

#### PERIOD OF SIGNIFICANCE

Plaza Viña del Mar's period of significance ranges from 1904 (when the newly-filled land was deeded to the Town of Sausalito) to 1936 (when William Faville repaired the fountain, recast the elephants, and installed the candelabra). The earliest site elements were the Canary Island date palms (given to the town in 1900 and planted in the plaza very early in its history) followed by the rock wall (1912); the fountain, elephants, flagpoles, and raised landing (1916); and the electric candelabra (1936). Apart from gardening and general maintenance, no significant alterations were made to the park's structures or design until the 1970s.

## VII. PROJECT-SPECIFIC IMPACTS

This section analyzes the project-specific impacts of the proposed accessibility upgrades at Plaza Viña del Mar on the environment, as required by the California Environmental Quality Act (CEQA).

### CALIFORNIA ENVIRONMENT QUALITY ACT (CEQA)

The California Environment Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.), which provides for the development and maintenance of a high quality environment for the present-day and future through the identification of significant environmental effects.<sup>49</sup> CEQA applies to “projects” proposed to be undertaken or requiring approval from state or local government agencies. “Projects” are defined as “...activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps.”<sup>50</sup> Historic and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA. In the case of the proposed project at Plaza Viña del Mar, the City of Sausalito will act as the lead agency.

According to CEQA, a “project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment.”<sup>51</sup> Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.”<sup>52</sup> The significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.<sup>53</sup> Thus, a project may cause a substantial change in a historic resource but still not have a significant adverse effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral or even beneficial.

A property may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a), which are defined as:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural,

<sup>49</sup> State of California, California Environmental Quality Act, web site accessed 31 August 2007 from: [http://ceres.ca.gov/topic/env\\_law/ceqa/summary.html](http://ceres.ca.gov/topic/env_law/ceqa/summary.html).

<sup>50</sup> Ibid.

<sup>51</sup> CEQA Guidelines subsection 15064.5(b).

<sup>52</sup> CEQA Guidelines subsection 15064.5(b)(1).

<sup>53</sup> CEQA Guidelines subsection 15064.5(b)(2).

engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.<sup>54</sup>

Based on the analysis in Section VI, Plaza Viña del Mar appears to meet the criteria for listing in the California Register of Historical Resources. As such, the property falls within Category 3 and therefore appears to qualify as a historic resource under CEQA.<sup>55</sup>

#### PROPOSED PROJECT DESCRIPTION

The proposed project at Plaza Viña del Mar includes accessibility upgrades in accordance with the Americans with Disabilities Act (ADA). The project will be undertaken by the City of Sausalito as part of a litigation settlement agreement. The primary project goal is to provide universal access to the fountain in the Plaza and the elevated landing adjacent to the steps at the Bridgeway entrance. Other improvements include the installation of ADA-compliant sidewalks and curb ramps at all three corners of the triangular park and the installation of an ADA-compliant drinking fountain located at the corner of El Portal and Tracy Way (or decommissioning of the existing drinking fountain). The City of Sausalito is pursuing the following two alternative approaches to this accessibility upgrade project:

##### Project Alternative #1 (Landing with Ramp)

This project alternative, prepared by Architerra MacRae, would install an ADA-compliant ramp extending from the El Portal sidewalk to the raised landing and install a decomposed granite path from the El Portal sidewalk to and around the fountain through the existing lawn. The existing concrete apron at the base of the fountain would be retained. This approach would require installation of a ramp with a new railing behind the elephant, and removal of existing plantings along the El Portal sidewalk to provide access to the decomposed granite path. There would be no direct ADA-compliant connection between the landing and the fountain as part of this project alternative.

##### Project Alternative #2 (No Landing)

This project alternative would remove the landing and provide an ADA-compliant level access from the Bridgeway sidewalk to and around the fountain. This would require removal of the non-contributing landing and installation of a decomposed granite ring around the base of the fountain in the existing lawn. The existing concrete apron at the base of the fountain would be retained by this alternative.

<sup>54</sup> Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

<sup>55</sup> According to CEQA Guidelines Section 15064.5(a), Category 3: "Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources."

## SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Standards) provide guidance for working with historic properties. The Standards are used by Federal agencies and local government bodies across the country (including the San Francisco Historic Preservation Commission) to evaluate proposed rehabilitative work on historic properties. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Compliance with the Standards does not determine whether a project would cause a substantial adverse change in the significance of an historic resource. Rather, projects that comply with the Standards benefit from a regulatory presumption under CEQA that they would have a less-than-significant adverse impact on an historic resource. Projects that do not comply with the Standards may or may not cause a substantial adverse change in the significance of an historic resource.

The Standards offers four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The four distinct treatments are defined as follows:

**Preservation:** The *Standards for Preservation* "require retention of the greatest amount of historic fabric, along with the building's historic form, features, and detailing as they have evolved over time."

**Rehabilitation:** The *Standards for Rehabilitation* "acknowledge the need to alter or add to a historic building to meet continuing new uses while retaining the building's historic character."

**Restoration:** The *Standards for Restoration* "allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods."

**Reconstruction:** The *Standards for Reconstruction* "establish a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes."<sup>56</sup>

Typically, one set of standards is chosen for a project based on the project scope. In this case, the proposed project scope includes alterations to meet the evolving use of the plaza while retaining its character-defining features. Therefore, the *Standards for Rehabilitation* will be applied.

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<sup>56</sup> Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, 1995), 2.

#### Standards for Rehabilitation

The following analysis applies each of the *Standards for Rehabilitation* to the proposed project (Project Alternatives #1 and #2) at Plaza Viña del Mar. This analysis is based upon design documents provided by the City of Sausalito in December 2010 (See Appendix).

**Rehabilitation Standard 1:** *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

The accessibility upgrade project will not change the use of Plaza Viña del Mar as a public open space. Because the property will be used as it was historically, both proposed project alternatives will be in compliance with Rehabilitation Standard 1.

**Rehabilitation Standard 2:** *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

Both project alternatives—including the general streetscape improvements—will preserve distinctive materials and features. In Project Alternative #1 (Landing with Ramp), the landing will be preserved, as will the major spaces and relationships that characterize the property. In Project Alternative #2 (No Landing), even though the landing will be removed, the spatial relationship between the elephants, fountain, and paved entry plaza will be preserved. Therefore, as designed, both proposed project alternatives will be in compliance with Rehabilitation Standard 2. In order to ensure compliance with this Standard, the historic drinking fountain at the southeast corner of the park, which is a character-defining feature, should not be removed.

**Rehabilitation Standard 3:** *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

Neither project alternative will create a false sense of history nor will they add conjectural features to the park. As designed, both proposed project alternatives will be in compliance with Rehabilitation Standard 3.

**Rehabilitation Standard 4:** *Changes to a property that have acquired significance in their own right will be retained and preserved.*

Plaza Viña del Mar does not feature recent alterations which have gained significance in their own right. Recent alterations to the park include repaving the raised landing with decorative brick, reducing the landing stairs from three steps to two, adding a metal railing and gate, and installing new redwood benches in the 1970s. These alterations are not considered historically significant. All modifications that occurred before the close of the park's period of significance in 1936 will be preserved.

As designed, both proposed project alternatives will be in compliance with Rehabilitation Standard 4.

**Rehabilitation Standard 5:** *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Both proposed project alternatives will preserve the distinctive materials, features, finishes, and construction techniques of Plaza Viña del Mar, namely the low stone site wall, concrete elephant statues, and central fountain. The landing has been significantly altered, and is no longer a character-defining feature of the park; its removal or alteration would therefore not affect any distinctive materials or features. In order to ensure compliance with this Standard, the historic drinking fountain at the southeast corner of the park (which is a character-defining feature), should not be removed. As designed, both proposed project alternatives will be in compliance with Rehabilitation Standard 5.

**Rehabilitation Standard 6:** *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Deteriorated or missing historic features are not addressed in the proposed accessibility project, and therefore both proposed project alternatives will be in compliance with Rehabilitation Standard 6. If deteriorated elements are discovered, a strategy of repair over replacement should be pursued in order to ensure continued compliance with this Standard. The project's compliance with this Standard should be revisited as the project design is further developed.

**Rehabilitation Standard 7:** *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Chemical or physical treatments to the park's contributing features are not addressed in the proposed accessibility project, and therefore both proposed project alternatives will be in compliance with Rehabilitation Standard 7. If it is discovered that chemical or physical treatments to any contributing features (e.g. elephants or fountain) are required, it should be undertaken using the gentlest means possible in order to ensure continued compliance with this Standard. The project's compliance with this Standard should be revisited as the project design is further developed.

**Rehabilitation Standard 8:** *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

The proposed accessibility project does not include any major excavation work, and no archaeological resources are expected to be encountered. Provided that construction is halted and proper mitigation undertaken if any archaeological material is encountered during this project, both proposed project alternatives will be in compliance with Rehabilitation Standard 8.

**Rehabilitation Standard 9:** *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

#### Project Alternative #1 (Landing with Ramp)

The new construction associated with this project alternative will not destroy distinctive materials or features. However, despite retaining the landing, the new construction will interfere with and overpower the simple design of the park. Installing the wide decomposed granite accessible walkway from the El Portal sidewalk to and around the central fountain will reduce the lawn area and affect the relationship of the fountain to the lawn; it may also intersect the critical root zone of the 110-year

old Canary Island date palms, which are heritage trees. The use of decomposed granite, while differentiated from the old, is not compatible with the historic materials found within the park, which include primarily concrete and plant materials. The introduction of the new ramp and railing behind the southernmost elephant adds another element to the front of the park, and interferes with the simple arrangement, visual connection and setting of the PPIE artifacts.

Because the new work will not be compatible with the materials, scale, and proportions of the historic park, the park's integrity would be diminished by this project alternative. This project alternative therefore does not comply with Rehabilitation Standard 9.

#### Project Alternative #2 (No Landing)

The new construction associated with this project alternative will not destroy distinctive materials or features. Replacing the existing landing with a paved entry plaza at grade will still preserve the significant spatial relationship between the elephants, fountain, and paved landing. However, as described above, installing the wide decomposed granite accessible walkway around the central fountain does reduce the lawn area and may intersect the critical root zone of the 110-year old Canary Island date palms, which are heritage trees.

Although less intrusive than the "Landing with Ramp" approach, this alternative still introduces a wide decomposed granite accessible walkway that introduces an incompatible material and alters the spatial relationships of the open lawn, and therefore does not comply with Rehabilitation Standard 9. Reducing the width of the accessible walkway to protect the park's heritage trees and using a concrete walkway instead of decomposed granite to better coordinate with the park's existing materials palette would allow this alternative to comply with this Standard.

#### General Streetscape Improvements

In order to ensure compliance with this Standard, the historic drinking fountain at the southeast corner of the park, which is a character-defining feature, should not be removed. Other sidewalk improvements proposed with both project alternatives appear to comply with Rehabilitation Standard 9.

**Rehabilitation Standard 10:** *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed accessibility upgrades will not remove any character-defining features, and therefore could be easily reversed in the future. As designed, both proposed project alternatives will be in compliance with Rehabilitation Standard 10.

