



STAFF REPORT

SAUSALITO HISTORIC PRESERVATION COMMISSION

PROJECT ADDRESS 654 Sausalito Boulevard (APN 065-163-26)

PROJECT ID 2019-00184

MEETING DATE September 26, 2019

PLANNER Calvin Chan, Senior Planner

SUMMARY

The Historic Preservation Commission will consider a Historic Resource Evaluation (HRE) report and a supplemental Historic Resource Determination Information Packet (HRDIP) for the subject property at 654 Sausalito Boulevard, which is an existing two-level, one-unit residence originally constructed in 1920. The HRE report and the HRDIP are submittal requirements of the development application at the subject property, which proposes to demolish an existing structure that is more than 50 years old and subject to the California Environmental Quality Act (CEQA). The subject property is not a Designated Historic Structure or Property in a Historic Overlay District.

BACKGROUND

On June 27, 2019, the Community Development Department received a Design Review Permit application (DR 2019-00184) submitted by MWAC (Mason Wodhams, Architect) on behalf of the property owners, Jackson and Alison Buttles. On August 19, 2019, the Community Development Department received a formal HRE report and a supplementary HRDIP for the subject property prepared by Mark Hulbert.

Based on preliminary inspection of the existing residence at 654 Sausalito Boulevard (prior to submittal of the HRDIP and HRE report), Community Development Department Staff determined that the subject property may qualify as a historical resource under CEQA. This preliminary determination of potential historical significance was based on the subject property's apparent possible association with the regional First Bay Tradition (or First Bay Area Tradition) architectural style (circa 1880s-1920s), which characteristics included locally sourced materials such as redwood, and emphasis on craftsmanship, volume, form, and asymmetry. Staff conveyed this information of potential historical significance to the applicant.

Pursuant to Sausalito Municipal Code (SMC) Section 10.50.80.D.2, based on Staff's preliminary determination that the subject property may qualify as a historical resource under CEQA, the applicant caused to be prepared a formal HRE report compiled by a qualified professional who meets the Secretary of the Interior's Professional Qualifications Standards for Historic Architecture, Architectural History, and/or History (36 CFR Part 61 Appendix A). The applicant submitted the HRE report (**Attachment 1**), as well as the supplementary HRDIP (**Attachment 2**), for the existing residence at 654 Sausalito Boulevard to Staff, which forwarded the report to the Historic Preservation Commission for final advisory historical resource determination to the decision-making body.

According to the submitted HRE report (**Attachment 1**), the subject property does not satisfy any of the qualifying criteria for a historical resource as contained in Public Resources Code Section 21084.1 and Title 14, California Code of Regulations, Section 15064.5.

The HRE report is included as **Attachment 1**.

The HRDIP is included as **Attachment 2**.

The project plans are included as **Attachment 3**. The Historic Preservation Commission, at this stage of the review process—historical resource determination—is concerned only with the existing conditions of the structure/site.

REGULATORY ENVIRONMENT

Sausalito Municipal Code

Pursuant to Sausalito Municipal Code (SMC) Section 10.50.80.D (Structures over 50 Years of Age and Subject to CEQA), when an application results in the alteration to the exterior of an existing structure that is over 50 years of age and subject to CEQA, staff shall review the structure's or site's potential as a historical resource, consistent with Public Resources Code Section 21084.1 and Title 14, California Code of Regulations, Section 15064.5. The Community Development Director, or their designee, shall review the information submitted pursuant to SMC 10.50.050 to determine whether the property may qualify as a historical resource under CEQA. The information required to be submitted pursuant to SMC 10.50.050 for structures that are not subject to the provisions of Chapter 10.46 SMC (Historic Preservation) and are over 50 years of age and subject to CEQA include:

- Property's permit and construction history;
- History of owners and occupants, to the extent available;
- Photographs that show all structures on the property; and
- Additional information as determined by the Community Development Department and/or the Historic Preservation Commission for the review of the structure's potential as a historical resource, consistent with Public Resources Code Section 21084.1 and Title 14, California Code of Regulations, Section 15064.5.

Pursuant to subsection (1), if the Community Development Director, or their designee, determines that the property does not qualify as a historical resource, the decision shall be in writing and forwarded to the Historic Preservation Commission for final advisory historical resource determination to the decision-making body. If the Historic Preservation Commission finds that the property may qualify as a historical resource under CEQA, then a formal historic resource evaluation (HRE) report is required according to subsection (2).

Pursuant to subsection (2), if the Community Development Director, or their designee, or the Historic Preservation Commission determines that a property may qualify as a historical resource under CEQA, the applicant shall prepare or cause to be prepared, at the applicant's expense, a formal HRE report. The HRE report shall be compiled by a qualified professional who meets the Secretary of the Interior's Professional Qualifications Standards for Historic Architecture, Architectural History, and/or History (36 CFR Part 61 Appendix A) and forwarded to the Historic Preservation Commission for final advisory historical resource determination to the decision-making body. The HRE report shall:

- Describe the property and building(s);
- List any alterations;
- Include a photographic record and description of the structure and its context;
- Address the age of the structure;
- Evaluate its architectural and structural integrity, the historic significance of the structure, both individually and as a contributor to the City's designated historic overlay district(s); and

- Make a recommendation as to whether the structure meets the definition of a historical resource as defined in Public Resources Code Section 21084.1 and Title 14, California Code of Regulations, Section 15064.5.
- Provide an analysis of the proposed project's impacts under CEQA and address conformance with the required findings for a certificate of appropriateness (SMC 10.46.060(F)).¹

The Historic Preservation Commission (HPC) shall review the HRE report and, based on information presented, shall concur or disagree with the findings and make a final advisory determination of whether the property qualifies as a historical resource under Public Resources Code Section 21084.1 and Title 14, California Code of Regulations, Section 15064.5. The Historic Preservation Commission may require additional analysis, including a peer review, by a qualified third party. If additional analysis is required, the applicant shall submit a deposit to the City for such analysis prior to review.

