

**CITY OF SAUSALITO
PLANNING DIVISION
MEMORANDUM**

Date: May 13, 2015
To: Historic Landmarks Board (HLB)
From: Jayni Allsep, Contract Planner
Subject: **Historic Resource Evaluations for Bridgeway Commons; 1755 Bridgeway Boulevard (APN 064-151-02 and -03)**

Attached for the Board's review and consideration are two Historic Resource Evaluations for the property associated with the Bridgeway Commons project. The subject property is comprised of two parcels (APN 064-151-02 and -03). The proposed development application, described in this report, entails demolition of four existing residences located on the two parcels. For purposes of tracking the current application, the project has been assigned the address of 1755 Bridgeway. However, it is noted that it includes the following addresses: 1745 Bridgeway (residence built in 1894), 1751 Bridgeway (residence built in 1917), 1757 Bridgeway (residence built in 1879), and 160 Filbert Avenue (residence built in 1909).

Background information is also provided on a previous HLB review of one of the two parcels that comprise the Bridgeway Commons property. A summary of the previous HLB review and information on the current Bridgeway Commons application is provided below.

Previous HLB Review / Application TM/DR 06-011

- **March 8, 2006** – Applications for Design Review Permit, Conditional Use Permit, Tree Permit, Condominium Subdivision and Encroachment Agreement were filed requesting approval to allow construction of three new two-family residential structures and related site improvements on APN 064-151-02 (1751 Bridgeway Boulevard, 1757 Bridgeway Boulevard, and 160 Filbert Avenue).
Note: APN 064-151-02 is one of two parcels that make up the Bridgeway Commons project site.
- **August 21, 2006** - Historic Resource Evaluation (HRE) for 1751 Bridgeway Boulevard, 1757 Bridgeway Boulevard, and 160 Filbert Avenue (APN 064-151-02) prepared by Carey & Co., Inc. The conclusion of this HRE is that the subject property (APN 064-151-02), referred to in the report as the Medeiros Properties, are not historic resources, and are not eligible for listing on the California Register of Historical Resources.
- **November 14, 2006** - HLB found that the buildings at 1751 Bridgeway Boulevard, 1757 Bridgeway Boulevard, and 160 Filbert Avenue had "moderate to high" significance under Criterion 3, which analyzes whether the property embodies the distinctive characteristics of a type, period, region or method of construction...etc. The HLB found the property to have significance as an example of the "specific evolution of styles made and inhabited by Sausalito's earliest families" and that in considering the buildings and open space of the parcel together, it is noteworthy as a good example of three styles of construction and as an representation of the original scale and density of the neighborhood. HLB recommended that the Planning Commission "seriously consider the preservation of the structures located on APN 064-151-02."
- **February 15, 2007** - Memo prepared by Caitlin Harvey, Carey & Co., Inc. – defers to the HLB's knowledge of the area and experience to determine the significance of the subject property within its local surroundings. Maintains that the subject property is not significant enough to meet California Register eligibility standards, but it may be of value within the confines of the City of Sausalito.
- **April 25, 2007** - Planning Commission recommends to City Council adoption of Mitigated Negative Declaration and approval of the project applications for APN 064-151-02.

- **July 10, 2007** – City Council adopts Mitigated Negative Declaration and approves Design Review Permit, Conditional Use Permit, Tree Permit, Condominium Subdivision and Encroachment Agreement for three new two-family residential structures on APN 064-151-02 (1751 Bridgeway Boulevard, 1757 Bridgeway Boulevard, and 160 Filbert Avenue).
- This project was never constructed, and the approvals granted in 2007 have since expired.

Proposed Bridgeway Commons Project/Current Application (DR/CUP/TM 14-021)

- February 3, 2014 - Applications for a Design Review Permit, Conditional Use Permit, and Vesting Tentative Map submitted for the construction of 16 condominiums on the subject property with the assigned address of 1755 Bridgeway.
- The Bridgeway Commons project site is comprised of two legal parcels: APN 064-151-02, the site of the project approved in 2007, described above; and adjacent parcel APN 064-151-03, which was not part of the previous project.
- April 6, 2015 - Applicant submitted Historic Resource Evaluation (HRE) for 1745 Bridgeway Boulevard (APN 064-151-03) prepared by Page & Turnbull.
- The conclusion of Page & Turnbull HRE is that the subject property (APN 064-151-03) is not individually eligible for listing on the California Register of Historical Resources; however, the property appears to be eligible for listing on the local historic register under Finding 1, Category 3 as a structure embodying distinctive characteristics of early residential structures in Sausalito. The HRE concludes that 1745 Bridgeway has retained the scale, materials and setting of an early vernacular style residence, and together with neighboring properties, contributes to a visible example of an early working class waterfront neighborhood.
- The proposed Bridgeway Commons project would require demolition of all existing structures on the property (both parcels).
- Project plans for the proposed Bridgeway Commons project will be available for review at the HLB meeting.

Recommendation

Review HRE prepared by Page & Turnbull for APN 064-151-03; and the HRE prepared by Carey & Co., Inc. and other information for APN 064-151-02, to evaluate the historic significance of the existing structures on the property and forward a project recommendation to the Planning Commission.

Attachments

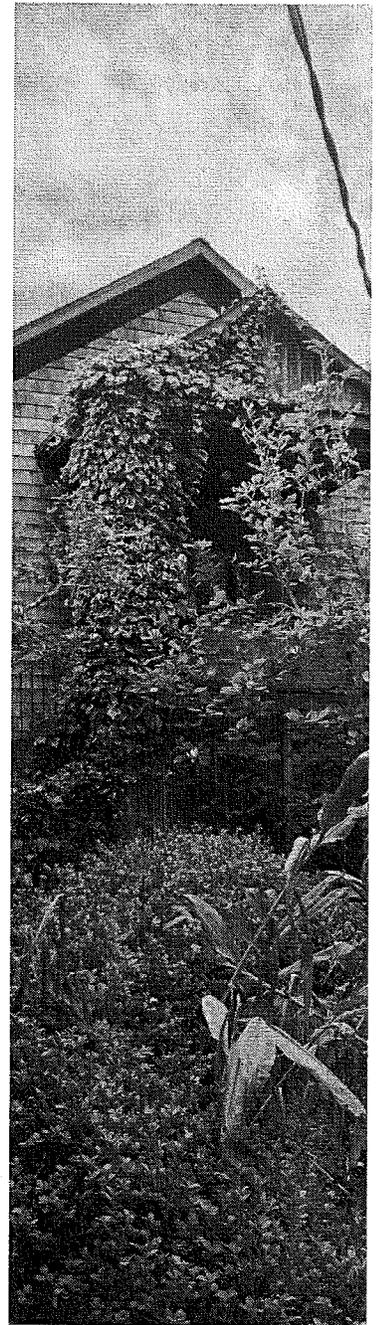
1. Historic Resource Evaluation for 1751 Bridgeway Boulevard, 1757 Bridgeway Boulevard, and 160 Filbert Avenue (APN 064-151-02) prepared by Carey & Co., Inc. dated August 21, 2006
2. Memo from Sausalito HLB to Sausalito Planning Commission, dated November 14, 2006
3. Memo from Sausalito HLB, dated January 5, 2007
4. Memo prepared by Caitlin Harvey, Carey & Co., Inc. dated February 15, 2007
5. Historic Resource Evaluation for 1745 Bridgeway Boulevard (APN 064-151-03) prepared by Page & Turnbull, date-stamped April 6, 2015

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1745 BRIDGEWAY BOULEVARD
HISTORIC RESOURCE EVALUATION
PART I

SAUSALITO, CALIFORNIA
[15053]

PREPARED FOR:
MILES BERGER, AIA



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

APRIL 3, 2015

FINAL

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I. INTRODUCTION

This Historic Resource Evaluation has been prepared for 1745 Bridgeway Boulevard in Sausalito (APN 064-151-03), a one story over basement single family residence. The property is located on the south side of Bridgeway Boulevard east of the Filbert Avenue intersection (**Figure 1**). The building is irregular in plan and is set in the center of a sloped 6,102 sq. ft. lot. Due to the sloped terrain, the basement level of the building is fully exposed at the primary (northeast) façade. The area is zoned R-3, Multi-Unit Residential.



Figure 1: Aerial view of 1745 Bridgeway (outlined in red). North is up.
Source: Google Maps, edited by author.

SUMMARY OF DETERMINATION

1745 Bridgeway Boulevard is found in this evaluation not to be individually eligible for the California Register of Historical Resources. The building's vernacular style, scale, and setting with the lot's open space make the property individually an example of early Sausalito residential buildings, particularly those of the working classes. Considering the structure's close proximity to structures of similar age, scale, and setting, 1745 Bridgeway Boulevard has been found to be eligible for listing on the local historic register as a visible example of the scale, density, and aesthetics of an early Sausalito neighborhood.

METHODOLOGY

This report provides an examination of the current historic status for 1745 Bridgeway Boulevard, a building description, and a historic context statement. This report also includes an evaluation of the property's eligibility for listing in the California Register, for local significance within Sausalito, and as a historic resource under CEQA.

Page & Turnbull has prepared this report using research collected at local repositories including the Sausalito Historical Society, Sausalito Building Division records, County of Marin Assessor and Recorder, the Anne T. Kent California Room, and online repositories including as Sanborn Fire Insurance Maps, Ancestry.com, and the California Digital Newspaper Collection. All photographs in this report were taken by Page & Turnbull in March 2015 unless otherwise noted.

II. CURRENT HISTORIC STATUS

1745 Bridgeway Boulevard has not been previously evaluated or assigned an historic status code. The following section examines the national, state, and local historical ratings currently assigned to the building at 1745 Bridgeway Boulevard.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

1745 Bridgeway Boulevard is not listed in the National Register of Historic Places.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

1745 Bridgeway Boulevard is not listed in the California Register of Historical Resources.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

1745 Bridgeway Boulevard has not been given a California Resource Status Code.

HISTORIC RESOURCES INVENTORY OF HOMES & BUILDINGS IN CALIFORNIA SURVEY

In 1977, the California Department of Parks and Recreation conducted a survey of historic resources in California and documented them in the "Historic Resources Inventory of Homes and Buildings in California". Approximately 300 structures were surveyed for Marin County and 63 were identified in Sausalito.

1745 Bridgeway Boulevard was not listed in the Historic Resources Inventory for Marin County.

CITY OF SAUSALITO LOCAL HISTORIC REGISTER

The City of Sausalito adopted regulations in 1976 to facilitate the designation of local historic landmarks, in response to a community-wide desire for the City to be more involved in the preservation of historic structures and the built environment. The regulations were amended in 1980. There are currently seven structures listed in the Local Historic Register. A Historic District was also established in 1981 for the central business district of downtown Sausalito.

1745 Bridgeway Boulevard is not listed on the Local Historic Register, and it not located within the boundaries of the Historic District.

CITY OF SAUSALITO LIST OF NOTEWORTHY STRUCTURES

In addition to the establishment of the Local Historic Register in 1976, the City of Sausalito also created a "Historic Resources Inventory Listing of Noteworthy Buildings, Sites, and Objects." This list is maintained by the Sausalito Historic Landmarks Board (HLB). Approximately 70 buildings were originally identified as "noteworthy" and potentially eligible for the Local Register. The inventory was most recently updated in 2003 with fifty three sites listed.

1745 Bridgeway Boulevard is not included in the List of Noteworthy Buildings, Sites, or Objects.

III. ARCHITECTURAL DESCRIPTION

1745 Bridgeway Boulevard is a one story over basement vernacular style residential building clad in wood shingle and capped with a gable roof with composite shingles. The main core of the building is rectangular in plan with a projecting entry porch at the primary façade and two rectangular additions at the rear façade. Due to the slope of the lot, the primary façade includes a fully exposed basement level, while at the rear façade the basement is below grade. The building occupies the central portion of the 6,102 sq. ft. lot, which slopes upwards to the southeast. The building is wood frame construction.

Primary (Northeast) Façade

The primary façade of 1745 Bridgeway Boulevard faces northeast towards Bridgeway Boulevard and overlooks a garden and landscaped area (**Figure 2**). The full height of the basement level is exposed, but is obscured from view by a wood-slat screen (**Figure 3**). The screen begins at center, at the base of the entry porch, and extends to the right (north) corner. At the basement level, at left (east), a brick and concrete stairway rises from grade to a landing at the left (east) corner of the building, then turns right and a concrete stairway rises to the first story level entry porch. At the basement level, at right, is one fixed wood frame window on the base of the entry porch, and one fixed wood frame window on the main façade (**Figure 4**). At the first story, at center is a projecting entry porch that contains the building's primary entrance. The entry porch has a gable roof supported by turned wood posts and clad with vertical wood siding with flush board joints. The main entrance is a pair of fully glazed wood doors. There is no additional fenestration at this level. The façade terminates at the gable roofline with a slightly overhanging eave and capped metal chimney pipe at left (east).



Figure 2. Primary façade of 1745 Bridgeway, looking southwest.



Figure 3. Wood slat screen at basement level of primary façade, looking south.



Figure 4. Fenestration at basement level and entry porch, looking northeast.

Northwest Façade

The northwest façade is set back from the property line by a concrete path lined with bamboo and other plantings (Figure 5). At the basement level, at left (north), is a pair of fully glazed wood doors that appear to be non-original (Figure 6). At center is an irregularly sized pair of fixed wood frame picture windows (Figure 7). The first story contains a small double hung wood frame window at right (south) (Figure 8). The northwest façade terminates in an overhanging eave of the main roof and in a lowered portion of roof, also with an overhanging eave, at the right (south) corner. Recessed from the main façade at right (south) is the northwest façade of the rear addition (Figure 9). This addition is only one story due to the slope of the lot, and the concrete block foundation is exposed. At the first story level, there is a pair of metal frame casement windows. This façade terminates with an overhanging eave.



Figure 5. Northwest façade, looking south. Recessed addition is not visible.

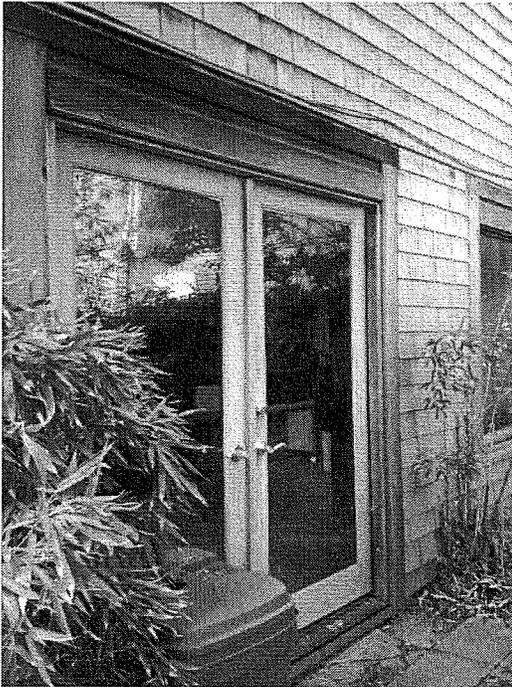


Figure 6. Basement level doors.



Figure 7. Irregularly paired windows.



Figure 8. First story double hung window and lowered roof section.

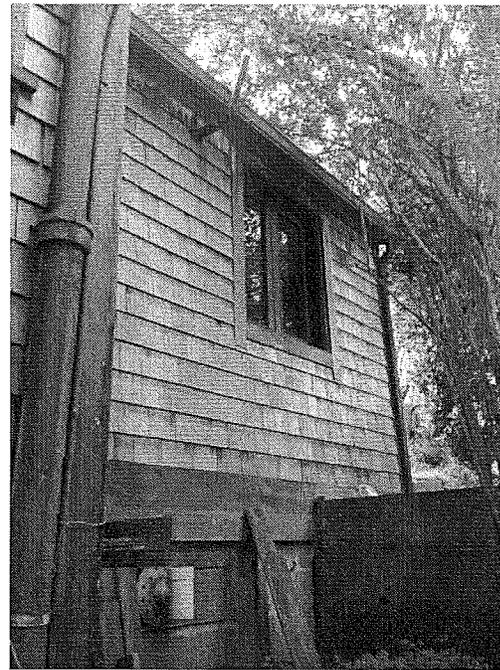


Figure 9. Rear addition, foundation and first story level.

Rear (Southwest) Façade

The rear façade is one story and is composed of several planes due to the two projecting areas (**Figure 10**). At left (west) is a wood frame addition. This addition is approximately one third of the width of the main façade and is capped with a shed roof that slopes west (**Figure 11**). It is wood frame construction on an exposed concrete block foundation and clad in wood shingle. The south façade of the addition contains one wood paneled door and terminates in an overhanging eave. The southeast façade of the addition contains no fenestration and terminates with a flush flat roofline. The main portion of the façade is a second projecting section with a gable roof lower than the main roof of the building (**Figure 12**). This façade contains a pair of fully glazed wood doors left of center (**Figure 13**). At right (east) a small portion of the wall is clad in drop wood siding and contains a small double hung wood window and, at far right, a window that is part of a sunroom located primarily at the southeast façade (**Figure 14**). This portion of façade terminates with an overhanging eave of the gable roof. The remainder of the façade is the upper portion of the main building core. There is no additional fenestration and this portion of the façade terminates with an overhanging eave (visible in **Figure 10**).



