CITY OF SAUSALITO
PLANNING DIVISION
MEMORANDUM

Date: June 12, 2013
To: Historic Landmarks Board (HLB)
From: Heidi Scoble, Associate Planner HS
Subject: **675 Bridgeway (AKA Petris or Homestead Savings & Loan) (APN: 065-131-06)**

Purpose of Review
The purpose of the study session review is to preliminarily review the proposed project prior to scheduling a joint Planning Commission-HLB meeting.

The applicant, Callison Architects, on behalf of Chase Bank, is requesting a Design Review Permit and Sign Permit to allow for exterior modifications and the installation of new business identification signage to a noncontributing building located within the Downtown Historic Overlay Zoning District at 675 Bridgeway.

Project
The project consists of the following:

Exterior Modifications

- ✓ Replacement of existing roof top units (specification sheets to be provided at the HLB meeting)
- ✓ Installation of a new condensing units (specification sheet to be provided at the HLB meeting).
- ✓ Remove and replace the entrance doors. The new doors will include a 10" stainless bottom rail and a 4" stainless steel top rail.
- ✓ Remove and replace the existing glass transom to receive new vinyl signage.

Business Identification Signage

- ✓ Installation of a vinyl business identification letters within the glass window transom on the façade of the building. The eight inch tall white vinyl letters will spell "Chase". The Chase logo is also proposed to be located adjacent to the letters. The logo will be blue vinyl. (See page 4 of the project plans)
- ✓ Installation of a hanging internally illuminated Chase logo sign. The sign will hang above the entryway and will be halo lit. The sign will consist of an aluminum housing, clear acrylic backed with "Oracal Translucent Vinyl", and LED lights to create a halo effect. (see page 8 of the project plans)
- ✓ Installation of an illuminated projecting blade sign. The sign will be 30" wide and 28" tall, and project 6" from the building wall. The blade sign will read "Chase" and include the Chase logo. The Chase copy will be white vinyl and the logo will be blue vinyl.

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The project also includes an interior remodel. The interior remodel is outside the purview of the HLB.

Background

The subject building is identified by the California Historical Resources Information System as being ineligible for the National Register. A Historic Resource Evaluation Report was prepared by Page and Turnbull which identifies that building is not considered to be a historical resource for the purposes of CEQA (see **Attachment 2**).

Attachment

1. Project Plans, including the Sign Plan, date-stamped May 28, 2013
2. Historic Resource Evaluation prepared by Page and Turnbull, date-stamped May 28, 2013

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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

EXTERIOR RENDERING SCALE NOT TO SCALE 3

CHASE BANK
BRIDGEWAY & EL PORTAL

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3. SITE SURVEY
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8. SIGNAGE APPLICATION DRAWINGS
PREPARED BY SIGNTECH:
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2. SITE PLAN & SIGN LEGEND
3. NORTHEASE ELEVATION
4. CUSTOM VINYL SIGNAGE
5. WALL-MOUNTED CHASE OCTAGON
6. WALL-MOUNTED OCTAGON DETAIL
7. WALL-MOUNTED OCTAGON INSTALLATION
8. CEILING-HUNG CHASE OCTAGON
9. EXTERIOR WALL-MOUNTED SIGN
10. SURROUNDING PHOTOS
11. APPROVAL LETTER
12. GENERAL APPLICATION FORM
13. GENERAL APPLICATION FORM CONTINUED

PROJECT DIRECTORY

TENANT:
JP MORGAN CHASE
1200 EL CAMNINO REAL
SECOND FLOOR
SAN BRUNO, CA 94066
(650) 737-6100
CONTACT: BRAD THORKELSON

PROJECT ARCHITECT:
CALLISON
1420 FIFTH AVENUE
SUITE 2400
SEATTLE, WA 98101
(206) 623-4646
CONTACT: DOUG FONG (415) 753-5567

SIGNAGE:
SIGNTECH ELECTRICAL ADVERTISING, INC.
4444 FEDERAL BLVD.
SAN DIEGO, CA 92102
(619) 527-6100
CONTACT: PETER APALAKIS

AREA MAP SCALE NOT TO SCALE 2

VICINITY MAP SCALE NOT TO SCALE 1

CHASE

BRIDGEWAY & EL PORTAL
RETAIL BANKING CENTER
675 BRIDGEWAY BLVD
SAUSALITO, CA 94965
PROJECT #: 211461.86

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ENGINEER OF RECORD

SEAL

ISSUE	DATE	DESCRIPTION
	5/24/13	PLANNING APPLICATION

SHEET TITLE
ENTRANCE & LOCATION

SHEET NUMBER
1

ITEM NO. 4A PAGE 3

SCALE N.T.S. 9

SCALE N.T.S. 8

SCALE N.T.S. 7

SCALE N.T.S. 6

SCALE N.T.S. 5

SCALE N.T.S. 4

SCALE N.T.S. 3

SCALE N.T.S. 2

SCALE N.T.S. 1

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ISSUE	DATE	DESCRIPTION
	3/24/13	PLANNING APPLICATION

SHEET TITLE

SITE PHOTOS

SHEET NUMBER

2

ITEM NO: 4A PAGE 4

NOTES:

1 – BOUNDARY ESTABLISHED BY SPLITTING DISTANCE BETWEEN EXISTING IMPROVEMENTS.

2 – UNABLE TO ACCESS REAR OF EXISTING BUILDING FOR DIMENSIONING.

3a – BUILDING ENCROACHES OVER NORTHWESTERLY BOUNDARY LINE 0.11'.

b – BUILDING ENCROACHES OVER SOUTHEASTERLY BOUNDARY LINE 0.17'.

c – BUILDING ENCROACHES OVER NORTHEASTERLY BOUNDARY LINE 0.17' TO 0.26'

BENCHMARK:

BM HT1074 DESIGNATED 941 4806 TIDAL 30

A US COAST AND GEODETIC SURVEY MONUMENT LOCATED ABOUT 280– SOUTHEAST OF 755 BRIDGEWAY. A BRASS DISK IN THE CONCRETE BASE OF AN ORNAMENTAL ELEPHANT FACING BRIDGEWAY BOULEVARD AT PLAZA VINA DEL MAR CITY PARK.

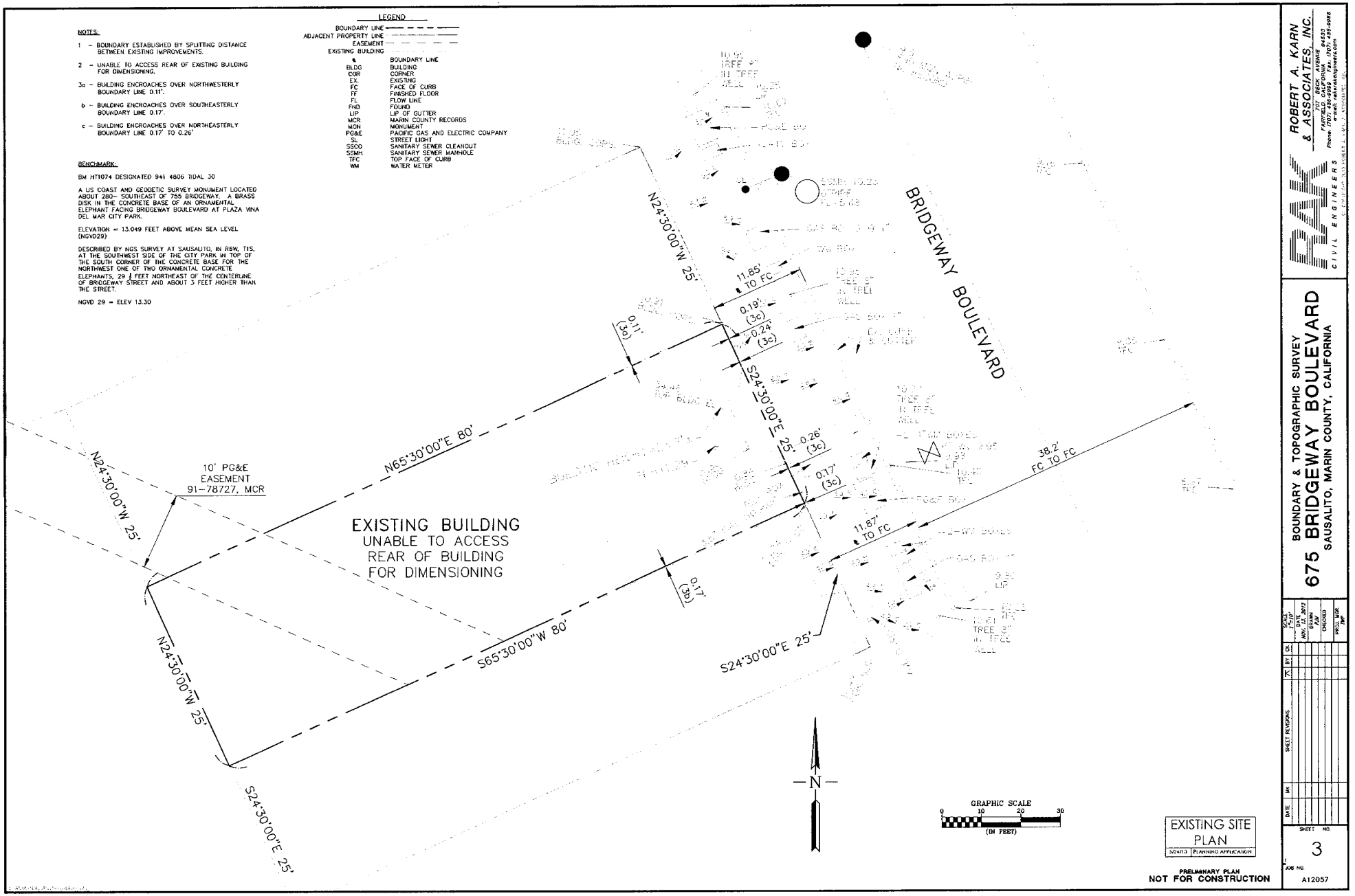
ELEVATION = 13.049 FEET ABOVE MEAN SEA LEVEL (NGVD29)

DESCRIBED BY NGS SURVEY AT SAUSALITO, IN R6W, T1S, AT THE SOUTHWEST SIDE OF THE CITY PARK IN TOP OF THE SOUTH CORNER OF THE CONCRETE BASE FOR THE NORTHWEST ONE OF TWO ORNAMENTAL CONCRETE ELEPHANTS, 29 ½ FEET NORTHEAST OF THE CENTERLINE OF BRIDGEWAY STREET AND ABOUT 3 FEET HIGHER THAN THE STREET.

