

MEMORANDUM

TO: Sausalito Planning Commission
FROM: Sausalito Historic Landmarks Board
RE: Marin Theatre at 101 Caledonia Street
DATE: August 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.

Architectural Research

At the request of the Planning Department, the Historic Landmarks Board conducted research into the history of the property at 101 Caledonia Street to determine its historic significance.

Property Description

101 Caledonia Street is located in a commercial area in the North end of Sausalito.

The theatre is located on the corner of Pine Street and Caledonia. The Lot size is approximately 7,000 square feet. The structure is a movie theatre that was previously a garage.

We found in 1990 planning file that the

(1) The Theatre sits nearly at the historical shoreline and was the site of a Miwok Archeological excavation in 1910. This part of Sausalito has been identified as rich in Coast Miwok Indian pre-history with a midden (shell mound at the site was 15 feet in height, 350 ft. by 650 ft. in width and length- which indicated that this was a very old site inhabited by them for generations) and other relics discovered at the site. There is an "Archaeological Monitoring of the Marin Theatre Renovation" dated 1 October 19, 1993 by Stephen Bryne of Archaeological Resource Service=288 pages with maps and cataloged fragments from site. In 1952, Miwok remains were discovered and in 1974 another Miwok skeleton was discovered during the creation of the parking lot. The construction of the theatre resulted in the leveling and grading of a portion of the archaeological site. A portion of this prehistoric site is currently sealed beneath the

parking lot of the theatre. The report suggests that any new digging be done with an archeologist, as the site is clearly one of the more significant sites in the Bay Area. Future development should be planned as to minimize the impact to what remains of this cultural resource- site # CA-MRN-3.

(2) The style originally of this building was Mission Revival Architecture. The building was constructed as the Tamalpais Pavillon with the ground floor serving as garage to the hall above. The structure may also have functioned ORIGINALLY as a livery stable with openings for a hay loft uncovered at the rear of the structure on the second floor. It also served as an automobile repair shop with a ramp from the first floor to the second floors allowed for car parking. Thereafter was a succession of uses including at one time the production of prefabricated airplanes. Prior to World War II, a commercial automobile garage (parking and service) occupied the ground floor, with access off Caledonia Street. The upper story, then called Langsam's Hall, was used for multiple functions such as basketball games, grade school graduations and private receptions. When Marinship was constructed, the present day Marin Theatre was installed in 1942 by the Blumenfeld Theatre Circuit as the "Sausalito Theatre". The application by "Rockette Design" shows the historical photographs of the structure.

Permit History

1993: Upgrades to electrical, plumbing, exhaust fans- this is when the major renovation occurred to change it from a single screen theatre into a 3 screen theatre, relocation of theater entrance and marquee from Pine Street to Caledonia. This renovation reduced the seating capacity from 450 to 383, called the "Marin".

1994: Installation of lift at entrance

2010: Replacement of 4 roof top air conditioning units

Sausalito City Permit Records Reviewed : **YES**

Construction Date: not clear- between 1909- 1911

Address Change: **NO**

Alterations: **YES**
See enclosed

Historical Society Archive Property File Available and Reviewed: **YES**

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

Names Associated with Property

Larry Walter -

Anthony Marterie

Marin theatre

Cinemark

Rolando Molina

Jim Swanson

Pacific theatres

Blumenfeld *****I DID NOT GET A CHANCE TO SEARCH THIS

NAME*****

The files of the Sausalito Historical Society contain no information about these owners.

Historical Significance Listings:

-Sausalito List of Notable Structures :

-California Historic Resource Information Systems Database: **NO**

-Previously Identified as a Historic Resource: **NO**

-Architectural Drawings Found: **YES**

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:

Nina LeBaron- I would like to see a historical plaque installed in the new theater with the history of the site.