Figure 10. Rear façade, looking northeast.

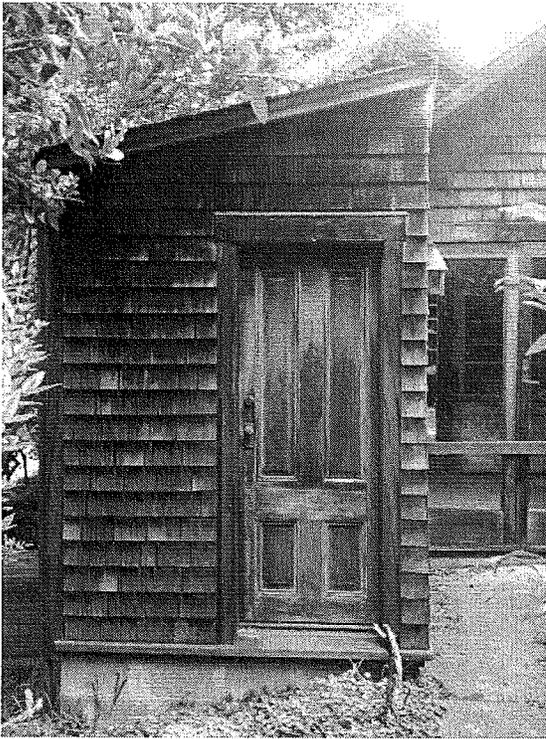


Figure 11. Rear façade of addition.



Figure 12. Rear façade, looking northwest.



Figure 13. Center portion of rear façade.

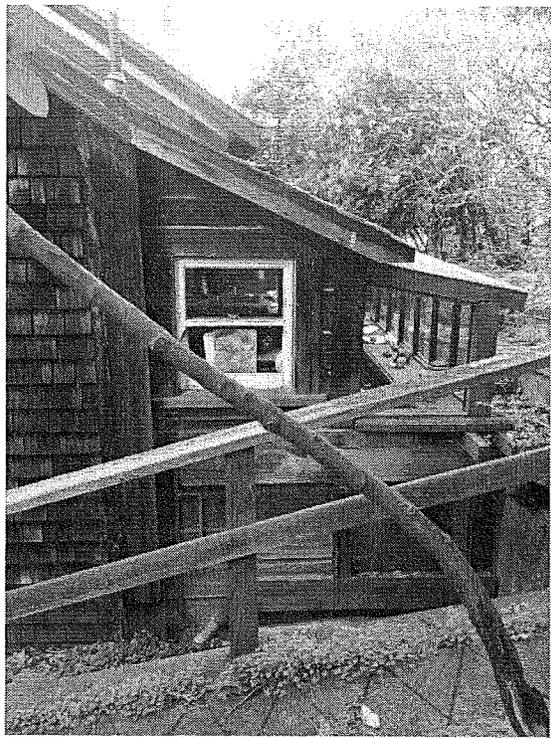


Figure 14. Right (south) side of rear façade.

Southeast Façade

The southeast façade is set back from the property line by terraced concrete retaining walls (**Figure 15**). At left (south) at the first story level is a wood framed sunroom, with a seven-pane picture window visually divided by interior wood muntins, and a single window at the north and south sides (**Figure 16**). Below the windows the wall is faced with vertical wood siding. The structure is capped by a sloping wire glass roof. At center, an elevated wood deck leads to a single fully glazed door divided into two long vertical panes and two small rectangular panes below. Right (north) of the door at the first story level is a wood frame window similarly divided into two vertical panes and two rectangular panes below (**Figure 17**). The basement level is exposed at the right (north) portion of the façade and contains two sets of three continuous single pane windows: one set below the wood deck and one set at the right (north) corner. The façade terminates in an overhanging eave, above which are two convex skylights and a capped metal chimney.

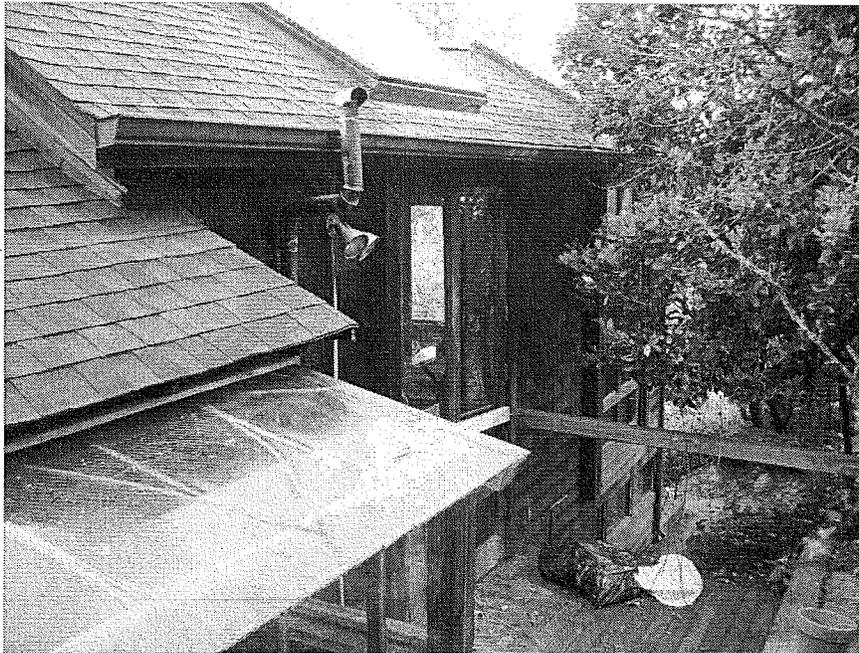


Figure 15. Southeast façade, looking north.

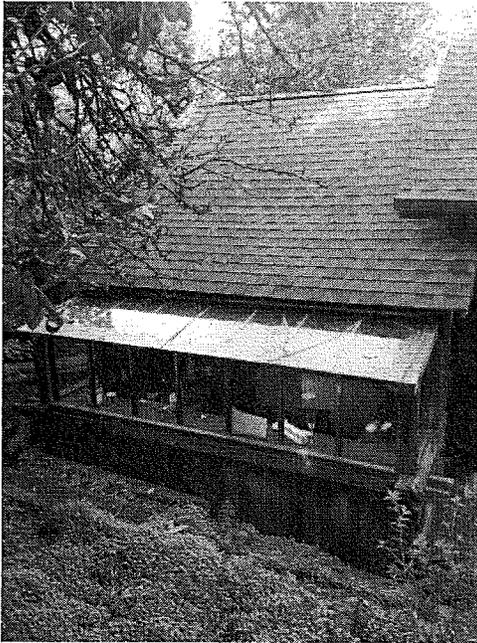


Figure 16. Glass and wood frame portion of façade.

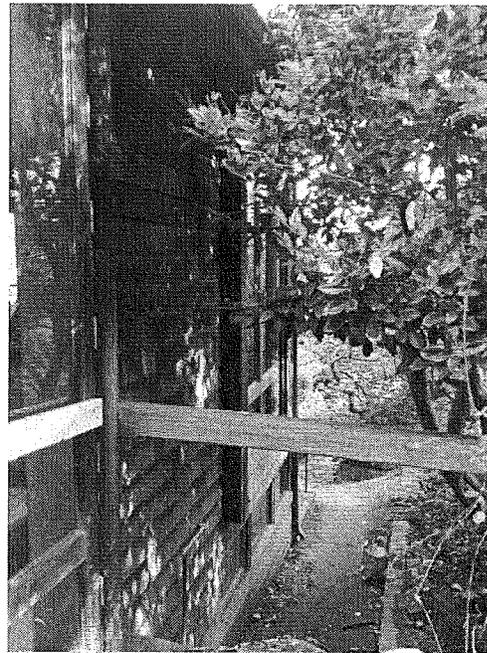


Figure 17. North portion of southeast façade, looking north from elevated wood deck. Basement level windows and first story window at center.

Front and Back Yards

The subject lot contains two additional buildings and a substantial amount of landscaping. The northern portion of the lot, along Bridgeway Boulevard, contains a three-bay garage constructed of reinforced concrete with wood doors (**Figure 18**). The garage is set back approximately 20 feet from the lot line and is accessed by a gravel driveway. The building is accessed from this gravel driveway by a cement paver walkway and a stone and cement stairway on the left (northwest) side of the lot. The stairway ends at the basement level of the house and opens to a wide front garden area. Several varieties of shrubs and flowering trees grow in the flat area, and a row of mature trees obscure much of the view to the street. A cement paver walkway leads to a paved patio area set on top of the garage (**Figure 19**).

The backyard slopes upwards to the southeast. A wood frame shed clad in wood shingle abuts the rear property line in the southwest corner (**Figure 21**). The back yard is terraced and hardscaped with low concrete and stone retaining walls, some inset with abalone shells (**Figure 22**). In the southeast corner sits a stone well or fountain (now empty). The lot is enclosed by a wood slat fence on the northwest and rear perimeter, and by trees and low bushes on the southeast perimeter.

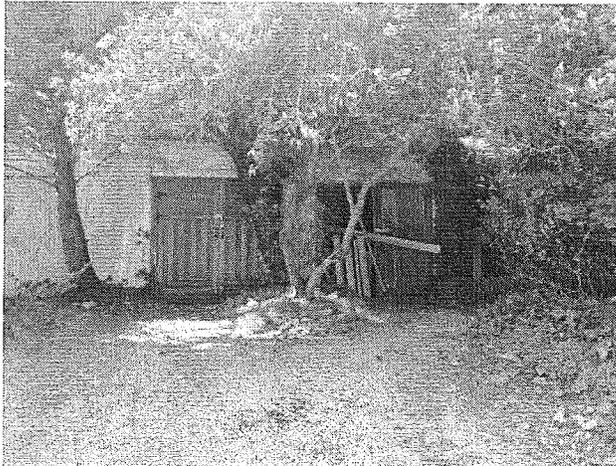


Figure 18. Concrete garage and gravel driveway, looking south.

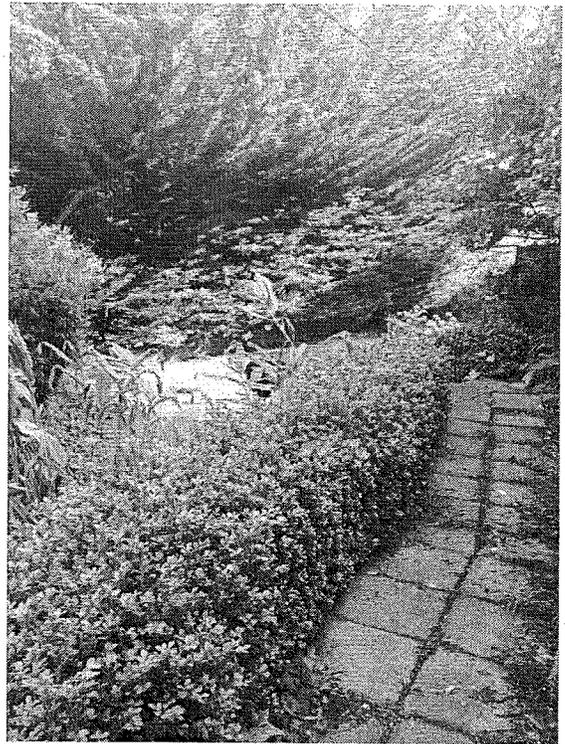


Figure 19. Patio above garage.



Figure 20. Cement and brick path to main entrance, and front yard plantings.

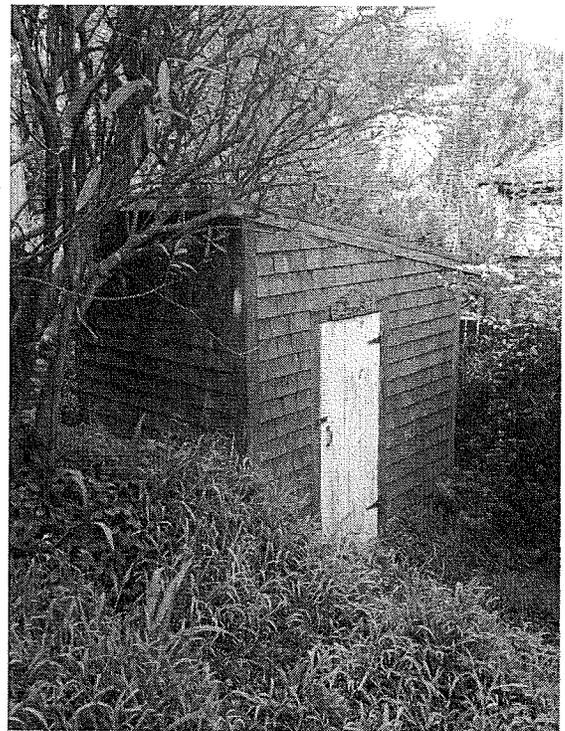


Figure 21. Shed at rear property line.



Figure 22. Terraced back yard. Abalone shells and stone fountain are at center.

SURROUNDING NEIGHBORHOOD

1745 Bridgeway Boulevard is located on the south side of a busy thoroughfare. North across the divided road is a low-lying area containing a collection of former Marinship shipyard buildings and a small marina, which border on Richardson Bay. The surrounding area to the south is hilly and primarily residential. The subject lot is located at the base of the hill. The sloping sites and landscaping keep many houses set back from the street or obscured from street view (**Figure 23**). On the lot immediately south of the subject lot is a three-to-four story multi-unit residential building (**Figure 24**). To the west along Bridgeway Boulevard are two one story over basement wood frame houses and a two or three story residence (**Figure 25**). To the east along Bridgeway Boulevard are several two-and-three story multi-unit residences high above street level.



Figure 23. Street view of subject property, looking south across Bridgeway.

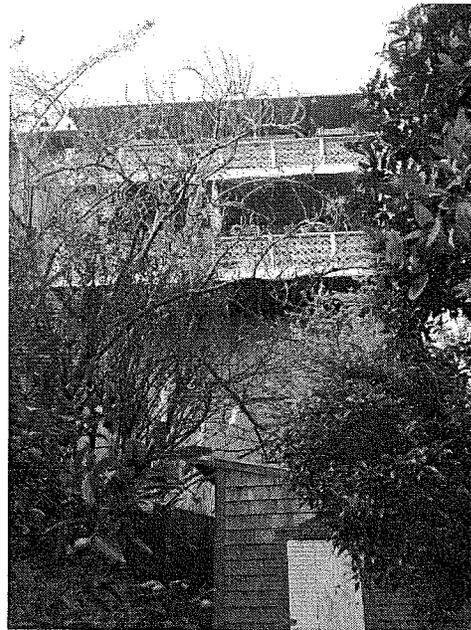


Figure 24. Multi-unit residence immediately south of subject property.



Figure 25. Neighboring houses west of subject property, looking south from Bridgeway.

IV. HISTORIC CONTEXT

SAUSALITO HISTORY

Prior to European settlement, present-day Marin County and southern Sonoma County were inhabited by the Coast Miwok people. European settlers first arrived on a Spanish ship, the *San Carlos*, in 1775. The Spanish and later Mexican governments divided the land of what was then called Alta California into large tracts. The Rancho Sausalito comprised 19,571 acres and was granted to William Richardson, a British sailor, in 1838.¹ Richardson had married the daughter of the Commandant of the Presidio and gained Mexican citizenship, therefore qualifying for a land grant.

Initially, Richardson prospered by shipping timber, grain, cattle, and water from the port and taxing ships that passed through the Golden Gate. Sausalito remained a small settlement through the Gold Rush, and Richardson eventually fell into debt, and after his death 1858 the land passed to Samuel Throckmorton, the owner of a nearby rancho. In 1869, Throckmorton sold 1,000 acres of the Rancho Sausalito to the Sausalito Land and Ferry Company.² Nineteen San Francisco businessmen joined to form the Sausalito Land and Ferry Company in order to purchase the promising waterfront land and establish a permanent town. Eager to draw merchants and new residents from San Francisco, the Sausalito Land and Ferry Company began to lay out streets and development parcels, especially in the hills overlooking the bay and even filling in parts of Richardson Bay (**Figure 26**). Most importantly, they created a ferry line, using the Princess steamship, which traveled between Sausalito and San Francisco.³

Marin County as a whole soon became an attractive destination for summer vacationers from San Francisco, farmers, and merchants. A concerted effort was made to persuade San Francisco's business elite to buy and build in Sausalito. The arrival of the North Pacific Coast Railroad (later the Northwestern Pacific Railroad) in 1874 immediately made Sausalito more accessible and profitable. Sausalito was the southern terminus for a line that ran northwest to Tomales Bay. The railroad company also leased the Princess steamer ferry line and replaced the old ship with modern boats that could make the journey to San Francisco in thirty minutes. Businesses sprang up near the ferry terminal along Water Street (now Bridgeway Boulevard) and drew diverse groups of Portuguese, Chinese, Italian, and German populations working as boat builders, dairy ranchers, fisherman, and railroad workers. By 1890, the slopes above Sausalito's waterfront were dotted with both summer and year-round residences, and the town was lauded in the local press for its natural beauty and attractiveness. Houses on the hill were primarily built in a grand Victorian style, while middle and lower class merchants and workers lived in the flat lands on the waterfront in more modest and vernacular style homes. The original settlement area around the ferry terminal, business district, and the San Francisco Yacht Club became known as "Old Town," while development that occurred north along the water was deemed "New Town" or "New Sausalito."

