

watering system and drought tolerant turf - are *the two most important required changes*.

It would also be wise to enlarge the area for plantings that require less water so that less turf is required. Other Park plantings should be compatible in water needs to adjacent trees so that watering the plants does not harm the trees. The ferns and other water loving plants should be replaced.

On page 98 Allen's report contains a handicapped access plan [Attachment B] prepared by Paul Leffingwell and reviewed by Kenneth Allen. This plan was submitted to and approved by the City Council. Did the architect of the new handicapped access plan consult Allen's arboricultural report as required so that the trees in the Park are not harmed? Have the Planning Commission and HLB members read Allen's report? Why was a new access plan necessary when Leffingwell's approved plan was available?

#### ROCK WALLS

The rock walls around Vina del Mar Park define the park. They should be completely exposed and not removed. After the fountain they are of *the* greatest importance.

The new access plan calls for the removal of approximately one-half of the historic curved rock wall adjacent to the Park drinking fountain. This is a 1913-1916 rock wall dedicated to Jacques Cornet, an eight year Mayor and City Councilman of Sausalito who died in 1913. Thus, the plan calls for destroying part of the historical significance of the Park. Instead remove the benches at that location; they detract from the rock wall. Put a handicapped fountain if necessary at the adjacent ferry terminal. See attached photo of wall [Attachment C] before benches were added.

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## BENCHES

The new access plan also calls for the removal of one of the benches between the elephants. Consider instead moving the benches forward toward Bridgeway and thus saving them all.

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## PUBLIC ACCESS

With the public in the Park, the City should make sure that the hazardous conditions listed in Kenneth Allen's report have been corrected and that necessary tree maintenance is done yearly. This report puts the City "on notice" of dangers. If an accident happens, the City could face a costly lawsuit.

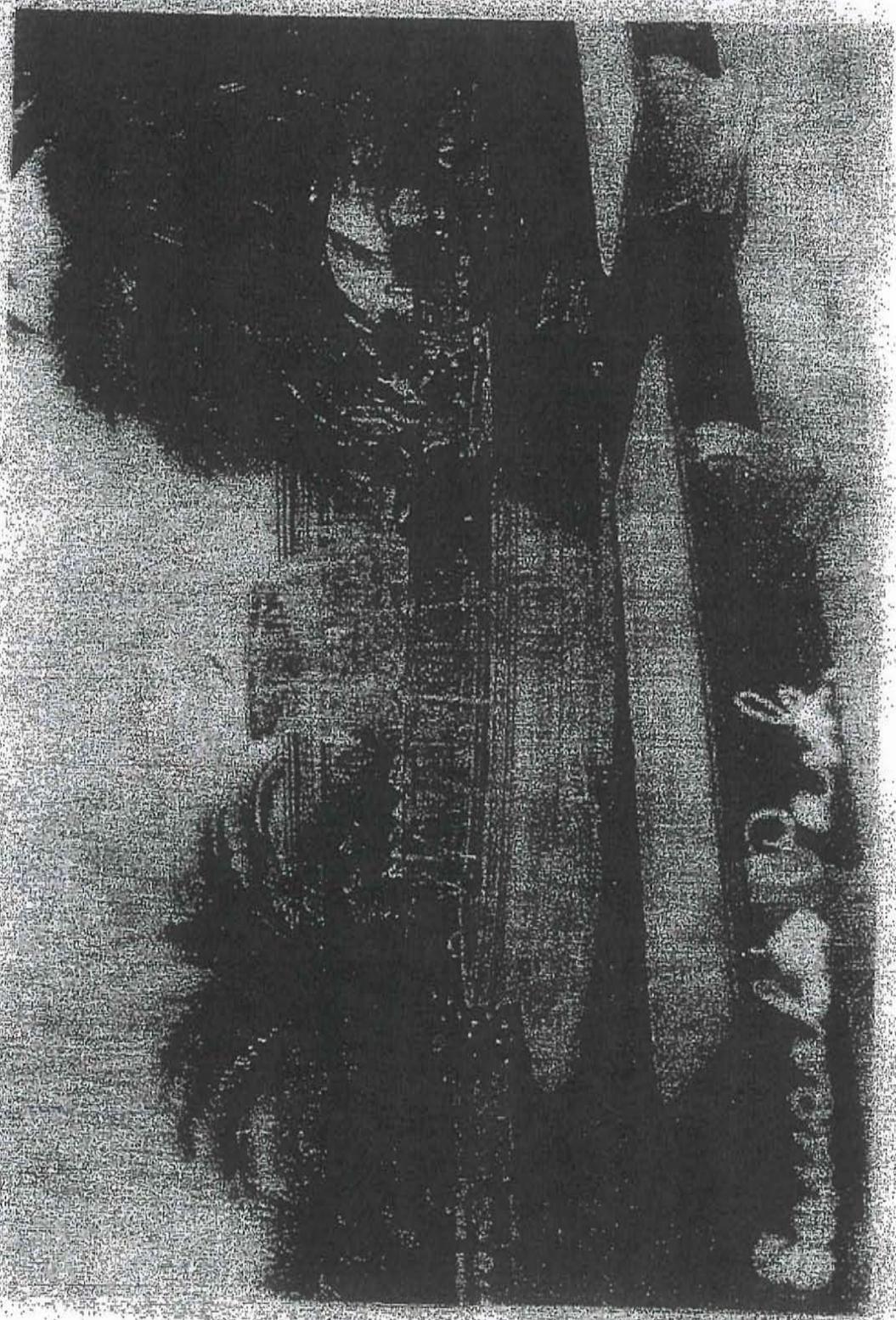
The cost of opening the park to the public has been considerable. In 2004-2005 the City spent approximately \$80,000 on fountain repair and restoring the elephants. The fountain damage was caused by its unstable foundation, probably due to water collecting above the clay in the ground. People sitting on the fountain (some even riding bicycles around its rim) harm the fountain. So future fountain repairs are inevitable. The question is: Can the fountain be saved and can Sausalito afford to save it? Other costs are:

- Cost of handicapped access?
- Cost of maintaining water quality in the fountain?
- Cost of undergrounding electrical lines?
- Cost of annual tree pruning?

I believe that Sausalito should close the Park. We cannot afford to keep it open. And keeping it open may destroy the fountain and the entire Park. Please see the two attached articles from the MarinScope [Attachments D and E] concerning the different uses served by Vina del Mar Park and our parks generally and a letter from David Hodgson [Attachment F] dated 4/24/97 concerning abuses to and the fragility of the Park.

1916

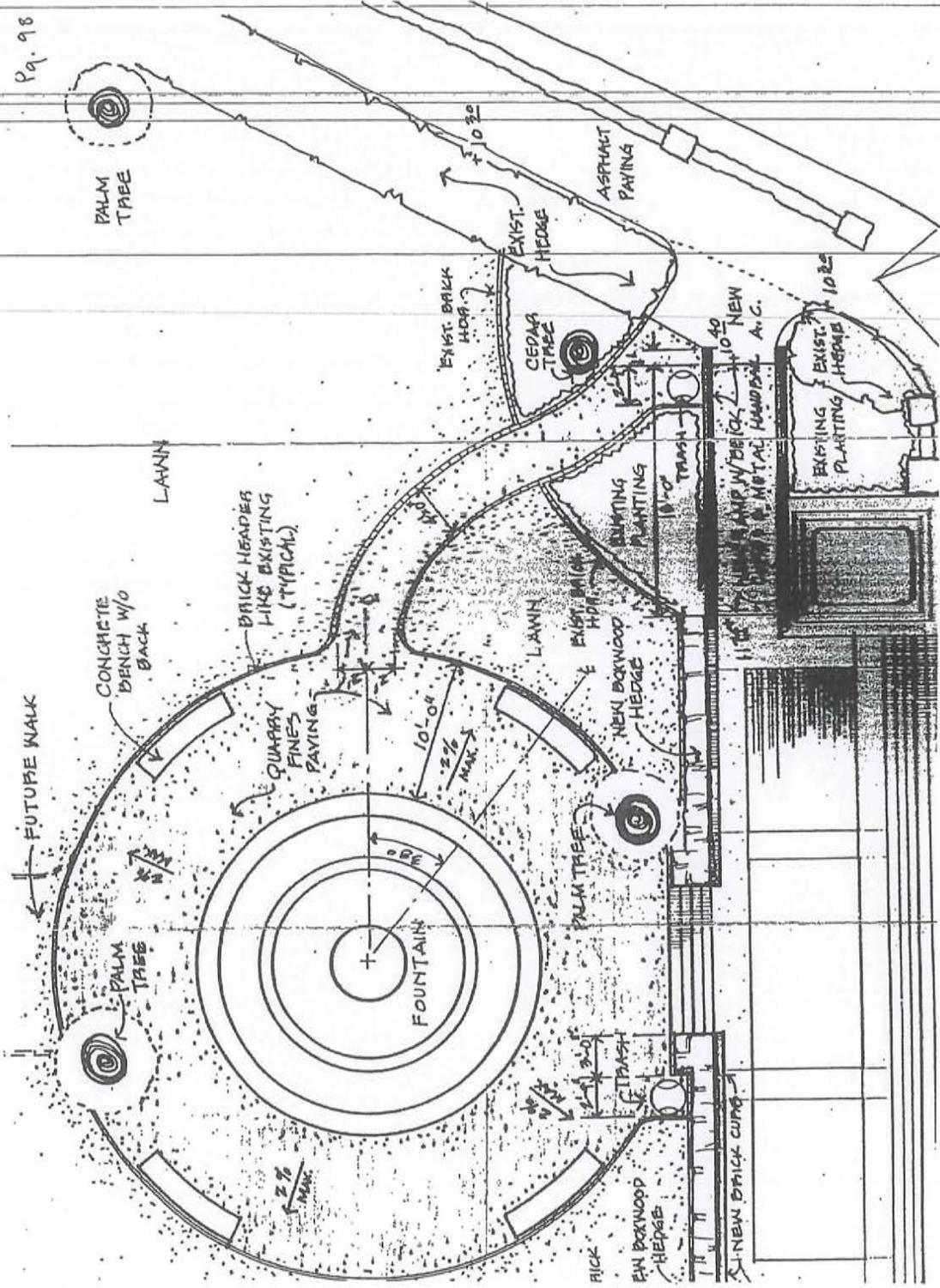
1916



Attachment A

original benches.

6B  
7A



Attachment B

66  
88



1019

Attachment C

LOB  
81

# Vina Del Mar Park Redesign Approved

The City Council last Tuesday gave conceptual approval to a re-design of Vina Del Mar Park proposed by the Parks and Recreation Commission and based on drawings by landscape architect and Sausalito resident Paul Leffingwell.

If all goes well with present plans, new planting will begin this spring barring Water District restrictions. The Public Works Department was authorized to begin work on several aspects of the plan that can be done by city gardening and park maintenance staff. Public Works was also instructed to try to include the \$13,000 cost of the project in its next year's budget.

The funding would include a new landscape design, new and different plantings, shifting or eliminating of some hedges and bushes, pruning of trees, and sim-

ilar changes. It would also cover relocation of the park fountain pump vault, which is situated under the central steps of the park where a redwood platform now covers the protruding facility. According to Parks and Recreation Chairman Tom Rogers, the plan is to lower the top of the vault to the level of the park steps.

Rogers said the redesign plan assumes that the tiny Vina Del Mar Park will remain closed to the public, since the public seems to be adequately serviced by two walk-in parks in other parts of the downtown area and Vina 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. The Council voted 4 to 1 to move ahead on the park plan and thus complete Vina Del Mar's ren-

ovation, begun with the restoration of its historic 1915 fountain as part of the city's Bicentennial celebration. That project was financed with private donations and local fund raising efforts.

Councilwoman Violeta Autumn voted against the redesign proposal, apparently because of a reason she has stated in the past -- her belief that city monies should be spent on projects and services for residents and not on an area which has become primarily a tourist amenity.

Councilman Buddy De Bruyn went along with the majority vote on condition that the Sausalito war memorial traditionally located at the entrance to the park not be removed to the Civic Center grounds, as some have proposed but be relocated at the north tip of the downtown park.

*Close the Park*

Attachment D

68  
82

visual amenity to that time, was opened to the public. With Sausalito back to its pre-war size and not yet "discovered" by the rest of the world, this arrangement worked well for almost two decades.

