roesnaer. Photo courtesy Mill Valley Fire Department.
The annual ball continued to bring in funds for the fire fighters. In 1962, it bought a Motorola paging device to summon all volunteers.

As the population trend in Mill Valley shifted to the eastern area, it became necessary to provide public services for the developing communities. In 1972, a bond measure was voted providing $275,000 to select a site and develop a new fire station in the Alto area. A site was selected and plans made for a new fire station—house of approximately 6,400 square feet to house a staff of twelve persons. It was completed in 1976 and the move was made to the public safety building housing three firemen, two engines, two squad trucks, one pickup and one car. The old firehouse on Cortez Madera Avenue was to retain four men, two engines and one truck. That same year it was decided to combine fire and police posts under one director.

1977 was the second year of the late prolonged drought and a resolution was passed to strictly enforce a fire code for all citizens in the Mill Valley area. The proceeds from the 1978 ball were used to buy a CPR dummy and a "Jaws of Death" device for rescuing automobile accident victims. The fire department at that time consisted of twenty-two paid professionals and a volunteer force of forty-six men, fifteen of whom were on active duty.

By 1980, the fire department had eleven vehicles and an annual budget of $816,000. A small museum and photo collection was opened in the new fire station. In the interests of efficiency the Mill Valley Fire Department was consolidated with the Tamalpais Fire Protection District. Two firemen were threatened with injury when their new, "State of the Art" firefighter's helmets and straps on the self-contained breathing apparatus melted in the heat of a fire at 75 E. Manor Drive. In 1985 it was voted to close the Shell Road fire station at Alto. Mill Valley bought a new ladder truck for $221,000 with the proceeds of assessment on the developers.

Two old fire trucks dating from 1972 and 1975, were replaced in 1989, in Mill Valley’s fleet of six engines, four first response fire engines, one hook and ladder truck, and one fire truck for fighting grass fires on open hilly sides.

The Mill Valley Fire Department budget for 1992, totalled $2.5 million. The city had 5 fire stations, 40 employees to man the five engines and one ladder truck under three battalion chiefs and six captains.

By 1993, many measures were adopted to increase fire safety in Mill Valley, inspired by the devastation of the Oakland fire.

A new emergency warning system of six sirens was adopted and a "Mill Valley Fire Safety Task Force" of citizens was organized to draft plans for evacuation in case of emergency.

A controversy developed over the suggestion that the old consolidation of the Mill Valley Fire Department with the Tamalpais Fire Protection District Board be dissolved. After much discussion the two have been separated.

Alonzo Coffin came to California at the age of seven in 1863. His father, John F. Coffin, was a cooper on whaling ships that took voyages off the coast for as many as four years. The Coffins arrived in California was prompted by the excitement of the Gold Rush which, by then, was 14 years under way. One branch of the Coffin family had already opened a sodas fountain at Yankee Jim’s in Placer County, four miles from Foreshill. The plan was to sell soda to the miners and become rich. Alonzo’s family came to California from Nantucket to join in his uncle’s business venture. They crossed the Panama isthmus by train and then took a steamer up the Pacific coast. Alonzo and his mother and sister continued to Stockton by steamer and then took a coach to Yankee Jim’s. They were not there long. Beer sales started and the bottom dropped out of the soda business overnight. So Alonzo and his family made their way to San Francisco. Alonzo’s father, John F. Coffin, died at the age of 47 around 1871. Alonzo’s diary started in 1877.
Two old fire trucks dating from 1932 and 1973, were replaced in 1989, in Mill Valley's fleet of six engines, first response fire engines, one hand and ladder truck, and one fire k for fighting grass fires on open land.

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Early on, they used oil lamps. Finally, electricity came, but when they first used it the electrical supply was turned off at midnight, so they went back to using coal oil.

Irene’s brother, Walter, was two years older than Irene. He passed away in 1954 at the age of 68. Irene first attended the Mill Valley School and later commuted by train to Sausalito and then by ferry to Girls’ High School in San Francisco daily. After graduating from high school she attended UC Berkeley as had her brother.

Irene tells me that she was Irene Coffin at age 97, 1985.
sleeping in the southwest bedroom at the time of the San Francisco earthquake, 5:15 AM on April 18, 1906. She said the house shook and that the chimney over the kitchen collapsed. Her brother, Walter, was in Berkeley at the time. She said the shaking lasted seven minutes and that there were aftershocks all that day and the next. Irene was 17 at the time and was at home for Spring vacation from Berkeley. She said there was very little damage in Mill Valley from the earthquake. Much of the smoke from the fire in San Francisco was visible. Alonzo went to San Francisco that day but could not get into his shop because the police and fire department had already roped off the area. At the time of the earthquake Alonzo was a school and city trustee and was mayor of Mill Valley.