The city continued to grow, although at a slow rate, in the 20th century. It was an active hub for bootleggers during Prohibition.⁴ When construction on the Golden Gate Bridge began in 1933, the city widened and relocated the main thoroughfares, County Road and Water Street, to better accommodate automobiles (**Figure 27**). The bridge's opening in 1937 was detrimental to the passenger ferries and rail service; demand slowed and both services ended in 1941. The start of World War II revived the city by bringing an influx of industry and population. In 1942, the

¹ "Sausalito History," *The Sausalito Historical Society*, <http://www.sausalitohistoricalsociety.com/sausalito-history/>

² *Images of America*, 9-10

³ "Sausalito History," *The Sausalito Historical Society*, *Here Today*, 210

⁴ "Sausalito History," *The Sausalito Historical Society*

Marinship yard was built along the northern waterfront, filling in part of Richardson Bay with land blasted from nearby hills and creating a complex of 21 buildings (**Figure 28**). The yard employed 19,000 workers and caused an influx of new residents. The yard operated continuously until September 1945 and produced 93 Liberty Ships and tankers. The subject property is located just south of the Marinship yard. After the war, Marinship closed and Sausalito developed an artistic and bohemian reputation. Large communities of houseboats populated the shoreline. Passenger ferries from San Francisco reopened in the 1970s, encouraging residents and tourists alike to come to Sausalito.

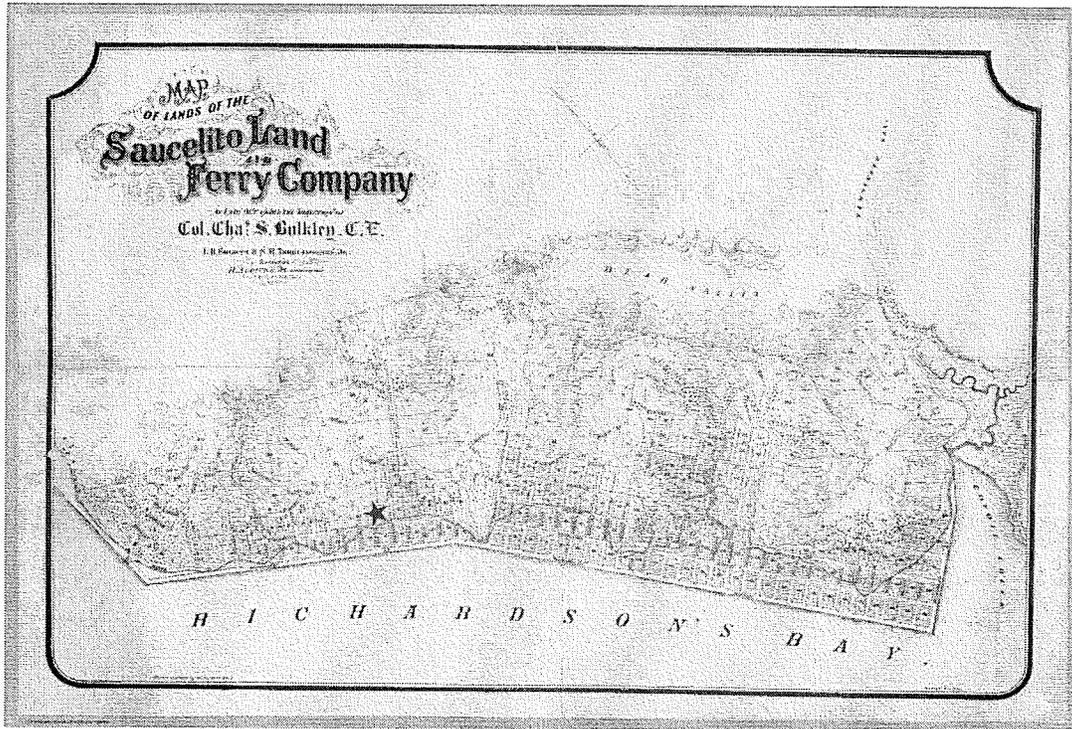


Figure 26. Map of Sausalito Land and Ferry Company street grids and land plots, 1868. Subject property indicated by red star.
Source: David Rumsey Map Collection.

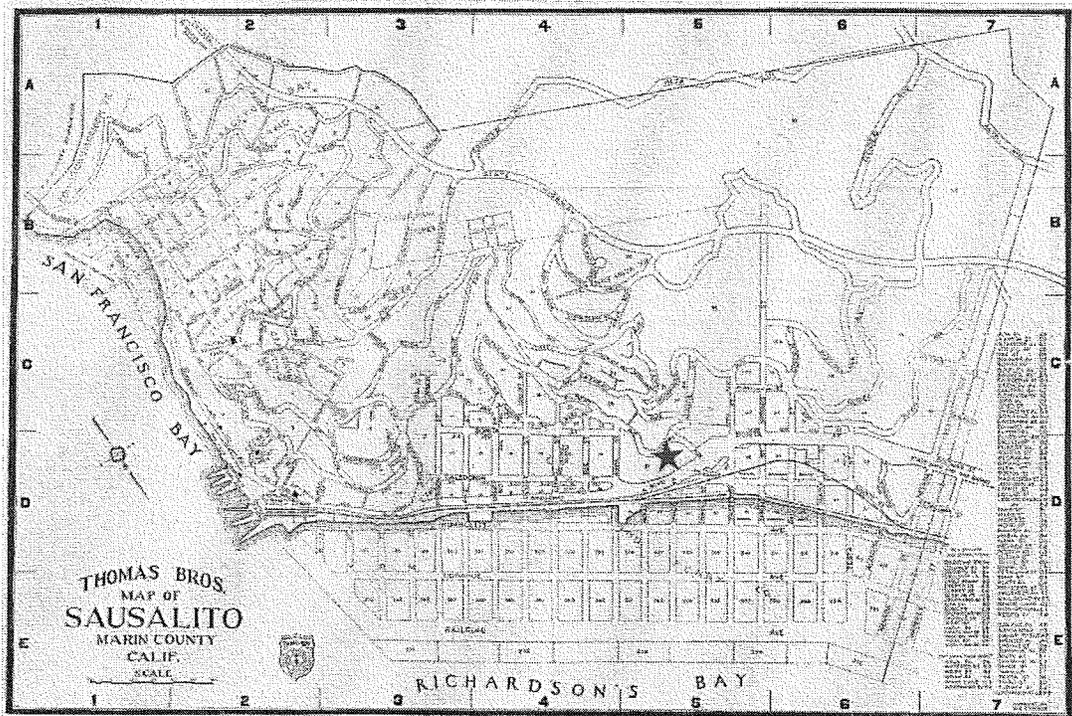


Figure 27. Partial map of Sausalito, 1938. Old Town is at left and New Town is center, and Bridgeway Boulevard is now constructed. Subject property indicated by red star.
Source: David Rumsey Map Collection.



Figure 28. 1946 aerial image of Sausalito. North is down. The Marinship yard is at right. Subject property indicated by red star.
Source: Aerialarchives.com

SITE HISTORY

The subject parcel is located in northern Sausalito, at times referred to as “New Town.” The lot was originally platted by the Sausalito Land and Ferry Company in 1868 and was located on the waterfront of Richardson Bay. Early maps show lots 9 and 10 of block 27 (**Figure 29**); these large lots were subdivided into three narrow lots each, creating the subject parcel, lot 12. The route of the North Coast Pacific railroad ran along the waterfront and adjacent to the parcel’s southern border. Lot 12, block 27 was sold to Antonio S. Bettencourt for \$10 in 1893.⁵ 1745 Bridgeway Boulevard was constructed in 1894, and there is no evidence of previous construction on the property.⁶ An original building permit has not been located, and the architect or builder is unknown. However, the appearance of the structure on the 1909 Sanborn Fire Insurance Map corroborates this early construction date. In 1909, the building is shown in its current location and closely following the current building footprint (**Figure 30**). The building is one story over basement, rectangular in plan with an entry porch on the primary façade and the one story rectangular area projecting from the rear façade. A separate one story structure with a porch on the northwest façade is located on the southeast property line. This structure is no longer extant and its demolition date is unknown.

⁵ “Real Estate Transfers,” *Marin Journal*, April 27, 1893. Extracts from the *Marin Journal, Marin County Tocsin 1893-1894*, compiled by Marin County Genealogical Society and Carolyn Schwab.

⁶ 1924 Tax Assessment Building Appraisal Form, Sausalito Historical Society.

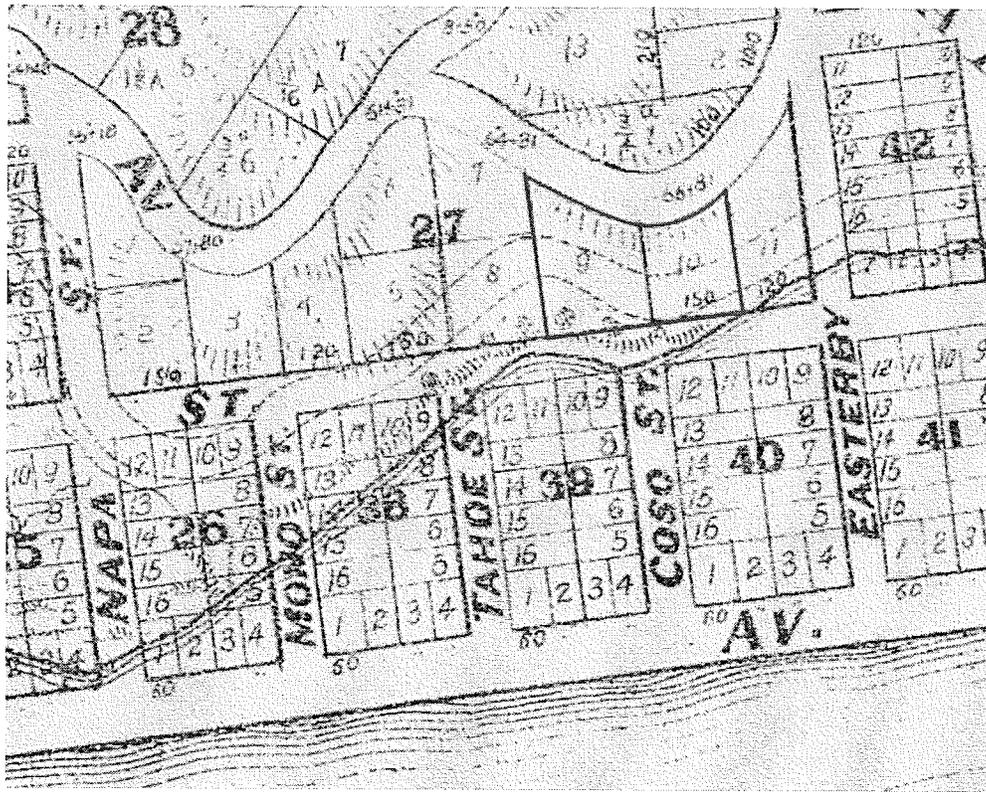


Figure 29. Lots 9 and 10, block 27 c. 1868. Present subject lot 12 is subdivided from this area.
Source: David Rumsey Map Collection.

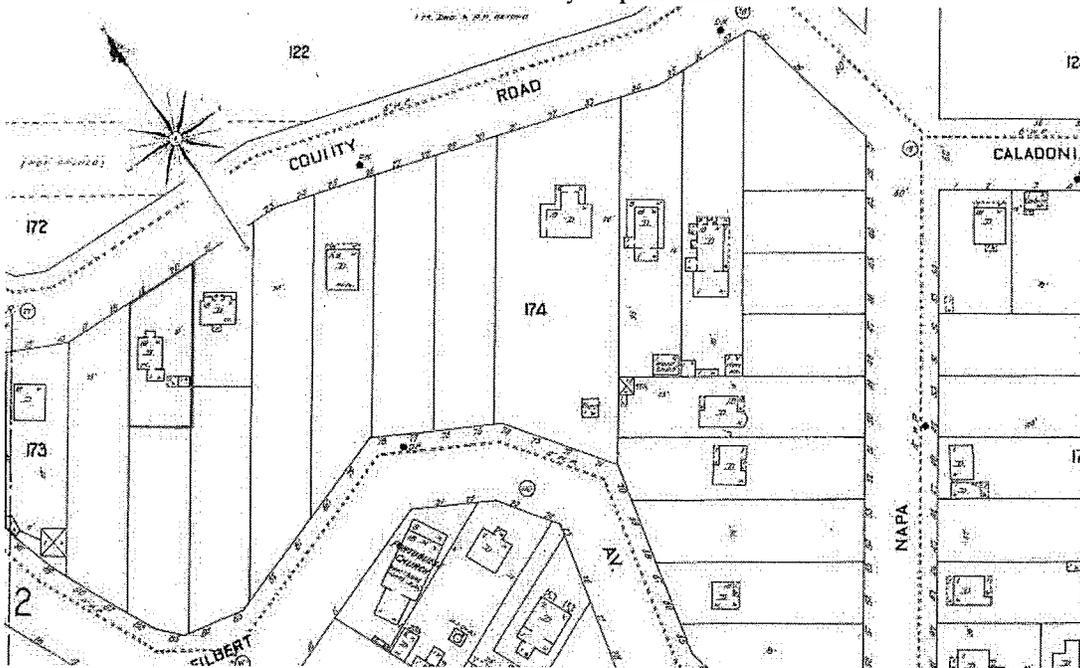


Figure 30. Sanborn Map, 1909. Subject property outlined in red.
Source: Sanborn Fire Insurance Map of Sausalito, 1909, sheet 3.

A three-bay concrete garage was constructed prior to 1945, when it appears on the next available Sanborn map (**Figure 31**). The main building footprint remains the same and the separate side structure is still present. An addition at the rear façade was constructed at an unknown time. A narrow, rectangular area with a shed roof extends from the main rear façade at the southwest corner, past the rear façade of the previous rectangular projection. A second area projecting from the rear façade was added after 1945, and likely before 1978, which is the earliest date the City of Sausalito has documents pertaining to this building. No permits exist for this addition and historic aerials for the area are inconclusive, as the house is obscured by trees and poor image quality. The small shed that currently exists along the southwest property line was also constructed at an unknown time.

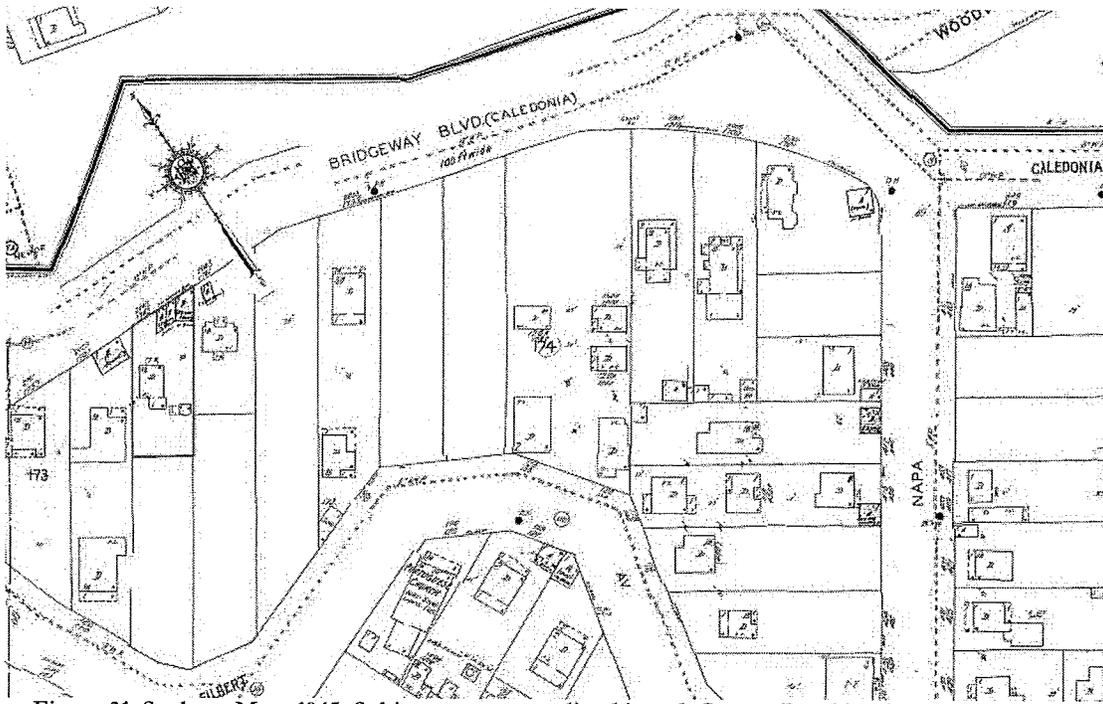


Figure 31. Sanborn Map, 1945. Subject property outlined in red. County Road has been widened and renamed Bridgeway Boulevard (also indicated here as Caledonia Street).

