

MEMORANDUM

TO: Sausalito Planning Commission
FROM: Sausalito Historic Landmarks Board
RE: 220 Currey Lane
DATE: September 17, 2015

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.

The Historic Landmarks Board conducted research into the history of the property at 220 Currey Lane in response to a request by the applicant.

Property Description:

220 Currey Lane is located in a residential neighborhood known as the Toyon Terraces Subdivision in the New Town area of Sausalito. The development borders State Highway 101 to the west and includes Currey Lane, a portion of Currey Avenue, Platt Avenue and all of Toyon Lane Court and Laurel Lane. This neighborhood was developed in the late 1940's by Robert C. Rose. It is noteworthy for his vision of an area where the lots were to be exceptionally large in scale and all utilities were underground, insuring unobstructed views. The properties in this area attracted many people and noteworthy architects of this period. Such as Joseph Esherick, Mario Corbet, Charles Warren Callister, John Hoops, Henrik Bull and William G. Corlett.

Architectural Research

In order to determine the construction date of the property, the following resources were consulted:

- Sanborn Fire Insurance maps through 1955
- City of Sausalito Maps prepared by the then, current City Engineer
- Marin County Tax Assessor's records
- City Permit records

Sanborn Fire Insurance Maps: The subject property does not appear on any available Sanborn maps. The most recent map reviewed was dated 1955. In fact, Toyon Lane does not appear within these maps at all.

City of Sausalito maps: These maps were reviewed in the effort to ascertain the approximate date the parcel created. The earliest maps showing Toyon Lane and the subject property is the Map of Sausalito dated 09-21-1955, prepared by City Engineer J.C. Oglesby

City Permit Records: There is limited information regarding the history of building permits for this property. Only documentation for installation of a TV antenna, heating upgrade and deck repair/removal of a garden shed was found.

Summary: The findings above indicate that the parcel was part of the Toyon Terraces subdivision created by Robert Rose in the early 1950s. The parcel was sold to Mr. Mrs. Ralph Iusi (listed as the first owner of the property) in 1952, who had the house constructed. There was no available information as to who the current residence was designed by. The original construction date of the residence is listed as 1952.

This house is of the Mid-Century Modern style with many recognizable features of that design style:

- Plain, simple, or vernacular appearance
- Vertical wood siding
- Flat/low slope roofs with overhanging eaves with exposed rafter tails
- Post-and-beam construction
- Expanses of glass and/or ribbon windows
- Open-plan or flexible interior plans
- Emphasis on indoor-outdoor living spaces
- Yards and outdoor spaces treated as extensions of the living area

Historical Research

Reviewing the available list of owners for this property, we were unable to discover any notable persons who have owned the property other than the notable, original subdivision developer, Robert Rose

History of Ownership:

The following is a chronological list of owners of the property determined accurately as possible with the research materials available.

- Mr. Mrs. Ralph Iusi
- Bruce Berlinger
- June & Jack McKay
- G.W. Gerten & M.A. Sisson
- Current Owner

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 Permit Records.

Notable and / or historically significant persons associated with 220 Currey Lane

Our research found no persons that stands out as a possible notable and / or historically significant

Summary

The residence is a not an ideal representational example of the Mid-Century Modern style. While this style is prevalent in Toyon Terrace subdivision, the exterior appearance of this home is of a lesser example. Being unable to determine the architect of the residence, this structure should be assessed on its own merit.

Findings

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 _____ under this criterion.

Is this structure associated with the life or lives of one or more people important to our past?

The board finds _____ under this criterion.

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?

The board finds _____ under this criterion.

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

The board finds _____ under this criterion.

Recommendations

TBD

Researched and Submitted by:

John McCoy

The Sausalito Historic Landmarks Board, at their publicly noticed meeting of May 14th, 2014 acknowledged this memorandum:

AYES:
NOES:
ABSTAIN:
ABSENT:

DRAFT

