

## MEMORANDUM

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TO: Sausalito Planning Commission  
FROM: Sausalito Historic Landmarks Board  
RE: 403 Bonita Street APN: **064-163-11**  
DATE: June 23, 2014

**DRAFT**

### **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**

At the request of the Planning Department, the Historic Landmarks Board conducted research into the history of the property at 403 Bonita Street to determine its historic significance. In order to determine the architectural provenance of the subject property the following resources were consulted:

- Sausalito: Moments in Time by Jack Tracy
- Sausalito Historic Design Guidelines
- A Field Guide to American Houses by Virginia and Lee McAlester

**Property Description:** 403 Bonita Street is located in a residential neighborhood and occupies a triangular parcel at the confluence of Bonita Street, Girard Avenue and Litho Street and is directly uphill from Sausalito City Hall (formerly the Sausalito Central School). It occupies the southernmost parcel of Block 22 of the original Sausalito Land & Ferry Company development in the New Town area. While the street address is listed as Bonita only the garage is accessed from here while the primary entrance is accessed from Girard Avenue. Adjacent and nearby residential properties are similar in scale and vintage. The structure is presently a single-story structure with a below grade, one-car garage accessed from Bonita Street.

**Architectural Description:** 403 Bonita Street is a rectilinear structure approximately 33' x 40' with a "clipped" corner at the southwest to accommodate the triangular shape of its parcel, and a projecting 6.92' x 12.75' entry vestibule. It is composed in the Spanish Eclectic style popular between 1915-1940 (source: *A Field Guide to American Houses*). It features stucco walls, a flat roof with a tile-topped parapet, casement and picture windows with simple trim, quatrefoil attic vents, and simple plank and flat panel doors. The most embellished side of the structure is the entry elevation which features buttressed walls and a timber bracketed entry overhang with a tile roof - the original entrance was enclosed in 2004. The Girard Avenue facade is broken by a metal spiral stair that accesses the roof deck and this was added in 2008 according to City Permit Records.

### **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 – updated through 1955
- Marin County Tax Assessor’s records
- Sausalito City Permit records
- Sausalito Obituary Files
- California Digital Newspaper Collection

**Sanborn Fire Insurance Maps:** Sausalito Sanborn Maps that were updated between 1909 and 1945 and show the subject property as a 1-story dwelling. The 1909 and 1919 Sausalito Sanborn Fire Insurance Maps shows no structure on the parcel. The 1919-1945 Sanborn Fire Insurance Overlay Map shows the structure with its present footprint which corroborates with a building date of 1935 per the Marin County Assessor’s Office.

**Sausalito Plat and Block Books:** The Sausalito Plat and Block Books date from the 1930s and the 1940s. and 403 Bonita shows up in both listing Harry Wosser as owner.

**City Permit Records:** The house at 403 Bonita Street has had the following building permits issued:

- |    |            |   |
|----|------------|---|
| a. | B 07675:   | Add platform and stairs. Issued 5/2008.   |
| b. | B 07380:   | Resurface stairs and install handrail. Issued 5/2007.                             |
| c. | A 12372:   | Replace deck rail. Issued 10/2006.  |
| d. | A 11443:   | Enclose entry. Issued 7/2004.   |
| e. | AEP 10643: | New kitchen, rear door and windows. Issued 1/2004.                                |
| f. | AEP 10296: | Closet renovation and washer/dryer installation. Issued 6/2003                    |
| g. | A 4665:    | Replace roof. Issued 10/1994.   |
| h. | A 0863:    | Enlarge kitchen, enclose entry, replace windows, add roof deck.<br>Issued 9/1998. |
| i. | E 0907:    | Kitchen remodel and addition. Issued 11/1988.                                     |
| j. | P 0950:    | Kitchen plumbing and gas work. Issued 11/1988.                                    |
| k. | 7613 a:    | Bathroom remodel. Issued 2/1979.  |
| l. | 7179:      | Foundation renovation. Issued 6/1977.   |
| m. | 1027:      | Foundation repair. Issued 9/1952.   |

No other alterations are documented in the city’s permit records.

**Property File:** There are no property files for 403 Bonita Street in the Historical Society’s archives.

**Marin County Assessor’s and Recorder’s office records:** The Marin County Assessor’s records identify 1935 as the year of construction. A list of owners follows:

2009-Present: Susan A. Stephenson  
No specific information was found regarding this owner.

