



HISTORIC LANDMARKS BOARD AGENDA

REGULAR MEETING

CITY OF SAUSALITO

COMMUNITY DEVELOPMENT DEPARTMENT / 420 LITHO STREET / SAUSALITO, CA 94965 / (415) 289-4128

MEETING DATE: Wednesday, May 23, 2012
MEETING TIME: 6:30PM
LOCATION: Conference Room, 420 Litho Street, Sausalito

1. **CALL TO ORDER**
Morgan Pierce, Chair, Vicki Nichols, Secretary, Carolyn Kiernat, John Flavin, and John McCoy
2. **PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA**
3. **APPROVAL OF AGENDA**
4. **NEW BUSINESS-**
 - A. **BANK OF AMERICA/ 750 BRIDGEWAY** **Staff: Burns**
Gensler Architects(Applicant)
Bank of America (Owner)

PROJECT: Review of a building that is 50-years or older.
5. **OLD BUSINESS- None**
6. **APPROVAL OF MINUTES-** *February 8, 2012; March 28, 2012; April 11, 2012; April 25, 2012*
7. **COMMUNICATIONS**

ADJOURNMENT OF MEETING TO WEDNESDAY, JUNE 13, 2012 IN THE CONFERENCE ROOM

APPEALS: Any decision of the Historic Landmarks Board may be appealed by filing an appeal form and the required appeal fee with the Community Development Department within ten (10) calendar days of the date of the decision. If you challenge a decision of the Historic Landmarks Board in court you may be limited to raising only those issues you or someone else raised at the hearing or on appeal to the Planning Commission and City Council.

SPECIAL NEEDS: In compliance with the Americans with Disabilities Act (29 CFR 35.102-35.104 ADA Title 11), if you need special assistance to participate in this meeting, please contact the Community Development Department at 289-4128. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

AGENDAS are available on the Friday prior to the Historic Landmarks Board meeting at the City Hall entrance at 420 Litho Street.



City of Sausalito
Community Development Department
420 Litho Street
Sausalito, CA 94965
(415) 289-4128
www.ci.sausalito.ca.us



HISTORIC LANDMARKS BOARD MINUTES

CITY OF SAUSALITO

COMMUNITY DEVELOPMENT DEPARTMENT / 420 LITHO STREET / SAUSALITO, CA 94965 / (415) 289-4128

DRAFT

MEETING DATE: Wednesday, February 8, 2012
MEETING TIME: 6:30PM
LOCATION: Conference Room, 420 Litho Street, Sausalito

1. CALL TO ORDER

Board Members Nichols, Pierce, Kiernat, and Flavin were present. Board member Flavin was absent. Assistant Planner Burns was present. Members of the public included John McCoy, Elizabeth Miarecki-Alleavitch, Doug Alleavitch, and students Imani ? and Vanessa ?

2. PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA- None

3. APPROVAL OF AGENDA- Approved

4. NEW BUSINESS- None

5. OLD BUSINESS

A. ALLEAVITCH-MIARECKI RESIDENCE/33 ATWOOD AVE

Project architect John McCoy provided a detailed presentation on 33 Atwood Avenue, which included a history and examples of the Mid-Century Modern style of architecture and details regarding William Wurster and his architectural firm Wurster, Bernardi, and Emmons. Mr. McCoy again confirmed that the building was designed by WBE, but the initials on the building plans were illegible and inconclusive as to who designed the building. Mr. McCoy further stated that the building was never published.

Board member Kiernat asked Mr. McCoy to demonstrate how the building fits into the context of other HLB houses in Sausalito due to a lack of information regarding how the building fits into the other body of work by WBE? Board member Kiernat stated that one shouldn't discredit the building because Wurster was living back east.

Mr. McCoy responded by stating that most of the Mid-Century Modern style houses were rectilinear and that he believes that the design of the building was not trying to make an architectural statement, but just trying to capture the water views.

The HLB concluded their review by stating that based on the information available to the HLB that the building is not the best representative of the Mid-Century Modern style and that there are other better examples in the community. As such, the HLB made the following 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 No Significance 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 No Significance 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 Moderate Significance 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 No Significance under this criterion.

Based on the findings, the HLB determined that the existing residence is not considered to have historic significance.

6. APPROVAL OF MINUTES- Approved

7. COMMUNICATIONS

Staff Planner Burns identified that applicants Anthony Fish and Larry Mendel would be coming to the February 22, 2012 HLB meeting requesting review of modifications to the outdoor-eating area barrier. Board member Kiernat stated that she would not be able to attend the meeting.

Staff Planner Burns also requested two HLB members to prepare a 50-year review memo for 33 Filbert Avenue. Board members Nichols and Flavin volunteered to prepare the memo.

Meeting Minutes Approved

Secretary

Date



HISTORIC LANDMARKS BOARD MINUTES

CITY OF SAUSALITO

COMMUNITY DEVELOPMENT DEPARTMENT / 420 LITHO STREET / SAUSALITO, CA 94965 / (415) 289-4128

Draft

MEETING DATE: Wednesday, March 28, 2012
MEETING TIME: 6:30 P.M.
LOCATION: Conference Room, 420 Litho Street, Sausalito

1. CALL TO ORDER

The HLB meeting convened at 6:36PM. Board Members Nichols, Pierce, and Kiernat were present. Board member Flavin was absent. Associate Planner Burns and Assistant Planner Alison Thornberry-Assef was also present. Geoff Butler, Ray Gonzales, Jane Woodman, and Dean Woodman were also present.

1. PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA- None

2. APPROVAL OF AGENDA- Approved

3. OLD BUSINESS-

A. OATES/KNOWLES RESIDENCE/33 FILBERT AVE.

PROJECT: 50-Year memo to determine the historical significance of 33 Filbert Avenue.

Board members Flavin and Nichols originally worked on the memo and Board members Nichols and Kiernat completed the HLB's 50-Year Memo dated March 28, 2012.

The HLB then made the following significance findings:

1. Is the structure associated with events that have made a significant contribution to the broad patterns of the history or cultural heritage of Sausalito, California, or the United States?

The board finds No Significance under this criterion.

2. Is this structure associated with the life or lives of one or more people important to our past?

The board finds High Significance 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?

The board finds High Significance under this criterion.

4. Has the structure yielded, or may be likely to yield, information important in prehistory or history?

The boards finds No Significance under this criterion.

Based on the findings, the HLB determined that the existing residence is considered to have historic significance. The HLB reviewed the plans dates January 6, 2012 and provided a recommendation to the Planning Commission to approve the demolition of the existing garage and new construction of the garage provided the garage roof deck railing balustrade is differentiated from the balustrade details associated with the existing residence.

2. NEW BUSINESS-

A. WOODMAN RESIDENCE/6 JOSEPHINE ST

PROJECT: 50-Year memo to determine the historical significance of 6 Josephine Street.

Board members Nichols and Pierce presented the information found during the research regarding 6 Josephine Street as described in the HLB's 50-Year Memo dated March 28, 2012.

The HLB then made the following significance findings:

1. *Is the structure associated with events that have made a significant contribution to the broad patterns of the history or cultural heritage of Sausalito, California, or the United States?*

The board finds Moderate Significance under this criterion.

2. *Is this structure associated with the life or lives of one or more people important to our past?*

The board finds No Significance 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?*

The board finds No Significance under this criterion.

4. *Has the structure yielded, or may be likely to yield, information important in prehistory or history?*

The boards finds No Significance under this criterion.

Based on the findings, the HLB determined that the existing residence is not considered to have historic significance.

4. **APPROVAL OF MINUTES-** February 22, 2012 approved as amended and March 28, 2012 approved

5. COMMUNICATIONS

Board member Kiernat provided a summary of the HLB interviews which occurred on Tuesday, March 27, 2012. Board member Kiernat also requested a status update on the machine shop and voiced concerns regarding the VA's neglect of the machine shop and their obligation and responsibility to maintain the building pursuant to Section 110 of the National Historic Preservation Act.

The HLB requested an agenda item to discuss the Noteworthy Structures list. Lastly, the HLB requested clarification on how much money the City Council has allocated towards Historic Preservation projects.

Meeting Minutes Approved

Secretary

Date



HISTORIC LANDMARKS BOARD MINUTES

CITY OF SAUSALITO

COMMUNITY DEVELOPMENT DEPARTMENT / 420 LITHO STREET / SAUSALITO, CA 94965 / (415) 289-4128

Draft

MEETING DATE: Wednesday, April 11, 2012
MEETING TIME: Following Joint Historic Landmarks Board-Planning Commission Meeting
LOCATION: Conference Room, 420 Litho Street, Sausalito

1. CALL TO ORDER

The HLB meeting convened at 7:13PM. Board Members Nichols, Pierce, McCoy, and Kiernat were present. Board member Flavin was absent. Associate Planner Burns was also present. Members of the public included Marty Zwick, Jesse Allen, Alison Niederer, and Reagan Fulton.

1. NEW BUSINESS

A. NIEDERER-FULTON RESIDENCE/ 147 HARRISON AVENUE (HLB 12-067)

Staff Planner Burns introduced the project and provided a brief back ground regarding the request for the 50-year memo. Board members Nichols and Kiernat presented the information in the 50-year memo. The results of the memo indicated that the building was the first of six buildings constructed by resident Charlotte Windsor and based on the information available, which did not include a field visit; the building retained a high degree of integrity.

The review of this building was continued to a date uncertain in order to allow a field visit with the HLB in order to understand the integrity of the building as it relates to the significance findings.

2. OLD BUSINESS

A. NOMINATION OF MACHINE SHOP BUILDING

Staff Planner Burns provided an update stating that the City will be proceeding with the requisite public hearing process to list the Machine Shop Building on the City's Local Register.

B. NOTEWORTHY STRUCTURES ASSESSMENT UPDATE

Staff Planner Burns checked in with the HLB regarding the Noteworthy Structures update. It was determined by the HLB that the Noteworthy Structures update be placed on hold and that staff should try to find an intern to help with the Noteworthy Structures update.

3. APPROVAL OF MINUTES- March 28, 2012 minutes approved as amended.

4. COMMUNICATIONS-

Staff Planner Burns handed out an updated HLB Roster.

Staff Planner Burns reminded the HLB of the upcoming California Preservation Foundation Conference Local Government Forum.

Chair Pierce read a letter from Jane Woodman thanking the HLB for the preparation of the 50-year memo and the subsequent review of her house at 6 Josephine.

Meeting Minutes Approved

Secretary

Date



HISTORIC LANDMARKS BOARD MINUTES

CITY OF SAUSALITO

COMMUNITY DEVELOPMENT DEPARTMENT / 420 LITHO STREET / SAUSALITO, CA 94965 / (415) 289-4128

Draft

MEETING DATE: Wednesday, April 25, 2012
MEETING TIME: 6:30PM
LOCATION: Conference Room, 420 Litho Street, Sausalito

1. CALL TO ORDER

The HLB meeting convened at 6:30PM. Board members Nichols, Pierce, and McCoy were present. Board member Kiernat arrived at 7:06PM and Board member Flavin was absent. Associate Planner Burns was also present. Members of the public included Stan and Lori Hales, Mark Rushford, and their contractors.

2. PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA- None

3. APPROVAL OF AGEND- Approved

4. OLD BUSINESS

A. HALES RESIDENCE/ 640 SAUSALITO BLVD.

The HLB reviewed an updated DPR 523 Form prepared for the Noteworthy Structure at 640 Sausalito Blvd. in addition to the proposed design modifications to a previously approved Design Review Permit application. The HLB accepted the findings of the DPR 523 Form as well as provided a positive recommendation to the Planning Commission regarding new siding, windows, roof lines, and paint color.

B. NOTEWORTHY STRUCTURES ASSESSMENT UPDATE

Staff Planner Burns identified that this agenda item is a place holder in the event the HLB wanted to discuss a strategy for placement of the Noteworthy Structures on the Local Register. There was no further discussion on this topic.

