

PLAZA VINA DEL MAR
HISTORIC RESOURCE EVALUATION

SAUSALITO, CALIFORNIA
[10244]

PREPARED FOR
CITY OF SAUSALITO



PAGE & TURNBULL

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

SEPTEMBER 2011

FINAL

TABLE OF CONTENTS

I. INTRODUCTION.....	1
METHODOLOGY	2
TEAM QUALIFICATIONS	2
II. EXECUTIVE SUMMARY.....	3
III. CURRENT HISTORIC STATUS.....	4
NATIONAL REGISTER OF HISTORIC PLACES	4
CALIFORNIA REGISTER OF HISTORICAL RESOURCES.....	4
DOWNTOWN HISTORIC OVERLAY ZONING DISTRICT & LOCAL REGISTER.....	4
CALIFORNIA HISTORICAL RESOURCE STATUS CODE.....	5
DOWNTOWN HISTORIC DISTRICT	5
IV. ARCHITECTURAL DESCRIPTION.....	6
PLAZA VIÑA DEL MAR	6
SURROUNDING NEIGHBORHOOD.....	7
V. HISTORIC CONTEXT.....	9
EARLY SAUSALITO HISTORY.....	9
PLAZA VIÑA DEL MAR HISTORY	10
CONSTRUCTION CHRONOLOGY	13
PANAMA-PACIFIC INTERNATIONAL EXPOSITION	15
WILLIAM B. FAVILLE	16
JACQUES THOMAS.....	17
VI. EVALUATION.....	18
NATIONAL REGISTER OF HISTORIC PLACES & CALIFORNIA REGISTER OF HISTORICAL RESOURCES	18
DOWNTOWN HISTORIC OVERLAY ZONING DISTRICT & LOCAL REGISTER.....	20
INTEGRITY	21
CHARACTER-DEFINING FEATURES.....	22
PERIOD OF SIGNIFICANCE.....	23
VII. PROJECT-SPECIFIC IMPACTS.....	24
CALIFORNIA ENVIRONMENT QUALITY ACT (CEQA).....	24
PROPOSED PROJECT DESCRIPTION	25
SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES	26
ANALYSIS OF PROJECT-SPECIFIC IMPACTS UNDER CEQA	30
ANALYSIS OF CUMULATIVE IMPACTS UNDER CEQA.....	30
SUGGESTED IMPROVEMENT MEASURES.....	31

VIII. CONCLUSION 32

IX. REFERENCES CITED 33

PUBLISHED WORKS 33

PUBLIC RECORDS 33

NEWSPAPERS AND PERIODICALS 33

UNPUBLISHED MANUSCRIPTS AND DRAWINGS..... 34

INTERNET SOURCES..... 34

X. APPENDIX 35

DPR 523 A & B FORMS..... 35

CITY OF SAUSALITO RESOLUTION NUMBER 726 (1936)..... 36

DRAWINGS, PROJECT ALTERNATIVES #1 AND #2..... 37

I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of the City of Sausalito for proposed alterations to Plaza Viña del Mar in Downtown Sausalito, California. Plaza Viña del Mar is a public park bounded by Bridgeway, El Portal Street, and Tracy Way (**Figure 1**). The park was deeded to the City of Sausalito in 1904, and two elephant statues and a fountain salvaged from the Panama Pacific International Exposition were installed in the park by William Faville in 1916.



Fig. 1. Aerial view of Plaza Viña del Mar.
Source: Google Maps.

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 examining 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).

METHODOLOGY

This Historic Resource Evaluation provides a site description, historic context statement, construction chronology, a summary of previous historical surveys and ratings, and an evaluation of the property's eligibility for listing on the National Register, California Register, and Sausalito Local Register. The report also includes an evaluation of the proposed accessibility upgrade project under the provisions of the California Environmental Quality Act (CEQA) and the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*.

Page & Turnbull prepared this report using research collected at various local repositories, including Sausalito Public Library, Sausalito Historical Society, City of Sausalito Community Development Department, San Francisco Public Library, Online Archive of California, and various other online sources. A site visit conducted by Page & Turnbull in January 2011 to review the existing conditions descriptions and assessments included in this report.

TEAM QUALIFICATIONS

Page & Turnbull was established in 1973 as Charles Hall Page & Associates to provide architectural and conservation services for historic buildings, resources and civic areas. The firm was one of the first architecture firms in California to dedicate its practice to historic preservation and is among the longest-practicing such firms in the country. Offices are located in San Francisco, Sacramento and Los Angeles, and the staff consists of licensed architects, designers and historians, conservators and planners.

This Historic Resource Evaluation report was prepared by Ruth Todd, AIA, AICP, LEED AP (Principal), Rebecca Fogel (Cultural Resource Specialist), and Johanna Kahn (Architectural Historian). All staff members meet or exceed the Secretary of the Interior's *Historic Preservation Professional Qualification Standards* in architecture or architectural history.

II. EXECUTIVE SUMMARY

In 1981, Plaza Viña del Mar was officially determined to be eligible for listing in the National Register of Historic Places (National Register) as a contributor to the Sausalito Downtown Historic District. The park was never officially listed in the National Register, but was listed in both the California Register of Historical Resources (California Register) and Sausalito Local Register at this time as a contributor to the District.

In addition to being a contributor to the District, the significance evaluation in this report demonstrates that 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, but it does not appear to be individually eligible for the National Register under any criteria. Because it meets the California Register criteria, Plaza Viña del Mar is considered a historic resource for the purposes of review under the California Environmental Quality Act (CEQA).

The analysis of the proposed accessibility upgrade project in this report concludes that 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.

III. CURRENT HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to Plaza Viña del Mar:

NATIONAL REGISTER OF HISTORIC PLACES

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

Plaza Viña del Mar is not officially listed in the National Register of Historic Places. However, in 1981, the plaza was determined to be eligible for listing in the National Register as a contributor to the Downtown Historic District. See page 4 for a full description of the District.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

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

Properties determined eligible for listing in the National Register are automatically listed in the California Register; therefore, Plaza Viña del Mar is listed in the California Register as a contributor to the Downtown Historic District. Plaza Viña del Mar is also individually listed as a California Point of Historical Interest (MRN-002).

DOWNTOWN HISTORIC OVERLAY ZONING DISTRICT & LOCAL REGISTER

Chapter 10.46 of the City of Sausalito Zoning Ordinance regulates historic overlay zoning districts and properties listed on the local register. Individual structures and sites with historic or architectural significance may be listed on the Sausalito Local Register if an application is submitted by a private interested party or the Historic Landmarks Board (HLB). Historic districts and historically sensitive areas may be classified as "Historic Overlay Districts" under these regulations. Design Review is typically required for any proposal to demolish, make addition to, or otherwise modify a structure on the local register.¹ As of February 2011, there is one historic overlay district and one local register property in Sausalito.

Plaza Viña del Mar is located within the "Downtown Historic Overlay Zoning District," and is therefore subject to review by the HLB. A Design Review Permit is required for the proposed changes to the park because the project is an "exterior renovation...of any structure...within a designated historic district," and a "local public enhancement project." The park is not individually listed on the Local Register.