2003-2009: Thomas and Patricia Steele.  
No specific information was found regarding this owner.

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1979-2003: Marvin Evangelho and Nancy L. Cameron  
No specific information was found regarding this owner.

1978: David Troxell and William Bullard  
No specific information was found regarding these owners.

1977: Dr. Frederick Howe  
Dr. Howe was a graduate of the UC School of Dentistry and a member of their alumni board.

1977: William H. Hulin  
No specific information was found regarding this owner.

1935-1952 (approximately) Harry and Madeline Wosser  
Harrison "Harry" Wosser, born in Belvedere in 1900, was a shop foreman with the Northwestern Pacific Railway. He passed away in 1976 in Novato where he moved to live with his daughter, Barbara Garretson, following the death of his wife in 1962. Madeline (Tew) Wosser was born in England and was active in the Ladies Auxiliary of Christ Church, the Sausalito Auxiliary of Sunnyhills Home of San Anselmo, and a volunteer at the Sausalito Salvage Shop.

**Additional Resources:** 403 Bonita Street does not appear on the Sausalito List of Noteworthy Structures, is not listed in the California Historic Resource Information Systems database (CHRIS), and has not previously been identified as a historic resource.

### 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.

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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.

**Prepared by:**

Bernard Feeney and Morgan Pierce, Sausalito Historic Landmarks Board

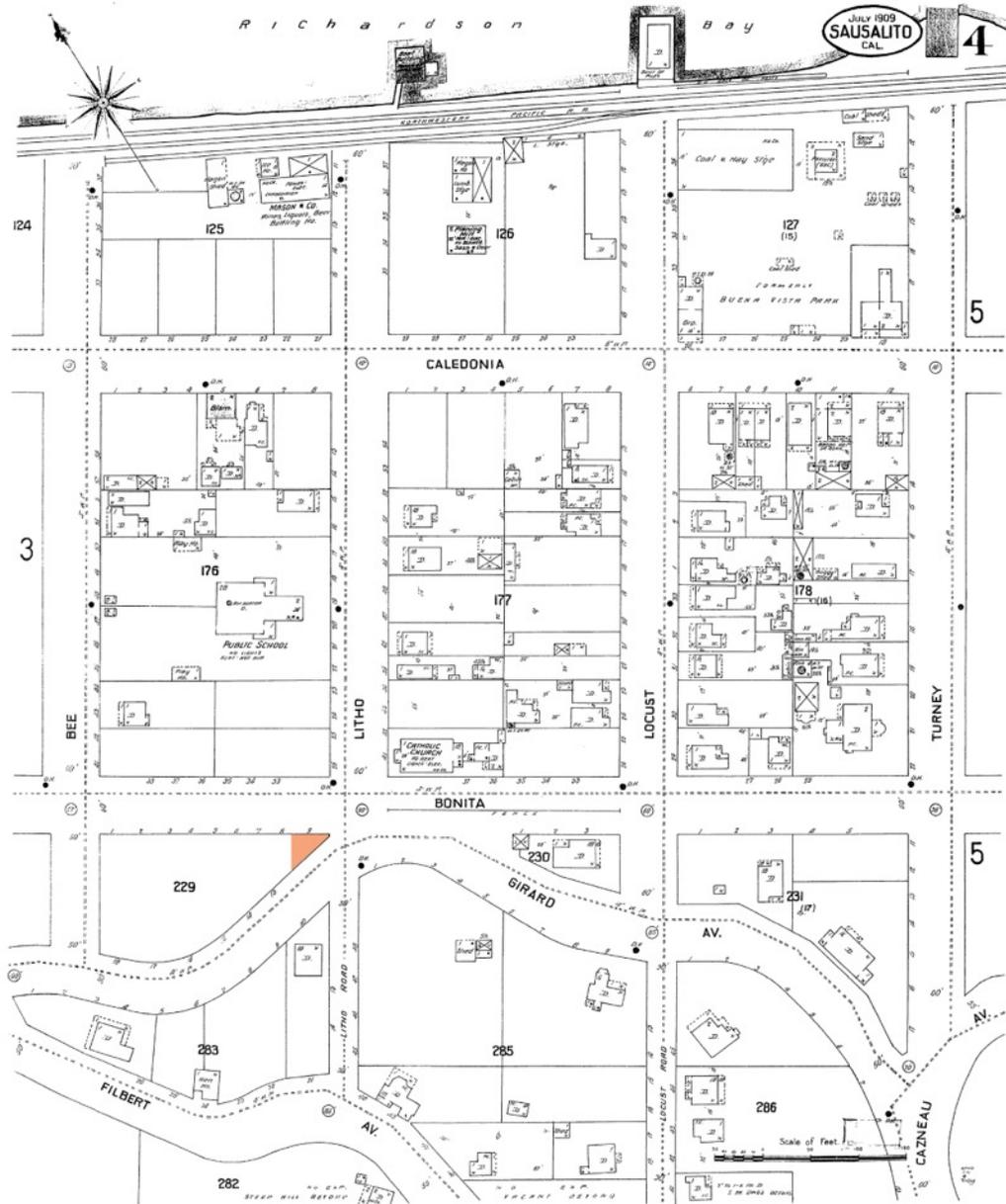
Sources: Sausalito Planning Department address files, Sanborn Fire Insurance Maps, and information from the Marin County Tax Assessor's and Recorder's offices. The California Digital Newspaper Collection was also referenced for this effort.