Source: Sanborn Fire Insurance Map of Sausalito, 1945, sheet 3.

The subject property has been known by several addresses throughout its history. The lot had frontage on County Road, and the building was listed as 835 County Road on the 1919 Sanborn Map. The irregular path of Caledonia Street, which merges into County Road and later into Bridgeway Boulevard (see **Figure 30** and **Figure 31**), led to the building often being listed as Caledonia Street (unnumbered) or 807 Caledonia Street.⁷ After the creation of Bridgeway Boulevard, the address changed to the present 1745 Bridgeway Boulevard. The lot may also have increased in size during the early 20th century – a deed transfer in 1917 included a portion of the adjacent lot (lot 26). No mention of this extra portion appears in later transaction notices, but it is delineated in the current Assessor Map under lot 03 of block 151 (**Figure 32**).

⁷ Historic newspapers, US census

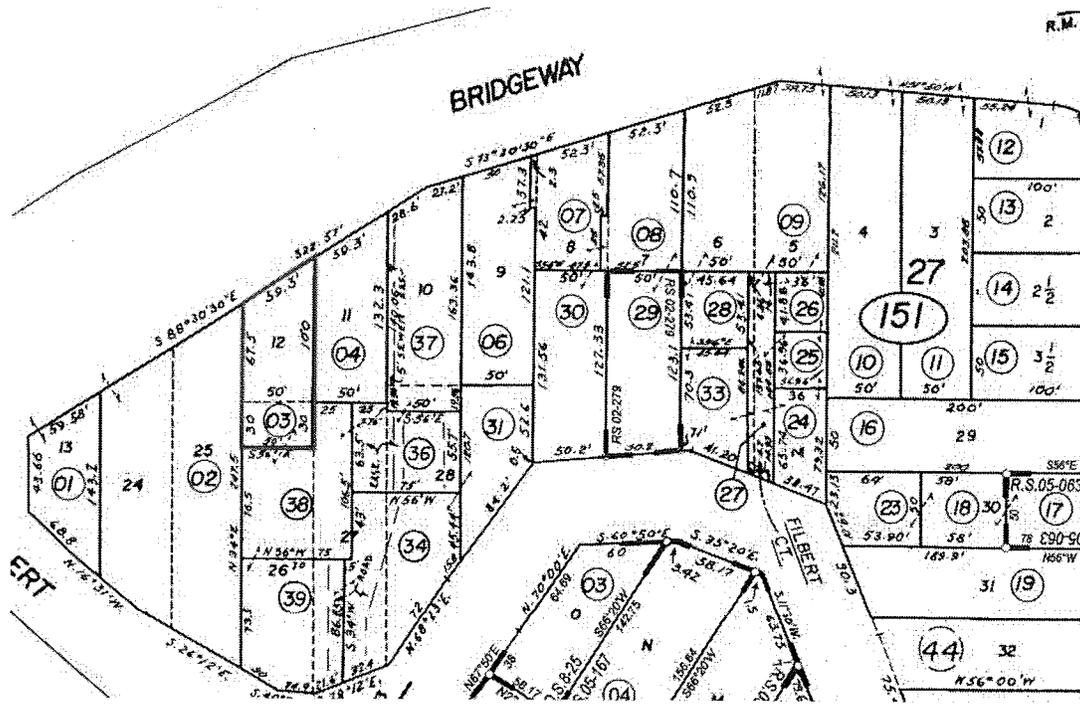


Figure 32. City of Sausalito Assessor's Map, book 64, page 15, 2001.
Source: County of Marin Assessor.

Construction Chronology

The following table outlines the building permit history for 1745 Bridgeway Boulevard, inclusive of all permits available at Sausalito City Hall. No additional building permits were available through the County of Marin Building Department.

Date	Permit Number	Description of work
1894	Unavailable	1745 Bridgeway Boulevard was constructed. Architect unknown. ⁸
March 1991	E 3040	Electrical permit for 100 amp service upgrade
July 2006	P 12172	Repair work to replace sewer lateral
September 2010	B 10499	The roof was removed and re-roofed with composite shingle. (Existing roof was composite shingle.)

Other visible alterations have been made to the building that are not recorded in permits. Based on the 1945 Sanborn map, the shed roof rectangular addition at the southwest corner of the rear façade

⁸ 1924 Tax Assessment Building Appraisal Form, Sausalito Historical Society. The County of Marin Tax Assessor records for APN 064-151-03 lists the construction date as 1900.

must have been constructed after that date. The casement windows on the northwest façade of this addition are metal frame, which may be original to the addition or may have replaced a wood frame window. Also on the northwest side, observation of the fully glazed double doors suggests that they are replacements. The doors are wood frame, but use wood of different species and finish of the wood surrounding the opening. Alterations to the lot include the removal of the small one story structure along the southeast property line and the construction of the shed along the rear property line.

OWNER/OCCUPANT HISTORY

The following information outlines the known ownership history and deed transfers of 1745 Bridgeway Boulevard, as recorded by the City of Sausalito and compiled from available resources:

Dates	Owner/Occupant
April 1893 - unknown	Sausalito Land and Ferry Company sold lot 12, block 27 to Antonio S. Bettencourt. ⁹
Unknown – 1917	Samuel A. Neale, Pauline Neale (first wife), Eleanor Neale (daughter) and Samuel Neale Jr. (son); Rosella Neale (1915-1917, second wife) ¹⁰
1917 – 1978	Reglia family. Bernard and Teresa Regalia, then second son Frank (Francis) Regalia. ¹¹
1978 – 1985	John M. Davis Jr. ¹²
1985 – 2013	Myralin G. Whitaker ¹³
2013 – present	Sy Jardine's Lookout LLC

The first owner of the property was Antonio S. Bettencourt. Originally from the Azores Islands, Bettencourt was a part of the large Portuguese population in early Sausalito. He was a sheep rancher and held a farm in present-day Marin City.¹⁴ At an unknown date, Bettencourt sold the property to Samuel A. Neale and Samuel's first wife Pauline.¹⁵ After Pauline's death in 1914, Neale married Rosella Gates and remained at the subject property until 1917. Neale worked as a foreman, and later the general superintendent, of the Northwestern Pacific Railroad shops in downtown Sausalito. Neale sold the property to Bernard Regalia in 1917, including the portion of adjacent lot 26. Bernard Regalia was an Italian immigrant who worked as a concrete contractor, and often listed his business address as 807 Caledonia Street or 1745 Bridgeway Boulevard. The Regalia family retained ownership of the property until 1978, with Frank Regalia inheriting it from his parents. For a period during the 1970s, 1745 Bridgeway Boulevard operated as a *San Francisco Chronicle* newspaper distribution center, an illegal use within a residential neighborhood.¹⁶ The distribution center was run by an A. Rovelli, who was cautioned by the City of Sausalito to cease operations. John M. Davis Jr. owned the property from 1978 to 1985. Myralin G. Whitaker purchased the property in 1985 and sold it to the present owners in 2013.

⁹ "Real Estate Transfers," *Marin Journal*, April 27, 1893.

¹⁰ "Documents Filed with County Recorder," *Sausalito News*, February 10, 1917.

¹¹ *Ibid.*; 1925 Plat Book and Block Book (no date, pre-1930s), Sausalito Historical Society; "Application for Residential Building Record Report," 1978, City of Sausalito Building Division.

¹² "Application for Residential Building Record Report," 1978, City of Sausalito Building Division.

¹³ "Application for Residential Building Record Report," 1985, City of Sausalito Building Division.

¹⁴ "Funeral Rites for Former Sheep Rancher," *Sausalito News*, vol. 68, no. 22, May 28, 1953.

¹⁵ 1910 United States Federal Census, Sausalito Township, page 54. Accessed via Ancestry.com. The Neales, and the rest of those recorded on the page, are listed with unnumbered Caledonia Street addresses.

¹⁶ Letter from City of Sausalito to A. Rovelli, City of Sausalito Building Division records, 1745 Bridgeway files.

V. EVALUATION

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

Criterion 1 (Events): Resources that are 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.

Criterion 2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Resources eligible for the National Register are automatically listed in the California Register of Historical Resources.¹⁷

1745 Bridgeway Boulevard does not appear to be historically significant under Criterion 1 (Events) as a property that has made a significant contribution to a broad pattern of local history or the cultural heritage of California or the United States. No significant events are known to have occurred in relation to this property. There is no significant connection between the property and either the railroad or the Marinship yard, except for physical proximity. The property is among the early constructions of Sausalito and was a product of the residential expansion along the waterfront around the turn of the 20th century. However, the property is not individually able to represent this pattern, and therefore does not appear individually eligible for the California Register under Criterion 1 (Events).

1745 Bridgeway Boulevard does not appear to be historically significant under Criterion 2 (Persons) as a property associated with the lives of persons important to local, California, or national history. None of the known owners and occupants have been recognized for a contribution to history at the local, state, or national level. Samuel Neale held a high level position with the Northwestern Pacific Railroad, a company which was important in Sausalito's development. However, his role was not unique and did not appear to contribute especially to the success of the railroad or town. While the

¹⁷ California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001) 11.

lengthy ownership by the Regalia family is noteworthy, it is not a sufficient justification of significance. Therefore, 1745 Bridgeway Boulevard does not appear to be individually eligible for the California Register under Criterion 2 (Persons).

1745 Bridgeway Boulevard does not appear to be historically significant under Criterion 3 (Architecture) as a property that embodies the distinctive characteristics of a type, period, region, or method of construction, or as the work of a master. The original architect or builder of the property is unknown, therefore it cannot be said to be the work of a master. The building was designed in a modest, vernacular style and scale common to early development in the city, especially of middle class and working class residences. The building's design and material elements are in keeping with the general character of other buildings of similar era in Sausalito. These elements include the wood shingle cladding, the one to two story height, and the gable roof. The building has undergone some alterations, including a rear addition and replacement of some doors and windows based on visual observation. The overall design is not exemplary of a specific architectural style and it lacks exceptional artistic values. For these reasons, 1745 Bridgeway Boulevard does not appear to be individually eligible for the California Register under Criterion 3 (Architecture).

1745 Bridgeway Boulevard was not evaluated for significance under Criterion 4 (Information Potential): Criterion 4 generally applies to the potential for archaeological information to be uncovered at a site, which is beyond the scope of this report.

SAUSALITO LOCAL HISTORIC REGISTER

Chapter 10.46 of the City of Sausalito Zoning Ordinance regulates historic overlay zoning districts and properties listed on the local register. Individual structures and sites with historical significance may be listed on the Sausalito Local Register if an application is submitted by a private interested party or the Historic Landmarks Board (HLB).

The HLB and Planning Commission may recommend, and the City Council may approve, listing a structure or site on the local register if all of the following findings can be made:

1. The structure or site proposed for the local register is significant to local, regional, State or national history.
2. Listing the proposed structure or site on the local register has been subject to environmental review and the appropriate findings have been made.
3. Listing the proposed structure or site on the local register will preserve the historic character or integrity of the 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.

Regarding Finding 1 listed above, the HLB evaluates properties for significance in four categories which correspond generally to the California Register criteria described in the previous section of this report. The categories are as follows:

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.

2. Is this structure associated with the live 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.
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.
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.

Within each category, a determination of the degree of significance must be made: No Significance, Low Significance, Moderate Significance, Significance, or High Significance.

These findings are made by the HLB and not a consultant. However, a preliminary evaluation for local register listing using the above categories is included here.

Under Category 1, "No Significance" has been found for 1745 Bridgeway Boulevard. No significant events have occurred at this location nor has it been individually connected to any significant events.

Under Category 2, "No Significance" has been found for 1745 Bridgeway Boulevard. Previous owners and occupants of the property were involved in trades important to the development of Sausalito such as farming and the North Pacific Coast Railroad. However, the contributions of occupants are not individually significant enough to make the property eligible under this category.

Under Category 3, "Moderate Significance" has been found for 1745 Bridgeway. The building has moderate significance as an extant example of early residential development in Sausalito at the turn of the 20th century. The materials and scale of the individual building represent the types of homes built by the early working class families in Sausalito, providing a contrast to the hillside mansions of the upper class. The open space and gardens surrounding the house are typical of early residential parcels. The adjacent parcel to the west contains three buildings of similar age and scale. When considered together, this collection of buildings creates a visible example of the scale, density, and vernacular aesthetics of an early Sausalito neighborhood.

Under Category 4, "No Significance" has been found for 1745 Bridgeway Boulevard.

VI. INTEGRITY

In order to qualify for listing in the California Register, a property must possess significance under one of the aforementioned criteria and have historic integrity. The process of determining integrity is similar for both the California Register and the National Register. The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling and association—are used to evaluate a resource's eligibility for listing in the California Register and the National Register. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

Location is the place where the historic property was constructed.

Design is the combination of elements that create the form, plans, space, structure and style of the property.

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

Although 1745 Bridgeway Boulevard has been determined to be not eligible for individual listing in the California Register, integrity will be assessed because the property appears to be eligible for local listing. 1745 Bridgeway Boulevard retains good integrity of design, materials, workmanship, location, feeling, association, and setting. The integrity of setting is diminished by changes to the surrounding area. The lot was originally located on the Richardson Bay waterfront, which is now separated by a busy road and filled-in land, and the higher density of large nearby residences dispels much of the historical sense of the neighborhood. However, the close proximity of the three similar vernacular structures to the west, as well as the high amount of open space and landscaping surrounding these structures strengthen the sense of the property's historic setting. Overall, the property retains historic integrity.

VII. CHARACTER-DEFINING FEATURES

In order for a property to be considered significant it must be able to convey its history through character-defining features. Character-defining features can be expressed in terms such as form, proportion, structure, plan, and materials. For 1745 Bridgeway Boulevard, character-defining features include:

- One story over basement height
- General massing of the building
- Location on lot within open space
- Original windows

Some non-character defining features of the property include:

- The ancillary buildings on the lot
- Windows of contemporary materials (such as windows on the northern portion of the southeast façade)

VIII. CONCLUSION

1745 Bridgeway Boulevard was constructed in 1894 and is an example of residential construction early in Sausalito's development. The land was included in the original platting of the city by the Sausalito Land and Ferry Company. The vernacular, shingle clad residence was home to Samuel Neale, a superintendent of the North Coast Pacific Railroad, and to the long-time residents, the Regalia family. However, none of the owners has been identified as significant and the property lacks exemplary stylistic or artistic features of a particular architectural style or period. The property has been determined to be not eligible for listing the California Register. However, the property appears to be eligible for listing on the local historic register under Finding 1, Category 3 as a structure embodying distinctive characteristics of early residential structures in Sausalito. 1745 Bridgeway Boulevard has retained the scale, materials, and setting of an early vernacular style residence and, together with neighboring properties, contributes to a visible example of an early working class waterfront neighborhood.

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MEMO

TO: City of Sausalito Planning Department, c/o Lorraine Weiss, Lorraine Weiss Design & Development Review
FROM: Caitlin Harvey, Architectural Historian, Carey & Co., Inc.
RE: 1751 Bridgeway, 1757 Bridgeway, and 160 Filbert Ave.
DATE: 15 February 2007

To Whom It May Concern:

I have been asked to provide comments based on the Sausalito Historic Landmarks Board's review of the properties at 1751 Bridgeway, 1757 Bridgeway, and 160 Filbert Avenue in Sausalito. In August 2006, Carey & Co. was hired to perform a Historic Resource Evaluation (HRE) of the aforementioned properties and, as the architectural historian for the project, I researched and authored the report entitled *1751 Bridgeway, 1757 Bridgeway, and 160 Filbert Avenue, Sausalito, California, Historic Resource Evaluation*. I have been given two documents subsequently compiled by the Sausalito Historic Landmarks Board (HLB) regarding the review of the Carey & Co. report and the proposed project. One is a memorandum from the HLB to the Sausalito Planning Commission, dated November 14, 2006. The other contains follow-up notes made by the HLB on January 5, 2007.

In the first of these memos, a section on "findings" reports the HLB's concurrence or divergence with the findings of the Carey & Co. report. In most instances the findings seem to be in accord; however, the most notable difference is the HLB's determination that the property has "moderate to high" significance under Criterion 3, which analyzes whether the property embodies the distinctive characteristics of a type, period, region or method of construction... etc. The HLB found the property to have significance as an example of the "specific evolution of styles made and inhabited by Sausalito's earliest families" and that in considering the buildings and open space of the parcel together it is noteworthy as a good example of three styles of construction and as a representation of the original scale and density of the neighborhood.

