



# HISTORIC LANDMARKS BOARD AGENDA

## REGULAR MEETING

### CITY OF SAUSALITO

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

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**MEETING DATE:** Wednesday, September 12, 2012  
**MEETING TIME:** 6:30PM  
**LOCATION:** Conference Room, 420 Litho Street, Sausalito

**1. CALL TO ORDER**

*Morgan Pierce, Chair, Vicki Nichols, Secretary, Carolyn Kiernat, and John McCoy*

**2. PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA**

**3. APPROVAL OF AGENDA**

**4. NEW BUSINESS-**

**A. CHAMBER KIOSK/ FOOT OF EL PORTAL**

**Staff: BURNS**

Don Olsen Architect (Applicant)  
Chamber of Commerce (Building)  
City of Sausalito (Land Owner)

**PROJECT:** Study session review of proposed exterior modifications to the Chamber of Commerce Kiosk located within the El Portal Public Right-of-way.

**B. GALANTE ADDITION/ 30 EXCELSIOR AVE.**

**Staff: THORNBERRY-ASSEFF**

Robert Nebolon (Applicant)  
Dana Galante (Owner)

**PROJECT:** 50-Year memo to determine the historical significance of 30 Excelsior Ave.

**5. OLD BUSINESS-**

**A. HISTORIC PRESERVATION REGULATIONS UPDATE**

**Staff: BURNS**

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**PROJECT:** Review the draft scope of work for the update of the Historic Preservation Regulations.

**B. NOTEWORTHY STRUCTURES LIST**

**PROJECT:** On-going discussion regarding the preparation of DPR 523 forms regarding structures listed on the City's Noteworthy Structures List.

**6. APPROVAL OF MINUTES-** May 30, 2012, June 25, 2012, July 11, 2012 and July 25, 2012

**7. COMMUNICATIONS**

- A. Future Agenda Items & Special Meetings(i.e., CEQA Update, Noteworthy Structures Project)
- B. Staff Communications
- C. HLB Communications

**ADJOURNMENT OF MEETING TO WEDNESDAY, SEPTEMBER 26, 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](http://www.ci.sausalito.ca.us)



**CITY OF SAUSALITO  
PLANNING DIVISION  
MEMORANDUM**

Date: September 12, 2012  
To: Historic Landmarks Board (HLB)  
From: Heidi Burns, Associate Planner  
Subject: **HLB Study Session Review the Chamber of Commerce Kiosk ATM  
Proposal at the existing kiosk located at the foot of El Portal**

Summary:

The applicant, the Sausalito Chamber of Commerce as represented by Don Olsen Associates, is requesting to install an Automated Teller Machine (ATM) to be placed within the existing kiosk located at the foot of El Portal adjacent to City of Sausalito parking lot no. 1. Refer to the project plans for more detailed information (see **Attachment 1**).

HLB Study Session:

Pursuant to Section 10.46.060 of the Zoning Ordinance, a Design Review Permit to be jointly reviewed by the Historic Landmarks Board and the Planning Commission is required when any exterior modifications to a building in the Historic Overlay District are proposed. The purpose of the HLB study session is to review the proposed exterior modifications prior to the joint HLB/PC public hearing (date yet to be determined) and provide direction to the applicant if necessary.

Attachments:

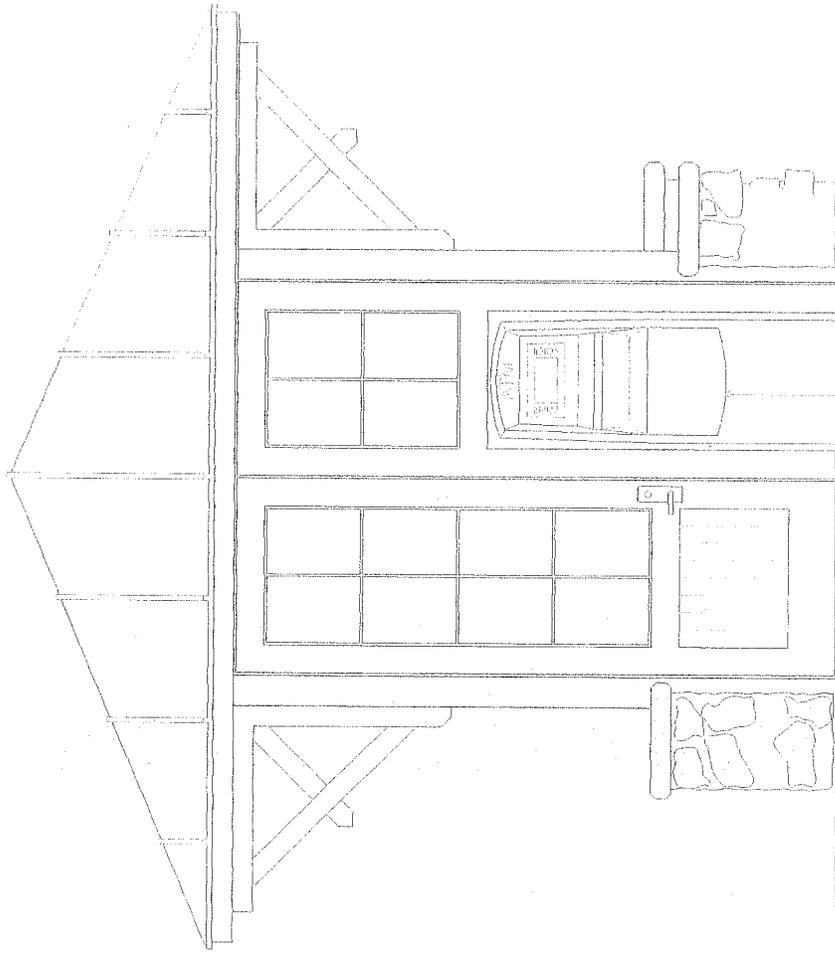
1. Project Plans

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Agenda Item #4A  
(4 pages)



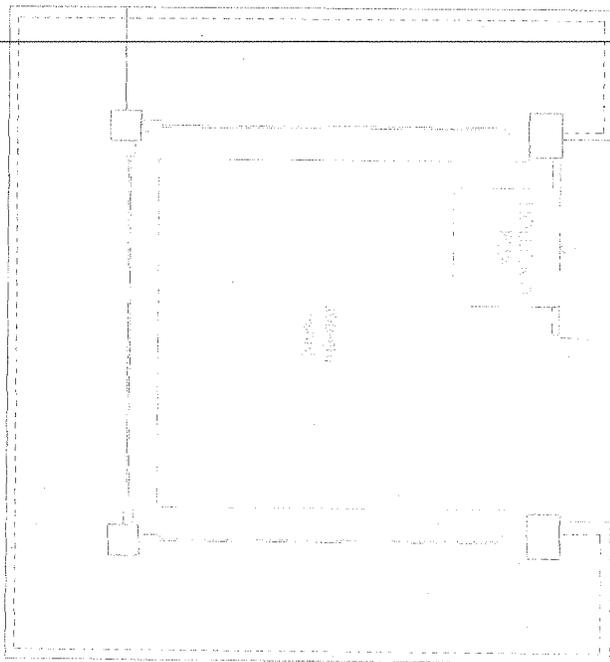




Proposed location for kiosk

KIOSK ELEVATION

1/2" = 1'-0"



KIOSK PLAN

1/2" = 1'-0"





**CITY OF SAUSALITO  
PLANNING DIVISION  
MEMORANDUM**

Date: September 12, 2012  
To: Historic Landmarks Board (HLB)  
From: Alison Thornberry-Assef, Assistant Planner  
Subject: **HLB 50-year Memo for 30 Excelsior Avenue (APN: 065-071-22)**

**50-Year Memo**

Historic Landmarks Board members Kiernat and McCoy will be preparing a memo regarding any potential historical significance for the property located at 30 Excelsior Avenue. The memo will be made available for review at the meeting on September 12, 2012.

**Background:**

The applicant, Robert Nebolon, on behalf of property owner Dana Galante Trust, is proposing to construct two apartments with a 4 car garage and a detached two car garage. The proposed project will demolish an existing 800 square foot carport and replace it with two apartments located above a four car garage for a total of 2,150 square feet of floor area. The new apartments will be sited over the existing carport building foot print to the west end of the property. In addition, a single-story 2-car garage is proposed at the North-East corner of the property. The applicant also proposes that two proposed parking spaces be located in tandem, one behind the other. There is an existing five unit apartment building and parking structure to remain on site.

The project consists of a Design Review Permit and Conditional Use Permit to be reviewed by the Planning Commission. The purpose of the review is for Historic Landmarks Board members to prepare a 50-year review memo in accordance with the City Council's 50-year memo policy.