#### **Standards Summary**

As demonstrated in the preceding analysis, both proposed project alternatives appear to largely comply with the *Secretary of the Interior's Standards for Rehabilitation*, although as currently designed, they do not fully comply with Standard 9. Note that of the two alternatives, Project Alternative #2 (No Landing) is less intrusive than Project Alternative #1 (Landing with Ramp), and better complies with the Standards. In fact, with modifications to the width and materials of the accessible walkway around the fountain, Project Alternative #2 (No Landing) could be brought into full compliance with all ten Standards. Provided that the historic drinking fountain is not removed, other sidewalk and site improvements common to both proposed project alternatives appear to comply with all ten Standards.

#### ANALYSIS OF PROJECT-SPECIFIC IMPACTS UNDER CEQA

According to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project complies with the Secretary of the Interior's *Standards for Rehabilitation*, the project's impact "will generally be considered mitigated below a level of significance and thus is not significant."

Both project alternatives are largely in compliance with the Secretary of the Interior's *Standards for Rehabilitation*, although as currently designed, they do not fully comply with Standard 9. Note that of the two alternatives, Project Alternative #2 (No Landing) is less intrusive than Project Alternative #1 (Landing with Ramp), and better complies with the Standards. However, both project alternatives still maintain the overall historic character of Plaza Viña del Mar, and would not affect the eligibility of Plaza Viña del Mar for listing in the California Register or Sausalito Local Register. Plaza Viña del Mar's significance is tied more closely to its association with events (Panama Pacific International Exposition and early Sausalito municipal development trends) rather than the details of its design, and therefore the site would still retain sufficient integrity to convey this significance after the completion of the proposed accessibility upgrades. The proposed project alternatives would not cause a significant adverse impact under CEQA because they largely comply with the *Standards for Rehabilitation* and would not affect the park's eligibility for listing in any local, state, or national historical registers.

While the project's impacts to historic resources are less-than-significant, these impacts could be further reduced with modifications to the design of Project Alternative #2 (No Landing). Reducing the width of the accessible walkway to protect the park's heritage trees and using a concrete walkway instead of decomposed granite to better coordinate with the park's existing materials palette would improve this alternative's compliance with the Standards (see "Suggested Improvement Measures" below for additional details).

#### ANALYSIS OF CUMULATIVE IMPACTS UNDER CEQA

CEQA defines cumulative impacts as follows:

"Cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.<sup>57</sup>

The proposed project at Plaza Viña del Mar does not appear to have any cumulative impacts as defined by CEQA.

<sup>57</sup> CEQA Guidelines, Article 20, subsection 15355.

#### SUGGESTED IMPROVEMENT MEASURES

According to Section 15126.4 (b) (1) of the Public Resources Code: “Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the Secretary of the Interior’s *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, the project’s impact on the historical resource will generally be considered mitigated below a level of significance and thus is not significant.” Because the proposed project would largely comply with the Standards and would not have a substantial adverse effect on a historic resource, no mitigation measures would be required.

However, the potential impacts to the historic character of Plaza Viña del Mar could be further reduced with modifications to the design of Project Alternative #2 (No Landing). The following improvement measures would bring the “No Landing” alternative into compliance with all ten *Standards for Rehabilitation*:

- Reduce width of accessible walkway around the fountain to protect the park’s heritage trees (Canary Island date palms) and open lawn area.
- Use a concrete walkway instead of decomposed granite to better coordinate with the park’s existing materials palette. The color and texture of the concrete should be complementary yet slightly differentiated from the historic fountain base. The same material should be used in the new grade-level paved entry plaza to ensure an integrated approach that respects the simplicity of the park’s historic design.
- Ensure the retention of the historic drinking fountain.

## VIII. CONCLUSION

Originally deeded to the City of Sausalito in 1904, Plaza Viña del Mar's current character is largely due to the presence of the two elephant statues and a central concrete fountain, all salvaged from the Panama Pacific International Exposition (PPIE) and installed in the park by William Faville in 1916. Plaza Viña del Mar was previously determined to be eligible for listing in the National Register as a contributor to the Downtown Historic District, but it does not appear to be individually eligible for the National Register under any criteria. Plaza Viña del Mar appears to be individually eligible for listing in the California Register under Criterion 1 (Events) and Criterion 2 (Person) for its association with the enduring legacy of the 1915 Panama-Pacific International Exposition (PPIE); as an example of Sausalito's early municipal development trends; and as evidence of Mayor Jacques Thomas's contributions to the City of Sausalito. The park also appears to qualify for individual listing in the Sausalito Local Register. Because it meets the California Register criteria, Plaza Viña del Mar is considered to be a historic resource for the purposes of CEQA.

The proposed project at Plaza Viña del Mar includes accessibility upgrades in accordance with the Americans with Disabilities Act (ADA). The primary project goal is to provide universal access to the fountain in the Plaza and the elevated landing adjacent to the steps at the Bridgeway entrance. The City of Sausalito is pursuing two alternative approaches to this accessibility upgrade project: installing an ADA-compliant ramp extending from the El Portal sidewalk to the landing and a decomposed granite path from the El Portal sidewalk to and around the fountain, or removing the landing and providing an ADA-compliant level access from the Bridgeway sidewalk to and around the fountain. Other improvements include the installation of ADA-compliant sidewalks and curb ramps at all three corners of the triangular park and the installation of an ADA-compliant drinking fountain located at the corner of El Portal and Tracy Way (or decommissioning of the existing drinking fountain).

As the above analysis demonstrates, both proposed project alternatives appear to largely comply with the Secretary of the Interior's *Standards for Rehabilitation* (Standards), although they do not fully comply with Standard 9. Of the two alternatives, Project Alternative #2 (No Landing) is less intrusive than Project Alternative #1 (Landing with Ramp), and better complies with the Standards. Both proposed project alternatives at Plaza Viña del Mar maintain the overall historic character of Plaza Viña del Mar and would not affect the eligibility of Plaza Viña del Mar for listing in the California Register or the Sausalito Local Register. The overall accessibility upgrade project therefore does not appear to cause a significant adverse impact under CEQA, and no mitigation is required. However, the project's impacts to historic resources could be further reduced. With modifications to the width and materials of the accessible walkway around the fountain, Project Alternative #2 (No Landing) could be brought into full compliance with all ten Standards.

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## **X. APPENDIX**

### DPR 523 A & B FORMS

Plaza Viña del Mar is further documented on the attached California Department of Parks and Recreation (DPR) 523 A & B forms.

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 2D (Sausalito Downtown Historic District)

Other Listings CPHI (MRN-002)  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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Resource name(s) or number (assigned by recorder) Plaza Viña del Mar

**P1. Other Identifier:** Park

**\*P2. Location:**  Not for Publication  Unrestricted \*a. County Marin

\*b. USGS 7.5' Quad San Francisco North Date: 1999

\*c. Address bounded by Bridgeway, El Portal Street, and Tracy Way City Sausalito

Zip 94965

\*e. Other Locational Data: N/A

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) Plaza Viña del Mar is a triangular park located in downtown Sausalito measuring approximately 0.2 acres (8,000 square feet). It is bounded by Bridgeway on the west, El Portal Street on the south, and Tracy Way on the east, all of which are open to vehicular and pedestrian traffic. The park is located near the waterfront and the ferry terminal. The park is surrounded on all three sides by a low rock wall with curved corners topped with a thin layer of concrete. Along Bridgeway, the public sidewalk is outside the rock wall, while along El Portal Street, an asphalt walkway is between the rock wall and the park plantings. The park's primary access point is located at Bridgeway, with secondary access on El Portal Street. A memorial drinking fountain (1912) is built into the southeast corner of the rock wall.

Along Bridgeway, the front of the park is marked by a raised landing with two stairs flanked by a pair of concrete elephant sculptures with electric candelabra. Each elephant sculpture rests on a podium with a decorative frieze atop a stepped concrete base. Tiers of acanthus leaves form a decorative capital, and an electric candelabrum with glass globes caps each sculpture. Bronze plaques on the elephants dedicate the park to Sausalito's sister city in Chile. A metal flagpole is located behind each elephant. The raised landing is paved with non-original brick and concrete and a round manhole cover in the center of the landing provides access to a subterranean vault. Site furnishings on the landing include four decorative concrete benches and a non-historic metal railing. A non-historic electrical box is located behind the southernmost elephant.

(continued)

**\*P3b. Resource Attributes:** (list attributes and codes) HP29. Landscape architecture, HP31. Urban open space

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

P5a. Photo



**P5b. Photo:** (view and date)  
 View southeast from across  
 Bridgeway, 1/28/2011  
 (P1286633)

**\*P6. Date Constructed/Age and Sources:**  historic  
 1904 -1976 (documentary evidence)

**\*P7. Owner and Address:**  
 City of Sausalito  
 420 Litho Street, Sausalito, CA  
 94965

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

**\*P9. Date Recorded:**  
 2/15/2011 (rev. 3/28/11)

**\*P10. Survey Type:**  
 Historic Resource Evaluation

**\*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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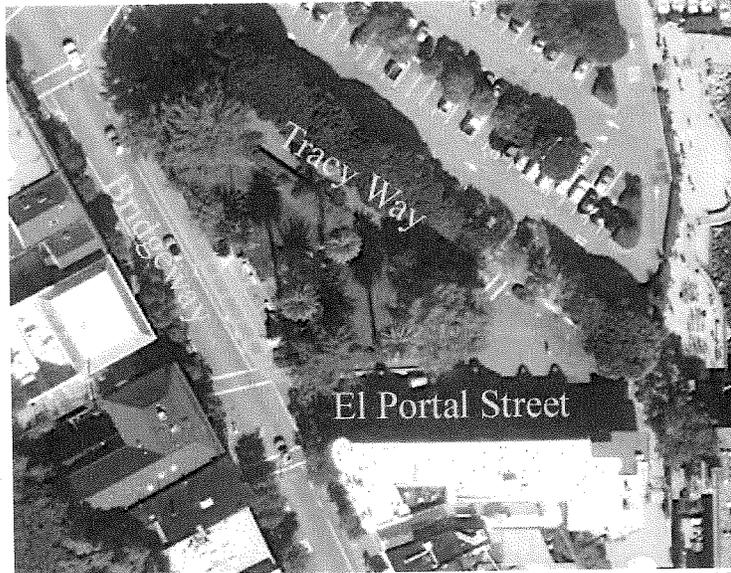
Resource Name or # (Assigned by recorder) Plaza Viña del Mar (Park)

\*Recorded by Page & Turnbull, Inc. (RF/JMK)

\*Date 2/15/2011 (rev. 3/28/11)  Continuation  Update

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

In the center of the park is a large three-tiered fountain surrounded by mature Canary Island date palms and an open lawn with non-historic brick edging. Low plantings surround the lawn, while mature trees are planted in the park's corners. At the north corner of the park is a tapered concrete war memorial (1934, moved ca. 1977) on a brick plaza surrounded by box hedges, trash receptacles, and cast iron and wood benches.