My response generally concurs with the HLB's findings. Though the Carey & Co. report of August 2006 found the property to have little significance in the area of architecture and design, the finding was based on analysis according to California Register of Historical Resources (CRHR) criteria. As explained in the report, "using the CRHR eligibility criteria is a standard method for determining the significance of a historic property, particularly in cases where the local government does not have its own established guidelines for identification of resources." The report found the subject property to be ineligible for the CRHR, but did not address possible recognition at the local level by the City of Sausalito, since no official methods for assessment exist. Though I maintain the opinion that the subject property does not reach such levels of significance at the state level, it may have some value as a virtually intact complex of vernacular residences and open space at the immediate local level. Additionally, the scope of the Carey & Co. report did not extend far beyond the analysis of the subject property, meaning that it did not make a detailed survey

or assessment of other properties of similar age, style or composition in Sausalito. Though the Carey & Co. report addresses the issue of the individual buildings being unique and distinctive, and states that none claim such prestige, the property as a whole – including houses and open space – may be one of a kind in Sausalito, as stated by the January 5 memo from the HLB. In terms of the subject property being the best, only, or last remaining example of early Sausalito residential development I defer to the knowledge of the HLB who are more familiar with the other resources in the city.

While the Carey & Co. report did not find evidence that there had been an orchard or other formal agricultural use of the property, it is true that the garden areas/open space around the three houses probably represents the early environment and density of the surrounding neighborhood and therefore may be significant in depicting the early setting of the area. And though it may be noted that the Carey & Co. report reiterates the general rule that moved buildings are typically not eligible for historic designation, it is possible that local significance might be reinforced, should the reconfiguration of Bridgeway Blvd. be proven to be an influential development within the city of Sausalito.

While the three subject houses represent various ages of construction, I do not feel that their architectural style is easily distinguishable alone or in correlation to the other houses on the property. The HLB notes that the houses are representative of the specific evolution of styles; however, as the Carey & Co. report states, the houses are “transitional in their styles, meaning that they exhibit traits of earlier and later periods that dilute any single identifying style.” Subsequently, they also do not readily convey their age, with houses chronologically of the Craftsman-era having Victorian physical traits, and visa versa. In this vein, I do not feel that the three houses exhibit an easily understood progression of textbook architectural style. However, they are good examples of simple vernacular architecture, which in itself may have some significance at the local level. In that sense, the issue of integrity is also pertinent, as the Carey & Co. report outlined a number of points where alterations and additions had compromised the physical integrity of the buildings. However, taking this in the vein of vernacular use and evolution of the property, I feel that the detriments to the property’s overall physical integrity are fairly minimal. On the whole, the houses hang together as a coherent grouping of vernacular buildings. Again, the scope of the Carey & Co. report did not take into account other comparable properties in Sausalito, but according to the HLB, the subject property is one of few that remain showing multiple buildings on one parcel.

The second memo from January 5, 2007 is primarily concerned with the physical condition of the structures on the subject property. While my area of expertise lies primarily in the historical analysis of properties and less in the structural and architectural design of buildings, I do have a background in the practical aspects of historic preservation. Based on that knowledge and having reviewed the Hoytt Inspection Services report cited in the HLB’s memo during my initial research, I will make note of the fact that I concur with the HLB’s statement that demolition is not the only option for these structures. Though I would say that deferred maintenance has left the buildings in fair to poor condition, they appeared generally sound and probably salvageable with some effort. The most major problems I witnessed were water infiltration and general exposure to the elements, both inside and out. Though I

cannot make a qualified assessment of other, less visible issues, I did not have the impression that the buildings were so far beyond repair that they could not be salvaged. They also retained enough original elements that accurate restoration would be easy to achieve.

In closing, I believe I can summarize the issue of significance using the following hypothetical question, which is often used in making determinations of significance in the field of architectural history and preservation: is the property intact and easy enough to interpret that it readily conveys its significance to the average viewer? In line with that, I would posit that the property does indeed exhibit traits that show age (though exact age is difficult to decipher), organization and use. To the passerby, the property does present itself as a vestige of early local development and could be a point of interest at the local level. I would state that the property has local significance as a complex of vernacular buildings, though the buildings themselves have little architectural distinction. It is the parcel as a whole and the relation of the buildings to each other and to the open space, as well as the vernacular nature of their construction, that conveys their role as an early working-class residential property.

Due to the fact that no official method of assessing this property exists at the local level I would generally defer to the HLB's knowledge of the area and experience in recognizing other properties to concretely determine the significance of the subject property within its local surroundings. While I maintain that the subject property is not significant enough to meet California Register eligibility standards, I will posit that it may be of value within the confines of the city of Sausalito.

Sincerely,

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MEMORANDUM

TO: Sausalito Planning Commission
FROM: Sausalito Historic Landmarks Board
RE: 1751 Bridgeway, 1757 Bridgeway & 160 Filbert
DATE: November 14, 2006

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

Three buildings are located on this site that runs from Bridgeway (1751 & 1757) through to Filbert Street (160).

1751 Bridgeway is a one-story wooden frame house built in 1917 according to the 1924 Marin County Tax Assessment records. It was moved to its present location from 865 County Road. The building's characteristics suggest that it may be several years older than estimated in the tax records placing it around 1909-1914. There is no information that was available to calculate the date that a "playhouse" may have been constructed near the rear porch. The Sanborn maps from 1919 through 1945 show little change to the footprint of the building. In the 1945 edition it appears that a southeast projection shown in the 1924 map was replaced by an inset porch.

160 Filbert at the most western portion of the site was also moved to its present location from 857 County Road. These moves were necessitated by the widening of the road during the 1930s to accommodate traffic for the newly constructed Golden Gate Bridge. Both 1751 Bridgeway and 160 Filbert are visible at their original locations in the 1919 edition of the Sanborn map. This house was listed in the 1924 Marin County Tax Assessment record as being built in 1914 but it does appear in a 1909 edition of the Sanborn map which would place its construction earlier, at least 1909. It is described as a one story, wood frame house over a walk-in basement. According to the August 2006 historic evaluation report from Carey & Co., "The 1945 Sanborn map shows that even after the house was moved to its current location and reoriented its form remained much the same. However, it appears that the small porch that is located at the east corner of the house was enclosed." There has been minimal change to its original footprint.

1751 Bridgeway, 1757 Bridgeway & 160 Filbert
Historic Landmarks Board Review
November 14, 2006

1757 Bridgeway sits in its original location since being built in 1879. This is one of the ten oldest existing buildings in Sausalito having been built 14 years before Sausalito's incorporation. It has had several additions since it was first built with the original envelope remaining intact. These additions include a utility room and an entry vestibule providing access to the back porch. The building is a one-story wood frame house. The August 2006 Carey & Co. describes the house as having... "a truncated pyramidal roof with overhanging eaves and is covered in composition shingles. A brick chimney with a decorative cap rises from the southeast side of the roof. The walls of the house are clad with channel drop wood siding with corner boards. The primary window type is a four-over-four, double-hung, wood sash and is surrounded by decorative moldings with small brackets under the sill."

Historical Research

The earliest person to own 1757 Bridgeway was Mary Bollenbacher who was born in California in 1881. Mary's parents emigrated from the Azore Islands. Many residents were of Portuguese descent in this neighborhood representing some of Sausalito's earliest boat builders, railroad workers and dairy farmers. She sold the house to Antonio Francisco Medeiros in 1919. Mr. Medeiros was a deckhand on one of the ferry boats. Jacob and Jennie Renner can be traced as owning 160 Filbert prior to 1909. Mr. Renner was a barber. In 1912 the deed records show the property being owned by Charles and Rosa Folli along with their family of five children, a nephew and cousin. It is believed that the house at 1751 Bridgeway was constructed for or by Louis Folli, their oldest son. Louis worked as an airbrake mechanic for the Northwestern Pacific Rail Road. The site remained in the Medeiros family prior to it being sold to the current owners.

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 No Significance 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 Low Significance 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?**

1751 Bridgeway, 1757 Bridgeway & 160 Filbert
Historic Landmarks Board Review
November 14, 2006

This question was applied looking at the three buildings and their setting as a specific site. Based on their relationship to one another and the flow between the buildings and the existing garden areas the following finding was made:

The board finds Moderate to High Significance under this criterion.

The HLB found that the buildings had moderate significance as they were representative of the specific evolution of styles made and inhabited by Sausalito's earliest families in this area.

When considering the buildings with the garden area and open space together, the HLB found that the site had High Significance due to its three styles of construction representing the development of the parcel. This is one of the few remaining parcels in Sausalito that has multiple buildings and enjoys the common garden area and open space. It truly continues to represent the scale and style of the neighborhood at the time of its construction.

4. **Has the structure yielded, or may be likely to yield, information important in prehistory or history?**

The boards finds No Significance under this criterion.

Recommendations

The HLB recommends that the Planning Commission seriously consider the preservation of these structures. Our site visit did not show us buildings that were completely destroyed and past the point of restoration. In fact, they had been inhabited just prior to the sale of the property. Our specific responses to building inspection reports that have been provided are included as Attachment 1.

There is a precedent for preservation of multiple structures on one site. In 1992 the HLB was successful in preserving an early cottage at 625 Locust Road. This cottage was constructed in the late 1800s by an English gentleman who used it as his vacation home. It was one of several buildings on the original parcel. It has been preserved and refurbished by its current owners who have done any work with legal permits always being able to accomplish their needs and retain the integrity of their historic home.

We feel there is an important opportunity presented by this location to preserve for Sausalitans a visible example of how our forefathers lived as Sausalito was beginning to become a city of very diverse citizens—those wealthy enough to build the large, stunning villas on the hills and the working classes who lived more modestly but were a vital part of helping Sausalito prosper.

1751 Bridgeway, 1757 Bridgeway & 160 Filbert
Historic Landmarks Board Review
November 14, 2006

If the Commission cannot make the findings to preserve these structures, we ask, at a minimum, that you consider during your design review process that the replacing structures reflect the style of the existing buildings. Particularly important is the open air feel of the site which virtually runs from Bridgeway up to Filbert Avenue.

It is also requested that any work causing the interiors to be removed would be removed by a company that can make these materials available for other restoration projects. This was discussed with the owner and he stated that that was his intention.

Researched and Submitted by: Allan Nichol and Vicki Nichols

The Sausalito Historic Landmarks Board, at their publicly noticed meeting of November 14, 2006, acknowledged this memorandum:

AYES: Berman, Nichol, Nichols, Weisberger
NOES: None
ABSTAIN: None
ABSENT: None

Sausalito Historical Landmarks Board

Attachment 1

REVIEWED PROJECT: 1751 Bridgeway, 1757 Bridgeway & 160 Filbert, Sausalito

Comments regarding the Historic Resource Evaluation Report by Carey & Co. dated August 2006 prepared for 1751 Bridgeway, 1757 Bridgeway and 160 Filbert:

The HLB met at the site on October 16, 2006 to conduct a walk-through of the vacant buildings as part of a regularly noticed public meeting. Those present were Associate Planner Ben Noble and HLB members Sharon Berman, Allan Nichols, Vicki Nichols and Jason Weisberger. No members of the public joined the tour.

The HLB received the Carey & Co. report before the meeting and scheduled to reconvene in the Council conference room to discuss the report at the conclusion of the tour.

Subsequent to the tour, the HLB received from the applicant electronic files of the building inspections prepared for the City of Sausalito. These copies were not available in the city's files when Planner Lorraine Weiss and the applicant, Ignatius Tsang, met with the HLB on November 14, 2006 to discuss our findings. We did receive a copy of the Hoytt Inspection Services, Inc. report dated September 21, 2005 that was prepared on behalf of the applicant.

We have no differences with the historical information regarding the previous occupants of the buildings but rather the condition and significance of the buildings and will address our comments to this information. Our sources of information are the Hoytt Inspection Services, Inc. report dated September 21, 2005 that was requested by the applicant and the NBI Inspection reports for each building dated August 22, 2006 requested by the City of Sausalito. We did not discuss or see a report from Morris Structural dated February 14, 2006 which is noted in the NBI reports.

All of these observations were made during our HLB site visit on October 16, 2006.

The Hoytt Inspection Services report states on page 2 that "the entire property, including the three residential buildings and the garage structure were in a severe state of disrepair and the conditions observed render the buildings uninhabitable... The site grading and drainage throughout the property is poor, and all three buildings have been subject to water intrusion during adverse weather. This is due to surface and subsurface seepage common during adverse weather that will also continue beyond the rainfall season."

The HLB did observe water damage at all of the locations. It should be noted that immediately after the sale of this property the garage doors were opened and remained so during the duration of the 2005 winter rains which were unseasonably long. Water was allowed to enter unobstructed. In addition, many of the house windows have been barricaded by removing interior doors (some which appeared to be original) and nailing them over the window openings. This did not thoroughly seal off the openings and allowed more water to come inside. It appears no effort was made to further secure these openings even though it had been recommended by the applicant's inspector over a year before our visit and before the start of the 2005 rainy season. The Hoytt report mentioned that it noticed wood-destroying pest or organism activity in all three buildings.

The NBI reports that were authorized to examine and disclose conditions related to wood-destroying pest or organism activity did not note significant damage that was visible in the three buildings. In areas identified by NBI as having pests, it is their recommendation that the owner contact the appropriate company qualified to chemically treat or remove any wood that is infected. There is no suggestion that the buildings must be razed. The report's observation that outside vines were causing "earth-to-wood" contact that contributes to excessive moisture appears to not have been addressed by the owners. Foliage was allowed to grow uncut up around the buildings. The HLB understands that only those areas visible to the inspectors are noted in the report. The estimates to rectify any moisture and pest problems seem of minimal expense. It is noted that "maintenance on the property is severely overdue." There is not a specific condition noted anywhere that would cause the reader to conclude that the only option for these properties is complete demolition.

These three modest homes represent an early time in Sausalito's history. While they are not of the grand scale found further up in the hills of Sausalito they represent the homes that the early working-class boat builders, dairy farmers and railroad workers built and lived in. This particular site is one of the last remaining in Sausalito that has several buildings on one parcel. It is unique in that the buildings, even though two were moved, are situated in such a way that each residence is surrounded by open space and the use of a communal garden. The garden showed many heirloom varieties suggesting that they had been growing there for some time as well as a mature fig tree that was bearing fruit.

This site is a visible example of an early neighborhood that has evolved with the influx of people that came to live in early New Town Sausalito.

Prepared after discussion with the Historical Landmarks Board including: Sharon Berman, Allan Nichol, Vicki Nichols, and Jason Weisberger

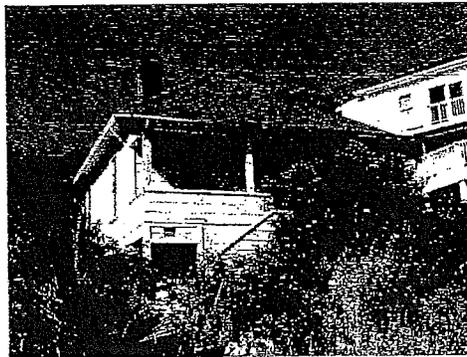
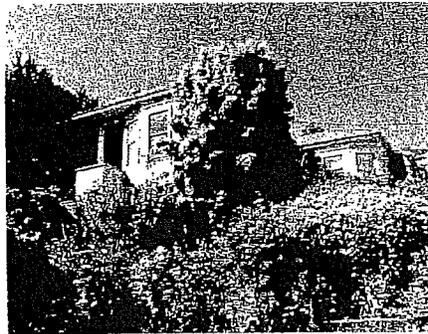
Vicki Nichols, January 5, 2007

1751 Bridgeway Boulevard, 1759 Bridgeway Boulevard
and 160 Filbert Avenue

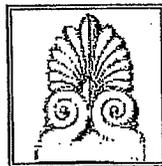
Sausalito, California

HISTORIC RESOURCE EVALUATION REPORT

August 2006



Prepared for
City of Sausalito
Community Development Department



Prepared by
Carey & Co. Inc.

ITEM NO. 3 PAGE 95

Carey & Co. Inc.
August 21, 2006

1751 and 1759 Bridgeway Blvd. and 160 Filbert Ave.
Historic Resource Evaluation Report



CAREY & CO. INC.
ARCHITECTURE

**1751 Bridgeway Boulevard, 1759 Bridgeway Boulevard
and 160 Filbert Avenue
Sausalito, California**

August 21, 2006

HISTORIC RESOURCE EVALUATION REPORT

Carey & Co., Inc. has been asked to prepare a Historic Resource Evaluation for a grouping of three houses located at the following addresses: 1757 Bridgeway Boulevard, 1751 Bridgeway Boulevard, and 160 Filbert Avenue in Sausalito, California. Prior to the sale of the property in 2005, these homes were known as the Medeiros Properties. We conducted a site visit, reviewed existing materials provided by the City of Sausalito, and undertook archival research including deed records, historic photographs, Sanborn maps, Marin County Directories, U.S. Census records, the Junior League Survey, Sausalito Historical Society Historic Resources Inventory, the Sausalito List of Noteworthy Structures, the California Office of Historic Preservation's Directory of Historic Properties for Marin County and the National and California Registers. An oral history interview was also conducted to gain first hand information about the property.¹

CONCLUSION

It is Carey & Co.'s professional opinion that the subject property does not retain a level of historic significance to be eligible for listing on the California Register of Historical Resources.

PHOTOGRAPHS & MAPS

The following graphics illustrate the property and structures in their current state and setting:

¹ The oral history interview consulted Conrad Knudsen, who resided at 1763 Bridgeway Boulevard from 1960 to 2000. Mr. Knudsen is familiar with the property and the Medeiros family, having been the Medeiroses' neighbor and having worked with Anthony L. Medeiros in the Sausalito post office.

