MEMORANDUM

TO: Sausalito Planning Commission

FROM: Sausalito Historic Landmarks Board

RE: 38 Gordon Street APN: 064-182-06

DATE: June 10, 2015 **DRAFT**

Methodology

Pursuant to City Council direction, it is the responsibility of the Sausalito Historic Landmarks Board to examine any remodel or demolition application in the City if the application involves a structure of fifty or more years of age. The Board assigns two members to review each project and to consider the gathered information and produce this report. Our report is not intended to replace or augment any technical reports pertaining to this project: any comments regarding structural integrity, engineering, etc., are purely observational.

Research

At the request of the Planning Department, the Historic Landmarks Board conducted research into the history of the property at 38 Gordon Street to determine its historic significance.

Property Description

38 Gordon Street is located in a residential neighborhood sometimes referred as "Spring Valley" in Sausalito. The house is located on the north side of Gordon Street, down a shared driveway and is sited on the west side of that driveway. The lot, which is an 11,805 square foot, irregularly shaped parcel, contains a one-story, single-family residence with a car port.

The general style of this house is a Cottage style, single story residence. The house is a wood frame structure with horizontal wood siding and a low slope asphalt shingle roof, with a flat roof over a previous addition. The windows are of varying style with some being wood frame, divided lite, double hung windows; these are thought to be original or least of the original design but cannot we verify this. Others appear to be aluminum frame sliding windows; thought be replacement windows and also used in the various additions and renovations to the house. Information on file at the Marin County Assessor's Office records the original house to be +/- 910 square feet. Permit records on file at the City of Sausalito Community Development Department show multiple additions and renovations to the house and recording the current house to be 1,172 square feet. During a site visit these additions were obvious and made it apparent that this house has been modified from its original form.

Property History

- Marin County Assessor's Office records show this house to have been originally constructed in 1950.
- Our research did not locate this house or parcel on the available Sanborn Fire Insurance Maps.
- Available research materials did not reveal the original architect of this house or developer of the property.
- 38 Gordon Street does not appear on the Sausalito List of Notable Structures, is not listed in the California Historic Resource Information Systems database (CHRIS), and has not previously been identified as a historic resource.

38 Gordon Street
Historic Landmarks Board Review
June 10, 2015

Architectural and Historical Research

In order to determine the history of the site, the construction date of the property, and the ownership history of the property, the following resources were consulted:

- Sanborn Fire Insurance maps – updated through 1955
- Marin County Tax Assessor's records
- City of Sausalito Community Development Property records
- City of Sausalito Historical Society archives, maps and historic records

Additional Resources:

38 Gordon Street does not appear on the Sausalito List of Notable Structures, is not listed in the California Historic Resource Information Systems database (CHRIS), and has not previously been identified as a historic resource.

Marin County Assessor's and Recorder's office records:
The Marin County Assessor's Office indicates that the house at 38 Gordon Street was constructed in 1950.

Sausalito Permit Records:

- B7657: Bathroom addition. Issued: 03-16-1979
- 573a: Plumbing for addition. Issued: 03-20-1979
- 717: Electrical for addition. Issued: 03-20-1979
- B9977: Kitchen addition & remodel Issued: 12-08-1986
- A6849: Reroofing. Issued: 11-18-1998
- P10040: Replace water heater. Issued: 12-24-2002
- P07458: Trenchless sewer replacement. Issued: 06-07-2007
- M10-646: Replace furnace. Issued: 11-16-2010

No other alterations are documented in the city's permit records.

A timeline of construction and ownership follows:

- 1950: The structure was built by architect(s) / builder(s) unknown at this time.
- Peter Weller & Bob D' Amico: Earliest documentation found – 1979
- Tom Edwards & Peter Weller: Earliest documentation found – 2007
- Melinda & Fred Meitz: Earliest documentation found – 2010

This list of owners is not considered to be entirely exhaustive or complete. It has been compiled using resources available in the Sausalito Historical Society Archives as well as the City of Sausalito Community Development Department Property Records.