Subsequent to the adoption of Ordinance No. 1261 related to historic preservation regulations in July 2018, the Historic Preservation Commission and the Community Development Department adopted the HRDIP requirement in order to provide supplemental information to assist the Community Development Department and the Historic Preservation Commission in analyzing whether a property qualifies as a historical resource under CEQA. A completed HRDIP is required to be submitted when an application may result in the alteration to the exterior or publicly accessible spaces of, addition to, or demolition of an existing structure that is over fifty (50) years of age and subject to CEQA, or when an application involves new construction on a previously undeveloped site (concern for cultural landscapes), or when Community Development Department Staff requires this information in order to determine whether a property is or is not a historical resource under CEQA.

At this moment in time, Staff is not providing a formal recommended historical resource determination to the HPC. Staff respectfully defers the final advisory historical resource determination to the HPC.

Public Resources Code

According to Public Resources Code Section 21084.1, a historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Pursuant to Public Resources Code Section 5024.1, a resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:

- 1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- 2) Is associated with the lives of persons important in our past.
- 3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- 4) Has yielded, or may be likely to yield, information important in prehistory or history.

Also, according to Title 14, California Code of Regulations, Section 15064.5, the term "historical resources" shall include the following:

- 1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

¹ Consistent with the CEQA Guidelines, Title 14, California Code of Regulations, Section 15064.5 (Determining the Significance of Impacts to Archeological and Historical Resources), an HRE report may be completed in two sequential separate phases, of which the first phase is the determination of whether a historical resource is present, and for which the second phase of analyzing project effects is required only if the first phase determines that a qualifying historical resource is present.

- 2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:
 - A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - B) Is associated with the lives of persons important in our past;
 - C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - D) Has yielded, or may be likely to yield, information important in prehistory or history.

HPC REVIEW

Based on review of the submitted HRDIP (**Attachment 1**) for the existing residence at 654 Sausalito Boulevard, the HPC shall determine whether the property qualifies as a historical resource according to the criteria contained in Public Resources Code Section 21084.1 and Title 14, California Code of Regulations, Section 15064.5.

For each of the four criterion listed below, the HPC shall answer the question by determining "Historically Significant" or "Not Historically Significant." If at least one of the criterion results in "Historically Significant," the applicant shall be required to submit an application for a Certificate of Appropriateness. The HPC may also continue the public hearing for additional information which may include a formal Historic Resource Evaluation (HRE) report.

CRITERION
1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

ATTACHMENTS

1. HRE
2. HRDIP
3. Project Plans



HISTORICAL RESOURCE DETERMINATION INFORMATION PACKET

City of Sausalito | Community Development Department
420 Litho Street | Sausalito, CA 94965 | (415) 289-4128 | cdd@sausalito.gov

Pursuant to the California Environmental Quality Act (CEQA), public agencies must review the environmental impacts of proposed projects, including impacts to historical resources. This information packet provides supplemental information to assist the Community Development Department (CDD) and the Historic Preservation Commission (HPC) in analyzing whether a property qualifies as a historical resource under CEQA.

A Historical Resource Determination Information Packet must be submitted when:

1. The application results in the alteration to the exterior or publicly accessible spaces of, addition to, or demolition of an existing structure that is over fifty (50) years of age and subject to CEQA, or when an application involves new construction on a previously undeveloped site (concern for cultural landscapes).
2. CDD Staff requires this information in order to determine whether a property is or is not a historical resource under CEQA.

Properties and areas that are formally listed on the Local/State/National Historic Register and/or within a Historic Overlay District and subject to Certificate of Appropriateness review generally do not require submission of this packet unless required by CDD and/or HPC.

BACKGROUND INFORMATION

What is the purpose of the Historical Resource Determination Information Packet?

The Historical Resource Determination Information Packet provides additional information about a particular property or set of properties that is to be analyzed for historical resource impacts under CEQA. The information requested in this document helps CDD and the HPC determine whether a property is a historical resource under CEQA, and if required, the impacts of a proposed project to the historical resource.

Why is the Historical Resource Determination Information Packet necessary?

CEQA law requires the City of Sausalito (Lead Agency) to analyze a project's impacts to any known or potential historical resource. Before the impact of a project can be analyzed, the City must first determine whether the subject property qualifies as a historical resource. *Central Question: Does the property qualify as a historical resource under CEQA?* [Public Resources Code Section 21084.1 and Title 14, California Code of Regulations, Section 15064.5]

How does the process work?