The contents of the City's archive files for the property located at the Community Development Department identify the following items:

1. Building Permits Issued

- a. B 023-11: Re-roof garage. Issued 01/2011
- b. EPM 9293: Unit #2 – Replace heater in living room; Unit #2, 3 – GFCI's in bathroom and kitchen; ground plugs in kitchen and bathroom. Issued 7/2001. Weather stripping stairs. Issued 12/2010
- c. M9154: Replace existing gas wall heaters with new. Issued 04/2001

*Agenda Item # 4B  
(3 pages)*

- d. EPM 7866: Units #3, 4 – Gas wall heaters; Unit #4 – Repair plumbing and electrical; Unit #3 – Plumbing repair. Issued 07/2000
- e. AE 7705: Unit#1 – Replace cabinets, bathroom floor and shower; Unit#5 – Electric replace cabinets, appliances, floors, insert replacement window, replace bathroom vanity, shower and floor. Issued 04/2000
- f. A 7543: Re-roof. Issues 01/2000
- g. A 4705: Repair carport. Issued 11/1994
- h. A 0036: Re-roof. Issued 02/1987
- i. 9223: Re-roof. Issued 09/1984
- j. 8986: Unit #5 – Replace shower. Issued 12/1983
- k. 8741: Rebuild decks. Issued 02/1983
- l. 4466: Unit # 3 – Enclose balcony. Issued 11/1964

## 2. Planning Permits

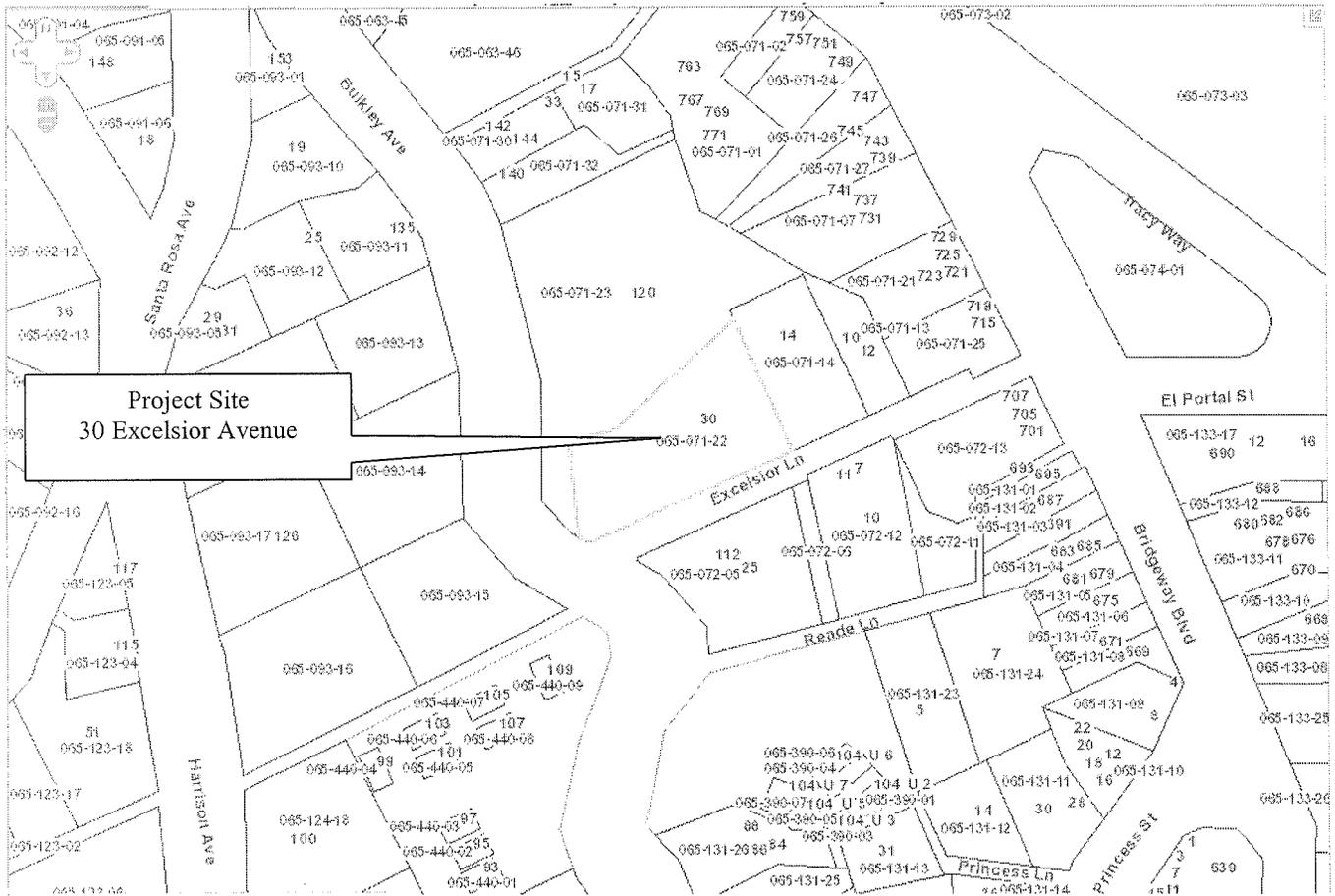
- a. DR 99-79: Design Review Permit to demolish existing carport and construct two apartment units above a five car carport. Submitted 08/1999. Withdrawn 12/1999.
- b. TRP: Tree Alteration Permit to prune a Redwood. Approved 08/1978
- c. 83: Zoning Permit to enclose a portion of an existing balcony. Approved 11/1964

## Attachments:

### 1. Vicinity Map

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# Vicinity Map





**CITY OF SAUSALITO  
PLANNING DIVISION  
MEMORANDUM**

Date: September 12, 2012  
To: Historic Landmarks Board (HLB)  
From: Heidi Burns, Associate Planner  
Subject: **Review of Draft RFP for the Historic Preservation Regulations Update**

Request:

Review and provide comments on the attached revised RFP prepared by staff last September 2011 for the preparation of updated Historic Preservation regulations.

On May 6, 2011, the Planning Division sent out an RFP to nine consulting firms for the preparation of an update to the City's current historic preservation regulations. The City only received two proposals. Staff chose to not interview the two candidates and redistribute the RFP at a later date. Since the original RFP was prepared, the City became a Certified Local Government. As part of the City's contractual obligation with the California Office of Historic Preservation (OHP), the City is required to submit all proposed historic regulation changes to the OHP. Staff forwarded a copy of the RFP to OHP. OHP staff reviewed the RFP and suggested changes which have been incorporated into the attached revised RFP. The OHP suggested changes relate to having the proposals include time for OHP review of the proposed regulations.

Recommendation:

Review and provide comments on the attached revised RFP

Attachments:

1. Draft DPR 523 Forms

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Agenda Item # 5A  
(5 pages)

# SCOPE OF WORK

## UPDATE OF HISTORIC PRESERVATION REGULATIONS

### Objective

The Sausalito Community Development Department is soliciting proposals from qualified consultants to update the City's Historic Preservation regulations.

### Location and Background

The City of Sausalito is a small community incorporated in southern Marin County in 1893. The City has approximately 7,300 residents and a land area of 2.2 square miles. Sausalito is a waterfront community adjacent to Richardson's Bay and the Golden Gate National Recreation Area.

In 1976, the City Council adopted historic preservation regulations and in 1981 a Downtown Historic District was established. The historic preservation regulations have been codified in the Municipal Code and subsequently amended several times (see **Exhibits A through G** for the current Municipal Code provisions).

In 2009, the City engaged Winter and Company to prepare Historic Design Guidelines to assist property owners, designers, residents, decision-makers, and staff in the review of development projects involving historic structures. ~~The public review draft of the Guidelines was published in March 2011 (see **Exhibit H**).~~ It is anticipated the Guidelines will be approved by the City Council in the summer fall of 2011 approved the Guidelines on October 4, 2011 (see **Exhibit H**).

~~Lastly, the City has submitted a~~ became the 60th Certified Local Government (CLG) application to the California Historic Preservation Office in March 2011 in California on July 14, 2011. The CLG application is currently under review.

### Project Description and Consultant Tasks

The City has the following objectives in updating its historic preservation regulations:

- ~~Assess the historic preservation regulations for opportunities to improve and make the regulations more efficient and effective;~~
- Consolidate and verify the regulations in the Municipal Code to make the regulations more user-friendly;
- Amend the regulations to address issues such as demolition by neglect and economic hardship; and
- Evaluate the process used by the City's Historic Landmarks Board (HLB), Planning Commission, and staff to determine if opportunities are present to make the process more efficient for all involved parties, including property owners and architects.

The City is seeking ~~a~~ comprehensive and consolidated historic preservation regulations which include the following elements:

1. Purpose and applicability of the historic preservation regulations

2. Definitions
3. Establishment of the Historic Landmarks Board
  - a. Composition
  - b. Powers and duties
  - b.
4. Procedures and criteria for designation of historical resources on the Local Historic Register
  - a. Surveys and studies
  - b. Criteria for designating historical resources
  - c. Procedures for designation (or deletion) of resources on (or from) the Local Historic Register, including noticing requirements
5. Procedures and criteria for review of projects involving historic resources
  - a. Application of historic design review guidelines to projects
  - b. Procedures for reviewing certificates of appropriateness
    - i. Demolition, addition, and modifications, telecommunication facilities, and religious land uses
    - ii. Public hearing and noticing requirements
  - c. CEQA and historic preservation
6. Consideration of economic effects
  - a. Incentives
  - b. Economic hardship, including certificates of economic hardship
7. State historic building code
8. Duty to keep in good repair and ordinary maintenance and repair
9. Unsafe and dangerous conditions
10. Enforcement and penalties
11. Appeals

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Alignment: Left + Aligned at: 0.75" + Indent  
at: 1"

Consultants are encouraged to review Technical Bulletin No. 14 regarding Drafting Effective Historic Preservation Ordinances (prepared by the California Office of Historic Preservation, Department of Parks & Recreation) for issues that may be addressed in the updated regulations and work directly with the State Historic Preservation Office (SHPO) to ensure the regulations will be acceptable to maintain the City's CLG status.

### Schedule and Deliverables

The proposal should incorporate the following schedule and deliverables.

1. Preparation of an outline of the Historic Preservation Regulations – Delivered within 40 15 business days following contract execution. The consultant will need to demonstrate SHPO's approval of the outline concurrent with the deliverable and timeframes.
2. Preparation of Administrative Draft of the Historic Preservation Regulations – Delivered within 20–30 business days of the receipt of staff comments on the outline. The consultant will need to demonstrate SHPO's approval of the Administrative Draft of the Historic Preservation Regulations concurrent with the deliverable and timeframes.

3. Preparation of Public Hearing Draft of the Historic Preservation Regulations –  
Delivered within 40-20 business days of the receipt of staff comments regarding the Administrative Draft. The consultant will need to demonstrate SHPO's approval of the Public Hearing Draft concurrent with the deliverable and timeframes.

When each deliverable is submitted, the consultant will provide one unbound original and an electronic copy in Word. Business days exclude Saturdays, Sundays, and City holidays.

#### **Meeting Participation**

The proposal should incorporate attendance at one kickoff meeting with staff, a public workshop, and attendance at two public meetings. Attendance at additional public meetings, including but not limited to meeting with representatives from SHPO, may be required on an as-needed-basis.

#### **Compensation**

Compensation for preparation of the Historic Preservation Regulations will be provided on a fixed cost basis on the following schedule.