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Carey & Co. Inc.
August 21, 2006

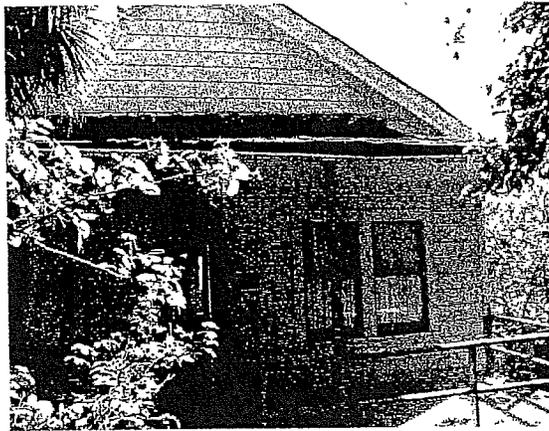
1751 and 1759 Bridgeway Blvd. and 160 Filbert Ave.
Historic Resource Evaluation Report



1757 Bridgeway Boulevard (Carey & Co., June 2006)

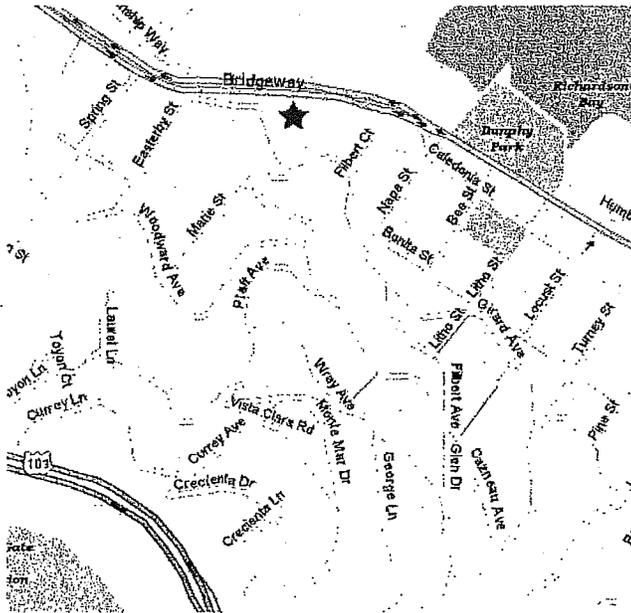


1751 Bridgeway Boulevard (Carey & Co., June 2006)

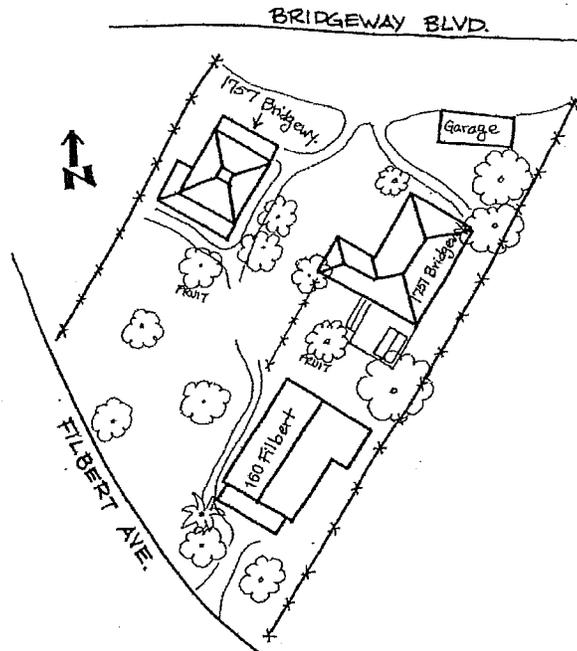


160 Filbert Avenue (Carey & Co., June 2006)

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Red star indicates location of subject property in Sausalito.



Site plan of subject property (Carey & Co., June 2006)

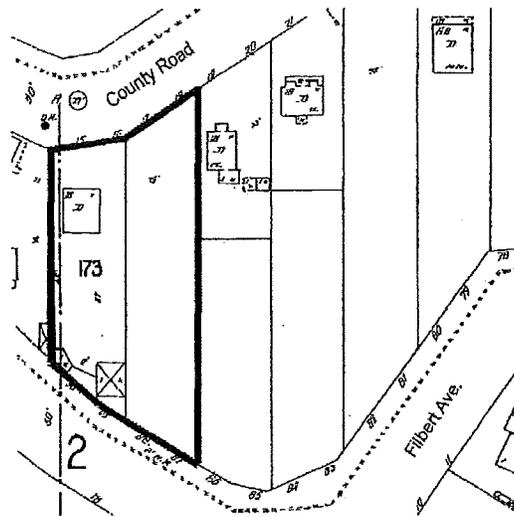
OWNERSHIP

1757 Bridgeway Boulevard

Of the three houses located on the subject property, 1757 Bridgeway Boulevard appears to be the oldest (built in 1879³) and was originally constructed on its current site. The earliest owner of the property that could be identified from deed records was Mary Bollenbacher, who owned the house prior to 1919. Though the property was owned by Bollenbacher, it may have been rented to another party. Census records indicate that the Bollenbachers lived in Oakland³ and then in Oakdale⁴ within the decade when deed records show them owning the property at 1757 Bridgeway Boulevard. Early county directories do not indicate who actually resided at the property at this time.

Mary Bollenbacher was born in California in 1881 and was of Portuguese descent. Her parents were from the Azores Islands, which speaks to the historical presence of Portuguese immigrants in Sausalito. Subsequent owners of the subject property were also Portuguese and hailed from the Azores. Mary Bollenbacher was married to Bertren Bollenbacher, who worked as a clerk for the railroad in 1910 and later became a farmer and owned his own general farm in Santa Clara County.

In 1919, Mary Bollenbacher sold the house at 1757 Bridgeway Boulevard to Antonio Francisco Medeiros. Medeiros was Portuguese and immigrated to the United States in 1891 from the Azores Islands. At the time he purchased the house, Antonio Medeiros was married to Evon and had one son, Anthony. He worked as a deckhand on a ferryboat.⁵



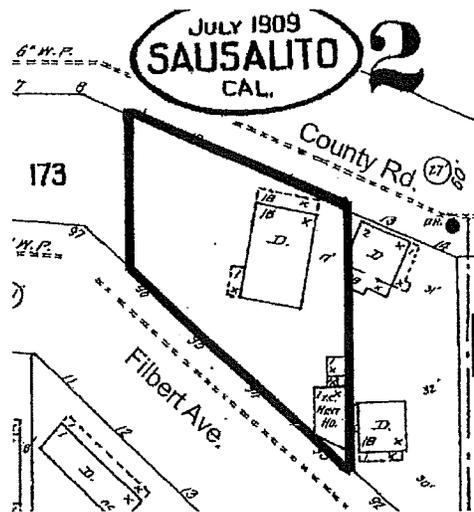
*The subject property as it appeared under ownership of the Bollenbachers, pre-1919.
The 1757 Bridgeway Boulevard house is present in the upper left of the parcel, in the same location as today.*

³ Building Appraisal Form, 1924.
³ US Federal Census, 1910.
⁴ US Federal Census, 1920.
⁵ U.S. Federal Census, 1920.

It is noted that many Portuguese immigrants settled in Marin County because of the similarities in climate and environment to the Azores Islands. Beginning as early as the 1870s, many Portuguese became involved with local dairy farming. They also gravitated toward employment in the railroad, fishing, and boatbuilding industries.⁶ The majority of the Portuguese community settled in the Turney Valley area of Sausalito, later known as New Town, which was located around the point where Caledonia Street and Napa Street now meet (just east of the subject property). In that neighborhood was the Portuguese Hall, where the *Irmandade Do Divino Espirito Santo E Da Santissima Trindade* (The Brotherhood of the Holy Ghost and Blessed Trinity), or IDESST, met. Located on Filbert Street, the hall was constructed in 1888 and was used by the Portuguese community until the 1954, when the current IDESST Hall was built on Caledonia Street. The IDESST was best known for hosting the annual Festival of the Holy Ghost, later known as *Chamarita*. This was a 13th Century celebration brought over from Portugal, which included a procession through the streets of Sausalito, feasting and folk dancing. The festival was started in 1887 and continues to be celebrated to this day.⁷

160 Filbert Avenue

160 Filbert Avenue is the second oldest house on the subject property and was originally located on a parcel of land to the west of its current location on Bridgeway Boulevard. Though a 1924 Building Appraisal Form notes that it was constructed in 1914 it was actually built prior to 1909.⁸ The Building Appraisal Form also indicates that the house was owned by Charles Folli at that time. Deed records identify the previous owners (prior to 1912) as Jacob F. and Jennie L. Renner. This house was probably constructed by the Renners, as they lived on Water Street (an early name for Bridgeway Boulevard) as early as 1900.⁹



160 Filbert in its original location, under ownership of the Renners, c. 1909 – c. 1917.

⁶ Kerr, Helen B., *Sausalito: Since the Days of the Spanish Dons*, Berkeley, CA: Zone West Press, 1967.

⁷ Tracy, Jack. *Sausalito: Moments in Time*. Sausalito, CA: Windgate Press, 1983.

⁸ Sanborn map, 1909. See Architecture section for further info.

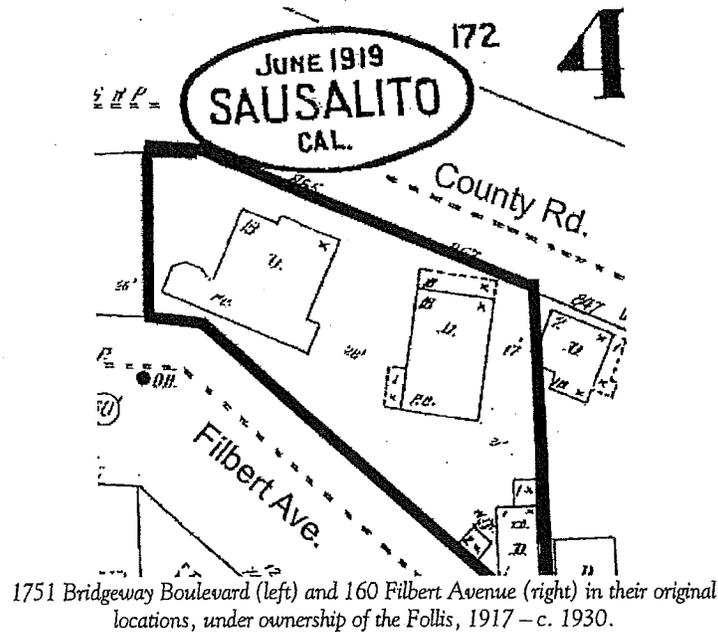
⁹ U.S. Federal Census, 1900.

Jacob Renner was a barber of German descent and his wife, Jennie, was Canadian. At the time they lived at this house, their son George, age 10, lived with them. By 1910, the family had moved to a different house on Filbert Avenue. Though the subject house was coincidentally moved onto Filbert Avenue too, it could not have been at this time, as the house still existed on Bridgeway Boulevard (at that time, County Road) in 1924.¹⁰

Deed records indicate that the property passed from the Renners to the Folli family in 1912. The Folli family consisted of Charles Folli, his wife, Rosa, their five children, a nephew and a cousin. Nearly the entire family emigrated from Italy in 1897. The two youngest daughters were born in California and the nephew and cousin immigrated in 1902 and 1907, respectively.

1751 Bridgeway Boulevard

The Folli's oldest son was named Louis and it is likely that the second house on the Folli property, today's 1751 Bridgeway Boulevard, was constructed for or by him. 1751 Bridgeway Boulevard was constructed in 1917¹¹. Louis Folli worked as an airbrake machinist for the Northwestern Pacific Rail Road and was apparently married and had a child at this time¹², suggesting that 1751 Bridgeway Boulevard was constructed as a home for his family. The Building Appraisal Form from 1924 also records Louis Folli as the owner of this house at that time.



1751 Bridgeway Boulevard (left) and 160 Filbert Avenue (right) in their original locations, under ownership of the Follis, 1917 - c. 1930.

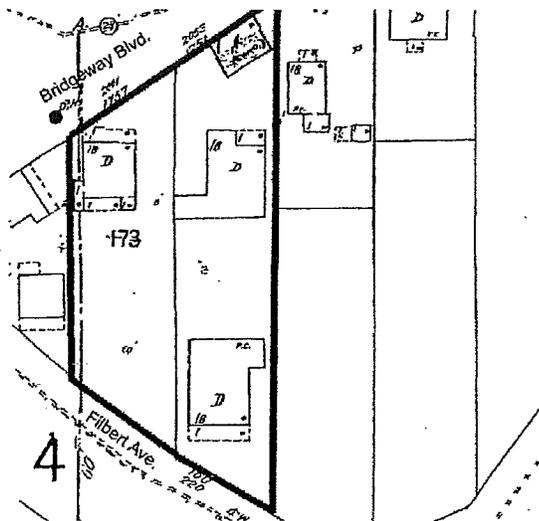
¹⁰ Building Appraisal Form, 1924.

¹¹ Building Appraisal Form, 1924.

¹² World War I Draft Registration Card, 1917.

Medeiros Ownership

In the 1930s, the Golden Gate Bridge was constructed, impacting Sausalito and the subject property. Prior to this, Sausalito's main street through New Town had been known as Water Street or, in some cases, County Road. Because of its new relation to the Golden Gate Bridge it was renamed Bridgeway Boulevard. The road widening necessitated the relocation of multiple houses along the street. At this time, the two houses now known as 1751 Bridgeway Boulevard and 160 Filbert Avenue were purchased by Antonio Medeiros and moved onto his property, where 1757 Bridgeway Boulevard already stood.



The subject property as it appeared under the ownership of the Medeiroses, after 1930.
1757 Bridgeway Boulevard, top left; 1751 Bridgeway Boulevard, top right; 160 Filbert Avenue, bottom right.

The Medeiros family continued to live at 1757 Bridgeway Boulevard and rented out the other houses. Antonio Medeiros died in 1950, leaving the property to his widow. Evon (or Yvonne¹³) continued to live in the house at 1757 Bridgeway Boulevard, while her son, Anthony L. Medeiros, moved into 160 Filbert Avenue. Anthony L. Medeiros married Samantha "Dolly" Newell in 1945 and they had three children. He worked for the Sausalito post office for 37 years and from 1965 to 1972 he served as Sausalito's Post Master.

Around 1950, after Antonio Medeiros' death, his widow had the two rental houses converted into duplexes. One of the flats at 160 Filbert Avenue was inhabited by Anthony L. Medeiros and his family¹⁴, while the other three flats were rented out. The following table shows the residents of the 1751 Bridgeway Boulevard and 160 Filbert Avenue houses by year until the end of the historic period:¹⁵

¹³ 1920 Census records use the spelling "Evon", while Marin County Directories list "Yvonne". Both are assumed to be the same person; Antonio Medeiros' wife.

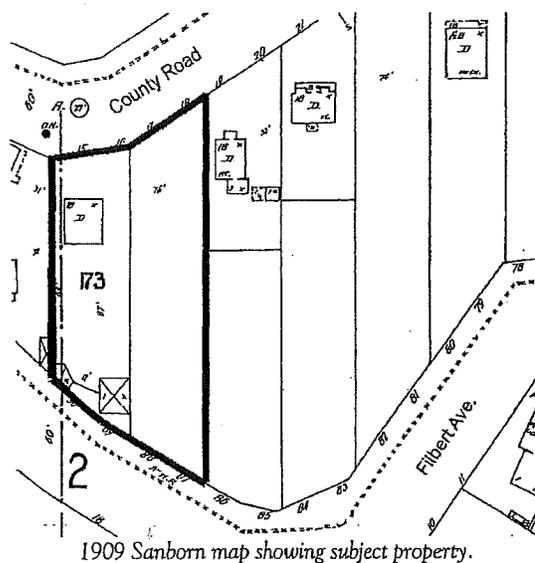
¹⁴ According to Conrad Knudsen, Anthony L. and Dolly Medeiros continued to rent out a flat in the house that they inhabited (1757 Bridgeway Boulevard) through the 1960s.

¹⁵ Data collected from Marin County Directories.

Date	1751 Bridgeway Boulevard	160 Filbert Avenue
1942-1943	George and Louise Averill, retired	Grady and Gertrude Walker
1946-1947	George Averill	Barbara Brook, housewife
1949-1950 (converted to duplexes)	A) George Averill B) Geraldine L. Halvorsen, homemaker	A) William I. and Katheryn E. Winterburn, owner of Sausalito Boat & Tackle B) Anthony L. and Dolly Medeiros, post office clerk
1952-1953	A) George Averill B) Geraldine L. Halvorsen	A) P.D. Mazzella and Miss Caryl A. Nuss, clerk B) Anthony L. Medeiros
1954-1955	A) Louise M. Averill B) Felt and Joyce Lair	A) Peter and Jacquelyn Damato, fisherman B) Anthony L. Medeiros
1957 - 1959	A) Louise M. Averill B) I.D. and Elizabeth Louderback, clerk at Sausalito Hardware & Plumbing	A) Peter Damato B) Anthony L. Medeiros

LOCATION & SITE

Though Sanborn Maps for Sausalito exist for 1887 and later, the map area does not cover the subject parcel until 1909. At that time, Bridgeway Boulevard was known as County Road or Water Street and took a slightly different path running east to west across the north side of the property. The property itself consisted of what was then two parcels of land situated side by side, stretching from County Road to Filbert Avenue.