Alonzo, Walter and Irene frequently rode their bicycles to Alto so they could meet the late train. Alonzo was in the habit of taking the 7:15 train in the morning from Mill Valley to Sausalito where he got the ferry and then on to work. Five minutes before train time the whistle would blow. It was heard all over Mill Valley. One morning Alonzo awakened when he heard the noise of the five minute warning and still was able to make the train. They talked about this for years.

They had no refrigeration and used a cooler. Ms. Coffin used to buy ice. They had a $200.00 grocery bill per month with Goldberg & Bowen in San Francisco and they delivered food one to two times a week. One year they made some root beer and all of a sudden the caps popped off. This project took place under the dining room, in the basement.

While the Coffin family was in Berkeley with Irene going to UC Berkeley, the house was rented for the first time to G. H. T. Jackson of the Jackson-Napa Soda Company. They leased 15 Tamalpais for four years at around $100 to $125 a month. Then the place was rented off and on temporarily. The Coffin family would come back to Mill Valley in the summer. Apparently Alonzo’s wife did not want to return to Mill Valley. Irene was teaching and her brother, Walter, was engaged. The place was too big for Mrs. Coffin. They visited on weekends and during the summers of 1913, 1914, 1916 and 1917. Irene taught English, oral English and grammar. Finally, in 1917, the house was sold to the second owners, Mr. and Mrs. Barbisch. Both of them were born in Switzerland. They wanted the house “as is” and they wanted the furniture left where it was. Irene said they paid $7,000 in “cold cash”. This allowed the Coffin family to vacation in the East.

The attic originally was used for storage. It was not until just before they sold in 1971 that they built stairs to the attic.

The detached building, which had been called a carriage house or a garage, really was built by Mr. Barbisch so that he could manufacture lace there. It never was a carriage house and when we first moved in it was used for cars and would take a
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The detached building, which has been called a carriage house or a garage, really was built by Mr. Barbisch so that he could manufacture lace there. It never was a carriage house and when we first moved in it was used for cars and would take one car. My son rebuilt a Model A in there. The Barbisch's lived here for 27 years. Mr. Barbisch did all the gardening. They finally sold it in 1944 to Julia and Claude Minchin, a pharmacist. The couple resided there until 1946.

Editor's Note: Dr. Robert Palmer has owned and lived in Vineyard Haven for thirty-one years. The exterior of the house looks much the same as it did when it was built except for a portion of the porch which was enclosed. Windows replaced the rounded first story wall for a panoramic view of the Bay. The interior was completely remodeled in the 1960's.
DESIGNED BY ARCHITECT LOUIS CHRISTIAN MILLGARDT FOR THE EVANS' IN 1907, TAMALEDGE ROSE THREE STORIES ABOVE THE THEN BARE HILLSIDE AND WAS ENTERED FROM THE BERNARD STREET STEPS. IT Commanded sweeping views and was very visible from the town just below.

PHOTO: LETITIA THOMAS PITKIN EVANS FROM MILL VALLEY RECORD ARTICLE DATED SEPTEMBER 11, 1965.

Tamaledge

by Jonathan Jacobs

In 1907 Letitia and Ernest Evans built their distinctive home, "Tamaledge." It is one of the architecturally significant houses that will be included in the Mill Valley Historical Society's 1994 Walk Into History.

Letitia Thomas was born in Troy, Ohio, in 1873. She was "reared in a Christian home of comfort and refinement," reported Lucretia Hanson in a newspaper article in 1963. She graduated from Troy High School, and then Mt. Holyoke college at South Hadley, Massachusetts, Class of '95. As of the Glee Club she was invited YWCA conference in 1895 when she met Horace Tracy Pitkin, a Yale graduate and traveling secretary the Student Volunteer Movement enlisted volunteers for missionary service. "To the natural attracti of a comely face she added a we cultivated mind and literary and musical accomplishments much the average," wrote Lucretia Ha "She pledged herself to foreign missionary work, became eng the handsome, manly, consecrat Pitkin, and then entered the We Medical College at Philadelphia she might better equip herself for varied duties of missionary servi Later she wrote, "I dread to thin the wealth of riches I should have missed if I had disobeyed the ca Horace Pitkin completed hi senior year at Union Theological Seminary and they were marrie 1896. "Supported by the Pilgrim Church of Cleveland, Ohio, of which they were members, they left on November 11 for China, visiting enroute England, Egypt, Palestine, Ceylon, Greece and Italy. They arrived in China the same May and took up their duties at Paotingfu. Their son, Horace, was born in 1898.

