

MEMORANDUM

TO: Sausalito Planning Commission
FROM: Sausalito Historic Landmarks Board
RE: 446-448 Sausalito Blvd ; APN: 065-222-19
DATE: 10/19/15

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 446-446 Sausalito Blvd to determine its historic significance.

Property Description

446-448 Sausalito Blvd is a two-unit multistory duplex in located in a residential neighborhood at the North end of Sausalito. A complete remodel of this two unit building is planned. The property also includes an empty lot at 77 Crescent Blvd immediately below the two unit building on Sausalito Blvd. A new single family residence is planned for this lot.

446-448 Sausalito Blvd is located on the North side of Sausalito and South of Crescent Blvd. The adjoining lot extends below the building to 77 Crescent Blvd. The lot parcel size totals 8493 sq. ft. The current house is a multi-story unit with a lower rental unit and an upper unit occupied by the owner. There is two-space carport located at the Sausalito Blvd street level adjoining the roof of the upper unit.

The house is a wood frame structure with a peaked upper entry adjoining the carport and a flat roof to of the main structure of the upper unit. There is minimal overhang of the peaked roof at the entry. The wooden exterior of 446-448 Sausalito is dissimilar to the concrete exterior of the adjoining building at 440-442 Sausalito Blvd. although the fenestration is grossly similar. There are multiple moderately large windows in both the upper and lower units of 446-448 Sausalito Blvd.

The house design is mid-century Modern character with redwood outer cladding. The neighboring house at 440-442 Sausalito Blvd is of similar height and size but has different appearing composite exterior cladding.

Permit records of the house are available. There have been multiple upgrades and modifications since 1961 to 446-448 Sausalito. The lower unit was constructed initially and the upper unit was added subsequently. The carport was added after the upper unit was built.

Sausalito City Permit Records Reviewed : Yes

Construction Date: 1961

Address Change: Yes

Address change date: Unknown

Old address: 444-446 Sausalito Blvd

New address: 446-448 Sausalito Blvd

Alterations: Yes

Alteration 1: Lot Line adjustment (2014)

Alteration 2: Stair replacement. Dry Wall repair (2006)

Alteration 3: Reroof (2005)

Alteration 4: Front door relocated . Decking replaced (1979)

Alteration 5: Interior remodeling (1977)

Historical Society Archive Property File Available and Reviewed : No

Marin County Assessor's and Recorder's Office Records Reviewed: Yes

Ownership History:

Glenn Ackerman: 1959, 1961 : No owner information in Historical Society file

Allen Hanson : 1974, 1977, 1979 : No owner information in Historical Society file

David Holub : 2006, 2014 : No owner information in Historical Society file

Historical Significance Listings:

-Sausalito List of Notable Structures : Yes _____ No _____

-California Historic Resource Information Systems Database: Yes _____ No _____

-Previously Identified as a Historic Resource: Yes _____ No _____

-Architectural Drawings Found: Yes 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.

Recommendations:

Report prepared by Ben Maurice Brown MD

Sources: Sausalito Planning Department files, Sanborn Fire Insurance Maps, Sausalito Historical Society Files, Marin County Assessors Records

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

AYES: _____
ABSTAIN: _____

NOES: _____
ABSENT: _____

Images Below

Images 1, 2 : Building and lot viewed from Crescent Avenue

Image 3: Carport

Image 4: Entry adjoining carport

Image 5: Right side entry

Image 6, 7: Right side stairs

Image 8: Upper unit right side

Image 9: Both units left side

Image 10. 11. 12: Deck



