5. NEW BUSINESS- None

6. APPROVAL OF MINUTES- None

7. COMMUNICATIONS- None

Meeting Minutes Approved

Secretary

Date



CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

Date: May 23, 2012
To: Historic Landmarks Board (HLB)
From: Heidi Burns, Associate Planner
Subject: HLB 50-year Review of Design Review Permit application DR 11-362 at for 750 Bridgeway (Bank of America)

PROJECT DESCRIPTION:

Gensler Architects, on behalf of Bank of America is proposed a Design Review Permit to allow for design modifications to the exterior of the building. The proposed design modifications are detailed on the following plan sheets prepared by Gensler Architects date-stamped April 30, 2012 (see **Attachment 1** for the Project Plans):

- ✓ Sheet A01.01
- ✓ Sheet A01.02
- ✓ Sheet A02.01
- ✓ Sheet A02.02
- ✓ Sheet A09.00
- ✓ Sheet A09.01
- ✓ Sheet A09.02
- ✓ Sheet A09.03
- ✓ Sheet A09.03

BACKGROUND:

The Bank of America building was designed by the Wurster, Emmonds, and Bernardi (WBE) architectural firm and constructed in 1956. The building was remodeled in 1969.

On October 7, 2009, the HLB prepared a 50-year review memo and determined the building to have historical significance due to the building's association with the life or lives of one or more people important to our past, as well as the building's architectural vernacular (see **Attachment 2** for the 50-Year Memo).

DISCUSSION:

Based on the HLB's 50-year memo, staff directed the applicant's to prepare a Historic Resources Evaluation in order to get a better understanding of the building's character defining features and how the proposed design modifications would relate to the building (see **Attachment 3** for the Historic Resource Evaluation). The results of the Historic Resource Evaluation is that the original WBE building has been significantly altered to where the building is found to not

be eligible for the Local, State, or National Register. Accordingly, staff is recommending the HLB revise the October 7, 2009 50-year review memo to incorporate the information contained in the Historic Resource Evaluation which identifies the building as not being historically significant.

ATTACHMENTS

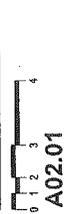
1. Project Plans dated April 30, 2012
2. HLB 50-year review dated October 7, 2009
3. Historic Resource Evaluation prepared by Page and Turnbull date-stamped April 30, 2012
4. Existing Conditions date-stamped November 18, 2011

I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 750\DR-EA 11-362\HLB Memo 5-23-12.doc



| NO. | DATE | DESCRIPTION | BY | CHECKED |
|-----|----------|--------------------------|----|---------|
| 1 | 08/11/03 | ISSUE FOR PERMITS REVIEW | MM | SM |
| 2 | 08/11/03 | ISSUE FOR PERMITS REVIEW | MM | SM |
| 3 | 08/11/03 | ISSUE FOR PERMITS REVIEW | MM | SM |
| 4 | 08/11/03 | ISSUE FOR PERMITS REVIEW | MM | SM |
| 5 | 08/11/03 | ISSUE FOR PERMITS REVIEW | MM | SM |
| 6 | 08/11/03 | ISSUE FOR PERMITS REVIEW | MM | SM |
| 7 | 08/11/03 | ISSUE FOR PERMITS REVIEW | MM | SM |
| 8 | 08/11/03 | ISSUE FOR PERMITS REVIEW | MM | SM |
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| 13 | 08/11/03 | ISSUE FOR PERMITS REVIEW | MM | SM |
| 14 | 08/11/03 | ISSUE FOR PERMITS REVIEW | MM | SM |
| 15 | 08/11/03 | ISSUE FOR PERMITS REVIEW | MM | SM |
| 16 | 08/11/03 | ISSUE FOR PERMITS REVIEW | MM | SM |
| 17 | 08/11/03 | ISSUE FOR PERMITS REVIEW | MM | SM |
| 18 | 08/11/03 | ISSUE FOR PERMITS REVIEW | MM | SM |
| 19 | 08/11/03 | ISSUE FOR PERMITS REVIEW | MM | SM |
| 20 | 08/11/03 | ISSUE FOR PERMITS REVIEW | MM | SM |

| | |
|-------------------|-------|
| Bank of America | Scale |
| Architect | Scale |
| Engineer | Scale |
| Contractor | Scale |
| Construction Plan | Scale |
| First Floor | Scale |



A02.01
 08/11/03

KEY NOTES

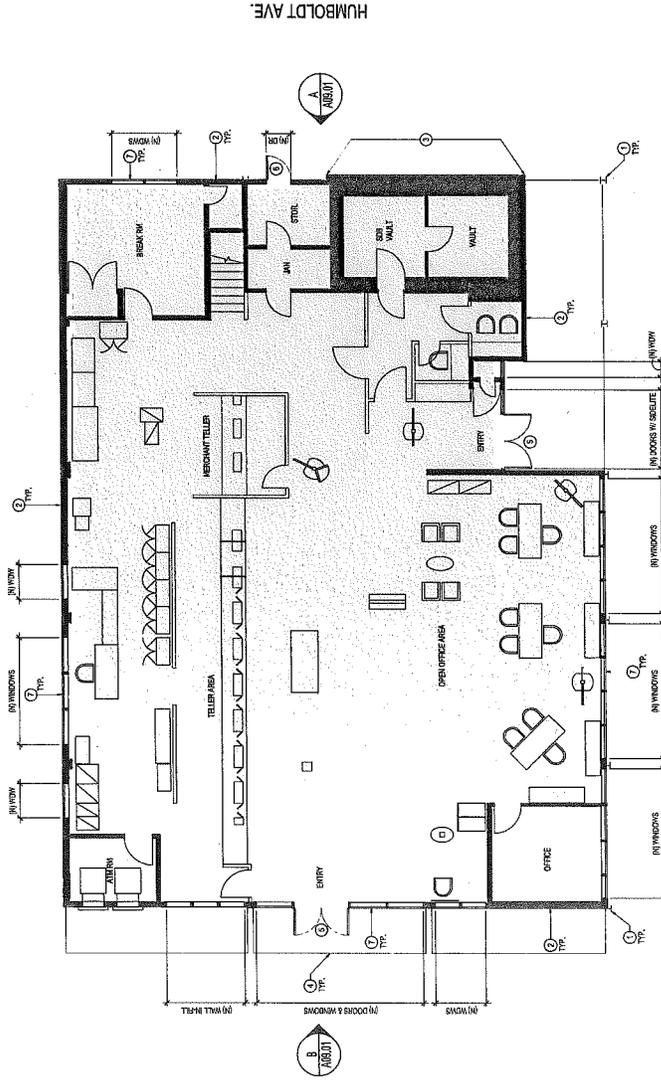
1. NEW EXISTING EXPOSED STRUCTURAL STEEL COLUMNS TO BE GRIND, REPAIR, COORDINATE WITH PROPOSED EXTERIOR ELEVATIONS.
2. NEW HANDE BARS SANG AT ALL EXTERIOR WALLS WITH PROPOSED EXTERIOR ELEVATIONS.
3. EXPOSED EXISTING MASONRY TO BE REPAIR, PATCH AND REPAIR AS REQUIRED AND COORDINATE WITH PROPOSED EXTERIOR ELEVATIONS.
4. NEW FABRIC AWNINGS ON THE SOUTH EXTERIOR ELEVATION, COORDINATE WITH PROPOSED EXTERIOR ELEVATIONS.
5. NEW WHITE POWDER COAT SUBSTRATE DOORS, PROTECTIBLE FOR FINISHING.
6. NEW SEALING, COORDINATE WITH PROPOSED EXTERIOR ELEVATIONS AND FINISHING.
7. NEW WHITE POWDER COAT WINDOWS AND INSULATED GLASS, TYP.

LEGEND

- EXISTING TO REMAIN
- NEW WALL INFILL
- NEW WINDOWS
- NEW DOORS
- NOT IN SCOPE OF WORK

SHEET NOTES

1. PREPARE EXISTING CONDITIONS AFTER DEMOLITION TO BECOME NEW CONSTRUCTION.
2. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND STANDARDS TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
3. ALL NEW DOORS AND WINDOWS TO MATCH SIZE AND STYLE OF RELATED DOORS AND WINDOWS.



ANCHOR STREET



Ref. North

CONSTRUCTION FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"



| NO. | DATE | DESCRIPTION | BY | CHECKED |
|-----|----------|-------------------------|----|---------|
| 1 | 08/11/10 | ISSUE FOR PERMIT REVIEW | MM | MM |
| 2 | 08/11/10 | ISSUE FOR PERMIT REVIEW | MM | MM |
| 3 | 08/11/10 | ISSUE FOR PERMIT REVIEW | MM | MM |
| 4 | 08/11/10 | ISSUE FOR PERMIT REVIEW | MM | MM |
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| 11 | 08/11/10 | ISSUE FOR PERMIT REVIEW | MM | MM |
| 12 | 08/11/10 | ISSUE FOR PERMIT REVIEW | MM | MM |
| 13 | 08/11/10 | ISSUE FOR PERMIT REVIEW | MM | MM |
| 14 | 08/11/10 | ISSUE FOR PERMIT REVIEW | MM | MM |
| 15 | 08/11/10 | ISSUE FOR PERMIT REVIEW | MM | MM |
| 16 | 08/11/10 | ISSUE FOR PERMIT REVIEW | MM | MM |
| 17 | 08/11/10 | ISSUE FOR PERMIT REVIEW | MM | MM |
| 18 | 08/11/10 | ISSUE FOR PERMIT REVIEW | MM | MM |
| 19 | 08/11/10 | ISSUE FOR PERMIT REVIEW | MM | MM |
| 20 | 08/11/10 | ISSUE FOR PERMIT REVIEW | MM | MM |

Project Name: Bank of America Sausalito
 Project Number: 23-102-000
 Date: 08/11/10
 Scale: AS SHOWN
 Construction Plan: SECOND FLOOR
 Sheet: A02.02

KEY NOTES

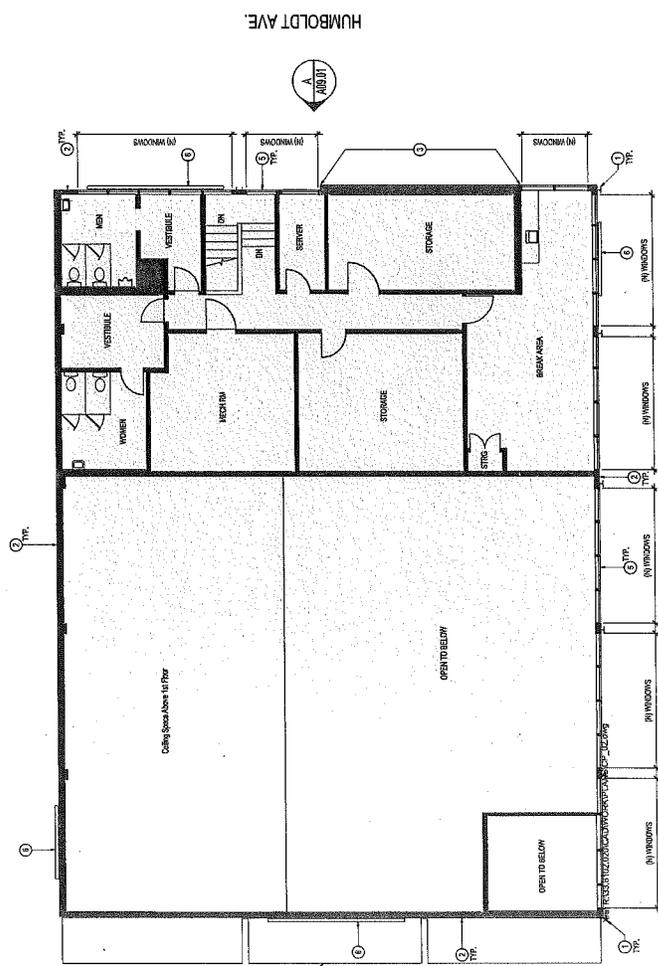
1. NEW WINDOW COORDINATE WITH EXISTING WINDOW SIZES AND COORDINATE WITH PROPOSED EXTERIOR ELEVATIONS.
2. NEW WINDOW COORDINATE WITH EXISTING WINDOW SIZES AND COORDINATE WITH PROPOSED EXTERIOR ELEVATIONS.
3. NEW WINDOW COORDINATE WITH EXISTING WINDOW SIZES AND COORDINATE WITH PROPOSED EXTERIOR ELEVATIONS.
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9. NEW WINDOW COORDINATE WITH EXISTING WINDOW SIZES AND COORDINATE WITH PROPOSED EXTERIOR ELEVATIONS.
10. NEW WINDOW COORDINATE WITH EXISTING WINDOW SIZES AND COORDINATE WITH PROPOSED EXTERIOR ELEVATIONS.

