

## MEMORANDUM

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TO: Sausalito Planning Commission  
FROM: Sausalito Historic Landmarks Board  
RE: 60 Rodeo APN: 064-132-31  
DATE: January 25, 2015

**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 60 Rodeo Avenue (the "Property") to determine its historic significance.

### **Property Description**

The Property is located in a residential neighborhood at the north end of Sausalito in land originally developed by the Sausalito Land & Ferry Company. The Property was originally contiguous with 247 Woodward Avenue. In 1999 a Subdivision and Variance application was submitted and approved in 2001. 247 Woodward can be identified on the Marin County Assessors map as APN 064-132-32 just downhill from the Property.

The Property is a "downslope" lot defined by a uncovered two-stall parking deck at street level. A set of uncovered wooden steps lead down to the home below. The building itself is a two-story, wood post and beam structure with a flat, roof featuring deep overhangs, wood-shingle cladding on the exterior walls, and an array of window types including double-hung, awning and fixed units. A bay window composed of three double-hung units projects from second story on the east elevation. The structure was built during the Midcentury Modern period and possesses subtle hints of this vernacular including the flat roof, post and beam construction and simple rectilinear forms. It does not possess any unique details nor materials and appears to be in average to poor condition.

(Due to the configuration of the Property we were unable to comprehensively photograph the structure. Current photos have been provided by the applicant and will be attached to this memo.)

### **Property History**

The City files start with a permit from March 31, 1950 that 243 Woodward was built by George C. Hoffman. Mr. Hoffman wrote "Don't Go Buy Appearances" How to Inspect a House".

### Chain of Title and Notable Residents

5/1894	Deed Transfer	Sausalito Land & Ferry Company to Minnie G. Worley
06/1945	Deed Transfer	John H. Green and Margaret H. Green to John Q. Lee
10/1947	Deed Transfer	James Lindsay and Priscilla Warnock Lindsay to Wm. C. Koenig and Jeannette B. Koenig
06/1949	Deed Transfer	A.G. Sala and E.W. Sala to Marie S. DeRochie
11/1949	Title Change	Marie S. DeRochie and Ruth L. Fleck
05/1950	Deed Transfer	John Q. Lee and Bessie Lee to George C. Hoffman
03/1951	Deed Transfer	John Q. Lee to Dolph Jaeger and Frances J. Jaeger
11/1955		George C. Hoffman and Mary T. Hoffman to Neila A. Skov
1980		Anthony Mekisich, Geraldine L George, Martin R. Collins, Robert E. George, Gayle Natzke (Zimmerman), Gail Adams
06/1989		Norman S. Roby and Ginny Mills
1992		William F. Worthington and Carol S. Worthington and Edward A. Johnson

#### Minnie G. Worley

Found a Tax protest from 11.28.1924. (75-489)

#### John H. Green and Margaret H. Green

Margaret H. Green born in 1883 in NY

#### James Lindsay and Priscilla Warnock Lindsay to Wm. C. Koenig and Jeannette B. Koenig

##### **Sausalito News, Volume 60, Number 45, 8 November 1945**

Mrs. James Lindsay Passes Away

Funeral service for the late Mrs. Priscilla Lindsay of Sausalito was conducted by Rev. Lloyd Cox of Christ Church at Keaton's Mortuary, with members of her family and many friends in attendance. Mrs. Lindsay passed away last Thursday night, following a long illness. She and her husband and daughter have been residents of Sausalito since 1920. Mrs. Lindsay was a native of Glasgow, Scotland. Surviving Mrs. Lindsay is her husband, James, and her daughter, Priscilla. Her sister, Mrs. Jessie Brown and family still reside in Glasgow. Mr. Lindsay has been employed in the shipyard recently. Mrs. Walter Beatie left last Wednesday for a month's sojourn in Los Angeles. Miss Pat Bailey has left Sausalito with her family, and moved to Washington. They left here October 23.

#### John H. Green and Margaret H. Green

No information found

#### John Q. Lee

#### A.G. Sala and E.W. Sala to Marie S. DeRochie

No information found

Ruth L. Fleck

No information found

George C. Hoffman

Mr. Hoffman wrote "Don't Go Buy Appearances" How to Inspect a House".

Dolph Jaeger and Frances J. Jaeger

No information found

Neila A. Skov

Elected councilman in 1956 resigned 1/7/1958 moved to Hawaii.

Anthony Mekisich, Geraldine L George, Martin R. Collins

No information found

Robert E. George, Gayle Natzke (Zimmerman), Gail Adams, Norman S. Roby and Ginny Mills

No information found

Norman S. Roby and Ginny Mills

No information found

William F. Worthington and Carol S. Worthington

William F. Worthington, Jr.

Bill was born on September 16th, 1933 and passed away on December 16th, 2014 at 8:38 p.m. He left peacefully in the comfort of his home in Sausalito, surrounded by his wife, children and people he loved the most. Bill loved sailing, vintage Mustang cars, the Giants and 49ers, buying and holding real estate, and fixing anything and everything that needed attention. He graduated from Cal in 1955 and attended Hastings law school, then practiced law at the Worthington and Worthington law firm for over 40 years. Bill is survived by his loving wife Pat Worthington, his two children Kathy Garrigan and Dan Worthington, their spouses Mike and Cathy, Pat's five children Larry, Bart, Joe, Jeff, and Tammy, and their spouses, Arlene (Joe) LaRue (Tammy) and Bill's 4 grandchildren, Chris and Mike Worthington and Mike and Casey Garrigan.

