

MEMORANDUM

TO: Sausalito Planning Commission

FROM: Sausalito Historic Landmarks Board

RE: **100 Harbor Drive, Mollie Stone's (APN: 063-130-02)**

DATE: May 27, 2016

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.

Background/Request

At the request of the Planning Department, the Historic Landmarks Board conducted research into the history of the property at 100 Harbor Drive to determine its historic significance. According to County of Marin records, the construction year of the property is 1963. As such, the property is at least 53 years old.

Property Description

The property located at 100 Harbor Drive is Mollie Stone's grocery store. According to county records the building was built in 1963 as a grocery store. The structure sits in the Marinship and a business district at the north of town. The U.S. Postal Office is to the east, FedEx Kinkos to the West and there are office buildings across Harbor Drive to the north.

The parcel size is 64,033 square feet and the building itself is 19,824 square feet.

The grocery store still maintains the original frame of a 1960's design, with a center pitched roof and concrete facing imbedded with natural stone. The design is consistent with other grocery stores built in the 1960's in the Western part of the United States. The façade was updated in the 1980's when pillars and a trellis/pergola were added to the exterior of the original structure. (Please see pictures at the end of the memo.)

Sausalito City Permit Records Reviewed: **Yes**

Construction Date: 1963

Address Change: No

Alterations: Y

1. Planning permits

- a. 1962: Conditional Use Permit Application No. 274 to construct a shopping center
- b. 1963: Planning Commission review of exterior color, surface, and design of shopping center
- c. 1983: Determination by Michael Foley, Planning Director, for parking requirement of 92 spaces based on 1962 use permit guidelines for the construction of the Big G supermarket.
- d. 1989: Review and approval of new awnings by Design Review Board
- e. 1993: Determination of Use to allow seating in concrete slab area between Mollie Stone's grocery store and the Sausalito Post Office
- f. 2002: New exterior store signage and trellis installed (Planning Commission Resolution No. 2002-24)
- g. 2002: Landscape improvements including removal and replacement of trees and parking lot re-surfacing

2. Construction, conversion, or alteration permits

- a. Remodeling and redecorating interior sales area
- b. 1988: Rewiring of store and plumbing improvements
- c. 1988: Kitchen exhaust system
- d. 1989: Installation of roof top equipment screen to conceal deli exhaust and make-up air fans
- e. 1989: Electrical sign hookup
- f. 1989: Install new awnings
- g. 1989: Install floor drain
- h. 1990: New range and improvements to make-up air supply
- i. 1990: Re-roof
- j. 1997: Replacement of 2 sections of flat storefront glass with 2 bay windows
- k. 1998: Electrical service change
- l. 2002: New exterior store signage and trellis installed (Planning Commission Resolution No. 2002-24)
- m. 2002: Interior replacement of display cases and shelving, modification of prep areas and new lighting

Historical Society Archive Property File Available and Reviewed: Yes

Historical Society Property Description: No records on file.

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

Construction Date: 1963

Ownership History:

- 1. 1960 lot split by land owner Kurt Heath.
- 2. 1961 agreement between Bay Counties Finance and Marinship Enterprises to develop the land into a shopping center, including a supermarket. Elmo Maggiora was the president of Bay Counties Finance and Kurt Heath the president of Marinship Enterprises. Marinship Enterprises owned the land and Bay Counties Finance planned to build a supermarket.
- 3. 1963: Big G Supermarket
- 4. 1988: Mike Stone and Dave Bennett

Looking through the Historical Society files, only one record existed on previous owners. A photo of Elmo Maggiora was found of him attending a banquet in 1949. The photo listed the other attendees, but not the location or occasion. According to online sources, Elmo Maggiora was from a Sausalito construction family. He eventually merged Maggiora Brothers into Maggiora and Ghilloti Engineering in 1964.

There were no Historical Society records on Kurt Heath. Further online research could not confirm whether or not there is any relation to the founders of Heath Ceramics located in the same area.

There were no historical records on file for Mike Stone or Dave Bennett. Mike Stone is a local business leader and co-founder of Mollie Stone’s grocery store chain located in the Bay Area. Michael Stone is listed as the President of Mollie Stones and Dave Bennett is listed as the owner according to Matra.com.

Historical Significance Listings:

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

Architectural Research

The contents of the City’s archive files for the property located at the Community Development Department identify the following items. The permit files listed Campbell and Wong as the architectural firm designing an overall concept for a Sausalito Shopping Center, of which the grocery store was to become one of the original buildings. Plans and architectural drawings for modifications and alterations to the grocery store were found from the 1980’s and 1990’s. However, no original architectural drawing was located for the original 1963 build.

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 :

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: _____



Elmo Maggiora at 1949 Banquet

MAGGIORA, ELMO
 P81-157, 1949; banquet photo

8-15-49, 1949
 Back row L to R:
 ✓ John Ehlen, ✓ John Oglesby, ✓ Ross
 ✓ John Terris - Chief Mathew Perry
 (Matt) - ✓ George Butz - ✓ Robert Guni
 ✓ Danny O'Brien - ✓ Ralph K. Pedersen
 (Smede) - Elmo Maggiora -
 Seated around table L to R:
 ✓ Hazel Perry Pierraccini - ✓ James Doyle
 ✓ Wilma Young - ✓ Amelie Smith - Mayor
 ✓ Clyde Hildreth - ✓ George Keaney -
 ✓ Louella Keaney - ✓ John Harlan - ✓ Dr. Emmet Bixford



Front, North



West Side



South Side



East Side