LEGEND



SHEET NOTES

1. PREPARE EXISTING CONDITIONS AFTER DEMOLITION TO FACILITATE NEW CONSTRUCTION.
2. VERIFY ALL DIMENSIONS AND COORDINATES WITH ARCHITECT AND CONTRACTOR TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
3. ALL NEW DOORS AND WINDOWS TO MATCH SIZE AND STYLE OF EXISTING DOORS AND WINDOWS.



ANCHOR STREET

HUMBOLDT AVE



**Bank of America
Exterior Improvements**



Sausalito Branch
750 Bridgeway Blvd.
Sausalito, CA 94965
APN: 065-073-04

111 Hallinger Company, Inc.
San Francisco, CA 94109
Telephone: 415.385.1374
Facsimile: 415.385.1179



Cushman & Wakefield, Inc.
315 Montgomery Street
San Francisco, CA 94103
Contact: Brad Wakalano
Phone: 415.385.0654

| DATE | BY | DESCRIPTION |
|----------|----|-------------------------|
| 01/11/07 | SM | ISSUE FOR DESIGN REVIEW |
| 01/11/07 | SM | ISSUE FOR DESIGN REVIEW |
| 01/11/07 | SM | ISSUE FOR DESIGN REVIEW |

PROJECT NAME
Bank of America
Sausalito
PROJECT NUMBER
03470200
DATE PLOTTED
01/11/07
SCALE
AS SHOWN

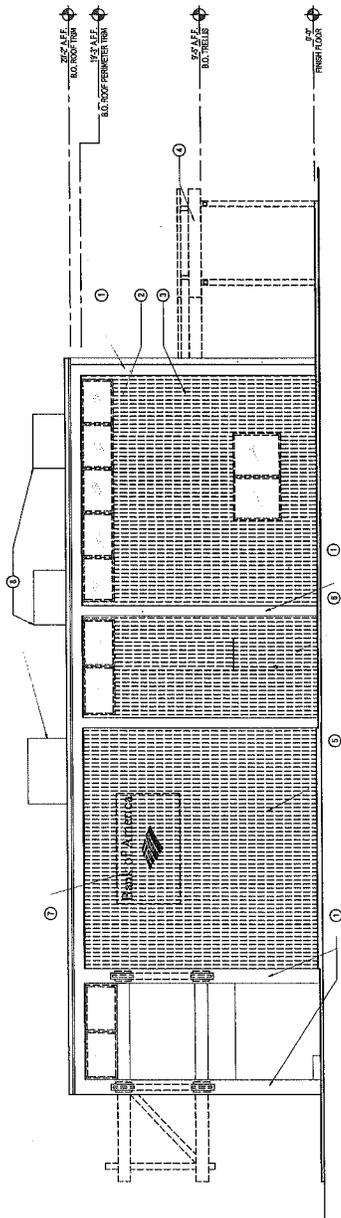


A09.00

KEY NOTES

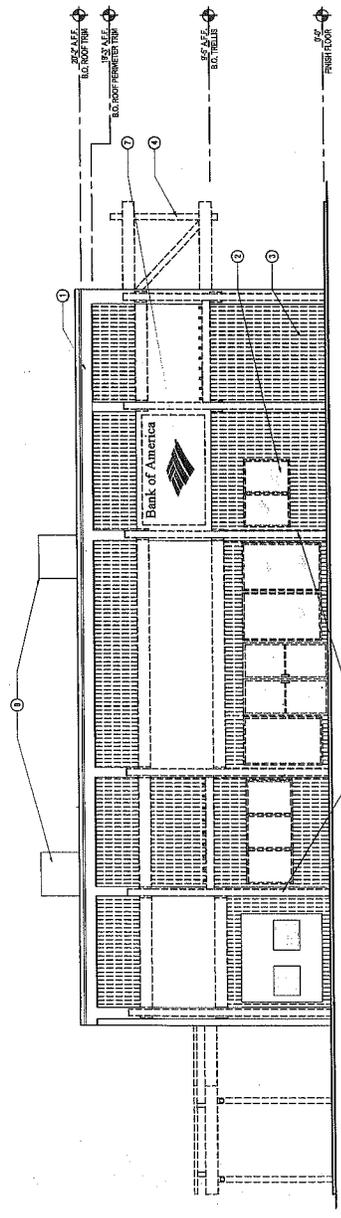
- 1 REMOVE EX. TRIM.
- 2 REMOVE EX. WINDOWS.
- 3 REMOVE ALL EX. PAINTED WOOD SIZING.
- 4 REMOVE ALL EX. TRUSSES AND ANCHORS.
- 5 REMOVE EX. WOOD SIZING TO EXPOSE UNDERLYING WELDED STEEL BEAM TO BE REINFORCED WITH REBAR.
- 6 REMOVE EX. DOOR.
- 7 REMOVE EX. SPRINKLER.
- 8 EX. ROOF TOP MECHANICAL UNITS TO REMAIN.

LEGEND



A EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NOTES



B EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



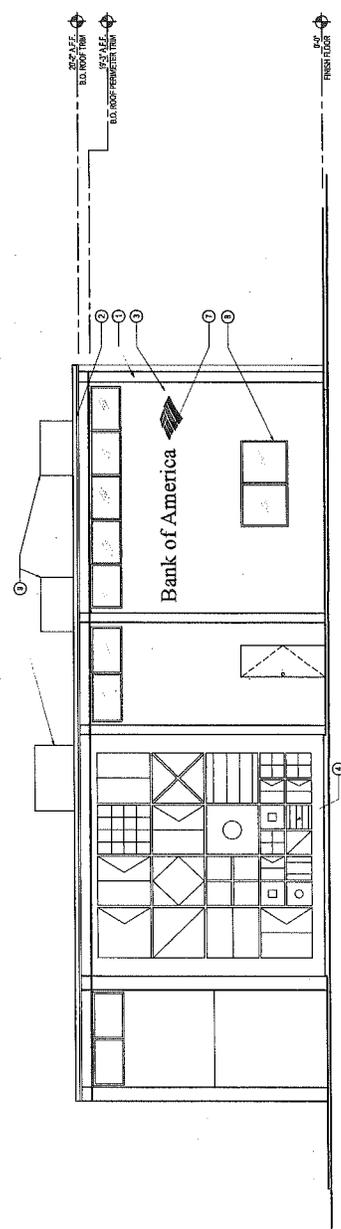
| NO. | DATE | DESCRIPTION | BY | CHECKED |
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| 01 | 08/28/02 | ISSUE FOR DESIGN REVIEW | MM | MM |
| 02 | 09/02/02 | ISSUE FOR DESIGN REVIEW | MM | MM |

| | |
|---------------------|-----------------|
| Project Name: | Bank of America |
| Location: | Sausalito |
| Project Number: | 200 002 000 |
| Scale: | 1/4" = 1'-0" |
| Drawn by: | MM |
| Checked by: | MM |
| External: | Exterior |
| External Elevation: | |

A09.03

KEY NOTES

- 1 REPAINT THE EXTERIOR COLUMNS, COLUMN BASES AND RISERS.
- 2 INSTALL NEW TOP FASCIA AND PAINT WHITE.
- 3 BUILDING BRANDING TO BE NEW HONEY HONEY BRONS.
- 4 WINDOW CASES TO BE NEW HONEY HONEY BRONS TO BE EXPANDED IN ORDER TO BE SEAMLESS.
- 5 NEW PAINT FINISHES ON THE SOUTH ELEVATION.
- 6 NEW CLEAR ANODIZED STAINLESS STEEL FINISH.
- 7 NEW BANK OF AMERICA BRANDING.
- 8 NEW WHITE POWDER COAT FINISHES AND INSULATED GLASS.
- 9 PAINT (E) ROOF TOP FINISH TO MATCH THE NEW TOP FASCIA.

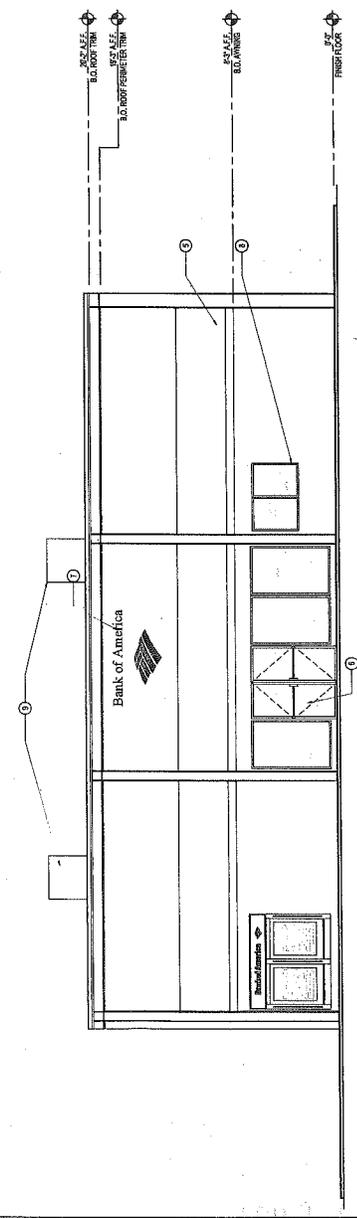


A PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

LEGEND



SHEET NOTES



B PROPOSED SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

**Bank of America
Exterior Improvements**

Sausalito Branch
750 Bridgeway Blvd.
Sausalito, CA 94965
APN: 065-4073-04



611 Redinger Canyon Rd.
San Ramon, CA 94583
Tel: 925-391-8000
California: 925-941-1320
Nevada: 925-911-1109

Gensler

Cushman & Wakefield, Inc.
315 Montgomery Street
San Francisco, CA 94103
Contact: Brad Wakaburo
Phone: 415.385.0654

| DATE | BY | REVISION |
|----------|-----|----------|
| 08/20/14 | BRW | 01 |
| 08/20/14 | BRW | 02 |
| 08/20/14 | BRW | 03 |
| 08/20/14 | BRW | 04 |
| 08/20/14 | BRW | 05 |
| 08/20/14 | BRW | 06 |
| 08/20/14 | BRW | 07 |
| 08/20/14 | BRW | 08 |
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| 08/20/14 | BRW | 10 |
| 08/20/14 | BRW | 11 |
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| 08/20/14 | BRW | 13 |
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Project Name: Bank of America
Site Address: 750 Bridgeway Blvd.
City: Sausalito, CA 94965
County: Marin
State: CA
Scale: 1/8" = 1'-0"
Date: 08/20/14
Drawn: BRW
Checked: BRW
Title: EXTERIOR IMPROVEMENTS