Aerial view of Plaza Viña del Mar, bounded by Bridgeway, El Portal Street, and Tracy Way  
Source: Google Maps, February 2011



View southwest along Bridgeway  
Page & Turnbull, January 2011



View east along El Portal Street  
Page & Turnbull, January 2011



View northwest along Tracy Way  
Page & Turnbull, January 2011

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View of southeast corner of park at the intersection of El Portal Street and Tracy Way  
Page & Turnbull, January 2011



View of north corner of park at the intersection of Tracy Way and Bridgeway  
Page & Turnbull, January 2011

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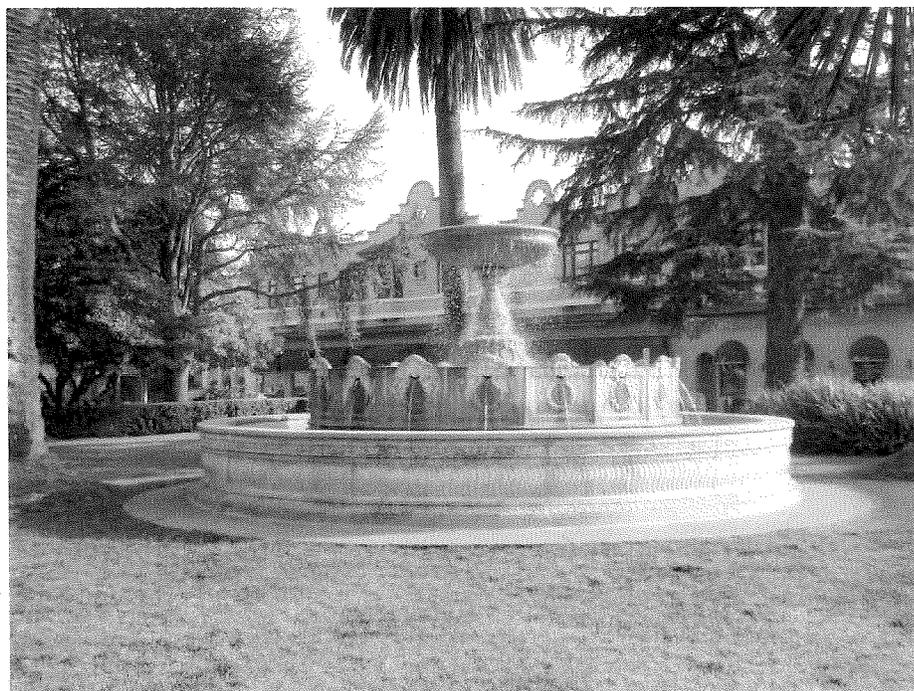
Detail of north end of park with war memorial  
Page & Turnbull, January 2011



Detail of memorial drinking fountain at southeast corner of park.  
Inscription around faucet reads "Dedicated to Jacques Thomas, Founder of this Park, Sept. 1912"  
City of Sausalito, February 2011



View of northern end of raised landing and north elephant  
Page & Turnbull, January 2011



View southeast of fountain  
Page & Turnbull, January 2011

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 2D, 3CS, 5B  
\*Resource Name or # Plaza Viña del Mar  
(Park)

- B1. Historic name: Depot Park, Thomas's Park, Elephant Park, Park Plaza, Town Plaza
- B2. Common name: Plaza Viña del Mar
- B3. Original Use: Public Park
- B4. Present use: Public Park

\*B5. Architectural Style: N/A

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

The park was established in 1904. In 1908, a wooden arch at the west end of El Portal Street was erected to commemorate the arrival of the United States Battle Fleet to San Francisco Bay. In 1909, the lawn was first planted. The rock wall was built and the memorial drinking fountain was installed in 1912. In 1913, the welcome arch (constructed in 1908) was demolished and concrete paving was placed along the park's south and west sides. The fountain and elephants with flagpoles were installed on a landing over a subterranean vault in 1916. The flagpoles were removed in 1926. The war memorial was dedicated in 1934 and placed between the elephants on the raised landing. In 1936, the fountain was repaired and the elephants were recast and fitted with electric candelabra. In the late 1960s, the park was locked up for "viewing pleasure" only.

(continued)

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

\*B8. Related Features: N/A

B9a. Architect: William B. Faville

b. Builder: Unknown

\*B10. Significance: Theme 1915 Panama-Pacific International Exposition, Sausalito's early municipal development  
Area: San Francisco Bay Area, California Period of Significance: 1904-1936 Property Type: Public Park  
Applicable Criteria: Criterion 1 (Event), Criterion 2 (Person)

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

Plaza Viña del Mar History

Before 1904, the land that Plaza Viña del Mar now occupies was a stagnant inlet infamously known as "the Pond" and was the symbol of all that was rotten in Sausalito. Cut off from tidal action by the maze of pilings supporting the railroad wharf, the Pond was a repository of garbage, sewage, and the flotsam and jetsam of saloon-lined Water Street (now Bridgeway). Its odor was blamed for everything from bad tempers to cholera, and residents were forced to endure the stench while waiting for ferryboats and trains.

(continued)

B11. Additional Resource Attributes: (List attributes and codes) (HP29)—Landscape architecture, (HP31)—Urban open space

\*B12. References:

- Sausalito Historical Society
  - City of Sausalito
  - Sanborn Fire Insurance Maps
  - San Francisco Architectural Heritage
  - San Francisco City Directories
- (continued)

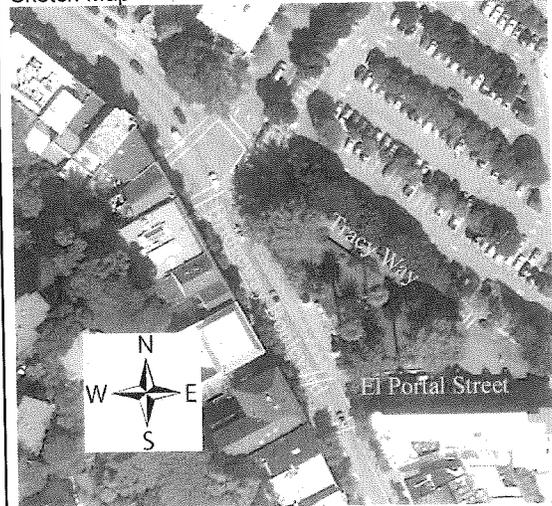
B13. Remarks: None

\*B14. Evaluator: Page & Turnbull, Inc. (RF/JMK)

\*Date of Evaluation: 2/15/2011

(This space reserved for official comments.)

Sketch Map



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**\*B6. Construction History (cont.):**

In 1971, the park was re-dedicated as "Plaza Viña del Mar." In 1976 the park was redesigned, including lowering the landing; repaving the landing with decorative brick; installing a metal railing, gate, and new redwood benches; and altering the subterranean vault. That same year, the park was listed by the State of California as a "Point of Historical Interest." Park and fountain renovations were completed in 1977-1978 and included the relocation of the war memorial to its present site. The Sausalito Downtown Historic District was established in 1981 and included Plaza Viña del Mar. In 1996, a modification plan for accessibility was approved by the City Council but never executed; the park was opened to the public and benches were likely replaced.

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

The financially strained North Pacific Coast Railroad, which had created the Pond by expanding the wharf, ignored the problem and complaints from the Sausalito Board of Trustees. Mayor Jacques Thomas (1902-10) was committed to eliminating the Pond, however, and when the North Shore Railroad Company took over the management of the railway in 1902, he played an instrumental role in the plan to include a landscaped plaza in the space. The Pond was filled in by the North Shore Railroad Company and deeded to the Town of Sausalito in January 1904 on the condition that the land is maintained as "a public garden or grass plot." The nature of the soil used to fill the Pond is unknown, but it is likely that the fill was of the same sort that was used to make a solid foundation for the laying of railroad tracks. Such a fill would have been one that could have been heavily compacted in order to bear the enormous weight of steam engines, but it would not have been a soil intended for plant growth. The new plaza was named Depot Park.

The park developed slowly. Young trees were donated by the Sausalito Women's Club and the Native Daughters of the Golden West, joining several Canary Island date palms given to the town in 1900. In May 1908, Mayor Thomas oversaw the construction of a large wooden arch over the west end of El Portal Street to mark the visit of the United States Battle Fleet to San Francisco Bay. Thousands of northern Californians passed through Sausalito and under the welcome arch on El Portal on their way to view the fleet. The arch was not demolished until March 1913, when concrete paving was placed along the park's south and west sides. In 1909, the mayor raised funds to plant a lawn in the park. As the local paper proclaimed, "Nothing adds so much to a stranger's impression of a country as to see on entering the place a beautiful green lawn with here and there evergreens and flowering shrubs and plants. It seems to throw out the hand of welcome to them." The park remained a forlorn little plot of sun-baked grass well into the twentieth century. In fact, not until 1916 did it come into its own through the efforts of a local benefactor.

Sausalito resident William Faville of Bliss & Faville, a distinguished Bay Area architectural firm, had been on the Board of Advisors for San Francisco's 1915 Panama Pacific International Exposition. In December 1915, when the fair ended and most of its temporary exhibition structures were facing hasty demolition, Faville rescued and presented to Sausalito one of two Italianate fountains he had designed for the Palace of Education to be installed in the park. He also salvaged two 100-foot flagpoles mounted on elephant sculptures designed by the east coast architectural firm McKim, Mead & White, which had stood in front of the Triumphal Arch of the Rising Sun in the Court of the Universe. In addition to acquiring the fair artifacts, Faville designed an elevated landing between the elephant sculptures in 1916 to give them a prominent place in Downtown Sausalito. The landing was three steps above the adjacent Bridgeway sidewalk and accommodated a vault for storage of the fountain's motor and pump.

In 1926, the flagpoles atop the elephant bases were removed, and for the next decade the elephants stood alone at the plaza. In 1934, a memorial commemorating the local men killed in World War I was dedicated in the park, placed in a prominent location in the center of the raised landing, where it remained for 40 years. Freestanding flagpoles were installed behind the elephants and landing in 1934 at the same time as the war memorial. In 1936, Faville determined that the elephants had been "badly shattered by the vibrations of the flag poles [removed in 1926]. They have therefore been removed and replaced by new castings." The new elephants were redesigned by Faville to carry the present electric candelabra that "should last indefinitely."

During the height of the hippie movement in the late 1960s, the park was closed because careless visitors would congregate and litter the area. (Until 1996, the park remained locked up for "viewing pleasure" only.) In April 1971, the park known variously as Depot Park, Thomas's Park, Elephant Park, Park Plaza, and Town Plaza was officially designated "Plaza Viña del Mar" in honor of Sausalito's sister city, Viña del Mar, Chile.

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

In 1976, plans for restoring the fountain and improving visibility of the park were underway in connection with the bicentennial festivities. That year, Plaza Viña del Mar was listed by the State of California as a Point of Historical Interest (MRN-002). But the park would remain closed to the public since, according to the Parks and Recreation Chairman, "the public seems to be adequately serviced by two walk-in parks in other parts of the downtown area and Viña del Mar, during most of its existence maintained as a visual amenity rather than a functioning park, is regarded as too fragile to survive daily use by visitors to Sausalito." These renovation plans included the relocation of the war memorial, which was intended to improve the view of the fountain from Bridgeway and to give it a conspicuous site of its own away from the central landing. In 1977, the monument was therefore moved to the north end of the plaza and rededicated to the dead of all wars. At that time, the raised landing and subterranean vault were renovated by architecture firm Wurster, Bernardi and Emmons, reducing the number of steps to two and installing brick paving, metal railings, and redwood benches. (continued)

In 1995, the Downtown Planning Forum and Advisory Committee presented to the City Council a proposed Downtown Master Plan. Included in its list of recommended actions was a proposal to "open up Viña del Mar Plaza to foot traffic." The following year, the park reopened thanks to two newly appointed City Council members, Vice Mayor George Stratigos and Paul Albritton, who delivered on their campaign pledges to improve accessibility and usefulness of the town.

Panama-Pacific International Exposition

The Panama-Pacific International Exposition (PPIE) was a world's fair held in San Francisco between February 20, 1915 and December 4, 1915. The fair was constructed on a 635-acre site along the northern shore of San Francisco known today as the Marina. Its ostensible purpose was to celebrate the completion of the Panama Canal, but it was widely seen in San Francisco as an opportunity to showcase the city's recovery from the 1906 Earthquake and Fire. More than 18 million people attended the majestic fair nicknamed "The City of Domes."