- Delivery of an acceptable outline of the Historic Preservation Regulations – 10% of fixed cost
- Delivery of an acceptable Administrative Draft of the Historic Preservation Regulations – 50% of fixed cost
- Delivery of an acceptable Public Hearing Draft of the Historic Preservation Regulations – 30% of fixed cost
- Completion of all contractual duties – 10% of fixed cost

Compensation for revisions of the regulations after submittal of a satisfactory Public Hearing Draft, additional printing, and meeting attendance (exclusive of the kickoff meeting) will be provided on a time and materials basis. Approved invoices for time and materials charges will be paid within 30 days of receipt.

#### **Proposal Submittal Requirements**

The proposal must include the following:

- A. Four copies of proposal on 8 1/2 " x 11" sheets.
- B. A brief response which demonstrates an understanding of the key elements of the project.
- C. Qualifications and experience of the firm and personnel, including:
  1. Description of the project team's organization, including identification of the principal, project manager responsible for day-to-day tasks, and key personnel.
  2. Estimated hours, by staff member, for accomplishment of the respective tasks.

3. Resumes of all key personnel.
  4. Qualifications and recent experience in performing similar work.
  5. References from at least three recent clients involving development of Historic Preservation Regulations.
- D. Comments or concerns regarding the City's Standard Professional Services Agreement (see **Exhibit I**).

Suggestions for optional services or approaches for addressing issues may also be included.

#### **Proposal Selection Procedures**

Proposals will be reviewed utilizing the submitted information. The selection process may include an interview of top consultant teams. The final decision will be based on the following criteria:

- Experience with the preparation of Historic Preservation regulations;
- Quality and responsiveness of proposal;
- Demonstrated competence and professional qualifications necessary for satisfactory performance of the work required;
- Recent experience in successfully performing similar services; and
- Cost.

#### **Exhibits**

- A. Municipal Code Chapter 2.28, Historic Landmarks Board
- B. Municipal Code Chapter 8.44, Preservation of Historical Landmarks
- C. Zoning Ordinance Section 10.28.040, Historic Overlay [Zoning] District
- D. Zoning Ordinance Section 10.42.070, Sign Standards in the Historic Overlay [Zoning] District and for Properties Listed on the Local Register
- E. Zoning Ordinance Section 10.44.130, Arks
- F. Zoning Ordinance Chapter 10.46, Historic Overlay District and Local Register
- G. Zoning Ordinance Section 10.80.060, Historic Landmarks Board
- H. Historic Design Guidelines, Public Review Draft, March 2011
- I. Standard Professional Services Agreement



**CITY OF SAUSALITO  
PLANNING DIVISION  
MEMORANDUM**

Date: September 12, 2012  
To: Historic Landmarks Board (HLB)  
From: Heidi Burns, Associate Planner  
Subject: **Review of Draft DPR 523 Forms**

Recommendation:

Review and provide comments on the attached DPR 523 forms prepared for the following Noteworthy Structures:

1. O'Connell Memorial Seat
2. Sylva Mansion
3. Tyrell Cottage

Attachments:

1. Draft DPR 523 Forms

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Agenda Item # SB  
(21 pages)

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 Resource name(s) or number (assigned by recorder) O'Connell Memorial Seat

P1. Other Identifier: N/A

\*P2. Location:  Not for Publication  Unrestricted \*a. County Marin  
 \*b. USGS 7.5' Quad San Francisco North, Calif. Date: 1995  
 \*c. Address Public right-of-way at intersection of Bulkley, Harrison & Atwood avenues City Sausalito Zip 94965  
 \*e. Other Locational Data: Block number 165 (Assessor's Map Book 65, Page 16)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The O'Connell Memorial Seat is located on a roughly triangular parcel at the intersection of Bulkley, Harrison, and Atwood avenues. Built in 1901 and installed in 1902, the carved granite memorial consists of a low wall in the shape of an oval on a raised platform with a continuous, inward-facing bench seat around the perimeter. The bench seat is oriented to the east and provides a view of San Francisco Bay. The back of the bench seat is inscribed with the poem "The Chamber of Sleep" and the name of the poet, Daniel O'Connell. A marble mosaic on the floor of the raised platform depicts a shamrock in honor of O'Connell's Irish roots. There is a break in the east side of the wall, and a flight of six curved granite steps flanked by curved granite retaining walls provides access to the memorial from Bulkley Avenue. On either side of the granite steps are low rusticated stone retaining walls with shrubs and flowering plants, and the memorial is surrounded by mature plantings. The overall dimensions of the memorial are approximately six feet high and twenty feet wide.

The structure appears to be in good condition.

\*P3b. Resource Attributes: (list attributes and codes) HP26 Monument, HP28 Street Furniture

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other

P5a. Photo



P5b. Photo: (view and date)

View of memorial from the west,  
May 2011 (Source: Google Maps)

\*P6. Date Constructed/Age and Sources:  historic  
1902 (Source: San Francisco Call)

\*P7. Owner and Address:

City of Sausalito  
420 Litho Street  
Sausalito CA 94965

\*P8. Recorded by:  
Page & Turnbull, Inc. (MR)  
1000 Sansome Street, Suite 200  
San Francisco, CA 94111

\*P9. Date Recorded:  
July 2012

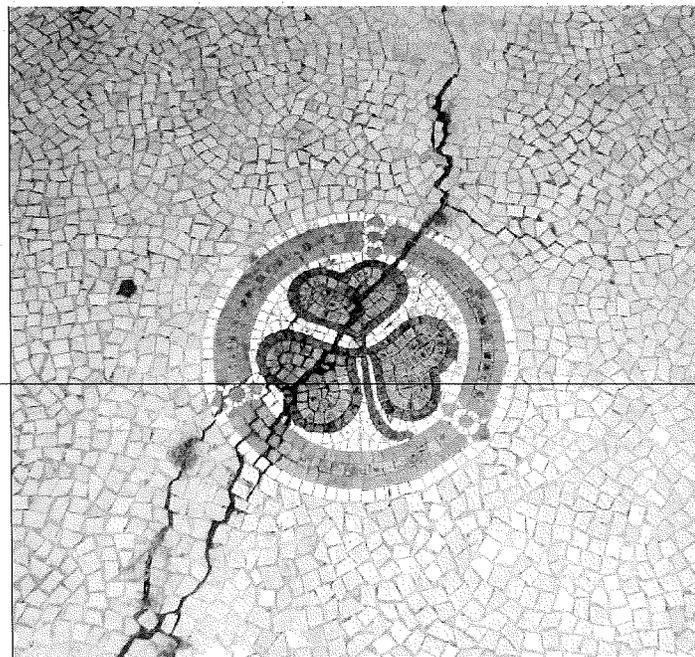
\*P10. Survey Type:  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)



Partial view of inscription on back of bench seat.  
(Source: Page & Turnbull, July 2012)



Mosaic on floor of raised platform.  
(Source: Page & Turnbull, July 2012)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 3 of 5

\*NRHP Status Code 3CS

\*Resource Name or # (assigned by recorder): O'Connell Memorial Seat

B1. Historic name: O'Connell Memorial Seat

B2. Common name: O'Connell Seat

B3. Original Use: Memorial and public seating B4. Present use: Memorial and public seating

\*B5. Architectural Style: Beaux-Arts Neoclassicism

\*B6. Construction History: (Construction date, alterations, and date of alterations)

1901: Built and placed on exhibition at the Bohemian Club in San Francisco; 1902: Dedicated and installed in Sausalito.

\*B7. Moved?  No (See B6)  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Newton J. Tharp

b. Builder: Unknown

\*B10. Significance: Theme N/A Area San Francisco Bay Area, California

Period of Significance 1902 Property Type Memorial and public seating Applicable Criteria 2 (Person), 3 (Architecture)

In 1868, the Sausalito Land and Ferry Company constructed streets and subdivided Sausalito's central waterfront and hills into lots, many affording views of Richardson's Bay and beyond. As the downtown area grew to become a bustling transportation hub, the central hills of Sausalito developed into prime residential land for wealthy San Franciscans and British expatriates. According to a Sanborn Fire Insurance Company Map from 1891, the subject property was vacant at that time, and it likely remained vacant until the installation of the O'Connell Memorial Seat in 1902. At the time of installation, the neighborhood surrounding the memorial consisted of single-family homes built since the 1860s.

Daniel O'Connell (1849-January 23, 1899) was a poet, writer, and journalist in the San Francisco Bay Area, and a co-founder of the Bohemian Club. Born in County Clare, Ireland, O'Connell came to California in 1868. He took a position as a professor of literature at Santa Clara College, and then accepted an offer to teach Greek at St. Ignatius College in San Francisco. In 1872, O'Connell helped form the Bohemian Club. Originally founded for journalists who wished to promote a fraternal connection among men who enjoyed the arts, the group eventually expanded membership to permit U.S. presidents, global leaders, CEOs of large corporations, and accomplished artists of all types. The private and elite gentlemen's club continues to operate today at 624 Taylor Street in San Francisco.

(Continued)

B11. Additional Resource Attributes: (List attributes and codes)

**\*B12. References:**

-Mark Hopkins Institute Review of Art, Volume 1. New York, NY: The New York Public Library, 1902.

-"O'Connell Memorial Bench." *OurSausalito.com*. Web. Accessed 16 July 2012. <<http://www.oursausalito.com/oconnell-memorial.html>>

-Marin County Assessor's Records.

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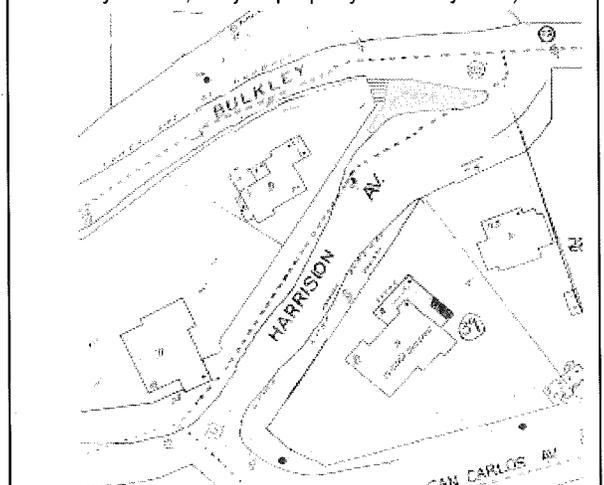
B13. Remarks: None

\*B14. Evaluator: Page & Turnbull, Inc.