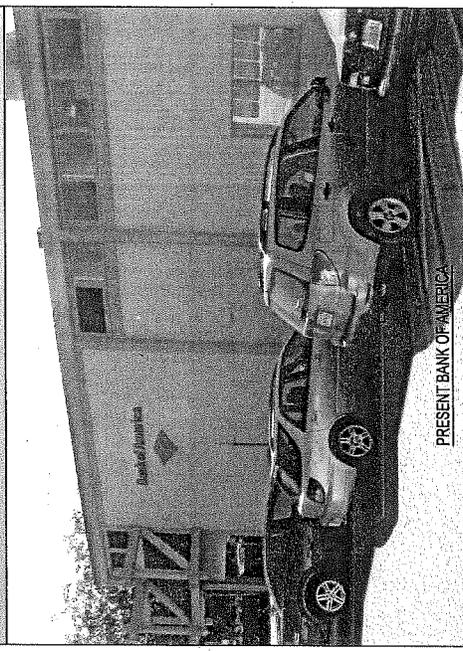
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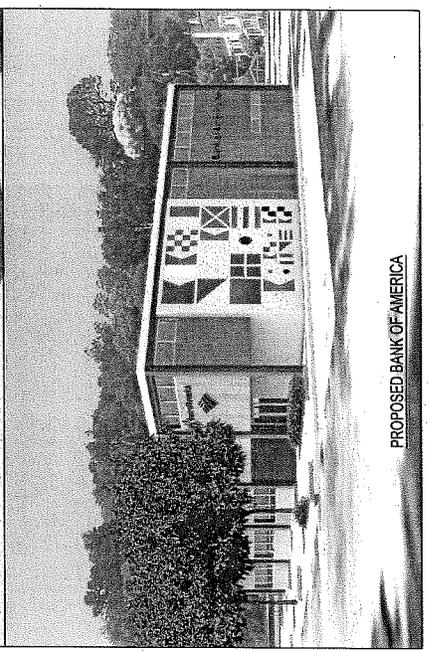
KEY NOTES



1980'S BANK OF AMERICA



PRESENT BANK OF AMERICA

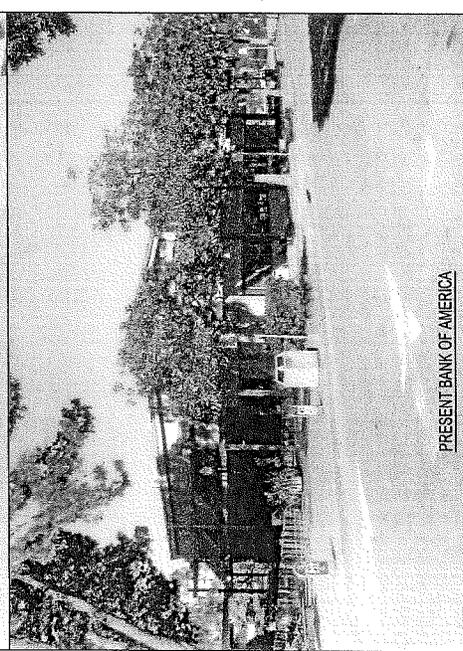


PROPOSED BANK OF AMERICA

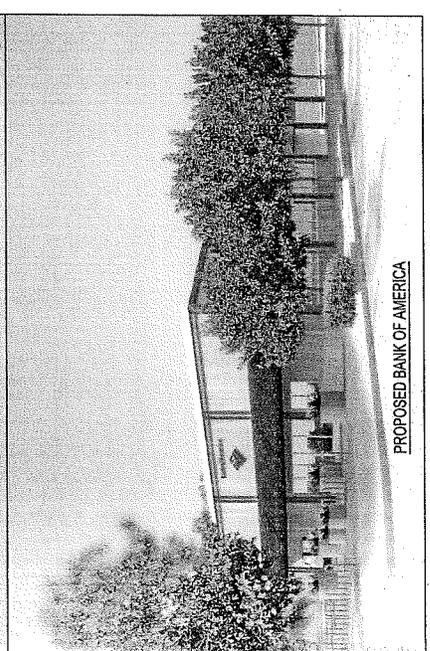
SHEET NOTES



1980'S BANK OF AMERICA



PRESENT BANK OF AMERICA



PROPOSED BANK OF AMERICA

BANK OF AMERICA - SAUSALITO: ANCHOR STREET VIEW

BANK OF AMERICA - SAUSALITO: BAY STREET VIEW

MEMORANDUM

TO: Sausalito Planning Commission
FROM: Sausalito Historic Landmarks Board
RE: 750 Bridgeway
DATE: October 7, 2009

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

The Historical Landmarks Board is reviewing this project after the installation of roof mounted air conditioning equipment. This structure was built in 1956, designed by the San Francisco architectural firm Wurster, Bernardi and Emmons. It was remodeled in 1969 when the original exterior was changed and two aluminum flagpoles were added to the circulation area in front of the building. During research for this project, it was discovered that a photo of the original design indicated that the building originally included detailed tile work on the façade that was subsequently covered by the siding added in the 1969 remodel. We were unable to obtain a copy of this photo for inclusion with this memo. Before the addition of the trellis overhanging the Anchor Street parking lot and the awning at the front of the building, minor changes included relocating the night deposit vault, addition of windows to the southern wall, roofing repairs and seismic upgrades. In 1980 the façade was changed when the walk up window and automatic teller machine were eliminated.

Since 1980 work on the building has been primarily for maintenance of the landscaping area, addition of computer cabling and addition of a handicap ATM and changes in signage.

William Wurster obtained his architectural degree from UC Berkeley in 1919 and his early work was primarily residential projects. He is credited with creating the "Ranch House" style, the Gregory House, for which he received top honors in 1929. Theodore Bernardi began working with Wurster from 1934 until 1941 when he opened his own practice within the office. He was a Sausalito resident and lived in a home of his own design. Don Emmons joined the firm in 1944 and he and his wife, Audrey, also lived in Sausalito. Audrey Emmons, also an architect, was one the original HLB members who

Attachment 2
(4 pages)

researched and put together the 1992 Sausalito Noteworthy Structures binder that serves as Sausalito's local historical register.

In 1950 William Wurster became the Dean of Architecture at UC Berkeley. He brought the departments of Architecture, Landscape Architecture and city and regional planning together. This merge became the College of Environmental Design. Both his and Bernardi's collections are today housed at UC Berkeley. Wurster Hall is named in his honor.

In addition to private residences the firm did a number of commercial projects in the Bay Area which included retail spaces, churches and larger residential complexes.

Historical Research

Because this building was constructed for commercial use, there are no Sausalito individuals that are associated as residing at this location therefore no historical information was available.

Findings

1. **Is the structure associated with events that have made a significant contribution to the broad patterns of the history or cultural heritage of Sausalito, California, or the United States?**

The board finds No Significance under this criterion.

2. **Is this structure associated with the life or lives of one or more people important to our past?**

The board finds Significance 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?**

The board finds Significance under this criterion.

4. **Has the structure yielded, or may be likely to yield, information important in prehistory or history?**

The boards finds Moderate Significance under this criterion.

750 Bridgeway
Historic Landmarks Board Review
October 7, 2009

2

Recommendations

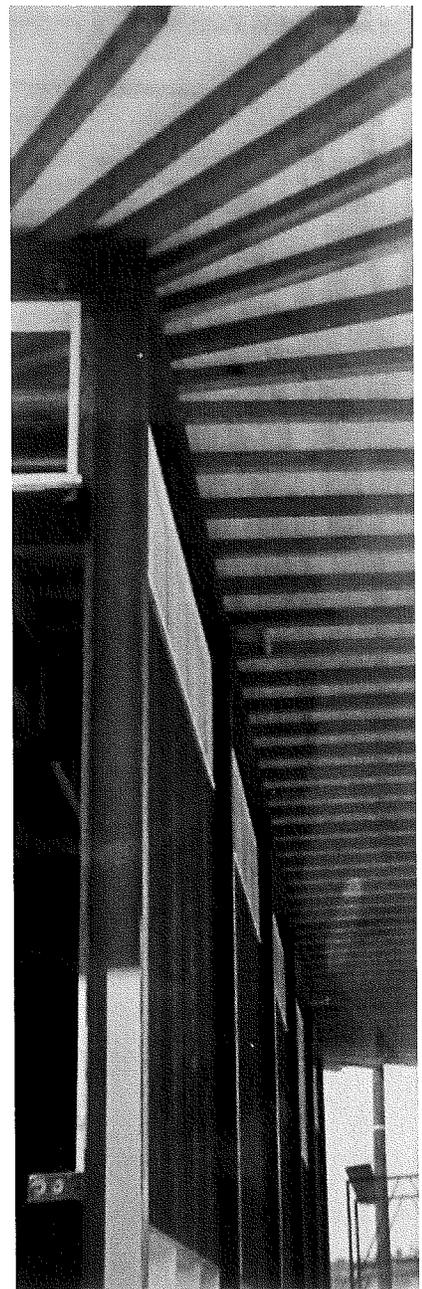
Researched and Submitted by: Vicki Nichols and Brad Paul

**The Sausalito Historic Landmarks Board, at their publicly noticed meeting of
October 7, 2009, acknowledged this memorandum:**

AYES: Theodores, Paul, Nichols, Pierce, Fredrickson
NOES: None
ABSTAIN: None
ABSENT: None

BLANK

BANK OF AMERICA, 750 BRIDGEWAY
HISTORIC RESOURCE EVALUATION
SAUSALITO, CALIFORNIA
[12013]
Prepared for
GENSLER



RECEIVED

APR 30 2012

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

APRIL 27, 2012

PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

FINAL
Attachment 3
(26 pages)

TABLE OF CONTENTS

| | |
|---|-----------|
| I. INTRODUCTION | 1 |
| METHODOLOGY | 1 |
| II. SUMMARY OF DETERMINATION..... | 2 |
| III. CURRENT HISTORIC STATUS..... | 3 |
| NATIONAL REGISTER OF HISTORIC PLACES..... | 3 |
| CALIFORNIA REGISTER OF HISTORICAL RESOURCES..... | 3 |
| DOWNTOWN HISTORIC OVERLAY ZONING DISTRICT & LOCAL REGISTER..... | 3 |
| CALIFORNIA HISTORICAL RESOURCE STATUS CODE..... | 3 |
| DOWNTOWN HISTORIC DISTRICT..... | 4 |
| IV. ARCHITECTURAL DESCRIPTION..... | 5 |
| V. HISTORIC CONTEXT | 8 |
| EARLY SAUSALITO HISTORY | 8 |
| BANK OF AMERICA, SAUSALITO BRANCH HISTORY | 9 |
| PROJECT SITE HISTORY | 10 |
| CONSTRUCTION OF 750 BRIDGEWAY..... | 12 |
| 750 BRIDGEWAY HISTORIC & CHRONOLOGY..... | 14 |
| WURSTER, BERNARDI & EMMONS | 16 |
| VI. ALTERATIONS..... | 18 |
| VII. EVALUATION | 19 |
| NATIONAL REGISTER OF HISTORIC PLACES & CALIFORNIA REGISTER OF HISTORICAL RESOURCES | 19 |
| INTEGRITY | 20 |
| SAUSALITO LOCAL REGISTER..... | 21 |
| IX. CONCLUSION..... | 22 |
| X. REFERENCES CITED..... | 23 |
| PUBLISHED WORKS | 23 |
| PUBLIC RECORDS..... | 23 |
| NEWSPAPERS AND PERIODICALS..... | 23 |
| UNPUBLISHED MANUSCRIPTS AND DRAWINGS..... | 23 |
| INTERNET SOURCES | 23 |

I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of Gensler for proposed alterations to the building at 750 Bridgeway (APN 065-073-04) in Sausalito's downtown/waterfront area (**Figure 1**). 750 Bridgeway was designed in 1956 by the San Francisco architecture firm Wurster, Bernardi & Emmons for Bank of America. The building is currently used as a bank.



Figure 1. Aerial View of 750 Bridgeway (highlighted)
Source: Google Earth, edited by author

METHODOLOGY

This Historic Resource Evaluation provides a summary of previous historical surveys and ratings, site description, historic context statement, construction chronology, , and an evaluation of the property's eligibility for listing on the National Register, California Register, and Sausalito Local Register.

