PRESERVATION
ARCHITECTURE

RECEIVED
SEP 0 8 2014
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

September 8, 2014

183 HARRISON AVE., SAUSALITO, CA
Historic Resource Evaluation

Introduction

The following property information was prepared at the property owner's request, for their information and use, and to specifically address a requirement of the City of Sausalito, relative to a planning application, to determine if the structure located at 183 Harrison Ave. is or is not a historically significant resource per applicable regulations, including under the City of Sausalito's landmarks criteria and pursuant to the California Register of Historical Places.

Summary Property History

The subject structure is a small, one-story residential cottage. No records have been found to directly establish its origins, but census and directory listings confer that it dates to c1940. At that time, the cottage stood alongside and on the same property with a main residence directly south (171 Harrison). Since the late-1950s, it has stood alongside and on the same property of the church building that replaced the earlier main house (fig.1).

That earlier house was reportedly the home of Sausalito's first mayor, James W. Sperry, who had it constructed in the 1880s. The original overall lot, of which the current property is a portion, was first mapped in 1869 for the Sausalito Land and Ferry Company[1] (fig.3). Therein, the overall parcel is identified as lot 4 in block 5. According to a news articles about the original house, in 1919, the family of Charles P. and Edith A. Carruthers acquired the subject property[2]. Also about 1920, the adjoining property at 191 Harrison Ave., directly to the north, became the home of George and Esther Harlan. Thus, it appears that the original lot #4 was subdivided c1919. The subject structure is currently on lot 40, block 65 (fig.2).

Based on this information, when constructed c1940, the subject cottage was apparently on the Carruthers' property (though, again, there are no records specific to this association). According to the news source cited above, directly before World War II, the main house was used as a boarding house, so the associated cottage was also evidently a rental property. Its first identifiable occupant was K. Higashi (who in the 1939-40 city directory was identified as one of the boarders at 171 Harrison). Additionally, the 1940 U.S. census listed Higashi as a renter at 183 Harrison – and which is the earliest identified use of that address. Per directory listings, several other renters occupied the cottage throughout the 1940s.

In the mid-1940s, the property and its two residential structures were sold to Leo Kemper, who is listed in residence at the main house (171 Harrison) in the 1946-47 directory. In 1955, Kemper sold the property to T.W. Overlach[3], who in 1956 deeded it to the Star of the Sea Church, which constructed the existing church in 1958-9. Since, the cottage has continued in use as a rental dwelling as well as to house church members.

No original records have been found for the cottage, thus there is no known original designer or builder. Also, permit records specific to the cottage are limited to a set of 1980 structural and interior alterations, and which appear to have been completed.

---

[1] Official Map of Land of the Sausalito Land and Ferry Company. L.B. Shortt, Civil Engineer; 1869.

[2] "Friendliness of Gay '90s Still Lives in Old Homes," Daily Independent Journal; 22 October 1955, p28. "Carruthers Buys Sperry Home," Sausalito News; 25 October 1919, p1.

[3] Ibid., Journal; p28.

446 17th Street #302 Oakland CA 94612
510.418.0285 mhulbert@earthlink.net

While the cottage has been associated with the church since the current church building's construction in the late-1950s, it has no direct or meaningful historical associations to the church, as the cottage was built prior to the church having acquired and moved to this site (from across Harrison Ave., where the church rectory yet remains).

While there is also a fair amount of historical information available about the original main house on this property (171 Harrison), none of the evaluated materials make any mention of this small cottage. The lone early image of it is in the background of a few photos taken of the church c1960, yet even then it is evident that the architectural photographer avoided including this structure in the photos (of some 65 images, the cottage is barely visible in only a few).

Description (figs.4-7)

Measuring approximately 27.5 feet in width by a depth of 34 feet (plus a small rear porch), with a floor area of some 715 square feet (plus partially enclosed porches front and back), the subject cottage is physically diminutive. It also resides towards the rear of the property, so is visually diminished from the perspective of the street. It is 1-1/2 stories with a garage below its northern half, its main form under a low-pitched front-gabled roof, and with separately roofed, cutaway front and rear porches.

Thus, architecturally, its vernacular is a gabled cottage with a cutaway front porch. Materially, it is wood clapboard-sided with simple flat wood trims and with wood doors and windows – some with divided lites, though only a few originals appear to remain (windows and door at the interior wall at front porch, and rear doors). Its footprint corresponds to the 1945 Sanborn map, yet several alterations are obvious: the front stairs, porch and entry door have been altered; the rear porch has also been altered; and the garage may also have been an addition (the early Sanborn map does not indicate a garage level, which such maps typically identified). The interior appears to have also been mostly altered.