Notable and / or historically significant persons associated with 38 Gordon
Our research found no persons that stands out as a possible notable and / or historically significant.

Property File: There are no records of owners or events at 38 Gordon Street in the Historical Society's archives.

Summary:
This is a charming, small cottage home with very pleasant grounds. However, it does not appear to be an exceptional example of any style of architecture. Finding no record of persons (including architect or builder) of significance being associated with this house, it's impossible to determine that any have ever been connected to this home.

Researched and Submitted by:
John McCoy & Ben Brown

38 Gordon Street
Historic Landmarks Board Review
June 10, 2015

Findings

1. Is the structure associated with events that have made a significant contribution to the broad patterns of the history, culture, or heritage of Sausalito, California, or the United States? Such structures may include but are not limited to civic structures, properties featured in publications, and sites where significant events occurred.

   The board finds _____ under this criterion.

2. Is this structure associated with the life or lives of one or more people important in our past? Such structures may include but are not limited to homes of prominent persons and places referenced by prominent persons.

   The board finds _____ under this criterion.

3. Does the structure embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values? Such structures may include but are not limited to exceptional examples of architecture or an architect's work; more ordinary examples of such work are emblematic of a particular style or era; and any works by prominent creative individuals.

   The board finds _____ under this criterion.

4. Has the structure yielded, or may it be likely to yield, information important in prehistory or history? Such structures may include but are not limited to archeological sites.

   The board finds _____ under this criterion.

The Sausalito Historic Landmarks Board, at their publicly noticed meeting of June 10, 2015 acknowledged this memorandum:

AYES:
NOES:
ABSTAIN:
ABSENT:

blank

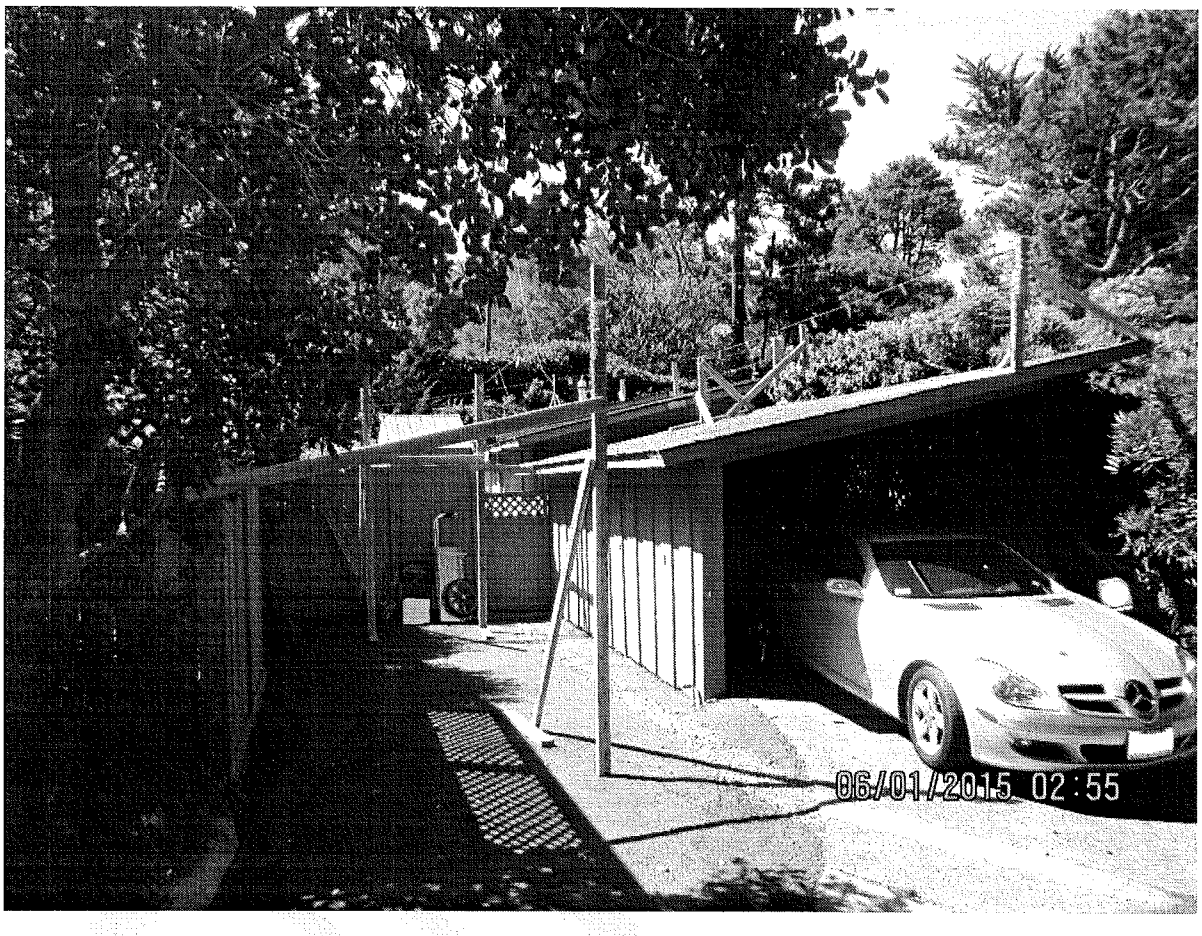

Image 1