CEQA requires that environmental review be completed before any other approvals, including building permit applications, are completed. Please note that no city agency can proceed with project review until full CEQA review is completed. The Historical Resource Determination Information Packet is submitted to CDD staff for preliminary review and decision:

- **Does not qualify as a historical resource under CEQA:** Decision is forwarded to HPC for final advisory historical resource determination to the decision-making body (e.g. Planning Commission, Community Development Director).
- **May qualify as a historical resource under CEQA:** Applicant shall submit a formal historic resource evaluation report to be forwarded to HPC for final advisory historical resource determination to the decision-making body (e.g. Planning Commission, Community Development Director).

INSTRUCTIONS

This packet requests the standard/basic information required in order to evaluate whether a property is a historical resource under CEQA. All available resources must be researched and materials gathered from these sources that are relevant to the subject property must be submitted. The CEQA historical resource analysis will begin once staff determines that the submission is complete.

You must provide the following supplemental information along with this packet:

- ✓ **Photocopies.** Copies are required to be submitted of all documentation used to complete this packet, including copies of building permits and drawings, historic maps, and articles.
- ✓ **Photographs.** The application must be accompanied by photographs large enough to show the nature of the property and the adjacent properties and area.
- ✓ **Digital Form.** All material submitted in hardcopy must be provided in PDF via CD or USB.

It is advised but not required that the Historical Resource Determination Information Packet be prepared by an individual that meets the [Professional Qualification Standards](#) as used by the National Park Service, Secretary of the Interior, and as published in the Code of Federal Regulations.

SAMPLE RESEARCH RESOURCES

[CA Historical Resources Information System \(CHRIS\) Historical Resources Consultants List](#)

This list consists of individuals who, based on the information they have provided, meet the minimum qualifications of a professional in the disciplines of Archaeology, Architectural History, Architecture, Historical Architecture, or History, as defined in the Secretary of Interior's Standards (36 CFR 61), and who have requested to be included in the list. It is not a listing of all individuals who qualify as professionals in these disciplines under the Secretary of Interior's Standards and does not constitute an endorsement of any listed individual or consulting firm by the City of Sausalito, Office of Historic Preservation, or CHRIS Information Centers.

[Community Development Department at Sausalito City Hall](#)

Archive files for past and present planning permits and building permits are available at City Hall.

[Sausalito Historical Society at Sausalito City Hall](#)

The Sausalito Historical Society is a local organization whose mission is to collect documents related to Sausalito and provide access to the collection for public and academic research. They offer outreach programs to inspire local interest in Sausalito's history, educate the visiting public, and enrich the community. The Historical Society has a library collection (including digital) with a variety of materials including histories of historic buildings, newspapers, Sanborn Maps, books, photographs and government-related documents.

[Assessor-Recorder-County Clerk Office at County of Marin Civic Center](#)

Used when researching the ownership history of a property, the Assessor-Recorder-County Clerk's Office has original deeds, sales records, and map books that show ownership history, records about owners, room counts, and building construction dates.

[CA Office of Historic Preservation \(OHP\)](#)

The California State Office of Historic Preservation (OHP) is responsible for administering federally and state mandated historic preservation programs to further the identification, evaluation, registration and protection of California's irreplaceable archaeological and historical resources under the direction of the State Historic Preservation Officer (SHPO), a gubernatorial appointee, and the State Historical Resources Commission.

[CA Historical Resources Information System \(CHRIS\)](#)

The California Historical Resources Information System (CHRIS) consists of the California Office of Historic Preservation (OHP), nine Information Centers (ICs), and the State Historical Resources Commission (SHRC). The OHP administers and coordinates the CHRIS and presents proposed CHRIS policies to the SHRC, which approves these policies in public meetings. The CHRIS Inventory includes the State Historic Resources Inventory maintained by the OHP as defined in California Public Resources Code § 5020.1(p), and the larger number of resource records and research reports managed under contract by the nine ICs.

[Sonoma State University Northwest Information Center \(NWIC\)](#)

The Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) is one of nine information centers affiliated with the State of California Office of Historic Preservation (OHP) in Sacramento. NWIC staff regularly assist Historical Resources Consultants undertaking research in history and archaeology as well as providing information to landowners, scholars, and the general public about archaeology, history, architecture, and historical resources legislation. Inventory access, products and services are provided on a fee-for-service basis.

SECTION 1 – CONTACT INFORMATION

PROPERTY OWNER NAME	BUTTLES JOHN S III & BUTTLES ALISON S
PROPERTY OWNER ADDRESS	2257 Filbert St. San Francisco, Ca 94123
PROPERTY OWNER TELEPHONE	1-415-407-2008
PROPERTY OWNER EMAIL	Jacksonbattles@gmail.com
PACKET PREPARER NAME (PRIMARY PROJECT CONTACT)	MARK HULBERT
PACKET PREPARER ADDRESS	446 17TH ST., #302, OAKLAND, CA 94612
PACKET PREPARER TELEPHONE	510-418-0285
PACKET PREPARER EMAIL	mhulbert@earthlink.net
PROJECT ID NUMBER	