Local families and their children, recognizing the fragility of this special place, played and picnicked there with care and respect. But by the mid-1960s, as visitors poured into Sausalito and greater permissiveness came into vogue, the park couldn't cope. Its plantings turned brown and died. The water in its fountain was often turned off — victim of too much close-up attention. One longtime resident who arrived in those years recalls her first impression: "What I remember most about the park was the litter."

In 1967, the park was closed to the public. But by the 1970s, with lush new plantings taking root and maturing, it was showing signs of life. For one thing, it had a new name. In 1971, it became Vina del Mar Plaza, in tribute to Sausalito's first sister city, Vina del Mar, Chile. Then in 1976-77, as the town celebrated the country's Bicentennial, a citizens group collected enough funds, from residents and corporate friends of Sausalito, to completely restore the fountain and elephants.

The Bicentennial Committee launched its "Save Our Fountain" campaign in early 1976 with the goal of raising \$16,000, the sum needed to meet the bid of the chosen contractor, Western Art Stone Company of Brisbane. Western Art Stone, which had done extensive restoration work at UC Berkeley, agreed to hold its

supported the work, however, on the grounds that "Sausalito should take pride in its appearance."

In 1977, the city's World War I memorial, which had previously stood at the Bridgeway entrance, obscuring the fountain, was rededicated at a spot on the park's north side.

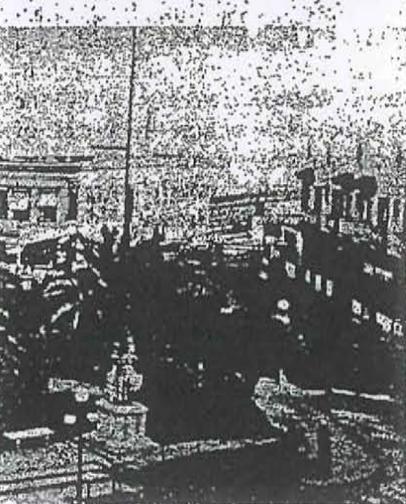
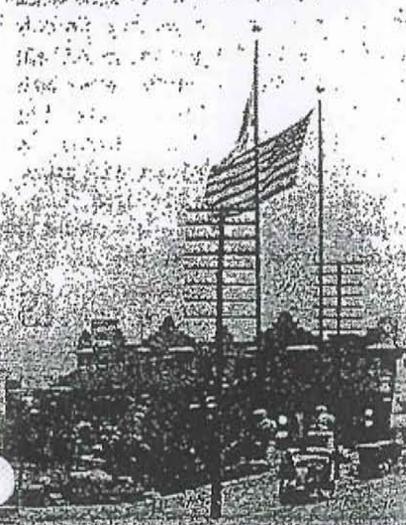
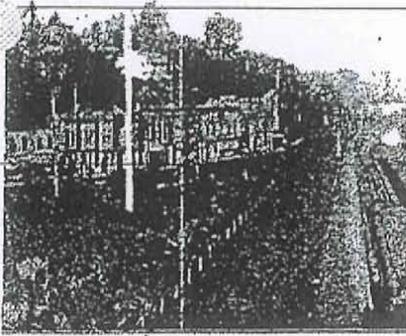
Today, with the proposal of the Downtown Planning Forum on the table, Vina del Mar Plaza may be at another crossroads. Those who oppose opening the park to the public offer the following arguments:

•As has been demonstrated in the past, Vina del Mar Plaza is too vulnerable to withstand the wear and tear of foot traffic, particularly on summer weekends. What's more, it will be impossible to confine strollers to the footpaths. If you can't enforce barbecue pit rules at Dunphy Park, how can you prevent lunching on the grass in the downtown plaza?

•Different parks have different functions. The pleasures offered by Vina del Mar are different from those provided by the City Hall Playground. You don't picnic on the MLK tennis courts. By the same token, you don't play tennis at Valley Street Beach.

•Implementing the Vina del Mar segment of the Downtown Master Plan ahead of the proposed El Portal Plaza, perhaps by many years, would concentrate all plaza use on one small facility which is clearly incapable of supporting it.

On the other hand, those who wish to give residents and visitors a more close-up and personal experience with the fountain make these points:



*Close the Park*

Attachment E

683  
83

4/24/97

TO: City Council Members

FROM: Dave Hodgson HLB

Council member, on Tue. 4/13 a meeting was held in Plaza Vina Del Mar at the request of Julie Fox Warren of Park & Rec. I was invited to represent HLB and Ed Gurka our city arborist attended to discuss current and future maintenance plans. Enclosed is a report prepared by Julie that outlines our meeting. Most of what we found will be addressed through regular plaza maintenance and the proposed improvements. Two issues came to light that I feel the council should be aware of.

The first is the fountain is being abused. We have people wading in the fountain on warm days and Ed Gurka recently had to fish out a three year old who had fallen in. This is definitely a liability for the city. It looks like the fountain was originally placed directly on the ground without a foundation, daily we have people sitting and standing on the fountain which is causing it to crack at the grout joints and leak, which city staff is repairing with silicone. This is extremely unattractive and takes away from it's historic presence and value. Just this week Alberto Pinto had to chase a bicyclist out of the plaza who was riding his mountain bike on the rim of the fountain!

The second is the removal of the fence at the entrance. This fence is proposed to be replaced with a Boxwood hedge. This will not be possible in one area where the current Date Palm's rootball has grown up to the concrete at the back of the patio between the elephants. Without a barrier, this area will be used as a step to the new walk around the fountain which could create a fall or trip hazard as well as damaging the rootball of the palm. The enclosed report has some suggestions to remedy these problems. These ideas may not be the only answer to these problems but as the city is self-insured I feel these issues should be addressed in the current plaza modifications. If you have any questions please feel free to give me a call at 332-1864 or you may wish to contact the others that have contributed to this report, I have included their phone numbers below.

Sincerely,

Dave Hodgson

*Close the Park*

Julie Fox Warren 331-1570  
Alberto Pinto 331-0588  
Ed Gurka 289-4113 Ext. 985

Attachment F

Landscape Architecture  
Land Planning and Urban Design

**Leffingwell Associates**

413 Litho Street  
Sausalito, CA 94965  
TEL (415) 332-5354  
FAX (415) 332-3629

RECEIVED

MAR 5 2010

March 4, 2010

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

Sausalito Planning Commission  
c/o Heidi Burns, Associate Planner  
420 Litho Street  
Sausalito, CA 94965

RE: Design Review of Plaza Vina del Mar Accessibility Improvements

Dear Planning Commissioners:

In 1996 I was one of the design professionals who donated their time to develop possible ideas for changes to the central downtown area. There was much discussion about Plaza Vina del Mar and how it impacted the downtown. The need to make it accessible became a possible vehicle to change the plaza beyond what I believed was necessary and, in my opinion, could damage a very important element at the center of town. Plaza Vina del Mar was a gift to Sausalito and is a historic and beloved place. It was always intended to be a passive and mainly a view park. I felt that there were ways to create the access required with as little visual and physical impact as possible. This is why I developed the plan on which the work before you is based. As I review this plan 13 plus years later, I still think it is in general the appropriate and the least imposing solution to the access problem. There are a few things inside the plaza that I would change now with my additional years of experience. Below I will list and discuss these items:

Inside the Plaza

1. I think a different paving material than the quarry fines paving could be more fitting and harmonious with the existing brick used on the raised podium between the elephants. Around the fountain, a horizontal concrete apron of about 29-inches wide exists. My understanding is that for accessibility

Paul A. Leffingwell - California License No. 1148

purposes a 48-inch wide accessible surface is required. In respect to the adjacent palm trees, it seems a band of brick (matching the existing brick) approximately 20-inches wide placed on a sand base would be equally as positive for the palm trees and relate better to the existing paving materials than a 20-inch wide band of a material that has no relation to anything in the area. If done properly, it could look like it was a part of the original design. This then would reduce the paved area required surrounding the fountain, as shown on the proposal before you, by approximately 29-inches and allow more lawn resulting in a more balanced visual solution. Quarry fines are easily tracked as the particles lodge in shoe soles. Usually to minimize this, a stabilizer is added to the quarry fines making them less permeable to water and air. Brick placed on sand would be at least as permeable and beneficial to the tree roots. The access walk from the El Portal sidewalk to the fountain and any walk required from steps off the raised podium should also be brick on a sand base as well.

2. The header material shown, on our original plan, to retain the edge of the quarry fines was shown as brick. On the proposed plan before you this appears to be the same, if the quarry fines are not used and brick on a sand base is used as suggested above, I suggest using a 1/4-inch thick steel header to retain the brick because visually the header would disappear but still be there to retain the brick. This header material is common on the market.
3. It is very important to respect the large trees and particularly the palm trees. These trees are growing in approximately 18 inches of soil with little if any drainage. This is a very minimal growing condition. I think a recognized tree specialist should be retained during construction to advise on how to protect the trees. These trees would not be replaceable.
4. Relocated existing utilities should be screened or placed where they are out of sight. They are not a positive sculptural element.

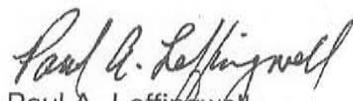
Outside the Plaza:

1. The wall at the Bridgeway/Tracy Way/Anchor intersection solves the pedestrian traffic problem well. I suggest that the materials used for this wall be as close in character and color as possible to the stone in the existing walls at the plaza. Although, the plaza walls were not very well crafted, I think it important that the new wall should appear, as much as possible, as if it was constructed at the same time and is part of the plaza.

2. At the corners outside the plaza, there still appear to be small areas between the paving, walls and curbs that are not labeled on the drawing. They should not be planted. These spaces are very small leftover areas. It would be difficult to establish and maintain appropriate plantings in these areas. Planting would likely get trampled or die. An appropriate paving solution would be far more successful.

I hope you will consider my concerns.

Sincerely,

  
Paul A. Leffingwell

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RECEIVED

MAY - 7 2010

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

The Honorable Mayor Leone, Members of the City Council  
City of Sausalito  
420 Litho Street  
Sausalito, CA 94965

April 15, 2010

Dear Mayor Leone, Councilmembers:

For nearly all of its existence, Plaza Vina del Mar ("Plaza") has been historically a viewing garden. Until the 1960s, Sausalito had no park facilities. As our town grew, the need for recreation space became obvious. Because of its close proximity to old City Hall just across the street, the City Council allowed regular public access to the Plaza in the late 1950s. The Plaza remained open to the public for approximately eight years until 1967 when the City Council ordered it closed after years of neglect, overuse and vandalism.

A contributing factor to the decline of the Plaza was in-part due to the popularity of newly built parks and recreation facilities around Sausalito in the early 1960s:

*Princess Park, 1961 (Later expanded and re-dedicated as Yee Tock Chee Park, 1977)*  
*Cazneau Playground, 1962*  
*Harrison Park/Playground, 1962*  
*Cloudview Park/Playground, 1963*  
*Tiffany Park, 1963*  
*Langendorf Playground, 1964*  
*Gabrielson Park, 1964 (officially dedicated in 1968)*

After receiving a report from the Public Works department outlining the exploding expenses of maintaining the Plaza for public access, the City Council formally closed the site in 1968. The report detailed the hours accumulated in the Plaza as 36.76% of the total hours worked in all city parks while only being 6.38% of the total area maintained. The report also outlined the cost was nearly \$7,200 per year (\$45,000 in 2010 dollars) in staff salary, which did not include landscaping or materials used for routine maintenance.

From 1968 thru the mid-1970s, the city did the bare minimum to maintain the Plaza. The plantings became overgrown and a six-foot tall chain-link fence was constructed across the Bridgeway entrance to prevent anyone from entering the site. A large equipment enclosure housing the fountain mechanicals was built on the central stair platform and the beautiful fountain, placed there 60 years prior had fallen into disrepair.

A fundraising drive was commenced in 1975 by the Bicentennial Committee, led by Jack Tracy and Mary Ann Sears, with a goal to raise the \$16,000 necessary to recast the historic fountain. An additional \$10,000 was appropriated by the Parks and Recreation Commission for further renovations to include the front entrance steps, relocation of the World War I Memorial, and landscaping upgrades. When seeking approval for these improvements, the City Council determined

Exhibit T.5  
(4 pages)

the Plaza would remain closed since the public was adequately served by the two downtown parks – Gabrielson and Yee Tock Chee. After three long years, the restoration was completed and the fountain and Plaza were re-dedicated at a ceremony held February 25, 1978.

For nearly 30 years, the Plaza remained closed until December 12, 1996 when it was once again opened to the public. As a condition of opening, the City Council stated it was to be on a 6-month trial basis, however it was never recalled for further discussion and the Plaza has remained open.

