

## MEMORANDUM

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TO: Sausalito Planning Commission  
FROM: Sausalito Historic Landmarks Board  
RE: 5-65 Rodeo Avenue at Sausalito Towers apartment complex;  
APN064-133-04 & 064-181-17)  
DATE: 10/13/15

### **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 5-65 Rodeo Avenue to determine its historic significance.

### **Property Description**

The Sausalito Towers are a 90 unit apartment complex located on the West side of Rodeo Drive. Individual buildings in the complex are numbered from 5 through 65. Building 65 is a 6 unit , 3 story apartment building with two apartment units on each of the three floors. Building 65 is located on the West side of the Sausalito Towers apartment complex. The lot size of Building 65 is 5479 sq. ft. Building 65 has car parking in carports.

The swimming pool for the Sausalito Towers is located South of Building 35 and across the roadway and covered carports East of Building 65. These carports adjoin the West margin of the pool. The proposed new fitness center and managers unit adjoin the West margin of the pool and the South margin of the carports and Building 35.

Buildings 65 and 35 is a concrete structures with metal frame balconies and flat roofs. The fenestration, organization and materials are similar to adjoining apartment buildings in the Sausalito Towers. The Interior of the individual apartments in Buildings 65 and 35 were not inspected.

Historic photographs, original drawings and permit records of the Sausalito Towers were reviewed. There have been several limited modifications of the Towers including new signage at the entrance, New roofs and interior upgrades in several apartments. Records disclosed no exterior modifications in the Sausalito Towers buildings. The name of the Sausalito Towers was changed from Ardilla Apartment Complex during the 1970's.

Sausalito City Permit Records Reviewed : Yes  No

Construction Date: The Sausalito Towers apartment complex was constructed in 1961

Address Change: Yes  No

Alterations: Yes  No

Alteration 3: 2007 - Install new Class A Composite Bitumen Roof

Alteration 2: 1998 - Replace storage room with new exercise room on ground level of Building 5

Alteration 1 1993 - New identification sign at street entry on Rodeo Avenue

Historical Society Archive Property File Available and Reviewed : Yes  No

Marin County Assessor's and Recorder's Office Records Reviewed: Yes  No

**Ownership History:**

1. Current Owner: Sausalito Investments , 200 Crest Road . Carmel CA 93923
2. 1998 Daniel Keig  
(no historical information on record)
3. 1970 as Ardilla Apartment Complex  
Sausalito Investments  
John Tuttle, Jack Bennett, William Matthews, Rudy Long  
(no historical information on record)
4. 1962 Robert Rose  
(member, Citizen's Waterfront Committee prior to resignation)

**Historical Significance Listings:**

-Sausalito List of Notable Structures : Yes  No  NA

-California Historic Resource Information Systems Database: Yes  No  NA

-Previously Identified as a Historic Resource: Yes  No

-Architectural Drawings Found: Yes  No

**Findings**

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

The board finds \_\_\_\_\_ under this criterion.

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

The board finds \_\_\_\_\_ under this criterion.

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

The board finds \_\_\_\_\_ under this criterion.

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

The board finds \_\_\_\_\_ under this criterion.

**Recommendations:**

Ben Maurice Brown MD

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: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_

NOES: \_\_\_\_\_  
ABSENT: \_\_\_\_\_