In sum, the structure is a simple and plain cottage without any individual or unique characteristics. It was evidently built as a utilitarian, accessory residence. Relative to its neighborhood, the subject cottage has no special presence or potential architectural value. Moreover, given its minor and vestigial character, the structure has no contextual importance.

Associated Persons

The origins of the subject cottage appears to be associated with Edith A. Carruthers (1896-1971) and Charles P. Carruthers (1880-1961). Readily available historical information about the Carruthers provides that they were well to do, had numerous social and travel occasions and, per census records, that Charles P. Carruthers was a public accountant. In 1920, he was named the auditor for the Marin Municipal Water District[4].

Based on this basic information, there is no evidence that the Carruthers are of any potential historical importance.

Other persons associated with the subject structure were tenants and church users. None are directly associated with the origins of this structure, nor are any of any potential historical interest.

Consequently, there are no persons of identifiable historical importance associated with the subject cottage.

Evaluation

The subject property is not listed and has not been previously evaluated relative to the Sausalito,

[4] "New Auditor for the Water District," Sausalito News; 8 May 1920, pl.

California or National registers. The current effort has been requested and is intended to provide requisite historic resource evaluation. The following evaluates the subject residential structure using the California Register (CR) evaluation criteria, listing each criterion followed by an evaluation statement based on the details reported herein. While the CR and NR criteria have few differences, the CR criteria are evaluated in order to address the property relative to California and, specifically, the California Environmental Quality Act (CEQA), wherein the identification of and determination of effects on potential historic resources are required of jurisdictions in the context of their discretionary permit authority.

California Register of Historical Resources

To be eligible for listing on the CR, a resource must be historically significant at the local, state, or national level, under one or more of the following four criteria:

1. *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

   There are no identifiable events of historic importance associated with this cottage, so the structure located at 183 Harrison Ave. does not meet CR Criterion 1.

2. *It is associated with the lives of persons important to local, California, or national history;*

   As discussed above, the extant property and structure are not associated with persons of identifiable historic importance. Therefore, the extant structure at 183 Harrison Ave. does not meet CR Criterion 2.

3. *It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values;*

   The structure at 183 Harrison Ave. is a plain and simple cottage without distinction. It was originally constructed as an accessory residential building c1940. Additionally, there is no identified originator, designer or architect, and the structure has no artistic value.

   As the structure does not embody distinctive stylistic or architectural characteristics or methodologies, or represent the work of a master, or possess artistic value, then 183 Harrison Ave. does not meet CR Criterion 3.

4. *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.*

   The structure at 183 Harrison Ave. has not yielded and has no identifiable potential to yield any important historic information. Therefore, the property does not meet CR Criterion 4.

Sausalito Municipal Code (SMC)

Under procedures set forth under Zoning provisions of the SMC (Title 10), individual properties may be listed on the Sausalito Register if four findings can be made, each if which is listed below with a summary evaluation and followed by an overall conclusion.

From Chapter 10.46.050 Procedures for listing a site or structure on local register, Section F. Findings:

1. *The structure or site proposed for the local register is significant to local, regional, State or national history.*

   Per details recorded herein, there is no identifiable basis for a finding that the structure at 183 Harrison Ave. is of significance to history at any jurisdictional level (i.e., local, regional, etc.).

2. *Listing the proposed structure or site on the local register has been subject to environmental review and the appropriate findings have been made.*

Not applicable, as there is no basis for listing of the subject structure or site.

3. *Listing the proposed structure or site on the local register will preserve the historic character or integrity of the structure or site.*

   Not applicable, as there is no basis for the listing or preservation of the subject structure or site.

4. *Structure or site proposed to be listed on local register has a significant architectural or historical character that can be preserved or enhanced through appropriate controls and incentives on new development and alterations to existing structures and landscaping.*

   The structure and site at 183 Harrison Ave. has no identifiably or potentially significant architectural or historical character.

Summary of Findings

As detailed above, the structure at 183 Harrison Ave. in Sausalito does not meet any criteria for listing on the CR. Additionally, the structure does not meet any findings for listing on the local Sausalito Register. Moreover, the site and structure are not located in or near an identified historic district, while the inclusion of the subject structure and its property in any unforeseeable future district also appear to lack any potential.

