MEMORANDUM

TO: Sausalito Planning Commission

FROM: Sausalito Historic Landmarks Board

RE: 105 Buchanan Drive APN 64-303-08

DATE: September 16, 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.

Architectural Research

At the request of the Planning Department, the Historic Landmarks Board conducted research into the history of the property at 105 Buchanan Drive to determine its historic significance.

Property Description

105 Buchanan Drive is located in a residential neighborhood in the north end of Sausalito, close to Willow Creek Academy. The house is located on the west side of Buchanan. The lot size is approximately 7,440 square feet, with a living space in the current house of 1,400 square feet. The house is two stories with an attached garage fronting the street.

The house appears to be a wood frame structure with a single beam, slightly arched roof. The roofline has a slight overhang with exposed beams that run internally into the living area. The fenestration, organization and materials of the main façade are similar to the nearest neighboring houses on Buchanan. There is a series of large living room windows, a flat front door and siding of either a composite material or wood.

The house design is mid-century Modern character and neatly modest in design. The house is in keeping with design of other houses on the street which seem to part of a planned development by the Le Sand Corporation in 1960.

Historic photographs, original drawings and permit records of the house are not available. Therefore we cannot determine whether the building has been significantly modified from its original form.

Sausalito City Permit Records Reviewed: **Yes_XX___ No_____**

Construction Date: 1960

Address Change: Yes____ No__XX__

Alterations: Yes__XX__ No____

Building Permits Issued

a. B646-12:
modification to garage doors and framing, replace two windows, replace electrical sub panel (12/2012)

b. B308-12:
remodel kitchen and bath and replace windows (6/2012)

c. 6949: build fence (8/1976)

d. 6558:
extend garage (4/1976)

e. 6529:enclose carport (11/1974)

f. 2707: construct single family dwelling (11/1960)

Historical Society Archive Property File Available and Reviewed: **Yes __XX__ No_____**
Historical Society Property Description: No records on file

Marin County Assessor's and Recorder's Office Records Reviewed: Yes____ No_XX___
Construction Date: 1960

Ownership History:
Le Sand Corporation – Construction 1960
1960: John and A.P. Buxton
1973 – 1976: Allan L. Hansen and Ronald Vess
2012: Akram Arestehjoo
December 2012 – Current Ownership: Bethanie Murguia
No historical records were found in the archives on these residents/owners.

Historical Significance Listings:

-Sausalito List of Notable Structures:	Yes ____	No ___X____
-California Historic Resource Information Systems Database:	Yes ____	No ___X____
-Previously identified as a Historic Resource:	Yes _____	No ___X_____
-Architectural Drawings Found:	Yes __ __	No ___X____

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.

Recommandations :

(HLB members)

Sources: Sausalito Planning Department address files, Sanborn Fire Insurance Maps

The Sausalito Historic Landmarks Board, at their publicly noticed meeting of (date) acknowledged this memorandum:

AYES: _____ NOES: _____
ABSTAIN: _____ ABSENT: _____