\*Date of Evaluation: July 19, 2012

(This space reserved for official comments.)

Sketch Map (1945 Sanborn Fire Insurance Co. Map, edited by author; subject property shaded yellow)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 5 Resource Name or # (Assigned by recorder) O'Connell Memorial Seat

\*Recorded by Page & Turnbull, Inc.

\*Date Recorded: July 2012  Continuation  Update

**\*B10. Significance (cont.):**

O'Connell was the editor of several noted Bay Area periodicals, including the *Morning Herald*, the *San Francisco Times*, the *Bulletin*, the *Chronicle*, the *Wasp*, the *Bohemian*, and the *Portico*. He co-founded the *San Francisco Daily Evening Post* in 1871. He edited *Caxton's Book: A Collection of Essays, Poems, Tales and Sketches* in 1876, and in 1881, published his own book of poetry entitled *Lyrics*. He wrote stories for *The Overland Monthly* and *The Argonaut*, and wrote an Irish-themed play, *The Red Fox*, performed in San Francisco in 1882. In 1891, he published *The Inner Man: Good Things to Eat and Drink and Where to Get Them*, an epicurean advice book for those traveling in the San Francisco Bay Area. O'Connell wrote the libretto for *Bluff King Hal*, an opera performed at San Francisco's Grand Opera House in 1892. Fellow Bohemians Amédée Joullin and Willis Polk designed the costumes, sets, and painted the scenery. Ina Coolbrith, Bohemian Club librarian, edited a collection of O'Connell's poetry, entitled *Songs from Bohemia*, and published it in 1900.

Following his sudden death in 1899, O'Connell's friends contrived to erect a monument to his memory in Sausalito, where he had long lived and worked. Principal contributors included Charles Rollo Peters, Emile Bruguière, James V. Coleman, and William Greer Harrison. The Raymond Granite Company of Madera County donated the granite, and Sausalito gave the ground selected on account of the commanding view afforded by the site. The monument was completed in July 1901 and placed on exhibition at the Bohemian Club in San Francisco. On October 18, 1902, the seat was dedicated and installed in Sausalito at its present location. The memorial is located in a stretch of hills called the "Banana Belt," above Sausalito's downtown waterfront that offers views of Richardson's Bay, Angel Island, and the skyline of San Francisco. O'Connell was (anecdotally) prone to walking the Banana Belt and perching on its hillsides to enjoy the view free of the wind and fog that often blanket Sausalito.

Prominent local architect and fellow Bohemian Club member Newton J. Tharp, who later became City Architect of San Francisco, designed the memorial seat gratis. Born in 1868 in Petaluma, California, Tharp attended the École des Beaux-Arts in Paris and practiced as an architect in New York and Chicago before settling in San Francisco in 1889. He was employed by supervising architect Edward R. Swain on the design of the Ferry Building in San Francisco (originally known as the Union Ferry Depot) and H.C. Holmes, Chief Engineer for the Port. Upon Swain's death, Tharp finalized the plans for the Ferry Building.

Tharp and Holmes joined forces in 1900 to launch an eponymous firm, and together designed many works in San Francisco, including the Dewey Monument in Union Square, the Grant Building, the Sloane Building, and the Whittier Residence. Tharp became City Architect in October 1907, and was responsible for planning all new municipal structures dictated by the Board of Works after the 1906 Earthquake and Fire, including but not limited to a new county hospital, several schools, firehouses, and the Hall of Justice, all in the Beaux-Arts style. Upon his sudden death in 1910, flags were lowered to half mast on all municipal buildings, as well as at the Bohemian Club, where he was known as a "prince of good fellows."

**Evaluation (Significance)**

The O'Connell Memorial Seat was previously evaluated for historic significance. It is listed in the California Historical Resources Information System (CHRIS) with a status code of "3S," meaning that it appears eligible for listing in the National Register of Historic Places as an individual property through survey evaluation. However, no specific significance criteria were attributed to the property in the previous evaluation, and it should therefore be re-evaluated for historic significance and integrity.

The O'Connell Memorial Seat does not appear to be individually eligible for listing in the California Register of Historical Resources under Criterion 1 (Events) for its association with any 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.

Built in 1902, the structure appears eligible for listing in the California Register under Criteria 2 (Persons) for its association with Daniel O'Connell, a person significant to local and state history. O'Connell was a well-known San Francisco Bay Area writer, poet, newspaper editor, journalist, and co-founder of the Bohemian Club of San Francisco. The memorial was commissioned upon O'Connell's unexpected death to pay tribute to his life and celebrate his numerous contributions to the literary and journalistic canon.

The O'Connell Memorial Seat appears to be individually eligible for listing in the California Register under Criterion 3 (Architecture) as a structure that embodies the distinctive characteristics of a type and period of construction and that represents the work of a master. Although designed on a relatively small scale, the structure is an early example of Beaux-Arts Neoclassicism that would be employed by influential local architect Newton J. Tharp during his later tenure as City Architect of San Francisco. The memorial embodies the characteristics and principles associated with the Beaux-Arts style, including symmetry, hierarchy, and an elevated base.

(Continued)

\*Recorded by Page & Turnbull, Inc.

\*Date Recorded: July 2012  Continuation  Update

**\*B10. Significance (cont.):**

The analysis of the O'Connell Memorial Seat for eligibility under California Register Criterion 4 (Information Potential) is beyond the scope of this report.

**Evaluation (Integrity)**

The O'Connell Memorial Seat retains integrity of location and setting. It remains in its original location, and the surrounding neighborhood remains a residential area characterized by single-family houses. The memorial also retains integrity of design, materials, and workmanship, as it has undergone no alterations since its construction in 1901 and installation in its current location in 1902. It remains in use as a memorial associated with Daniel O'Connell, and therefore retains integrity of feeling and association. Overall the property retains sufficient integrity to convey its historic significance.

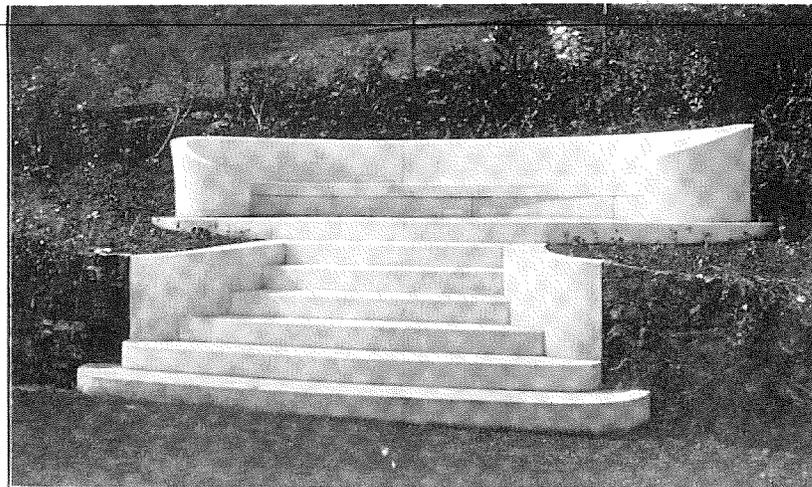
**Conclusion**

The O'Connell Memorial Seat appears to be individually eligible for listing in the California Register under Criteria 2 (Person) and 3 (Architecture). The California Historic Resource Status Code (CHRSC) of "3CS" has been assigned to the O'Connell Memorial Seat, meaning that it "appears eligible for [listing in the] California Register as an individual property through survey evaluation."

**\*B12. References (cont.):**

- Sanborn Fire Insurance Company Maps: 1919, 1945.
- "Grief Drives Mirth From All Bohemia." *San Francisco Call*. 24 February 1899, pg. 12.
- "Friends Plan Memorial to Daniel O'Connell." *San Francisco Call*. 13 July 1901, pg. 5.
- "Friends Honor Poet's Memory." *San Francisco Call*. 19 October 1902, pg. 25.
- "Newton J. Tharp Obituary." *San Francisco Chronicle*. 13 May 1910, pg. 10.
- "Sausalito History." *SausalitoHistoricalSociety.com*. Web. Accessed 20 July 2012. <<http://www.sausalitohistoricalsociety.com/sausalito-history/>>
- "In Memory of the Dead Poet." *Sausalito News*. 6 July 1901, pg. 3.
- "The O'Connell Memorial Seat." *Sausalito News*. 18 January 1902, pg. 12.
- "The O'Connell Seat." *Sausalito News*. 1 August 1914, pg. 4.
- Tracy, Jack. "Settle in Sausalito and Be Happy, Part II." *Marin Scope Historical Society*. Web. 25 November 2009. Accessed 19 July 2012. <[http://www.marinscope.com/articles/2009/11/25/sausalito\\_marin\\_scope/opinion/editorials/doc4b0dbdc3ba872043731194.txt](http://www.marinscope.com/articles/2009/11/25/sausalito_marin_scope/opinion/editorials/doc4b0dbdc3ba872043731194.txt)>

**Historic Photograph:**



THE O'CONNELL MEMORIAL.