¹ "Zoning Ordinance, Chapter 10.46," *City of Sausalito*, web site accessed 14 February 2011 from: <http://www.ci.sausalito.ca.us/Index.aspx?page=287>.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of “1” to “7” to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of “1” or “2” are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of “3” or “4” appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of “5” have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of “6” are not eligible for listing in either register. Finally, a Status Code of “7” means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

Plaza Viña del Mar is listed in the California Historic Resources Information System (CHRIS) database with Status Codes of “2D,” meaning that the building is a “contributor to a district determined eligible for listing in the National Register by the Keeper; listed in the California Register.”²

DOWNTOWN HISTORIC DISTRICT

In 1979, a study for a proposed historic district was in progress. In 1981, the Sausalito City Council established the Downtown Historic District and it was certified by the United States Department of the Interior the following year as a National Register-eligible district. The downtown commercial district is centered around the intersection of Princess Street and Bridgeway—known as Water Street before 1937 when the Golden Gate Bridge was built. This older commercial district exhibits a consistent architectural grouping of late-nineteenth-century styles. The view of the San Francisco skyline from the Sausalito waterfront is one of the primary attractions of the district, and people who come to the city enjoy being by the Bay and its play of light, boats, city, and seascape.

Plaza Viña del Mar is located along the eastern side of the 700 block of Bridgeway and is within the Public Parks Zoning District and the Historic Overlay Zoning District. This northern portion of the historic district is characterized by two- and three-story attached row buildings, usually 25 feet wide, that represent different styles of architecture. The time periods represented here date from the 1890s through the decade following World War II (87 percent of the buildings in the district were constructed prior to 1925). The facades are of a similar scale, height, and general style, with several notable exceptions, and have in common some or all of the following: bay windows, boxed cornices, false fronts, Italianate roofline detail, recessed entryways, and transoms. The buildings of the historic district are largely commercial and related use. It is the function of the Historic Landmarks Board to conserve the qualities the district gives the town. It is understood that owners may want or be required to adapt their properties to new uses, functions and codes from time to time.³

Plaza Viña del Mar is a contributor to the Downtown Historic District.

² According to the National Park Service (NPS), the Keeper of the National Register of Historic Places (Keeper) is the individual who has been delegated the authority by NPS to list properties and determine their eligibility for the National Register. The Keeper may further delegate this authority as he or she deems appropriate. <http://www.nps.gov/nr/regulations.htm> (accessed 28 March 2011).

³ “Historic Preservation Guidelines,” *City of Sausalito*, web site accessed 24 January 2011 from: <http://www.ci.sausalito.ca.us/Index.aspx?page=201>. Elizabeth Robinson, “Sausalito’s Historic District Inventory Resource” (revised 1997), 1-2, 4.

IV. ARCHITECTURAL DESCRIPTION

PLAZA VIÑA DEL MAR

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 (**Figures 2 and 3**). 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 (**Figure 4**).



Fig. 2. Looking south along Bridgeway. Source: Page & Turnbull.



Fig. 3. Looking east along El Portal Street. Source: Page & Turnbull.



Fig. 4. Memorial drinking fountain. Source: City of Sausalito.



Fig. 5. Plaza Viña del Mar. Source: Page & Turnbull.

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 candelabra 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 (**Figure 5**). A non-historic electrical box is located behind the southernmost elephant.

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 (**Figure 6**). 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 (**Figure 7**).



Fig. 6. Fountain surrounded by lawn, mature trees, and low plantings. Source: Page & Turnbull.



Fig. 7. War memorial. Source: Page & Turnbull.

SURROUNDING NEIGHBORHOOD

The neighborhood immediately surrounding Plaza Viña del Mar includes the northern portion of Sausalito's historic district and is characterized by a combination of commercial, residential, office, transportation, and entertainment uses. Buildings in the neighborhood date from the 1890s through the 1950s and are characterized by two- and three-story attached row-buildings, usually 25 feet wide, that represent various architectural styles. Across El Portal Street from the plaza is the Mission Revival style Hotel Sausalito (1915; **Figure 8**), and across Bridgeway is the Renaissance Revival style Wells Fargo Building (1924; **Figure 9**). Several apartment buildings dating from 1897 to 1907 line Bridgeway. The ferry terminal (late 1990s), yacht club (1960), and Gabrielson Park (dedicated in 1968) are located a short distance away from the park. The waterfront offers panoramic views of San Francisco, Angel Island, Belvedere, Tiburon, and Alcatraz.



Fig. 8. Looking south toward Hotel Sausalito (on right). Source: Page & Turnbull.



Fig. 9. Looking west toward the former Bank of Sausalito Building, known today as Wells Fargo Bank (on left). Source: Page & Turnbull.

V. HISTORIC CONTEXT

EARLY SAUSALITO HISTORY

Provided by the Sausalito Historical Society:

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

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

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

During Prohibition, Sausalito became a base of operation for bootleggers (among them "Baby Face" Nelson) and a conduit through which rumrunners moved their goods. Basement speakeasies and backyard stills were not uncommon, and tarpaulin-draped trucks laden with contraband regularly rumbled through town to meet the midnight ferry to San Francisco.

With the completion of the Golden Gate Bridge in 1937, Sausalito's train and ferry services were discontinued. The last southbound passenger train arrived in town in 1941. Sausalito seemed destined to become a sleepy backwater. But with the onset of World War II, a major shipyard was hastily constructed on the northern waterfront, suddenly swelling Sausalito's tiny population to 30,000. The Marinship yard operated around the clock until September of 1945, producing 93 Liberty Ships and tankers for the war effort.

As abruptly as it began, the war effort ended. What took its place defined Sausalito for the next several decades. Attracted by Sausalito's striking beauty and cheap rents, artists, writers, musicians, actors, hippies, and even a former bordello owner took refuge there, bringing their cultures and free-thinking to Sausalito. Some of the most notable were Sterling Hayden, Alan Watts, Shel Silverstein, Otis Redding, Jean Varda, and, of course, Sally Stanford. Those

who came created a bohemian aura that persists to this day, giving the town its reputation as an art colony and literary enclave. For many during that time, life was also a party in Sausalito, and famous haunts such as Zack's, Juanita's, No Name Bar, and the Trident made for great entertainment.

With the return of passenger ferries in 1970, Sausalito became a popular destination for more mainstream visitors to the Bay Area. Today, its harbors and marinas host a dazzling array of pleasure craft from every corner of the globe. The community's love of the counter-culture and art is now shared with software, multimedia, and financial enterprises.⁴

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." 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 (**Figure 10**).⁵



Fig. 10. The Pond seen from the railroad wharf ca. 1902. Source: Sausalito Historical Society, published in Tracy, 80.



Fig. 11. Depot Park in 1909. Source: Sausalito Historical Society, published in Tracy, 81.

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, 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.⁶ 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."⁷ 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.⁸ The new plaza was named Depot Park.

⁴ "Sausalito History," *Sausalito Historical Society*, web site accessed on 24 January 2011 from: <http://www.sausalitohistoricalsociety.com/sausalito-history>.

⁵ Jack Tracy, *Sausalito, Moments in Time* (Sausalito, Calif.: Windgate Press, 1983), 80.

⁶ *Ibid.*

⁷ Deed (5 January 1904), City of Sausalito.

⁸ Kenneth W. Allen, "Arboricultural Report" (10 December 1996), 61.

The park developed slowly. Young trees were donated by the Sausalito Woman'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 (**Figure 11**). 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 demolished in March 1913, when concrete paving was placed along the park's south and west sides.⁹ 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."¹⁰ 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.¹¹

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 (**Figure 12**). 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 (**Figure 13**). In addition to acquiring the fair artifacts, Faville designed an elevated three-step 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 (**Figure 14**).¹²



Fig. 12. The fountain designed by Faville in the Palace of Education (1915). Source: Raymond, 153.