The dismantling of the PPIE began the Monday after it closed and an ambitious sales campaign followed. Except for sculptures and murals, almost everything—furniture, fixtures, equipment, artifacts, structures—was available to the highest bidder. What couldn't be sold was salvaged; what couldn't be salvaged was burned or buried. The City of Sausalito was approached by the Exposition Company regarding the sale of the fair's 7,000 settees, and the Director of Works for the PPIE emphasized that they would not only be suitable for use in public parks but that the city would "[secure] as well a souvenir of the Exposition." It is not known whether the city purchased any settees. William Faville procured the fountain, elephant standards, and flagpoles for the City of Sausalito, and they were transported by water and moved to the park on wooden rollers.

Other artifacts from the PPIE can be found throughout the San Francisco Bay Area and beyond. San Francisco boasts many relics including the Palace of Fine Arts, murals relocated to the Veterans War Memorial Building and the Mechanics Institute, the pipe organ from the Festival Hall that is now in the Civic Auditorium, the south gate and pagoda of the Japanese Tea Garden in Golden Gate Park, and a seven-sided plaster urn that serves as a planter in the Conservatory of Flowers in Golden Gate Park. In San Mateo County, the Administration Building of the Japanese Exhibit and the Japanese Tea House were moved by barge to Belmont. In Marin County, several pavilions from the PPIE were reconstructed in Belvedere as the Clyde Payne House, and the San Rafael Improvement Club was once the Victor Talking Machine Company Pavilion. A 20-inch refracting telescope, originally located in the Palace of Liberal Arts, is still in use in the observatory at Chabot College in Hayward. Locomotive No. 1915 of the Overfair Railway, a one-third scale train, can be seen at the California State Railroad Museum in Sacramento. "The End of the Trail," a famous sculpture by James Earle Fraser originally located in the Court of Palms, is now in the Cowboy Hall of Fame in Oklahoma City.

The abiding legacy of and nostalgia for the PPIE is well represented by the numerous relics that have found new homes around the San Francisco Bay Area. The 1915 world's fair continues to be viewed as an extraordinary achievement and its significance has lasted into the twenty-first century.

Significance & Integrity

Plaza Viña del Mar is significant under California Register Criteria 1 (Event) and 2 (Person) for its association with the enduring legacy of the 1915 Panama-Pacific International Exposition (PPIE); as an example of Sausalito's early municipal development trends; and as evidence of Mayor Jacques Thomas's contributions to the City of Sausalito. The park appears eligible for listing in the Sausalito Local Register, but does not appear individually eligible for listing in the National Register. The park is a contributor to the Downtown Sausalito Historic District. Plaza Viña del Mar's period of significance ranges from 1904 (when the newly-filled land was deeded to the Town of Sausalito) to 1936 (when William Faville repaired the fountain, recast the elephants, and installed the candelabra). The earliest site elements were the Canary Island date palms (given to the town in 1900 and planted in the plaza very early in its history) followed by the rock wall (1912); the fountain, elephants, flagpoles, and raised landing (1916); and the electric candelabra (1936). Apart from gardening and general maintenance, no significant alterations were made to the park's structures or design until the 1970s. Overall, the park maintains sufficient historical integrity to convey its significance.  
(continued)

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

**CR Criterion 1 (Event):** Plaza Viña del Mar appears individually eligible for listing in the California Register under Criterion 1 (Event) for its association with the 1915 Panama-Pacific International Exposition (PPIE), and as an example of Sausalito's early municipal development. Plaza Viña del Mar is home to several intact relics from the PPIE. Originally created in 1904, Plaza Viña del Mar acquired its most identifiable features—the central fountain and elephant sculptures—in 1916 after the conclusion of the Exposition. The Exposition Company's program to salvage and reuse elements from the fair sent sculptures and structures to communities around the Bay Area and beyond, and Marin County is home to a number of such artifacts. Plaza Viña del Mar was expressly selected by architect William Faville to highlight the salvaged fountain and elephant sculptures, and the park's spatial organization developed around and in relation to these objects. The elephant sculptures have since obtained iconic status: the elephant and candelabrum has been adopted as the logo for the Sausalito Chamber of Commerce. Plaza Viña del Mar's association with these artifacts is significant, and effectively illustrates the enduring legacy of the PPIE and the contribution it has made to the identity of the City of Sausalito.

Plaza Viña del Mar is also significant as an example of early municipal development trends in Sausalito. As ferries and railroads transformed Sausalito into a bustling transportation hub, the city saw corresponding civic improvements. Beautification of the city—especially cleaning up “the Pond”—was a top priority, and Plaza Viña del Mar was one of the city's first planned parks. Setting aside the land for the park therefore reflects city planning goals during this period of the community's growth. However, the design of the park has evolved over time, and does not specifically reflect landscape architecture trends at the time of its establishment (1904).

**CR Criterion 2 (Person):** Plaza Viña del Mar appears individually eligible for listing in the California Register under Criterion 2 (Person) for its association with Sausalito Mayor Jacques Thomas (1902-10). Thomas was responsible for the development of the area known as “the Pond” and the creation of the park for posterity. Contemporary accounts demonstrate that Thomas was one of Sausalito's most beloved mayors, and this park was his primary contribution to the physical development of the city. A memorial drinking fountain with an inscription naming Thomas is located in the southeast corner of the park, which demonstrates Thomas's association with the site. Because Thomas was a leading figure in the city's evolution and was instrumental in orchestrating the park's creation and development, Plaza Viña del Mar is eligible for listing under this criterion as a reflection of Thomas's productive life.

**CR Criterion 3 (Architecture):** Plaza Viña del Mar is not significant under California Register Criterion 3 (Architecture). The park does not significantly represent a particular type or period of construction; with the exception of the spatial relationship of the elephants, fountain, and paved landing, the landscape of the park was not formally designed. While Plaza Viña del Mar contains several notable objects from the PPIE, the design of the park as a whole does not exhibit enough hallmarks of turn-of-the-century landscape design or sufficient artistic value to qualify for listing under this criterion. Similarly, the objects from the PPIE were associated with prominent architects—Bliss & Faville (1898-1925) and McKim, Mead & White (1879-1909)—but these objects are not significant within either architect's body of work. William Faville is best known for his civic and commercial buildings, while McKim, Mead & White are best known for their large-scale civic buildings, grand residences, and clubhouses. Plaza Viña del Mar is not significantly associated with any landscape architects. Instead, the park's significance is derived from its contribution to the development of Sausalito and as the location of relics from the PPIE, and is therefore better expressed under Criterion 1 as described above.

**CR Criterion 4 (Information Potential):** Plaza Viña del Mar is not significant under California Register Criterion 4 (Information Potential), as it is not likely to yield additional information about prehistory or history.

**Sausalito Local Register:** Plaza Viña del Mar appears eligible for listing in the Sausalito Local Register. As described above, the park is significant for its association with the PPIE, Sausalito's early municipal development trends, and the contributions of Mayor Jacques Thomas. Listing the park in the register would help preserve its historic character, and it would benefit from having controls on potential alterations. Plaza Viña del Mar therefore meets all four findings for listing in the Local Register.

**Downtown Sausalito Historic District:** Plaza Viña del Mar is a contributor to the Downtown Sausalito Historic District. The park is a prominent feature within the downtown, and anchors the district. The district exhibits a consistent architectural grouping of late-nineteenth-century commercial styles. The scale of the district is one that complements the view of San Francisco, which is one of the primary attractions of Sausalito. Plaza Viña del Mar's significance has not changed since the district was originally documented, and therefore the park still appears to be eligible for listing in the National Register and California Register as a contributor to this district.

(continued)

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

**National Register:** Plaza Viña del Mar does not appear to be individually eligible for listing in the National Register under any criteria because it does strongly represent the above-mentioned themes on a national scale. Other extant relics from the PPIE—namely the Palace of Fine Arts in San Francisco—would better represent the significance of the PPIE's contributions on the National Register. Similarly, compared to mayors of other Bay Area cities at the turn of the twentieth century, Mayor Jacques Thomas's influence does not appear to be as widespread, and therefore other persons may better represent significant accomplishments in the same field on the National Register.

**Integrity:** Plaza Viña del Mar retains integrity of location and feeling as a landscaped park fronting Bridgeway in downtown Sausalito. Plaza Viña del Mar is still located in a commercial neighborhood of two- and three-story buildings that are now part of the Historic District, and its southern edge (El Portal Street) continues to face Hotel Sausalito (1915). The park has lost some integrity of setting due to the 1970s demolition of the railroad tracks and terminal that once bordered its eastern edge (now Tracy Way), and a parking lot now separates the park from the waterfront. Plaza Viña del Mar retains its integrity of association with the PPIE since its character-defining features are intact and their origin is commonly known.

The park retains many of its original materials and site elements, although the raised landing has been resurfaced and lowered. The alterations to the landing that occurred in the 1970s—new paving materials, addition of railing, change in number of steps, and lowering of landing height—have diminished the integrity of design, materials, and workmanship of this feature to the degree that it no longer contributes to the significance of the site. Overall, the park retains integrity of design in that the configuration of major site elements has been minimally altered. The spatial relationships among the elephants, fountain, and paved landing were conceived by William Faville, and are still intact. Where a pair of wooden flagpoles was once supported by the elephant statues, now metal flagpoles stand behind the elephants on the lawn. The rock wall boundary of the park's north corner has been obscured by a paved triangular extension of the island and additional landscaping, but is still extant. Key site elements such as the current elephants and fountain have required significant maintenance over time, but because the alterations occurred during the park's period of significance, these elements retain integrity of workmanship. Although Plaza Viña del Mar has been altered over the course of its lifetime, the park as a whole does possess integrity.

**CHRSC:** Because Plaza Viña del Mar is a contributor to the Downtown Sausalito Historic District, it already has a California Historical Resource Status Code (CHRSC) of **2D**, meaning "Contributor to a district determined eligible for NR by the Keeper. Listed in the CR." Based on the above evaluation, Plaza Viña del Mar should also be assigned an additional CHRSC of **3CS**, meaning "Appears eligible for CR as an individual property through survey evaluation," and **5B**, meaning "Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation."

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CITY OF SAUSALITO RESOLUTION NUMBER 726 (1936)

In this document, William B. Faville was commended by the City of Sausalito for his donation of the two elephant sculptures that mark the entrance to Plaza Viña del Mar.

RESOLUTION COMMENDING PUBLIC SPIRIT AND EXTENDING THE CITY TITLE OF THE PEOPLE OF SAUSALITO FOR ONE'S PUBLIC INTEREST.

WHEREAS, for many years hitherto the public park sitting upon Water Street in the City of Sausalito has been marked by two monumental elephants;

WHEREAS, the ravages of time and the elements have left their trace thereon and defaced and shattered the same;

WHEREAS, WILLIAM B. FAVILLE, an esteemed, prudent, progressive, public spirited and visioned citizen and resident of the City of Sausalito, has united with the appreciating public of Sausalito to bear continuous and good influence upon the aesthetic rebuilding and growth of said City to the end that the City of Sausalito might be a thing of beauty in which to live and to behold from without;

WHEREAS, said WILLIAM B. FAVILLE has devoted the aesthetic sense and talent endowed by Providence to make possible the extraordinary adornment of said City and its Park for the selfish pride of the residents of Sausalito and the unselfish admiration of people who pass that way.