SECTION 2 – PROPERTY INFORMATION

PROJECT STREET ADDRESS	654 SAUSALITO BLVD.
CROSS STREETS	SUNSHINE
ASSESSOR'S PARCEL NUMBER(S) (APN)	065-163-26
PARCEL SIZE (SQ FT)	8,918
PARCEL DIMENSIONS (FT)	97 ft.deep x 99 ft. wide (approx., irregular parcel)
OTHER ADDRESS / HISTORIC ADDRESS (IF APPLICABLE)	
ORIGINAL CONSTRUCTION DATE	1923
ARCHITECT AND/OR BUILDER	NO KNOWN ARCH./ALBERT W. TEATHER, BUILDER
IS PROPERTY INCLUDED IN A HISTORIC SURVEY?	☐ YES ☒ NO
SURVEY NAME (IF APPLICABLE)	

IS PROPERTY FORMALLY DESIGNATED AS A HISTORICAL RESOURCE UNDER CEQA?	[] YES [X] NO
HISTORICAL DESIGNATION (IF APPLICABLE)	

SECTION 3 – PERMIT HISTORY TABLE

Please list out all building permits issued from the original construction date to present.

If there are additional projects or information about a particular project(s) that is not included in this table, please submit via separate attachment.

DATE	SCOPE OF WORK
Jul.1965	Fence
Jul.1965	Kitchen remodel
Sep.1965	Deck
Jun.1967	Interior remodel
May 1975	Enclose stairs
Jul.1983	Garage and bath
Aug.1987	Fence
Apr.-Aug.1999	Seismic
Nov.2000	Replace deck
Nov.2006	Reroof

SECTION 4 – OWNERSHIP HISTORY TABLE

Please list out all owners of the property from the original construction date to present.

If there are additional owners or information about a particular owner(s) that is not included in this table, please submit via separate attachment.

DATES (FROM – TO)	NAME(S)	OCCUPATION / NOTES
1923-1965	Frank B. and Margaret B. Williams	Accountant
1965-1970	Byron and Mary G. Mayo	?
1970-1976	Audrey Emmons	Architect
1976-2018	Charles L. and Sylvia L. Ruby	?

SECTION 5 – OCCUPANT HISTORY TABLE

Please list out all occupants/tenants of the property from the original construction date to present. If there are additional occupants or information about a particular occupant(s) that is not included in this table, please submit via separate attachment.

DATES (FROM – TO)	NAME(S)	OCCUPATION / NOTES
1923-1965	Frank B. and Margaret B. Williams	Accountant
1965-1970	Byron and Mary G. Mayo	?
1970-1976	Rental property (presumed)-unknown	?
1976-2018	Charles L. and Sylvia L. Ruby	?

SECTION 6 – PROPERTY / ARCHITECTURE DESCRIPTION

Please provide a detailed narrative describing the existing building and any associated buildings on the property. Describe the architectural style and provide labeled photographs of all portions of the building and site (includes non-publicly-visible portions). Submit separate sheet(s), as necessary.

See attached *Historic Resource Evaluation* report.

SECTION 7 – ADJACENT PROPERTIES / NEIGHBORHOOD DESCRIPTION

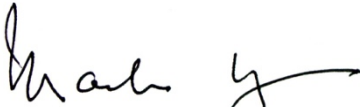
Please provide a detailed narrative describing the adjacent buildings and the buildings on the subject block and the block directly across the street from the subject property. Describe the architectural style(s) and provide labeled photographs of all properties. Submit separate sheet(s), as necessary.

See attached *Historic Resource Evaluation* report.

SECTION 8 – PACKET PREPARER AFFIDAVIT

Under penalty of perjury, the following declarations are made:

- The facts and information submitted in/with the Historical Resource Determination Information Packet are true and accurate to the best of my knowledge.
- The undersigned is the owner or authorized agent of the owner of this property.
- I understand that other applications and/or information may be required and that all documents/exhibits submitted are retained for the project's permanent public record.
- I have provided the required supplemental information identified on page 2 of this packet.

PRINTED NAME	MARK HULBERT
SIGNATURE	
PROFESSIONAL QUALIFICATION	PRESERVATION ARCHITECT & HISTORIC RESOURCES CONSULTANT
RELATIONSHIP TO PROJECT	☐ OWNER ☒ AUTHORIZED AGENT

i:\cdd\forms\planning\applications\historic preservation\historical resource determination information packet 10-15-18.docx

August 15, 2019

**654 Sausalito Blvd., Sausalito
Historic Resource Evaluation**

Introduction

The following Historic Resource Evaluation (HRE) was prepared at the property owner's request, for their planning information and use, and for consultation with the City of Sausalito. The specific purpose of this effort is to determine if the existing residential structure is or is not a potential historic resource per applicable regulations.

This effort has been based on a site visit to record property characteristics, the review of available permit records at the City and deed records at the County, and focused on-line and architectural research.

Summary History and Descriptions

The subject of this evaluation is a residential property (block 163, lot 25) and building located at 654 Sausalito Blvd. (figs.1-3). The original parcels of which the subject property are a portion of were first mapped as lots 12 and 13 of the Resubdivision of the Belknap Tract in 1902 (fig.4), from which a portion was deeded to the south in 1956, resulting in the current lot #25).

A mid-1922 news account confirms the origins of the subject residence, for which it was therein reported that a building permit had been issued to contractor A. W. Teather for a "one-story residence with garage" on Sausalito Blvd. and for Frank B. Williams (*Sausalito News*, 3 June 1922).