**The Sausalito Historic Landmarks Board, at their publicly noticed meeting of June 25, 2014, acknowledged this memorandum:**

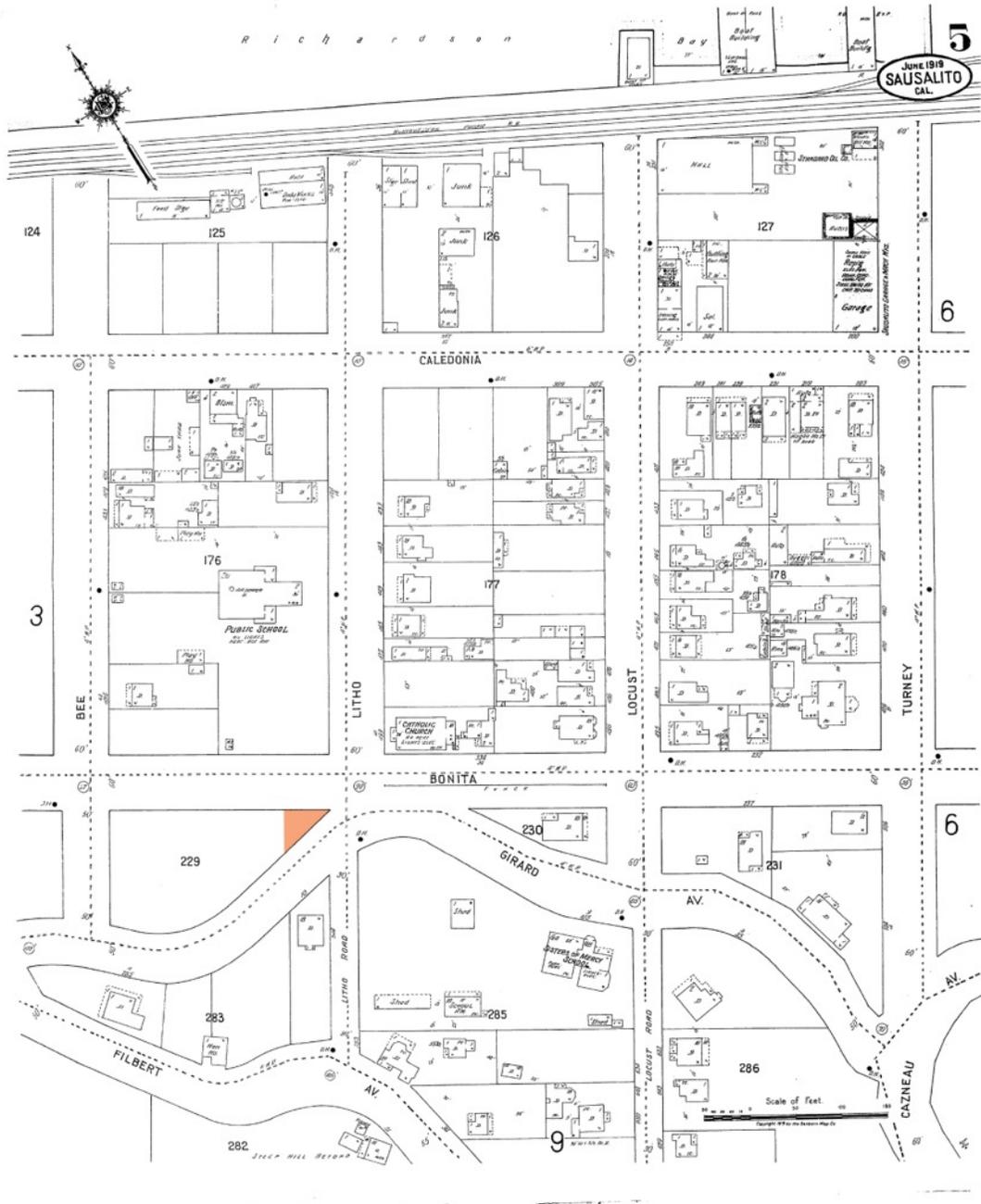