NEWTON J. THARP  
ARCHITECT

**Memorial after it was installed in its current location, 1902.  
(Source: *Mark Hopkins Institute Review of Art*, Vol. 1, 1902)**

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 8 Resource name(s) or number (assigned by recorder) 428 Turney Street

P1. Other Identifier: Sylva Mansion

\*P2. Location:  Not for Publication  Unrestricted \*a. County Marin  
 \*b. USGS 7.5' Quad San Francisco North, Calif. Date: 1995  
 \*c. Address 428 Turney Street City Sausalito Zip 94965  
 \*e. Other Locational Data: Assessor's Parcel Number 065-052-11

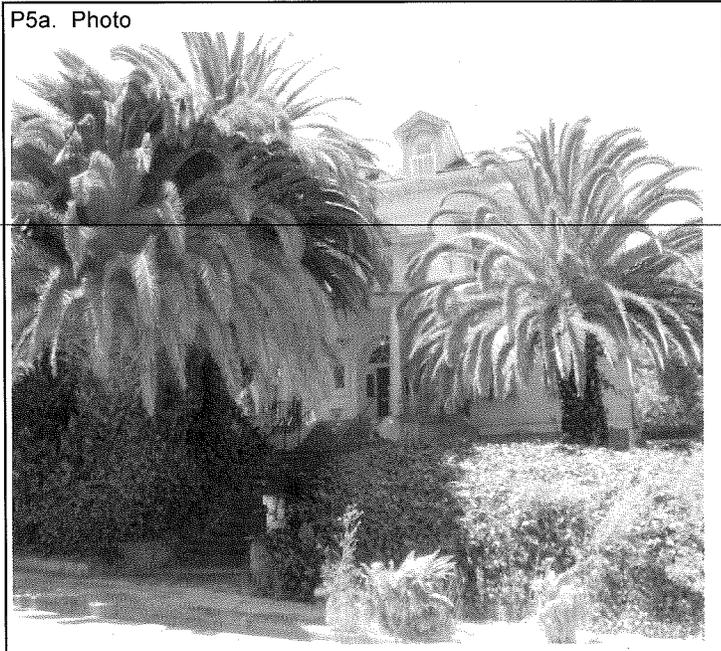
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The Sylva Mansion is located on an irregularly shaped lot measuring 121' on its west side, 122' on its north side, 94' on its east side, and 120' on its south side. The parcel is located on the north side of Turney Street, between Bonita and Caledonia Streets. Built in 1897 and designed in the Colonial Revival style, the Sylva Mansion is a two-story wood-frame, single-family residence converted to a multi-family residence in the 1930s. The T-shaped building is clad in horizontal wood siding, sits on a brick and concrete foundation, and is capped by a hipped roof with composition shingles. A one-story addition constructed before 1901 stands to the rear of the building, capped by a deck roof covered with composition shingles. A two-story, multi-family dwelling is located at the rear of the lot and is accessed by a paved driveway along the south side of the lot. The freestanding unit is rectangular in plan, and features an exterior stairwell over an open ground floor for vehicular access. Mature palm trees and paved paths are located around the border of the property at 428 Turney Street.

The primary façade faces east and is five bays wide. A one-story classical wood portico supported by 6 wood columns is approached by a flight of 22 brick steps. A rounded arch entryway frames a pair of paneled wood doors flanked by side lights and capped by a lunette window. The center, second-story bay features a Palladian window. The building's typical windows, double-hung wood sash and capped by bracketed hoods, characterize both stories of the right and left bays. Two gable-roofed dormers face east over the primary façade. The primary façade terminates in a wood molding with plain frieze and block modillions under a cornice. (See continuation sheet)

\*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Photo: (view and date)  
View of primary (east) façade  
7/18/2012

\*P6. Date Constructed/Age and Sources:  
 historic  
1897 (Source: Sausalito News)

\*P7. Owner and Address:  
Smith Adron Ketchum III  
344 Beach Road  
Belvedere CA 94920

\*P8. Recorded by:  
Page & Turnbull, Inc. (MR)  
1000 Sansome Street, Suite 200  
San Francisco, CA 94111

\*P9. Date Recorded:  
August 2, 2012

\*P10. Survey Type:  
Intensive

\*P11. Report Citation: (Cite survey report and other sources,

or enter "none") None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**\*P3a. Description: (continued)**

The north façade features two bays and faces an unplanted side yard. The first story features a small, offset, double-hung wood sash window in addition to larger paired typical windows. The second story features typical windows in both bays. This façade terminates in the same ornamentation as the primary façade and features a single gable-roofed dormer.

The west (rear) façade faces a paved driveway and contains two sections. The north section features an exterior iron fire escape with a wood landing at the bottom and a paneled wood door at the top. The first story features an aluminum sliding window. This façade terminates in the same ornamentation as the primary façade and features a single gable-roofed dormer. The south section consists of the aforementioned one-story addition featuring double-hung wood sash windows without bracketed hoods on all three façades, which terminate in a wood molding with plain frieze. The addition also features a brick chimney.

The south façade faces a grassy side yard and concrete patio. The façade is two bays wide with a rectangular bay window on the first story in the left bay. Typical windows occupy the first story right bay and both sides of the second story. This façade terminates in the same ornamentation as the primary façade and features a single gable-roofed dormer.

The house and rear building appear to be in good condition.

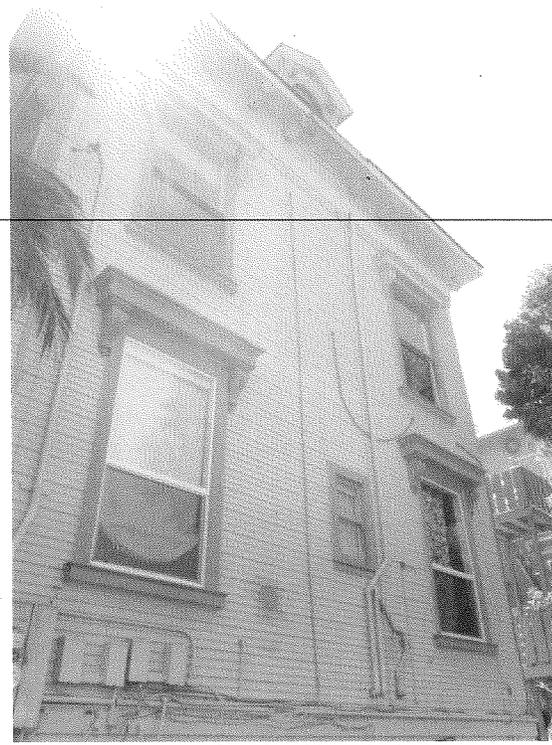
**\*Required information**



Detail of east façade (classical portico with wood porch).  
Source: Page & Turnbull



View from northeast corner with detail of east façade.  
Source: Page & Turnbull



View of north facade with typical windows.  
Source: Page & Turnbull

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or # (Assigned by recorder)

\*Recorded by Page & Turnbull, Inc.

\*Date  Continuation  Update



View of one-story addition on west (rear) façade.  
Source: Page & Turnbull



View of south façade with rectangular bay window.  
Source: Page & Turnbull

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 5 of 8

\*NRHP Status Code 3CS

\*Resource Name or # 428 Turney Street

B1. Historic name: Sylva Mansion

B2. Common name: 428 Turney Street

B3. Original Use: Single-family residence B4. Present use: Multi-family residence

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
1897: building constructed; 1898-1901: 2.5-story stable constructed in rear northeast corner of property; 1901-1909: 4-story water tower constructed in rear northeast corner of property; 1919-1945: stable torn down; construction of a two-story detached garage located at the rear of the lot 1934: converted to a boarding house; Post-1945: water tower torn down; two-story detached garage torn down; 1967: building converted to apartments; two-story freestanding unit constructed on the rear of the lot

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Residential architecture Area Sausalito

Period of Significance 1897 Property Type Residential Applicable Criteria 2 (Person)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The New Town neighborhood of Sausalito comprises the seven-block stretch from Napa Street to the north and San Carlos Ave to the South, extending inland three blocks west from Bridgeway. Named "new" only in comparison to the Gold Rush-era south Sausalito's Old Town, the neighborhood began to take shape in the 1870s after the arrival of the railroad in Sausalito. The city expanded into this new northern valley in the decades following, and the terms came into use to differentiate the two areas. 428 Turney Street is located in New Town, Sausalito.

Adolph Sylva, born July 1857 in New York, first appeared on the California Voter Register in 1896 as an attorney practicing and residing in Sausalito. Starting in 1898, he was reported to be the political boss of Sausalito, appearing repeatedly in local newspaper articles as Town Trustee, gambling advocate, Mayor, and alternately plaintiff and defendant in numerous court cases involving personal property, assault, and owed interest. By 1903, he had been unseated as Mayor and Town Trustee, and local newspapers were referring to Sylva as the "former" political boss. (Continued)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

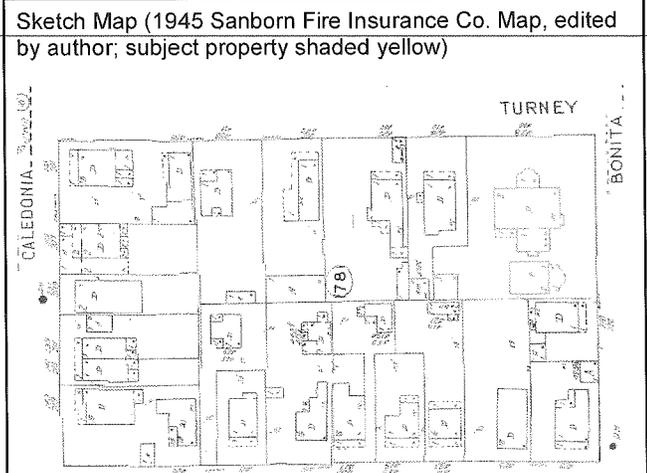
- Marin County Assessor Records
- Sanborn Fire Insurance Company maps: 1901, 1909, 1919, 1945
- "Elections in Many Towns." *San Francisco Call*. April 1898. pg. 5.
- "Attempted Assassination Mystery Baffles the Marin Authorities." *San Francisco Call*. December 1901, pg. 2
- "Court Decides Against Sylva." *San Francisco Call*. April 1902, pg. 3.
- Sausalito Historical Society archives
- "A Progressive Spirit." *Sausalito News*. February 1898. pg. 3.

B13. Remarks: None

\*B14. Evaluator: Page & Turnbull, Inc.

\*Date of Evaluation: August 2, 2012

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or # (Assigned by recorder)

\*Recorded by Page & Turnbull, Inc.