In August of 1921, Nellie D. Story deeded the property to Margaret Beatie Williams. Based on subsequent deed records, the chronology of ownership for the property with its residence:

1921-1965 - Frank B. and Margaret B. Williams

1965-1970 - Byron and Mary G. Mayo

1970-1976 - Audrey Emmons

1976-2018 - Charles L. and Sylvia L. Ruby

2018 – John S. and Alison S. Buttles

Each of these identified families were owner-occupants with the exception of Emmons who, with her spouse Donn Emmons, resided elsewhere in Sausalito.

The subject site is wooded, including a redwood tree in the frontage that is "dedicated," and downslopes southward from the street uphill. The house is single story at the uphill level and two-stories below, though the lower level has a partial basement, not living area. A prominent rear and east side deck, added in 1965 and replaced in 1999, provides the primary outdoor living area with views of San Francisco and the Bay, to the south. The house also stands directly alongside a public path, Sacramento Lane, its western side walls literally abutting the edge of that pathway. At the east end of the parcel, a concrete paved driveway and upper entry area adjoin the street, where a central entry gate and steps lead down into a small, fenced forecourt, which the front wings of the house surround. And in the northwestern corner of the property, a small fenced front yard, from which another metal gateway and set of steps lead under the house southward to the rear yard.

The house is entered from approximately its center, via a low-arched dutch-style wood door within a shallow projecting bay.

The house is composed of multiple volumes and forms. At the center is an elongated, rectangular, side-gabled volume with two forward projecting front-gabled wings. Two shed-roofed rooms are appended to the southwestern corner of the central building form, one attached at the rear and the other at the side. Another volume is attached at the northwestern corner, and which seems like it was once a detached structure or a later addition. Another semi-attached volume stands at the east end of the house, with a garage in the front and a bedroom behind, each space under its own front-gabled roof, which do not align while the rearward roof form is a sliced gable.

Overall, per this description, the house is a coincidence of parts, outside and in. Moreover, the residence has been almost thoroughly contemporized yet with little homogeneity, inside or out, excepting for the overall shingle cladding and the unity that the added rear deck provides. While understanding that the original residence dates to 1923, architecturally, no such early residence exists, though there is some structural as well as material evidence of an early building standing at the center of this piecemeal house and with the possibility that a small, semi-attached room at the west end was also original to the site. The projecting room appended to the southwestern corner may also have been original (that side addition is the one room in the house that appears to have an early 20th century interior). Otherwise, while the volume at the east end of the house appears to have been added, given its awkward relationship to the main form – per the 1922 news clipping, a garage was identified as original. In which case, based on the existing forms, it must have been a detached garage that was subsequently appended.

In any event, there is no documentation of the original house, the earliest record being the 1945 Sanborn map (fig.5). By then, the residence was largely composed of its various parts except that the several rearward projections were not in evidence, so those forms are presumed to have been added post-1945. Nor does any original or early permit records exist, the earliest dated 1963, for tree work for the Williamses. (Note: there is a 1951 permit record in the subject property file, and which is iterated in each the two residential building reports [3R] on record, yet which was not in fact associated with this property.)

Subsequent permit history included:

- A range of permits for the next owners, the Mayos, who proposed and, presumably added the new rear deck (though the date the rear deck was added is unclear and it has recently been reconstructed) and replaced fencing in 1965, then remodeled a bathroom and the kitchen in 1967.
- A single permit record under the next ownership, when the Emmonses enclosed the exterior stair to below, which permit was dated May of 1975.
- From 1983-2006, another range of permits for the Rubys, including for garage and bath work in mid-1983, which permit infers that the appendage at the rear of garage and east end of house was then added (which supposition is furthered by the 1976 3R report, which noted that there were two buildings on the property, “including garage”). The Rubys also permitted dryrot work in 1983, a fence in 1987, tree work in 1989, seismic strengthening in 1999, replacement of the deck in 2000 and reroofing in 2006

Given the few remaining exterior elements from the original/early house, though only in evidence at the sheltered understory, it was very likely shingled, its windows wood with molded wood trim work.

Presently, it is wood shingled and wood trimmed overall, though the shingling has been replaced. Doors and windows are a mix of wood and aluminum, nearly all replacements. Exemplifying the overall mixed character, roof edge trims at the various roof gables differ, some of which appear to be from the older house, others more recent, even Post-Modern in style, as is the entry doorway.

It may be presumed that the originator of the place was not fond of the outdoors, as there is a poor connection between the house and its site, which lack of connection was the reason that a subsequent owner requested zoning variances for the deck additions. It is otherwise a single-story house over a basement and crawl spaces, without any usable space at the yard, which even today remote and accessed only circuitously. Nonetheless, the next generation, their son, Robert B. Williams, was more oriented toward the outdoors and was responsible for the 1928 planting of the existing redwood in the street right-of-way at the front of the property.