AYES:  
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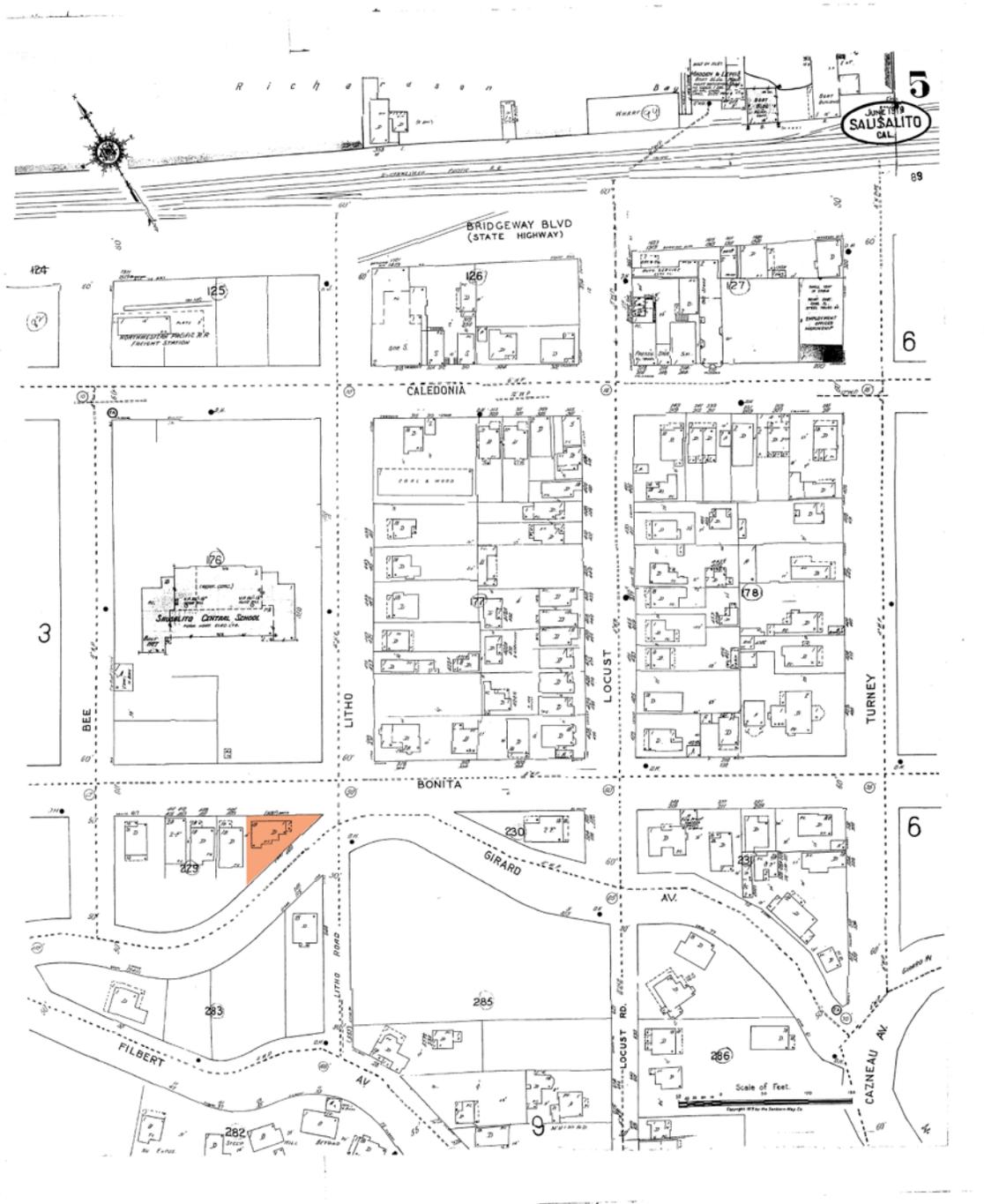
Present day view [Photo courtesy of Google Earth]