NGVD 29 = ELEV 13.30

LEGEND

BOUNDARY LINE	
ADJACENT PROPERTY LINE	
EASEMENT	
EXISTING BUILDING	
℄	BOUNDARY LINE
BLDG	BUILDING
COR	CORNER
EX.	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FL	FLOW LINE
FND	FOUND
LIP	LIP OF GUTTER
MCR	MARIN COUNTY RECORDS
MON	MONUMENT
PG&E	PACIFIC GAS AND ELECTRIC COMPANY
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TFC	TOP FACE OF CURB
WM	WATER METER



EXISTING SITE PLAN

3/24/13 PLANNING APPLICATION

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

ROBERT A. KARN & ASSOCIATES, INC.
707 BECK AVENUE
FAIRFIELD, CALIFORNIA 94533
Phone: (707) 435-9959 Fax: (707) 435-9988
e-mail: rakkrakengineers.com

RAK CIVIL ENGINEERS

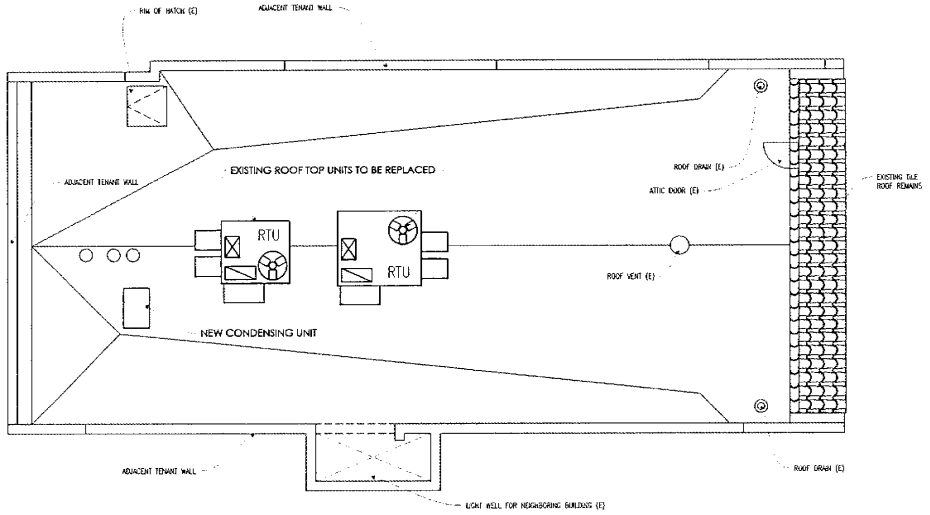
BOUNDARY & TOPOGRAPHIC SURVEY
675 BRIDGEWAY BOULEVARD
SAUSALITO, MARIN COUNTY, CALIFORNIA

SCALE 1"=10'
DATE NOV. 13, 2012
DRAWN RAK
CHECKED
PROJ. MGR. TWP

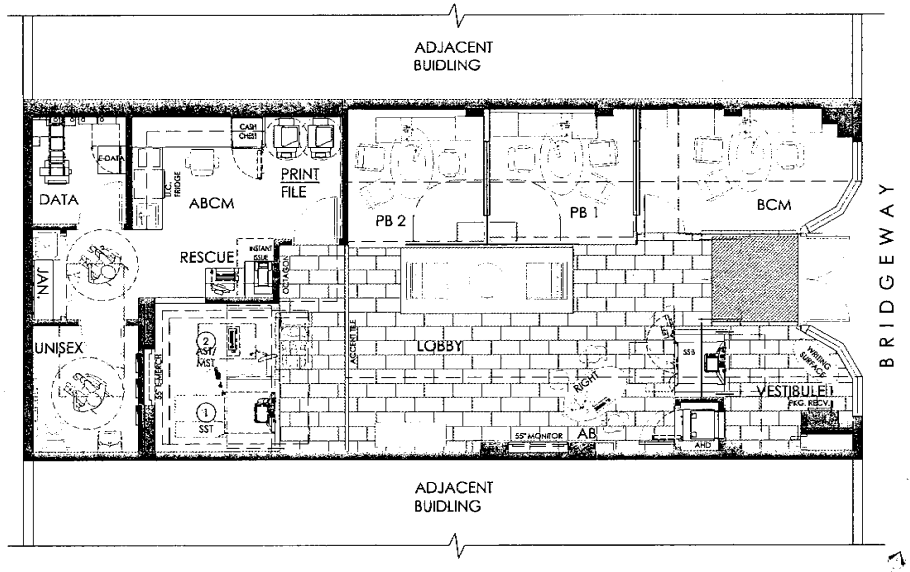
DATE	MK	SHEET REVISIONS	BY	CK

SHEET NO. 3

JOB NO. A12057



ROOF PLAN 1/4" = 1' 2



LEGEND	
BCM	BANKING CENTER MANAGER
PB	PERSONAL BANKER
ABCM	ASSIST. BANKING CENTER MANAGER
SST	SELF SERVE TELLER
AHD	AFTER HOURS DEPOSIT
AB	ACCESS BAR
AST	ACCESSIBLE SERVICE TELLER
MST	MERCHANT SERVICE TELLER
SSB	SELF SERVICE BANKER

PROPOSED FLOOR PLAN 1/4" = 1' 1

CHASE

BRIDGEWAY & EL PORTAL
RETAIL BANKING CENTER
675 BRIDGEWAY BLVD
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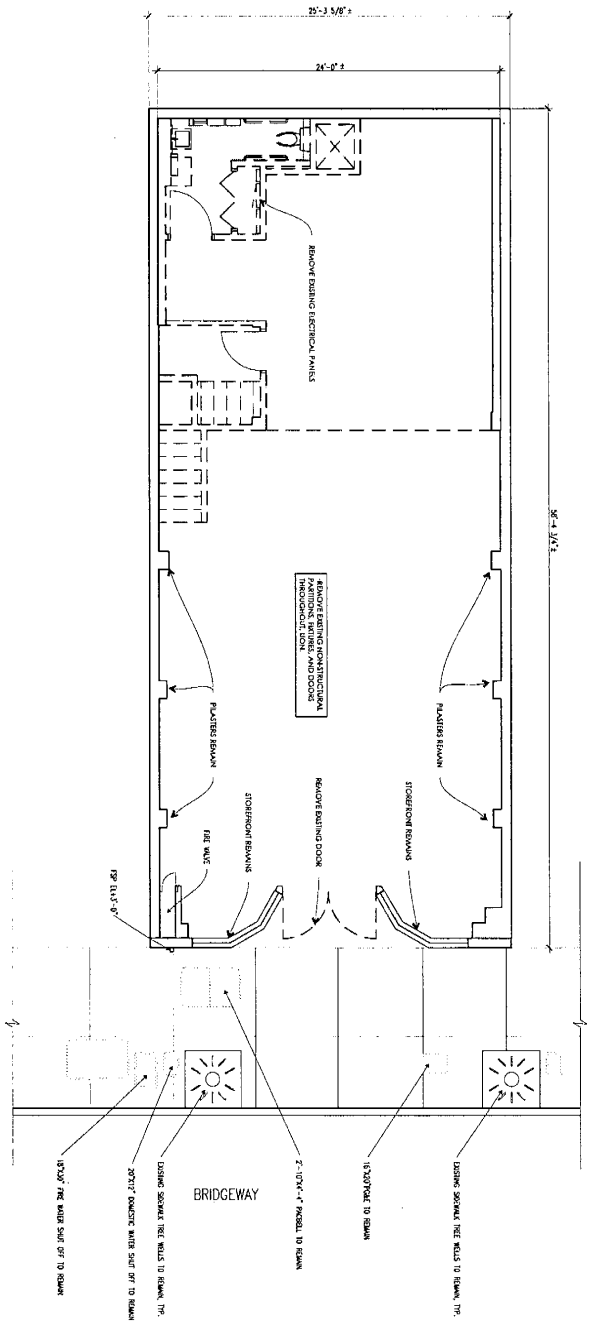
ISSUE	DATE	DESCRIPTION
	5/24/13	PLANNING APPLICATION

SHEET TITLE
PROPOSED PLANS

SHEET NUMBER
4

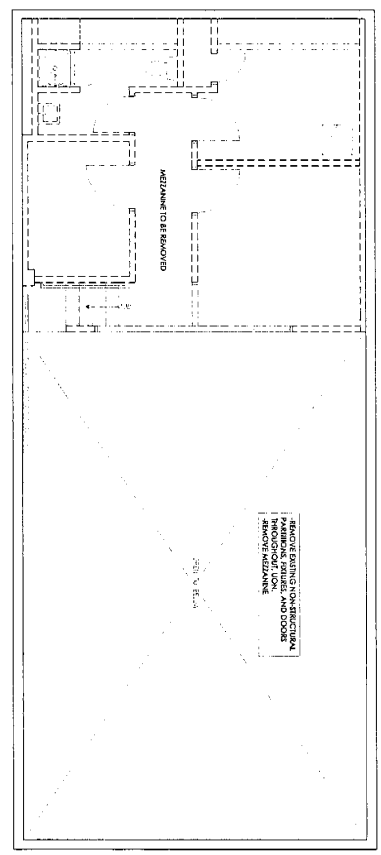
Plot date: May 21, 2013 U:\Projects\Chase\New Build\Caldecott\Bridgeway & El Portal\Caldecott\Shared\Detail-Tableau_24x36.dwg



FIRST FLOOR DEMOLITION PLAN

SCALE 3/16" = 1'

1



MEZZANINE FLOOR DEMOLITION

SCALE 3/16" = 1'

