

CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

Date: December 19, 2012
To: Historic Landmarks Board (HLB)
From: Lilly Schinsing, Associate Planner
Subject: **HLB 50-year Memo for 63 Central Avenue (APN: 065-201-11)**

50-Year Memo

Two Historic Landmarks Board members will volunteer to prepare a memo regarding any potential historical significance for the property located at 63 Central Avenue.

Background:

The applicant, Michael Barber, on behalf of property owner Kelly Armstrong, is proposing to remove an existing dilapidated garage and replace it. The proposed project will enlarge the existing detached garage, from 271 square feet to 361 square feet, in order to provide two legally-compliant parking spaces. The proposed garage will be sited in the same southwest corner of the property where the current garage sits. With the replacement of the garage the applicant is proposing to extend the asphalt apron and construct a new stone wall to match the existing stone wall.

The project consists of a Design Review Permit, Variances and Encroachment Agreement to be reviewed by the Planning Commission. The purpose of the review is for Historic Landmarks Board members to prepare a 50-year review memo in accordance with the City Council's 50-year memo policy.

The contents of the City's archive files for the property located at the Community Development Department identify the following items:

Building Permits

Date Issued	Description	Number
5/2/51	Add 7'2" to kitchen; changes elsewhere	807
10/13/51	Replace stud wall, add to lower floor	872
10/30/67	Install wall to protect existing garage; repair and re-roof garage- no enlargement or structural change	5039
8/12/69	Repair fire damage to four units; remove two non-conforming units	5349
9/22/93	Re-roof after torn off the existing roof (no structural change)	A4151

Date Issued	Description	Number
9/23/93	Replace existing upper deck, replace railing on lower deck	A4166
8/8/00	Replace existing 40 gallon hot water heater and gas line	P7893
12/4/03	Replace wall heater	M10573
2/1/10	New piers and retaining wall to support deck	B09-665

Encroachment Permit

Date Issued	Description
7/1/69	Parking structure, retaining wall, stairs and landing, wood deck

Conditional Use Permit

Date Issued	Description
6/4/69	Allow duplex in R-1 Zoning District

Variance

Date Issued	Description
6/4/69	Permitted reconstruction of a non-conforming use

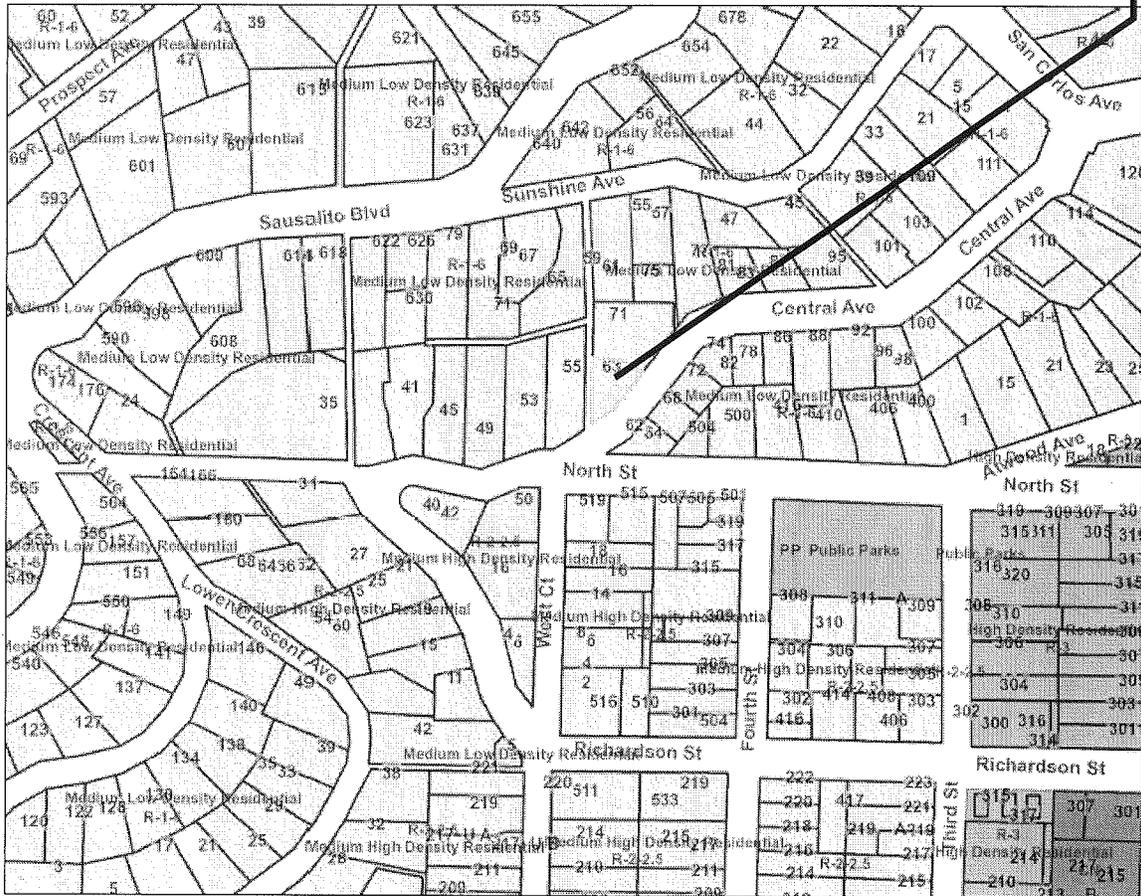
Attachments:

1. Vicinity Map
2. Project Plans (Full Sized Sets)
3. Draft 50-Year Review Memo

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Vicinity Map

63 Central Avenue



MEMORANDUM

TO: Sausalito Planning Commission
FROM: Sausalito Historic Landmarks Board
RE: 63 Central Avenue APN: 065-201-11
DATE: December 05, 2012

Methodology

Pursuant to City Council direction, it is the responsibility of the Sausalito Historic Landmarks Board to examine any remodel or demolition application in the City if the application involves a structure of fifty or more years of age. The Board assigns two members to review each project and to consider the gathered information and produce this report. Our report is not intended to replace or augment any technical reports pertaining to this project: any comments regarding structural integrity, engineering, etc., are purely observational.

Architectural Research

The Historic Landmarks Board conducted research into the history of the property at 63 Central Avenue in response to a request by the owner to enlarge the existing detached garage, from 271 square feet to 361 square feet, in order to provide two legally compliant parking spaces. The proposed garage will be sited in the same southwest corner of the property where the existing garage currently sits. The proposed project will also include extending the asphalt apron to integrate the new garage and the construction of a new stone that will match the existing stone site walls on the property.

Property Description

63 Central Avenue is located toward the westerly end of Central Avenue near the intersection of Central Avenue and North Street in Sausalito. The property contains a two level duplex with a detached, dilapidated garage.

Central Avenue contains mostly, if not exclusively, residences. The irregularly-shaped lot is approximately 3,166 square feet in total area. Currently, the existing primary structure is an approximately 2,166 square foot, two unit duplex with one unit appearing to be located above the other. The property is accessed from Central Avenue via a stone stair that leads to the entry of lower unit and then continues on to the upper unit. The property has a stone wall near its southern boundary which extends the length of the property and incorporates the detached garage. The existing garage (or what's left of it) is located along the southwestern end of the site nearest the intersection of Central Ave. and North Street.

The primary structure is a wood frame, two story duplex with wood shingle siding and low slope gable roofs. The appearance of the primary structure presents a quasi-Craftsman cottage character, with shingle siding, low slope gables and exterior wood deck rails with detailing consistent with craftsman styling.

The detached garage is a three sided concrete structure cut into the hillside. The roof of the garage appears to have been a wood framed flat structure that has failed and fallen into the garage.

63 Central Avenue
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Although the property has undergone some exterior alterations since its original construction, including additions to the original primary structure, the location of the original footprint of the primary building is recognizable from the footprint shown on the "unlayered" Sanborn Map of 1919. The additions do not appear on the Sanborn Maps of 1919.

The original structure is estimated to have been built on the property in 1909. No information was found about the building's architect.

Property History

The earliest maps available showing this property are the Sanborn Fire Insurance Maps of 1919, located on Central Avenue within the Belknap tract. This property originally had the address of 105 Central Avenue. The original property contained a primary structure and an accessory shed structure located uphill to the north of the primary structure. These structures were believed to have been built in 1909.