Page & Turnbull prepared this report using research collected at various local repositories, including the Sausalito Public Library, Sausalito Historical Society, City of Sausalito Community Development Department, University of California Berkeley Environmental Design Archives, San Francisco Public Library, Online Archive of California, and various other online sources. Page & Turnbull conducted a site visit in April 2012 to review the existing conditions included in this report.

II. SUMMARY OF DETERMINATION

On October 7, 2009 the City of Sausalito's Historic Landmarks Board found 750 Bridgeway to contain historical significance based primarily on its association with the architecture firm of Wurster, Bernardi & Emmons.³ However, this building was significantly altered in 1972 and no longer retains historic integrity to convey its association with this firm. Therefore, 750 Bridgeway does not appear eligible for listing in either the National Register of Historic Places or the California Register of Historical Resources. 750 Bridgeway also does not appear to meet the four findings required for listing on the Sausalito Local Register, as listing the building would not "preserve the historic character or integrity of the structure or site," and the building does not appear to have "significant architectural or historical character that can be preserved or enhanced."⁴ Therefore, 750 Bridgeway does not appear to be a historic resource for the purposes of review under the California Environmental Quality Act (CEQA).

³ Sausalito Historic Landmarks Board, "750 Bridgeway Historic Landmarks Board Review," (7 October 2009). On file with Community Development Department, City of Sausalito.

⁴ "Zoning Ordinance, Chapter 10.46," *City of Sausalito*, web site accessed 16 April 2012 from: <http://www.ci.sausalito.ca.us/Index.aspx?page=287>.

III. CURRENT HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to the building at 750 Bridgeway:

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

The Bank of America, Sausalito Branch Building at 750 Bridgeway is not currently listed in the National Register of Historic Places.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

The Bank of America, Sausalito Branch Building at 750 Bridgeway is not currently listed in the California Register of Historical Resources.

DOWNTOWN HISTORIC OVERLAY ZONING DISTRICT & LOCAL REGISTER

Chapter 10.46 of the City of Sausalito Zoning Ordinance regulates historic overlay zoning districts and properties listed on the local register. Individual structures and sites with historic or architectural significance may be listed on the Sausalito Local Register if an application is submitted by a private interested party or the Historic Landmarks Board (HLB). Historic districts and historically sensitive areas may be classified as "Historic Overlay Districts" under these regulations. Design Review is typically required for any proposal to demolish, make addition to, or otherwise modify a structure on the local register.⁷ As of April 2012, there is one historic overlay district and one local register property in Sausalito.

750 Bridgeway is not included in the list of properties within the "Downtown Historic Overlay Zoning District." The Sausalito Historic Landmarks Board reviewed 750 Bridge in October 2009 and found the building to contain historical significance. However, the building is not individually listed on the Local Register, and it was not identified in the 2003 Noteworthy Structures List.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) between "1" and "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National

⁷ "Zoning Ordinance, Chapter 10.46," *City of Sausalito*, web site accessed 16 April 2012 from: <http://www.ci.sausalito.ca.us/Index.aspx?page=287>.

Register, or are already listed in one or both of the registers. Properties assigned Status Codes of “3” or “4” appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of “5” have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of “6” are not eligible for listing in either register. Finally, a Status Code of “7” means that the resource either has not been evaluated for the National Register or the California Register, or needs reevaluation.

750 Bridgeway is not listed in the 2008 California Historic Resources Information System (CHRIS) database for Marin County.

DOWNTOWN HISTORIC DISTRICT

In 1981, the Sausalito City Council established the Downtown Historic District, and it was certified by the United States Department of the Interior the following year as a National Register-eligible district. The downtown commercial district is centered around the intersection of Princess Street and Bridgeway, known as Water Street before 1937 when the Golden Gate Bridge was built. This older commercial district exhibits a consistent architectural grouping of late-nineteenth-century styles. This historic district is characterized by two- and three-story attached row buildings, usually 25 feet wide, that represent different styles of architecture from the 1890s through the decade following World War II (87 percent of the buildings in the district were constructed prior to 1925). The facades are of a similar scale, height, and general style, with several notable exceptions, and have in common some or all of the following: bay windows, boxed cornices, false fronts, Italianate roofline detail, recessed entryways, and transoms. The buildings of the historic district are largely commercial and related use.⁸

750 Bridgeway is not a contributor to the Downtown Historic District.

⁸ “Historic Preservation Guidelines,” *City of Sausalito*, web site accessed 16 April 2012 from: <http://www.ci.sausalito.ca.us/Index.aspx?page=201>. Elizabeth Robinson, “Sausalito’s Historic District Inventory Resource” (revised 1997), 1-2, 4.

IV. ARCHITECTURAL DESCRIPTION

750 Bridgeway stands in the eastern third of a rectangular lot bounded by Anchor Street to the southeast, Bridgeway (where it intersects with Tracy Way) to the southwest, Humboldt Avenue to the northeast, and Bay Street to the northwest. Bridgeway generally follows Sausalito's coastline and turns from a roughly north-south route to a roughly northwest-southeast direction near 750 Bridgeway. For ease of reading comprehension in the following description, Humboldt Avenue is north, Anchor Street is east, Bridgeway is south, and Bay Street is west.

The building is set back from Bridgeway, and a city-owned plaza is located between the building and the street. 750 Bridgeway is surrounded by several blocks of parking lots and stands adjacent to Parking Lot 2. Gabrielson Park is across Hamilton Street. The National Register-eligible Downtown Historic District is located to the south, along the southwest side of Bridgeway. The Historic District extends southwest toward Princess Street. The subject property is situated west of Richardson and San Francisco bays, with dramatic views of Belvedere, Angel Island, and San Francisco. The Sausalito Yacht Harbor, the Spinnaker Restaurant, the Sausalito Yacht Club, and the Sausalito Ferry Terminal are nearby along the waterfront.

750 Bridgeway is a one-story with mezzanine, rectangular-plan, 80-foot (N/S) by 60-foot (E/W) building with a flat roof. It features a steel structure with wood wall panels and is clad with flush vertical boards and T1-11. The originally exposed steel beams have been encased in wood trim. All facades except the north façade are five structural bays wide; the north is four structural bays wide. Blue fabric awnings with heavy wood projecting frames and trellises extend off the north and east façades, sheltering the entrances and walkways. A trellis-covered walkway runs parallel to the west façade, separating the building from the parking lot to the west. Fenestration consists primarily of fixed wood-sash, single-light windows installed in bands or in pairs within simple wood rectangular frames. Clearstory windows remain on the north and east façades. Dimensional letters that spell "Bank of America" and the bank's logo are visible on all façades.

Primary (south) Façade

The primary entrance is set into the center of the south façade (**Figure 2**). It consists of fully glazed metal-frame double doors flanked by sidelights. A pair of ATMs is located in the southwest corner of this façade.



Figure 2. 750 Bridgeway, south façade.
Source: Page & Turnbull, April 2012.

East Façade

A second entrance is located on the east façade adjacent to Anchor Street (**Figure 3**). It is accessed by a recessed entryway at the northeast corner of the building. This entrance consists of fully glazed double metal doors with a sidelight to the north. A metal after-hours depository hangs to the north of the door. Above the entrance is a band of four windows, two of which feature lower operable awning sashes. These windows interrupt the clearstory band that runs the length of this façade. Beneath the awning, a band of larger, fixed wood-sash windows runs south along the façade.



Figure 3. 750 Bridgeway, east façade.
Source: Page & Turnbull, April 2012.

North Façade

The north façade fronts on Hamilton Avenue (**Figure 4**). A single fabric awning covers the recessed entry at the east end of this façade. This entry leads to double doors on the east façade. A non-public flush wood door with a louvered vent is located at the center of the façade. A single wood sash window consisting of two fixed lights marks the location of a filled-in entrance. A slightly projecting wall covers the original tile mural west of the covered entryway and features the “Bank of America” sign and logo. Aside from this wall section, which extends to the roofline, a band of clerestory windows runs along the top of the façade.

West Façade

The west façade features single-light fixed sash wood windows beneath a “Bank of America” sign and logo (**Figure 5**). The façade is partially obscured by the adjacent trellis walkway and a row of trees.



Figure 4. 750 Bridgeway, north façade.
Source: Page & Turnbull, April 2012.



Figure 5. 750 Bridgeway, west façade.
Source: Page & Turnbull, April 2012.

The interior is mainly open, with teller stations installed in the west half below a drop ceiling. The manager's office is located in the southwest corner, and smaller offices and the bank vault are installed beneath the mezzanine, along the north wall.

Surrounding Neighborhood

The neighborhood immediately surrounding 750 Bridgeway includes the northern portion of Sausalito's historic district and is characterized by a combination of commercial, residential, office, transportation, and entertainment uses. Buildings in the neighborhood date from the 1890s through the 1950s and are characterized by two- and three-story attached row-buildings that represent various architectural styles. The ferry terminal (late 1990s), yacht club (1960), and Gabrielson Park (dedicated in 1968) are located nearby. The waterfront offers panoramic views of San Francisco, Angel Island, Belvedere, Tiburon, and Alcatraz.

V. HISTORIC CONTEXT

EARLY SAUSALITO HISTORY

The following narrative is provided by the Sausalito Historical Society:

For over 3,000 years, before white settlers arrived, Native Americans known as the Coast Miwok occupied the stretch of shoreline and hills that is now Sausalito. They were peaceful hunter-gatherers whose shell mounds, artifacts, and burial middens still exist beneath the modern city. However, in 1775 the Miwoks' tranquil way of life was forever changed when the Spanish ship *San Carlos* arrived carrying the first European explorers to enter by sea what is now called San Francisco Bay. From the small willow trees growing along the stream banks of this area, they called it "Saucito" (little willow), a name that later evolved into "Saucelito" and ultimately "Sausalito."

In 1838, William Richardson, an English seaman married to the daughter of the Comandante of El Presidio (the Mexican military garrison in San Francisco), was given a 19,571-acre land grant in what is now southern and western Marin County. He built his hacienda in the vicinity of Sausalito's present-day Caledonia Street and prospered from several successful business ventures. In his honor as Sausalito's founder, the body of water fronting Southern Marin County is today called Richardson's Bay. Richardson ultimately lost his vast holdings, and the bulk of Rancho del Sausalito was sold in 1868 to the Sausalito Land and Ferry Company. They laid out streets and subdivided the central waterfront and hills into spectacular view lots, then purchased a small steamer, *The Princess*, to bring prospective buyers from San Francisco.

Ferries led to railroads and Sausalito became a bustling transportation hub. Wealthy San Franciscans in gracious summer homes and upper-class British expatriates ensconced in ornate Victorian mansions occupied the central hills. But Sausalito was diverse even then. A vibrant working class and mercantile culture developed along Water Street (later to become Bridgeway), including Portuguese boat builders, Chinese shopkeepers, dairy ranchers, fishermen, Italian and German merchants, boardinghouse operators, and railroad workers.

During Prohibition, Sausalito became a base of operation for bootleggers (among them "Baby Face" Nelson) and a conduit through which rumrunners moved their goods. Basement speakeasies and backyard stills were not uncommon, and tarpaulin-draped trucks laden with contraband regularly rumbled through town to meet the midnight ferry to San Francisco. With the completion of the Golden Gate Bridge in 1937, Sausalito's train and ferry services were discontinued. The last southbound passenger train arrived in town in 1941. Sausalito seemed destined to become a sleepy backwater. But with the onset of World War II, a major shipyard was hastily constructed on the northern waterfront, suddenly swelling Sausalito's tiny population to 30,000. The Marinship yard operated around the clock until September of 1945, producing 93 Liberty Ships and tankers for the war effort.