WHEREAS, MR. WILLIAM B. FAVILLE, at great expense in which there were no sharers or contributors, has designed, furnished and donated to the City of Sausalito two beautiful new monumental elephants cast with ornamental candle-lips of cement with Travertine finish susceptible of indefinite endurance.

WHEREAS, said public park has been through the generosity and gracious favor of MR. WILLIAM B. FAVILLE fittingly adorned.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Sausalito and for and on behalf of all of the residents and citizens thereof that undivided public recognition be had of the generous gift of said donor.

BE IT FURTHER RESOLVED that in the motives which actuated said gift, in the inspiration which designed the same and in the goodness of heart which provided the same, a splendid example has been given of public interest and service.

BE IT FURTHER RESOLVED that the sincere thanks and gratitude of the City of Sausalito and its constituents accompanied by a keen sense of appraisal of public service be hereby extended to MR. FAVILLE.

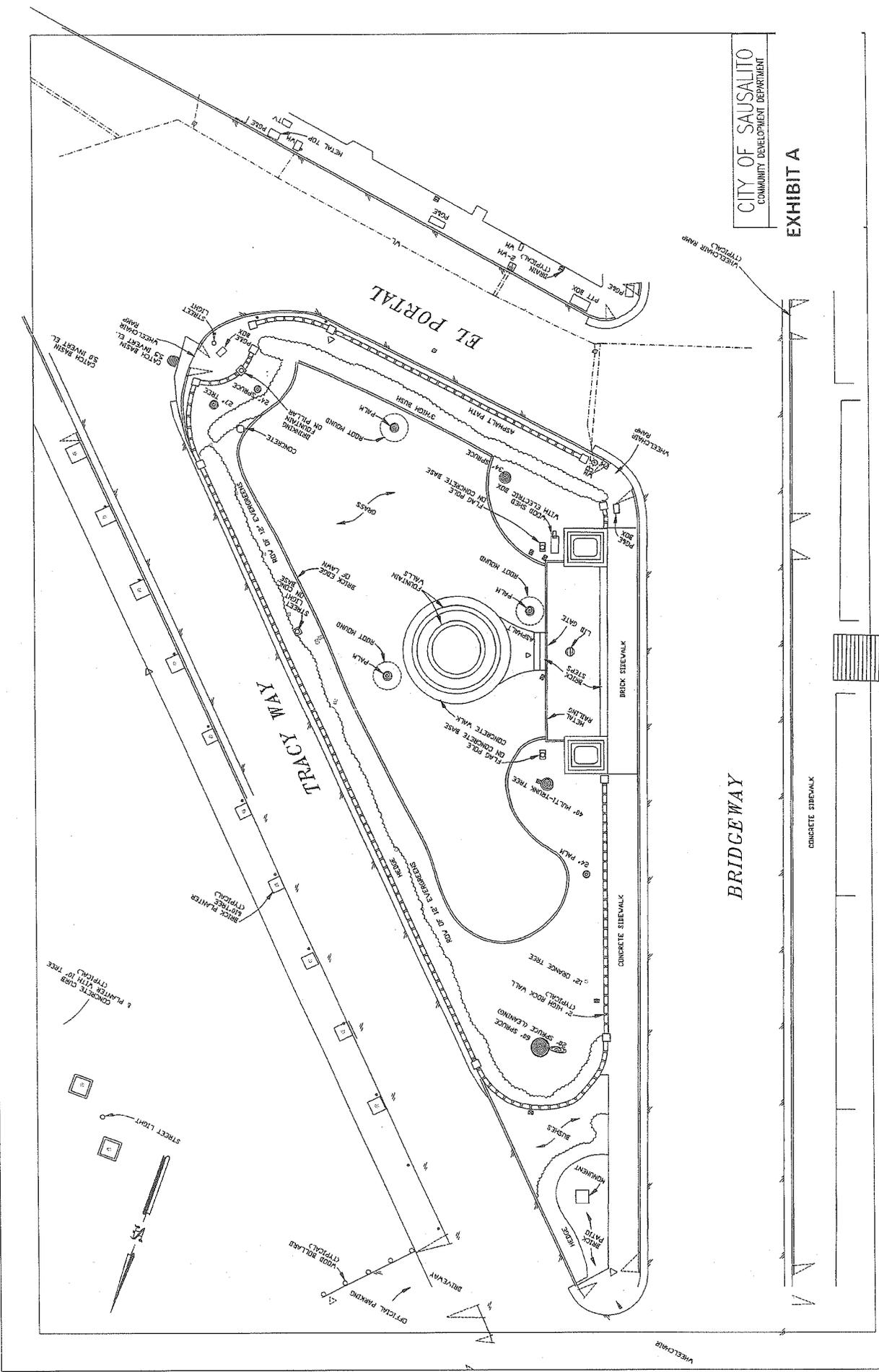
BE IT HEREBY RESOLVED that a copy of this resolution, certified by the Clerk of said City, be forwarded to Mr. WILLIAM B. FAVILLE, in testimony of the gratitude of the City of Sausalito and that said monuments shall stand as a continual refreshing inspiration to all public minded, understanding souls.

\* \* \* \* \*

*W. B. Faville*  
Sausalito  
regular  
Tuesday 19th May 1936  
Comptroller, Peterson, Agnew & Mayor Madden  
None  
From me personally  
W. B. Faville

DRAWINGS, PROJECT ALTERNATIVES #1 AND #2

Please refer to the attached drawings prepared by Architerra MacRae and the City of Sausalito for visualizations of the proposed project alternatives. Project Alternative #1 (Landing with Ramp) is marked "Exhibit B," while Project Alternative #2 (No Landing) is marked "Exhibit C."



BRIDGEWAY

CONCRETE SIDEWALK

EL PORTAL

TRACY WAY

WHEELCHAIR RAMP

WHEELCHAIR RAMP

CATCH BASIN  
5.0 INVERT EL.

CONCRETE CURB  
1 PLANTER WITH 2 TREES  
(TYPICAL)

STREET LIGHT

WOOD DECK

DRIVEWAY

OPTICAL PARKING

SPRINKLE CLEANING

HIGH ROCK WALL

12" DANCE TREE

40' MULTI-TRUNK TREE

22' PALM

CONCRETE WALK

CONCRETE BASE

METAL RAILING

BRICK STEPS

LIN. GATE

ASPHALT

ROOT MOUND

FLAME TREE ON CONCRETE BASE

WITH ELECTRIC BOX

BRICK SIDEWALK

POLE BOX

WHEELCHAIR RAMP

ASPHALT PATH

OPTICAL BUSH

PALM

ROOT MOUND ON PILLARS

CONCRETE

BRICK FENCE

BRICK FENCE

STREET LIGHT

POLE BOX

WHEELCHAIR RAMP


 ARCHITECTS  
 MACRAE ARCHITECTS  
 PLANNING + DESIGN  
 PROJECT MANAGEMENT  
 132 CHAMBERLAIN WAY, N  
 BERKELEY, CA 94704  
 TEL: 907-432-0844  
 FAX: 907-432-4844

CITY OF SAUSALITO  
 420 LTHO ST. SAUSALITO, CA  
 ADA TRANSITION PLAN UPDATE  
 PROPOSED SITE PLAN - VINA DEL MAR

SCALE: 1/8" = 1'-0"  
 DATE: 11/7/05  
 PROJECT NO:

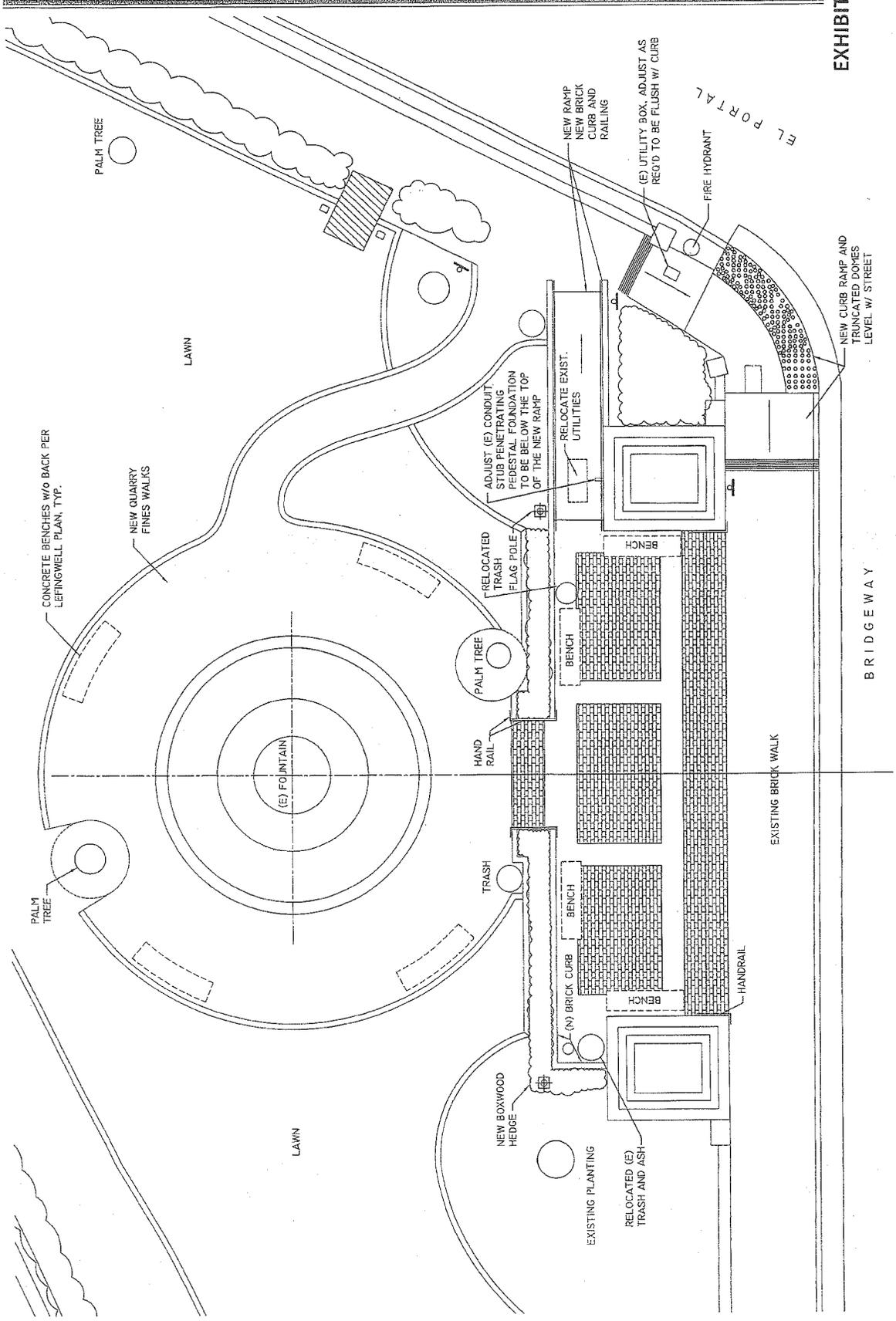


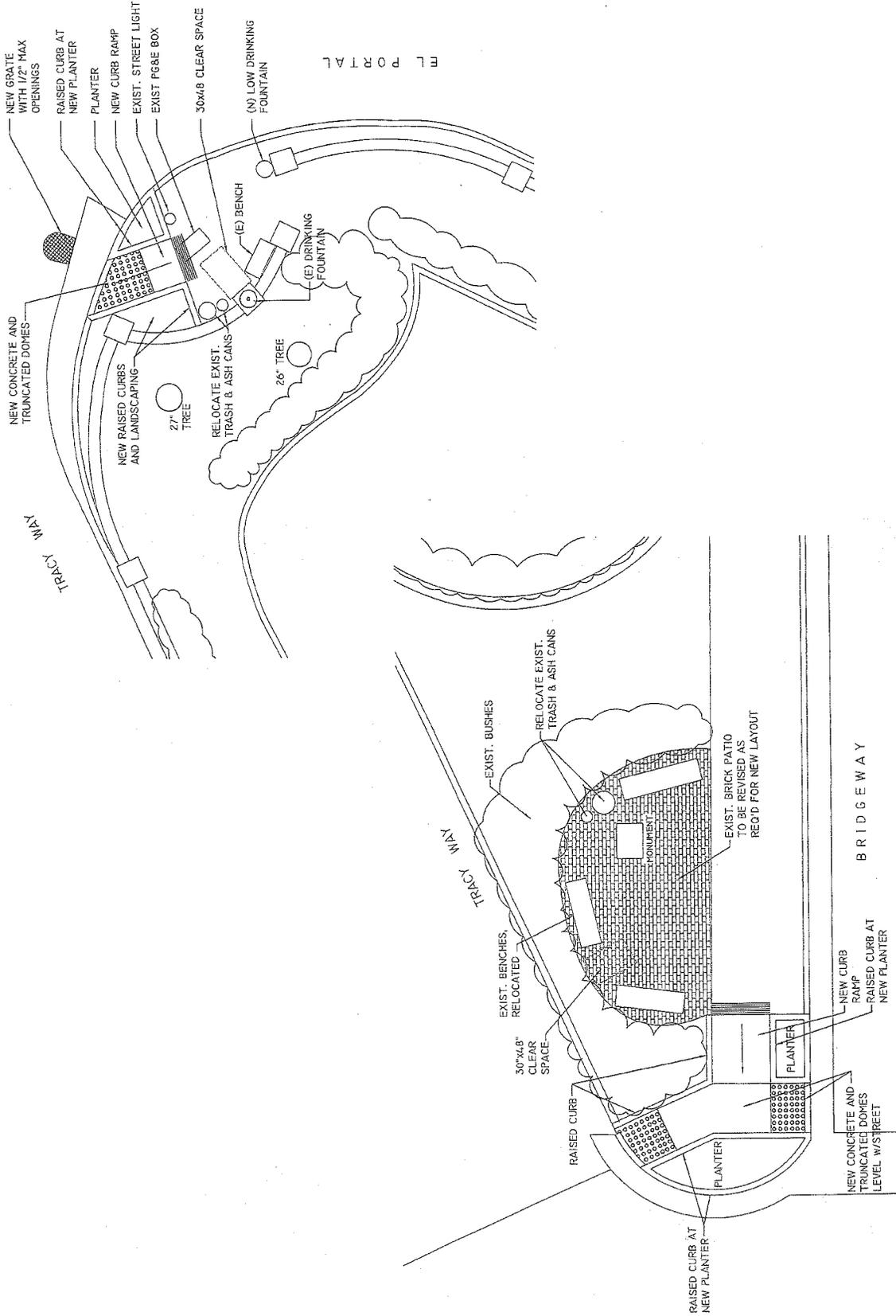
EXHIBIT B



CITY OF SAUSALITO  
 420 LINDO ST., SAUSALITO, CA  
 ADA TRANSITION PLAN UPDATE  
 PROPOSED SITE PLAN - VINA DEL MAR

SCALE: 1/8" = 1'-0"  
 DATE: 11/18/09  
 REVISIONS:

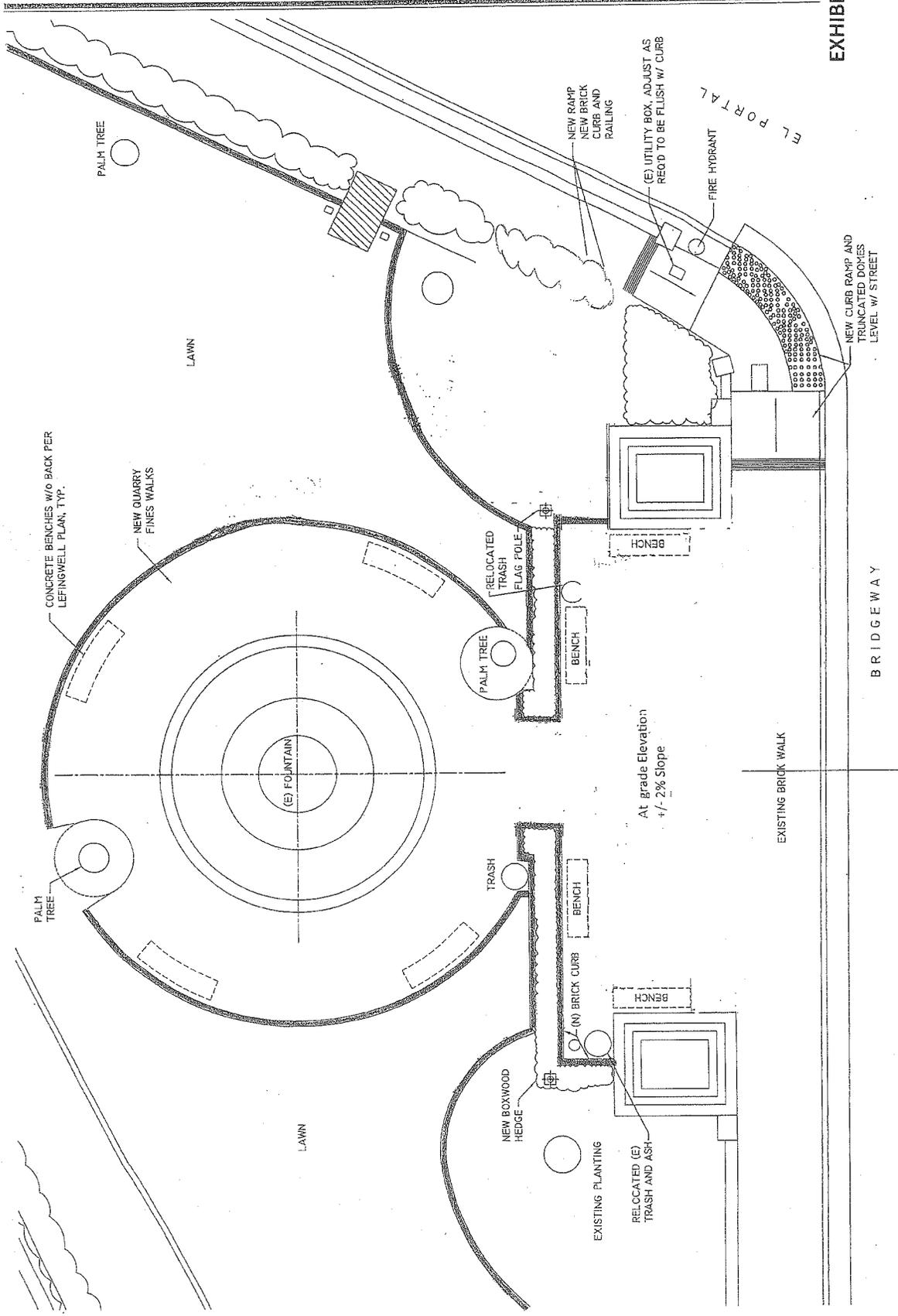
A0.2



CITY OF SAUSALITO  
 420 LINDO ST., SAUSALITO, CA  
 ADA TRANSITION PLAN UPDATE  
 NO LANDING ALTERNATIVE

SCALE: 1/8" = 1'-0"  
 SHEET NO.:  
 DATE:  
 REVISIONS:

EXHIBIT C



BRIDGEWAY

EXISTING BRICK WALK

EL PORTAL

LAWN

LAWN

CONCRETE BENCHES w/o BACK PER LEFINGWELL PLAN, TYP.