\*Date  Continuation  Update

**\*B10. Significance (cont.):**

Sylva was elected to the Sausalito Board of Trustees in 1898. Sylva was still a Trustee in 1900 and a known advocate of a "wide open" policy regarding the contentious issue of poolrooms (rooms for off-track betting on horse races), meaning that he stood at odds with reformers campaigning to outlaw poolroom gambling in Sausalito. By 1901, Sylva had been elected Mayor of Sausalito and changed his position on poolrooms, introducing to the Trustees an ordinance declaring them a nuisance and abolishing them. The ordinance was voted down, but Sylva's disfavor among the pro-gambling majority and the "anti-poolie" Hill dwellers was sealed, and he was unseated in an April 1902 election by the moderate E.H. Shoemaker.

Sylva and his sister Florence were involved in numerous court cases in Sausalito on issues of fraud, assault, property claims and owed interest. In 1900, Sylva was indicted for perjury in the battle over the estate of deceased Senator James G. Fair. In September 1901, an attack by a poolroom employee caused Mayor Sylva to bring charges of battery and threats on his life against him. In that same year, Sylva filed suit on behalf of his sister against Town Trustee Jacques Thomas, alleging that she held an unpaid \$1,000 mortgage on Thomas' Sausalito property. Also in 1901, a poolroom operator brought fraud charges against Sylva for unpaid interest on an investment. Florence and Sylva brought a case against the Sausalito Electric Light Company in 1903, citing interest owed. Also in 1903, Sylva was found guilty of simple assault for having aimed a rifle at the Sheriff who approached his home with intent to collect a lien Sylva owed as a result of a court case brought against him.

In 1897, Sylva purchased the parcel at 428 Turney Street from Town Treasurer A. Lawrence and built the two-story residence in which he and his sister Florence resided. In 1898, Sylva added a garden and laid cement walks and walls surrounding the house. In December 1901, a would-be assassin hurled an explosive device at Mayor Sylva's home from 35 feet away, making contact instead with the palm tree out front and missing the mansion entirely. The assassin was never found. In 1907, N.P. Yost acquired the property at a trustee's sale. By 1910, Sylva had left Sausalito for Pennsylvania and does not reappear on Census Records in California.

428 Turney Street was converted to a boarding house in the 1930s. In 1932, Lester Gillis aka Baby Face Nelson, the notorious bank robber and later a member of John Dillinger's gang, stayed there while engaged in a bootlegging operation with Sausalito resident John Paul Chase. The twenty-three year old Gillis, his nineteen-year-old wife, and their three-year-old son rented a room at the Sylva Mansion-turned-boarding-house for two years until Gillis was killed in a gun battle with Federal Agents outside Chicago in 1934.

Lawrence P. Mohn, an engineer with the Northern Pacific Railroad, owned the property from at least 1946 through 1955. Smith Adron Ketchum III acquired the property in 1967 and converted it from a boarding house into a four-unit apartment building. Ketchum also constructed a four-unit freestanding apartment building that stands to the rear of 428 Turney in 1967. Ketchum continues to own both buildings and rent out the units in 2012.

**Evaluation (Significance)**

The Sylva Mansion was previously evaluated for historic significance. It is listed in the California Historical Resources Information System (CHRIS) with a status code of "3S," meaning that it appears eligible for listing in the National Register of Historic Places as an individual property through survey evaluation. However, no specific significance criteria were attributed to the property in the previous evaluation, and it should therefore be re-evaluated for historic significance and integrity.

The Sylva Mansion does not appear to be individually eligible for listing in the California Register of Historical Resources under Criterion 1 (Events) for its association with any 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.

Built in 1897 by political boss and politician Adolph Sylva, the building appears eligible for listing in the California Register under Criterion 2 (Persons) for its association with Sylva, a person significant to local Sausalito history and lore. Sylva was an extremely visible citizen in Sausalito during the years in which his house was built, gaining notoriety for his political sway, his position as Town Trustee and eventually Mayor, and numerous accusations of corruption and illegal activities. The assassination attempt made on Sylva's life took place at his home, but the house was left unscathed.

The Sylva Mansion does not appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of a type, period, or method of construction. Though the Colonial Revival style is rare in Sausalito, this building does not appear to represent a significant and distinguishable entity in design or construction.

The analysis of the Sylva Mansion for eligibility under California Register Criterion 4 (Information Potential) is beyond the scope of this report.

(Continued)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or # (Assigned by recorder)

\*Recorded by Page & Turnbull, Inc.

\*Date  Continuation  Update

\*B10. Significance (cont.):

**Evaluation (Integrity)**

The Sylva Mansion retains integrity of location and setting. It remains in its original location, and the surrounding neighborhood remains a residential area characterized by single-family houses. The building also retains integrity of design, materials, and workmanship, as it has undergone few alterations to the exterior since its construction in 1897, save for the periodic replacement of rotted decks, stairs and corbels. It remains in use as a residence, and therefore retains integrity of feeling and association. Overall the property retains sufficient integrity to convey its historic significance.

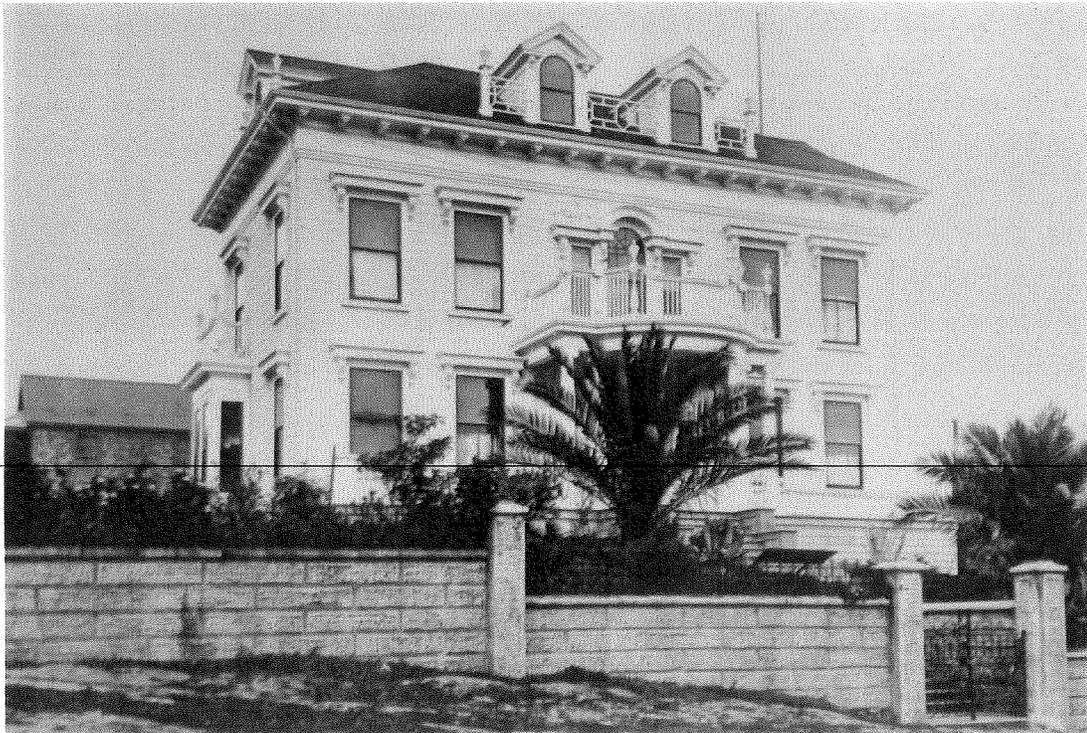
**Conclusion**

The Sylva Mansion appears to be individually eligible for listing in the California Register under Criterion 2 (Persons). The California Historic Resource Status Code (CHRSC) of "3CS" has been assigned to the Sylva Mansion, meaning that it "appears eligible for [listing in the] California Register as an individual property through survey evaluation."

\*B12. References (cont.):

- "Brevities." *Sausalito News*. September 1897. pg. 3.
- Tracy, Jack. *Sausalito: Moments in Time*. Bookpeople. 1983.
- US Federal Census Records: 1900, 1910, 1920, 1930

**Historic Photographs:**



View of primary (east) façade in 1900.  
Source: *Sausalito: Moments in Time*

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or # (Assigned by recorder)

\*Recorded by Page & Turnbull, Inc.

\*Date  Continuation  Update



View from southeast corner in 1975.  
Source: Sausalito Historical Society archives

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 7

Resource name(s) or number (assigned by recorder) 47 Miller Avenue

P1. Other Identifier: Tyrrell Cottage

\*P2. Location: Not for Publication Unrestricted \*a. County Marin  
 \*b. USGS 7.5' Quad San Francisco North, Calif. Date: 1995  
 \*c. Address 47 Miller Avenue City Sausalito Zip 94965  
 \*e. Other Locational Data: Assessor's Parcel Number 065-121-12

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

47 Miller Avenue is located on a rectangular 50' x 100' hill lot on the north side of Miller Avenue, between San Carlos Avenue and Miller Lane. The parcel contains a single-family residence that was originally the carriage house for the main house at 33 Miller Ave. Built in 1885, 47 Miller Avenue is a two-story-over-basement, wood frame building designed in the Eastlake style. The rectangular-plan building, clad in clapboard siding, sits on a concrete foundation and is capped by a cross-gabled roof with composition shingles. The primary façade faces east and is three bays wide with double French doors in the center bay. An exterior staircase over attached garage extends across the width of the primary façade. The entry porch on the primary façade is accessible by a wooden staircase proceeding from the south and features spindlework detailing on the porch and stair rails. Porch supports are in the Italianate or Eastlake style with chamfered corners. Typical first-story windows are double-hung wood sash with decorative window hoods. Typical second-story windows are paired Italianate with double-hung wood sash and decorative window hoods. The primary façade terminates in a wood molding with plain frieze with carved brackets under a cornice. (See continuation sheet)

\*P3b. Resource Attributes: (list attributes and codes) HP2: Single Family Residence

\*P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



\*P5b. Photo: (view and date)  
 View of primary (east) facade  
8/1/2012

\*P6. Date Constructed/Age and Sources: historic  
1885, Sausalito News

\*P7. Owner and Address:  
Heather Preston  
47 Miller Avenue  
Sausalito CA 94965

\*P8. Recorded by:  
Page & Turnbull, Inc. (MR)  
1000 Sansome Street, Suite 200  
San Francisco, CA 94111

\*P9. Date Recorded:  
August 6, 2012

\*P10. Survey Type:  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter

"none") None

\*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record  
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record  
Artifact Record Photograph Record Other (list)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or # (Assigned by recorder)

\*Recorded by Page & Turnbull, Inc.