**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 – updated through 1955 - this property lies beyond the extents of the Sanborn Map coverage area
- Marin County Tax Assessor's records – nothing in the 1924 Binder
- Sausalito City Permit records - enclosed
- Sausalito Obituary Files - nothing

**Sanborn Fire Insurance Maps:** Sausalito Sanborn Maps that were updated between 1909 and 1945

**Sausalito Plat and Block Books:** The Sausalito Plat and Block Books date from the 1920s and the 1940s.

**City Permit Records:**

See enclosed

**Property File:** There are no property files for 60 Rodeo.

**Marin County Assessor's and Recorder's office records:** The Marin County Assessor's Office indicates that the house on the Property was constructed in 1960.

**Additional Resources:** 60 Rodeo does not appear on the Sausalito List of Notable 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.

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.

**Recommendations:**

This report was prepared by Morgan Pierce and Aldo Mercado

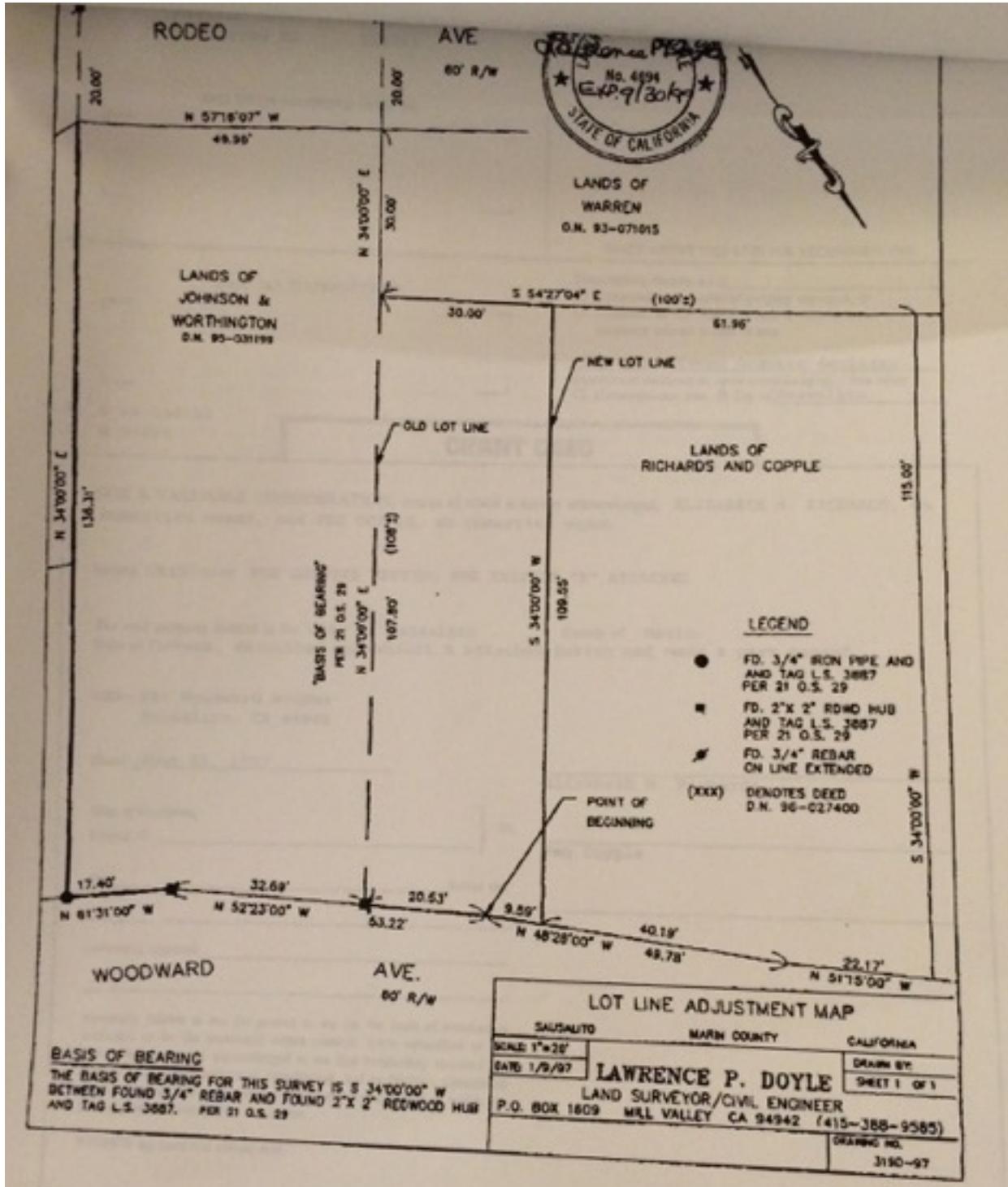
60 Rodeo  
Historic Landmarks Board Review  
January 25, 2015

Sources: Sausalito Planning Department address files, Sanborn Fire Insurance Maps, and information from the Marin County Tax Assessor's and Sausalito Historical Society .

**The Sausalito Historic Landmarks Board, at their publicly noticed meeting of January 28, 2015 acknowledged this memorandum:**

AYES:  
NOES:  
ABSTAIN:  
ABSENT:





Lot Line Adjustment Map from 1997



Aerial Photo of subject parcel from the southwest



Aerial Photo of subject parcel from southeast



Aerial Photo of subject parcel from northeast