The Plaza has been in a steady state of decline since opening to the public. The palm trees have not been cleaned since 1996, their dead fronds obscure the trees from the ground and pose a risk to the public from falling debris. During the winter months due to poor soil conditions, the lawn becomes soggy and damaged. Most plant material added during the 1977 restoration and in 1996 have since died or have been removed, leaving the remaining shrubs appearing overgrown and unhealthy.

The simple truth is Plaza Vina del Mar offers no recreational benefit to the citizens of Sausalito or our visitors. There are no benches or picnic tables inside; no playground; no bocce, tennis or basketball courts – nor will any of these things ever be built due to the size and historic nature of the site. One cannot hold a nominal size event inside the garden due to the entire lawn being less than 4,000 square feet of total area, with only one haphazard point of entry.

Sausalito cannot afford to keep the Plaza open to the public any longer. The garden's centerpiece – its fountain, has become extremely expensive to maintain because of direct contact by the public. During the 2004 restoration, a total of \$88,000 was spent, of which approximately \$70,000 was specifically for repairing the fountain. If you account for those seven years (1997-2004) of the public directly accessing the Plaza, the average cost of maintaining the fountain is the equivalent of approximately \$10,000 per year.

Our gracious residents have donated money and their resources for well over 100 years to keep this garden beautiful, and have been repaid by continued damage and neglect of historic features and disregard for regular maintenance and upkeep. We need to respect our past by maintaining the Plaza as a viewing garden and close it to the public permanently. Doing so would greatly reduce the costs of upkeep and resources could be focused on maintaining the historic plantings and beautifying the site, and once again giving our city something we can be proud of.

Sincerely yours,



Seth Hodgson

30 Edwards Avenue  
Sausalito, CA 94965  
business: 415.251.5958 home: 415.332.1864  
email: seth@jexos.com

Attachment: "Plaza Vina del Mar – Points of Significance"

603  
68

Plaza Vina del Mar  
Points of Significance

The site of Plaza Vina del Mar garden is most notably remembered for being a cesspool that spanned the entire area between the large depot building (site of the ferry landing) and Bridgeway. In 1902, upon his re-election to the Board of Trustees (Town Council) and subsequent appointment as Mayor, Jacques Thomas began a campaign to encourage the North Shore Railroad Company to do away with this blight, colorfully dubbed "The Pond" by locals. Ultimately feeling the political arm twisting by Thomas and others who joined the cause, the North Shore ultimately filled "The Pond" in 1903.

Plaza Site - 1904

The Plaza site was formally gifted by the North Shore to the Town of Sausalito on January 5, 1904, with the following stipulation:

*"The above described premises shall be kept and maintained ... as a public garden or grass plot and shall never be used in any other way or for any other purpose, and this conveyance is made ... upon express condition that if said premises shall not be kept and maintained ... or shall at anytime be used in any other way or for any other purpose than as above specified, then in either of said events all right, title and interest hereby granted ... shall be forfeited and terminated."*

Canary Island Date Palms - 1909

The three stately Canary Island Date Palms were gifted by Edward Bosqui to the Town of Sausalito for the 1909 Admission Day celebrations. These trees, along with many other shrubs planted were likely from Bosqui's private estate in Ross, which during that period of time was subdivided into building lots. The donation of these palms corresponds with Bosqui selling the remainder of his Ross estate and moving to San Francisco in 1909.

Edward Bosqui (1832-1917) was born in Montreal Canada and arrived in San Francisco in 1850. He was an Agent and Secretary to General John Fremont and later went into banking. In 1869, Bosqui was one of nineteen business partners who formed the Sausalito Land and Ferry Company. Bosqui was also father-in-law of Archibald Treat, President of the Sausalito Municipal Improvement Club - an organization founded for the betterment of Sausalito, including the banishment of pool halls, better control of liquor licenses, beautification, and quality of life for the citizenry - a cause for which Bosqui was a long time supporter.

Stone Wall and Memorial Drinking Fountain - 1912

The low stone wall that surrounds the plaza was commissioned and built by the Sausalito Municipal Improvement Club in 1912, and was constructed of "blue stone" quarried from Point San Pedro (now the San Rafael Quarry owned by Dutra) and capped with a smooth mortar top, making it appropriate for sitting. On the corner of El Portal and Tracy Way is a recessed "mini plaza" where a drinking fountain in dedication to the memory of the Plaza's founder Jacques Thomas, was constructed atop a wall pillar. This wall and drinking fountain was paid for entirely by private donations.

Jacques Thomas (1853-1912) was a native of Bischwiller, Alsace (today a French Provence). A 31 year resident of Sausalito, he served for 15 years on the Sausalito School Board. In 1898, Thomas was

encouraged to run for the Town Board of Trustees (City Council) on a progressive platform, and because of his popularity was elected by a large margin, serving as President of the Board (Mayor) consecutively from 1902 until his retirement in 1910. Because of Thomas' many years of dedicated service, and the creation and upkeep of the Town Plaza, he was unanimously appointed as the Sausalito's first Park Commissioner upon his retirement from the Board of Trustees, a position which he held until death.

#### Elephant Flagpoles (Lamps) and Italian Fountain - 1916

The elephants statues were designed by the New York firm of McKim, Mead and White and constructed for the 1915 Panama Pacific International Exposition (PPIE) in San Francisco. Originally graced with 100-foot flagpoles, they were located in the grand Court of the Universe, the central area connecting all the smaller expositions and where all the grand ceremonies were held.

The Italian fountain was designed by San Francisco architect (and Sausalito resident) William Faville of Bliss and Faville, and was also constructed for the PPIE. The fountain originally graced the halfdome of the Palace of Education building, which faced directly towards the lagoon of the Palace of Fine Arts. Fabrication was said to have cost \$7,000 (\$150,000 in 2010 dollars) and books and newspaper accounts make reference to it as "the most beautiful of all fountains at the exposition."

Upon the closure of the PPIE in December 1915, Faville made arrangements to purchase the elephants and fountain. Through private subscription and money of his own, Faville was successful in securing the elephants and fountain from the exposition company, and having them delivered by lighter (freighter) to a wharf near Horizons restaurant in April 1916.

In 1926 the flagpoles were removed from the elephant bases due to safety after years of winds had stressed the bases to the point of cracking. While cleaning the elephants in 1935, a city worker was injured when the head of the southern elephant crashed to the ground. William Faville once again came to assist the citizens of Sausalito. With his own money, he had both elephants recast and added the candelabra lamps made of bronze, which he designed. He also paid to have the fountain repaired, a new pump added, and the plumbing completely replaced.

#### Historical Designation - 1976/1981

Plaza Vina del Mar is one of five California Points of Historical Interest in Marin County (MRN002), and was designated as such on April 4, 1976. When approving the designation, the entire site was designated as P476, with the elephants, stairway platform and fountain as a separate designation as P477. As a Point of Historical Interest, a California State plaque can be placed on the site and location signs can be placed on the highway by Caltrans to notify passersby of our historical site. Unfortunately neither have been erected, quite possibly because of past fear of increased traffic into Sausalito.

Upon the formation of Sausalito's Downtown Historic District in 1981, Plaza Vina del Mar was found to be a contributor to the historic district, and because of it's designation as a California Point of Historical Interest, it was deemed automatically eligible for both California Register and the National Register of Historical Places. Unfortunately there have been no attempts by the City of Sausalito to recognize or seek either of these distinguished designations.

608  
12/17/10

May 25, 2010

City Council  
City of Sausalito

Re: Plaza Vina del Mar

RECEIVED

MAY 26 2010

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

Plaza Vina del Mar is about to be altered to meet handicapped accessibility requirements. This park is at the heart of downtown Sausalito and it is vitally important that this access be provided in the least invasive manner possible. I believe that two issues may be deterring us from arriving at the best solution.

First, there is a prevalent misunderstanding that a solution that involves lowering the surface between the elephant statues would lead to extensive new pavement within the Park. This solution does not add one square inch of pavement and does not alter one blade of grass or leaf of existing vegetation. The existing path around the fountain could be left exactly as it is if accessibility obligations don't require it to be widened. That is a separate issue.

Second, there needs to be a better understanding of the historical landmark status of the Park. What documents actually exist? Who at the State level has been contacted? Has there been a discussion with the authorities regarding what solution would be least invasive to the Park as a whole?

I sincerely hope that the unfortunate misconception that the lowered pavement solution is part of some conspiracy to make major changes to the downtown is not prejudicing the process of arriving at the best solution. And I also hope that we have all the facts straight regarding the historical landmark issues. Logic would lead me to believe that the entire park is a landmark and that the intelligent solution would be the one that disturbs it the least.

I am attaching a sketch proposal for lowering the surface between the elephant statues. It is only a concept and would obviously require more study. I also attach a photo looking at the area where the proposed ramp and path to the fountain would begin and ask you to consider the visual impact that this would have.