1909 Sanborn Map



1919 Sanborn Map

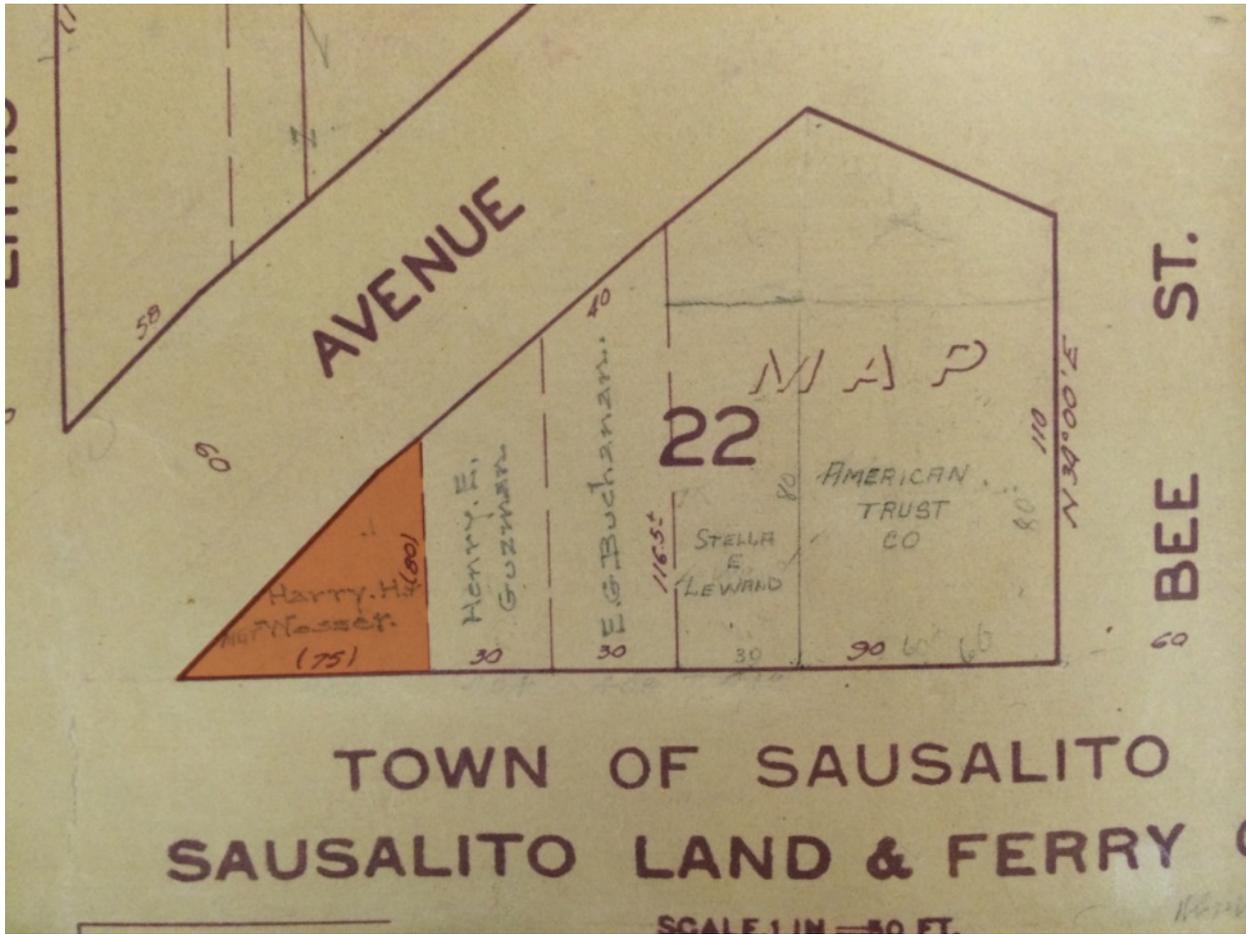


1945 Sanborn Map