Setting

The subject lot is situated in a single-family residential, hillside enclave of private homes on sloping, tree-covered lots and streets. The pattern and mix of surrounding homes range from early-20th and late-19th century in the streets below and towards the centers of town, to more contemporary and new homes in the adjacent streets and those above. There is no unified design period or styles. Of the six adjoining properties on the subject block (#163) and the block directly across Sausalito Blvd. (#162), two date from the first decade of the 1900s, one from the 1920s (plus the subject house), one from the 1930s, one from the 1950s and one from the 1990s. This range of ages exemplifies the surrounding residential character. A large, corner house three parcels to the west, at 640 Sausalito Blvd., is identified as a noteworthy structure (by the Sausalito Historical Society).

Associated Persons

The originators of the house were Frank B. Williams (1893-1965) and Margaret B. Williams (1899-c1992). A 1965 news account at the time of his death memorialized his civic-mindedness and it is also evident that she contributed to the social and civic fabric of their City and community. He was a career accountant employed in San Francisco. She was an active member as well as longtime member (c1921-c1992) of the Sausalito Woman's Club, along with other civic organizations.

Subsequent owners, Audrey and Donn Emmons, were important Bay Area architects, he a partner with the highly important San Francisco firm of Wurster, Bernardi and Emmons (WBE). However, in their short period of ownership, it does not appear that the Emmons lived in the subject house – a permit record identified their address as 15 Girard Ave. in Sausalito. It is otherwise clear that they did not leave their architectural mark on this property and house, as the only identifiable project completed by them was the enclosure of an exterior stair.

Builder

The builder and presumed designer of the subject residence was A. W. Teather, a Sausalito building contractor. Albert Teather's claim to noteworthiness is his having built the 1918 Julia Morgan designed Sausalito Woman's Club, where Margaret Williams was a member.

Evaluation

The subject property is not listed and has not been previously evaluated relative to the California or Sausalito registers. The current effort has been requested and is intended to provide requisite

historic resource evaluation of the subject structure using the California Register (CR) evaluation criteria, followed by the *Sausalito Register*, listing each criterion along with an evaluation statement based on the details reported herein.

California Register of Historical Resources (CR)

To be eligible for listing on the CR, a resource must be historically significant at the local, state, or national level, under one or more of the following four criteria:

1. *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

There are no identifiable events of historic importance associated with this residential property and its building, which fits into a broad historical pattern of local and regional residential development over the course of the early 20th century, so the property and building at 654 Sausalito Blvd. do not meet CR criterion 1.

2. *It is associated with the lives of persons important to local, California, or national history;*

The origins of the structure on the subject property date to 1922-1923 and for Frank and Margaret Williams. While the Williamses evidently contributed positively to their City and community for the cumulatively long duration of their residence in Sausalito, based on currently available information, there is no evidence that the Williams are of any individual historical importance. Additionally, subsequent owners were not directly associated with the origins of this structure, nor are any of any potential historical interest relative to this residential property. Consequently, at this juncture, there is no specific evidence that any directly associated persons are important to local, regional, state or national history, so 654 Sausalito Blvd. does not meet CR Criterion 2.

3. *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

As summarized above, the structure at 654 Sausalito Blvd. is not a distinctive building or type or style thereof. The house clearly lacks architectural distinction relative to its 1920s period – based on its visual character, that it is a 1920s building is not apparent. It is a basic wood shingled house that, architecturally, does not embody identifiable period stylistic traits. Further, there is no identified original designer or architect, and the structure has no artistic value.

As the subject building does not embody distinctive stylistic or architectural characteristics or methodologies, or represent the work of a master, or possess artistic value, then 654 Sausalito Blvd. does not meet CR Criterion 3.

4. *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation;*

The property and structure at 654 Sausalito Blvd. have not yielded and do not appear to have the potential to yield any important prehistoric or historic information. Therefore, the property does not meet CR Criterion 4.

Sausalito Municipal Code (SMC)

Per procedures set forth under Zoning provisions of the SMC (Title 10), individual properties may be listed on the Sausalito Register if four findings can be made, each of which is listed below and followed by a summary evaluation and conclusion. From Chapter 10.46.050 Procedures for listing a site or structure on local register, Section F. Findings:

1. *The structure or site proposed for the local register is significant to local, regional, state or national history.*

Per details recorded herein, there is no identifiable basis for a finding that the residence at 654 Sausalito Blvd. is of significance to history.

2. *Listing the proposed structure or site on the local register has been subject to environmental review and the appropriate findings have been made.*

At this juncture, requisite environmental review is not applicable.

3. *Listing the proposed structure or site on the local register will preserve the historic character or integrity of the structure or site.*

The property and residence at 654 Sausalito Blvd. have no identifiable historic character.

4. *Structure or site proposed to be listed on local register has a significant architectural or historical character that can be preserved or enhanced through appropriate controls and incentives on new development and alterations to existing structures and landscaping.*

The property and residence at 654 Sausalito Blvd. have no identifiably significant architectural or historical character.

Summation

As detailed above, the existing residential property and building at 654 Sausalito Blvd. in Sausalito, Marin County, do not meet any criteria for listing on the California or Sausalito registers. Finally, the site and structure are not located in or near an identified or potential historic district. Consequently, the subject property and its residential structure are not a potential historic resource.