Fig. 13. The Arch of the Rising Sun flanked by flagpoles and elephant statues designed by McKim, Mead & White (1915). Source: Raymond, 107.

⁹ Tracy, 69. "A Land Mark Gone," *Sausalito News* 29.10 (8 March 1913), 5.

¹⁰ "Plaza Subscriptions," *Sausalito News* 25.18 (1 May 1909), 3.

¹¹ Doris Berdahl, "Viña Del Mar—controversial again?" *Marin Scope* (21-27 February 1995). Allen, 4.

¹² William Faville, San Francisco, to the Board of Town Trustees, Sausalito, 27 March 1916.



Fig. 14. Plaza Viña del Mar, ca. 1923. Source: Sausalito Historical Society.



Fig. 15. The landing ca. 1934. The flagpoles have been removed from the elephants, a freestanding flagpole is behind the elephant, and the war memorial has been installed. Source: City of Sausalito.

In 1926, the flagpoles atop the elephant bases were removed, and for the next decade the elephants stood alone at the plaza.¹³ In 1934, a memorial commemorating the local men killed in World War I was dedicated in the park. It was 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 (**Figure 15**). 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 and donated by Faville to carry the present electric candelabra that “should last indefinitely.”¹⁴ Faville was



¹³ “Flag poles removed from elephants,” *Sausalito News* (3 July 1926).

¹⁴ William Faville, San Francisco, to W. T. Tiffany, Sausalito, 30 July 1936.

commended by the City of Sausalito for his generous gift which was considered to be “a splendid example...of public interest and service.”¹⁵

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.¹⁶) 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.¹⁷

In 1976, plans for restoring the fountain and improving visibility of the park were underway in connection with 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.”¹⁸ 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.¹⁹ In 1977, the monument was therefore moved to the north end of the plaza and rededicated to the dead of all wars.²⁰ 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.²¹

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.”²² 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.²³

CONSTRUCTION CHRONOLOGY

The following provides a timeline of the history of Plaza Viña del Mar, including major alterations and major events.

1904: The parcel of land that was the future location of the plaza was deeded to the Town of Sausalito by the North Shore Railroad Company to be maintained as a public garden or grass plot.²⁴ Several Canary Island date palms given to the city in 1900 were planted in Depot Park.²⁵

¹⁵ City of Sausalito, “Resolution Number 726” (19 May 1936).

¹⁶ “Please *do* enter the park,” *Marin Independent Journal* (17 October 1996).

¹⁷ City of Sausalito, “Historical Resource Evaluation RFP” (24 November 2010), 1.

¹⁸ “Viña Del Mark Park Redesign Approved,” source and date unknown (provided by City of Sausalito).

¹⁹ “Sausalito War Memorial Will be Given New Site,” *Marin Scope* (23 November 1976).

²⁰ Tracy, 143.

²¹ “Historical Resource Evaluation RFP,” 1. “Viña Del Mark Park Redesign Approved.”

²² Quoted from Berdahl.

²³ “Please *do* enter the park.”

²⁴ Deed.

²⁵ Allen, 4.

- 1908:** The 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.
- 1909:** Funds were collected by subscription for the planting of a lawn. Citizens donated money, labor, and plants and the project was supervised by Major Jacques Thomas.²⁶
- 1912:** The present two-foot-high rock wall was built around the plaza.
- 1913:** The welcome arch (constructed in 1908) was demolished in March and concrete paving was placed along the park's south and west sides.
- 1916:** Bay Area architect and Sausalito resident William Faville bestowed on the town a fountain of his own design and paid for its relocation from the Panama-Pacific International Exposition grounds in San Francisco. Additional donations by Faville from the Exposition included a pair of flagpoles and cast elephant standards. At this time a raised landing with three concrete steps and a subterranean vault was constructed between the elephants.
- 1926:** The flagpoles were removed from the elephant bases.
- 1934:** The war memorial was dedicated on Memorial Day and placed between the elephants on the raised landing.
-  **1936:** Vibrations of the flagpoles (removed in 1926) had caused irreparable damage to the elephant sculptures, and the fountain was in need of repair. The elephants were recast and fitted with electric candelabra. Faville orchestrated all alterations, including repairs to the fountain.²⁷ He was commended by the City of Sausalito for his generous gift.²⁸
- 1937:** Water Street was renamed Bridgeway after the opening of the Golden Gate Bridge.
- Late 1960s:** The park was locked up for “viewing pleasure” only.²⁹
- 1971:** The park was re-dedicated as “Plaza Viña del Mar” after Sausalito’s sister city, Viña del Mar, Chile.
- 1976:** A redesign of the park by architect Donn Emmons (of Wurster, Bernardi and Emmons) and landscape architect Paul Leffingwell was approved by the City Council. Alterations included repaving the raised landing with decorative brick, reducing the landing stairs from three steps to two, adding a metal railing and gate, installing new redwood benches, and altering the subterranean vault. A fountain restoration fund was begun. The park was listed by the State of California as a “Point of Historical Interest.”
- 1977-1978:** Park and fountain renovations were completed, including the relocation of the war memorial.

²⁶ “Plaza Subscriptions,” *Sausalito News* 25.18 (1 May 1909), 3.

²⁷ Letters from W.B. Faville to W.T. Tiffany (28 April 1936 and 30 July 1936).

²⁸ City of Sausalito, “Resolution Number 726” (19 May 1936).

²⁹ “Please *do* enter the park.”

1981: Sausalito City Council established a Downtown Historic Overlay Zoning District that includes Plaza Viña del Mar.³⁰

1996: Modification plan for accessibility approved by City Council but never executed. The park was opened to the public.³¹ Benches were likely replaced at this time.

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.³² 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.³³ 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."³⁴ 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.³⁵

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.³⁶ 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

³⁰ "Historic Preservation Guidelines," *City of Sausalito*, web site accessed 24 January 2011 from: <http://www.ci.sausalito.ca.us/Index.aspx?page=201>.

³¹ "Please *do* enter the park."

³² "Panama-Pacific International Exposition," Wikipedia, web site accessed 14 February 2011 from: http://en.wikipedia.org/wiki/Panama-Pacific_International_Exposition.

³³ William Lipsky, *Images of America: San Francisco's Marina District* (Charleston, SC: Arcadia, 2004), 101.

³⁴ Harris D. H. Connick, San Francisco, to Honorable Mayor of Sausalito, Sausalito, 16 November 1915.

³⁵ Berdahl.

³⁶ "Palace of Fine Arts," Wikipedia, web site accessed 14 February 2011 from: http://en.wikipedia.org/wiki/Palace_of_Fine_Arts.

Fraser originally located in the Court of Palms, is now in the Cowboy Hall of Fame in Oklahoma City.³⁷

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.

WILLIAM B. FAVILLE

Architect William Baker Faville (1866-1946) was born in San Andreas, California, and grew up in western New York State. As a young man, he served an apprenticeship in Buffalo, New York with the architecture firm Green & Wicks and studied architecture at the Massachusetts Institute of Technology where he met his future partner, Walter Danforth Bliss. The two were employed at the office of McKim, Mead & White in New York until 1898, when they moved to San Francisco and started a firm together.³⁸ Bliss & Faville was among the most established architectural firms in San Francisco in the first quarter of the twentieth century, a period when the city largely rebuilt itself in the aftermath of the 1906 earthquake.³⁹ Of the two partners, Faville was somewhat more prominent than Bliss. Faville served as the National President of the AIA from 1922 to 1924 and on the Board of Advisors for the Panama-Pacific International Exposition of 1915. In this latter role, Faville earned the commission to design the Palace of Education on the Exposition grounds (1915).