Best regards,

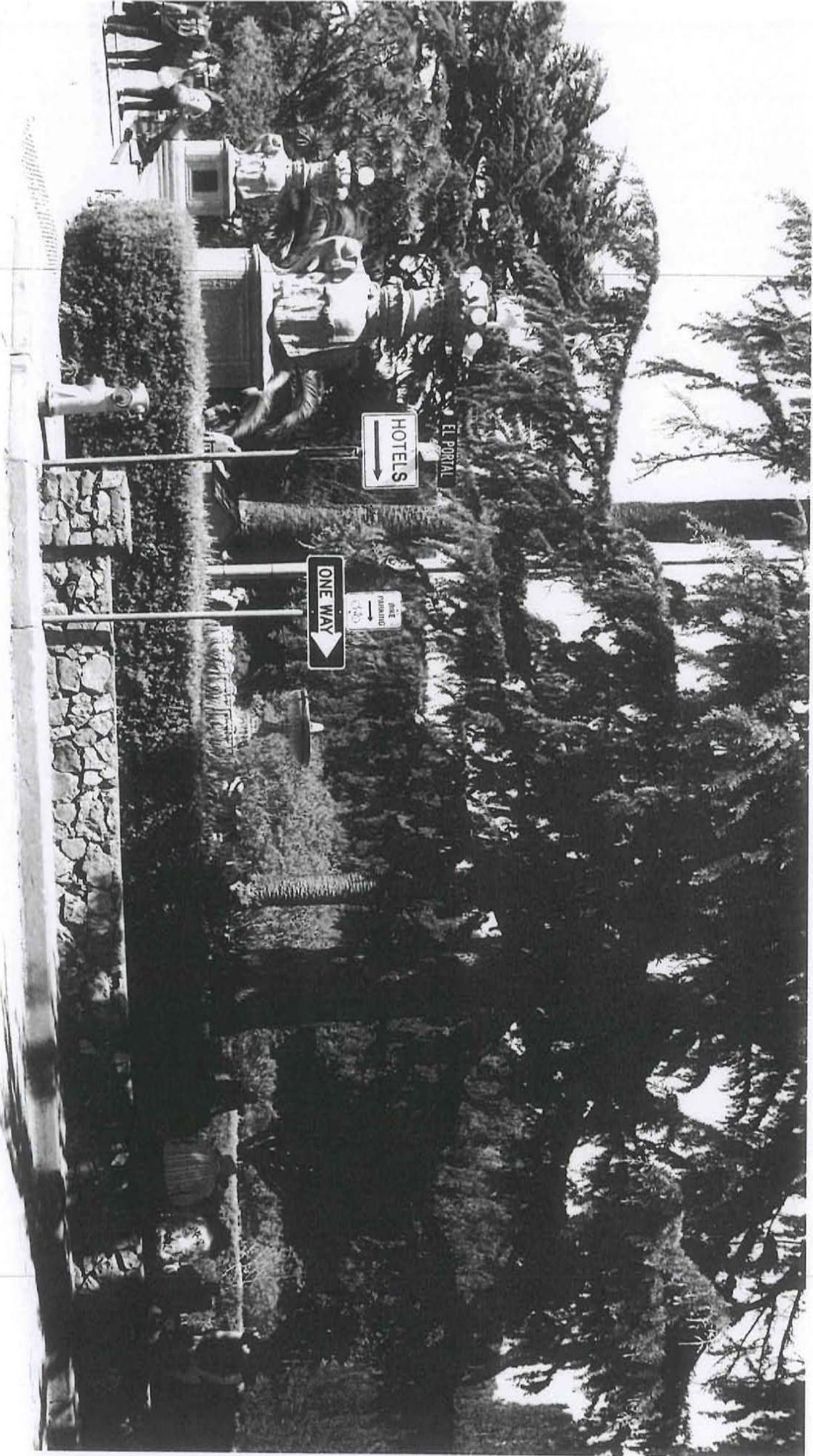


Jacques Ullman

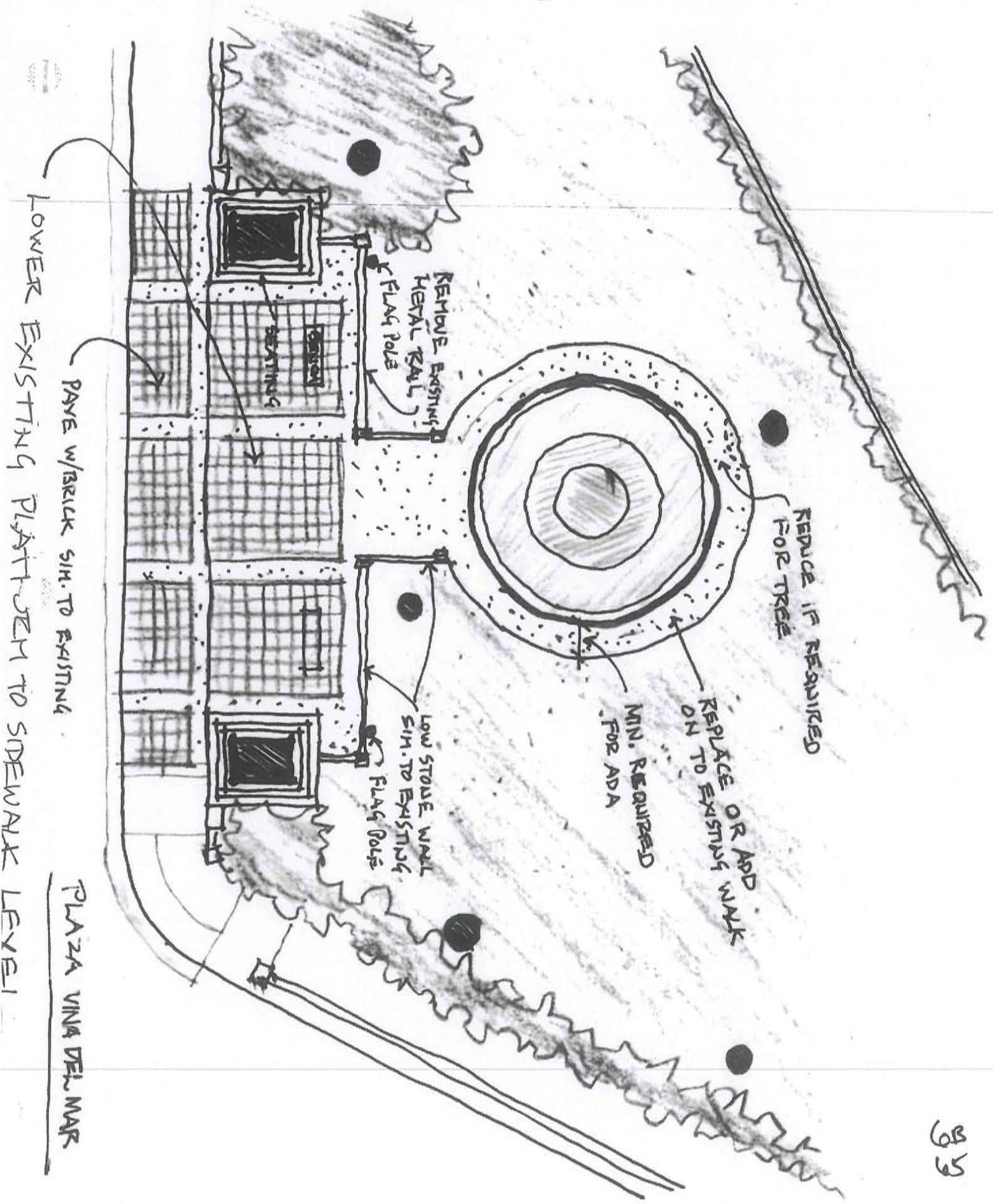
Exhibit I - 6  
(3 pages)

J A C Q U E S U L L M A N      A R C H I T E C T  
423A LITHO ST., SAUSALITO, CA 94965      PH: (415) 331-0146      jacquesullman@sbcglobal.net

ITEM NO. 3 PAGE 81



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E. Philip Snyder AIA  
A r c h i t e c t  
20 Girard Ave.  
Sausalito, California 94965  
415.305.2835

RECEIVED

JUN - 1 2010

May 26, 2010

Sausalito City Council  
420 Litho Street  
Sausalito, California 94965

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

Re: Vina Del Mar Park Accessibility Upgrades

Dear Members of the Council,

During the May 12 Planning Commission meeting members of the community, concerned about the City's intentions and response to the above noted issue, requested clarification on the upcoming recommendations to City Council by the Community Development Department (CDD). Additionally, a schematic design concept for an alternate accessibility solution was submitted into the record.

The Planning Commission has unanimously rejected the City's current accessibility scheme. The Historic Landmarks Board, in absence of any less invasive or more aesthetically appropriate alternate design, had little choice but to reluctantly approve the current scheme. As a result, the issue is now before you.

CDD Director Graves indicated on May 12 that three options were being formulated as recommendations to The City Council on June 1. Disturbingly, one option was to simply exempt the project and its current design from further review by Sausalito citizens through their Historic Landmarks Board and Planning Commission. This option is unacceptable.

The City's need to finally come to grips with this issue, overlooked and outstanding for many years, does not permit the City to sidestep the citizen's interest in choosing the most practical and aesthetically appropriate compliance design simply because expediency now appears to be the overriding imperative. Suggestions that alternate schemes may not be categorically exempt from CEQA and thus potentially require an EIR are subjective, and ignores the significant visual and infrastructural changes to the Parks historic fabric represented by the City's default scheme. The State Historic Preservation Office has suggested that other approaches to solving the accessibility problem to Vina Del Mar Park would be welcome.

The City as client has an obligation to place competing ideas before the City's approval Bodies. We ask that the City Council reject any potential option offered by the Community Development Department that would exempt the project from further review.

Sincerely,

Philip Snyder

Exhibit I-7  
(1 page)

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**WERNER ASSOCIATES ARCHITECTS**  
30 Liberty Ship Way, Suite 3250  
Sausalito, California 94965-5700  
415.332.9300 ext 21 fax: 415.332.9311  
email: waw@wernersullivan.com

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June 9, 2010

Mayor Jonathan Leone, Members of Council, et al  
City of Sausalito  
420 Litho Street  
Sausalito, CA 94965-1933

Subject: Viña Del Mar Plaza - Historic Status

Council members, Adam, Jeremy & Mary:

It seemed to me that there was a lack of clarity about the actual historic status of Vina Del Mar and its relationship to the mandated accessibility modifications. So, I have spent the past few days researching the subject and speaking with Jay Correia, Supervisor, Registration Unit, California State Office of Historic Preservation. This is what I have found out.

First of all, based on the Historic Properties Directory for Sausalito, dated 01-26-10, it appears there are two separate designations for Vina Del Mar. Both are the result of a DPR-147 application to the State Historical Resources Commission by the Chairman of the Marin County Board of Supervisors dated 2/3/1976. Though the application is titled "Plaza & Fountain in Vina del Mar Park", the statement of Historic Significance identified only the fountain itself. The petition further notes that, "This Point of Historical Interest is not a State Registered Historical Landmark."

1. The formal designation for the "Vina Del Mar Park Plaza and Fountain", 04/02/1976, SPHI-MRN-002, was acknowledged in a letter from Dr. Knox Mellon, Executive Secretary of the State Historical Resources Commission dated April 22, 1976, with the attached application. The category of significance is noted specifically as an "object" (i.e., the fountain).

The Resource Status Code of "7L" is defined as: "...Points of Historical Interest designated prior to January 1998 - Needs to be reevaluated using current standards." (from California Historical Resource Status Codes, 12/8/2003). No subsequent surveys are noted for this entry.

2. The designation for the "Plaza Vina Del Mar", 04/02/76, SPHI-MRN-002, refers to the same place, only it recognizes the fact that the location predates the fountain and elephants by 13 years and identifies it as having been built in 1904 (when it was called Depot Park). The category of significance is noted specifically as a "site".

The same Resource Code of "7L" is applied. Two subsequent surveys are noted under this entry.

- 2a. The "Plaza Vina Del Mar" Historical Survey dated 01/01/1981, 4965-0066-0013, was probably a survey conducted when the Downtown Historic District was formed. That District, by the way, is nowhere to be found on either the National or the State Register of Historic Districts. I am informed that it was probably one of many "Certified Local Historic Districts" hastily granted in the late 70's and early 80's primarily to take advantage of the 1976 tax law without going through the rigor of eligibility for the Register.

The Resource Status Code of "2D" is defined as: "Contributor to a district determined eligible for NR by the Keeper (of the Register). Listed in the CR." This designation means that Vina Del Mar is recognized only as a "contributor to a district", is only listed in the California Register (as a Point of Interest), and does not rise to Historic Register significance on its own merits.

- 2b. The "Plaza Vina Del Mar" Historical Survey dated 01/01/84, 4965-0001-0013, may have been a survey done for an EIR on another project (probably the NRA). Whatever the case, the "2D2" Status Code differs from the "2D" only in that it was determined "by consensus through Section 106 process", which is the Federal regulation that requires any federal project to take into account its possible effect on local historic resources.

Therefore, Plaza Vina Del Mar remains a "Point of Interest" as an object and a site, a contributory element to the whole of a district, has no additional historical significance on its own merit, and, is not separately and individually eligible for listing on the National or State Register of Historic Places.

Furthermore, the CEQA decisions about modifications of any kind to Vina Del Mar remain with the city as the lead agency. Nothing is likely to be required beyond a Notice of Exemption (NOE), or, in the worst case, a Mitigated Negative Declaration (MND).

Regards,

Bill Werner

Cc: Adam Politzer, City Manager  
Jeremy Graves, Community Development Director  
Mary Wagner, City Attorney  
Linda Pfeifer, Vice Mayor  
Mike Kelly, Herb Weiner, Carolyn Ford, City Councilmembers

William Arno Werner  
213 Richardson Street  
Sausalito, CA 94965-2422

August 14, 2010

Mayor Jonathan Leone, Members of Council, et al  
City of Sausalito  
420 Litho Street  
Sausalito, CA 94965-1933

RECEIVED

AUG 16 2010

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

Subject: David Hodgson, "Sausalito Historian", letter of July 28, 2010  
RE: My letter of June 9, 2010, "Viña Del Mar Plaza - Historic Status"

Mayor Leone, Council members, Adam, Jeremy & Mary:

I recently received a blind copy of the subject letter (Exhibit "A") which Mr. Hodgson did not have the courtesy to copy to me. While I believe much of the Hodgson letter is filled with unsubstantiated misinformation and is wholly counterproductive to the objective of complying with the ADA and Settlement Agreement, it should not go unanswered.

As the "Sausalito Historian" surely knows, history must not only be factual, it must also be verifiable. Therefore, the following references are provided to verify the assertions contained in my letter of June 9, 2010 (Exhibit "B") which Mr. Hodgson contends are *"incorrect and frankly misleading"*.

FACT 1: The "Historical Significance" cited for the "Point of Historical Interest" called the "Plaza & Fountain in Vina del Mar Park" (Mrn-002, dated 4-2-76) is expressly the fountain. (Exhibit "C").  
That document further states: "THIS POINT OF HISTORICAL INTEREST IS NOT A STATE REGISTERED HISTORICAL LANDMARK"

FACT 2: The "7L" designation for Vina Del Mar is defined as: "State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards."<sup>1</sup> According to the CSOHP, current standards are more rigorous than the old standards and reclassification is not simply a matter of *"re-submit updated forms and current photographs"* as alleged by Mr. Hodgson. The current Criteria for Designation as a Point of Interest are:<sup>2</sup>

"To be eligible for designation as a Point of Historical Interest, a resource must meet at least one of the following criteria:

- The first, last, only, or most significant of its type within the local geographic region (City or County).
- Associated with an individual or group having a profound influence on the history of the local area.

<sup>1</sup> California State Office of Historic Preservation (CSOHP), Technical Assistance Bulletin #8, November 2004, page 5.  
<sup>2</sup> CSOPH website: [http://ohp.parks.ca.gov/?page\\_id=21750](http://ohp.parks.ca.gov/?page_id=21750)

- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in the local region of a pioneer architect, designer or master builder."

