

MEMORANDUM

TO: Sausalito Planning Commission
FROM: Sausalito Historic Landmarks Board
RE: 19 Toyon
DATE: May 14, 2014

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.

The Historic Landmarks Board conducted research into the history of the property at 19 Toyon in response to a request by the applicant,

Property Description:

19 Toyon Lane is located in a residential neighborhood known as the Toyon Terraces Subdivision in the New Town area of Sausalito. The development borders State Highway 101 to the west and includes Currey Lane, a portion of Currey Avenue, Platt Avenue and all of Toyon Lane, Court and Laurel Lane. This neighborhood was developed in the late 1940's by Robert C. Rose. It is noteworthy for his vision of an area where the lots were to be exceptionally large in scale and all utilities were underground, insuring unobstructed views. The properties in this area attracted many people and noteworthy architects of this period. Such as Joseph Esherick, Mario Corbet, Charles Warren Callister, John Hoops, Henrik Bull and William G. Corlett designer of the subject property. Additional properties by William Corlett that are noteworthy are:

- ~ 1960 Olympic Games, Main Arena, Squaw Valley, CA- 1958-1960
- ~ Corlett, William G., III, House, Berkeley, CA - 1950- 1951
- ~ Castro Valley Unified School District, Center Street School, and Castro Valley, CA - 1955

Architectural Research

In order to determine the construction date of the property, the following resources were consulted:

- Sanborn Fire Insurance maps through 1955
- City of Sausalito Maps prepared by the then, current City Engineer
- Marin County Tax Assessor's records
- City Permit records

Sanborn Fire Insurance Maps: The subject property does not appear on any available Sanborn maps. The most recent map reviewed was dated 1955. In fact, Toyon Lane does not appear within these maps at all.

City of Sausalito maps: These maps were reviewed in the effort to ascertain the approximate date the parcel created. The earliest maps showing Toyon Lane and the subject property is the Map of Sausalito dated 09-21-1955, prepared by City Engineer J.C. Oglesby

City Permit Records: There is limited information regarding the history of building permits for this property. Only documentation for sewer lateral upgrade was found.

Summary: The findings above indicate that the parcel was part of the Toyon Terraces subdivision created by Robert Rose in the early 1950s. The parcel was sold to Lloyd Hubbard (listed as the first owner of the property) in 1950. Before building anything on the parcel, the property was then sold to Norman M. Hodgkin in 1952. Mr. Hodgkin hired William Corlett, II and Peter H Skaer to design a residence.

The current residence was designed by William Corlett, II and Peter H Skaer in 1952. with a construction date of the residence listed as 1952-1953.

This house is of the Mid-Century Modern style with many recognizable feature of that design style:

- Plain, simple, or vernacular appearance
- Emphasis on volume rather than ornament
- Overhanging eaves with exposed rafter tails
- Post-and-beam construction
- Large expanses of glass and/or ribbon windows
- Open-plan or flexible interior plans
- Emphasis on indoor-outdoor living spaces
- Yards and outdoor spaces treated as extensions of the living area

Historical Research

Reviewing the available list of owners for this property, we were unable to discover any notable persons who have owned the property other than the notable, original subdivision developer, Robert Rose

History of Ownership:

The following is a chronological list of owners of the property determined accurately as possible with the research materials available.

- Lloyd Hubbard
- Norman Hodgkin (first owner of the residence)
- Case & Margaret Casey
- James Wagner
- Gill Cogan
- Michael Bokaie
- Gary Loeb
- Glen Kiser
- Lisa McCurdy

This list of owners is not considered to be entirely exhaustive or complete. It has been compiled using resources available in the Sausalito Historical Society Archives as well as the City Permit Records.

Notable and / or historically significant persons associated with 19 Toyon

Our research found only one person that stands out as a possible notable and / or historically significant:

1. William Corlett
 - Corlett was an architect of some accomplishment in the mid-century modern architecture being created in the Bay Area (and beyond) through the 1950's and 1960's.
 - Some of Corlett's other notable works include:
 - The 19060 Winter Games Olympic Arena at Squaw Valley, CA
 - The Corlett House in Berkeley, CA
 - The Center Street School; Castro Valley SF., CA

This list of listed structures is not considered to be entirely exhaustive or complete. It has been compiled using resources discovered by the HLB members preparing this memo.

- Corlett's has been included in multiple publications to include;
 - NorCal Mod
 - AIA Journal; "UIA and the Schoolhouse" 11/1966

- Pacific Architect and Builder; "Methods & Materials, Steel Roofs. Portland's Coliseum and Squaw Valley's vast arena". 12/1959

This list of publications is not considered to be entirely exhaustive or complete. It has been compiled using resources discovered by the HLB members preparing this memo.

Summary

The residence is a not an ideal representational example of the Mid-Century Modern style. While this style is prevalent in Toyon Terrace subdivision, the exterior of this home is of a lesser example, though the interior does provide handsome elements of the Mid-Century Modern motif. The architect is accomplished and notable with respect to the era, however, it is debatable as to whether or not Corlett rises to level of importance as to be considered an architect of such importance that all of his work is considered significant. Therefore this structure should be assessed on its own merit, with some consideration given to the architect.

Findings

Is the structure associated with events that have made a significant contribution to the broad patterns of the history or cultural heritage of Sausalito, California, or the United States?

The board finds _____ under this criterion.

Is this structure associated with the life or lives of one or more people important to our past?