2

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ISSUE	DATE	DESCRIPTION
	5/24/13	PLANNING APPLICATION

SHEET TITLE

DEMOLITION PLANS

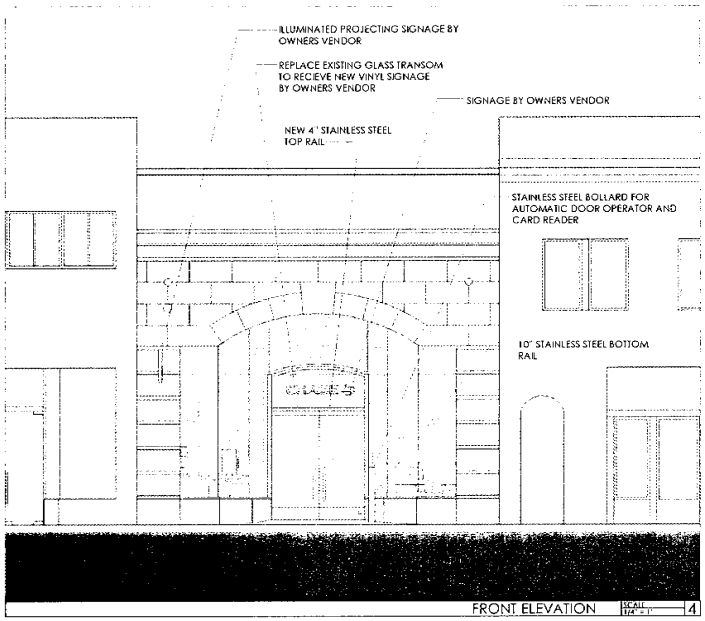
SHEET NUMBER

5

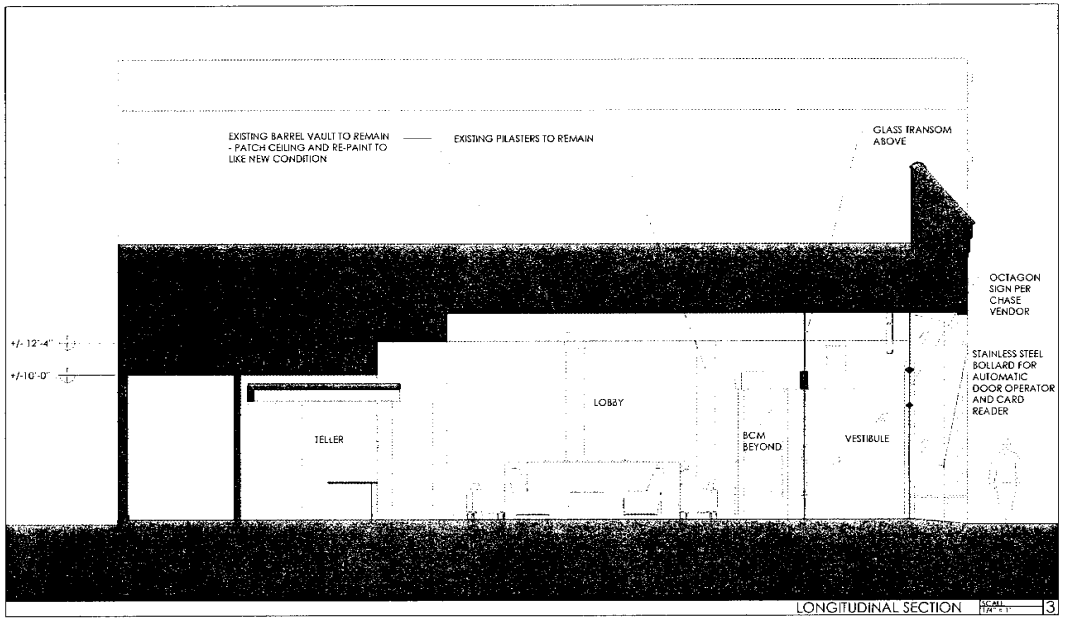
BRIDGEWAY & EL PORTAL
RETAIL BANKING CENTER
675 BRIDGEWAY BLVD
SAUSALITO, CA 94965
PROJECT #: 211461.86

CHASE

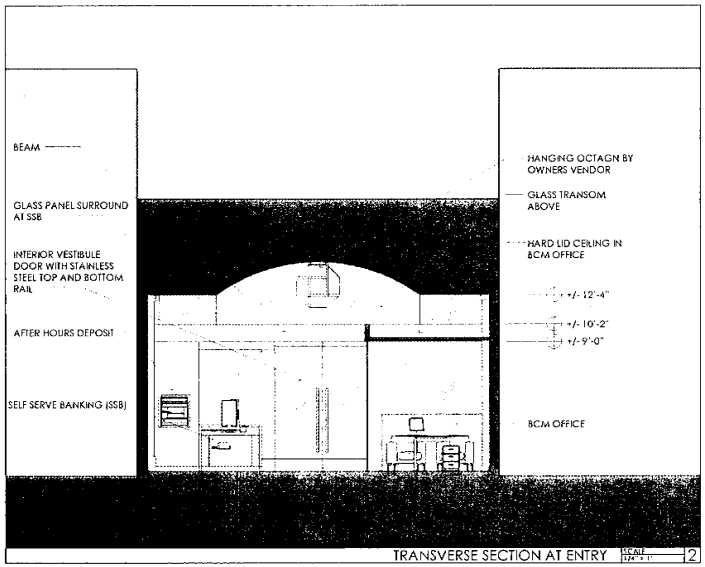
7



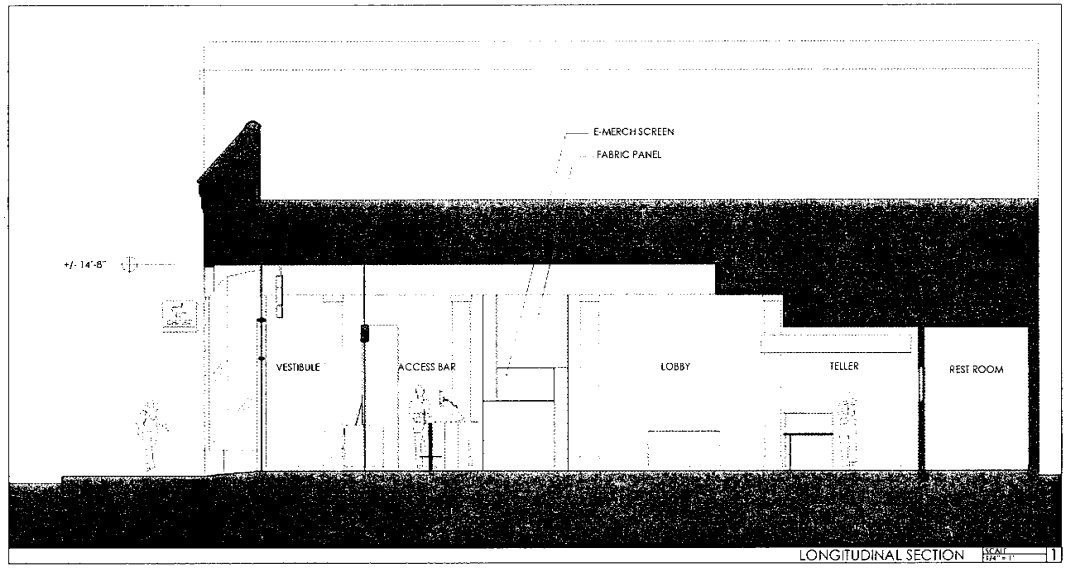
FRONT ELEVATION SCALE 1/4" = 1' 4



LONGITUDINAL SECTION SCALE 1/4" = 1' 3



TRANSVERSE SECTION AT ENTRY SCALE 1/4" = 1' 2



LONGITUDINAL SECTION SCALE 1/4" = 1' 1

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SEAL

ISSUE	DATE	DESCRIPTION
	5/24/13	PLANNING APPLICATION

SHEET TITLE
ELEVATION & SECTIONS

SHEET NUMBER
6

Plot date: May 31, 2013 N:\Projects\Chase\New Built\California\Bridgeway @ El Portal\Cad\Detail\Stored\sheet-Titleblock_24x36.dwg

SECTION PERSPECTIVE LOOKING NORTH NOT TO SCALE 2

SECTION PERSPECTIVE LOOKING SOUTH NOT TO SCALE 1

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ISSUE	DATE	DESCRIPTION
	5/24/13	PLANNING APPLICATION

SHEET TITLE
SECTION PERSPECTIVES

SHEET NUMBER
7

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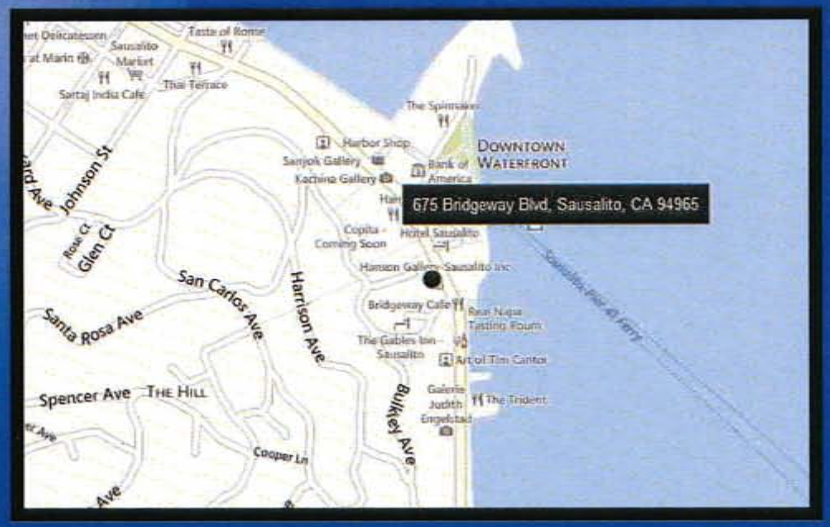
#43060
Bridgeway and El Portal
675 Bridgeway
Sausalito, CA. 94965



Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

JP Morgan Chase Bank
#43060

Bridgeway and El Portal
675 Bridgeway
Sausalito, CA. 94965

Initial Date: 12/31/12
Salesperson: Arthur Navarro
Coordinator: Lisa Brevard
Designer: kendra pickett
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - ***RESPONSIBILITY OF OTHERS!***

Customer Signature Date

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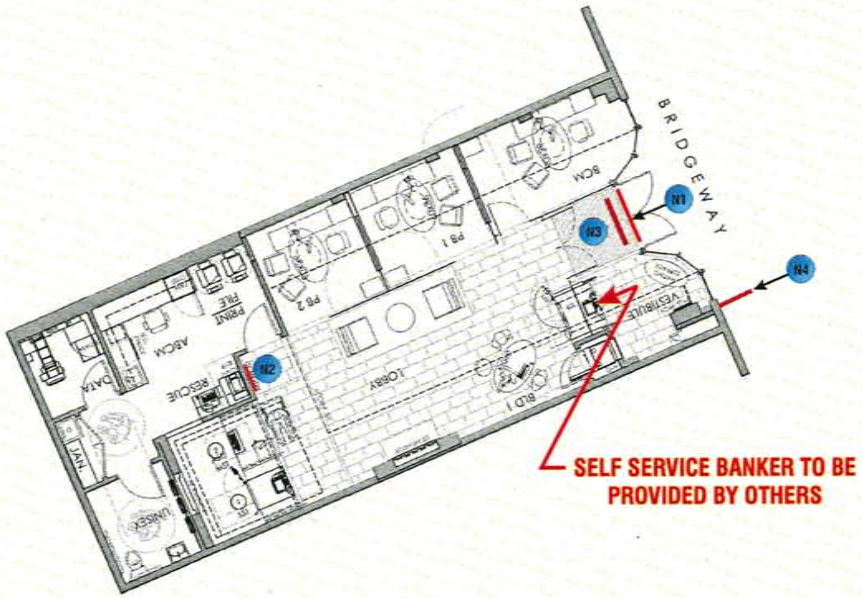
Drawing Number: 13-00011
Work Order Number: 57439