NEW QUARRY FINES WALKS

PALM TREE

(E) FOUNTAIN

PALM TREE

RELOCATED TRASH FLAG POLE

BENCH

BENCH

TRASH

BENCH

BENCH

NEW BOXWOOD HEDGE

EXISTING PLANTING

RELOCATED (E) TRASH AND ASH

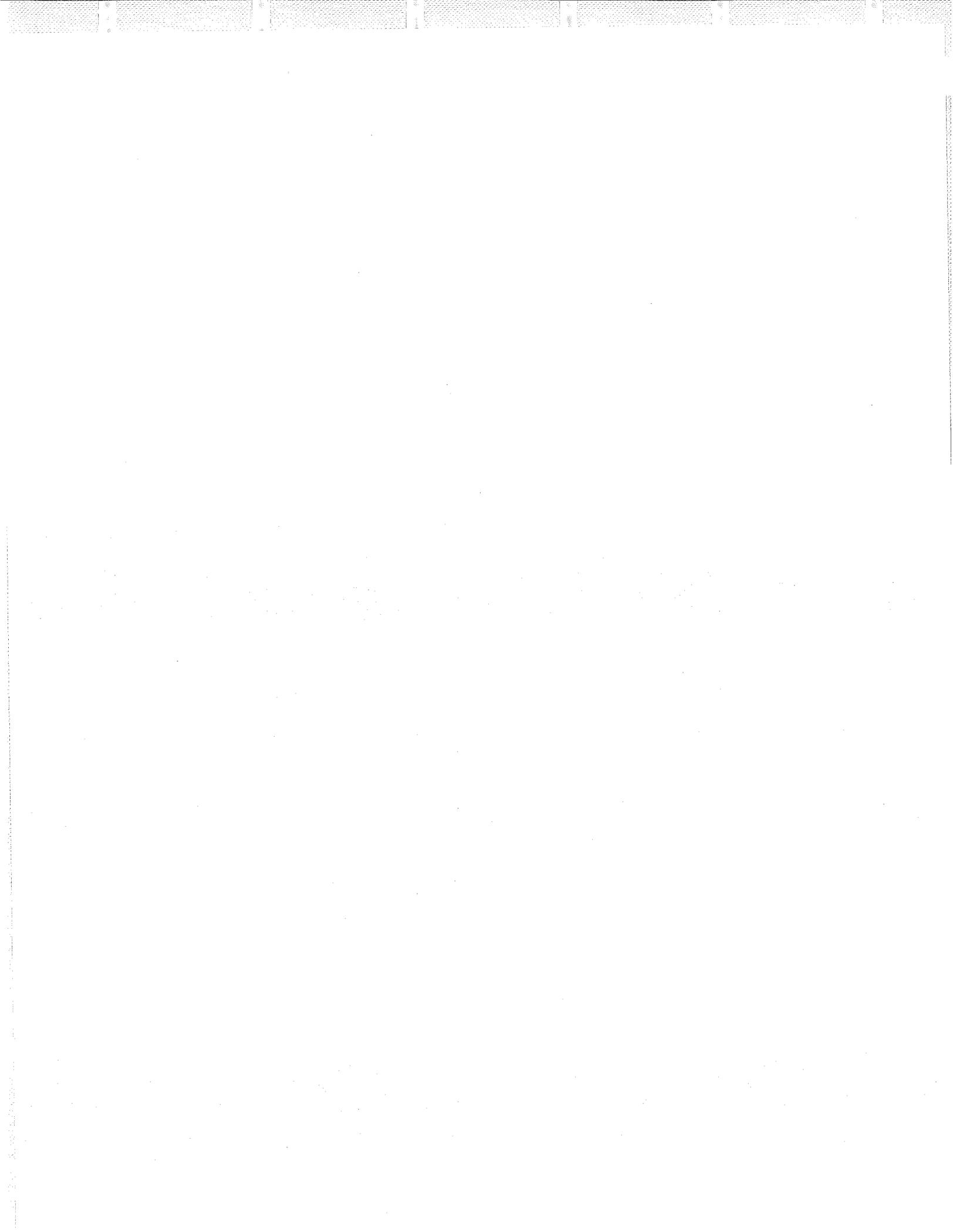
(N) BRICK CURB

NEW RAMP NEW BRICK CURB AND RAILING

(E) UTILITY BOX, ADJUST AS REQ'D TO BE FLUSH W/ CURB

FIRE HYDRANT

NEW CURB RAMP AND TRUNCATED DOMES LEVEL W/ STREET



ARCHITECTURE  
21111 RIVER AVENUE, SUITE 200  
SAN FRANCISCO, CALIFORNIA 94133

1000 SOMERSET STREET, SUITE 200  
SAN FRANCISCO, CALIFORNIA 94111  
415 775 4150 / 415 775 4150

1401 J STREET, SUITE B  
SACRAMENTO, CALIFORNIA 95811  
916 430 9900 / 916 430 9900

4177 HILL STREET, SUITE 311  
LOS ANGELES, CALIFORNIA 90013  
213 771 1100 / 213 771 1100

MEMORANDUM

DATE August 2, 2012 PROJECT NO. 10244  
TO Andrew A. Davidson, Staff Engineer PROJECT NAME Plaza Viña del Mar  
OF City of Sausalito FROM Johanna Kahn, Architectural  
420 Litho Street Historian  
Sausalito, CA 94965 Ruth Todd, Principal  
CC File VIA E-mail

REGARDING REVIEW OF REVISED PROJECT FOR PLAZA VIÑA DEL MAR

This memorandum was prepared by Page & Turnbull at the request of the City of Sausalito to review the revised project for proposed alterations to Plaza Viña del Mar, with particular focus on the material and color selections.

Page & Turnbull prepared a Historic Resource Evaluation (HRE) for Plaza Viña del Mar in 2011. The HRE included an analysis of two different schemes for a proposed accessibility upgrade project. The analysis concluded that, although both project alternatives appeared to largely comply with the *Secretary of the Interior's Standards for Rehabilitation* (Standards), the project alternative with no landing along Bridgeway (Project Alternative #2) was considered less intrusive and therefore more in compliance with the Standards. Page & Turnbull suggested improvement measures that would bring the preferred project alternative into full compliance with the Standards. The City of Sausalito has since revised the proposed project accordingly in the attached drawings dated May 25, 2012 and June 13, 2012. Additionally, the City has received a set of Improvement Plans prepared by RHAA, landscape architects. This set, dated June 2012, proposes materials and colors for the planned improvements.

**Path Around the Fountain**

As designed, the new 5'-0"-wide path around the fountain is constructed of colored concrete scored with a radial pattern. The path is not continuous: there is a break approximately 12'-0" in length intended to avoid a palm tree on the northeast side of the fountain. There is also a semicircular notch in the path intended to avoid a palm tree on the southwest side of the fountain.

Page & Turnbull approves of the use of radially-scored concrete for the path because it is compatible with the park's existing materials palette. In order to differentiate the new path from the historic concrete fountain, a change in concrete color is proposed. The new color should be differentiated from, but compatible with, both the original concrete paving and the fountain. Page & Turnbull agrees with RHAA's selection of an integral color concrete (Davis Color: Mesa Bluff) as the new compatible color. A mock-up, prepared and approved well in advance of construction, is recommended to ensure that the color is compatible for both the fountain area and the elephants' bases, since the concrete will abut both elements.

We understand that the new radial path must conform to accessibility standards and that the palm tree on the northeast side of the fountain prevents a challenge in this regard. The design as proposed meets accessibility standards by providing a 5'-0"-wide path that allows for wheelchair turnaround at its two ends. This is an acceptable solution.

Attachment 5  
(11 pages)

### Level Pad to Replace the Raised Landing

As designed, a new level pad will replace the raised landing along Bridgeway that functions as the primary entry to the park. The new pad will be the same dimensions as the existing landing. The pad will feature new brick pavers with a rectangular border of scored concrete that matches the new fountain path. The extant brick and concrete sidewalk that separates the landing from Bridgeway will be replaced with an exposed aggregate concrete sidewalk.

The use of scored concrete for the rectangular border of the pad is appropriate, and care should be given to the dimensions of the scoring (see attached Main Plaza Concrete Scoring Pattern Options) as well as the color of the concrete as it relates to the adjacent elephants' bases, as mentioned above. While the brick surface at the entrance to the park is familiar to residents and park users, it is a non-historic material in Plaza Viña del Mar. The selection of brick for the primary surface of the new level pad represents a different era of development in the park, whose period of significance ranges from 1904 to 1936. The use of brick paving in the park did not occur until after the close of the period of significance; thus, the proposed red brick paving creates a false sense of history and would not be in compliance with Rehabilitation Standard 3. In light of this, Page & Turnbull recommends selecting a different paving material other than red brick. A more neutral-colored material, such as scored concrete or stone pavers, or a more neutral shade of brick is preferred. This would distinguish the lowered plaza as a distinct and separate "era of change" in the park's development. If scored concrete is selected, its color could match the border or be a darker, complementary shade of this color.

Because the fountain area is to acquire a new 5'-0"-wide path, the proper treatment of the new level pad is critical in order to maintain the visual hierarchy of the park's components. The plaza and elephants' bases are the dominant features of the park's composition, and the fountain was originally intended to be a smaller, freestanding landscape element. The new path around the fountain will place more emphasis on the fountain as a much larger element and will make it appear as dominant as the plaza. In order to reinforce the plaza and elephants' bases as the dominant features of the park, Page & Turnbull suggests extending the new plaza paving to Bridgeway, thereby eliminating the concrete sidewalk at that location and embracing it as part of the plaza. Extending the plaza area to Bridgeway would help to emphasize the entry to the park, would not require the removal of any historic materials, and would better preserve the proportional relationship between the plaza and the fountain. (See attached Main Plaza Concrete Scoring Pattern Options.)

### New Stone Walls

The proposed project includes a new stone seat wall that will be an extension of the historic stone wall at the intersection of El Portal and Tracy Way. The new wall will partially enclose the extant sidewalk and seating area, and will help to prevent visually impaired pedestrians from stepping into oncoming vehicular traffic. The top of the new wall will align with the top of the adjacent historic stone wall, and the overall dimensions of the new wall will be consistent with the old. The new wall will be compatible with the historic wall because the materials will be similar in color and scale. Also, the new wall will be differentiated because of its contemporary design: the faces will be smooth, the joints will be smaller, and there will be no concrete cap. (The purpose of the concrete cap on the historic walls was to provide a smooth surface on which to sit.) Two stone material options have been proposed by RHAA. Page & Turnbull believes that both options are acceptable and that materials should be compared on site in order to make a final decision regarding the more appropriate option.

The proposed project also includes a new freestanding stone seat wall that will follow the curve of the sidewalk at the intersection of Bridgeway and Tracy Way. There are no historic stone walls at the north end of the park, and the new wall will partially enclose the extant sidewalk, thereby helping to prevent visually impaired pedestrians from stepping into traffic while also providing additional seating and a sense of enclosure for this portion of the park. Page & Turnbull approves of the location and appearance of the new stone wall at Bridgeway and Tracy Way. Its appearance will be similar in color, material, and dimension yet different in texture, allowing it to be interpreted as a new element among historic elements. The new freestanding wall will be compatible with the park's existing materials palette.

Page & Turnbull closely investigated the intersection of El Portal and Tracy Way and noted that the radially-scored concrete paving of the small plaza is designed to align with the existing historic wall piers and creates a nicely proportioned open space that would be negatively impacted by the addition of an extended wall. We suggest that the proposed wall be eliminated and that site furnishings (e.g. a planter or a trash or ash receptacle as currently exists in this location) be installed if protection for visually impaired pedestrians is desired, which is the purpose of the proposed wall as we understand it to be. Additionally, the proposed truncated domes, as currently designed, terminate at the existing streetlight. This creates an unsafe condition; the truncated domes should be reduced in area, or the streetlight (at the center of the radial composition) should be relocated.

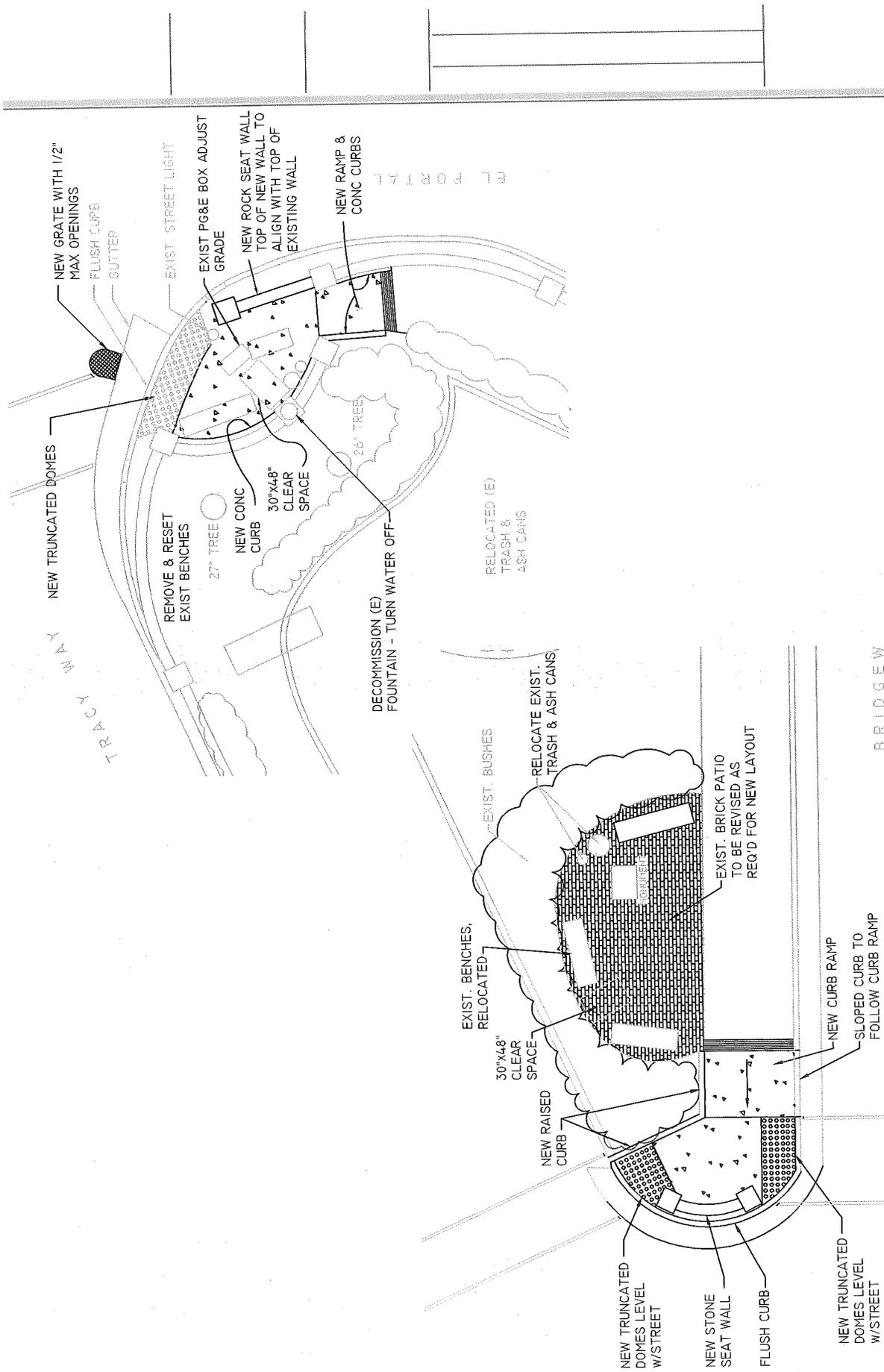
Furthermore, the plaza area at the intersection of El Portal and Tracy Way will be reconstructed to be six to eight inches lower than the existing plaza, in order to satisfy ADA requirements. A curb will be added in front of the curved stone wall that separates the plaza from the park, which will fill the gap between the wall and the lowered grade. Page & Turnbull advises that the curb be as flush as possible to the wall, and that the new paving be scored to match the original paving. The area should be photo-documented prior to construction as an archival record, since historic fabric will be altered for reasons relating to code compliance. We also caution that mature tree root systems may be impacted by the lowered grade of the new paving; an arborist should be consulted in this regard.