As abruptly as it began, the war effort ended. What took its place defined Sausalito for the next several decades. Attracted by Sausalito's striking beauty and cheap rents, artists, writers, musicians, actors, hippies, and even a former bordello owner took refuge there, bringing their cultures and free-thinking to Sausalito. Some of the most notable were Sterling Hayden, Alan Watts, Shel Silverstein, Otis Redding, Jean Varda, and, of course, Sally Stanford. Those who came created a bohemian aura that persists to this day, giving the town its reputation as an art colony and literary enclave. For many during that time, life was also a party in Sausalito, and famous haunts such as Zack's, Juanita's, No Name Bar, and the Trident made for great entertainment.

With the return of passenger ferries in 1970, Sausalito became a popular destination for more mainstream visitors to the Bay Area. Today, its harbors and marinas host a dazzling array of pleasure craft from every corner of the globe. The community's love of the counter- culture and art is now shared with software, multimedia, and financial enterprises.⁹

BANK OF AMERICA, SAUSALITO BRANCH HISTORY

The *Sausalito Times* offered the following historical summary of the Sausalito Branch of the Bank of America when the bank was preparing to move into 750 Bridgeway in 1956:

In October of 1923, the First National Bank of Sausalito was chartered and was apparently on its way to success when it was bought out by the Liberty Bank of America in January, 1927. However, it was only a few days later, in February, 1927 that the Bank of Italy announced the consolidation of the Liberty Bank of America with the statewide banking system of the Bank of Italy. The forerunner of the Bank of America here then became the Sausalito Branch of the Bank of Italy.

Then in November, 1930, the Bank of America National Trust and Savings Association announced the consolidation of the Bank of Italy and the Bank of America. The Sausalito Branch of the Bank of America was then located at 919 Bridgeway [Figure 6]. In February, 1937, the Sausalito branch moved to 657 Bridgeway.¹⁰

The bank remained at 657 Bridgeway until it moved to 750 Bridgeway in 1956.¹¹

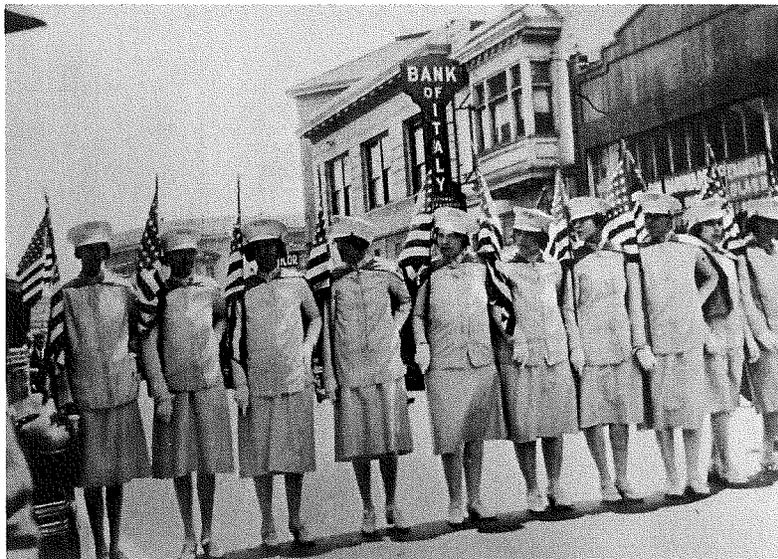


Figure 6. Bank of Italy at 919 Bridgeway, Camarita Parade, 1930.
Source: Sausalito Historical Society, 77-400.

⁹ "Sausalito History," *Sausalito Historical Society*, web site accessed on 6 April 2012 from: <http://www.sausalitohistoricalsociety.com/sausalito-history>.

¹⁰ "Bank of America to Move Next Week," *Sausalito News*, (21 September 1956) 5.

¹¹ "Bank of America to Move Next Week," *Sausalito News*, (21 September 1956) 1.

PROJECT SITE HISTORY

Prior to 1941, the site that 750 Bridgeway now occupies was part of the former Northwestern Pacific Railroad terminal.¹² After passenger rail service ended and the terminal was removed in 1941, the area was mostly vacant and used for parking (**Figure 7**). The first Sausalito Waterfront Improvement Planning committee was organized in 1949, but the group made little progress, focusing on traffic considerations.¹³ In 1952 and 1953, by a joint effort of city councilmen, the Chamber of Commerce, and the planning committee, the city secured two parcels of tidelands along the shore beginning at Richardson Street to the south and extending northward past 750 Bridgeway to Marinship.¹⁴



Figure 7. View of Bridgeway prior to the construction of Bank of America, March 1955.
Courtesy: Sausalito Historical Society, P78-386.

Sausalito Parkway Project

Rob Rose, a member of the Chamber of Commerce Waterfront Committee and head of Parkway Associates, purchased several tidelands lots from the city, including the future Bank of America building location.¹⁵ Rose created a general plan for the commercial development of the waterfront area, which included shops, restaurants, and a civic auditorium and library (**Figure 8**). The first business to move into the Sausalito Parkway development was a Shell gas station, which purchased a lot from Rose in July 1955.¹⁶ Bank of America's representative, Continental Service Co., purchased the property from Parkway Associates on January 26, 1956 for \$25,000.¹⁷ Construction of the bank was completed in October of that year.

Both Rose and Bank of America manager Frank Bosl presented the new bank building as the anchor building for the proposed Sausalito Parkway project. In a statement to the press, Rose said, "The presence of the Bank of America in the Parkway commercial area is regarded by us as a living

¹² Jack Tracy, *Sausalito, Moments in Time* (Sausalito, Calif.: Windgate Press, 1983), 80.

¹³ "Sausalito Waterfront Improvement Planning Chronology" Sausalito Historical Society, 1.

¹⁴ *Ibid.*, 2.

¹⁵ "Bank of America To Open Bids for Building," *Sausalito News* (3 February 1956) 1.

¹⁶ "City of Sausalito Property Sales, Anchor to Johnson Street," Sausalito Historical Society.

¹⁷ "Groundbreaking For B of A Bldg. Held on Monday," *Sausalito News* (2 March 1956) 1.

endorsement of our development and the soundness of our project.”¹⁸ As the bank was opening, Rose took out the following advertisement, summarizing the Association’s design for the area:

A vision in the minds of a group of Sausalitans will become reality as a strip of waiting land is transformed into architect-design buildings, landscaped walkways and convenient parking areas to meet the needs and demands of the residents of Sausalito and of neighboring communities in southern Marin County.¹⁹

Rose’s plan, inspired by and coordinated with the architecture firm of Wurster, Bernardi & Emmons, featured rustic modern buildings with steel frames, wide overhangs, heavy timbered ceilings, wooden panels, and large areas of glass designed by prominent architects set within landscaped walkways and open spaces.²⁰

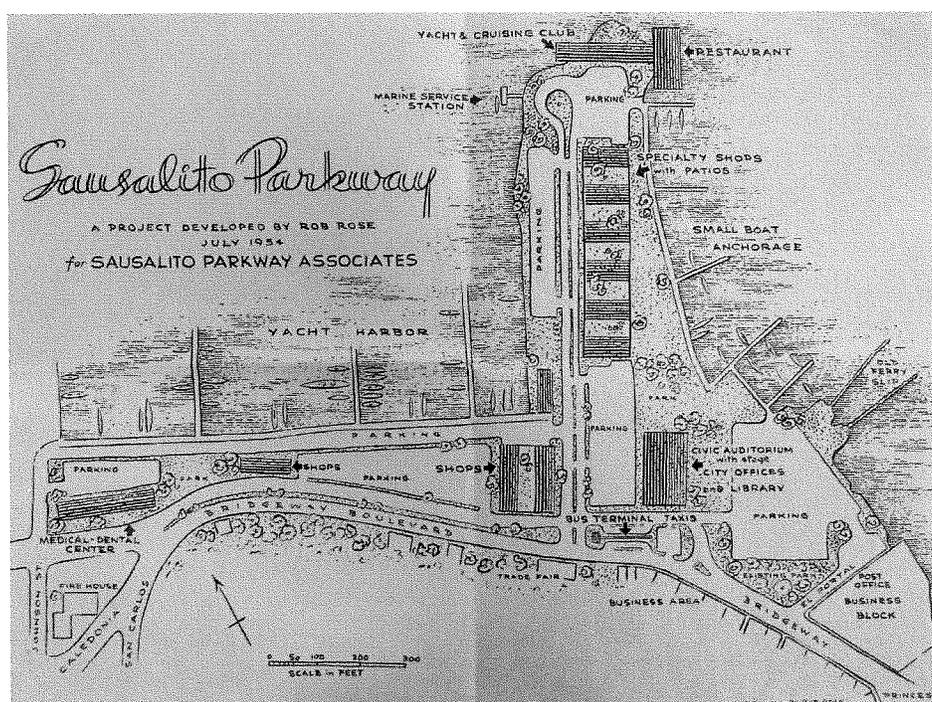


Figure 8. Parkway Association Development Plan, 1954.
Source: Sausalito Historical Society.

Parkway Associates started site work in September 1956, which included paving work, drainage, and landscaping their lots; however, the association had yet to start building.²¹ In 1960, the Citizens Central Waterfront Plan Committee drafted a new waterfront plan, but this plan did not adhere to Rose’s vision for the waterfront.²² That year, Rose resigned from the committee. The main components of his Parkway Project were never realized.

¹⁸ “Bank Called Endorsement of Parkway Development,” *Sausalito News* (27 October 1956) 1.

¹⁹ *Sausalito News*, October 5, 1956.

²⁰ *Sausalito News*, October 5, 1956.

²¹ “Parkway Plans Varies Site Work Next Week” *Sausalito News*, (21 September 1956).

²² “Report of Citizens Central Waterfront Plan Committee” Sausalito Historical Society, PM85-28 (12 April 1960).

CONSTRUCTION OF 750 BRIDGEWAY

750 Bridgeway was designed by Wurster, Bernardi & Emmons (WBE) in 1956 for Bank of America (**Figure 9**). It was designed as a steel beam structure with a redwood exterior and was to contain the bank and additional store or office space with a mezzanine above.²³ The project was managed by Ivan Tognelli of the Continental Service Company. It cost approximately \$165,000. The general contractor was Midstate Construction Company, run by John Windblade, whose offices were in Sausalito.

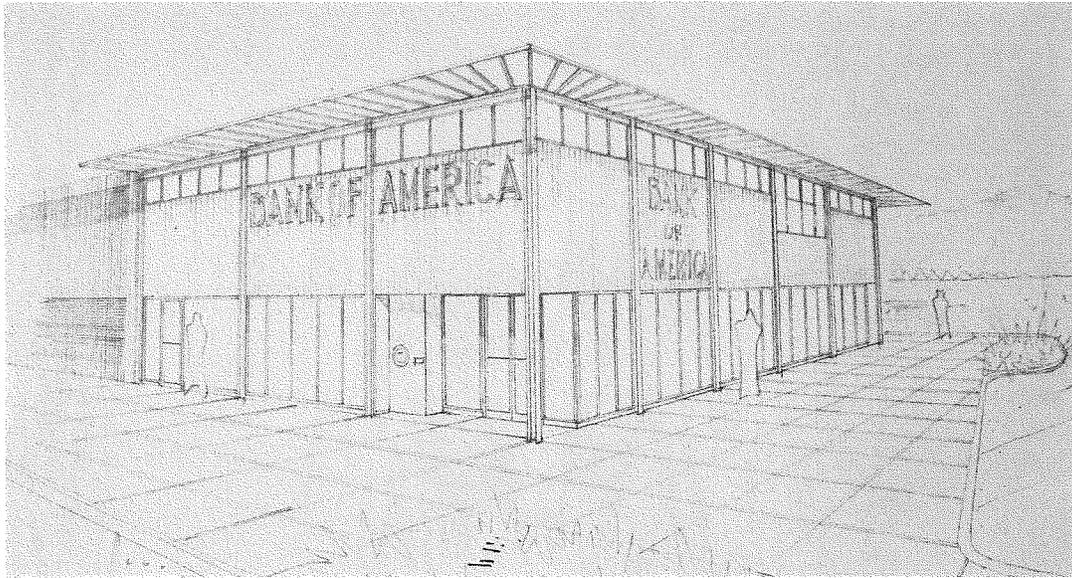


Figure 9. Wurster, Bernardi & Emmons Drawing of 750 Bridgeway, 1956.
Courtesy: UCB Environmental Design Archives.