FACT 3: Mr. Hodgson alleges: *"The Downtown Historic district is listed under "558 Bridgeway Sausalito Central Business Historic District" due to the property at 558 Bridgeway being the first address listed in the District filling (sic) with the State. Sausalito's Downtown Historic District is listed on the California Register."* Neither 558 Bridgeway (currently Horizons) nor the Sausalito Downtown Historic District are to be found on the CSOHP listing of historical resources for Marin County (Exhibit "D").

FACT 4: Mr. Hodgson alleges: *"Plaza Vina del Mar is on the California Register, as is every historically contributing structure and site within Sausalito's downtown historic district."* The fact that many properties in Sausalito, in addition to the downtown, are listed on the CSOHP "Historic Properties Directory for Sausalito" does not automatically mean they are all also listed as significant on the California Register.

FACT 5: Mr. Hodgson is correct in stating that: *"Merely being in an historic district does not preclude the eligibility of individual sites and/or structures from being listed separately on the National Register;"* however, he is mistaken when he further claims that: *"the Casa Madrona Hotel and Cottages is such a site."* It is, in fact, the "William G. Barrett House" at 156 Bulkley Avenue that is listed on the National Register, not the Casa Madrona Hotel.<sup>3</sup>

"Status: Posted to the National Register of Historic Places on June 17, 1980  
 Reference number: 80004490  
 NR name: Barrett, William G., House  
 Architectural style: Victorian: Italianate  
 Area of significance: Architecture  
 Level of significance: Local  
 Evaluation criteria: C - Design/Construction  
 Property type: Building  
 Historic functions: Single dwelling; Road-related  
 Current function: Hotel  
 Period of significance: 1875-1899  
 Significant year: 1885  
 Number of properties: Contributing buildings: 4, Non-contributing buildings: 1"

The Casa Madrona Outbuildings #1, 2, 3, & 4 are listed as "Contributing buildings", and are given a "1D" classification on the CSOHP "Historic Properties Directory for Sausalito".

<sup>3</sup> National Register Database, Reference 80004490

FACT 6: Mr. Hodgson states: *"Apparently Mr. Werner is attempting to sway belief that our historic district was granted for nothing more than a tax shelter, this is incorrect."* First of all, Mr. Hodgson is in no position to assume that I was "attempting to sway" anyone or anything. Secondly, since the sentence to which he refers began, *"I am informed that it was probably one of many "Certified Local Historic Districts" hastily granted in the late 70's and early 80's..."*, I was simply reporting anecdotal information from an informed source and not stating it as a fact.

FACT 7: Mr. Hodgson correctly states the facts, and makes the case for the "Downtown Historic District" being NOT listed on the Register, National or California, by noting that: *"When the Downtown Historic District was in the process of being placed on the National Register in 1981, a vote of the property owners was taken and 51% requested that their properties not be included in the application this ended the process."* This fact does not, in any way, limit the city from continuing to consider the area as a local historic district. But, in spite of being "eligible" for listing on the National Register, until such time as over 50% of the affected property owners consent to being included in the district, it will never be so listed by the Keeper of the Register.

FACT 8: Mr. Hodgson alleges: *"Under CEQA, Vina del Mar is considered to be an "Historical Resource" and an EIR would need to be prepared in connection with any adverse change in the significance of the resource."* Unfortunately, he is misstating the facts once again. First of all, the CEQA language is "cause a substantial adverse change", not "any change". There is no requirement under CEQA for an EIR, only that the lead agency (in this case the City of Sausalito), conduct an Initial Study and determine if the project is Categorical Exempt (NOE), or if a Negative Declaration (ND), a Mitigated Negative Declaration (MND), or an Environmental Impact Report (EIR) is required. The criteria for making the determination are:<sup>4</sup>

- "(b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.
  - (1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
  - (2) The significance of an historical resource is materially impaired when a project:
    - (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

<sup>4</sup> California Code of Regulations, Title 14. Division 6. Chapter 3. Guidelines for Implementation of the California Environmental Quality Act. Article 5. Preliminary Review of Projects and Conduct of Initial Study. § 15064.5.(b) Determining the Significance of Impacts to Archaeological and Historical Resources.

- (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- (C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Without the Initial Study and a determination based on "CEQA Appendix G: Environmental Checklist Form", any assertion that an EIR would be required for the work necessary to comply with the Settlement Agreement and the ADA, is premature and imprudent.<sup>5</sup>

That leaves us with Mr. Hodgson's perfunctory and uncorroborated personal opinion punch line:

*"There can be no argument that removing the plaza (or platform, bandstand – whatever one wishes to call it) between the elephants will create an adverse change to the site. One can also argue the introduction of pathways and ramp features not currently there would also be an adverse change tripping an EIR..."*

Of course there can be an argument! But all this bickering obfuscates the fundamental need to comply with the ADA. Not because the Settlement Agreement requires it, but because it is the right thing to do. Not just for those in wheelchairs, but for the blind, the elderly and the otherwise infirmed. The environmentally superior, and reversible, alternative is the simplest, least degrading to Viña del Mar, and the one that provides equal and safe access for all. It is the one described in my email to all of you on 28 May 2010 (Exhibit "E").

With all due respect and regards,

  
Bill Werner

Cc: Adam Politzer, Jeremy Graves, Mary Wagner

<sup>5</sup> For reference, it should be noted that in a January 23, 2008 Staff Report to the Planning Commission, accessibility proposals were made by the city for similar modifications to Vina del Mar, Yee Tock Chee and Parking Lot #2 as a single application and, taken all together, they were declared a "Class 1 categorical exemption pursuant to CEQA Guidelines Section 15301".

EXHIBIT "A"

Sausalito City Council  
City of Sausalito  
420 Litho Street  
Sausalito, CA 94965

RE: Vina del Mar Historical Status

July 28, 2010

Mayor Leone, Council members,

I wish to complement Commissioner Werner for trying to educate himself and all on the historic provenance of Vina Del Mar Park and its historic features. Sadly, the conclusions he has come to are incorrect and frankly misleading. While the information he sites is informative his conclusions are incorrect concerning the historic status and/or provenance of Plaza Vina del Mar.

Recently the State office of Historic Preservation has been revamping their National and State Register classification codes. As we transition to this new process it can be very misleading, creating a false belief that current listed buildings or sites have diminished historic significance or value. By no means have the buildings and sites within our Downtown Historic District lost their significance, nor are they no longer eligible for listing on the State or National registers, it is merely a bookkeeping change. All we need to do to bring our historic buildings and sites up to date with this new classification system is to file updated applications with the State office of Historic Preservation. This is a good thing as over the years since the original applications we have learned new historic facts about many of the buildings which add to their historic provenance. We also have buildings that are now contributing to the district which at the time of its formation were not.

Mr. Werner argues that since only the fountain is described in the Point of Historical Interest certification that only the fountain is deemed historic, and the plaza, platform or "bandstand" between the elephants is not. This is incorrect. The certification document title itself clearly identifies "Plaza and Fountain in Vina del Mar Park" as does the State of California designation "*MRN-002 Plaza and Fountain in Vina del Mar Park.*" Logically, if the fountain was the only important historical object within this site, the designation would have simply read "*Fountain in Vina del Mar Park.*"

Mr. Werner also brings into question the current validity of whether Vina del Mar still qualifies as a Point of Historic Interest. Vina del Mar was nominated and successfully designated a California Point of Historic Interest in 1976 by a unanimous vote of the California State Historic Commission. Since that date, Vina del Mar has not been changed other than restoration work on the Fountain and elephants which was required to repair continued public contact with these historic works of art. All that would be required to remove the "7L - Re-evaluation" as classified by the State would be for the City to re-submit updated forms and current photographs. This current designation has no impact on the Historic District or Vina del Mar in general, nor would it affect the eligibility of one or both for nomination to the National Register of Historic Places.

Mr. Werner states:

*"That District, by the way, is nowhere to be found on either the National or the State Register of Historic Districts."*

This is incorrect. The Downtown Historic district is listed under "558 Bridgeway Sausalito Central Business Historic District" due to the property at 558 Bridgeway being the first address listed in the District filing with the State. Sausalito's Downtown Historic District is listed on the California Register.

Mr. Werner states:

*"Therefore, Plaza Vina Del Mar remains a "Point of Interest" as an object and a site, a contributory element to the whole of a district, has no additional historical significance on its own merit, and, is not separately and individually eligible for listing on the National or State Register of Historic Places."*

Plaza Vina del Mar is on the California Register, as is every historically contributing structure and site within Sausalito's downtown historic district. Plaza Vina del Mar is eligible for listing in the National Register of Historic Places; our City attorney in an email to Council dated June 01, 2010 agrees that Plaza Vina del Mar is eligible to be listed on the National register as is the entire Sausalito Historic District. Merely being in an historic district does not preclude the eligibility of individual sites and/or structures from being listed separately on the National Register; the Casa Madrona Hotel and Cottages is such a site.

Mr. Werner states:

*I am informed that it was probably one of many "Certified Local Historic Districts" hastily granted in the late 70's and early 80's primarily to take advantage of the 1976 tax law without going through the rigor of eligibility for the Register.*

Apparently Mr. Werner is attempting to sway belief that our historic district was granted for nothing more than a tax shelter, this is incorrect. In fact at the time of the district creation, only one property downtown had taken advantage of the 1976 Tax Act - the Casa Madrona Hotel, which was placed on the National Register in 1980 by John Mays to save the old mansion and cottages from demise. Not for another 20 years would another property owner attempt Federal (or State) tax relief for properties in the downtown historic district, even though historically contributing properties in the downtown are potentially eligible for a rehabilitation tax credit of up to 10% (20% if the property is listed on the National Register).

The Downtown Historic District was created by hundreds of hours by dedicated volunteers to research and prepare applications. The purpose was to protect the valuable history within the district which at the time was under attack by the want to demolish and build new. When the Downtown Historic District was in the process of being placed on the National Register in 1981, a vote of the property owners was taken

and 51% requested that their properties not be included in the application this ended the process. Sadly this was due to a propoganda campaign by a small group of owners - and pro-development individual's claim that their property rights as owners would be infringed upon by not allowing any alterations to their structures, which obviously is incorrect.

Mr. Werner concludes:

*"Therefore, any CEQA decisions about modifications of any kind to Vina Del Mar remain with the city as the lead agency. Nothing is required beyond a Notice of Exemption (NOE), or, in the worst case, a Mitigated Negative Declaration (MND)".*

As I have stated above, Vina del Mar has been determined eligible for listing in the National Register and is listed in the California Register. Under CEQA, Vina del Mar is considered to be an "Historical Resource" and an EIR would need to be prepared in connection with any adverse change in the significance of the resource, which our City Attorney has concurred in her email to Council dated June 01, 2010. There can be no argument that removing the plaza (or platform, bandstand – whatever one wishes to call it) between the elephants will create an adverse change to the site. One can also argue the introduction of pathways and ramp features not currently there would also be an adverse change tripping an EIR, let alone Sausalito City Ordinance's 794-A and 1128, both of which requiring voter approval before improvements/changes are made to this site. We cannot afford to incur the cost of potential litigation if these issues are not addressed properly.

I can assure you the research and opinions given by our City Attorney to date are completely accurate. To spend additional money on both CEQA and Historical consultants is a complete waste of our taxpayer dollars. These funds are better spent meeting portions of the Lieber agreement immediately by installing the proper curb cuts and other ADA improvements to the sidewalks surrounding Vina del Mar Park. I recommend directing staff to contact the State Office of Historic Preservation concerning all the proposed modifications to the garden and CEQA compliance, they are a free resource and are willing to advise our City on how to maintain the historic provenance of our very special garden.

Sincerely yours,



Dave Hodgson  
Sausalito Historian

30 Edwards Avenue  
Sausalito, CA 94965  
(415)332-1864

EXHIBIT "B"

**WERNER ASSOCIATES ARCHITECTS**  
30 Liberty Ship Way, Suite 3250  
Sausalito, California 94965-5700  
415.332.9300 ext 21 fax: 415.332.9311  
email: waw@wernersullivan.com

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June 9, 2010

Mayor Jonathan Leone, Members of Council, et al  
City of Sausalito  
420 Litho Street  
Sausalito, CA 94965-1933

Subject: Viña Del Mar Plaza - Historic Status

Council members, Adam, Jeremy & Mary:

It seemed to me that there was a lack of clarity about the actual historic status of Vina Del Mar and its relationship to the mandated accessibility modifications. So, I have spent the past few days researching the subject and speaking with Jay Correia, Supervisor, Registration Unit, California State Office of Historic Preservation. This is what I have found out.