Page No. 1 R3 - 01.21.13

ITEM NO. 44 PAGE 10

SIGN LEGEND

Elevation	No.	Sign Type	Description	Sq Ft
	N1	CUSTOM VINYL	Custom Transom Window Vinyl	
	N2	AFF-SS-OCT-18	Affluent 18" Stainless Steel Octagon	
	N3	SCU-OCT-HNG-INT-36	Custom Hanging Sculptured Octagon	
	N4	CUSTOM	Custom Non-Illuminated Projecting Sign	5.8
			Total Proposed Sq Ft	5.8
			Total Allowable Sq Ft	13
			Difference	7.2



SITE PLAN SCALE: 3/32" = 1'-0"

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675 Bridgeway
Sausalito, CA. 94965

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Coordinator: Lisa Brevard
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Scale: As noted

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Work Order Number: 57439

Site Plan and Sign Legend

Page No. 2 R3 - 01.21.13

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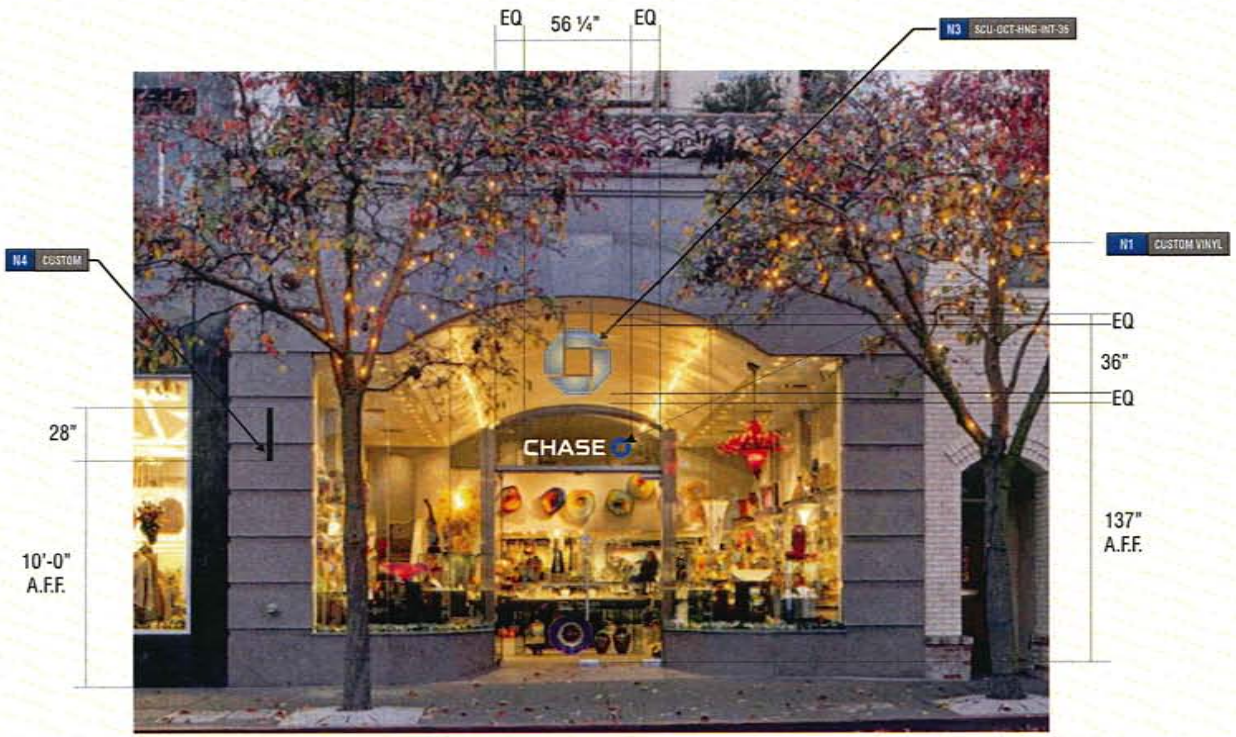
SIGNAGE OVERVIEW



NORTHEAST ELEVATION **SCALE: 3/16"=1'-0"**

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JP Morgan Chase Bank #43060

Bridgeway and El Portal
675 Bridgeway
Sausalito, CA. 94965

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Salesperson: Arthur Navarro
Coordinator: Lisa Brevard
Designer: kendra pickett
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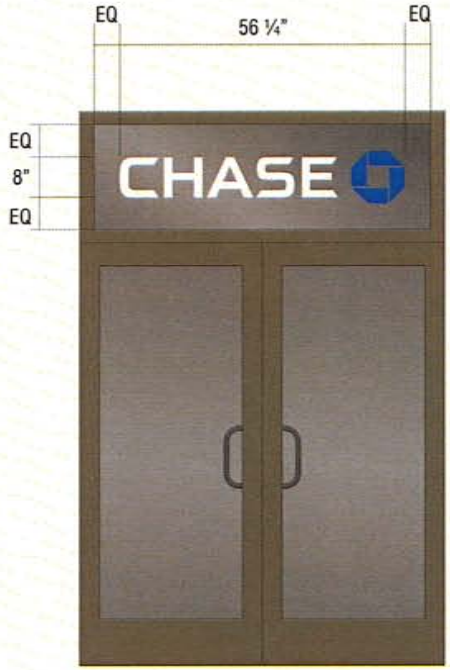
Work Order Number: 57439

ITEM NO. 4A PAGE 12



TYPICAL DOOR ELEVATION SCALE: 1/2"=1'-0"

N1 SIGN TYPE CUSTOM VINYL

MANUFACTURE AND INSTALLONE (1) SET OF FIRST SURFACE VINYL LETTERS AND OCTAGON ON WINDOW TRANSOM GLASS

CHASE: 3M #7725-20 WHITE VINYL. OCTAGON: 3M #7725-47 INTENSE BLUE VINYL.

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675 Bridgeway
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Initial Date: 12/31/12
Salesperson: Arthur Navarro
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Designer: kendra pickett
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CUSTOMER APPROVAL

Customer Signature Date

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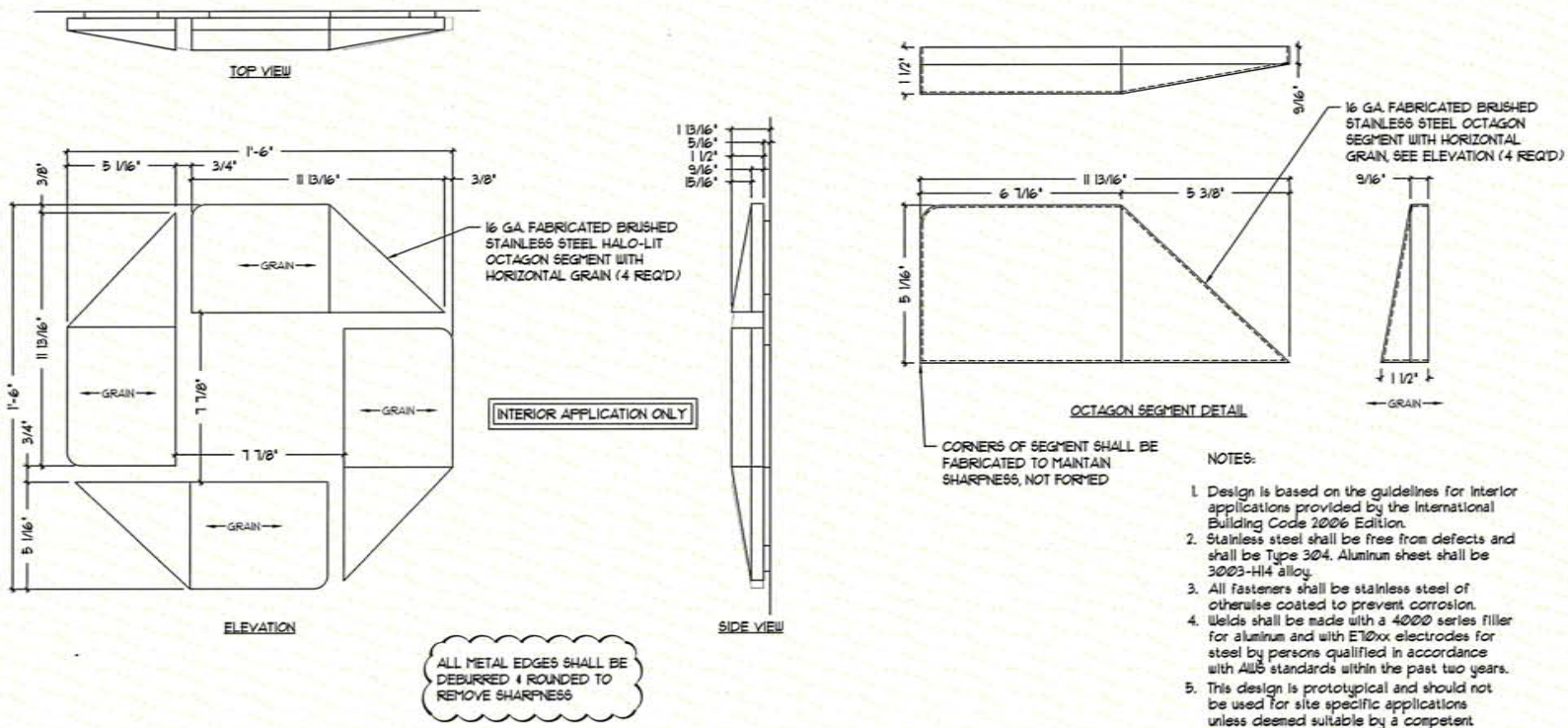
Drawing Number: 13-00011
Work Order Number: 57439

ITEM NO. 4A PAGE 13



NOTES:

1. Design is based on the guidelines for interior applications provided by the International Building Code 2006 Edition.
2. Stainless steel shall be free from defects and shall be Type 304. Aluminum sheet shall be 3003-H14 alloy.
3. All fasteners shall be stainless steel of otherwise coated to prevent corrosion.
4. Welds shall be made with a 4000 series filler for aluminum and with E70xx electrodes for steel by persons qualified in accordance with AWS standards within the past two years.
5. This design is prototypical and should not be used for site specific applications unless deemed suitable by a competent Professional Engineer.

CHASE

These documents represent prototypical design drawings created specifically for use by J.P. Morgan Chase. Use of this unpublished work for any purpose other than the intended application is strongly discouraged. Disclosure or reproduction of any of the information contained within these documents without the written consent of the owner is strictly prohibited.

