

MEMORANDUM

TO: Sausalito Planning Commission
FROM: Sausalito Historic Landmarks Board
RE: 209 West Street (APN 064-231-18)
DATE: November 1, 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 209 West Street to determine its historic significance. According to County of Marin records attached in the Staff Memo, the construction year of the property is 1889. As such, the property is at least 50 years old.

Project Overview

Excerpt Below from Staff Memo dated Oct. 20, 2016

*“John Malik and Associates Architecture, on behalf of property owners John and Debra Burton, has submitted an application for a **Design Review Permit** to demolish approximately 41% of the front, upper portion of residence, add 260 square-feet of new floor area, and; construct a 460 square-feet **Accessory Dwelling Unit** (see Attachment 1-Project Plans). The property is located in the Medium-High Density Residential Neighborhood and R-2-2.5 Zoning District (see Attachment 2-Site Parcel Map).”*

Property Description

According to County of Marin records, the construction year of the property is 1889. A letter from Old Republic Title in the Community Development Department file states the Sausalito Bay Land Company filed to record Lot 40, Block 19 on April 24, 1890 (Map Number 3, page 89: Old Republic Title).

The property at 209 West Street sits between Richardson and Main in Old Town Sausalito. It is a two-story Victorian style cottage, with a small unit tucked under the first floor, making the dwelling three levels. The house mainly presents at the first level, as the top floor is only 115 square feet. The house is currently vacant and in quite a derelict condition. It was designed as a single-family residence, although the space built under the first floor has been used as a rental.

Marin County Records (attachment 3 in Staff Memo) lists the existing house s.f. at 1970 s.f., with 2 bedrooms and 2 bathrooms. According to the architectural drawings proposed by the new owners, the house is 1,605 square feet (lower unit: 685 s.f.; upper level 1: 805 sf; upper level 2:

115 sf) and sits on a 3,600 square foot lot. The house sits up the hill towards the back of the property. A carport, which was constructed in 1954, is at the bottom on the hill on West Street.

The house is wood construction with a flat top hip joint roof in keeping with the Victorian era cottage design. There is an enclosed porch at the front of the house off the main floor. The top level has an exposed outdoor deck/porch, and the top of the house has a widow's walk. There is a small flat roofed shed space at the back on the house.

The house is shingled with varying styles of windows. The south of the house has a lovely wall of paned windows, although it is difficult to tell if the windows are original to the property and exactly what condition they are in. There is a brick chimney at the north side of the property that is not in good condition.

Although the property is small and relatively simple in detailing for the Victorian period, it has an innate charm and a pleasing nature in the proportions and overall design reflective of the period. The house appears uninhabitable and in poor condition.

There were no architectural drawings or photos of this structure in the file at the Community Development Department or in the historical archives.

(Please see pictures at the end of the memo.)

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

Construction Date: 1889

Address Change: Yes____ No____ (Unclear)

Alterations: Yes____ No____ (Unclear)

Planning permits

The contents of the City's archive files for the subject property held at the Community Development Department include the following items:

1. **Building Record Report** – issued January 10, 2012
2. **Building Permits Issued**
 - i. **1264:** Carport on front of lot to be replaced 15-ft from house (March, 1954)
 - ii. **A4168:** Replace 600-ft of composition roofing and repair carpentry (October, 1993)
 - iii. **A4525:** Replace 230-ft roof (July, 1994)
 - iv. **A12321:** Tear off existing composite shingle, add 40-year "class A" shingles (no front porch roofing) (September, 2006)

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__

Ownership History:

The information I have listed below either comes from the Staff Memo (SM), the property file at the Community Development Department (CDD), Historical Society files (HS) or from the Preservation Architects memo (PA).