Their training at McKim, Mead & White, the preeminent nineteenth-century revival architects in America, prepared Bliss and Faville well for a career of designing conservative buildings in historical styles, calculated to appeal to those seeking a respectable and solid image. Their earliest commissions, including the St. Francis Hotel (1904), the Bank of California (1907), the Geary Theater (1909), and the Oakland Hotel (1910), were clearly influenced by their education and apprenticeship. These designs adhered closely to classical precedents and works by McKim, Mead & White. In time, however, dogmatic adherence to precedent faded as the designers grew in experience and confidence. The Italian Renaissance became the most frequent inspiration for their buildings and their designs became freer interpretations, more clearly their own.⁴⁰ Their interest and skill at adapting Italian Renaissance forms merged with the larger American Renaissance movement and the vision of America as the heir to European culture and power. The Masonic Temple (1914), the Metropolitan Club (1916 and 1922), the Southern Pacific Building (1916), the Bank of Italy (1920, now known as One Powell), the Matson Building (1921), and the California State Building (1922) are examples of their work in San Francisco from this later period.

In May 1936, Faville was officially recognized by the City of Sausalito for his gift of the two monumental elephant sculptures that marked the entrance to Plaza Viña del Mar. Under Resolution Number 726, he was commended as “an esteemed, ardent, progressive, public spirited and visioned citizen and resident of the City of Sausalito,” and it was proclaimed that the donated elephants “shall stand as a continual refreshing inspiration to all public-minded, understanding people.”⁴¹



³⁷ “A Sense of Wonder: The 1915 San Francisco World’s Fair,” *The Museum of American Heritage*, web site accessed 14 February 2011 from: <http://www.moah.org/exhibits/archives/1915/>.

³⁸ David Parry, “Walter D. Bliss,” *San Francisco Real Estate*, web site accessed 25 January 2011 from: <http://www.classicsfproperties.com/Architecture/WalterDBliss.htm>.

³⁹ Information compiled from San Francisco City Directories and available at San Francisco Heritage Archives, 2007 Franklin Street, San Francisco, California 94109-2996.

⁴⁰ *Architect and Engineer* January 1914, 48-49.

⁴¹ City of Sausalito, “Resolution Number 726” (19 May 1936). The resolution does not mention the fountain that Faville donated to the city.

JACQUES THOMAS

Sausalito Mayor Jacques Thomas (ca. 1852-1912) was born in Bischwiller, Alsace, France and was a resident of Sausalito for more than 30 years. He was a town barber and a staunch opponent of gambling (known locally as an “antipoolie”). He was a school trustee, a park commissioner, and for 12 consecutive terms he occupied a seat on the Sausalito Board of Trustees.⁴² In 1902, he was reelected to the Board and named mayor (1902-10).⁴³ During his campaign, Thomas pledged to clean up Sausalito and made elimination of “the Pond” a personal goal. He persuaded the North Shore Railroad Company to include a landscaped plaza in front of its new terminal building and the *Sausalito News* happily reported the decision: “The eternal source of trouble, bickering and un-noseable odors—the Pond—will be filled, [and] the rickety building along its front [Peter Claudiano’s Yacht House] will be removed.” In 1904, the land was deeded to the Town of Sausalito and the new plaza, officially named Depot Park, was called Thomas’s Park by the town’s grateful citizens who felt that “it was chiefly through his untiring efforts that we have our pretty little park.”⁴⁴

Thomas was instrumental in the development and enhancement of Sausalito, spearheading fundraising campaigns and supervising construction projects. After the esteemed public figure’s untimely death in 1912, a memorial drinking fountain was set in the low stone wall surrounding the plaza with the following simple inscription: “Dedicated to Jacques Thomas, Founder of this Park, Sept. 1912.”⁴⁵ Mayor Thomas was remembered for his many excellent qualities, including “his civic virtues, public spirit, forwardness in promoting all worthy enterprises, showing him to have been a very valuable citizen to this community...his great devotion to his family and the priceless legacy he has left them in an honored name and a clean life.”⁴⁶

⁴² “Last Rites for Former Sausalito Mayor Today,” *San Francisco Call* (29 April 1912) 7.

⁴³ Tracy, 78.

⁴⁴ “Pioneer Laid At Rest,” *Sausalito News* 28.19 (4 May 1912), 3.

⁴⁵ Tracy, 80.

⁴⁶ “No Firework on Fourth, Ex-Mayor Thomas Eulogized,” *Sausalito News* 28.20 (11 May 1912), 3.

VI. EVALUATION

NATIONAL REGISTER OF HISTORIC PLACES & CALIFORNIA REGISTER OF HISTORICAL RESOURCES

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

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

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

- *Criterion A/1 (Events)*: Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- *Criterion B/2 (Persons)*: Resources that are associated with the lives of persons important to local, California, or national history.
- *Criterion C/3 (Architecture)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- *Criterion D/4 (Information Potential)*: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.
- Resources eligible for the National Register are automatically listed in the California Register of Historical Resources.⁴⁷

The following section examines the eligibility of Plaza Viña del Mar for individual listing in the National and California Registers. The park appears to be eligible for individual listing in the California Register under Criterion 1 (Event) and 2 (Person), but does not appear to be eligible for listing in the National Register under any criteria.

⁴⁷ California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001) 11.

Criterion A/1 (Event)

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 trends.

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).

Plaza Viña del Mar does not appear to be individually eligible for listing in the National Register under Criterion A because it does not 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.

Criterion B/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.

Plaza Viña del Mar does not appear to be individually eligible for listing in the National Register under Criterion B because Mayor Jacques Thomas's contributions do not appear to be significant enough on a national scale to qualify under this criterion. Compared to mayors of other Bay Area cities at the turn of the twentieth century, 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.

Criterion C/3 (Architecture)

Plaza Viña del Mar does not appear to be eligible for listing in the National Register or California Register under Criterion C/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. McKim, Mead & White are best known for their large-scale civic buildings, grand residences, and clubhouses. William Faville is best known for his civic and commercial buildings, and despite commendation by the City of Sausalito in 1936, his contributions to Plaza Viña del Mar are not a significant representation of his professional work. 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 A/1 as described above.

Criterion D/4 (Information Potential)

Plaza Viña del Mar does not appear to be eligible for listing in the National Register or California Register under Criterion D/4 (Information Potential) because it is not likely to yield additional information about prehistory or history.

DOWNTOWN HISTORIC OVERLAY ZONING DISTRICT & LOCAL REGISTER

Chapter 10.46 of the City of Sausalito Zoning Ordinance regulates historic overlay zoning districts and properties listed on the local register. Individual structures and sites with historic or architectural significance may be listed on the Sausalito Local Register if an application is submitted by a private interested party or the Historic Landmarks Board (HLB). Historic districts and historically sensitive areas may be classified as “Historic Overlay Zoning Districts” under these regulations.

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

1. The structure or site proposed for the local register is significant to local, regional, state, or national history;
2. Listing the proposed structure or site on the local register has been subject to environmental review and the appropriate findings have been made; and
3. Listing the proposed structure or site on the local register will preserve the historic character or integrity of the structure or site;
4. Structure or site proposed to be listed on local register has a significant architectural or historical character that can be preserved or enhanced through appropriate controls and incentives on new development and alterations to existing structures and landscaping.⁴⁸

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 1915 Panama-Pacific International Exposition (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

⁴⁸ “Zoning Ordinance, Chapter 10.46,” *City of Sausalito*, web site accessed 14 February 2011 from: <http://www.ci.sausalito.ca.us/Index.aspx?page=287>.

having controls on potential alterations. Plaza Viña del Mar therefore meets all four findings for listing in the Local Register.

