

MEMORANDUM

TO: Sausalito Planning Commission
FROM: Sausalito Historic Landmarks Board
RE: 376-378 Sausalito Blvd. APN: 065-252-27
DATE: February 10, 2015

I. 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 376-378 Sausalito Blvd (the "Property") to determine its historic significance.

II. Property Description

The Property is located in a residential neighborhood at the south end of Sausalito. The Property is a duplex built in 1960.

III. Property History

Chain of Title and Notable Residents

- A. 1959 - Leland and Elaine Koyker
- B. 1960 – Gregory C. and Sarah M. Hobson
- C. 2002 - Sarah M. Hart
- D. 2003 - Karen Frykman and Robert Steig
- E. 2005- Leo Ouden
- F. 2006- Carolyn Roskowski
- G. 2006 – Condition use Permit – Conversion duplex to Condominium

Leland P. and Elaine Koyker

- Elaine Koyker was a member of the Larkspur Women's Club: June 12, 1958 Daily Independent Journal page 17

Gregory C. and Sarah M. Hobson

No information found

Sarah M. Hart

No information found

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Karen Frykman and Robert Steig
No information found

Leo Ouden

- Leo den Ouden is an architect and general contractor based in West Marin, north of San Francisco, California. For over twenty five years he has specialized in residential architecture, including new construction and remodels. Source: Leodenouden.com

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
- Marin County Tax Assessor's records –
- Sausalito City Permit records - enclosed
- Sausalito Obituary Files –
- Town of Sausalito Block Book – Lot 30-31 – the Varney Estate

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:

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.

A timeline of construction and ownership follows:

See above and enclosed

Additional Resources: 376-78 Sausalito 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:

Shasha Richardson and Aldo Mercado

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 February 11, 2015 acknowledged this memorandum:

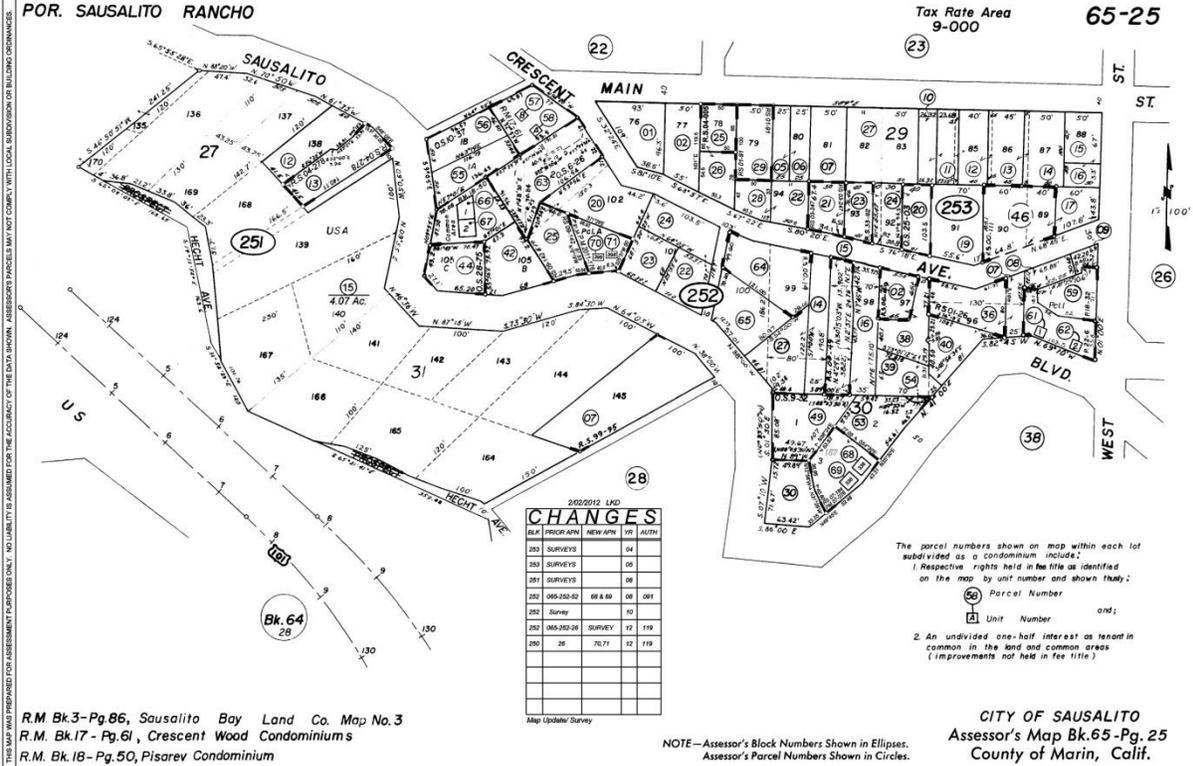
AYES:

NOES:

ABSTAIN:

ABSENT:

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Current Assessors Map for Parcel 064-132-31

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