1. 1889 construction (source: SM citing Marin County records)
2. 1890 Sausalito Bay Land Company filed to record Lot 40, Block 19 on April 24, 1890 (Map Number 3, page 89: source Old Republic Title memo in Dept. of Community Development property files). (source: CDD)
3. 1893 John H. Cochran (source: PA)
4. 1910 Frank Correirro (source: PA)
5. 1913 Sven and Hilda Anderson (source: PA)
6. 1954 Ray Freer (source: PA)
7. 1993 – 2006 Ronald Craig (source: CDD)
8. 2012 – John and Debra Burton (current owners) (source: CDD)

I researched all of the above-mentioned owners in the Historical Society files and found information on three: *John Henry Corchran, Frank Correirro and Sven Anderson.*

John Henry Corchran was listed in the 1902 voter registration guide for Marin, under the voting district of Sausalito. His age was listed at 38, and his profession was recorded as a plumber in this document. A photocopy of a Sausalito newspaper article in the Historical Society archives discusses a Sausalito waterfront fire that destroyed several businesses and residences, including a waterfront plumbing shop owned by John Cochrane (note different spelling.) The photocopy of the newspaper article does not have the full buy-line or date, but has a handwritten date of 1893.

Frank Correirro was recorded in the 1904 Marin County phone book as a blacksmith. No address was included in the book. The phone book was located in the Historical Society files.

Sven Anderson submitted a two-page letter to the Historical Society discussing his memories of working and living in Sausalito, working in boat building and working on local ships. There was no date on the letter, just a handwritten address where he was presumably living at the time he submitted the letter. (A photo of the letter is attached at the back of this memo.)

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 No

Respectfully submitted by Shasha Richardson.

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 :

(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: _____

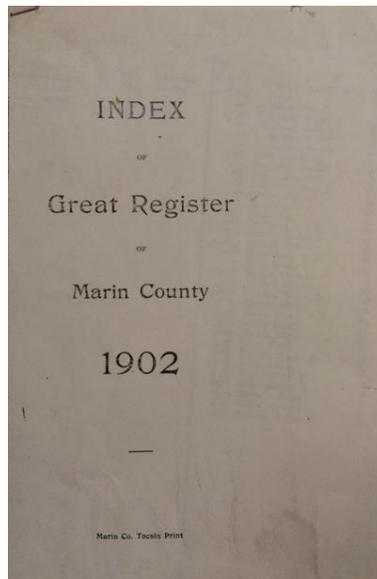
ABSTAIN: _____

ABSENT: _____





1902 Marin County Voting Register (John H. Cochran)



SAUSALITO PRECINCT No. 1.

| No. | Name | Age | Address |
|-----|------------------------|-----|-----------|
| 1 | Anderson, Nelson | 34 | Sausalito |
| 2 | Appel, Philip | 32 | " |
| 3 | Aspelin, C. J. E. | 31 | " |
| 4 | Avery, Francis | 67 | " |
| 5 | Azevedo, Antonio T. | 45 | " |
| 6 | Bachstein, Gustave | 42 | " |
| 7 | Banks, James M. | 47 | " |
| 8 | Barham, Frank | 23 | " |
| 9 | Backe, Arent C. | 65 | " |
| 10 | Bartlett, Charles E. | 30 | " |
| 11 | Barton, John A. | 35 | " |
| 12 | Baraty, Edward V. | 23 | " |
| 13 | Barrett, William G. | 79 | " |
| 14 | Bartlett, Edward C. | 41 | " |
| 15 | Baggree, Charles | 36 | " |
| 16 | Baraty, Jean B. | 65 | " |
| 17 | Bell, W. E. G. | 45 | " |
| 18 | Beaugard, Harry | 21 | " |
| 19 | Becker, Philip | 21 | " |
| 20 | Bettencourt, Joe M. | 21 | " |
| 21 | Bettencourt, Amaro | 44 | " |
| 22 | Berry, Charles | 36 | " |
| 23 | Becker, John O. | 25 | " |
| 24 | Becker, Christopher H. | 50 | " |
| 25 | Bengston, Bernard | 31 | " |
| 26 | Benton, Charles L. | 53 | " |
| 27 | Beedy, Josiah C. | 23 | " |
| 28 | Beyer, Walter | 27 | " |
| 29 | Beyer, Thomas | 23 | " |
| 30 | Berreiros, Manoel T. | 32 | " |
| 31 | Bem, John V. | 28 | " |
| 32 | Bloemer, Hiram W. | 57 | " |
| 33 | Bloom, William | 26 | " |
| 34 | Blake, William H. | 26 | " |
| 35 | Bonny, Bruce | 39 | " |
| 36 | Borrow, William | 64 | " |
| 37 | Boyle, William | 40 | " |
| 38 | Brockless, Charles O. | 39 | " |
| 39 | Brown, Richard F. | 33 | " |
| 40 | Brundage, J. W. | 23 | " |
| 41 | Brockless, John F. | 40 | " |
| 42 | Brangel, Adam | 37 | " |
| 43 | Bright, Charles H. | 31 | " |
| 44 | Brown, Frank | 24 | " |
| 45 | Brown, John J. | 27 | " |
| 46 | Brooks, James | 60 | " |