Wurster, Bernardi & Emmons associate Don E. Stover offered the following overview of the project in *Architectural Forum* on 24 September 1957:

The project was built to provide a new and larger office for Bank of America replacing a thirty year old branch about a block away in the center of the old commercial area of Sausalito.

This new building is located on newly developed land, once a railroad right of way of a system serving the ferry to San Francisco. The land was acquired for private development after the war and the Bank purchased the first parcel of the strip of the building sites which eventually ran some two blocks to the north of the Bank building. These other buildings have been somewhat slow in getting started, but there has been a coordination of material, heights, color, etc., throughout.

Of course, to us the special design feature is the tile mural on the rear (water) side spelling out "Bank of America, Sausalito, California." The bank property presently adjoins the boat and yachting harbor in Sausalito, and the mural is a prominent point in the Sausalito scene from the water.

²³ "Sausalito Bank Building to be Ready by Fall," *Independent-Journal*, (7 February 1956).

The building... is steel frame with wood frame infills and bracing panels. The exposed steel is painted exactly the same color as the Golden Gate Bridge, the wood walls a dark brown, and the wood soffit a light blue.

Our intent was to use material and color associated with the area and to develop a scale related to the community.²⁴

International Signal Code Flags Tile Panel

The north façade, which faces the San Francisco Bay, was designed with a tile panel that spelled out "Bank of America-Sausalito, California" in four rows of International Signal Code Flags.²⁵ The *Sausalito News* credits WBE partner and Sausalito resident Donn Emmons with the idea for the flags. The paper continues, "Since the bank is located on the shores of San Francisco Bay, the vividly contrasting yellow, red, blue, and white flags broadcast their 'message' miles out in the bay, as well as to land-locked passers-by."²⁶ The tile was "Hermosa" tile product of Gladding, McBean & Co., Los Angeles.²⁷ Correspondence between Emmons and WBE associate Don E. Stover states that local artist Raymond Rice helped to design this flag arrangement.²⁸

Colors and Materials

As Stover mentioned in the quote above, the colors for the building included dark brown for all exterior siding, international orange for the exposed steel frame, light blue for the undersides of overhangs, and tan for window trim. Redwood siding was the primary sheathing material. According to WBE's color schedule for the building, international orange paint from W. P. Fuller Co., the color used for the Golden Gate Bridge, was procured directly from the Golden Gate Bridge Authority.²⁹ Stover sent color samples to Robert Rose in June of 1956 in order to coordinate with their color selections for the proposed Parkway Association projects.³⁰

Interior

The interior of 750 Bridgeway was designed to provide three times as much floor space as the previous bank building, plus new amenities such as safety deposit boxes, a night depository, a larger vault and more teller stations. Notable features of the interior design included a lack of bars or grills to separate tellers from customers, as well as the country's first use of the "streamlined teller counter." According to bank manager Frank Bosl, the streamlined teller counter "is free of the conventional windows or wickets, allowing tellers to move their stations along the plate glass

²⁴ Stover to Lightbrown, *Architectural Forum* 24 September 1957. Continental Service Co: Bank of America, Sausalito Branch, Job 5572, William W. Wurster /Wurster, Bernardi & Emmons Collection (1922-1974) Environmental Design Archives, College of Environmental Design. University of California, Berkeley, Berkeley, California.

²⁵ "Groundbreaking For B of A Bldg. Held on Monday," *Sausalito News* (2 March 1956) 1.

²⁶ Ibid.

²⁷ Stover to Spitznagel, 2 June 1958. Continental Service Co: Bank of America, Sausalito Branch, Job 5572, William W. Wurster /Wurster, Bernardi & Emmons Collection (1922-1974) Environmental Design Archives, College of Environmental Design. University of California, Berkeley, Berkeley, California.

²⁸ Stover to Emmons, 2 May 1956. Continental Service Co: Bank of America, Sausalito Branch, Job 5572, William W. Wurster /Wurster, Bernardi & Emmons Collection (1922-1974) Environmental Design Archives, College of Environmental Design. University of California, Berkeley, Berkeley, California.

²⁹ Bank of America, Sausalito Branch, Color Schedule, 20 June 1956. Continental Service Co: Bank of America, Sausalito Branch, Job 5572, William W. Wurster /Wurster, Bernardi & Emmons Collection (1922-1974) Environmental Design Archives, College of Environmental Design. University of California, Berkeley, Berkeley, California.

³⁰ Stover to Rose, 20 June 1956. Continental Service Co: Bank of America, Sausalito Branch, Job 5572, William W. Wurster /Wurster, Bernardi & Emmons Collection (1922-1974) Environmental Design Archives, College of Environmental Design. University of California, Berkeley, Berkeley, California.

worktop as the customer needs indicate.”³¹ The design for the interior also included fluorescent lighting recessed into the ceiling, ceiling acoustical tiles, and terrazzo floors.³²

750 BRIDGEWAY HISTORIC CHRONOLOGY

The following provides a timeline of the history of 750 Bridgeway, including major alterations (excluding all tenant improvements), and major events.

- 1956: 750 Bridgeway designed by architecture firm Wurster, Bernardi & Emmons. The wood and steel one-story with mezzanine bank and retail building was commissioned by Bank of America. The project was managed by Continental Service Co. and was estimated at \$95,000, although the final cost was closer to \$160,000.³⁵ The bank opened with much fanfare in October. Its manager was Frank Bosl.³⁶
- 1960: Imported Car Co. moved out of the building.³⁷ Gate Real Estate established a real estate office in the west commercial space and applied for a permit to add office partitions.³⁸
- 1969: Federal Sign & Signal Corporation replaced the Bank of America signs with signs of a smaller size.³⁹ The flag poles mounted on the building were removed, and the Continental Service Company requested the installation of two 20-foot tall flagpoles in the city-owned plaza fronting on Bridgeway.⁴⁰
- 1972: The 16 year old building was completely remodeled as the small retail spaces were removed and the bank expanded to occupy the whole building (**Figure 10**). The building permit application explained that the project would include refurbishment of both the interior and exterior.⁴³ Describing the building’s style as “1950’s institutional,” the *Marin Scope* appears to have endorsed the changes proposed by architect Roland Mays of Environmental Planning and Design.⁴⁴ The proposed modifications to the bank included “wooden trellises, vines and awnings along the upper half of the building and additional landscaping at a deeply recessed side entrance and in the parking lot area at the north side. The Bridgeway entry to the bank will be shifted from its present corner position to the exact center of the west side due to the fact that the bank plans expand into the entire building.”⁴⁵ Alterations included removing eaves, re-sheathing the building, relocating and introducing new doors and windows, eliminating the tile mural, and installing new awnings. Walkway trellis overhangs were erected on Anchor Street, Humboldt Street, and City Park Lot #2.⁴⁶

³¹ “Bank of America to Move Next Week,” *Sausalito News*, (21 September 1956) 1.

³² “Bank of America Previews New Branch Tomorrow,” *Independent-Journal*, (26 September 1956).

³⁵ City of Sausalito, Building Inspector Permit Application #1636, 13 January 1956. “Bank of America Previews New Branch Tomorrow,” *Independent-Journal* (26 September 1956).

³⁶ “B of A Building To Open October 1,” *Sausalito News* (31 August 1956).

³⁷ Stover to Tognelli, 1 June 1960. Continental Service Co: Bank of America, Sausalito Branch, Job 5572, William W. Wurster /Wurster, Bernardi & Emmons Collection (1922-1974) Environmental Design Archives, College of Environmental Design. University of California, Berkeley, Berkeley, California.

³⁸ City of Sausalito, Building Inspector Permit Application #2573, 25 May 1960.

³⁹ City of Sausalito, Conditional Use Permit Application #396, 20 February 1969.

⁴⁰ Gene Izuno to Sausalito City Council, 26 February 1969. 750 Bridgeway Property file, CDD, City of Sausalito.

⁴³ City of Sausalito, Construction Permit Application for 750 Bridgeway, 1 November 1972, Permit #5987.

⁴⁴ “Bank of America To Get New Face” *Marin Scope*, Vol. 2, No. 20, *Week of September 12-18, 1972*.

⁴⁵ Ibid.

⁴⁶ City of Sausalito, Construction Permit Application for 750 Bridgeway, 9 November 1972.

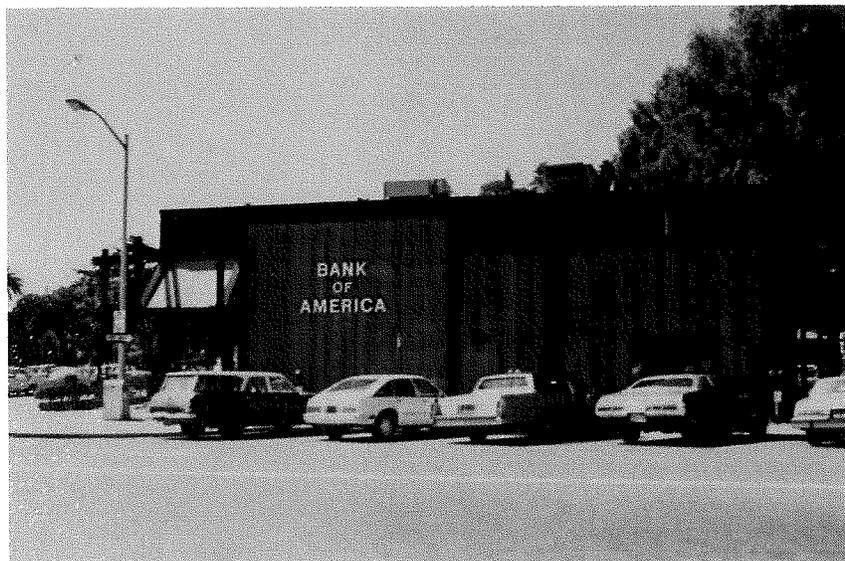


Figure 10. 750 Bridgeway north façade after 1972 alterations.
Source: CDD, City of Sausalito

- 1973: Awnings were installed after the City Council overturned an earlier denial of an application to apply awnings.⁴⁷
- 1980: Modifications were made to the façade to accommodate the removal of the walk-up window and automatic teller machine.⁴⁸
- 1981: One wall-mounted illuminated sign was installed.⁴⁹
- 1988: Mayten trees were planted to replace removed trees.⁵⁰
- 1992: Handicap ATM was added to the south façade.⁵¹
- 1993: New lighting fixtures were installed to provide required illumination for the ATM. These included 13 trellis lights along with three Edgewater-type pole lights in the plaza, as well as three uplights for the trees in the plaza.⁵²
- 2000: Arrow Sign Company replaced “Bank of America” signs with new logo signs.

⁴⁷ Roland B. Mays to City Council, 31 January, 1973. 750 Bridgeway Property file, CDD, City of Sausalito.

⁴⁸ City of Sausalito, Construction Permit Application for 750 Bridgeway, 5 August 1980, Permit #8015.

⁴⁹ City of Sausalito, Construction Permit Application for 750 Bridgeway, 22 January 1981, Permit #8159.

⁵⁰ City of Sausalito, Permit Application for 750 Bridgeway by H. L. Gardening, 16 February 1988.

⁵¹ City of Sausalito, Construction Permit Application for 750 Bridgeway, 12 May 1992, Permit #AE 3354.

⁵² City of Sausalito, Construction Permit Application for 750 Bridgeway, 11 June 1991, Permit #E 3999.