Signed:



Mark Hulbert
Preservation Architect and Historical Resources Consultant

attached: figs.1-18 (pp.6-14)



Fig.1 – 654 Sausalito Blvd. (highlighted) - Location aerial (Google Earth, 2019 - north is up)

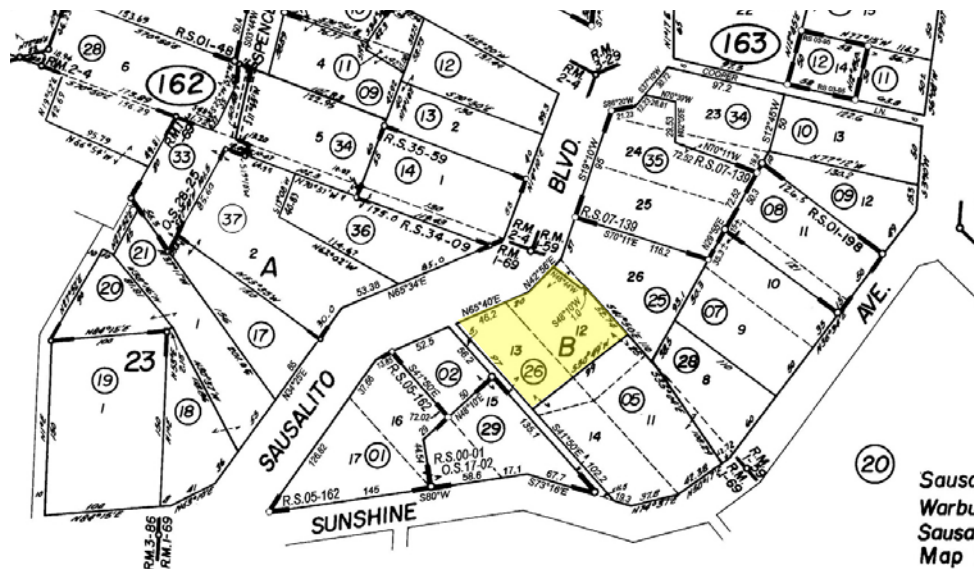


Fig.2 – 654 Sausalito Blvd. (highlighted) – from Assessor's parcel map (north is up)



Fig.3 – 654 Sausalito Blvd. (highlighted) - Site aerial (Google Earth, 2019 - north is up)

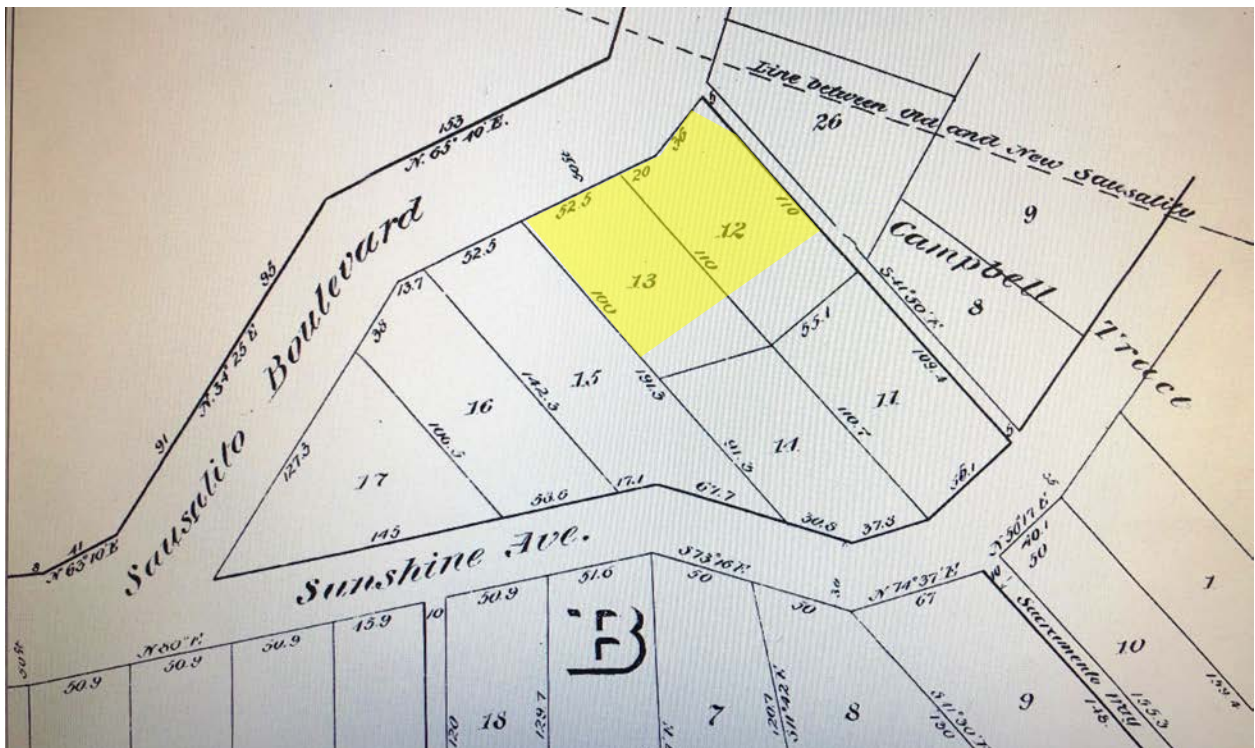


Fig.5 – 654 Sausalito Blvd. (highlighted, approx.) – from “Map of the Resubdivision of Block B of the Belknap Tract, Old Sausalito,” March 1902