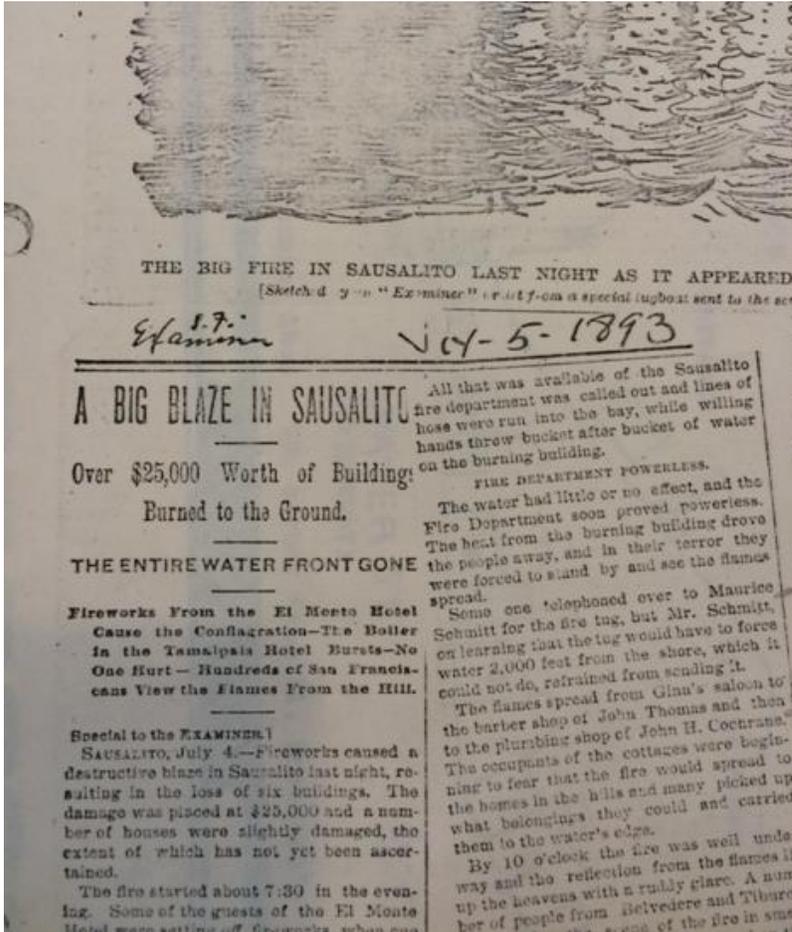
| No. | Name | Age | Address |
|-----|-----------------------|-----|-----------|
| 47 | Brown, William P. | 23 | Sausalito |
| 48 | Bruns, Frederick A. | 32 | " |
| 49 | Broad, Alfred F. | 31 | " |
| 50 | Bridgman, Robert S. | 27 | " |
| 51 | Bridgman, John W. | 63 | " |
| 52 | Broderick, Hugh J. | 31 | " |
| 53 | Bush, Richard J. | 59 | " |
| 54 | Butler, George E. | 39 | " |
| 55 | Butterfield, Edl. | 28 | " |
| 56 | Campbell, Henry C. | 61 | " |
| 57 | Campbell, William W. | 41 | " |
| 58 | Canfield, William L. | 42 | " |
| 59 | Cashman, James | 55 | " |
| 60 | Casto, William S. | 33 | " |
| 61 | Casto, George E. | 38 | " |
| 62 | Carlson, John | 52 | " |
| 63 | Case, Charles E. | 61 | " |
| 64 | Cantwell, John C. | 43 | " |
| 65 | Caughan, Thomas | 26 | " |
| 66 | Chaplain, John D. | 60 | " |
| 67 | Claudianos, Peter | 64 | " |
| 68 | Closby, Michael M. | 30 | " |
| 69 | Claudianos, John | 21 | " |
| 70 | Cochran, John H. | 28 | " |
| 71 | Cohn, Max | 35 | " |
| 72 | Conway, Felix | 50 | " |
| 73 | Conlter, James E. | 31 | " |
| 74 | Coit, Henry H. | 49 | " |
| 75 | Coit, Harry H. | 31 | " |
| 76 | Coit, Frank E. | 22 | " |
| 77 | Cosgrove, Edward H. | 33 | " |
| 78 | Correa, Frank | 22 | " |
| 79 | Coughlin, Edward G. | 21 | " |
| 80 | Costigan, Augustus B. | 33 | " |
| 81 | Cochran, James H. | 71 | " |
| 82 | Conlter, William A. | 33 | " |
| 83 | Coughlin, Thomas L. | 24 | " |
| 84 | Coughlin, John J. | 24 | " |
| 85 | Coughlin, John D. | 57 | " |
| 86 | Croon, George H. | 44 | " |
| 87 | Crowley, Byron J. | 30 | " |
| 88 | Crumpton, Hezekiah J. | 73 | " |
| 89 | Curtis, Ralph W. | 31 | " |
| 90 | Daly, Augustine M. | 66 | " |
| 91 | Danove, Frank | 25 | " |
| 92 | Darons, Frank A. | 45 | " |
| 93 | Daly, William | 27 | " |