SHT.	BY:	Project No.
1	TRR	08-1218
OF	DATE:	Drawing No.
3	1/10/12	B244353

REV.	DATE	DESCRIPTION	BY:	APR.
6	6/26/12	ADDED NOTE TO FABRICATE CORNERS OF OCTAGON SEGMENTS	TRR	IK
5	4/25/12	ADDED MORE DIMENSIONS TO ELEVATION ADDED NEW DESIGN NOTE	TRR	IK
4	2/17/12	REDESIGNATED AFF-SS-OCT-18 FROM AFF-OCT-18-SS	TRR	IK
3	1/19/12	ADDED MANSRITE RE-DIMEV DIMMER AND ADDED NOTE FOR DIMMER	TRR	IK

GRAPHICS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES ONLY! USE ONLY APPROVED ARTWORK FOR PRODUCTION.

DESIGNATION: AFF-SS-OCT-18

N2

SIGN TYPE AFF-SS-OCT-18

MANUFACTURE AND INSTALL ONE (1) STAINLESS STEEL HALO ILLUMINATED OCTAGON

Signtech™
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

WSA ISA CESA

JP Morgan Chase Bank #43060

Bridgeway and El Portal
675 Bridgeway
Sausalito, CA. 94965

Initial Date: 12/31/12
Salesperson: Arthur Navarro
Coordinator: Lisa Brevard
Designer: kendra pickett
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - *RESPONSIBILITY OF OTHERS!*

Customer Signature Date

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Drawing Number: 13-00011
Work Order Number: 57439

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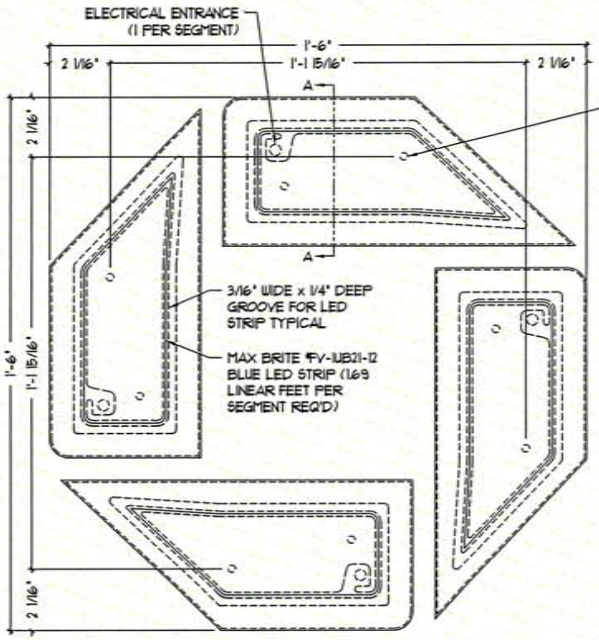
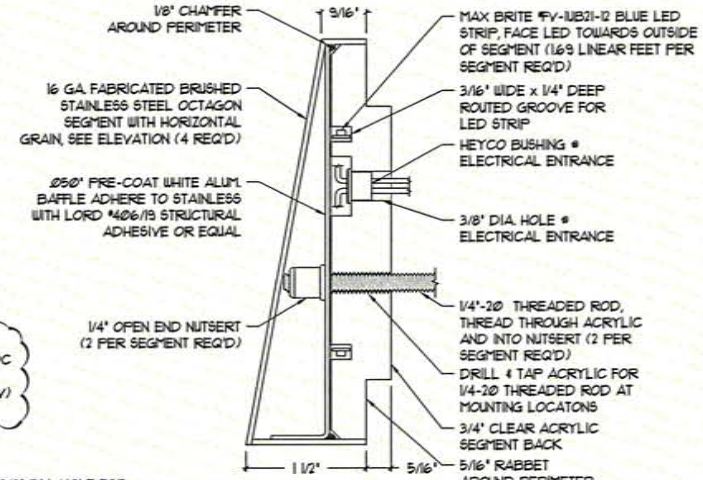
ITEM NO. 4A PAGE 14



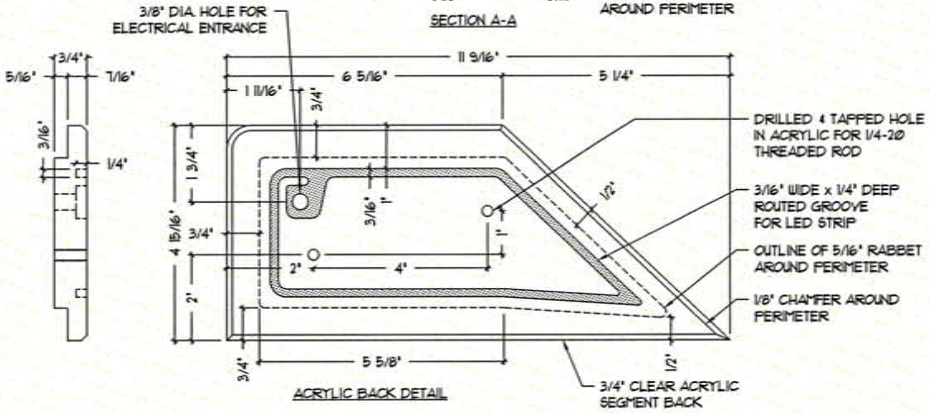
MOUNTING & ELECTRICAL ELEVATION

POWER SUPPLY SHALL BE REMOTELY MOUNTED BEHIND WALL

NOTE:
REMOTELY MOUNTED 12 VOLT DC MAXBRITE DIMMER MUST BE WIRED TO THE SECONDARY (12V) SIDE OF THE POWER SUPPLY.



SECTION A-A



ACRYLIC BACK DETAIL

ELECTRICAL REQUIREMENTS:

LED: (6.76 L.F.) OF MAXBRITE #V-WB21-12 BLUE
POWER SUPPLY: (1) MAXBRITE ECONO LP-1260P-12
@ 0.8A EACH (REMOTELY MOUNTED)
DIMMER: (1) MAXBRITE #E-DIM12V
(REMOTELY MOUNTED)
TOTAL LOAD: 0.8A @ 120VAC
CIRCUITS: (1) 20 AMP REQUIRED

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SHT.	BY:	Project No.
2	TRR	06-1218
OF	DATE:	Drawing No.
3	1/10/12	B244353

REV.	DATE	DESCRIPTION	BY.	APR.
1	6/26/12	ADDED NOTE TO FABRICATE CORNERS OF OCTAGON SEGMENTS	TRR	K.
2	4/25/12	ADDED PHONE DIMENSIONS TO ELEVATION ADDED MIN. DISTANCE NOTE	TRR	K.
3	2/17/12	REDESIGNATED AFF-56-OCT-18 FROM AFF-OCT-8-56	TRR	K.
4	1/13/12	ADDED MAXBRITE RE-DIM12V DIMMER AND ADDED NOTE FOR DIMMER	TRR	K.

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DESIGNATION: AFF-56-OCT-18

Signtech
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

JP Morgan Chase Bank #43060

Bridgeway and El Portal
675 Bridgeway
Sausalito, CA. 94965

Initial Date: 12/31/12
Salesperson: Arthur Navarro
Coordinator: Lisa Brevard
Designer: kendra pickett
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

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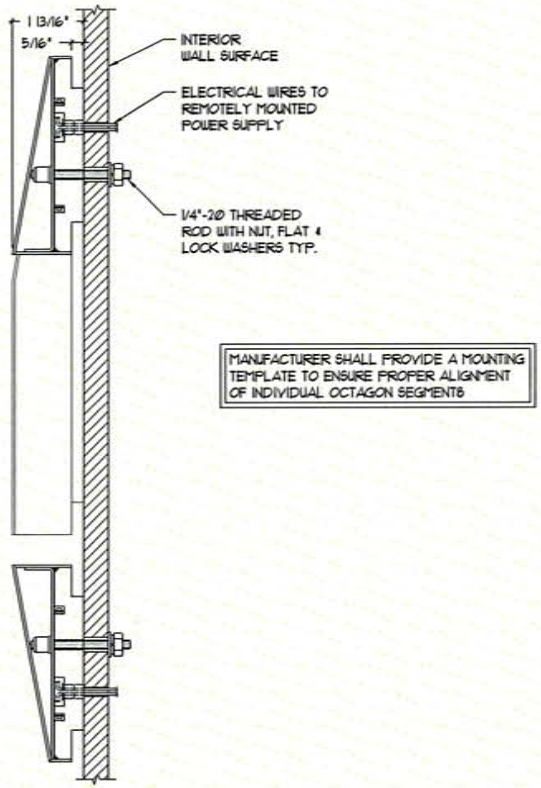
Drawing Number: 13-00011
Work Order Number: 57439

Page No. 6 R3 - 01.21.13

ITEM NO. 15 PAGE



INSTALLATION SECTION

CHASE

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SHT.	BY:	Project No.
3	TRR	08-1218
OF 3	DATE: 1/10/12	Drawing No. B244353

REV.	DATE	DESCRIPTION	BY:	APR.
3	6/26/13	ADDED NOTE TO FABRICATE CORNERS OF OCTAGON INSERTION	TRR	K.
2	4/25/13	ADDED PHONE DIMENSIONS TO ELEVATION ADDED NEW DESIGN NOTE	TRR	K.
1	2/1/13	REDESIGNATED AFF-SS-OCT-B FROM AFF-OCT-B-SS	TRR	K.
0	1/15/13	ADDED TRANSMITTER RE-DIRECTION DIFFUSER AND ADDED NOTE FOR DIFFUSER	TRR	K.