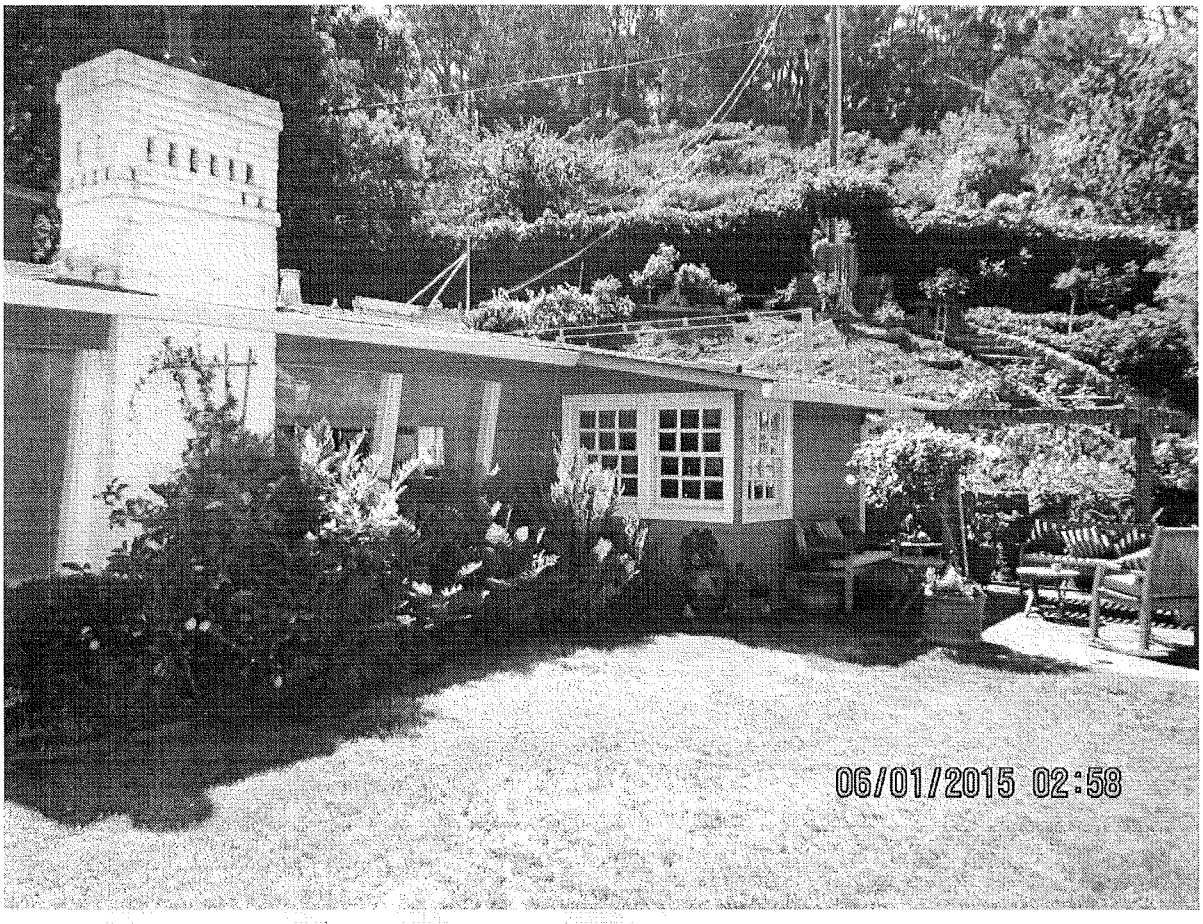

Image 2

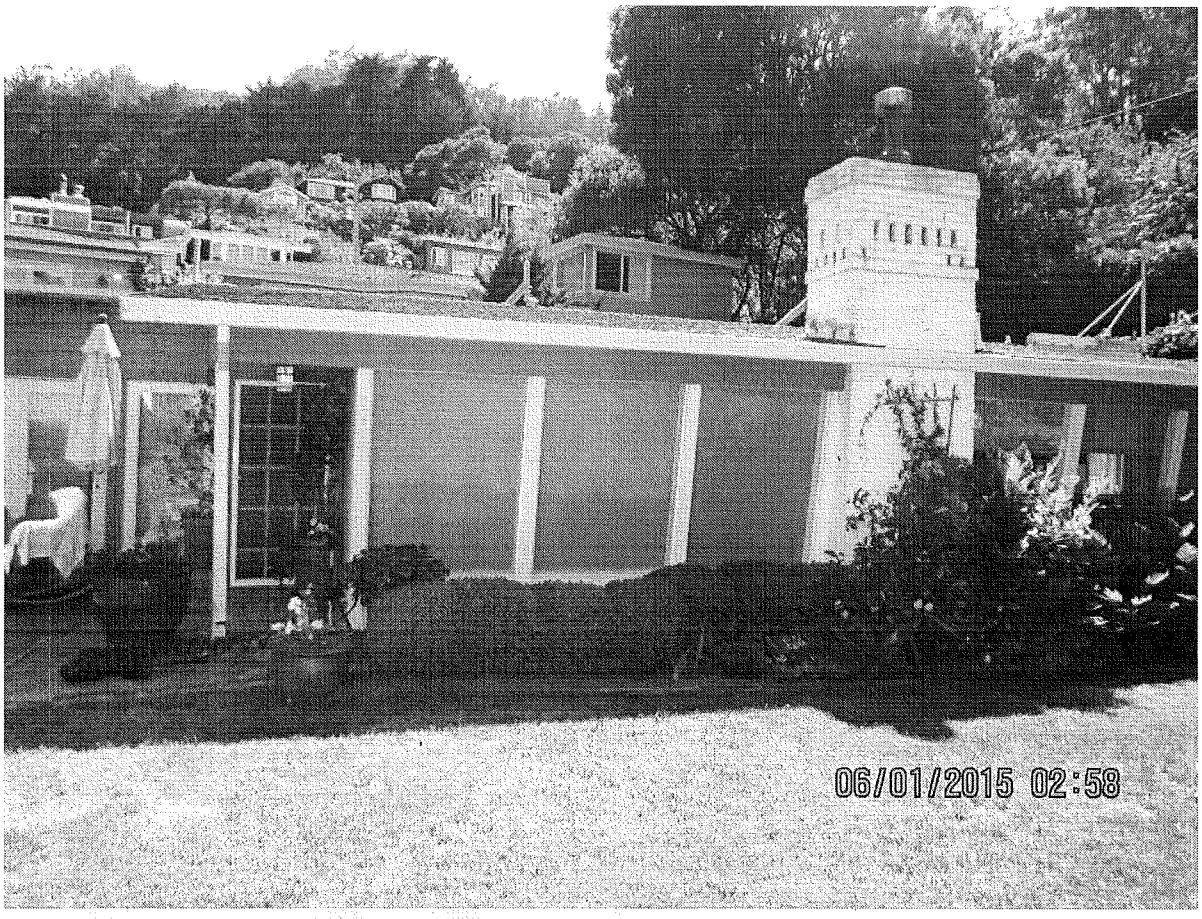