1904 Marin County Phone Directory: Frank Corriera – Blacksmith

| | | |
|------|------|---|
| Main | 114. | Beriao, M., Grocer. |
| Main | 403. | Bonny, Bruce, r. |
| Main | 78. | Borrowe, W., r. |
| Main | 213. | Broderick, H. J., r. |
| Main | 27. | Broderick, J., Grocer. |
| Main | 20. | Broswell, E. L., r. |
| Main | 57. | Brown, Arthur M., r. |
| Main | 13. | Brown, Mrs. J. E., r. |
| Main | 66. | Buffalo Hotel, Carl Fuetsch, Prop. |
| Main | 141. | Butler, G. E., r. |
| Main | 94. | Campbell, Mrs. M. B., Dressmaker. |
| Main | 314. | Canady, J. S., r. |
| Main | 303. | Cantwell, J. C., r. |
| Main | 85. | Carragher, John, r. |
| Main | 93. | Central Pharmacy, M. B. Campbell, Prop. |
| Main | 184. | Chalopin, E., French Hotel & Res- taurant. |
| Main | 234. | Christ's Church School, Ruth In- graham. |
| Main | 214. | Club, The, H. J. Broderick, Prop. |
| Main | 315. | Cochran, J. H., r. |
| Main | 133. | Collins, Miss O., r. |
| Main | 307. | Comyn, W. Leslie, r. |
| Main | 136. | Correira, F., Blacksmith. |
| Main | 261. | Corson, W. L., r. |
| Main | 30. | Costigan, A. E., r. |
| Main | 65. | Crandall, W. G., r. |
| Main | 67. | Crumpton, Dr. H. J., Ofc. |



Sausalito Fire – Newspaper article mentioning fire at John H. Cochrane’s plumbing shop on the waterfront



The water had little or no effect, and the Fire Department soon proved powerless. The heat from the burning building drove the people away, and in their terror they were forced to stand by and see the flames spread.

Some one telephoned over to Maurice Schmitt for the fire tug, but Mr. Schmitt, on learning that the tug would have to force water 2,000 feet from the shore, which it could not do, refrained from sending it.

The flames spread from Ginn's saloon to the barber shop of John Thomas and then to the plumbing shop of John H. Cochrane. The occupants of the cottages were beginning to fear that the fire would spread to the homes in the hills and many picked up what belongings they could and carried them to the water's edge.