#### Items for Further Investigation

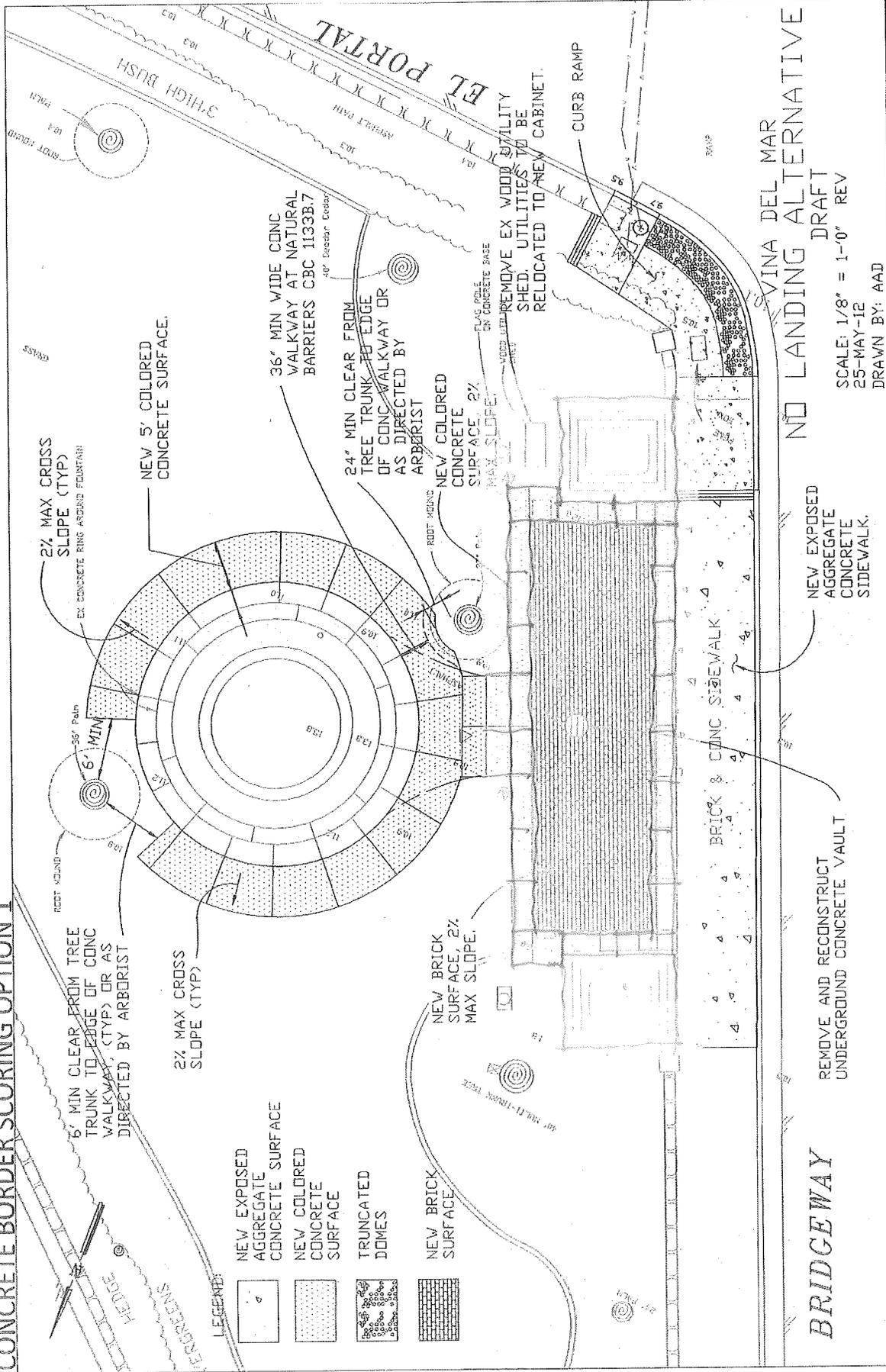
Page & Turnbull recommends that particular attention should be paid to the joints between the new level pad and the stepped bases of the elephant statues. There will be gaps and/or joints that will require patches or other methods of repair. Page & Turnbull recommends that an in-place mock-up on an inconspicuous area of the base be provided well in advance of construction so that the process of patch-to-match-existing can proceed without impacts to the construction schedule. Assistance with approvals of materials, color, and texture by a qualified design professional is advised.

Attachments: Revised drawings of the proposed project by the City of Sausalito, May and June 2012  
Main Plaza Concrete Scoring Pattern Options  
Site Photographs

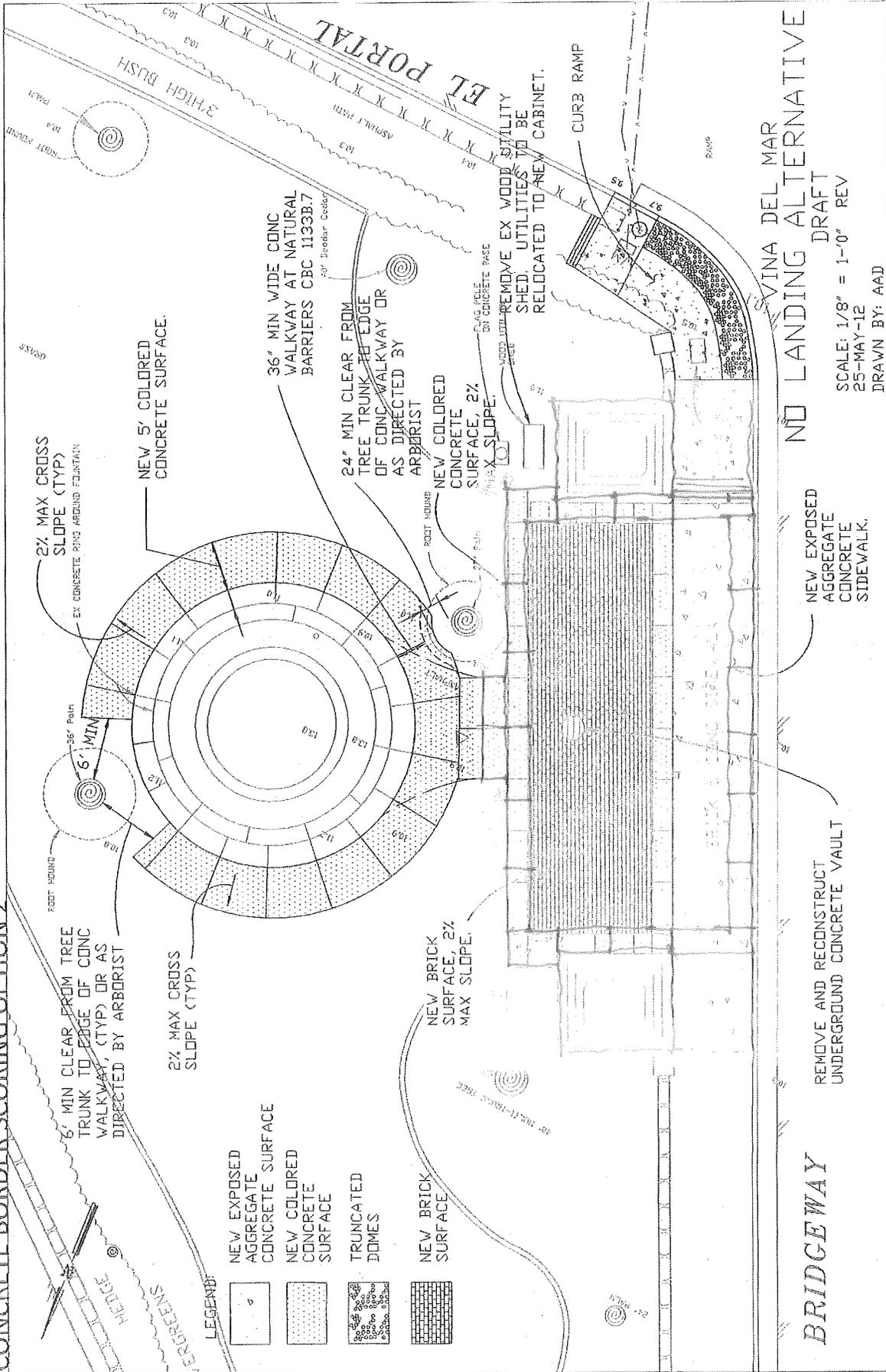




# CONCRETE BORDER SCORING OPTION 1



**CONCRETE BORDER SCORING OPTION 2**



**BRIDGEWAY**

REMOVE AND RECONSTRUCT UNDERGROUND CONCRETE VAULT

NEW EXPOSED AGGREGATE CONCRETE SIDEWALK

VINA DEL MAR  
**NO LANDING ALTERNATIVE**

DRAFT  
SCALE: 1/8" = 1'-0" REV  
25-MAY-12  
DRAWN BY: AAD



**View of plaza and main entry to the park, looking southeast along Bridgeway.  
Source: Page & Turnbull, June 2012.**



**New lowered plaza will necessitate patches at existing elephant statue bases.  
Source: Page & Turnbull, June 2012.**



**Typical historic site wall.**  
Source: Page & Turnbull, June 2012.



**Intersection of El Portal and Tracy Way, looking north toward Tracy Way.**  
Source: Page & Turnbull, June 2012.



Intersection of El Portal and Tracy Way, looking west along El Portal.  
Source: Page & Turnbull, June 2012.



Intersection of El Portal and Tracy Way. Notice historic stone walls and radially-scored concrete.  
Source: Page & Turnbull, June 2012.



**Intersection of Bridgeway and Tracy Way, looking southwest.  
Source: Page & Turnbull, June 2012.**



**Intersection of Bridgeway and Tracy Way, looking southeast.  
Source: Page & Turnbull, June 2012.**