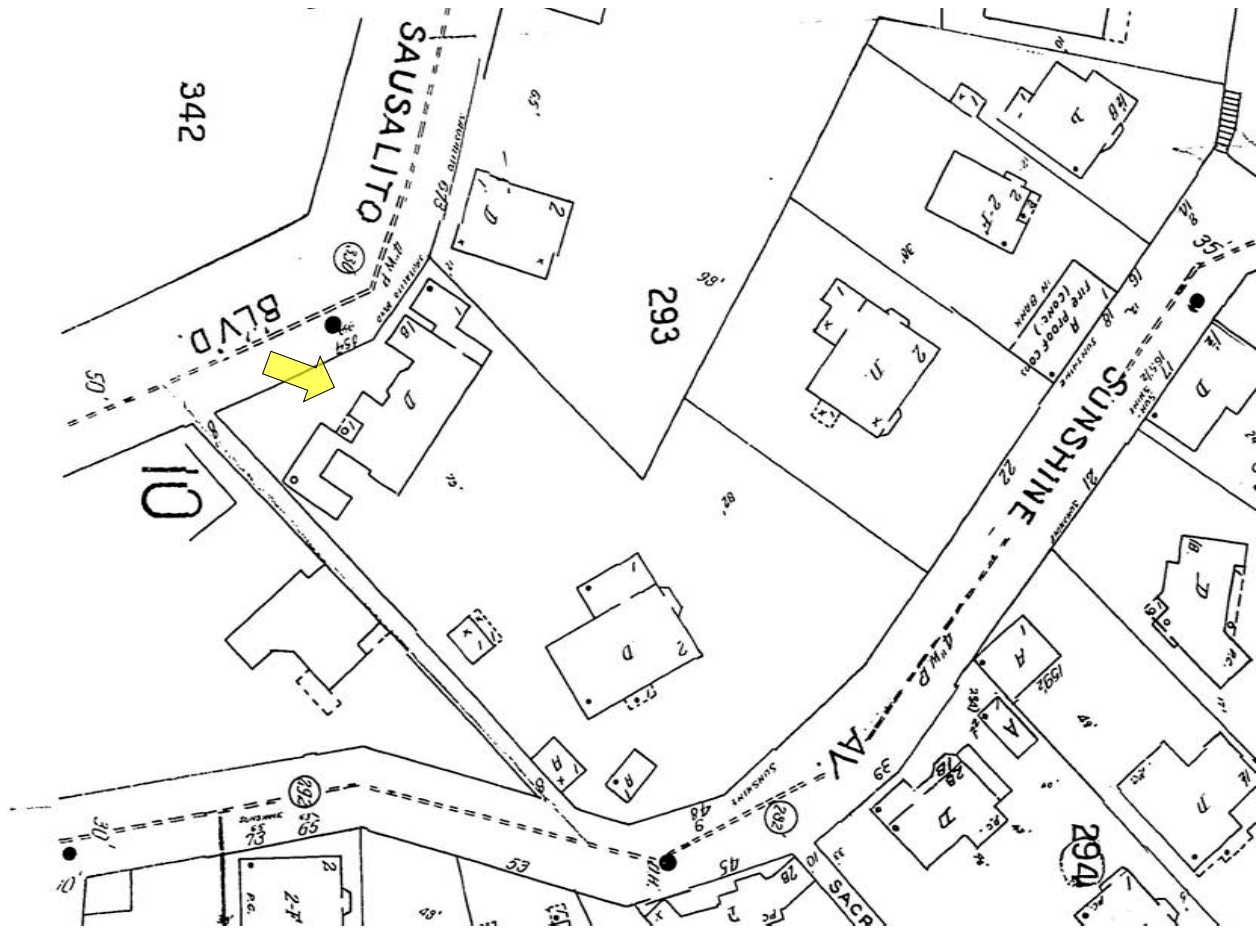


Fig.4 – 654 Sausalito Blvd. (arrow) - 1945 Sanborn map (Google Earth, 2019 - north is up)



Fig.6 – 654 Sausalito Blvd. – Front, from street, looking south (Google Streetview, 2019)



Fig.7 – 654 Sausalito Blvd. – Front, eastern part, looking east (MH, 2019, unless otherwise noted)



Fig.8 – 654 Sausalito Blvd. – Front entry, from entry gate, looking south



Fig.9 – 654 Sausalito Blvd. – Front entry way, looking east



Fig.10 – 654 Sausalito Blvd. – Front, western part from front yard, looking southeast



Fig.11 – 654 Sausalito Blvd. – Western side from Sacramento Path, looking north



Fig.12 – 654 Sausalito Blvd. – Rear (south) from rear yard



Fig.13 – 654 Sausalito Blvd. – Part rear from rear deck, looking northeast



Fig.14 – 654 Sausalito Blvd. – Part rear from rear deck, looking northwest



Fig.15 – 654 Sausalito Blvd. – Rear, west end, looking northwest



Fig.16 – 654 Sausalito Blvd. – West side from west side deck, looking east



Fig.17 – 654 Sausalito Blvd. – West side, below deck, looking east



Fig.18 – 654 Sausalito Blvd. – Part rear from below deck, looking north