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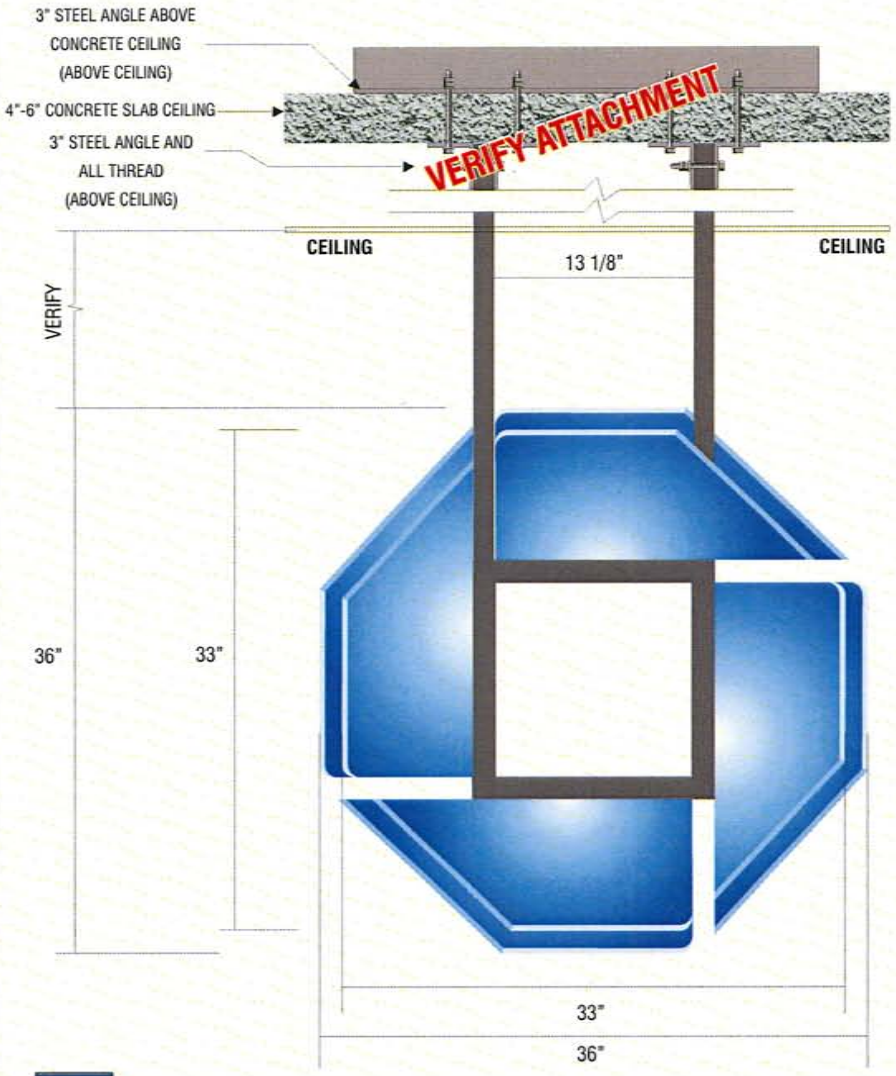
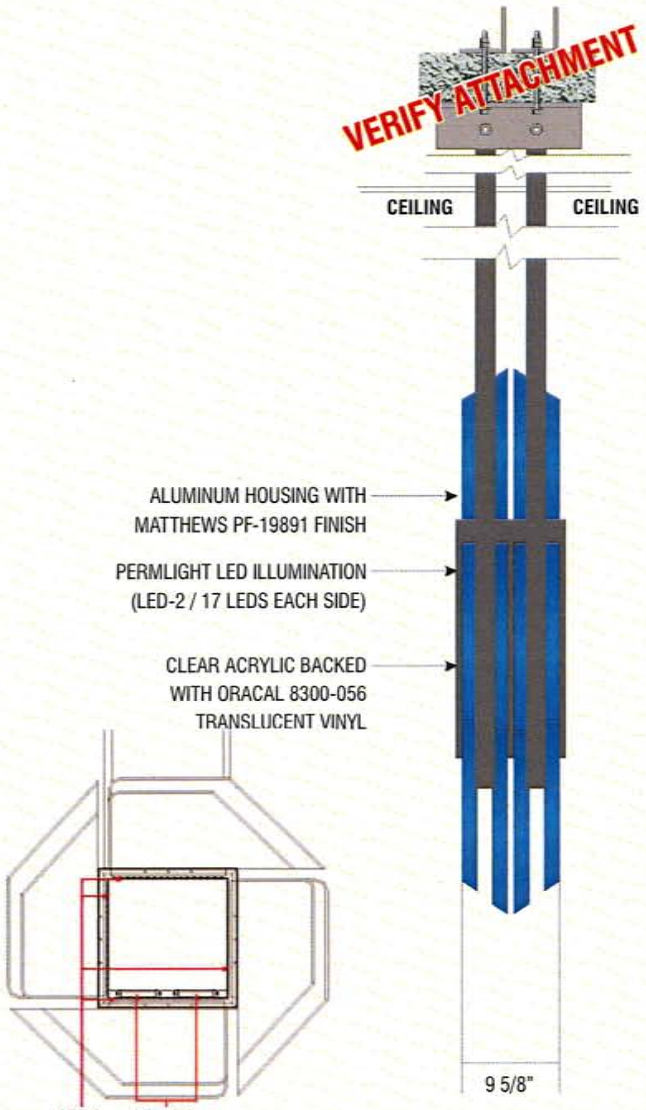
ITEM NO. 42 PAGE 16





N3

SIGN TYPE SCU-OCT-INT-HANGING-36

MANUFACTURE AND INSTALL (1) ONE ILLUMINATED OCTAGON SCALE: 1 1/2"= 1'-0"

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Scale: As noted

CUSTOMER APPROVAL

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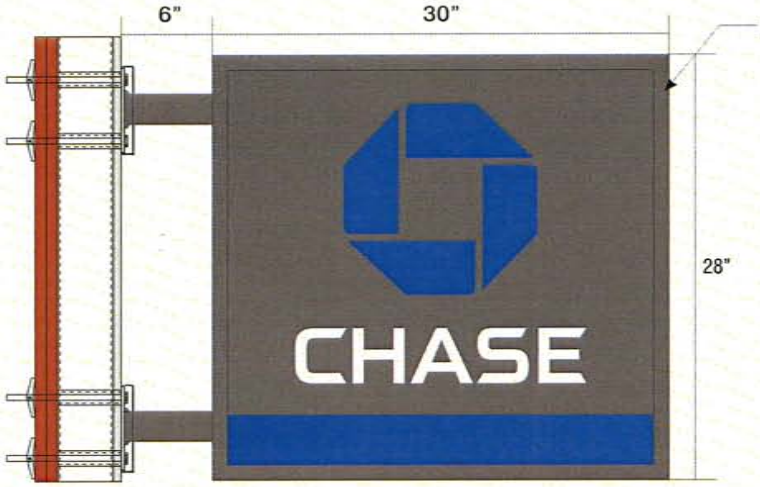
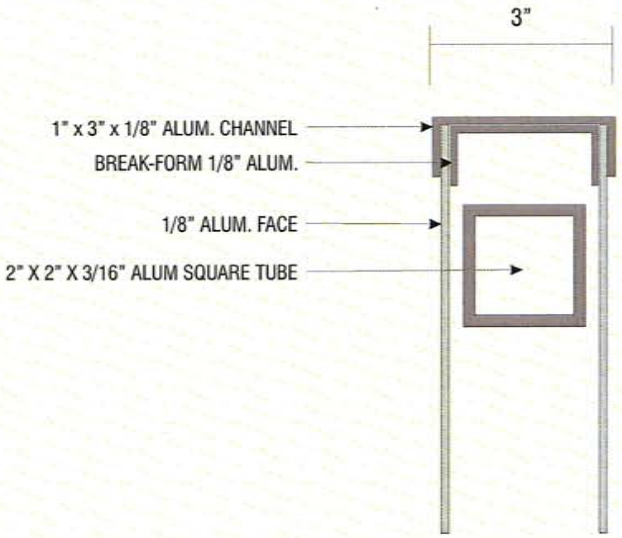
Work Order Number: 57439

Page No. 8 R3 - 01.21.13

ITEM NO. 4A PAGE 17



NON-ILLUMINATED PROJECTED SIGN
SCALE: 1 1/2"=1'-0"



SCALE: 1:2

N4

SIGN TYPE CUSTOM NON-ILLUMINATED BLADE SIGN

MANUFACTURE AND INSTALL (1) ONE NON-ILLUMINATED BLADE SIGN

FACE: TO BE 1/8" ALUM PAINTED TO MATCH SLATE METALLIC MATTHEWS MP 18242
RETAINER AND SUPPORTS: TO BE 3" ALUM. CHANNEL PAINED DARK NICKEL #18248
CHASE COPY: TO BE OPAQUE WHITE VINYL.
LOGO + STRIPE: TO BE 3650-47 BLUE VINYL.
BRACKETS: TO BE 1/4" ALUM. PLATE
BEAUTY PLATES: TO BE 1/8" ALUM. BREAK-FORMED. PAINT TO MATCH DARK NICKEL #18248

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Surrounding Photos

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Drawing Number: 13-00011
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Surrounding Photos

ITEM NO. 4-A PAGE 19

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675 BRIDGEWAY
HISTORIC RESOURCE EVALUATION

SAUSALITO, CALIFORNIA

[13026]

Prepared for

CALLISON AND CHASE BANK

RECEIVED
MAY 28 2013
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

PAGE & TURNBULL

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

MAY 15, 2013

FINAL

ITEM NO. 4A PAGE 21

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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of Douglas Fong of Callison and Chase Bank for proposed alterations to the building at 675 Bridgeway (APN 065-131-06) in Sausalito's downtown/waterfront area **(Figure 1)**. The building is located on the southwest side of Bridgeway, facing northeast, between Princess Street and Excelsior Lane (a stair street). 675 Bridgeway was constructed in 1924, presumably to house the Sausalito Chamber of Commerce and a real estate office. The building currently houses an art glass gallery.

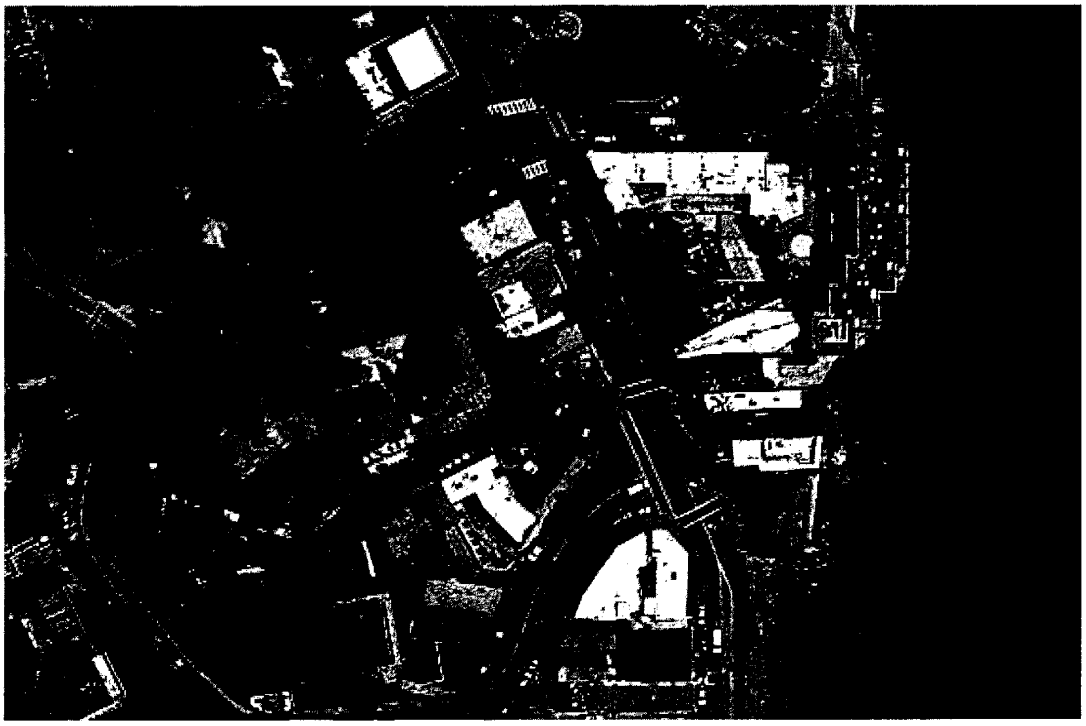

Figure 1. Aerial View of 675 Bridgeway (indicated by purple arrow)
(Source: Google Maps)

In 1981, the Sausalito Downtown Historic District was determined to be eligible for listing in the National Register of Historic Places, but was not formally listed. Based on its national-level eligibility, however, the district was automatically listed in the California Register of Historical Places.