The primary structure and the shed are shown again on the 1924 Marin County Tax Assessment Building Appraisal Form, however the shed has been crossed out. It is possible that the shed had been removed by that time. There is no shed currently in that location.

The current parcel is product of larger parcel having been divided at some point after 1919 and prior to 1945. The Sanborn Map of 1945 is the earliest map available showing the current parcel configuration as well as showing a more updated building footprint to include additions to the original primary structure as well as including the detached garage.

In 1951 the lower floor was added to the primary structure.

In 1969 the primary structure underwent repairs for fire damage caused that year, at this time two non-conforming units were removed from the building leaving it as a duplex. It was this year that the property received a Variance allowing the existing duplex to remain in the R-1 Zoning District.

No persons of historical importance were found to have owned or resided on this property.

Architectural and Historical Research

In order to determine the history of the site, the construction date of the property, and the ownership history of the property, the following resources were consulted:

- Sanborn Fire Insurance maps from 1909 through 1957
- 1924 Marin County Tax Assessor's records
- Current Marin County Assessor's office records
- Sausalito City Permit records
- Sausalito List of Notable Structures
- Sausalito Block Book (1940s)
- Sausalito Plat Book (1920s)

Findings

1. Is the structure associated with events that have made a significant contribution to the broad patterns of the history, culture, or heritage of Sausalito, California, or the United States? Such structures may include but are not limited to civic structures, properties featured in publications, and sites where significant events occurred.

The board finds _____ under this criterion.

2. Is this structure associated with the life or lives of one or more people important in our past? Such structures may include but are not limited to homes of prominent persons and places referenced by prominent persons.

The board finds _____ under this criterion.

3. Does the structure embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values? Such structures may include but are not limited to exceptional examples of architecture or an architect's work; more ordinary examples of such work are emblematic of a particular style or era; and any works by prominent creative individuals.

The board finds _____ under this criterion.

4. Has the structure yielded, or may it be likely to yield, information important in prehistory or history? Such structures may include but are not limited to archeological sites.

The board finds _____ under this criterion.

5. Does the property maintain historic integrity?

The board finds _____ under this criterion.

Recommendations:

John McCoy, Carolyn Kiernat

Sources: Sausalito Planning Department address files, information from the Marin County Tax Assessor's office, Sausalito Historical Society directories, and subject and name files, and Sausalito Historical Society files.

The Sausalito Historic Landmarks Board, at their publicly noticed meeting of December 12, 2012, acknowledged this memorandum:

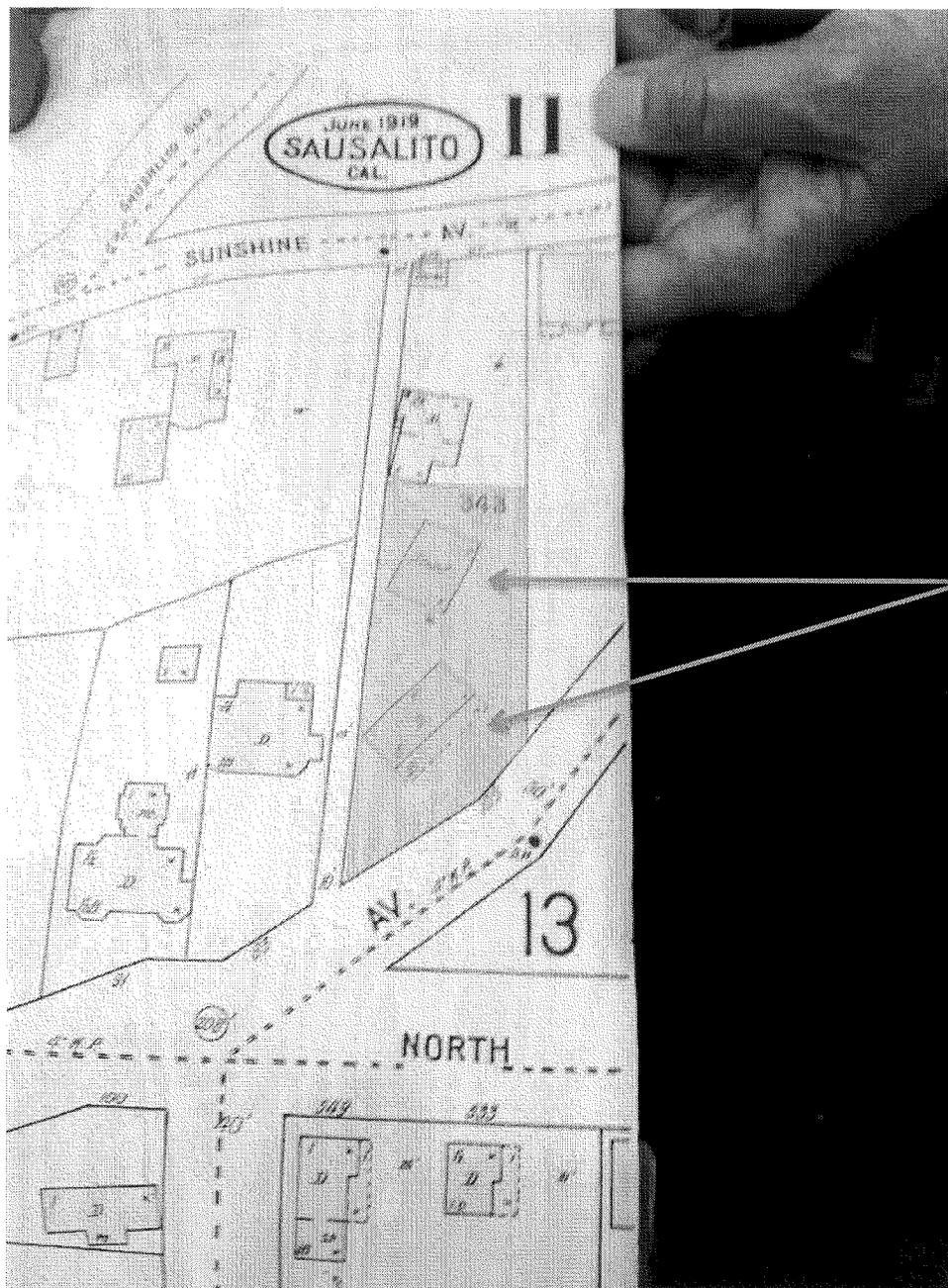
AYES:

NOES:

ABSTAIN:

ABSENT:

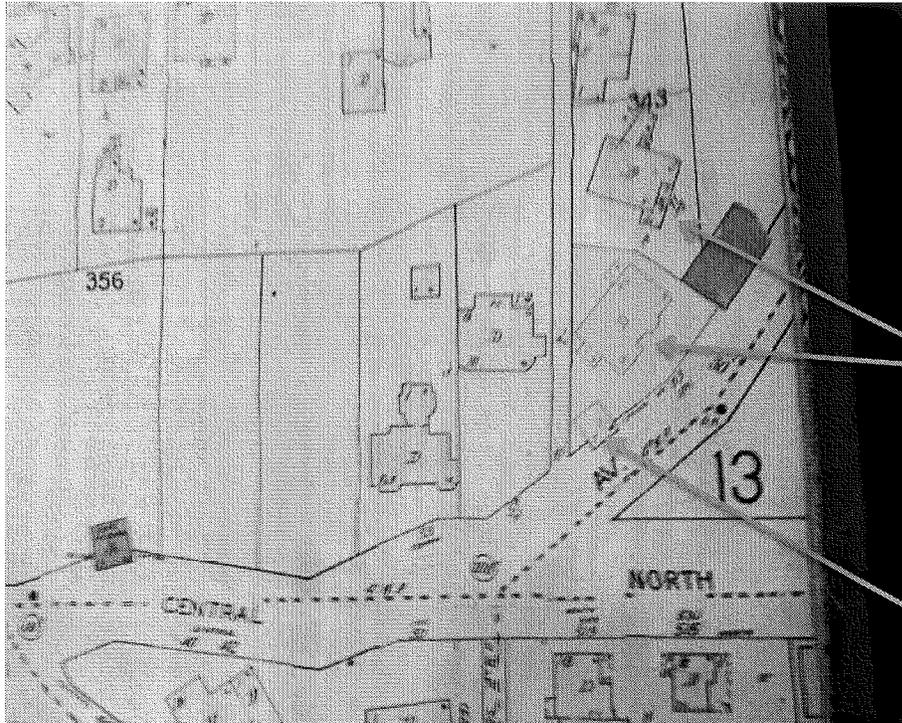
63 Central Avenue
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Undivided
parcel