\*Date  Continuation  Update

**\*P3a. Description: (continued)**

All three stories are visible on the north façade. The basement and first stories feature typical double-hung wood sash windows with decorative hoods, and the third story features three Italianate windows. This façade terminates in the same ornamentation as the primary façade.

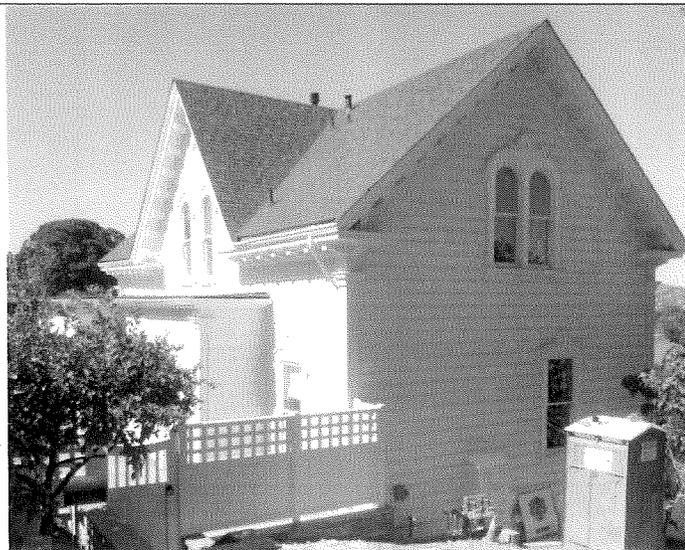
The west (rear) façade is three bays wide and faces a slate patio. The left bay features double French doors with side lights and a decorative hood on the first story. The first story center bay features typical first-story windows and a wood paneled and glazed door. The right bay features typical first-story windows. The second story features paired Italianate windows. The rear façade terminates in the same ornamentation as the primary façade.

The south façade is comprised of two bays and faces Miller Avenue. The right bay consists of wood paneled and glazed doors through which the garage is accessed. The left bay has typical first and second story windows. The south façade terminates in the same ornamentation as the primary façade.

The building appears to be in good condition.



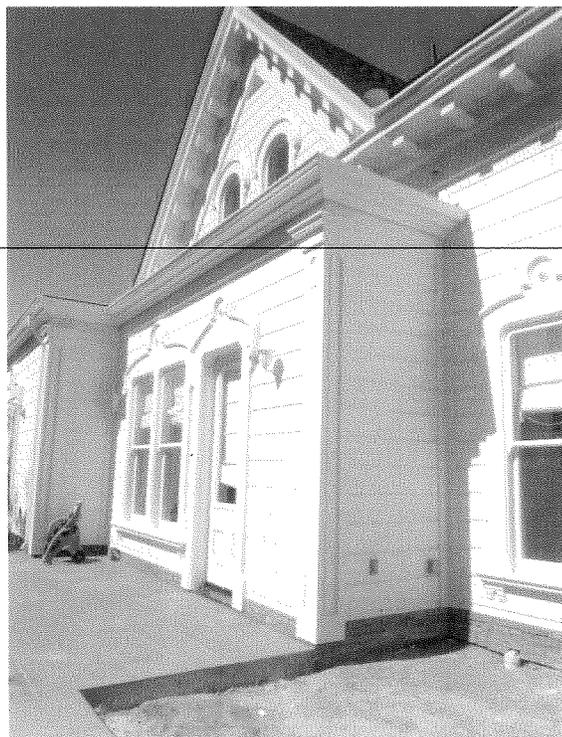
View from southeast corner from Miller Ave.  
Source: Page & Turnbull



View from southwest corner from Miller Ave.  
Source: Page & Turnbull



Detail of typical second-story windows, wood molding and plain frieze with carved brackets under cornice.  
Source: Page & Turnbull



Detail of west (rear) façade.  
Source: Page & Turnbull

**BUILDING, STRUCTURE, AND OBJECT RECORD**

B1. Historic name: Tyrrell Cottage  
B2. Common name: 47 Miller Avenue  
B3. Original Use: Single-family residential B4. Present use: Single-family residential

\*B5. Architectural Style: Eastlake

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
1885: Building constructed; 1955: Foundation reinforcement; 2011: Part of the basement level was demolished to expand the garage and lower living area, expand an existing deck and add an exterior staircase; windows modified; Unknown: Original staircase leading to the front porch was removed; lower part of the porch was enclosed to make a one-car garage.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Residential architecture Area Sausalito  
Period of Significance 1918-1930 Property Type Residential Applicable Criteria 2 (Person)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

In 1868, the Sausalito Land and Ferry Company constructed streets and subdivided Sausalito's central waterfront and hills into lots, many affording views of Richardson's Bay and beyond. As the downtown area grew to become a bustling transportation hub, the central hills of Sausalito developed into prime residential land for wealthy San Franciscans and British expatriates. At the time of construction, the neighborhood surrounding the Tyrrell Cottage consisted of single-family homes built since the 1860s.

Augustus J. (A.J.) Tyrrell (1822 – 1892) first appears in the Marin County directory in 1878 listed as a foundry employee, having married Anna Alton in 1872. Tyrrell built his "Blue Cottage" in 1885 in the hills above Sausalito. An article in the *Sausalito News* from December 31, 1885, lists The Tyrrell Cottage as one of the 53 buildings erected in Sausalito that year, citing construction numbers as evidence of current prosperity and justification for confidence in future growth. The published cost of building was \$1,500. The cottage was then rented out, furnished, to bachelors through at least 1892. Tyrrell died in October 1892. (See continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

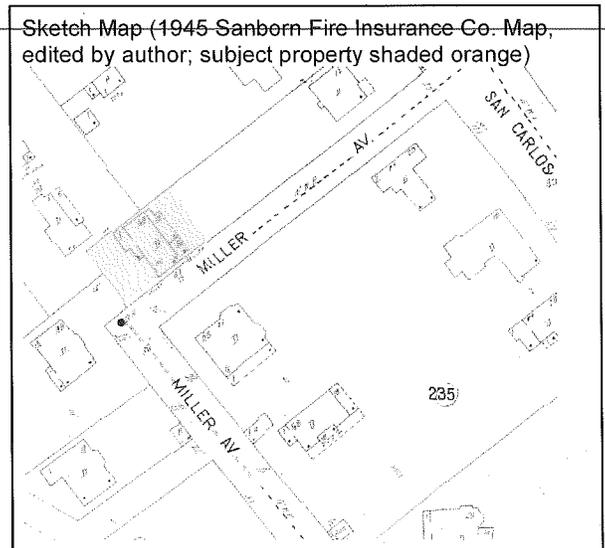
- Marin County Assessor Records
- Marin County Directories: 1925, 1946, 1958
- Marin Title Guaranty Company records
- Rossman, Mrs. Frank E. "Earle William Ammerman." *Marin People, Volume 1*. Marin County Historical Society: 1971.
- San Francisco Morning Call* Vital Records for 1869-1900
- Sanborn Fire Insurance Company maps: 1901, 1909, 1919, 1945
- "New House." *Sausalito News*. September 1885. pg. 2.
- "Real Estate Improvements." *Sausalito News*. December 1885. pg. 3.
- Sausalito Historical Society archives
- Sausalito Plat Book: 1925
- Sausalito Block Book: 1925
- US Federal Census Records: 1920, 1930

B13. Remarks: None

\*B14. Evaluator: Page & Turnbull, Inc.

\*Date of Evaluation: August 6, 2012

(This space reserved for official comments.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or # (Assigned by recorder)

\*Recorded by Page & Turnbull, Inc.

\*Date  Continuation  Update

Earle William (E.W.) Ammerman was born in Missouri in 1880 and came to Marin County in 1910, having married his wife Gertrude in 1902. He worked as a locomotive fireman for the Southern Pacific Railroad Company, living first in Tiburon and then Belvedere before settling in Sausalito in 1911. Ammerman owned the Tyrrell Cottage from 1918 to 1930. Active in civic, church and railroad union affairs, Ammerman was the chairman of the Brotherhood of Locomotive Firemen and traveled to Washington, D.C. to negotiate the eight hour working day for railroad unions with President Woodrow Wilson. Ammerman served four terms on the Sausalito City Council in the 1920s, was Chairman of the Finance Committee and member of the Board of Trustees, and was also a Deputy under Marin County Sheriff Walter B. Sellmer. He served as Patron of the Eastern Star Chapter of the Mill Valley Masonic Lodge from 1926 – 1927. Ammerman sold the cottage in 1930 and died in Marin in 1963.

Louis Miniclier and wife Lois A. owned the property from 1930 to 1955. Colonel Brookner Brady and wife and Marjorie (who in 1958 became the first woman to serve on the Sausalito City Council) owned the Tyrrell Cottage from 1955 to 1977; after Colonel Brady's death in 1977, Marjorie continued to own the cottage through 2006. Heather Preston acquired the residence in 2006 and continues to own it in 2012.

### Evaluation (Significance)

47 Miller Avenue (the Tyrrell Cottage) has not been previously evaluated for historic significance. It is listed in the California Historical Resources Information System (CHRIS) with a status code of "7N," meaning that it has not been evaluated for the National Register (NR) or the California Register (CR). The residence should therefore be evaluated for historic significance and integrity.

The Tyrrell Cottage does not appear to be individually eligible for listing in the California Register of Historical Resources under Criterion 1 (Events) for its association with any 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.