California Department of Parks and Recreation (DPR) 523 records were completed in conjunction with the initial district documentation. The DPR 523 Building, Subject, Object record for 675 Bridgeway noted the building as a "contributing" property; however, it appears that the Keeper of the National Register, in approving the district nomination, deemed that the individual subject property was not a contributor to the district and, therefore, not eligible for listing as a contributing resource on the National Register or the California Register.

The building at 675 Bridgeway is physically located within the city's Downtown Historic Overlay Zoning District, but is not considered a contributing resource to the historic district. It is not listed on the local register of historic resources or in the City of Sausalito Historic Resources Inventory Listing of Noteworthy Buildings, Sites and Objects.

Since the time of the Downtown Historic District documentation and California Register listing in the early 1980s, the building at 675 Bridgeway has been drastically altered at least twice. Most recently, in 1991, the primary facade and interior were completely remodeled in a Postmodern aesthetic. Because of these alterations, it has lost integrity and continues to be a non-contributor to the Downtown Historic District. Consequently, it continues to be ineligible for the National Register and the California Register and does not appear to meet the four findings required for listing in the Sausalito Local Register.[1]

Based on its ineligibility for all of the above named historic registers, 675 Bridgeway should not be considered a historic resource for the purposes of review under the California Environmental Quality Act (CEQA). However, any project that involves the modification of the facade of a building located within the Downtown Historic Overlay Zoning District requires design review according to Chapter 10.54 of the City of Sausalito Zoning Ordinance.

METHODOLOGY

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

Page & Turnbull prepared this report using research collected at various local repositories, including the Sausalito Public Library, Sausalito Historical Society, City of Sausalito Community Development Department, San Francisco Public Library, Online Archive of California, and various other online sources. Page & Turnbull conducted a site visit in March 2013 to review the existing conditions of the property and formulate the descriptions and assessments included in this report.

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

II. CURRENT HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to the building at 675 Bridgeway.

NATIONAL REGISTER OF HISTORIC PLACES

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

675 Bridgeway is not listed in the National Register. In 1981, surveyors determined that the building was a contributor to the National Register-eligible Downtown Historic District; however, according to information from the California Historic Resources Inventory System, the Keeper of the National Register appears to have overruled that determination, deeming the building ineligible for the National Register as a contributor to the district.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

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

Although the Sausalito Downtown Historic District was not formally listed on the National Register, properties and districts determined eligible for listing in the National Register are automatically listed in the California Register; therefore, the district was placed on the California Register. However, because the Keeper of the National Register determined that 675 Bridgeway was not eligible for the National Register as a contributor to the district, it is also not listed in the California Register as a contributor to the district.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

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

Although, based on DPR 523 forms from 1981, the original surveyors of the Downtown Historic District considered 675 Bridgeway to be a contributor to the district, the Keeper of the National Register determined otherwise. Therefore, 675 Bridgeway is listed in the California Historic Resources Information System (CHRIS) database with an original (1981) Status Code of "6X,"

meaning that the building was "determined ineligible for National Register by Keeper."[2] More recently, the building was assigned an updated status code of "7R," meaning that the building was "identified in Reconnaissance Level Survey: Not evaluated."

DOWNTOWN HISTORIC OVERLAY ZONING DISTRICT & LOCAL REGISTER

Chapter 10.46 of the City of Sausalito Zoning Ordinance regulates historic overlay zoning districts and properties listed on the local register. Individual structures and sites with historic or architectural significance may be listed on the Sausalito Local Register if a private interested party or the Historic Landmarks Board (HLB) submits an application. Historic districts and historically sensitive areas may be classified as "Historic Overlay Districts" under these regulations. Design Review is typically required for any proposal to demolish, make an addition to, or otherwise modify a structure on the local register.[3] As of March 2013, there is one historic overlay district in Sausalito. Structures included within the Historic Overlay District are subject to the same review procedures and are eligible for the same preservation incentives as those listed on the local register.

Because of its physical location and not its register eligibility, 675 Bridgeway is included on the list of properties within the "Downtown Historic Overlay Zoning District." The building is not individually listed on the Local Register and was not identified in the 2003 City of Sausalito Historic Resources Inventory Listing of Noteworthy Buildings, Sites and Objects.[4]

DOWNTOWN HISTORIC DISTRICT

In 1981, the Sausalito City Council established the Downtown Historic District and it was certified by the United States Department of the Interior the following year as a National Register-eligible district. In 1997, the Sausalito Historical Society conducted further research and updated the description of the Sausalito Historic District for the Sausalito Historic Landmarks Board.[6] The downtown commercial district is centered on the intersection of Princess Street and Bridgeway, formerly Water Street. This older commercial district exhibits a consistent architectural grouping of late nineteenth century styles. The view of the San Francisco skyline from the Sausalito waterfront is one of the primary attractions of the district, and people who come to the city enjoy being by the Bay with its play of light, boats, city, and seascape.

The central portion of the historic district, where 675 Bridgeway is located, is characterized by primarily two-story and some three-story attached row buildings. The façades are of a similar scale and height, with varying architectural styles. They have in common some or all of the following: flat fronts, flat rooflines with decorative treatments like cornices, and ground floor storefronts with large expanses of glazing. A relatively large number of buildings in the central portion of the district have been altered from their original designs, as opposed to the northern and southern portions of the district, which appear to feature a greater number of older and intact buildings.

The buildings of the historic district are largely of commercial and related uses. The time periods represented date from the 1890s through the decade following World War II (87 percent of the buildings in the district were constructed prior to 1925). It is the function of the Historic Landmarks

---

2 According to the National Park Service (NPS), the Keeper of the National Register of Historic Places (Keeper) is the individual who has been delegated the authority by NPS to list properties and determine their eligibility for the National Register. The Keeper may further delegate this authority as he or she deems appropriate. http://www.nps.gov/nr/regulations.htm (accessed July 2012).

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

4 "Zoning Ordinance, Chapter 10.46.050C," *City of Sausalito*, web site accessed July 2012 from: http://www.ci.sausalito.ca.us/Index.aspx?page=287.

6 Sausalito Historical Society, "Sausalito Historic District" May 1999, on file at the Sausalito Historical Society

Board to conserve the aesthetic and cultural qualities that the district gives the city. It is understood that owners may want or be required to adapt their properties to new uses, functions and codes from time to time.[7]

The building at 675 Bridgeway is not a contributor to the Downtown Historic District.

7 "Historic Preservation Guidelines," *City of Sausalito*, web site accessed July 2012 from: http://www.ci.sausalito.ca.us/Index.aspx?page=201. Elizabeth Robinson, "Sausalito's Historic District Inventory Resource" (revised 1997), 1-2, 4.

III. ARCHITECTURAL DESCRIPTION

675 Bridgeway stands on a 2,000 square foot rectangular parcel on the southwest side of Bridgeway. Bridgeway follows Sausalito's shoreline and turns from a roughly north-south route to a roughly northwest-southeast direction near 675 Bridgeway. The primary facade of the building is flush with that of the adjacent buildings, creating an unbroken street wall. A steep hillside rises behind the building, and there is a reinforced concrete retaining wall at the bank. 675 Bridgeway is a one-story, brick masonry commercial building that has been severely altered **(Figure 2)**. It originally had an early-twentieth century commercial style, but now exhibits a Postmodern aesthetic with Mediterranean Revival elements at the roofline. It is rectangular in plan and capped by a gable roof with a clay tile pent roof parapet at the front.

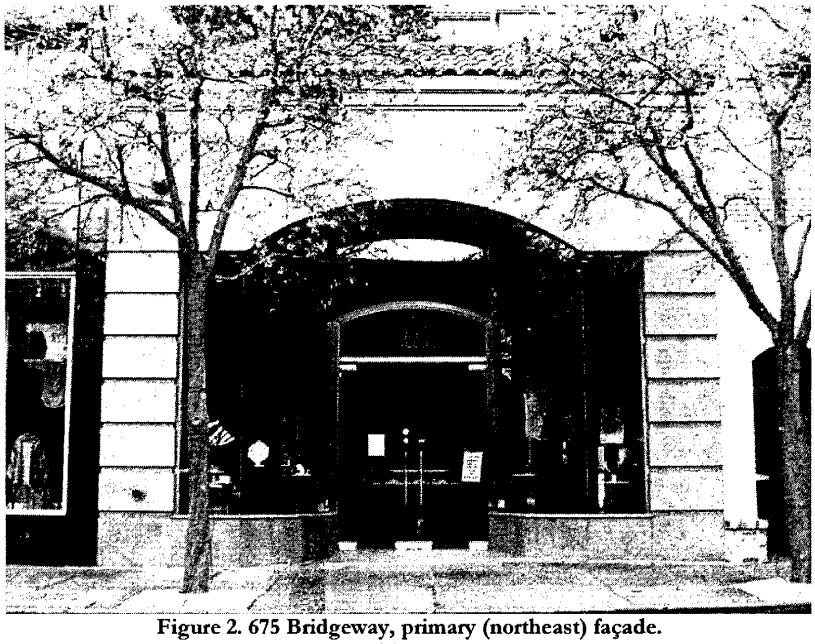

Figure 2. 675 Bridgeway, primary (northeast) façade.
Source: Page & Turnbull, March 2013.

675 Bridgeway's primary façade faces northeast onto Bridgeway and largely dates to a 1991 remodel. It is clad with a flecked, polished aggregate stone veneer that has quoin-like details on either side of the central storefront. The storefront is recessed and consists of large sheets of plate glass that angle in toward a central entrance. The entrance consists of glass double doors with brushed steel hardware, topped by a segmental arch transom. The door assembly and transom are surrounded by a brushed steel frame and additional plate glass is located above **(Figure 3)**. The top of the storefront opening features a shallow round arch that is emphasized by flat granite trim with a subtle keystone element at the top. The facade terminates in a shallow corbelled granite cornice. Above this is a red clay tile pent roof, which is the only remaining element dating prior to 1991 **(Figure 4)**.

The southeast and northwest façades are not visible, as they abut the adjacent buildings. The rear façade is not visible from the public right-of-way due to the steep slope at the rear of the lot, which nearly abuts the rear of the building.

Figure 3. (left) 675 Bridgeway, northeast facade, entry detail.
Figure 4. (right) 675 Bridgeway, northeast facade, roofline detail.
Source: Page & Turnbull, March 2013.