First of all, based on the Historic Properties Directory for Sausalito, dated 01-26-10, it appears there are two separate designations for Vina Del Mar. Both are the result of a DPR-147 application to the State Historical Resources Commission by the Chairman of the Marin County Board of Supervisors dated 2/3/1976. Though the application is titled "Plaza & Fountain in Vina del Mar Park", the statement of Historic Significance identified only the fountain itself. The petition further notes that, "This Point of Historical Interest is not a State Registered Historical Landmark."

1. The formal designation for the "Vina Del Mar Park Plaza and Fountain", 04/02/1976, SPHI-MRN-002, was acknowledged in a letter from Dr. Knox Mellon, Executive Secretary of the State Historical Resources Commission dated April 22, 1976, with the attached application. The category of significance is noted specifically as an "object" (i.e., the fountain).

The Resource Status Code of "7L" is defined as: "...Points of Historical Interest designated prior to January 1998 - Needs to be reevaluated using current standards." (from California Historical Resource Status Codes, 12/8/2003). No subsequent surveys are noted for this entry.

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The same Resource Code of "7L" is applied. Two subsequent surveys are noted under this entry.

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Therefore, Plaza Vina Del Mar remains a "Point of Interest" as an object and a site, a contributory element to the whole of a district, has no additional historical significance on its own merit, and, is not separately and individually eligible for listing on the National or State Register of Historic Places.

Furthermore, the CEQA decisions about modifications of any kind to Vina Del Mar remain with the city as the lead agency. Nothing is likely to be required beyond a Notice of Exemption (NOE), or, in the worst case, a Mitigated Negative Declaration (MND).

Regards,

Bill Werner

Cc: Adam Politzer, City Manager  
Jeremy Graves, Community Development Director  
Mary Wagner, City Attorney  
Linda Pfeifer, Vice Mayor  
Mike Kelly, Herb Weiner, Carolyn Ford, City Councilmembers

EXHIBIT "C"

STATE OF CALIFORNIA—THE RESOURCES AGENCY  
 DEPARTMENT OF PARKS AND RECREATION  
**POINT OF HISTORICAL INTEREST**

DO NOT WRITE IN THIS BLOCK  
 Reg. No. Mrn-002  
 Date 4-2-76  
 By [Signature]

County <u>Marin</u>	Name <u>Plaza &amp; Fountain in Vina del Mar Park</u>
Location <u>Sausalito -- downtown Bridgeway Avenue</u>	

Historical Significance: The fountain was designed by architect William B. Faville, a Sausalito resident, for the Panama-Pacific International Exposition held in San Francisco in 1915. Derived from the design of Italian fountains in Siena and Ravenna, the fountain was considered in contemporary reports to be most beautiful and representative of the Exposition fountains. The fountain was dedicated in the Sausalito plaza location it has occupied for 60 years on June 14, 1916. It is an outstanding example of period architectural style, with special significance for the local area.

THIS POINT OF HISTORICAL INTEREST IS NOT A STATE REGISTERED HISTORICAL LANDMARK.

RECOMMENDED: <u>Bob Roumiguere</u> Signature—Chairman, County Board of Supervisors	APPROVED: <u>Clement A. Hargrove</u> Signature—Chairman, State Historical Resources Commission
Date <u>2/3/76</u>	Date <u>March 4, 1976</u>

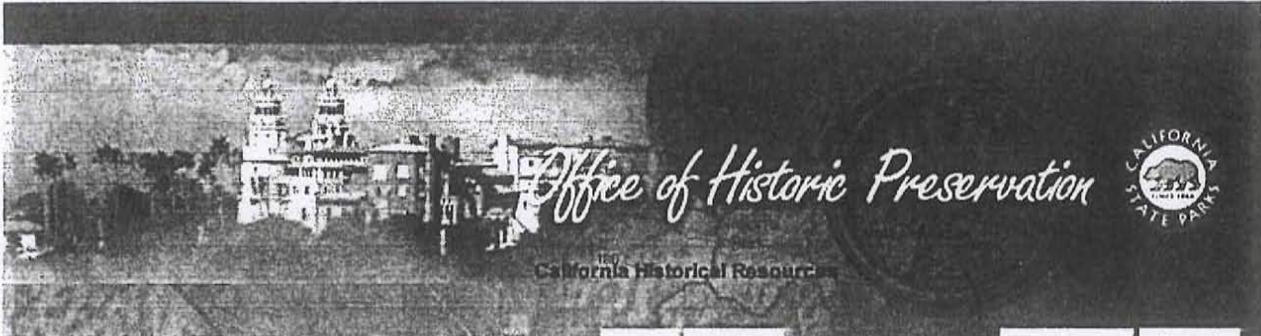
DPR-147 (REV. 8-75)

36206-768 9-75 3M TRIP ©

79-84

EXHIBIT "D"

Office of Historic Preservation  
CALIFORNIA STATE PARKS



Search by County | Search by Landmark Plaque Number: Search Search by Keyword: Search Show A

Search by Name: A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

National Register  State Landmark  California Register  Point of Interest

Name (Landmark Plaque Number)					Date Listed	City (County)
<u>ALEXANDER BAILEY HOUSE "THE GABLES"</u> (P674)					✓ 9/2/1986	Inverness (Marin)
<u>ALEXANDER-ACACIA BRIDGE</u> (N1262)	✓				1/5/1984	Larkspur (Marin)
<u>ANGEL ISLAND</u> (529)		✓			3/7/1955	Angel Island (Marin)
<u>ANGEL ISLAND, U.S. IMMIGRATION STATION</u> (N118)	✓				10/14/1971	Tiburon (Marin)
<u>BARRETT, WILLIAM G., HOUSE</u> (N881)	✓				6/17/1980	Sausalito (Marin)
<u>BOYD HOUSE</u> (N317)	✓				12/17/1974	San Rafael (Marin)
<u>BRADFORD HOUSE</u> (N871)	✓				6/6/1980	San Rafael (Marin)
<u>CHINA CAMP</u> (N765)	✓				4/26/1979	San Rafael (Marin)
<u>CHINA CAMP</u> (924)	✓	✓			12/7/1978	Santa Venetia (Marin)
<u>DIXIE SCHOOLHOUSE</u> (N199)	✓				12/26/1972	San Rafael (Marin)
<u>DOLLAR, ROBERT, ESTATE</u> (N195)	✓				12/11/1972	San Rafael (Marin)
<u>DOLLAR, ROBERT, HOUSE</u> (N1705)	✓			✓	7/23/1991	San Rafael (Marin)
<u>DOLLIVER HOUSE</u> (N612)	✓				5/22/1978	Larkspur (Marin)
<u>FASHION SHOP AND STEPHEN PORCELLA HOUSE</u> (N886)	✓				6/25/1980	Novato (Marin)
<u>FIRST SAWMILL IN MARIN COUNTY</u> (207)		✓			6/20/1935	(Marin)
<u>FORTS BAKER, BARRY, AND CRONKHITE</u> (N267)	✓				12/12/1973	Sausalito (Marin)
<u>GOLDEN GATE BRIDGE</u> (974)		✓			6/18/1987	(Marin)
<u>GREEN BRAE BRICK KILN</u> (917)		✓			1/31/1978	Larkspur (Marin)
<u>GREEN BRAE BRICK YARD</u> (N565)	✓				3/24/1978	Larkspur (Marin)
<u>GRISWOLD HOUSE</u> (N1377)	✓				9/12/1985	Sausalito (Marin)
<u>HAMILTON ARMY AIR FIELD DISCONTIGUOUS HISTORIC DISTRICT</u> (N2039)	✓				11/20/1998	Novato (Marin)
<u>HOME OF LORD CHARLES SNOWDEN FAIRFAX</u> (679)	✓				5/11/1959	Fairfax (Marin)
<u>LARKSPUR DOWNTOWN HISTORIC DISTRICT</u> (N1136)	✓				10/7/1982	Larkspur (Marin)

<u>LIME KILNS (222)</u>	✓	6/20/1935	Olema (Marin)
<u>LYFORD'S STONE TOWER (N454)</u>	✓	12/2/1976	Tiburon (Marin)
<u>LYFORD, BENJAMIN AND HILARITA, HOUSE (N2110)</u>	✓	11/10/2000	Tiburon (Marin)
<u>MARIN COUNTY CIVIC CENTER (999)</u>	✓	5/8/1991	San Rafael (Marin)
<u>MCNEAR, ERSKINE, B., HOUSE (N988)</u>	✓	1/11/1982	San Rafael (Marin)
<u>MILLER CREEK SCHOOL INDIAN MOUND (N119)</u>	✓	10/14/1971	San Rafael (Marin)
<u>MISSION SAN RAFAEL ARCÁNGEL (220)</u>	✓	6/20/1935	San Rafael (Marin)
<u>MUIR BEACH ARCHEOLOGICAL SITE (N937)</u>	✓	1/26/1981	Marin City (Marin)
<u>OLD ST. HILARY'S CHURCH (P92)</u>	✓	6/7/1968	Tiburon (Marin)
<u>OLDEST HOUSE NORTH OF SAN FRANCISCO BAY (210)</u>	✓	6/20/1935	Novato (Marin)
<u>OLEMA LIME KILNS (N441)</u>	✓	10/8/1976	Olema (Marin)
<u>OUTDOOR ART CLUB (922)</u>	✓	10/15/1978	Mill Valley (Marin)
<u>PIERCE RANCH (N1406)</u>	✓	12/6/1985	Inverness (Marin)
<u>PIONEER MEMORIAL CEMETERY (P785)</u>	✓	5/19/1993	Novato (Marin)
<u>PIONEER PAPER MILL (552)</u>	✓	6/4/1956	Lagunitas Marin (Marin)
<u>PLAZA VINA DEL MAR (P476)</u>	✓	4/2/1976	Sausalito (Marin)
<u>POINT BONITA LIGHT STATION (N1721)</u>	✓	9/3/1991	Sausalito (Marin)
<u>POINT REYES LIFEBOAT RESCUE STATION, 1927 (N1402)</u>	✓	11/7/1985	Inverness (Marin)
<u>POINT REYES LIGHT STATION (N1722)</u>	✓	9/3/1991	Point Reyes (Marin)
<u>RANCHO OLOMPALI (N202)</u>	✓	1/12/1973	Novato (Marin)
<u>REY, VALENTINE, HOUSE (N1093)</u>	✓	4/22/1982	Belvedere (Marin)
<u>SAN FRANCISCO AND NORTH PACIFIC RAILROAD STATION HOUSE-DEPOT (N1916)</u>	✓	8/4/1995	Tiburon (Marin)
<u>SAN RAFAEL IMPROVEMENT CLUB (N1274)</u>	✓	3/29/1984	San Rafael (Marin)
<u>SAUSALITO WOMAN'S CLUB (N1827)</u>	✓	4/15/1993	Sausalito (Marin)
<u>SCHREIBER, BROCK, BOATHOUSE AND BEACH (N640)</u>	✓	7/7/1978	Inverness (Marin)
<u>SITE OF THE LIGHTER WHARF AT BOLINAS (221)</u>	✓	6/20/1935	Bolinas (Marin)
<u>ST. VINCENT'S SCHOOL FOR BOYS (630)</u>	✓	1/29/1958	San Rafael (Marin)
<u>STATION KPH OPERATING STATION (N1604)</u>	✓	7/24/1989	Marshall (Marin)
<u>STATION KPH, MARCONI WIRELESS TELEGRAPH COMPANY OF AMERICA (N1605)</u>	✓	7/24/1989	Marshall (Marin)
<u>STEAMSHIP TENNESSEE REMAINS (N956)</u>	✓	4/15/1981	Marin City (Marin)
<u>TOMALES PRESBYTERIAN CHURCH AND CEMETERY (N381)</u>	✓	8/1/1975	Tomales (Marin)
<u>VINA DEL MAR PARK PLAZA AND FOUNTAIN (P477)</u>	✓	4/2/1976	Sausalito (Marin)

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EXHIBIT "E"

----- Original Message -----

**Subject:**As the Elephants should be

**Date:**Fri, 28 May 2010 12:40:18 -0700

**From:**Bill Werner <waw@wernersullivan.com>

**To:**Jonathan Leone <jleone@ci.sausalito.ca.us>, Mike Kelly <mkelly@mkequities.com>, Herb Weiner <up4days@aol.com>, Carolyn Ford <cford9393@gmail.com>, Linda Pfeifer <pfeiferlj@hotmail.com>