Signed:

Mark Hulbert
Preservation Architect

Attached: Figs.1-7 (pp.5-8); Resources & References (p8); Professional Qualifications (p8)

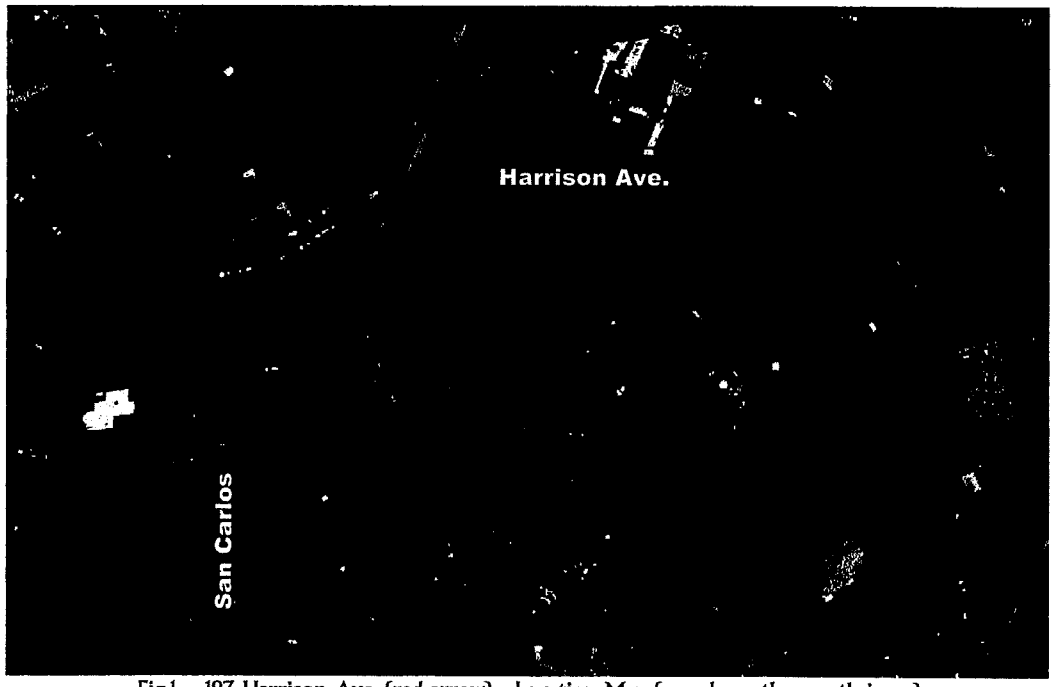

Fig.1 – 183 Harrison Ave. (red arrow) - Location Map (google earth - north is up)

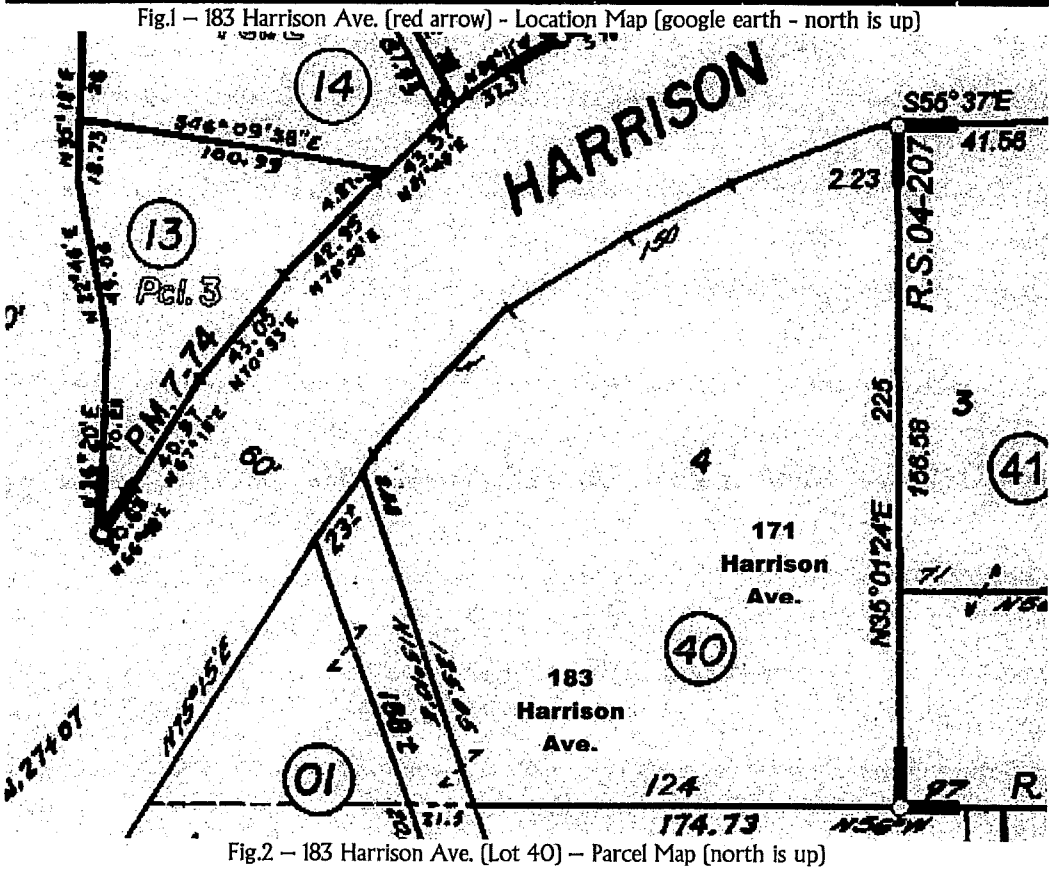

Fig.2 – 183 Harrison Ave. (Lot 40) – Parcel Map (north is up)