Image 3

Image 4

Image 5

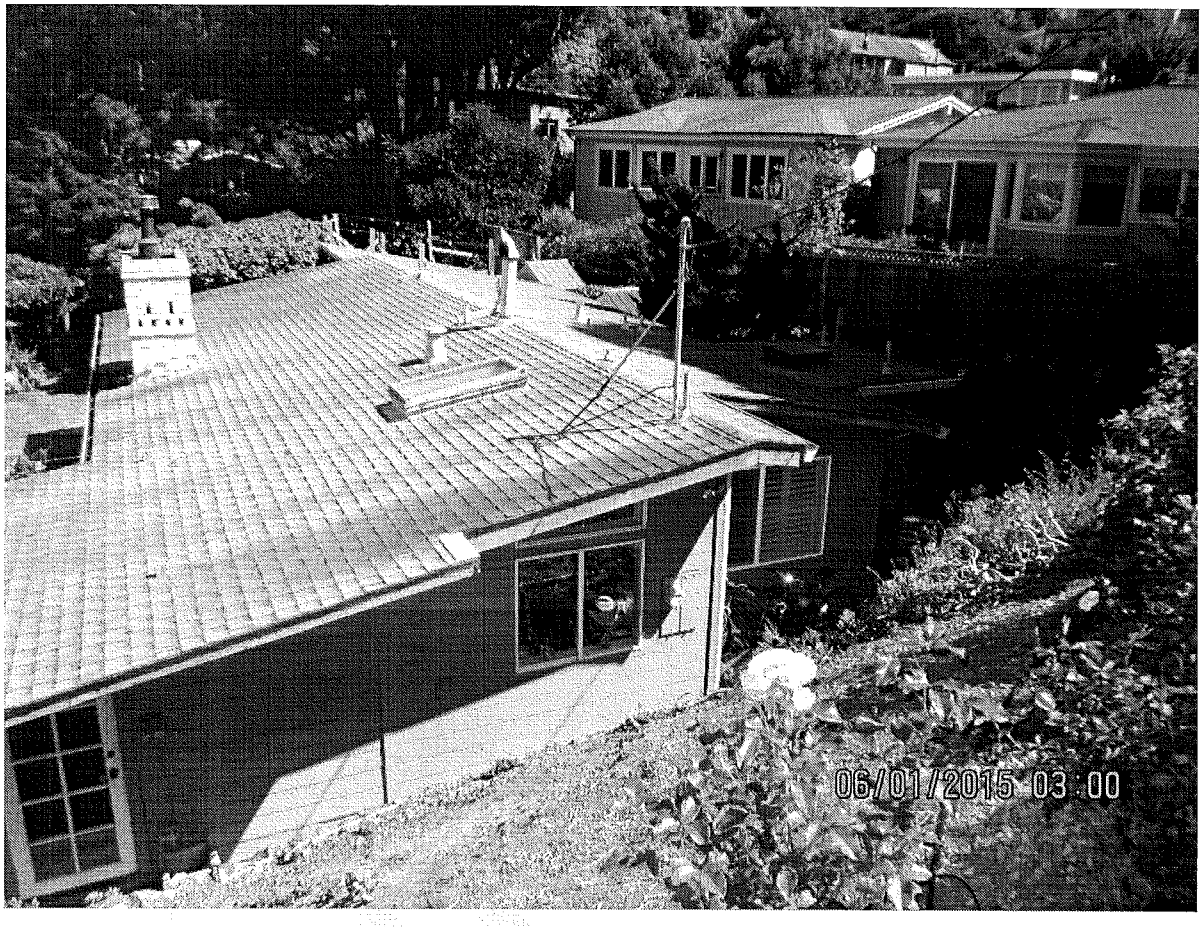

Image 6