By 10 o'clock the fire was well under way and the reflection from the flames lit up the heavens with a ruddy glare. A number of people from Belvedere and Tiburon started for the scene of the fire in small boats. Hundreds in this city stood on the hilltops and watched the flames.

res
 lic
 ren
 tel,
 in c

W
 sun
 sen
 ons
 for
 J
 last
 ated
 tow
 T
 It is
 Par
 by t
 feat
 poi
 T
 tary
 had
 gare

T
 Tan
 Hot
 Phi

Sven Anderson 1513 Whitehall Lane
St. Helena
94574

Dear Phil:

Thanks so much for, "Salmon Chanted Evening" something that warms the cookies of my bony old heart. When I saw your return address, it turned loose a flood of memories of a place I once considered "Fiddler's Green", where many a glass, and many a lass could be had, and never a stormy sea! This goes back almost fifty years when a friend I met while working on an Army Transport Tug, the LT367, asked if I would like to see the boat he was rebuilding at Arques boatyard, in Sausalito. I fell in love with the place at once, and virtually took over the work on the boat, which was a 60' double ender called the Albatross. It took a year to get her ready for sea, and during those wonderful days and nights I got to know a lot of people on the waterfront. I know that you belong to a historical society, and these things are not important from that point of view, but I thought it might be of some interest to you if you will allow an old man to ramble on about people and places he once loved. Sid Foster was the harbor master at that time, and his 'office' was on the pier next to Arques, so we would exchange greetings every day. At times, Bill Holcomb would stand in for Sid, and he was a very interesting soul. He had a Master's certificate in both sail and steam, and he was as down to earth as they come! He had a black hull sloop that he had built, and lived on, and it was a beauty. You can learn more about him if you read, "Song of The Sirens", by Ernest Gann, a very interesting book. Also of interest is that Gann once owned a 32' Monterey that had a steam engine, and he would take people for a ride on the bay just for the hell of it! That boat was a jewel! These were the days of wooden boats and there were perhaps five or six yards building them, the largest being Madden & Lewis. Across from that was Jon's Lighthouse, later owned by Paul, both of whom made very good food, at very reasonable prices. A little further north was The Western Sea Frontier, where they hired for overseas help. There were many pretty girls on any given day in Sausalito!!! And always many good friends!!!

Moving on down toward the center of town, the first saloon we'd come to was a place called Herb's. It was an old fashion place with no gimmicks, and Herb told me he put a quart of whiskey away every day for thirty years, and I had no reason to doubt him. He finally got tired of things in the late 50's and sold out to three young men who turned it into the NO NAME BAR. That was a long time ago. Back to the 40's.--- The most popular bar in town was the Plaza, owned by Walt Sylva, who was a decent guy. In those bygone days, it seemed that half the people you met, you knew by name, and the Plaza was a warm and friendly place to have a beer or two, and discuss events of the day. The place that stands head and shoulders above the others in my mind is the saloon that used to be in the old Valhalla. This was a place owned by a fella named Lee John, who, it was said, would rather make a dishonest buck than an honest ten. I never did believe that! It had a good sized bar and plenty of tables, with checkered tablecloths, and sawdust on the floor. This was where boat builders and fishermen would gather at the end of the workday and discuss the necessary. It was a peaceful place, and if ever an argument started, nobody interfered! If the weather was cold and wet, it was snug harbor, and if it was good, you couldn't find a better place than out on the wharf, overlooking San Francisco and Raccoon Strait on a moonlit night. I think of these things often because it was indeed another world. Many's the time when we would climb aboard somebody's boat and go over to Sam's in Tiburon for one of those fabulous meals he was famous for. Sometime we would imbibe to the point of no return,---- or almost!!! All these things probably involved no more than three or four years, but still it seems like something out of a story book that was a very pleasant time of my life. The reason for this letter is not to establish a rapport we do not already have, it's just my way of saying thanks for Farley & friends that arrive at my place with just the right message to bring on a smile, and that's GOOD!

P.S. Babe wish me luck!

Regards,
John W. Robinson