Owned and lived in for 12 years by a Sausalito Town Trustee, four-term City Council member, Sheriff's Deputy, and chairman of the Brotherhood of Locomotive Firemen, the building appears eligible for listing in the California Register under Criterion 2 (Persons) for its association with E.W. Ammerman, a person whose specific contributions to history can be identified and documented. His successful negotiations with President Wilson regarding a national railroad strike led to the establishment of the eight hour working day for union members. Ammerman was an exceedingly visible public figure in Sausalito during the years that he lived at the Tyrrell Cottage, advocating for town beautification and fiscal conscientiousness in the actions of the Board of Trustees. Ammerman's activities were demonstrably important within a local context, and 47 Miller Avenue was his home during these productive years.

The Tyrrell Cottage does not appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture) as a building that embodies the distinctive characteristics of a type, period, or method of construction. This building does not appear to represent a significant and distinguishable entity in design or construction.

The analysis of the Tyrrell Cottage for eligibility under California Register Criterion 4 (Information Potential) is beyond the scope of this report.

### Evaluation (Integrity)

The Tyrrell Cottage retains integrity of location and setting, as it remains in its original location built into the hills above Sausalito, and the surrounding neighborhood remains a residential area characterized by single-family houses. It remains in use as a residence and continues to express the aesthetic sense of twentieth century Sausalito, and therefore also retains integrity of feeling and association. A high degree of detail in construction has been maintained, evidenced by the spindlework detailing on the porch and stair rails, Eastlake style porch supports with chamfered corners, and decorative window hoods; the building therefore maintains integrity of workmanship. The building also maintains consistent choice and combination of materials in line with original construction. The function, materials, and size of window openings have remained the same, and where replaced, they have been replaced in kind. As evidenced by the spindlework and window sashes, alterations made have been sensitive to the original character of the house. The building therefore maintains integrity of materials. Though the primary (east) façade has been altered with the removal of a porch that changed the entry sequence and approach, the building's essential design features remain intact. The stairs are still oriented to the south and accessed from the southeast corner of the building. Other essential design features remain, such as paired Italianate and double-hung wood windows with decorative hoods, wood molding and frieze with carved brackets under a cornice. The building therefore maintains integrity of design.

Overall the property retains sufficient integrity to convey its historic significance.

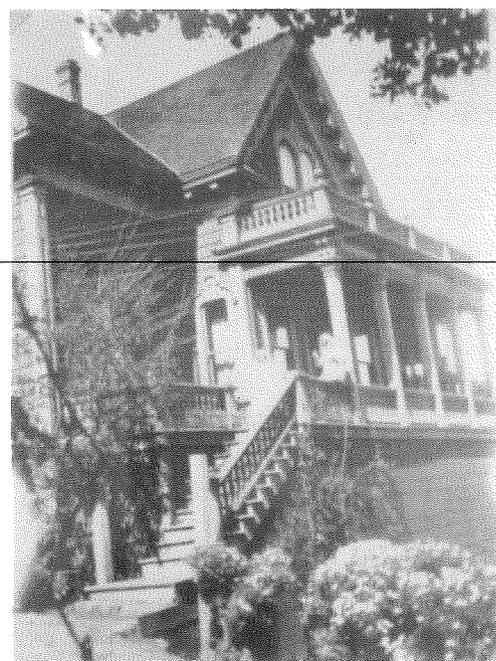
### Conclusion

The Tyrrell Cottage appears to be individually eligible for listing in the California Register under Criterion 2 (Persons). The California Historic Resource Status Code (CHRSC) of "3CS" has been assigned to the Tyrrell Cottage, meaning that it "appears eligible for [listing in the] California Register as an individual property through survey evaluation."

**Historic Photographs:**



View of primary (east) façade in 1885.  
Source: Sausalito Historical Society archives



View from southeast corner in 1918.  
Source: Sausalito Historical Society archives

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or # (Assigned by recorder)

\*Recorded by Page & Turnbull, Inc.

\*Date  Continuation  Update



Detail of west (rear) façade in 1918.  
Source: Sausalito Historical Society archives



View from southwest corner from Miller Avenue in 1977.  
Source: Sausalito Historical Society archives



# HISTORIC LANDMARKS BOARD MINUTES

## CITY OF SAUSALITO

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

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**MEETING DATE:** Wednesday, May 30, 2012  
**MEETING TIME:** 5:30PM  
**LOCATION:** Conference Room, 420 Litho Street, Sausalito

**1. CALL TO ORDER**

*The HLB meeting convened at 5:34PM. Board members Pierce, Nichols, Flavin, and McCoy were present. Board member Kiernat was absent. Associate Planner Burns was also present. Brad Wakahiro representing Bank of America was present.*

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

**3. APPROVAL OF AGENDA- Approved**

**4. OLD BUSINESS-**

**A. BANK OF AMERICA/ 750 BRIDGEWAY**

*The HLB determined that although the Page and Turnbull report found the Bank of America building to not be eligible for the Local, State, or National Register of Historic Places, the building does have significance to the City in that the building is the only commercial building WBE designed in Sausalito. The HLB further upheld the 50-Year Review memo prepared for the building On October 7, 2009 and provided the following recommendation to the Planning Commission:*

- ✓ *The building siding should be a natural wood siding and not cementitious siding.*
- ✓ *The window frame color should match the existing building (clear coat aluminum).*
- ✓ *The moment frame on the West Elevation should be exposed.*

**5. NEW BUSINESS- None**

**6. APPROVAL OF MINUTES- Approved minutes as amended.**

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**7. COMMUNICATIONS-**

*Staff Planner Burns stated that the City received a special meeting request to hold a study session for the noteworthy structure building known as the Valhalla located at 201 Bridgeway.*

**Meeting Minutes Approved:**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

Agenda Item # 6  
(4 pages)



# HISTORIC LANDMARKS BOARD MINUTES

## CITY OF SAUSALITO

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

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**MEETING DATE:** Monday, June 4, 2012  
**MEETING TIME:** 6:30PM  
**LOCATION:** *Alternative Location...Sausalito Fire Station, 1<sup>st</sup> Floor Conference Room, 333 Johnson Street, Sausalito*

**1. CALL TO ORDER**

*The HLB meeting convened at 6:32. Board members Pierce, Nichols, Flavin, Kiernat, and McCoy were present. Associate Planner Burns was also present. Michael Rex, Alex Kashef, and Mark Holberg.*

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

**3. APPROVAL OF AGENDA- Approved**

**4. NEW BUSINESS-**

**A. VALHALLA/ 201 BRIDGEWAY**

*Planner Burns briefly described that the purpose of this agenda item was at the request of the project architect, Michael Rex, in order for a study session to introduce the project and allow the HLB to ask any questions or request any information that would be important for the project description to include. The project architect, Michael Rex, provided a presentation on proposed modifications to the existing noteworthy structure for the conversion of a previous 200-seat restaurant into a 24 room hotel. Project architectural historian Mark Holberg also provided a presentation on the history of the existing building and identified which portions of the building were considered historically significant. The HLB requested that the formal submittal of the project include the following:*

- 1. Significance diagrams*
  - 2. Identify character defining features and any impacts to those features*
  - 3. Demonstrate consistency with the Secretary of the Interior Standards if the project is determined to be historically significant.*
- 

*The HLB also indicated that they were concerned that the existing two-story portion of the building would lose its historic character and significance with the proposed second story penthouse unit.*

**5. OLD BUSINESS- None**

**6. APPROVAL OF MINUTES- None**

**7. COMMUNICATIONS- None**

**Meeting Minutes Approved:**

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Secretary

Date



# HISTORIC LANDMARKS BOARD MINUTES

## CITY OF SAUSALITO

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

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**MEETING DATE:** Monday, June 25, 2012  
**MEETING TIME:** 6:30PM  
**LOCATION:** Conference Room, 420 Litho Street, Sausalito

**1. CALL TO ORDER**

*The HLB meeting convened at 6:34PM. Board members Pierce, Nichols, Flavin, and McCoy were present. Board member Kiernat arrived at 6:42. Associate Planner Burns was also present.*

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

**3. APPROVAL OF AGENDA- Approved**

**4. NEW BUSINESS**

**4<sup>TH</sup> of July Parade**

*The HLB decided to participate in the 4<sup>th</sup> of July Parade.*

**5. OLD BUSINESS- None**

**6. APPROVAL OF MINUTES- Approved minutes as amended.**

**7. COMMUNICATIONS-**

*Staff planner Burns provided a brief status update regarding the following projects:*

- ✓ *33 Atwood Avenue: Being reviewed by the Planning Commission on June 27, 2012*
- ✓ *750 Bridgeway: Being reviewed by the Planning Commission on July 11, 2012*
- ✓ *The Machine Shop: City Council to adopt a resolution to initiate the Local Register nomination process on June 26, 2012. HLB to begin the Local Register nomination process on July 11, 2012.*
- ✓ *Noteworthy Structures List: On hold pending an intern to help prepare the DPR 523 forms.*
- ✓ *Historic Preservation Regulations: Chair Pierce informed the HLB that Jeremy Graves indicated the RFP will be released in two-week (week on July 9<sup>th</sup>).*
- ✓ *CLG Grant: SHPO has not released the grant recipients.*

**Meeting Minutes Approved:**

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Secretary

Date



# HISTORIC LANDMARKS BOARD MINUTES

## CITY OF SAUSALITO

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

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**MEETING DATE:** Wednesday, July 11, 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, Kiernat, Flavin, and McCoy were present. Board member Pierce was absent. Assistant Planner Thornberry-Assess was also present.*

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

**3. APPROVAL OF AGENDA- Approved**

**4. NEW BUSINESS**

**A. MACHINE SHOP/ 25 LIBERTY SHIP WAY**

*The HLB conducted a public hearing to list the Machine Shop on the City's Local Historic Register. The HLB adopted Resolution 2012-01 to forward a recommendation to the Planning Commission to list the Machine Shop on the Local Historic Register based on the information contained in the HLB's July 11, 2012 staff report and that the requisite findings pursuant to Section 10.46.050 could be made.*

**5. OLD BUSINESS- None**

**6. APPROVAL OF MINUTES- None**

**7. COMMUNICATIONS- None**

**Meeting Minutes Approved:**

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Secretary

Date