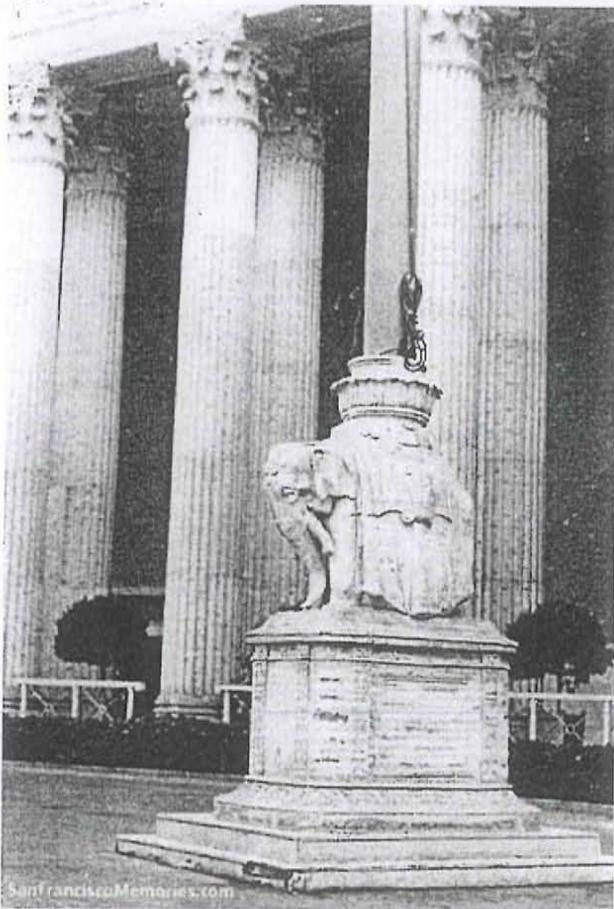
**CC:**Adam Politzer <Apolitzer@ci.sausalito.ca.us>, Jeremy Graves <JGraves@ci.sausalito.ca.us>, Mary Wagner <mwagner@ci.sausalito.ca.us>

RE: The Vina del Mar Park accessibility issue.

Why is it that the simple, direct and most obvious solution seems so elusive?

1. Get rid of the two step high platform.
  2. Fill all the perimeter voids on El Portal and Tracy with planting.
  3. Provide access TO the fountain as required by the Settlement Agreement, not AROUND it.
  4. Replace the existing fence that has all the elegance of an industrial ladder on its side with a classic wrought iron fence.
  5. Provide a lockable gate that can exclude the public when the park needs maintenance or when the public becomes overly abusive (by parking their bikes on the lawn).
- Then, return the elephant's bases to their original condition. Now, that would be historically correct and sensible to boot..

Bill



Sausalito City Council  
City of Sausalito  
420 Litho Street  
Sausalito, CA 94965

RECEIVED

JUL 29 2010

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

RE: Vina del Mar Historical Status

July 28, 2010

Mayor Leone, Council members,

I wish to complement Commissioner Werner for trying to educate himself and all on the historic provenance of Vina Del Mar Park and its historic features. Sadly, the conclusions he has come to are incorrect and frankly misleading. While the information he sites is informative his conclusions are incorrect concerning the historic status and/or provenance of Plaza Vina del Mar.

Recently the State office of Historic Preservation has been revamping their National and State Register classification codes. As we transition to this new process it can be very misleading, creating a false belief that current listed buildings or sites have diminished historic significance or value. By no means have the buildings and sites within our Downtown Historic District lost their significance, nor are they no longer eligible for listing on the State or National registers, it is merely a bookkeeping change. All we need to do to bring our historic buildings and sites up to date with this new classification system is to file updated applications with the State office of Historic Preservation. This is a good thing as over the years since the original applications we have learned new historic facts about many of the buildings which add to their historic provenance. We also have buildings that are now contributing to the district which at the time of its formation were not.

Mr. Werner argues that since only the fountain is described in the Point of Historical Interest certification that only the fountain is deemed historic, and the plaza, platform or "bandstand" between the elephants is not. This is incorrect. The certification document title itself clearly identifies "Plaza and Fountain in Vina del Mar Park" as does the State of California designation "*MRN-002 Plaza and Fountain in Vina del Mar Park.*" Logically, if the fountain was the only important historical object within this site, the designation would have simply read "*Fountain in Vina del Mar Park.*"

Mr. Werner also brings into question the current validity of whether Vina del Mar still qualifies as a Point of Historic Interest. Vina del Mar was nominated and successfully designated a California Point of Historic Interest in 1976 by a unanimous vote of the California State Historic Commission. Since that date, Vina del Mar has not been changed other than restoration work on the Fountain and elephants which was required to repair continued public contact with these historic works of art. All that would be required to remove the "7L - Re-evaluation" as classified by the State would be for the City to re-submit updated forms and current photographs. This current designation has no impact on the Historic District or Vina del Mar in general, nor would it affect the eligibility of one or both for nomination to the National Register of Historic Places.

Mr. Werner states:

*"That District, by the way, is nowhere to be found on either the National or the State Register of Historic Districts."*

This is incorrect. The Downtown Historic district is listed under "558 Bridgeway Sausalito Central Business Historic District" due to the property at 558 Bridgeway being the first address listed in the District filling with the State. Sausalito's Downtown Historic District is listed on the California Register.

Mr. Werner states:

*"Therefore, Plaza Vina Del Mar remains a "Point of Interest" as an object and a site, a contributory element to the whole of a district, has no additional historical significance on its own merit, and, is not separately and individually eligible for listing on the National or State Register of Historic Places."*

Plaza Vina del Mar is on the California Register, as is every historically contributing structure and site within Sausalito's downtown historic district. Plaza Vina del Mar is eligible for listing in the National Register of Historic Places; our City attorney in an email to Council dated June 01, 2010 agrees that Plaza Vina del Mar is eligible to be listed on the National register as is the entire Sausalito Historic District. Merely being in an historic district does not preclude the eligibility of individual sites and/or structures from being listed separately on the National Register; the Casa Madrona Hotel and Cottages is such a site.

Mr. Werner states:

*I am informed that it was probably one of many "Certified Local Historic Districts" hastily granted in the late 70's and early 80's primarily to take advantage of the 1976 tax law without going through the rigor of eligibility for the Register.*

Apparently Mr. Werner is attempting to sway belief that our historic district was granted for nothing more than a tax shelter, this is incorrect. In fact at the time of the district creation, only one property downtown had taken advantage of the 1976 Tax Act - the Casa Madrona Hotel, which was placed on the National Register in 1980 by John Mays to save the old mansion and cottages from demise. Not for another 20 years would another property owner attempt Federal (or State) tax relief for properties in the downtown historic district, even though historically contributing properties in the downtown are potentially eligible for a rehabilitation tax credit of up to 10% (20% if the property is listed on the National Register).

The Downtown Historic District was created by hundreds of hours by dedicated volunteers to research and prepare applications. The purpose was to protect the valuable history within the district which at the time was under attack by the want to demolish and build new. When the Downtown Historic District was in the process of being placed on the National Register in 1981, a vote of the property owners was taken

and 51% requested that their properties not be included in the application this ended the process. Sadly this was due to a propaganda campaign by a small group of owners and pro-development individual's claim that their property rights as owners would be infringed upon by not allowing any alterations to their structures, which obviously is incorrect.

Mr. Werner concludes:

*"Therefore, any CEQA decisions about modifications of any kind to Vina Del Mar remain with the city as the lead agency. Nothing is required beyond a Notice of Exemption (NOE), or, in the worst case, a Mitigated Negative Declaration (MND)".*

As I have stated above, Vina del Mar has been determined eligible for listing in the National Register and is listed in the California Register. Under CEQA, Vina del Mar is considered to be an "Historical Resource" and an EIR would need to be prepared in connection with any adverse change in the significance of the resource, which our City Attorney has concurred in her email to Council dated June 01, 2010. There can be no argument that removing the plaza (or platform, bandstand – whatever one wishes to call it) between the elephants will create an adverse change to the site. One can also argue the introduction of pathways and ramp features not currently there would also be an adverse change tripping an EIR, let alone Sausalito City Ordinance's 794-A and 1128, both of which requiring voter approval before improvements/changes are made to this site. We cannot afford to incur the cost of potential litigation if these issues are not addressed properly.

I can assure you the research and opinions given by our City Attorney to date are completely accurate. To spend additional money on both CEQA and Historical consultants is a complete waste of our taxpayer dollars. These funds are better spent meeting portions of the Lieber agreement immediately by installing the proper curb cuts and other ADA improvements to the sidewalks surrounding Vina del Mar Park. I recommend directing staff to contact the State Office of Historic Preservation concerning all the proposed modifications to the garden and CEQA compliance, they are a free resource and are willing to advise our City on how to maintain the historic provenance of our very special garden.

Sincerely yours,



---

Dave Hodgson  
Sausalito Historian

30 Edwards Avenue  
Sausalito, CA 94965  
(415)332-1864

BLANK

**Debbie Pagliaro**

---

**From:** Dave [davehsau@comcast.net]  
**Sent:** Tuesday, April 19, 2011 4:50 PM  
**To:** Debbie Pagliaro  
**Subject:** Plaza Vina del Mar

Debbie can you give this to Council??

---

Thanks

Dave H.

Dear Council Members,

Sadly, we are unable to attend the City Council meeting this evening due to the flu. After reading this document, we are rather surprised several items of historical importance have not been considered, and would hate for the City Council to accept the Page & Turnbull report without it being satisfactorily complete.

It would be in the best interest of the City Council to consider postponing acceptance of the consultant's findings to clarify any inaccuracies or omissions I have noted from this report. These documents are available in the Sausalito Historical Society, newspaper articles and the internet:

\* Report fails to recognize Sausalito as the railroad terminus of the North Shore Railroad (formerly Northwestern Pacific) next to park. The Sausalito Hotel was recently recognized as National Register eligible because of this association.

\* Report fails to recognize Nellie Story, first woman park commissioner 1912, who possibly would connect to early suffragette movement. Story was a founding member of Sausalito Woman's Club 1913

\* Report fails to recognize Edward Bosqui, who donated the three palm trees in 1909. Bosqui was founding member of Sausalito Land and Ferry Co. in 1869 and charter member of the Bohemian Club in 1872. Bosqui worked for General John C. Fremont during the California Gold Rush as an Agent and Secretary. Fremont was the 1st United States Senator from California, serving during the Mexican land grant trials. *Report did not mention Bosqui by name.*

\* Report fails to recognize the Bosqui palm trees are the oldest of park's significant features, predating the rock wall, fountain and elephants

\* Report fails to recognize fountain was the only one made from cement --- all others were made from plaster. No other fountains are known to have survived from the PPIE. To my knowledge, there is no other statuary designed by McKim, Mead and White (who designed elephants) known to have survived.

\* Report fails to recognize other local PPIE sites/buildings etc. are recognized as National Register properties

Report fails to recognize the park was closed permanently just after its construction and surrounded by fencing. The current rock wall (constructed in 1912) surrounded the entire site. There was no entrance until 1916 when fountain and elephants were placed and bandstand was constructed. Nearly every early photograph until the 1950s shows a "do not enter" or "park closed" sign

---

\* Report fails to recognize the platform or "bandstand" was the last project Donn Emmons did when he retired from Wurster, Bernardi and Emmons in the 1970s; and that Donn and his wife Audrey, were longtime residents of Sausalito

Honorable Mayor Weiner and City Council  
City of Sausalito  
420 Litho Street  
Sausalito, CA 94965

RECEIVED

JUL 12 2011

RE: Plaza Viña del Mar Renovations

CITY OF SAUSALITO

July 8, 2011

Dear Mayor Weiner and Council members:

For the past 17 years, I have researched and documented Sausalito's past, and one of my largest undertakings is the documentation of our older homes, the Downtown Historic District and Plaza Viña del Mar (Garden). As a historian and fourth-generation of Sausalito, I take pride in our community's historical legacy. With that said, I feel there are many issues which have been left unresolved or have not been fully brought to your attention in relation to the city's current renovation plans for the Garden.

First and foremost, there is a common misconception the Garden has always been an open "public" park, this is incorrect. For 80 years of its 107 year legacy, the Garden was a closed "viewing only" amenity and pride for generations of our citizens and thousands of weary rail and ferry passengers who would admire its beauty on a daily basis. Only after the railroad terminus and tracks were removed, the Garden was first opened to the public in the late-1950s. This was ultimately short lived with the eventual closing in 1967 due to overuse and vandalism.