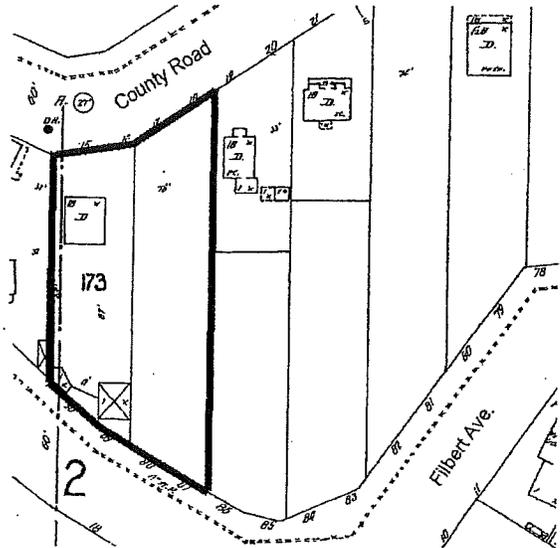


1909 Sanborn map showing subject property.

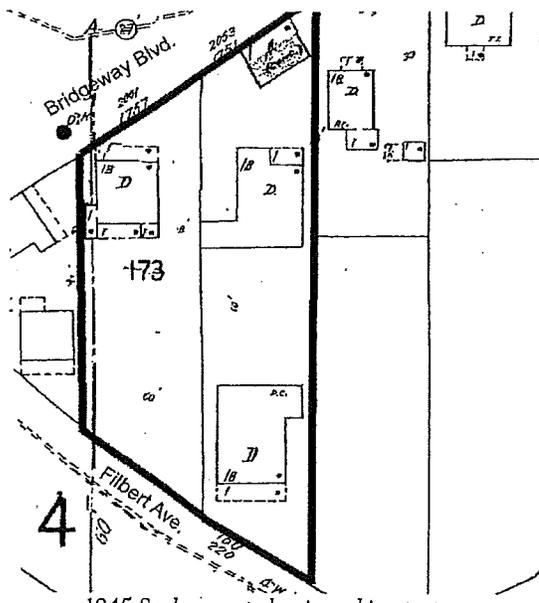
In the 1909 Sanborn map, the house at 1757 Bridgeway Boulevard is shown located on the western parcel of land. Its location and orientation at that time is the same as it is today. A small structure, denoted as a one-story, shingle roofed stable, was located at the southeast corner of the lot (the 1924 Building Appraisal Form calls it an "old shack"), while an irregularly shaped one-story, single-roofed structure was located at the southwest corner of the lot. The adjacent lot to the east was empty and may have been used as a garden plot. It has been speculated that an orchard was located on the property, because a mature fig or quince tree is still present in the yard behind 1751 Bridgeway Boulevard; however, Conrad Knudsen reports that though there was a garden on the property that included some fruit trees, there was never an actual orchard.

The 1919 edition of the Sanborn map shows no change in the property, aside from a change in address numbering. At that time, today's 1757 Bridgeway Boulevard was known as 831 County Road. The associated stable was numbered 831 1/2 County Road.

To the west of the property, today's 160 Filbert was still present and had been renumbered as 857 County Road. In 1919, today's 1751 Bridgeway Boulevard appeared to the west of the 160 Filbert Avenue house, on the same parcel of land, and was numbered 865 County Road.



1919 Sanborn map showing subject property.



1945 Sanborn map showing subject property.

County Road was widened in the 1930s and was renamed Bridgeway Boulevard. This change appears in a 1919-1945 Sanborn map, as do major changes in the subject property that were caused by the rerouting of the road. The map, which essentially shows the property as it existed in 1945, shows 1757 Bridgeway Boulevard (using its current number) in its original location, however the stable and small accessory structure at the rear of the lot are gone. On the neighboring lot to the east, which had previously been empty, the former 865 and 857 County Road houses are found. Labeled 1751 Bridgeway Boulevard and 160 Filbert Avenue respectively, the two houses are located at opposite ends of the lot and face the street nearest them. A one-story concrete garage structure is located at the north side of the lot, off Bridgeway Boulevard.

Carey & Co. Inc.
August 21, 2006

1751 and 1759 Bridgeway Blvd. and 160 Filbert Ave.
Historic Resource Evaluation Report

Site & Setting Photos: (Carey & Co., June 2006)



View to north, from 160 Filbert Ave. 1757 Bridgeway Blvd. at left, 1751 Bridgeway Blvd. at right.



Garage, located northeast of 1751 Bridgeway Blvd. Looking south.



Looking west, across property, from rear of 1751 Bridgeway Blvd.

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ARCHITECTURE

Archival research found no historic photos of the subject property or houses with which to analyze architectural style or appearance. Therefore, the information regarding the physical development of these buildings is based on data from Sanborn maps and visual observation of the buildings as they exist today.

1757 Bridgeway Boulevard

A Building Appraisal Form from 1924 indicates that the house at 1757 Bridgeway Boulevard was constructed in 1879. It is identified as a one-story dwelling with a basement and a wood shingle roof. Between 1919 and 1924, a number of alterations occurred to the house at 1757 Bridgeway Boulevard. Depicted as a simple square structure on earlier maps (1909 and 1919 Sanborns), it is shown on the 1924 Building Appraisal Form with a porch added to the front (northeast) elevation and additions to the south and west corners. In the 1945 Sanborn map, the west addition has been enlarged to the southwest and an open porch spanning the southwest elevation between the two additions is also shown. Today, those changes remain. The west addition corresponds to a utility room in that location, and the south addition is an entry vestibule providing access to the back porch, which is now enclosed.

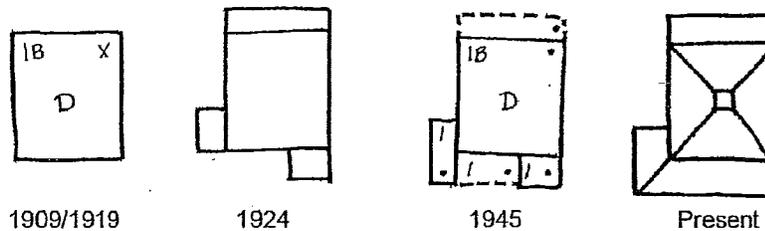
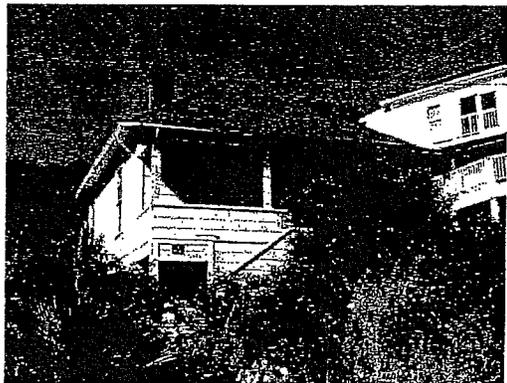


Diagram shows the evolution of 1757 Bridgeway Boulevard's plan, interpreted from Sanborn maps, appraisal forms and aerial photos. (Carey & Co., 2006)

In its present state, 1757 Bridgeway Boulevard can now be described as a one story, wood frame house over a walk-in basement. It has a roughly L-shaped plan and the foundation is made of poured concrete. The house has a truncated pyramidal roof with overhanging eaves and is covered in composition shingles. A brick chimney with a decorative cap rises from the southeast side of the roof. The walls of the house are clad with channel drop wood siding with corner boards. The primary window type is a four-over-four, double-hung, wood sash and is surrounded by decorative moldings with small brackets under the sill. A shed roofed porch spans the front elevation. It has a solid railing and the roof is supported by square posts. A set of wood steps provides access to the porch and primary entry, while a passageway below the porch provides access to the basement. An enclosed porch is located on the rear of the house, spanning the southwest elevation and wrapping around the west corner of the house.

1757 Bridgeway Boulevard Photos: (Carey & Co., June 2006)



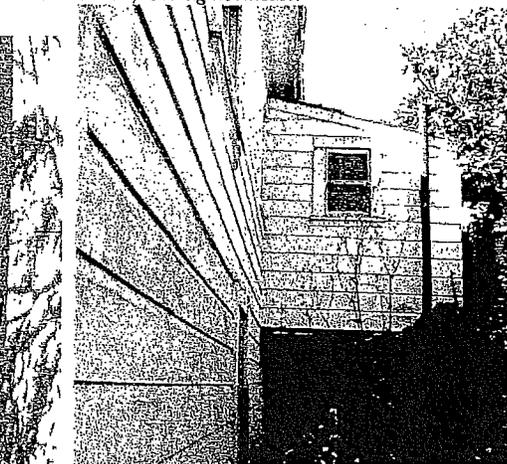
Front façade, looking southwest.



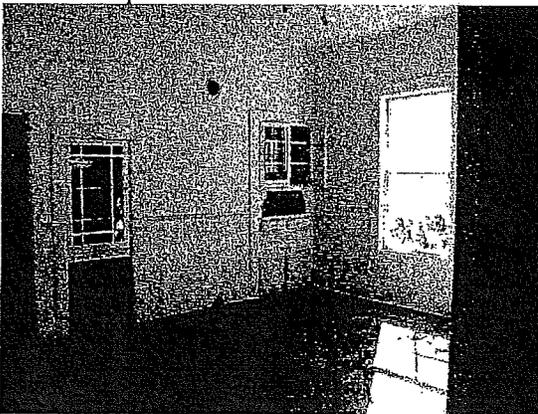
Rear elevation, looking northeast.



Enclosed rear porch.



Northwest elevation, looking at west addition.



Kitchen interior.



Passage under front porch.

160 Filbert Avenue

A 1924 Building Appraisal Form notes the construction date of this house as 1914; however, its appearance on the 1909 Sanborn map suggests an earlier construction date. Originally located two properties to the west of 1757 Bridgeway Boulevard, the building is identified as a one-story dwelling with a basement and a wood shingle roof. The house has a porch that spanned what was its north elevation and a second smaller porch at what was then the southwest corner. This corresponds to the current footprint of the house, though reversed so that the front porch now faces southwest onto Filbert Street, indicating that the house was turned 180-degrees when it was relocated to its current site. The 1945 Sanborn map shows that even after the house was moved to its current location and reoriented its form remained much the same. However, it appears that the small porch that is located at the east corner of the house was enclosed.

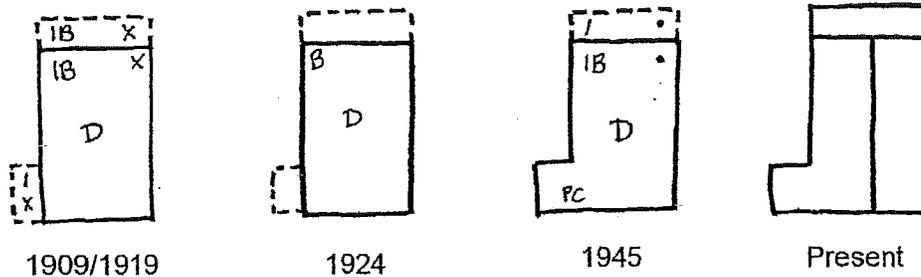


Diagram shows the evolution of 160 Filbert Avenue's plan, interpreted from Sanborn maps, appraisal forms and aerial photos. (Carey & Co., 2006)

In its present state, 160 Filbert Avenue can be described as a one story, wood frame house over a walk-in basement. It has a rectangular plan and the foundation is made of poured concrete. The house has a front gable roof with heavy rake moldings under the slightly overhanging eaves. The roof is covered with composition shingles. The walls of the house are clad with channel drop wood siding with corner boards and wide, flat wood trim around the windows and doors. The primary window type is a one-over-one, double-hung, wood sash with lambs tongues. A shed roofed porch spans the front elevation. It has a non-historic wood railing made of 2 x 4 members; however, the porch roof is supported by decorative turned posts that are probably original to the house. An inset rear porch is located at the north corner of the house. It has an open railing of regularly spaced vertical members and staggered horizontal members. The roof is supported by simple square posts.

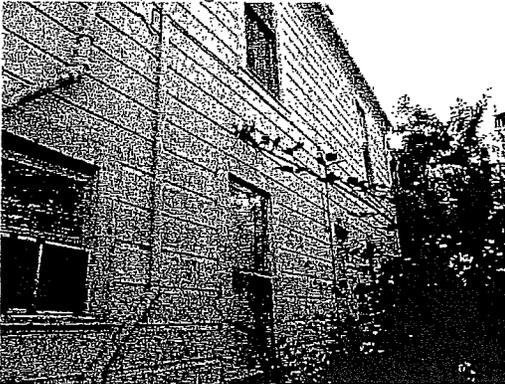
160 Filbert Avenue Photos: (Carey & Co., June 2006)



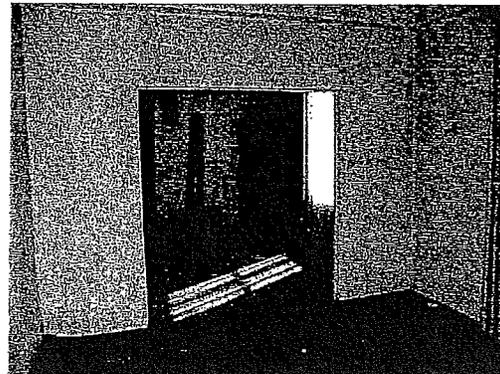
Front elevation, looking northeast.



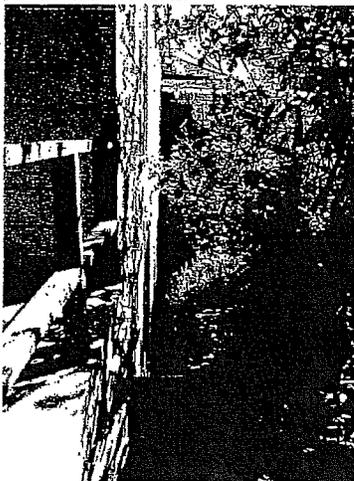
Rear elevation, looking southwest.



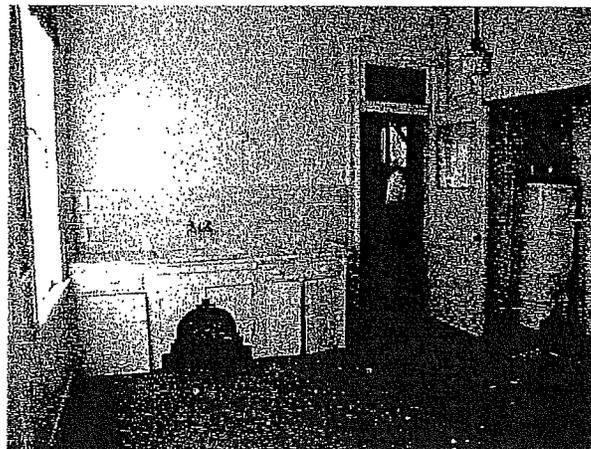
Northwest elevation.



Parlor interior.



Southeast elevation, looking northeast.



Kitchen interior.

1751 Bridgeway Boulevard

The 1909 Sanborn map does not show the house that is now known as 1751 Bridgeway Boulevard indicating that it was not yet constructed, which corresponds with the 1917 construction date given by a Building Appraisal Form from 1924. In 1919, 1751 Bridgeway Boulevard was shown as having a roughly L-shaped plan with a slight projection of the front façade, a small projection at the south corner, and a prominent ell at the west corner that had a bay window on its northeast side. After the relocation of the house, the structure's footprint appears to have changed drastically. The 1945 Sanborn map does not depict the bay window that appeared in earlier images; however, that bay window and another at the north corner of the house exist today indicating that they were simply omitted from some images, perhaps due to varying interpretations of the roofline that overhangs these bay windows. The southeast projection was undoubtedly removed, however, and the slight projection of the east half of the northeast elevation is also gone, replaced by an inset porch.