Downtown Historic District

Plaza Viña del Mar is a contributor to the Downtown Historic Overlay Zoning 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, and provides a view of the San Francisco skyline. 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.

INTEGRITY

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

Location is the place where the historic property was constructed.

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

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

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

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

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

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

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 1915 Panama-Pacific International Exposition 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.

CHARACTER-DEFINING FEATURES

For a property to be eligible for national or state designation under one of the significance criteria, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. To be eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. The character-defining features of Plaza Viña del Mar include:

- Triangular parcel relative to vehicular and pedestrian circulation;
- Location in downtown Sausalito with access to the waterfront and ferry terminal;
- Central fountain;
- Elephant sculptures and electric candelabra;
- Peripheral rock wall and drinking fountain in southeast corner;
- Mature Canary Island date palms (original plant material);
- Open lawn surrounded by low plantings;
- Designed spatial relationship of the elephants, fountain, and paved landing;
- War memorial; and
- Pair of flagpoles.

Features that are not considered to be character-defining include:

- Site furnishings including the benches and trash cans that do not appear to be original;
- Landing, which was altered in the 1970s and therefore lacks integrity;
- Metal railings installed in the 1970s;
- Brick paving installed on the landing and sidewalk in the 1970s;
- Asphalt walkway along El Portal Street and between the landing and the fountain;
- Brick paving along El Portal Street;
- Triangular extension at the north corner of the park including landscaping, hardscaping, and site furnishings; and
- Electrical cabinet.

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.⁴⁹ 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.”⁵⁰ 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.”⁵¹ 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.”⁵² 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.⁵³ 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,

⁴⁹ State of California, California Environmental Quality Act, web site accessed 31 August 2007 from: http://ceres.ca.gov/topic/env_law/ceqa/summary.html.

⁵⁰ Ibid.

⁵¹ CEQA Guidelines subsection 15064.5(b).

⁵² CEQA Guidelines subsection 15064.5(b)(1).

⁵³ 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 5024.1.⁵⁴

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.⁵⁵

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.

⁵⁴ Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

⁵⁵ 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.”⁵⁶

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.

⁵⁶ 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.⁵⁷

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

⁵⁷ 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.

IX. REFERENCES CITED

PUBLISHED WORKS

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

Lipsky, William. *Images of America: San Francisco's Marina District*. Charleston, SC: Arcadia, 2004.

Macomber, Ben. *The Jewel City*. San Francisco: John H. Williams, 1915.

Raymond, Maud Wotring et al. *The Architecture and Landscape Gardening of the Exposition*. San Francisco: Paul Elder and Co., 1915.

Tracy, Jack. *Sausalito, Moments in Time*. Sausalito, Calif.: Windgate Press, 1983.

PUBLIC RECORDS

Sausalito Historical Society

City of Sausalito

Sanborn Fire Insurance Maps

San Francisco Architectural Heritage

San Francisco City Directories

NEWSPAPERS AND PERIODICALS

"A Land Mark Gone." *Sausalito News* 29.10 (8 March 1913), 5

Architect and Engineer, January 1914.

Berdahl, Doris. "Viña Del Mar—controversial again?" *Marin Scope*, 21-27 February 1995.

"Flag Poles Removed from Elephants." *Sausalito News*, 3 July 1926.

"Last Rites for Former Sausalito Mayor Today." *San Francisco Call*, 29 April 1912.

"No Firework on Fourth, Ex-Mayor Thomas Eulogized." *Sausalito News* 28.20, 11 May 1912.

"Pioneer Laid At Rest." *Sausalito News* 28.19 (4 May 1912), 3.

"Plaza Subscriptions," *Sausalito News* 25.18 (1 May 1909), 3.

"Please Do Enter the Park." *Marin Independent Journal*, 17 October 1996.

"Sausalito War Memorial Will Be Given New Site." *Marin Scope*, 23 November 1976.

“Viña Del Mark Park Redesign Approved.” Provided by City of Sausalito.

UNPUBLISHED MANUSCRIPTS AND DRAWINGS

Allen, Kenneth W. “Arboricultural Report: The Trees of Sausalito’s Viña del Mar Plaza.” 10 December 1996.

City of Sausalito. “Historical Resource Evaluation RFP.” 24 November 2010.

Connick, Harris H. D., San Francisco, to Honorable Mayor of Sausalito, Sausalito, 16 November 1915.

Deed. 5 January 1904. City of Sausalito.

Faville, William, San Francisco, to the Board of Town Trustees, Sausalito, 27 March 1916.

Faville, William, San Francisco, to W. T. Tiffany, Sausalito, 28 April 1936.

Faville, William, San Francisco, to W. T. Tiffany, Sausalito, 30 July 1936.

Robinson, Elizabeth. “Sausalito’s Historic District Inventory Resource.” 1980; revised 1997.

INTERNET SOURCES

“A Sense of Wonder: The 1915 San Francisco World’s Fair.” *The Museum of American Heritage* web site, <http://www.moah.org/exhibits/archives/1915/>. Accessed 14 February 2011.

“Historic Preservation Guidelines.” *City of Sausalito* web site, <http://www.ci.sausalito.ca.us/Index.aspx?page=201>. Accessed 24 January 2011.

“The Panama Pacific International Exposition: Buildings.” *San Francisco Memories* web site, <http://www.sanfranciscomemories.com/ppie/buildings.html>. Accessed 2 February 2011.

“Palace of Fine Arts.” *Wikipedia* web site, http://en.wikipedia.org/wiki/Palace_of_Fine_Arts. Accessed 14 February 2011.

“Panama-Pacific International Exposition.” *Wikipedia* web site, http://en.wikipedia.org/wiki/Panama-Pacific_International_Exposition. Accessed 14 February 2011.

Parry, David. “Walter D. Bliss.” *San Francisco Real Estate* web site, <http://www.classicsfproperties.com/Architecture/WalterDBliss.htm>. Accessed 25 January 2011.

“Sausalito History,” *Sausalito Historical Society* web site, <http://www.sausalitohistoricalsociety.com/sausalito-history>. Accessed 24 January 2011.

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

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 _____

Page 1 of 12

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)

***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



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



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

- 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:

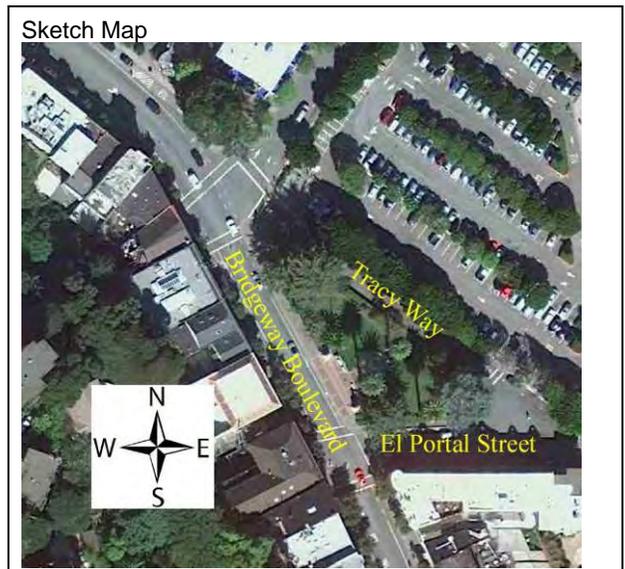
- Sausalito Historical Society
- City of Sausalito
- Sanborn Fire Insurance Maps
- San Francisco Architectural Heritage
- San Francisco City Directories
- (continued)

B13. Remarks: None

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

*Date of Evaluation: 2/15/2011

(This space reserved for official comments.)