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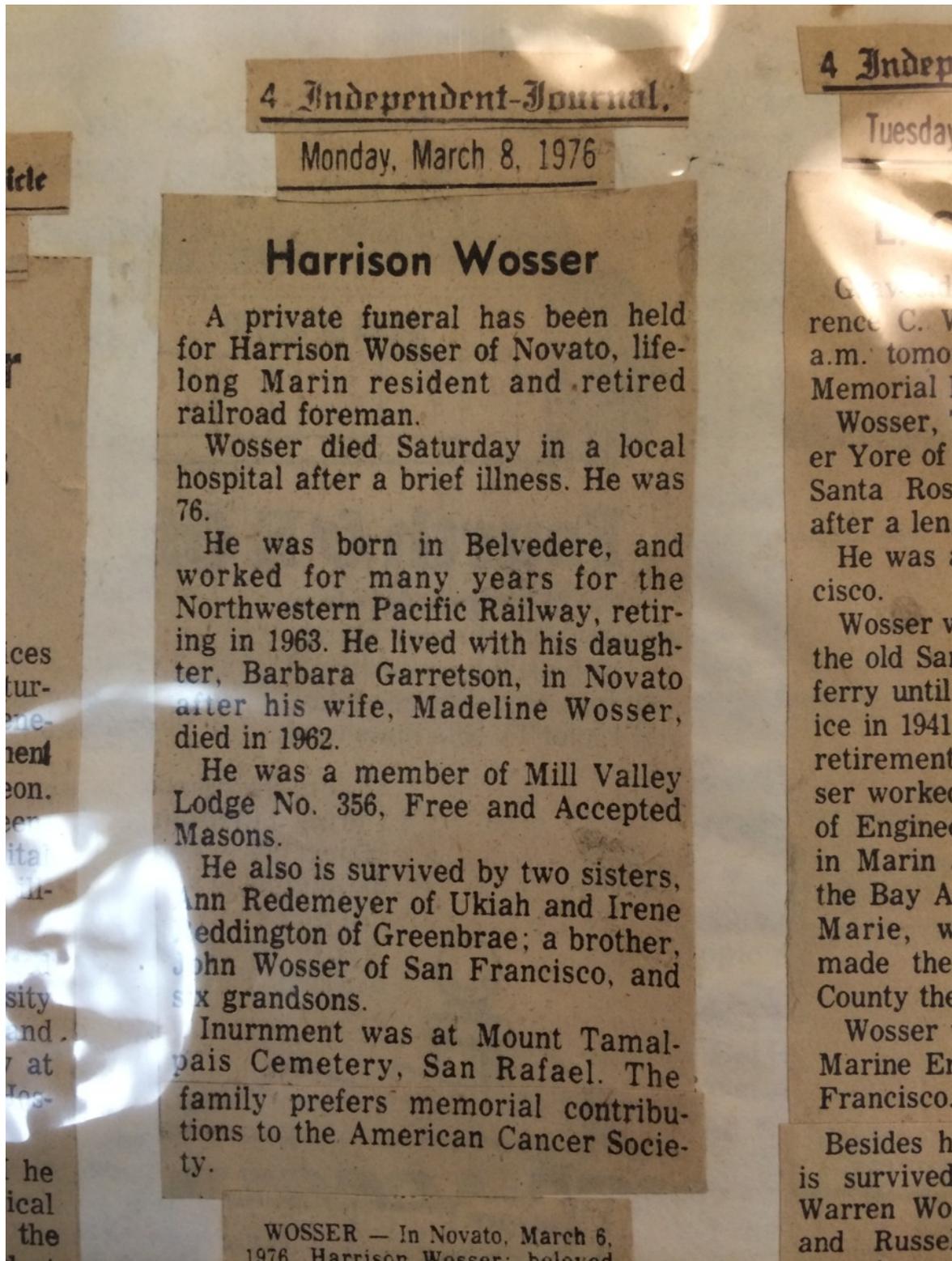
Post -1945 Sanborn Map