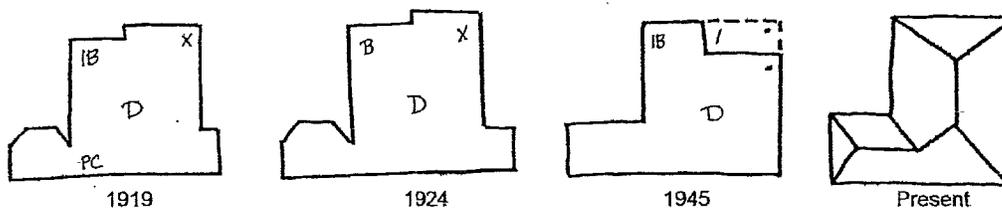


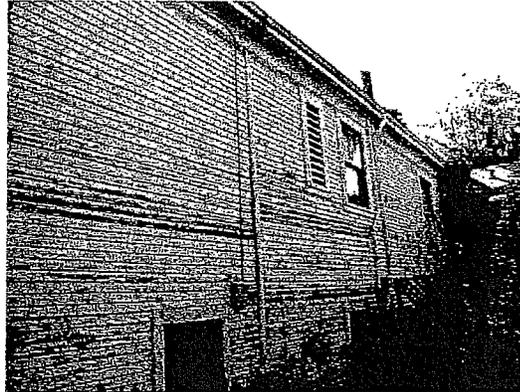
Diagram shows the evolution of 1751 Bridgeway Boulevard's plan, interpreted from Sanborn maps, appraisal forms and aerial photos. (Carey & Co., 2006)

In its present state, 1751 Bridgeway Boulevard can be described as a one story, wood frame house over a walk-in basement. It has an L-shaped plan and the foundation is made of poured concrete. The house has a hip roof with slightly overhanging eaves. A wide frieze board runs around the upper walls of the house, just under the eaves. The roof is covered with composition shingles. The walls of the house are clad with narrow beveled lap wood siding with decorative moldings around the windows and doors. The primary window type is a one-over-one, double-hung, wood sash with lambs tongues. An inset entry porch is located at the east corner of the house. It has a solid rail and the overhanging roof is supported by square posts. A bay window is located to the northwest of the entry porch and a second bay window is located on the northeast side of the ell that projects from the west corner of the house. The square corners of the roof overhang the angled sides of these bay windows. At the rear of the house, a wood deck is located at the south corner of the house and a small "playhouse" sits on this deck. The playhouse is a one-room, gable roofed building with a rectangular plan. It is clad with wood planks and wood shingles.

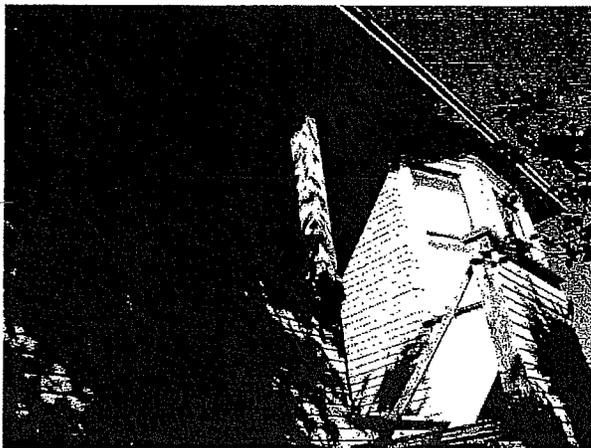
1751 Bridgeway Boulevard Photos: (Carey & Co., 2006)



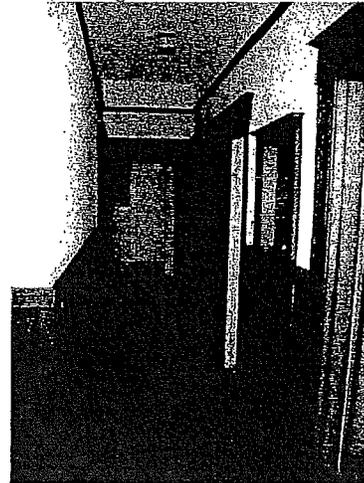
Front elevation, looking south.



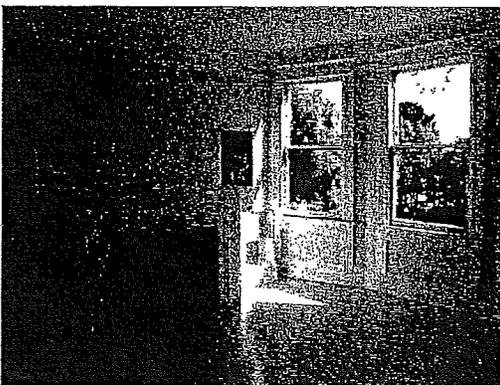
Rear elevation, looking northeast.



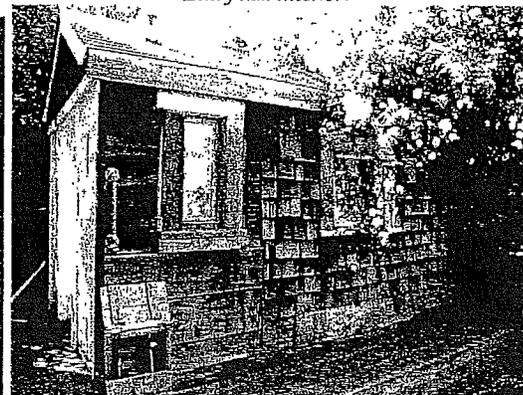
Northwest porch.



Entry hall interior.



North front room, interior.



"Playhouse"

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EVALUATION

California Register of Historical Resources

This report uses the historic information discussed above to evaluate the subject property for historic significance; in particular their eligibility for listing on the California Register of Historical Resources (CRHR). Using the CRHR eligibility criteria is a standard method for determining the significance of a historic property, particularly in cases where the local government does not have its own established guidelines for identification of resources. The CRHR criteria are also pertinent, as they are used as determining guidelines for the identification of historic resources under the California Environmental Quality Act (CEQA). The CRHR criteria use the same guidelines as the National Register of Historic Places, but allow for evaluation as close to the local level as possible when city municipal codes do not provide direction for such assessment.

To be potentially eligible for *individual* listing on the CRHR, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity. All three of the Medeiros Properties meet the age requirement: 1757 Bridgeway Boulevard was constructed approximately 127 years ago, 160 Filbert Avenue was constructed at least 97 years ago, and 1751 Bridgeway Boulevard was constructed approximately 89 years ago. In terms of historic significance, the California Register of Historical Resources evaluates a resource based on the following four criteria:

Criterion 1 (Event): Resources 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.

Criterion 2 (Person): Resources associated with the lives of persons important to local, California or national history.

Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region or method of construction, or that represent the work of a master or possess high artistic values.

Criterion 4 (Information Potential): Resources that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

Criterion 1 (Event)

Under CRHR Criterion 1, archival research and an oral history interview yielded no information indicating that the subject property has sufficient association with an event that has made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. Though 1757 Bridgeway Boulevard is a building that was constructed early in Sausalito's history during a period of the town's initial development, "mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion 1: the property's specific association must be

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considered important as well...Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity."¹⁶

The Medeiros family was very involved with the Portuguese community in Sausalito. Anthony L. Medeiros served as the Secretary or Treasurer of the IDESST,¹⁷ the Portuguese fraternal organization that hosted the annual *Chamarita*, or Festival of the Holy Ghost, in Sausalito. However, no IDESST meetings or festival practices took place on the property and therefore neither the organization nor the festival lends significance to the subject property or any of the three houses on it.

Additionally, no agricultural trends or events are associated with the property. Though Sausalito's Portuguese community had strong connections with the local dairy industry, the Medeiros family did not participate in any dairy occupations and no dairying practices took place on the property. The possible existence of an orchard on the property has been addressed, but oral history findings indicate that there was no orchard on the property and that the existing fruit trees are simply the remainders of an extensive garden that was established by the Medeiros family and flourished under the care of Anthony L. Medeiros.

Since none of these buildings, or the property itself, played specific or important parts in a historic event, they are not eligible for the CRHR under Criterion 1.

Criterion 2 (Person)

Under CRHR Criterion 2, research shows that the subject property does not have an association with a significant person. The most prominent owners of the property were members of the Medeiros family for which it is named. However, the property is associated with them primarily because of the length of their ownership and the fact that they were responsible for shaping the current property through the relocation of the 160 Filbert Avenue and 1751 Bridgeway Boulevard houses.

CRHR guidelines specify that specific individual people must be identified and that association with a prominent family or groups as a whole is not a basis for eligibility. In addition, individuals must have a significance that is demonstratively important within a local, state or national context. An individual cannot be considered significant simply for being a member of a particular occupation, social or ethnic group.¹⁸ Though Anthony L. Medeiros worked in the Sausalito post office for 37 years and served as Sausalito's Post Master from 1965 to 1972, his tenure in the position of Post Master took place well outside the historic period and research did not reveal that his career was marked by any particular achievements that would lend significance to the role. Mr. Medeiros' work as Post Master is therefore subject to the caveat that an individual cannot be considered significant simply for being a member of a particular occupation.

The Medeiros family was involved with the Portuguese cultural community and the IDESST. Anthony L. Medeiros served as the Secretary or Treasurer of that organization; however, no particular

¹⁶ Shrimpton, National Register Bulletin #15. (The California Register generally follows the same guidelines as the National Register in the analysis of historic resources.)

¹⁷ Knudsen.

¹⁸ Ibid.

accomplishments have been attributed to his time in this position, and the family's cultural identity alone is not enough to qualify any of its members as significant. Under the guidelines, the Medeiros family has not been found to have had a significant and lasting impact on Sausalito's history. All research indicates that the Medeiroses were a typical, middle class family, with a Portuguese ethnic background, but that none of its members was particularly significant for any historical achievements.

Additionally, none of the property's early owners – the Bollenbachers, Renners or Follis – have proven to be of historical significance. Little information exists about them and no important traits or achievements have been revealed by research. Additionally, none of the people who rented and resided in the houses under the Medeiros' ownership have proven to be of any significance. Most were middle class people who held various jobs, from fisherman to shop owner. No significant achievements have come to light in relation to any of these individuals. Therefore, the Medeiros Properties are not eligible for the CRHR under Criterion 2.

Criterion 3 (Design/Construction)

The three houses on the subject property exhibit a range of modest Victorian style architecture. The house at 1757 Bridgeway Boulevard can be described as a simple bungalow, while 160 Filbert Avenue and 1751 Bridgeway Boulevard can best be characterized as Folk Victorian cottages. All three are transitional in their styles, meaning that they exhibit traits of earlier and later periods that dilute any single identifying style. The house at 1757 Bridgeway Boulevard, though built well within the chronological limits of the Victorian period (1860-1900¹⁹), is so humble in its design as to evoke the paired down forms of the Craftsman style which would come later. This likely resulted more from economy and lack of pretense than from any aspirations toward future stylistic trends, and makes the house's architectural style and period difficult to determine upon cursory visual examination. The house at 1757 Bridgeway Boulevard certainly does not exhibit the traits of the more recognizable Victorian styles such as Second Empire, Stick/Eastlake, Queen Anne, Shingle, or Folk.

The same ambiguity is seen in 1751 Bridgeway Boulevard and 160 Filbert Avenue. The house at 160 Filbert Avenue was built just prior to 1909, which places it within the date range for the Craftsman style (1905-1930²⁰). However, the house exhibits traits that are far more characteristic of the earlier Folk Victorian style, including its shed porch with turned posts, front gable roof and tall narrow double-hung windows. Even at this, the house lacks the ornate gingerbreading and spindlework that would classify it as a true Folk Victorian cottage. A similar case is true with 1751 Bridgeway Boulevard, where multiple bay windows and ornate exterior trim speak of the Victorian period. However, the house was constructed in 1917, placing it well within the Craftsman period, when simplicity of form and decoration were the fashion. Again, economy and lack of pretense may have been the reason that these two houses held to Victorian aesthetics when contemporary trends were turning toward more modern forms. The stylistic ambiguity of these three houses contributes to their status as common vernacular houses, which catered more to practicality than fashion. These houses are not distinctive examples of any one particular period or style and therefore they cannot be considered significant as distinctive architectural resources.

¹⁹ McAlester, Virginia and Lee. *A Field Guide to American Houses*. Knopf, 1984.

²⁰ Ibid.

Other examples of similar vernacular types, styles and ages can be found in Sausalito, Marin County, and throughout the Bay Area, making these three houses part of a larger architectural context. However, the architecture of the subject property is not particularly unique. The houses lack the significance that could be claimed by being an "only" or "last remaining" example of their type or style. An examination of 1924 tax records does suggest that 1757 Bridgeway Boulevard may be one of the fifteen oldest remaining buildings in Sausalito.²¹ However, this fact alone is not sufficient to make the structure historically significant. Though it is of notable age, it is not the only surviving structure of such age in the area. Additionally, though it has architectural forms and features that indicate that it is indeed an *old* structure, it does not convey its precise age with much clarity due to its stylistic vagueness. In addition, no historic context has been established to connect the house with other structures of similar age, and so it has no way of claiming significance as a contributing element to a larger thematic group. In fact, all three houses encounter this same issue; contributing to a distinguishable category (turn-of-the-century vernacular housing, for example), but lacking the components that bestow individual distinction within that category. It is plausible to say that a common vernacular style house could be considered significant under Criterion 3 if it were a rare or last surviving example of a type, or as a contributor to some larger context made tangible by a designated historic district, but even then it would not stand alone as a significant resource. Taking this into account, it is unlikely that vernacular houses such as the three located on the subject property can be considered individually significant under this criterion.

All three of the houses have undergone alterations that change their original design to some extent. 1757 Bridgeway Boulevard was heavily altered between 1919 and 1924 through the addition of porches at both the front and rear of the structure. In addition, the changes to the nearby street and the parcel of land around the house have altered its environment dramatically, thus degrading the integrity of setting. Though undertaken within the historic period, the relocation of 160 Filbert Avenue and 1751 Bridgeway Boulevard onto the property increased the neighborhood density and eliminated the original openness of the east side of the property. The fact that 160 Filbert Avenue and 1751 Bridgeway Boulevard were moved from their original locations, as well as underwent physical alterations, means that their integrity of setting and association is also compromised. Relocated houses are typically not deemed eligible for historic designation.²²

The removal of original outbuildings and the addition of a concrete garage on Bridgeway Boulevard have also contributed to the overall changes in the property. And, as findings indicate that no orchard was ever located on the land, the property cannot claim significance from that agricultural arrangement or use. A well-tended garden is said to have been located on the grounds around the houses, but this fact alone does not lend significance, particularly as the garden does not appear to have had any formal plan or notable landscape architectural design. For the reasons listed above, the subject houses do not have sufficient integrity or notability to be considered eligible for the CRHR under Criterion 3.

Criterion 4 (Information Potential)

Archival research provided no indication that the property has the potential to yield exceptionally important information on prehistory or history, therefore the property is not eligible for the CRHR under Criterion 4.

²¹ City of Sausalito Community Development Department staff.

²² Shrimpton.

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Conclusion

The evaluation of historic significance under CRHR is a two step process. First, the historic significance of the property must be established. If the property appears to possess historic significance, then a determination of its physical integrity is conducted; that is, its authenticity as evidenced by the survival of characteristics that existed during the resource's period of significance. Since the subject property does not possess historic significance, the issue of its physical integrity is negated.

A records check verified that the subject property is not listed on the National or California Registers, nor are they listed in the California Office of Historic Preservation's Directory of Historic Properties for Marin County. In light of this information, it is Carey & Co.'s opinion that the Medeiros Properties are not historic resources, and are not eligible for listing on the California Register of Historical Resources.

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APPENDIX

Oral History Interview

With Conrad Knudsen
8/7/06 1:30pm

- Q. You were a neighbor of the Medeiros family, correct? What house did you live in?
A. 1763 Bridgeway Blvd. It was Conrad's grandfather's house.
- Q. Where is that house in relation to the Medeiros houses?
B. North [northwest] of Medeiros Props on Bridgeway.
- Q. How long did you live there? What years?
A. 1960-2000.
- Q. What members of the Medeiros family were you familiar with?
A. Tony [Anthony L.], Dolly, and their children, Larry and Paul. Worked for Tony, when Tony was Post Master. Coached Little League for Larry and Paul. Dolly died just last year/ this year.
- Q. Do you know anything about the previous owners of the property, before the Medeiroses?
A. No, not really.
- Q. Do you know why Bridgeway was rerouted/renamed?
A. It was widened, many houses were moved at the time. Knudsen's house was moved back from the street. Other houses were moved across the street from their original locations, this was over by Napa Street.
- Q. Can you tell me anything about the development of the property – how/when/why the houses were moved onto the property?
A. The house at 1757 Bridgeway is original to the property; the others were moved onto the property when Bridgeway was widened. Many houses were moved at the time.
- Q. Do you recall there being an orchard on the property at any time?
A. No, Tony had a very nice garden with some fruit trees – quince, he used to give them to the Knudsens for jam – but not a full orchard. No serious agricultural use of the property.
- Q. Were there any particular events associated with the property – were the Medeiroses involved with Portuguese cultural celebrations, etc?
A. Tony was the Secretary/Treasurer of the Portuguese Lodge (IDESST). Was very involved with the annual Portuguese festival (Chamarita). No festival events were ever held on the property though.

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Q. Are there any other residents (renters) of the property that you remember? What did they do, etc?

A. Knew various renters, but doesn't remember names. Just Mrs. Avril who lived at 1751 Bridgeway. One of her sons delivered milk. Dolly Medeiros also rented out part of the house that she lived in (160 Filbert Ave).

Q. Anything else?

A. Tony had two sons, Larry and Paul. Larry is now in Novato and Paul is in Napa. They may have a place in Reno. Paul married Seufi's (sp?) daughter. Seufis (sp?) still live on property neighboring the Medeiros' Property.

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