***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.

***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)

Page 10 of 12 Resource Name or # (Assigned by recorder) Plaza Viña del Mar (Park)
*Recorded by Page & Turnbull, Inc. (RF/JMK) *Date 2/15/2011 Continuation Update

***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)

***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.”

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

Primary # _____
HRI # _____
Trinomial _____

Page 12 of 12 Resource Name or # (Assigned by recorder) Plaza Viña del Mar (Park)
*Recorded by Page & Turnbull, Inc. (RF/JMK) *Date 2/15/2011 Continuation Update

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

- "A Land Mark Gone." *Sausalito News* 29.10: 8 March 1913.
- "A Sense of Wonder: The 1915 San Francisco World's Fair." *The Museum of American Heritage* web site, <http://www.moah.org/exhibits/archives/1915/>. Accessed 14 February 2011.
- Kenneth W. Allen. "Arboricultural Report: The Trees of Sausalito's Viña del Mar Plaza." 10 December 1996. *Architect and Engineer*. January 1914.
- Doris Berdahl. "Viña Del Mar—controversial again?" *Marin Scope*: 21-27 February 1995.
- California Office of Historic Preservation. *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento: California Office of State Publishing, 2001).
- City of Sausalito. "Historical Resource Evaluation RFP." 24 November 2010.
- Harris H. D. Connick, San Francisco, to Honorable Mayor of Sausalito, Sausalito, 16 November 1915. Provided by City of Sausalito.
- Deed. 5 January 1904. Provided by City of Sausalito.
- William Faville, San Francisco, to the Board of Town Trustees, Sausalito, 27 March 1916. Provided by City of Sausalito.
- William Faville, San Francisco, to W. T. Tiffany, Sausalito, 28 April 1936. Provided by City of Sausalito.
- William Faville, San Francisco, to W. T. Tiffany, Sausalito, 30 July 1936. Provided by City of Sausalito.
- "Flag Poles Removed from Elephants." *Sausalito News*: 3 July 1926.
- "Historic Preservation Guidelines." *City of Sausalito*. Accessed at <http://www.ci.sausalito.ca.us/Index.aspx?page=201> (24 January 2011).
- "Last Rites for Former Sausalito Mayor Today." *San Francisco Call*: 29 April 1912.
- William Lipsky. *Images of America: San Francisco's Marina District* (Charleston, SC: Arcadia, 2004). Ben Macomber. *The Jewel City* (San Francisco: John H. Williams, 1915).
- "No Firework on Fourth, Ex-Mayor Thomas Eulogized." *Sausalito News* 28.20: 11 May 1912.
- "Palace of Fine Arts." *Wikipedia*. Accessed at http://en.wikipedia.org/wiki/Palace_of_Fine_Arts (4 February 2011).
- "Panama-Pacific International Exposition." *Wikipedia*. Accessed at http://en.wikipedia.org/wiki/Panama-Pacific_International_Exposition (14 February 2011).
- "The Panama Pacific International Exposition: Buildings." *San Francisco Memories*. Accessed at <http://www.sanfranciscomemories.com/ppie/buildings.html> (2 February 2011).
- David Parry. "Walter D. Bliss." *San Francisco Real Estate*. Accessed at <http://www.classicsfproperties.com/Architecture/WalterDBliss.htm> (25 January 2011).
- "Pioneer Laid At Rest." *Sausalito News* 28.19: 4 May 1912.
- "Plaza Subscriptions," *Sausalito News* 25.18: 1 May 1909.
- "Please Do Enter the Park." *Marin Independent Journal*: 17 October 1996.
- Maud Wotring Raymond et al. *The Architecture and Landscape Gardening of the Exposition* (San Francisco: Paul Elder and Co., 1915).
- Elizabeth Robinson. "Sausalito's Historic District Inventory Resource." 1980; revised 1997.
- "Sausalito History," *Sausalito Historical Society*. Accessed at <http://www.sausalitohistoricalsociety.com/sausalito-history> (24 January 2011).
- "Sausalito War Memorial Will Be Given New Site." *Marin Scope*: 23 November 1976.
- Jack Tracy. *Sausalito, Moments in Time* (Sausalito, Calif.: Windgate Press, 1983).
- "Viña Del Mark Park Redesign Approved." Provided by City of Sausalito.
- "Zoning Ordinance, Chapter 10.46." *City of Sausalito*. Accessed at <http://www.ci.sausalito.ca.us/Index.aspx?page=287> (14 February 2011).

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 GRATITUDE OF THE PEOPLE OF SAUSALITO FOR MAN'S PUBLIC INTEREST.

Park

WHEREAS, for many years hitherto the public park abutting 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, ardent, 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 upbuilding 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-labras 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.

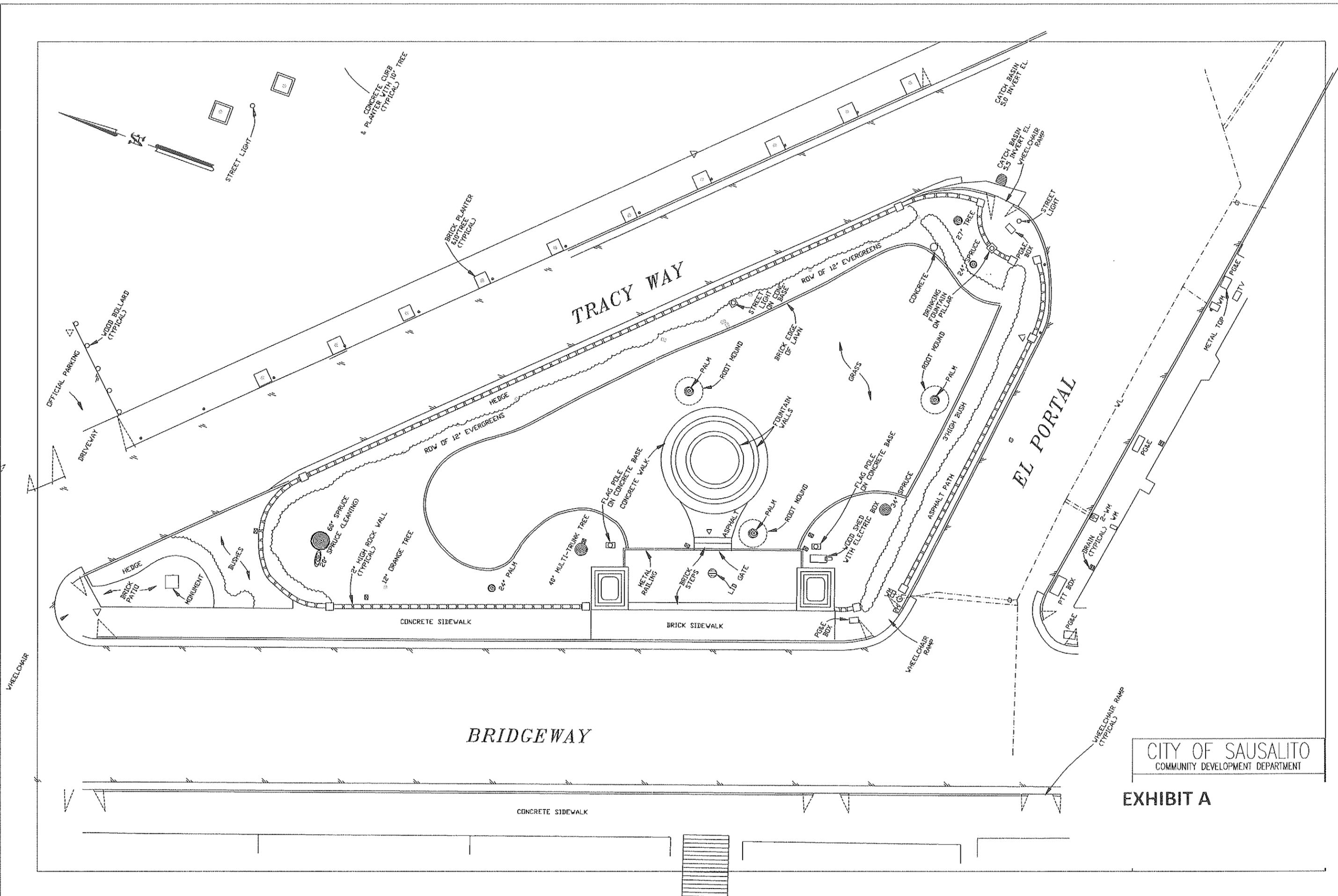
BE IT FURTHER RESOLVED that the sincere thanks and gratitude of the City of Sausalito and its constituents accompanied by a keen sense of appraisal of public service be hereby extended to MR. FAVILLE.

