

## MEMORANDUM

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TO: Sausalito Planning Commission  
FROM: Sausalito Historic Landmarks Board  
RE: 171 Harrison Avenue  
DATE: 07 July, 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.

### **Architectural Research**

At the request of the Planning Department, the Historic Landmarks Board conducted research into the history of the property at 171 Harrison 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
- > A Field Guide to American Houses by Virginia and Lee McAlester
- > Sausalito Historic Design Guidelines
- > Sausalito Historical Society records

### **Property Description:**

171 Harrison is located in a residential neighborhood and occupies 0.92 acres. The structure is situated on the northwest corner of the parcel and is adjacent to an existing lane that serves as access for several adjacent properties. Its was originally built in 1911 as an accessory structure to the main house known as The Seven Gables. The larger structure was demolished in the early 1950's to construct the current St. Mary Star of the Sea Church with this home then serving as a Rectory. There are few records to indicate if the original fabric of the building has been altered and current photographs suggest a mostly original condition. The historic photos of Seven Gables give no indication of the existence of this structure as the grounds then were heavily foliated.

### **Architectural Description:**

The structure is a modest 1-story, single-family rectilinear wood-frame home over a concrete foundation on a sloping site and embodies characteristics of the Folk, Bungalow and Craftsman styles. The grade along the north side slopes enough

to accommodate access to a lower level garage [Exhibit A]. The roof is a low-pitch single gable with even lower pitch gable roofs extending at both front and rear of the structure covering porches. The siding is wood 2-Lap Drop Siding. The majority of the windows are wood sash, double casement units with divided lites in the upper quadrants [Exhibits B,C, and D]. Door and window trim is primarily flat stock and is unadorned.

### **Historical Research**

In order to determine the history of the subject property the following resources were consulted:

- > Sanborn Fire Insurance maps- 1909-1919-1945
- > Marin County Tax Assessor's records
- > Sausalito City Permit records
- > California Digital Newspaper Collection

### **Property History:**

According to the Sanborn Maps and San Francisco Call 1911 [see Exhibits E, F and H ] we have determined the following: The structure was constructed in 1911.

### **History of Ownership:**

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

Seven Gables: Leo & Lucrecia H Kemper, Plat Book A  
O.C.Hooker 1898 per SF Call (owner)  
Mrs. J.W. Sperry 1904 per SF Call (owner)  
Mrs, J.W. Sperry constructs cottage 1911  
Mrs. E.A. Carruthers 1919 (owner) Historical Society records  
Archdiocese of San Francisco purchase date unknown  
Seven Gables demolition 1950-54

*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.*

### **Property Summary**

Based upon information from the San Francisco Call, Vol 109, Number 115, 25 March 1911 we have determined that the home was constructed in 1911 and from Sanborn Maps we can conclude that the footprint has remained relatively unchanged since 1911.

**Findings**

- 1. 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.

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

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?**

The board finds \_\_\_\_\_ under this criterion.

- 4. 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:**

Morgan Pierce and Bernard Feeney

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

AYES:

NOES:

ABSTAIN:

ABSENT:



Exhibit A: East elevation



Exhibit B: South East elevation



Exhibit C: South West elevation



Exhibit D: Front entry with the original entry (moulding surround) to the left.

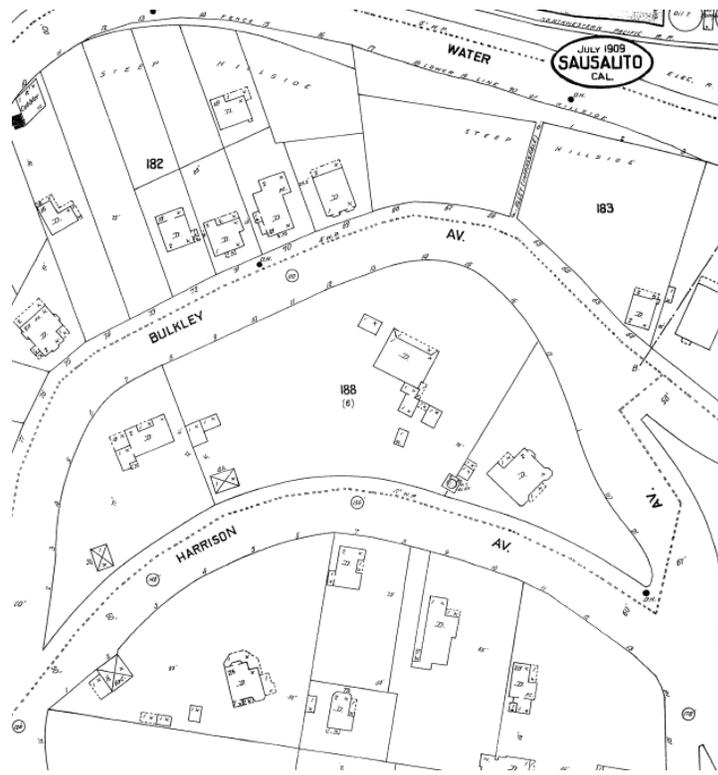


Exhibit E: Sanborn Maps 1909

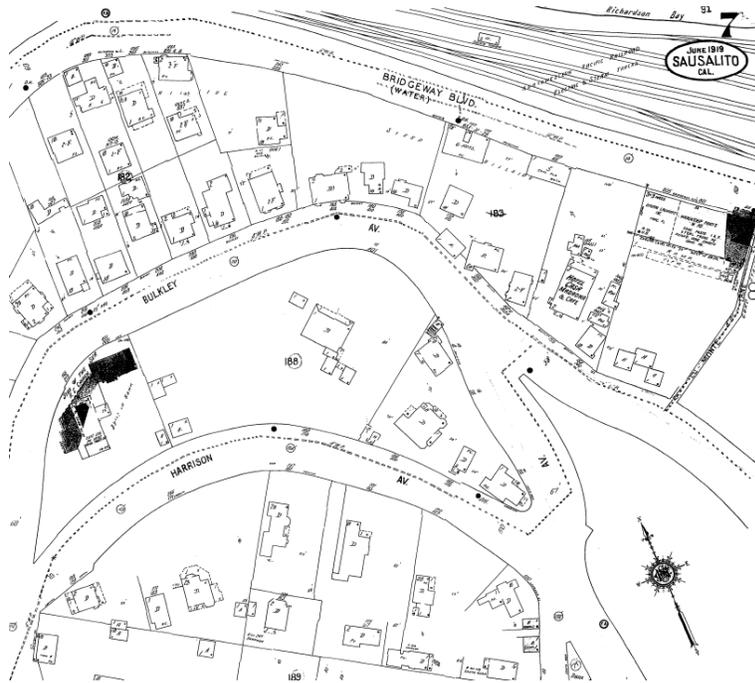


Exhibit F: Sanborn Maps 1919

Special Purpose Property Record

171 HARRISON AVE, SAUSALITO, CA 94965

Summary Stats & Trends Property Owner & Mortgage Tax More ▾

Maps

Map View



Exhibit G: Aerial View

Exhibit H: San Francisco Call, Volume 109, Number 115, 25 March 1911

Mrs. J. E. Shoobert and Mrs. J. W. Sperry are building two pretty bungalows on slightly situations on the hill. Many more residences are to be built this summer and Sausalito is looking forward to the most prosperous year of its history.