Letitia Pitkin and her two sons left China in 1900 for a visit. They returned to America before Boxer Rebellion, but Reverend remained on duty at Paotingfu, he was beheaded along with 15 missionaries that July.

Letitia Pitkin and her son remained in Troy until 1906 when she married Ernest Evans, a
Massachusetts. Class of ‘96. As leader of the Glee Club she was invited to a YWCA conference in 1895 where she met Horace Tracy Pitkin, a Yale graduate and traveling secretary for the Student Volunteer Movement that enlisted volunteers for missionary service. “To the natural attractiveness of a comely face she added a well cultivated mind and literary and musical accomplishments much above the average,” wrote Loucretia Hanson. “She pledged herself to foreign missionary work, became engaged to the handsome, manly, consecrated Mr. Pitkin, and then entered the Woman’s Medical College at Philadelphia that she might better equip herself for the varied duties of missionary service. Later she wrote, ‘I dread to think of all the wealth of riches I should have missed if I had disobeyed the call.’”

Horace Pitkin completed his senior year at Union Theological Seminary and they were married in 1896. “Supported by the Pilgrim Church of Cleveland, Ohio, of which they were members, they left on November 11 for China, visiting en route England, Europe, Egypt, Palestine, Ceylon, Greece and India.” They arrived in China the following May and took up their duties at Pao Tingfu. Their son, Horace, was born in 1898.

Letitia Pitkin and her two year old son left China in 1900 for a visit home. They returned to America before the Boxer Rebellion, but Reverend Pitkin remained on duty at Pao Tingfu where he was beheaded along with 15 other missionaries that July.

Letitia Pitkin and her son remained in Troy until 1906 when she married Ernest Evans, a manufacturer’s agent in charge of his company’s affairs on the West Coast and in the Orient. Letitia and Ernest Evans moved to the San Francisco Bay Area and bought a lot in Berkeley. They chose Bernard Maybeck, one of the leaders of the then architecturally progressive movement associated with the Bay Area (and designer of the Mill Valley Outdoor Art Club two years earlier), to design a house for them on the property. As fate would have it, however, the Evans’, rented a house on West Blithedale Avenue in Mill Valley while waiting to build. They liked Mill Valley so much that they decided to build here instead and the Maybeck project died on the drawing board.

In 1907 they chose Louis Christian Mullgardt as their architect. Mullgardt later achieved at least local fame for his part in the 1915 Panama-Pacific International Exposition and the 1922 version of the de Young Museum in Golden Gate Park before it was stripped of its extensive Churrigueresque ornamentation. He was, although less well known than Maybeck, another one of that circle of inventive, progressive architects making a name for themselves in the area.

“Tamalege,” the house he designed for them at 100 Summit Avenue, rose three stories above the then bare hillside and was entered from the Bernard Street steps. It commanded sweeping views and was very visible from the town just below. Judicious use of site and materials (both hallmarks of the advanced architectural thinking of that period) produced a monumental effect in spite of its modest size and compact plan. The unusual battered foundation walls, perhaps influenced by the Tibetan Potala Palace, create a visual bond between the building and the hillside. The rough redwood horizontal clapboard sheathing extends from the ground to the second floor and is topped by a band of stucco surrounding the upper level. The wide

Built around a central fireplace with a great copper hood, Tamalege has wonderful unpainted redwood paneling. Many of the original furnishings remain in the home. (See left) A fine staircase in the Craftsman Style. Photo: Sick Hall. 
roof overhangs, again typical of the "California" architectural style of the period, showing a fascinating collection of exposed supporting members and providing deep shadows that define and decorate the architectural forms.

Perhaps the most distinguishing feature of all is the deck, now supported by a beam and brackets, but originally cantilevered from the face of the house. Mullgardt, unlike many architects, had considerable engineering ability and is reported to have supervised the construction himself, but somehow the contractor omitted the necessary moment connections to support this formidable porch. Mrs. Evans glassed in part of it and used it for decades before the present owner discovered that it was only suspended there by good luck and added more pragmatic support.

The interior is a fine example of Craftsman Style design. Built around a central fireplace with a great copper hood, it has wonderful, unpainted redwood paneling and a fine staircase expressed on the exterior by a series of stepped leaded glass windows. French doors abound. Many of the original furnishings remain, including a museum quality floor lamp designed by the architect. It may have been a demonstration to show the Evans' what he could do if he was commissioned to design the rest of the furnishings for the house. The harmonious design of the entire project, interior as well as exterior, was another of the distinctive features of advanced architectural thinking of the period. The Greene brothers were doing it for clients in Pasadena about that time. The Evans' didn't take him up on it, though. They deleted the pergola that visually furthered the connection between house and hillside as well. Perhaps the house was costing more than they had intended to spend?