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 people.

W. F. Tiffany, Clerk of the City of *Sausalito*
do hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a *regular* meeting of the Council of said City held on *Tuesday* the *19th* day of *May* 1936, by the following vote:
Ayes: Councilmen *Dunphy, Peterson, Ygnacio + Mayor Madden*
Noes: Councilmen *None*
Absent: Councilman *Ammerman*
W. F. Tiffany Clerk

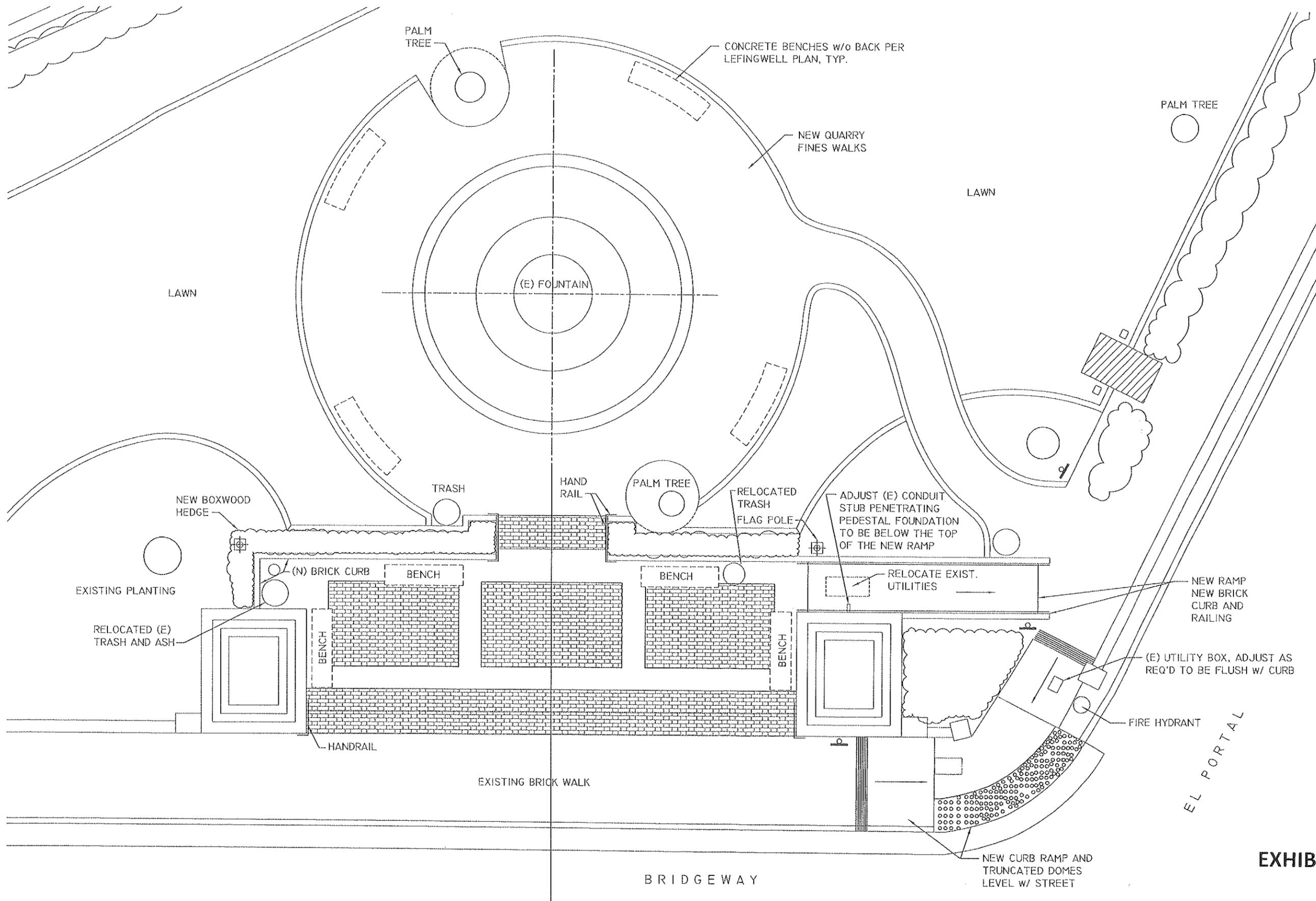
DRAWINGS, PROJECT ALTERNATIVES #1 AND #2

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.”



CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPARTMENT

EXHIBIT A

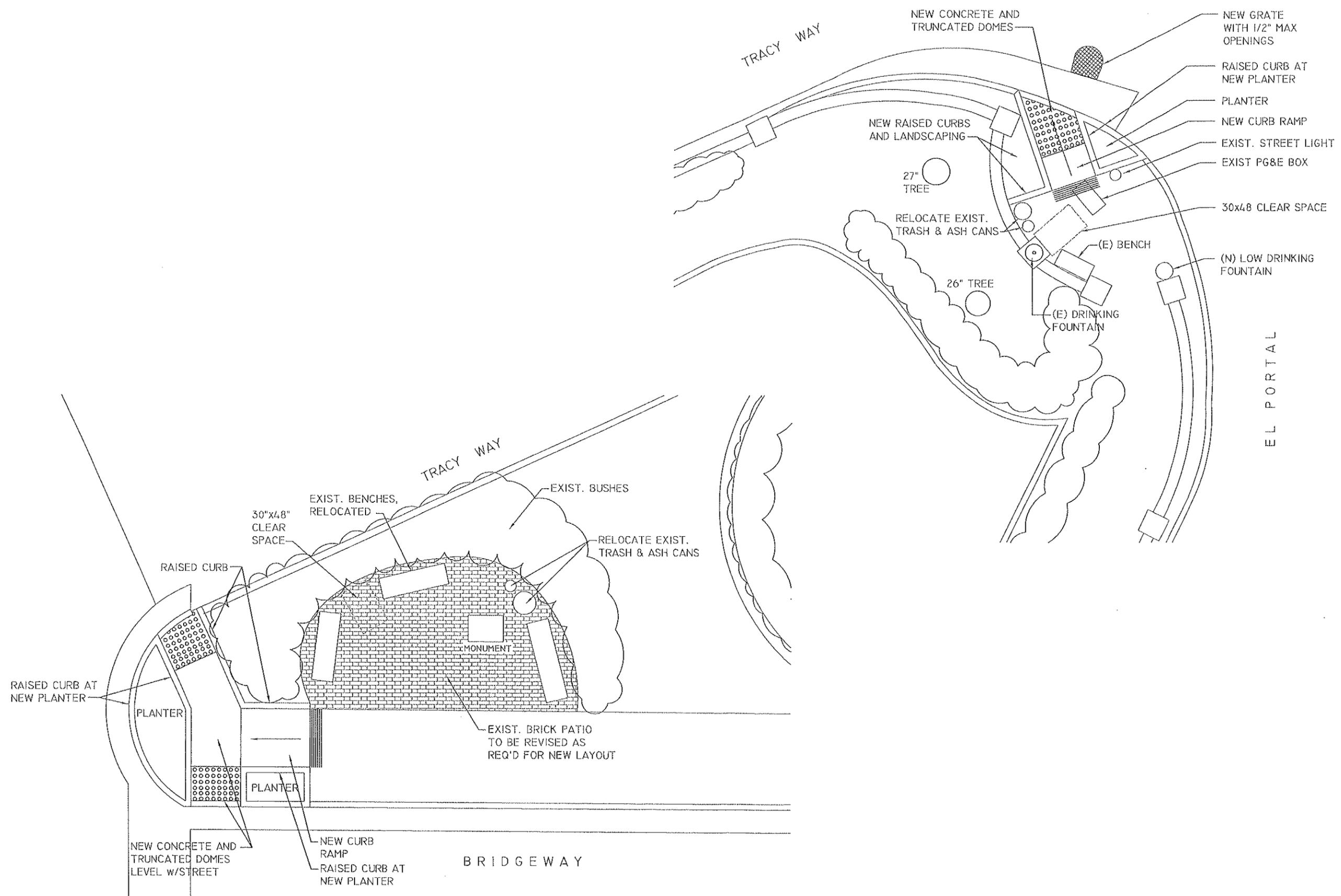



ARCHITERRA
MACRAE ARCHITECTS
 PLANNING • DESIGN
 PROJECT MANAGEMENT
 825 GRAVENSTEIN HWY. N.
 SUITE #6
 SEBASTOPOL, CA 95472
 TEL: 707-823-0649
 FAX: 707-823-0644

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

SCALE: 1"8"=1'-0"
 JOB NO: 07-02
 DATE: 11/18/09
 REVISIONS:

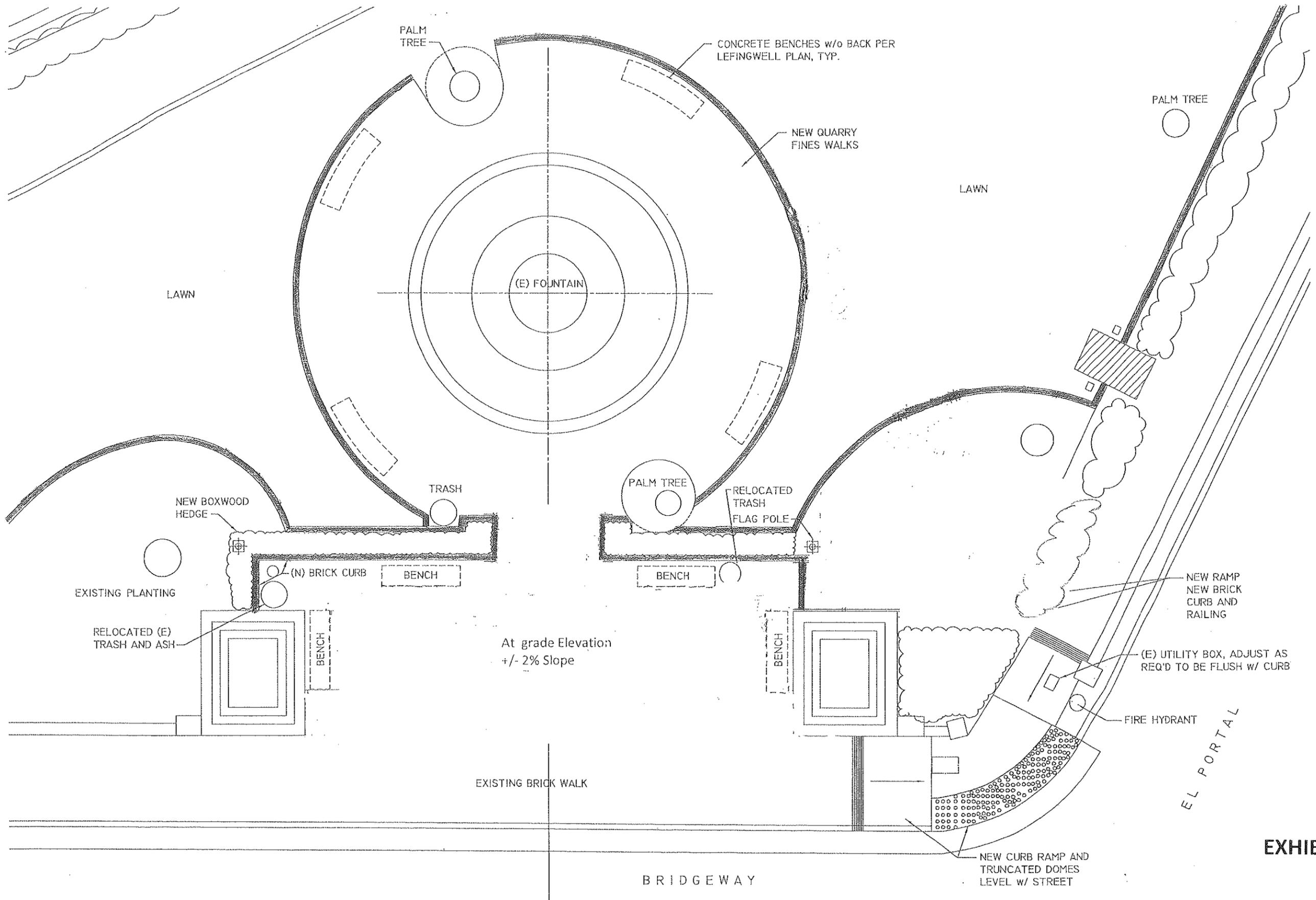
EXHIBIT B




**ARCHITERRA
MACRAE ARCHITECTS**
 PLANNING • DESIGN
 PROJECT MANAGEMENT
 825 GRAVENSTEIN HWY. N.
 SUITE #6
 SEBASTOPOL, CA 95472
 TEL: 707-823-0849
 FAX: 707-823-0844

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

SCALE: 1/8" = 1'-0"
 JOB NO: 07-02
 DATE: 11/18/09
 REVISIONS:



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

SCALE: 1" = 1'-0"
 JOB NO:
 DATE:
 REVISIONS:

EXHIBIT C

ARCHITECTURE
PLANNING & RESEARCH
BUILDING TECHNOLOGY

www.page-turnbull.com

1000 Sansome Street, Suite 200
San Francisco, California 94111
415.362.5154 / 415.362.5560 fax

2401 C Street, Suite B
Sacramento, California 95816
916.930.9903 / 916.930.9904 fax

417 S. Hill Street, Suite 211
Los Angeles, California 90013
213.221.1200 / 213.221.1209 fax