From 1967 until 1996, the Garden again remained a "viewing only" amenity until it was re-opened by the then City Council as part of a segment of the 1995 "Downtown Master Plan", a redevelopment plan for the area of parking lot #1 with a large open space plaza, new sidewalks created through Viña del Mar, a new municipal pier and ferry landing. This plan was abruptly ended after a voter initiative (Ordinance 1128) was passed in 1998; however, the Garden remained open to the public, even though the 1996 City Council order to open was for it to only remain so on a "6-month trial basis".

During the City Council meeting of June 21, 2011, Councilmember Pfeiffer asked for clarification if the elephant statue bases are made of brick. The elephant statues themselves are constructed of cast concrete; however, the bases on which the elephants sit are constructed of unreinforced brick and mortar with decorative concrete panels and a veneer finish. I have photographs taken during the 2004 restoration documenting this construction method. Any demolition work done within the "bandstand" area will need to take this into consideration to prevent any damage or degradation to these historical monuments, and I strongly urge the city consult a structural engineer who specializes in historic preservation prior to commencing any work.

Also during the June 21, 2011 meeting, Councilmember Pfeiffer raised a question regarding the Garden's California Point of Historical Interest certification, specifically regarding the "bandstand" platform being a part of that certification. I have spoken to the State Office of Historic Preservation in the past regarding previous plans for the Garden, and the "bandstand" is indeed part of the certification,

as the reference specifically states "Plaza and Fountain in Viña del Mar Park". I strongly urge the city consult with the Office of Historic Preservation prior to any removal of this element.

Regarding the horticultural condition of the Garden, I must fully concur with both Paul Leffingwell and Jacques Ullman's comments of the June 21, 2011 meeting. The current state of the Garden is horrible, and is an embarrassment to our community. In fact, have suggested to several residents over the past couple years we may wish to invite the U.C. Berkeley Botanical Garden to join us on a horticultural restoration of Plaza Viña del Mar. I discussed this in the last conversation I had with the late Mary Ann Sears, who was personal friends with the head of the Botanical Garden. She concurred the idea was excellent and should be pursued.

I applaud the City Council for taking the steps to have an historical evaluation done of the Garden. You as our community representatives rely on thorough and correct documentation to make informed decisions for our community. However, in my opinion, the document prepared by Page & Turnbull is lacking in relevant historical references, and it contains obvious errors and omissions. As stated previously, I have researched and documented the Garden for the past 17 years, and have provided the city full access to all my historical research during this process.

The following relevant information was omitted from the Page & Turnbull historical evaluation:

- *Omission in description: Southeastern recessed plaza. (Page 6).* The report includes a description of the Jacques Thomas memorial drinking fountain; however, completely omits the small recessed plaza on the southeastern corner at El Portal Street and Tracy Way. This area (within the site's official boundaries) includes two wooden benches and a streetlight pole adjoining the Thomas drinking fountain.
- *Omission:* The Town of Sausalito hired Matthew Henry Dunn, the former Chief Gardener for Capitol Park in Sacramento as Sausalito's first Assistant Superintendent of Streets in November 1903.<sup>1</sup> In January 1904, Dunn was promoted to have "absolute control of laying out the town park".<sup>2</sup>
- *Omission:* The proposal and approval of the rock wall and Jacques Thomas memorial drinking fountain (1912) was undertaken by Mrs. Nellie Story on behalf of the Sausalito Improvement Club.<sup>3</sup> Story was very active in Woman's Suffrage, and after Thomas' death she was appointed by the Sausalito Board of Trustees to succeed him as the first woman park commissioner; and would go on to be a founding member of the Sausalito Woman's Club in April 1913.<sup>4</sup>
- *Omission:* Our central fountain was the first item made by the PPIE modeling department and the only fountain of the entire exposition made of reinforced concrete; the rest were constructed of wood and plaster.<sup>5</sup> This was a very costly endeavor; the total cost for fountain construction in 1915 was \$7000 (\$156,000 in 2011).

<sup>1</sup> *Sausalito News*, November 21, 1903

<sup>2</sup> *Sausalito News*, January 23, 1904

<sup>3</sup> *Sausalito News*, June 22, 1912

<sup>4</sup> *Sausalito News*, April 13, 1913

<sup>5</sup> *Sausalito News*, June 17, 1916

The following are obvious errors found in the Page & Turnbull historical evaluation:

- *"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.'" (Page 10)*

The Pond was actually filled in October 1903 by the North Shore.<sup>6</sup> After the completion of filling in November 1903, the North Shore erected a wire fence around the entire site and planted grass prior to deeding it to the Town of Sausalito in January 1904.<sup>7</sup>

- *"The new plaza was named Depot Park." (Page 10)*

The Plaza was officially dedicated "Sausalito Park" by Mayor Thomas on January 13, 1904.<sup>8</sup>

- *"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." (Page 11)*

The tree donations are hearsay, as there is no actual documented reference to tree donations with the exception of the three Canary Island date palms given to Sausalito in 1908 by Edward Bosqui (1832-1917), a philanthropist who arrived in California in 1850. Bosqui worked for General John Fremont as a Secretary General from 1851-1852 and was instrumental in the formation of the California Academy of Sciences (1858), the Bohemian Club (1872), being a charter member of both.<sup>9,10</sup> Bosqui was among 19 businessmen who founded the Sausalito Land and Ferry Company in 1869.<sup>11</sup>

- *"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." (Page 11)*

Not only was Faville on the Board of Advisors, he was the architect of record for eight of ten Palaces of the Exposition, including: Palace of Varied Industries; Palace of Mines; Palace of Manufactures; Palace of Transportation; Palace of Liberal Arts; Palace of Education (where our fountain was located); Palace of Agriculture; and the Palace of Food Products. Faville also designed all the Portals and Minor Courts at the Exposition.<sup>12</sup>

<sup>6</sup> *Sausalito News*, October 24, 1903

<sup>7</sup> *Sausalito News*, November 14, 1903

<sup>8</sup> *Sausalito News*, January 16, 1904

<sup>9</sup> Laura Treat note, Sausalito Historical Society Archives

<sup>10</sup> Edward Bosqui Memoirs, [http://www.archive.org/stream/memoirs00bosq/memoirs00bosq\\_djvu.txt](http://www.archive.org/stream/memoirs00bosq/memoirs00bosq_djvu.txt)

<sup>11</sup> *Sausalito Moments in Time*, Jack Tracy, page 181

<sup>12</sup> *The Dream City*, Rose Berry, page 8

- *"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)." (Page 16)*

As established in my response above, Faville was responsible for more than just the Palace of Education.

- *"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." (Page 21)*

It is common knowledge among long time residents/historians the railroad tracks and terminal in Sausalito were demolished during World War II. The land was subsequently sold to the City of Sausalito by the railroad company by the mid 1950s and was immediately put to use as automobile parking for the downtown businesses and the Greyhound Bus Depot (adjoining Tracy Way).

And for further clarification in response to P&T statement above, Tracy Way (formerly Park Avenue) has always existed as a vehicular/pedestrian street since the filling of "The Pond" in 1903; there were never tracks or a terminal in this particular location. The tracks were located further east in the area of Parking Lot #1, and the terminal was constructed over the water's edge (ferries pulled into the building) at the present day ferry terminal site.

In closing, I wish to emphasize that during the Garden's "period of significance" (1904-1936), it was a "viewing only" amenity, as I stated above. Therefore, by paving into the Garden with large concrete sidewalks, you are further exacerbating the destruction of historical significance and charm of this site. The fact is out of the 11 PPIE relics described in the Page & Turnbull evaluation, 6 are on the National Register of Historic Places and 2 are being evaluated for historical status. I personally believe Plaza Viña del Mar, after review of omissions and errors, will meet the criteria for listing on the National Register, and I urge the City Council direct staff to consult with the Office of Historic Preservation regarding this matter.

Sincerely yours,



Seth Hodgson

30 Edwards Avenue  
Sausalito CA 94965

email: [seth@jexos.com](mailto:seth@jexos.com)

home: 415.935.5208 cell: 415.233.2883

Heidi Burns

RECEIVED

From: Jan [jphsaus@comcast.net]  
Sent: Friday, September 21, 2012 11:26 AM  
To: mpiercehb@gmail.com; Vicki Nichols; Heidi Burns; Debbie Pagliaro; Adam Politzer  
Subject: Vina del Mar

SEP 27 2012

ADAM POLITZER  
COMMUNITY DEVELOPMENT

Hi Morgan,

Please, please please don't let the Plaza be destroyed. The Page and Turnbull report is full of errors. The most glaring is that the garden was open for all it's years but 10. It was actually CLOSED for over 80.

Seth wrote a comprehensive report that P & T who refused to correct it without being paid for the extra work. A report that they did incorrectly. Also CEQA is triggered because they are increasing access to a historic site. "Plaza and Fountain in Park" is the state # 477. The Plaza also has a separate number for the whole Plaza # 476. This needs to be EMPHASIZED. They will HAVE to do it. I have attached the website for you perusal. Any questions you know where we are! 332-1864

Regards,

Jan Hodgson

<http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=21>

Exhibit I.13  
(1 page)

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RECEIVED

SEP 27 2012

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

**WERNER ASSOCIATES ARCHITECTS**  
30 Liberty Ship Way, Suite 3250  
Sausalito, California 94965-3325  
415.332.9300 ext 21 fax: 415.332.9311  
email: waw@wernersullivan.com

September 26, 2012

City of Sausalito  
Community Development Department  
420 Litho Street  
Sausalito, CA 94965-1933

Atten: Ms. Heidi Burns, Planning Commission and Historic Landmarks Board

Subject: Planning Commission Hearing, October 3, 2012  
Plaza Viña del Mar – Accessibility Project

Dear Heidi, Chair Keegan and Planning Commissioners, Chair Pierce and Members of the Historic Landmarks Board:

Since I will be absent from the hearing on this subject, I would like to make a few observations for the record.

Implementation of this project is long overdue. Over several years, it has been the subject of exhaustive community review, comment and scrutiny. The historic significance of specific elements of the park and plaza have been analyzed and documented by highly regarded professionals. The City Council has taken public testimony and made policy decisions regarding public access to Viña del Mar. What is now being proposed is a simple, direct and reasonable solution that accomplishes the mandated accessibility improvements with negligible impact on the character of Plaza Viña del Mar and its historic resources.

What remains to be determined are the characteristics of the paving itself. The original proposal would have repeated the existing red brick and concrete pattern. In considering these paving materials, Page & Turnbull recommended "...selecting a different paving material other than red brick. A more neutral-colored material, such as scored concrete or stone pavers, or a more neutral shade of brick is preferred." They went on to comment, "In order to reinforce the plaza and elephant's bases as dominant features of the park, Page & Turnbull suggests extending the new plaza paving to Bridgeway, thereby eliminating the concrete sidewalk at that location and embracing it as part of the plaza."<sup>1</sup>

I strongly agree with the suggestion of concrete as the paving material. It seems to me that the use of brick paving, whatever color it may be, actually detracts from the presence of the elephants and their bases. For the same reason, I do not concur with the extension of the "plaza" paving to curbside on Bridgeway.

<sup>1</sup> Page & Turnbull Memorandum, to Andrew Davidson, from Johanna Kahn, August 2, 2012. Page 2

In their original locations, the elephants were free standing objects on a monolithic concrete paved surface. They were meant to be seen and experienced, close up, from all sides, and no extraneous patterns on the ground detracted from their presence.

The location of the elephants in Viña del Mar eliminates their free standing quality because the back and one side are within the park area. They are therefore experienced only from the front and one side.

The fact that the proposed paving would provide a different foreground to each of the two viewing sides detracts from the importance of the elephant's base. They would, in fact, have greater visual presence if both sides stood on a simple extension of the existing city standard exposed aggregate paving that dominates the downtown district.

By using the standard sidewalk paving materials, there would be a more natural incorporation of Viña del Mar into the overall composition of downtown Sausalito. The elephants would become an integral and commanding presence in the area rather than just charming objects to be admired for their quaintness.

Finally, unless there are specific accessibility requirements to modify the veteran's monument area at the corner of Bridgeway and Tracy Way, I see no reason to change the paving in that location. If it is a deliberate nod to consistency, there are probably more needy places to spend the money.

Respectfully,

William A. Werner, AIA

Cc: Jonathan Goldman, Andrew Davidson, Adam Politzer