Mrs. Evans remained active in church, YWCA and missionary work. In 1916 she helped organize the Chinatown YWCA in San Francisco and served as its first chairperson. Ernest Evans, her husband, died in 1940. Horace Pitkin, her son, graduated from Yale and was an orthopedic surgeon on the staff of St. Francis Hospital in San Francisco from 1928 until his death in 1959.

Lettie Evans continued to live an active life in the house until her death in 1969 at the age of 97. A yellowed newspaper clipping shows a picture of her at age 91 smiling spryly, ready to board the helicopter for a trip to march in the parade at the 70th reunion of her Mount Holyoke class.

She left Tamalpais to her two grandsons who, living elsewhere, did not want the house and sold it to Marilyn Roach, Mrs. Evans' great niece. The house is being lovingly cared for and remains "in the family."

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Very little seems to be known about the original floor plan of the home acquired by the Benté family in July of 1988. Nor were they aware of the monumental scope their preservation, restoration and rehabilitation efforts would eventually entail.

The basic plan of the house is cruciform with symmetrical porches. Original construction appears to have configured the house as a duplex and it is believed that Mrs. McInnes, wife of the original owner/builder, John McInnes operated a boarding house. Entry to the lower level (as derived from a photograph c.1893) would have been via the reconfigured porch on what is now the rear of the house at the northeast end. Entry to the upper floor was via the porch on the Bernard Street side, utilizing the interior stairwell. Plate scars and paint patterns indicate that a permanent wall prohibited entry to the lower floor from the Bernard Street entrance. Each entry was characterized by a two-light transom over an exterior door. The transoms are preserved today. What is believed to have been the original door on the northeast end also remains.

The presence of a fireplace and a transom over true-divided-light-glass doors suggest that the lower floor of the southerly facing (towards town) portion of the structure had been intended as a parlor. The room located opposite the parlor (that portion of the structure that projects towards Lovell) is thought to have been a dining room. The original location of the kitchen remains unclear. The small room on the second floor with the two light-awning window was an original bathroom, and was fitted with a marble sink, and a tub of unknown material. It is believed (based on photographs c.1893 and c.1897) that toilet facilities were located in a small hip-roofed structure situated immediately adjacent to the main structure. A portion of the hipped roof can be observed in the structure which is located at what is now a different property parcel. 119 Lovell.

The plan as prepared called for the following visible external changes:

- Removal of the lean-to additions to the rear of structure, removal of the false-front garage added to the northeast end of the structure c.1920, creation of a formal, double-door entry on the northwesterly porch, addition of two oval windows to the northerly facia elevation, addition of a roofed veranda to the northeast end of the structure where the garage had been, and installation of five low-profile skylights in the rooms upstairs.

- Each change was undertaken either to remove an addition that detracted from the aesthetic intent of the original design, to accommodate the contemporary function of the structure, for example, the northwesterly porch had become the principal entry to the structure over time, or to accommodate a contemporary need in a sensitive manner – e.g. the installation of skylights to provide additional light to the second story rooms rather than modifying the existing fenestration.

Internally, the walls that divided the stairwell from the lower floor, pierced sometime in the past with a doorway would be removed, as was the wall that created a narrow hall small room off the northwesterly porch. A small half bath was then added to that area to create a more formal entry.

On the upper floor all vestiges of the twentieth century kitchen which had been installed in the northeast room of the second floor would be removed, and a 3/4 height T-wall partition with crown molding insta. This created an alcove for a toilet, small shower and a clawfoot bathro...

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On the upper floor all vestiges of the twentieth-century kitchen which had been installed in the northeast room of the second floor would be removed, and a 3/4 height T-wall partition with crown molding installed. This created an alcove for a toilet, tiled stall shower and a clawfoot bathtub.

No other structural changes were undertaken to the interior or exterior of the house.

In all cases restoration/rehabilitation to the exterior of the house has been accomplished with like materials and in the architectural vocabulary of the original design. All replaced moldings were milled from true dimension kiln-dried redwood, replicating the original. All of the porch posts required replacement, each is the product of hand-turning, identical to posts recovered from the enclosed portion of the northwesterly porch. All interior moldings that required replacement were milled to duplicate the originals from kiln-dried redwood.

The mosaic tile floors installed in the three bathrooms and the kitchen were designed by Loren Bent on the basis of extensive study of the period designs. The fabric and colors are consistent with the period.

With the exception of the kitchen, all of the lighting fixtures are either restored gas, gas/electric combination or solely electric fixtures manufactured in the latter part of the nineteenth century or early twentieth century. All of the glass shades are originals rather than contemporary copies.

At this time, the temporary interior staircase and wood floors throughout the house remain to be completed.