WURSTER, BERNARDI & EMMONS

The architectural firm of Wurster, Bernardi & Emmons (WBE) designed hundreds of residential and commercial buildings in Northern California beginning in 1945. William Wurster established his own firm in 1924 in Berkeley. Future partners Theodore Bernardi and Donn Emmons began working for Wurster in 1934 and 1938, respectively. Although not yet a partner, Bernardi took a leading role in Wurster's office in the late 1930s.⁵³ Theodore C. Bernardi and Donn Emmons became partners in 1944 and 1945, and the firm became known as WBE in 1945.

WBE teamed with Skidmore, Owings & Merrill to design the Bank of America World Headquarters building on California Street (completed in 1969). The firm also worked on over two dozen Bank of America buildings in the San Francisco Bay Area with the Continental Service Co. between 1955 and 1967.⁵⁴ Besides 750 Bridgeway, the firm worked primarily on residences in Sausalito and completed around fifteen projects in the city between the 1930s and the 1960s. Both Donn Emmons and Theodore C. Bernardi lived in Sausalito.

William Wurster

William Wurster (1895-1973) was born in Stockton, California and attended architecture school at the University of California at Berkeley. Wurster was a leading California architect during the mid-twentieth century. In the 1930s and 1940s, he was hailed as a master of regional design by major national architecture periodicals. Known primarily for his early residential work, Wurster later branched out to design major civic works such as the Valencia Gardens public housing project in San Francisco's Mission District, the Ghirardelli Square rehabilitation project (along with partners Bernardi and Emmons), Stern Hall at the University of California at Berkeley, and the Schuckl Cannery in Sunnyvale. Wurster also left a lasting impression on the field of architecture education through his deanships at MIT and the University of California at Berkeley.

Wurster espoused the idea of California living, with its emphasis on casualness and outdoor living. He catered both to wealthy clients and those with lesser budgets, rarely turning down a project because it was too small. His clients were often loyal, returning to him for multiple additions or renovations to existing designs.⁵⁵ His interest in landscape led to a prolific collaboration with landscape architect Thomas Church, a pioneer of modern California landscape design.

Wurster was one of the first architects to capture the informal, outdoor living, California ethic that arose during the early twentieth century. His buildings were enveloped by the outdoors, taking full advantage of the views. Wurster's buildings were simple and minimally detailed. Some common Wurster design characteristics included the following: designing foundations to eliminate grade changes from inside to outside, redwood siding set flush, and the elimination or simplification of door and window frames.⁶¹ He kept his designs clean to minimize competition with outside views, and to create an open, airy space—and in some cases, to keep costs down.⁶²

With a few exceptions, Wurster's most innovative designs were completed before 1935, and new architects eclipsed him soon thereafter. Although Wurster continued to improve upon his earlier design principles, he did not invent new ideas. His partners Theodore Bernardi and Donn Emmons influenced his postwar work. Bernardi, in particular, steered the firm to incorporate more modernist

⁵³ William W. Wurster /Wurster, Bernardi & Emmons Collection (1922-1974) Environmental Design Archives, College of Environmental Design. University of California, Berkeley, Berkeley, California.

⁵⁴ William W. Wurster /Wurster, Bernardi & Emmons Collection (1922-1974) Environmental Design Archives, College of Environmental Design. University of California, Berkeley, Berkeley, California.

⁵⁵ Treib, ed., *An Everyday Modernism: The Houses of William Wurster*, 52.

⁶¹ *Ibid.*, 123-124.

⁶² Hille, 7.

details like flat or shed roofs, glass walls, and open plans.⁶³ In the 1940s, Wurster entered academia, and his career thereafter focused on architectural education rather than design.

Theodore C. Bernardi

Theodore C. Bernardi (1903-1990) was born in Croatia. He moved with his family to the United States in 1904. He earned his bachelor's degree in architecture at the University of California, Berkeley in 1924, and he worked as a draftsman for a number of San Francisco architects, including John Galen Howard, John Reid, Jr., and William Wurster. In 1944, Bernardi partnered with Wurster to form the firm of Wurster & Bernardi, which later became WBE when Donn Emmons joined.

Donn Emmons

Donn Emmons (1910-1997) was born in New York and attended Cornell University College of Architecture and the University of Southern California. He worked as a draftsman and designer in Los Angeles before coming to San Francisco, where he worked as a draftsman for Wurster until he became a partner at WBE.

⁶³ Treib, 210.

VI. ALTERATIONS

The exterior and interior of 750 Bridgeway were substantially altered in 1972 to convert the building from multi-tenant to single-tenant occupancy, allowing the bank to expand into the building's western office and commercial space. Smaller alterations were also made to the building over the last 60 or so years (see the construction chronology above). The following list summarizes all significant alterations made to 750 Bridgeway:

Exterior

- New entrance in the center of the south façade facing Bridgeway. Removal of original corner entrance (**Figures 11 and 12**).
- Removal of north and south entrances that accessed the separate commercial space.
- Removal of clearstory windows on the south façade.
- Removal of eaves
- Tile mosaic on the north façade was covered with wood siding (**Figures 13 and 14**).
- Exposed steel beams were covered with wood trim.
- The building was re-sheathed and painted.
- Addition of exterior wood trellises and the later addition of fabric awnings.

Interior

- Removal of separate commercial space in the west bay.
- Drop ceiling added over the teller line.
- Addition of the southeastern corner office.



Figure 11. 750 Bridgeway south and east façades before 1972 alterations.
Source: CDD, City of Sausalito.



Figure 12. 750 Bridgeway south and east façades after 1972 alterations.
Source: Page & Turnbull, April 2012.



Figure 13. 750 Bridgeway north façade before 1972 alterations.
Source: CDD, City of Sausalito.



Figure 14. 750 Bridgeway north façade after 1972 alterations.
Source: Page & Turnbull, April 2012.

VII. EVALUATION

NATIONAL REGISTER OF HISTORIC PLACES & CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. According to *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*, resources over fifty years of age are typically eligible for listing in the National Register if they meet any one of the four criteria of significance (A through D) and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance," or if they are contributors to a potential historic district.

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The California Register of Historical Resources follows nearly identical guidelines to those used by the National Register, but identifies the Criteria for Evaluation numerically.

In order for a property to be eligible for listing in the National Register or California Register, it must be found significant under one or more of the following criteria.

- *Criterion A/1 (Events)*: Resources that are 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.
- *Criterion B/2 (Persons)*: Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion C/3 (Architecture)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion D/4 (Information Potential)*: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Resources eligible for the National Register are automatically listed in the California Register of Historical Resources.⁶⁵

The following section examines the eligibility of 750 Bridgeway for listing in the National and California Registers. The building does not appear eligible for listing in either the California Register or the National Register under any criteria.

⁶⁵ California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001) 11.

Criterion A/1 (Event)

750 Bridgeway does not appear to be significant under Criterion A/1, as this bank building does not appear to be associated with events that made a significant contribution to the broad patterns of local or regional history. While the Bank of America building was originally designed to be the anchor for a development scheme – Sausalito Parkway – this plan was never realized. Therefore, it does not appear that this building influenced the development of the Sausalito waterfront or the city in general.

Criterion B/2 (Person)

750 Bridgeway does not appear to be significant under Criterion B/2. Although persons such as bank manager Frank Bosl were associated with the building, research fails to suggest that any of these persons figured prominently enough in the community's development to qualify the building for listing under this criterion.

Criterion C/3 (Architecture)

750 Bridgeway does not appear to be significant under Criterion C/3. As outlined in the Alteration section above, this 1956 bank building was substantially remodeled in 1972 and in years following, and therefore it does not appear to “embody the distinctive characteristics of a type, period, region, or method of construction.” The building was designed by the influential architecture firm Wurster, Bernardi & Emmons, but due to the substantial alterations to the building, it no longer represents the work of a master or possesses high artistic values (see integrity discussion below).

Criterion 4 (Information Potential)

750 Bridgeway does not appear to be significant under Criterion D/4 (Information Potential) because it is not likely to yield additional information about prehistory or history.

INTEGRITY

In order to qualify for listing in the National Register of the California Register, a property must possess significance under one of the aforementioned criteria *and* have historic integrity. The process of determining integrity is similar for both the California Register and the National Register. The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling and association—are used to evaluate a resource's eligibility for listing in the California Register and the National Register. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

Location is the place where the historic property was constructed.

Design is the combination of elements that create the form, plans, space, structure and style of the property.

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

Due to the 1972 remodeling of both the interior and exterior of 750 Bridgeway, the 1956 bank building does not appear to retain its historic integrity. While the building retains its integrity of location and partially retains its integrity of setting, it has lost all other aspects of integrity. The loss of the interplay of colors and materials, as outlined by Wurster, Bernardi & Emmons associate Don E. Stover, in combination with the removal of the eaves and modifications to most of the building's openings, has impacted this building's integrity of design, materials, workmanship, feeling and association.

SAUSALITO LOCAL REGISTER

Chapter 10.46 of the City of Sausalito Zoning Ordinance regulates historic overlay zoning districts and properties listed on the local register. Individual structures and sites with historic or architectural significance may be listed on the Sausalito Local Register if an application is submitted by a private interested party or the Historic Landmarks Board (HLB).

A structure may be listed on the Local Register if all of the following findings can be made:

1. The structure or site proposed for the local register is significant to local, regional, state, or national 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.
3. Listing the proposed structure or site on the local register will preserve the historic character or integrity of the structure or site.
4. The structure or site proposed for the 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.⁶⁶

750 Bridgeway does not appear to be eligible for listing in the Sausalito Local Register. As described above, this building was substantially altered in 1972 and thereafter, and has lost its historic character and integrity. Therefore, it does not appear to meet the third or fourth finding for listing in the Local Register.

⁶⁶ "Zoning Ordinance, Chapter 10.46," *City of Sausalito*, web site accessed 14 February 2011 from: <http://www.ci.sausalito.ca.us/Index.aspx?page=287>.

IX. CONCLUSION

On October 7, 2009 the City of Sausalito's Historic Landmarks Board found 750 Bridgeway to contain historical significance based primarily on its association with Wurster, Bernardi & Emmons.⁶⁷ However, the building was significantly altered in 1972 and no longer retains historic integrity to convey its association with the firm.

Therefore, 750 Bridgeway does not appear to be eligible to either the National Register of Historic Places or the California Register of Historical Resources. 750 Bridgeway also does not appear to meet the four findings required for listing on the Sausalito Local Register, as listing the building would not "preserve the historic character or integrity of the structure or site," and the building does not appear to have "significant architectural or historical character that can be preserved or enhanced."⁶⁸ Thus, 750 Bridgeway does not appear to be a historic resource for the purposes of review under the California Environmental Quality Act (CEQA).

Exposing the tile mural that is currently covered on the north façade would reveal one of the few intact character-defining elements of the original design; this restoration would not be sufficient, though, to raise the level of historic integrity for the overall building such that it could become a historic resource.

⁶⁷ Sausalito Historic Landmarks Board, "750 Bridgeway Historic Landmarks Board Review," (7 October 2009). On file with Community Development Department, City of Sausalito.

⁶⁸ "Zoning Ordinance, Chapter 10.46," *City of Sausalito*, web site accessed 16 April 2012 from: <http://www.ci.sausalito.ca.us/Index.aspx?page=287>.

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Existing Conditions

In 1972 the building underwent major exterior and interior renovations to convert the building from a multi-tenant building to sole use by Bank of America. A new front door was added in the center of the South facade facing Bridgeway, a dropped ceiling was added over the teller line, the original corner entrance was replaced and infilled with a corner office, the clerestory windows facing Bridgeway were removed, the existing cantilevered roof was removed, the tile mosaic was covered with wood siding, the exposed steel was covered with wood trim, and exterior wood trellises were added. The entire building was then painted light blue. In later years, exterior Versateller ATMs were added to the South facade, along with lighting upgrades, fabric awnings & roof-mounted HVAC equipment.

Attachment 4
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