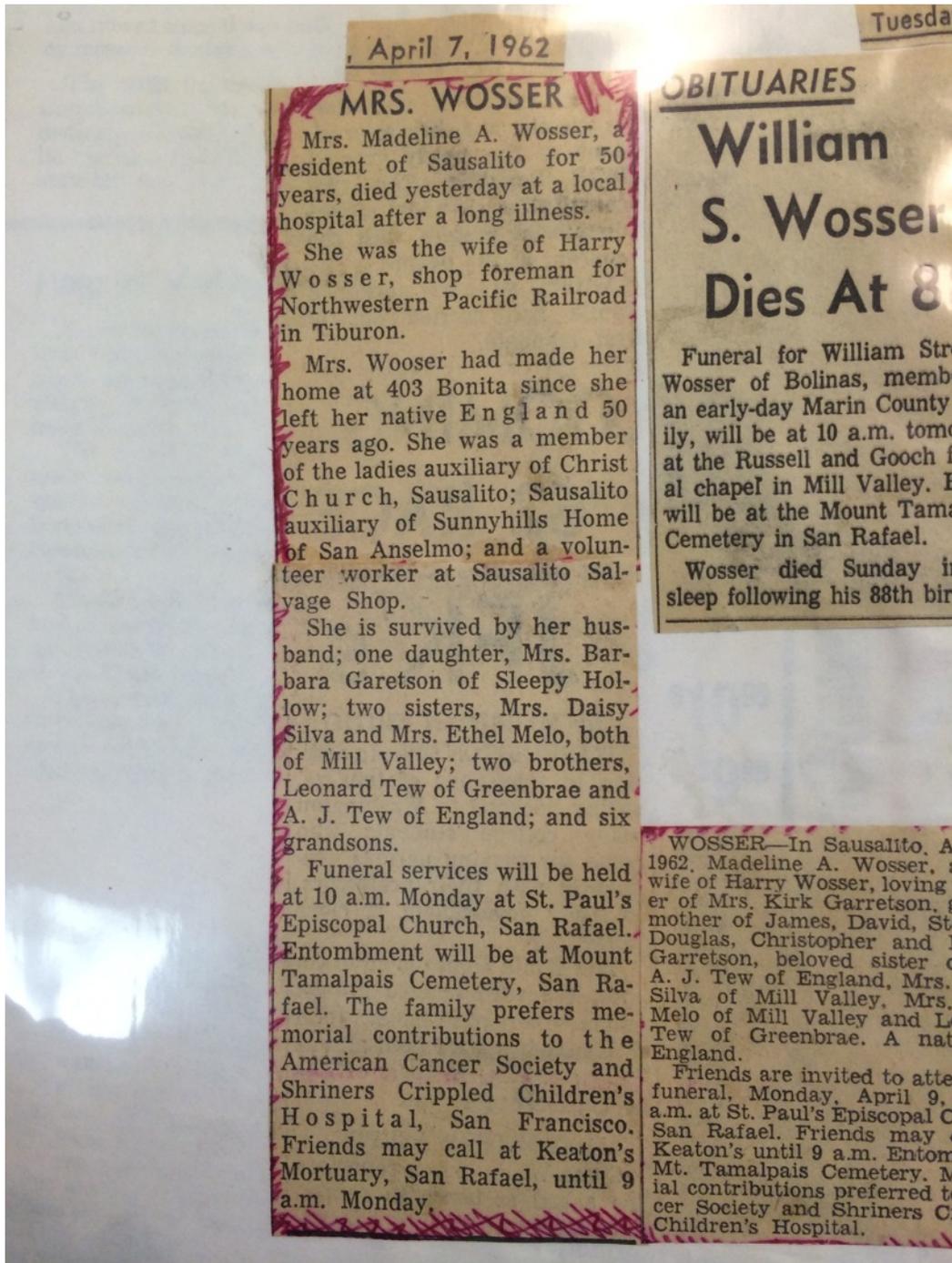
1940 Sausalito Block Book - Harry Wosser shown as owner



1920 Sausalito Plat Book - Harry Wosser shown as owner



Marin Independent Journal - March 8, 1976



Marin Independent Journal - April 7, 1962



Entry Elevation - June 21, 2014



Bonita Street Elevation - June 21, 2014



Girard Avenue Elevation - June 21, 2014

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Aerial View from Southwest - June 21, 2014



Aerial View from Southeast - June 21, 2014

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Aerial View from Northeast - June 21, 2014

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Aerial View from Northwest - June 21, 2014