The board finds _____ under this criterion.

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?

The board finds _____ under this criterion.

Has the structure yielded, or may be likely to yield, information important in prehistory or history?

The board finds _____ under this criterion.

Recommendations

TBD

Researched and Submitted by:

John McCoy & Bernard Feeney

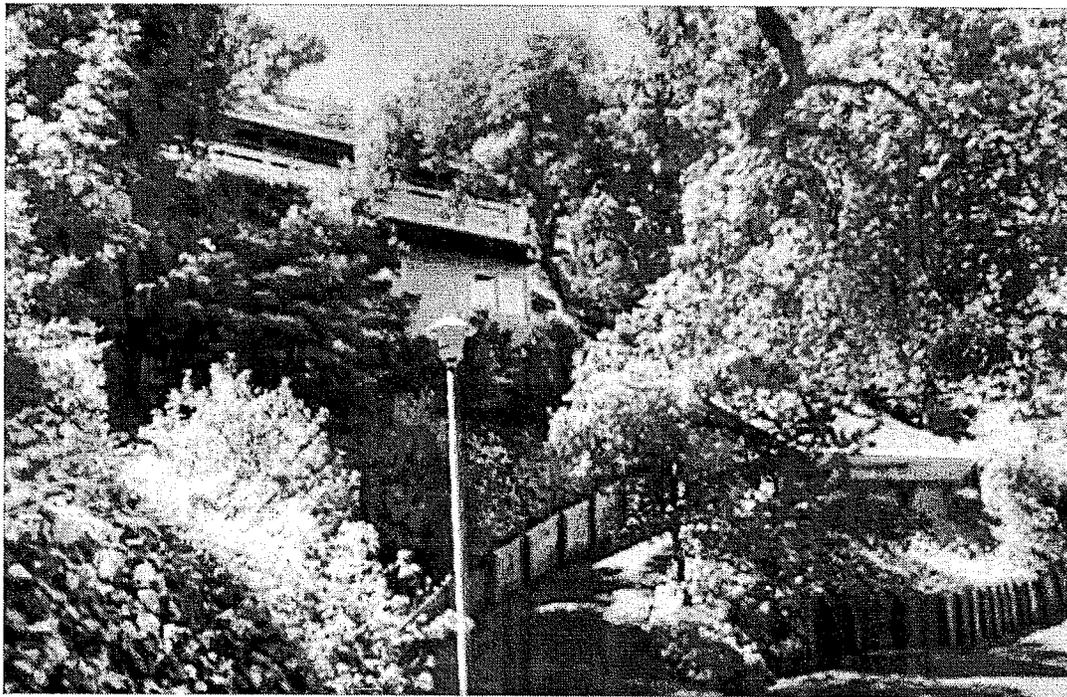
The Sausalito Historic Landmarks Board, at their publicly noticed meeting of May 14th, 2014 acknowledged this memorandum:

AYES:

NOES:

ABSTAIN:

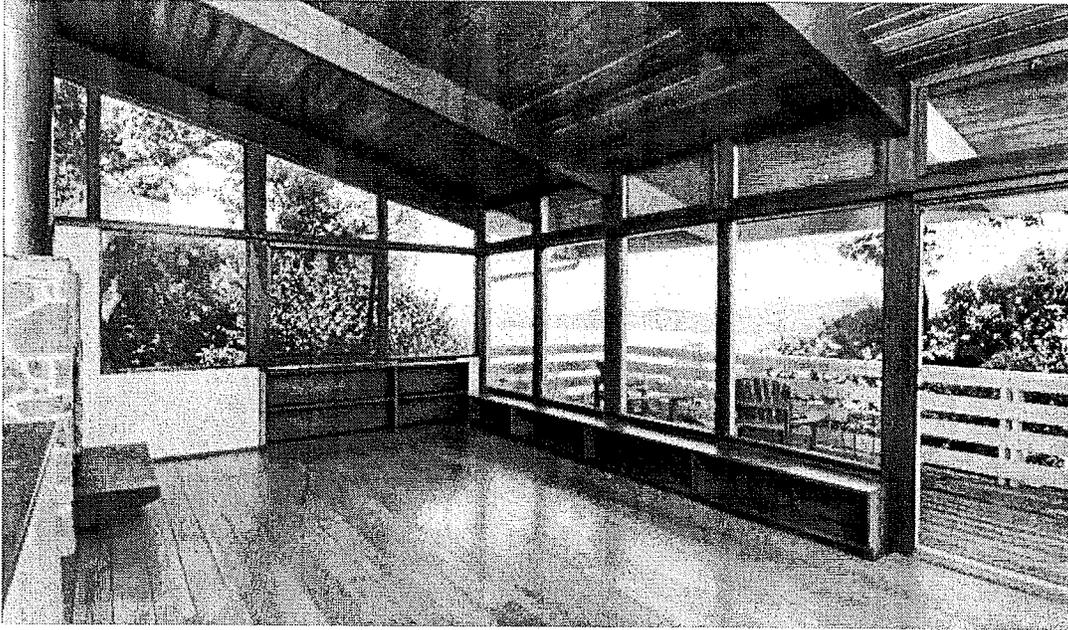
ABSENT:



19 Toyon
Existing Front façade and driveway



19 Toyon
Existing Entry landing and rear yard garden stair



19 Toyon
View from interior
Mid-Century Modern elements are apparent