Aldo R. Mercado

Sources: Sausalito Community Development Department address files, Sanborn Fire Insurance Maps

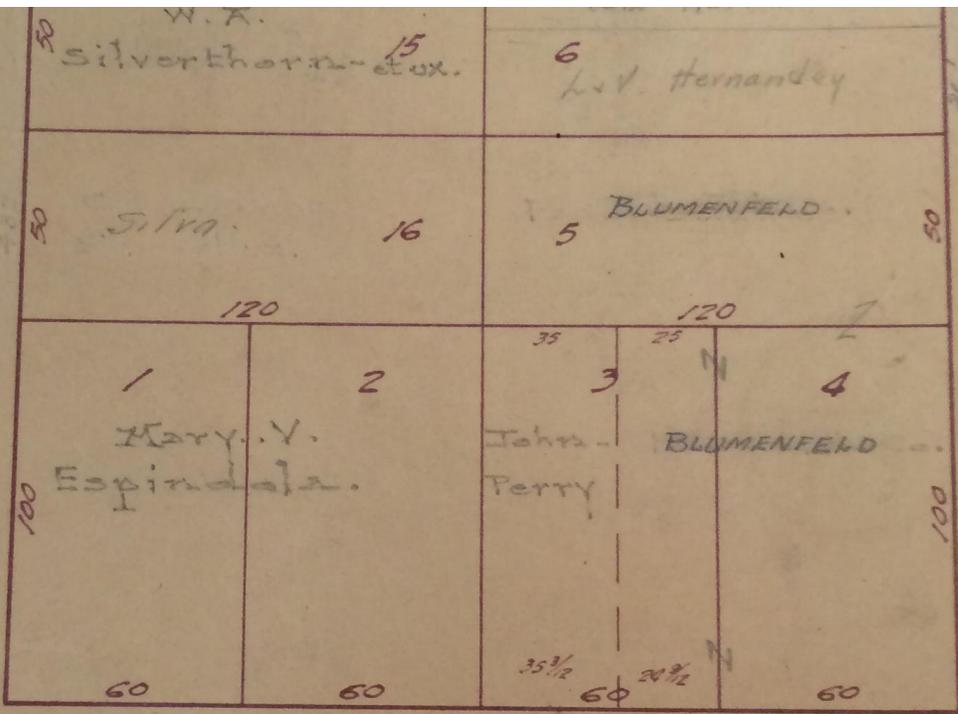
The Sausalito Historic Landmarks Board, at their publicly noticed meeting of September 1, 2016 acknowledged this memorandum:

AYES: _____

ABSTAIN: _____

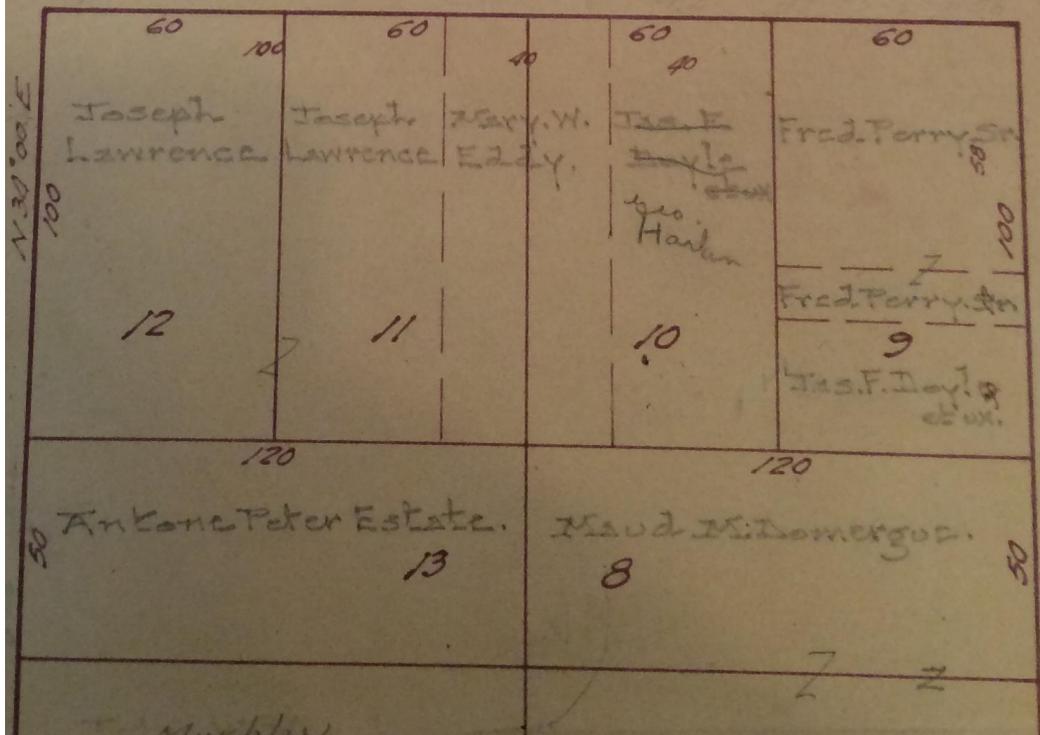
NOES: _____

ABSENT: _____

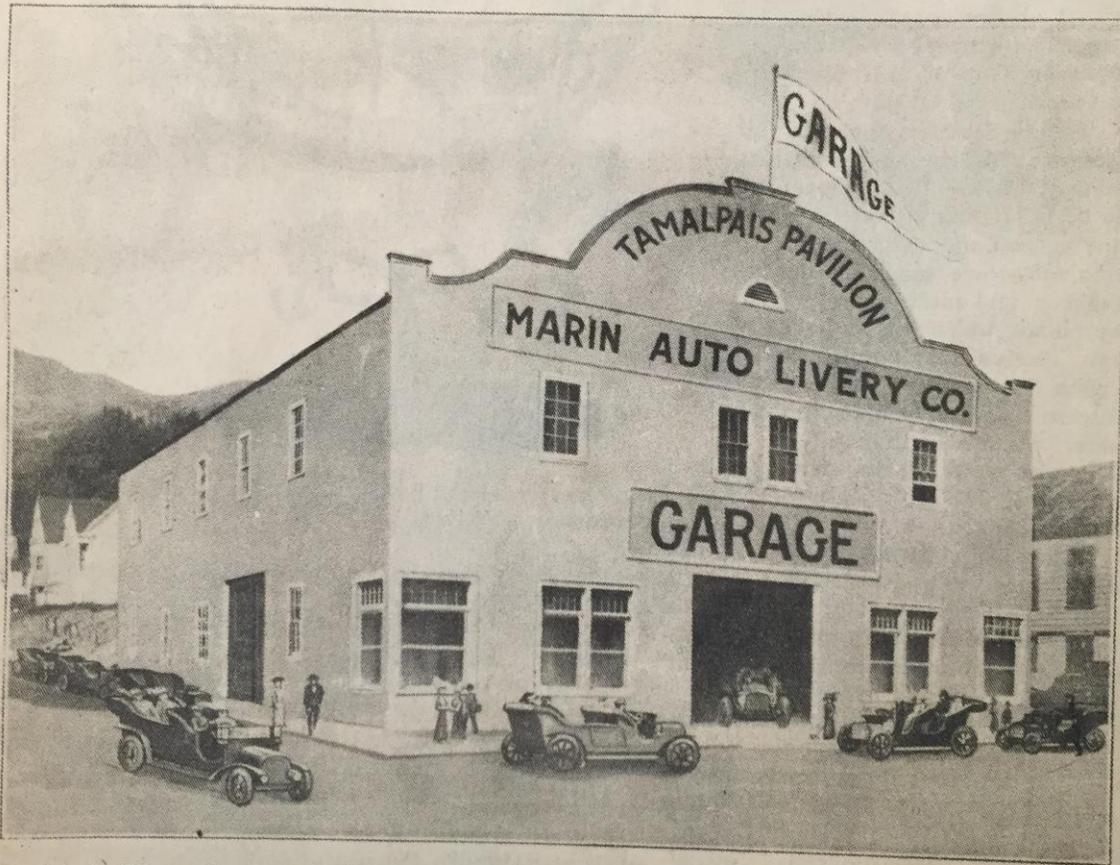


ST

CALEDONIA



PINE



The boxy building at the corner of Caledonia and Pine Street has not always housed a movie theater. The above photo appeared in "Sausalito, The Geneva of America," published in 1911. The caption read as follows: The above Garage is located in Sausalito and it is the most modern in California. Has dressing rooms for ladies and every accommodation for its patrons. The Pavilion is of the very latest architecture and has a seating capacity for 1,800 people.