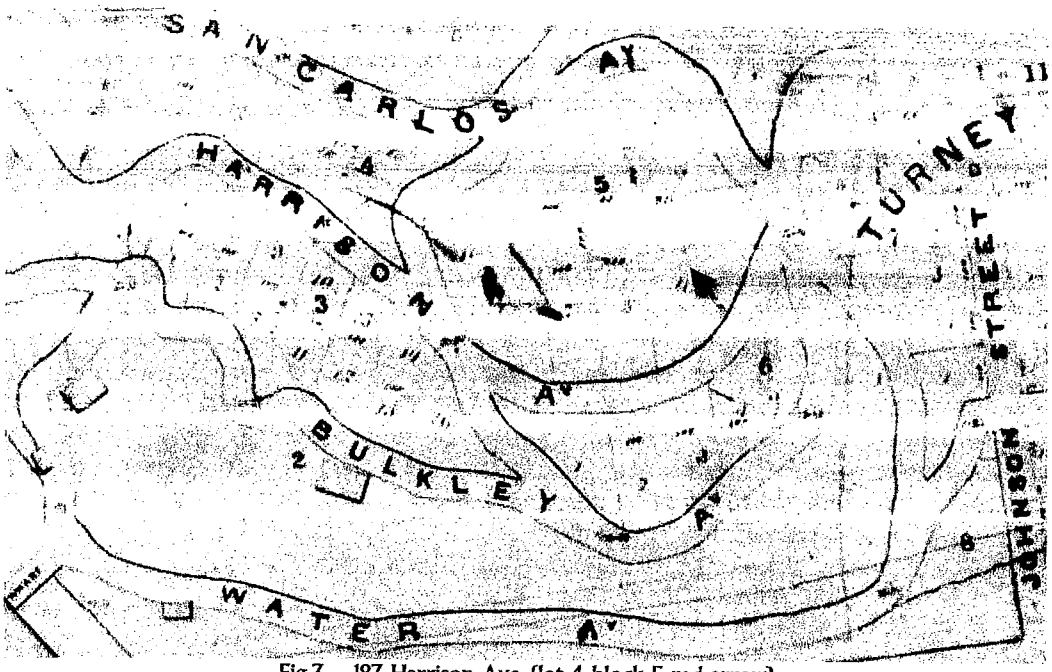
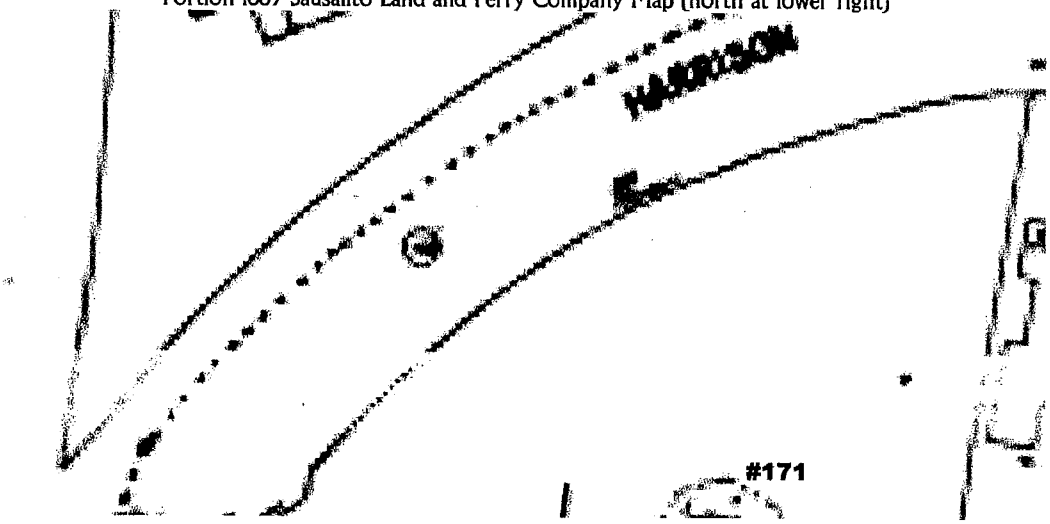
Fig.3 – 183 Harrison Ave. (lot 4 block 5 red arrow)
Portion 1869 Sausalito Land and Ferry Company Map (north at lower right)