Sanborn Map 1919
“Unlayered”
Property listed as 105 Central

63 Central Avenue
Historic Landmarks Board Review
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Divided
parcel
showing
current
configuration

Detached
Garage

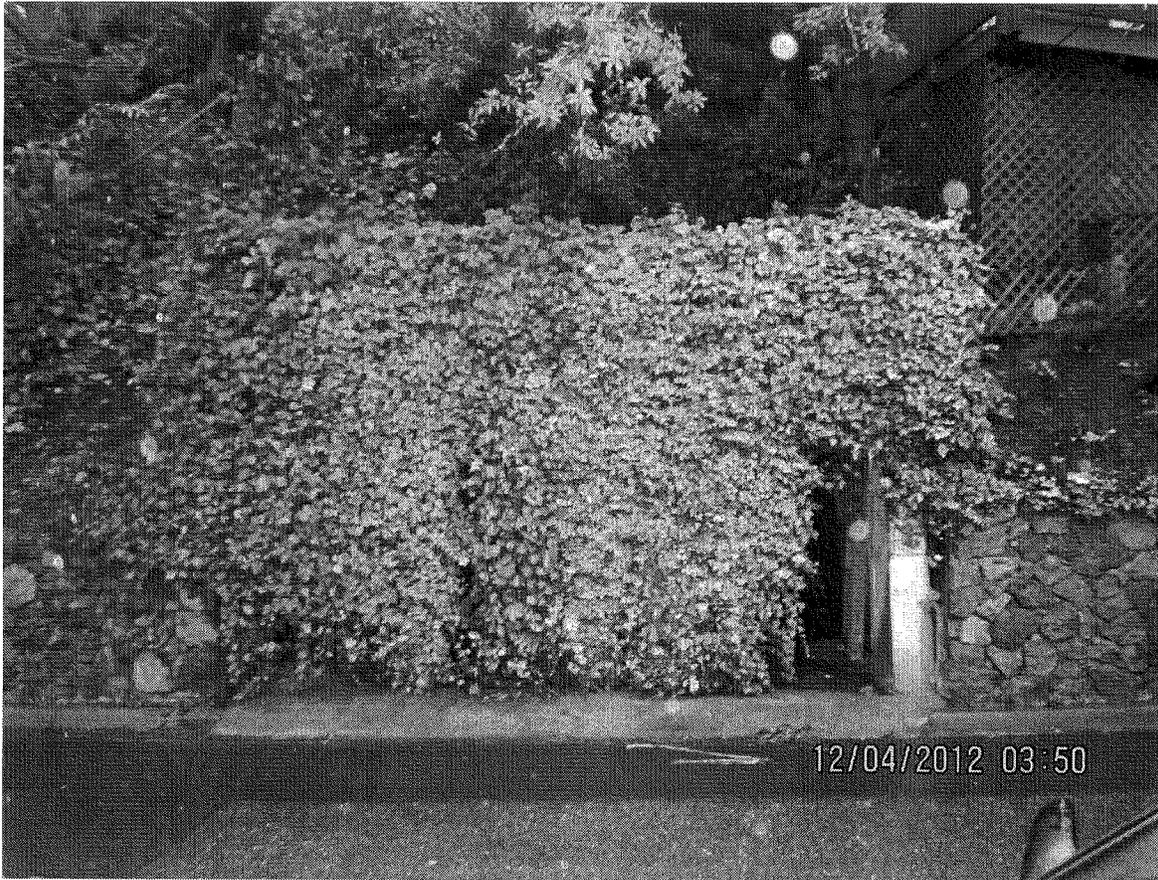
**Sanborn Map 1919-1945
Property listed as 63 Central**

63 Central Avenue
Historic Landmarks Board Review
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**63 Central Avenue
Primary Structure**

63 Central Avenue
Historic Landmarks Board Review
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**63 Central Avenue
Garage**

63 Central Avenue
Historic Landmarks Board Review
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**63 Central Avenue
View of Garage & Residences**