Surrounding Neighborhood

The neighborhood immediately surrounding 675 Bridgeway includes the central portion of Sausalito's Downtown Historic District and is characterized by primarily commercial uses **(Figures 5-8)**. Buildings in the neighborhood date from the 1890s through the 1950s and are characterized by two- and three-story attached row buildings that represent various architectural styles. The ferry terminal (late 1990s), yacht club (1960), and Gabrielson Park (dedicated in 1968) are located nearby. The waterfront offers panoramic views of San Francisco, Angel Island, Belvedere, Tiburon, and Alcatraz.

Figure 5. Bridgeway to the south of 675 Bridgeway.

Figure 6. Bridgeway to the north of 675 Bridgeway.

Figure 7. Bridgeway opposite 675 Bridgeway.
Source: Page & Turnbull, March 2013.

Figure 8. Bridgeway opposite 675 Bridgeway.
Source: Page & Turnbull, March 2013.

IV. HISTORIC CONTEXT

EARLY SAUSALITO HISTORY

The following narrative is provided by the Sausalito Historical Society:

> For over 3,000 years, before white settlers arrived, Native Americans known as the Coast Miwok occupied the stretch of shoreline and hills that is now Sausalito. They were peaceful hunter-gatherers whose shell mounds, artifacts, and burial middens still exist beneath the modern city. However, in 1775 the Miwoks' tranquil way of life was forever changed when the Spanish ship *San Carlos* arrived carrying the first European explorers to enter by sea what is now called San Francisco Bay. From the small willow trees growing along the stream banks of this area, they called it "Saucito" (little willow), a name that later evolved into "Saucelito" and ultimately "Sausalito."
>
> In 1838, William Richardson, an English seaman married to the daughter of the Comandante of El Presidio (the Mexican military garrison in San Francisco), was given a 19,571-acre land grant in what is now southern and western Marin County. He built his hacienda in the vicinity of Sausalito's present-day Caledonia Street and prospered from several successful business ventures. In his honor as Sausalito's founder, the body of water fronting Southern Marin County is today called Richardson's Bay. Richardson ultimately lost his vast holdings, and the bulk of Rancho del Sausalito was sold in 1868 to the Sausalito Land and Ferry Company. They laid out streets and subdivided the central waterfront and hills into spectacular view lots, then purchased a small steamer, *The Princess*, to bring prospective buyers from San Francisco.
>
> Ferries led to railroads and Sausalito became a bustling transportation hub. Wealthy San Franciscans in gracious summer homes and upper-class British expatriates ensconced in ornate Victorian mansions occupied the central hills. But Sausalito was diverse even then. A vibrant working class and mercantile culture developed along Water Street (later to become Bridgeway), including Portuguese boat builders, Chinese shopkeepers, dairy ranchers, fishermen, Italian and German merchants, boardinghouse operators, and railroad workers.
>
> During Prohibition, Sausalito became a base of operation for bootleggers (among them "Baby Face" Nelson) and a conduit through which rumrunners moved their goods. Basement speakeasies and backyard stills were not uncommon, and tarpaulin-draped trucks laden with contraband regularly rumbled through town to meet the midnight ferry to San Francisco.
>
> With the completion of the Golden Gate Bridge in 1937, Sausalito's train and ferry services were discontinued. The last southbound passenger train arrived in town in 1941. Sausalito seemed destined to become a sleepy backwater. But with the onset of World War II, a major shipyard was hastily constructed on the northern waterfront, suddenly swelling Sausalito's tiny population to 30,000. The Marinship yard operated around the clock until September of 1945, producing 93 Liberty Ships and tankers for the war effort.
>
> As abruptly as it began, the war effort ended. What took its place defined Sausalito for the next several decades. Attracted by Sausalito's striking beauty and cheap rents, artists, writers, musicians, actors, hippies, and even a former bordello owner took refuge there, bringing their cultures and free-thinking to Sausalito. Some of the most notable were Sterling Hayden, Alan Watts, Shel Silverstein, Otis Redding, Jean Varda, and, of course, Sally Stanford. Those who came created a bohemian aura that persists to this day, giving the town its reputation as an art colony and literary enclave. For many during that time, life was also a party in Sausalito, and

famous haunts such as Zack's, Juanita's, No Name Bar, and the Trident made for great entertainment.

With the return of passenger ferries in 1970, Sausalito became a popular destination for more mainstream visitors to the Bay Area. Today, its harbors and marinas host a dazzling array of pleasure craft from every corner of the globe. The community's love of the counter- culture and art is now shared with software, multimedia, and financial enterprises.[8]

PROJECT SITE HISTORY

Starting in the late 1860s, the Sausalito Downtown Historic District area was the center of all major activity and commerce in Sausalito. In 1875, when the railroad arrived, it became a bustling transportation hub. During the late nineteenth century, Sausalito's downtown continued to develop around the North Pacific Coast Railroad yard and the ferry terminal, with the rail lines running down Water Street (now Bridgeway). Despite this concentration of activity in the downtown and waterfront areas, the stretch of land along Water Street, between Princess Street and the Excelsior Lane steps that provided access to the hillside above, remained relatively undeveloped.

The 1899 Sanborn Fire Insurance map shows that a large rooming house and saloon called Schnell's House existed at the corner of Princess and Water streets (and remains today), while the Sausalito Hotel was located on the south side of Excelsior Lane, bracketing the undeveloped stretch of block face. A small, two-story office building was located in the gap in 1899, but was gone by 1901 **(Figure 9)**.[9] By 1909, shops had begun to encroach on the vacant strip from the north, but the location of 675 Bridgeway – nearer to Schnell's House – remained undeveloped.[10]

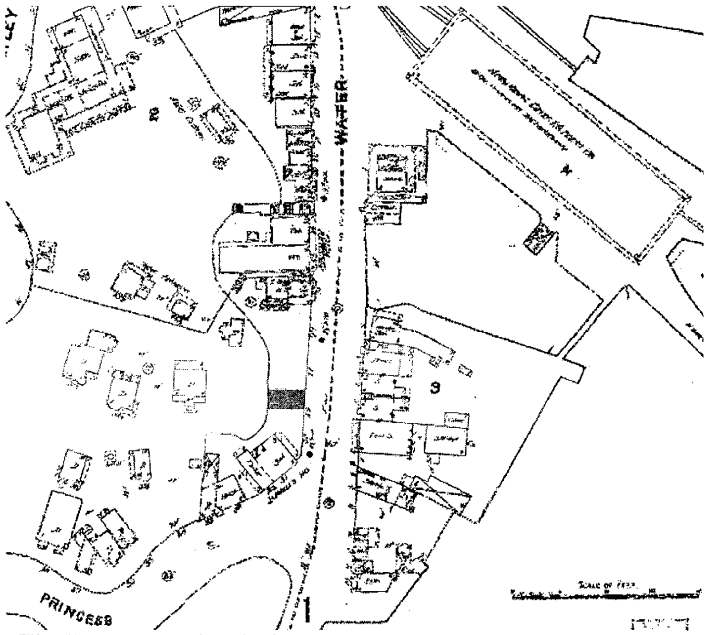

Figure 9. Sanborn Fire Insurance Map, February 1901. Future location of 675 Bridgeway (then Water Street) highlighted in red along an undeveloped strip of block. Edited by author.

8 "Sausalito History," *Sausalito Historical Society*, web site accessed on July 2012 from: http://www.sausalitohistoricalsociety.com/sausalito-history.

9 Sanborn Fire Insurance maps, 1899, 1901.

10 Sanborn Fire Insurance map, 1909.

By 1919, the vacant area had filled in considerably with numerous narrow row buildings housing offices, saloons, groceries, butcher shops, and drug stores. Still, the subject lot remained undeveloped, flanked on the south by a saloon and on the north by a drug store **(Figure 10)**.[11]

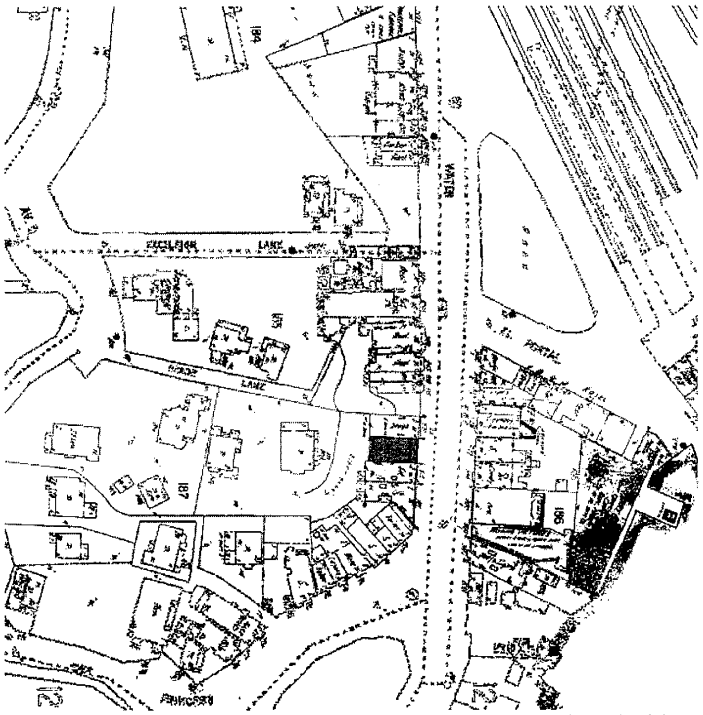

Figure 10. Sanborn Fire Insurance Map, June 1919. Future location of 675 Bridgeway (then Water Street) highlighted in red in an undeveloped lot. Edited by author.

Construction of 675 Bridgeway

By the 1920s, Sausalito was the main transportation terminus for Marin County. Fifty trains and fifty ferries arrived and departed each day. Water Street was the heart of this transit hub. The commercial district saw another period of construction during this time, which was a significant period of development for the Downtown Historic District. New buildings like 675 Bridgeway were constructed and older buildings received upgrades.

No original building permit was located for 675 Bridgeway. The first name associated with the building is Henry Ambler, about whom no biographical information was found. Past documentation has assumed that Ambler was the architect or builder and stated that the building was constructed in 1924, when the property was appraised for $8,000.[12] Whatever Ambler's role, it appears that he owned the building until 1926, leasing it to a couple of businesses during that time.

Originally, 675 Bridgeway was an early twentieth-century commercial style building with a storefront that spanned the entire facade, had a tiled dado, and was deeply recessed at the center. Above the storefront was a tall clerestory, and the facade terminated in a stepped and peaked parapet that was

11 Sanborn Fire Insurance map, Sausalito, 1919.

12 Real estate appraisal, 1924.Information on Ambler, found on a 1981 DPR 523 B form for the property appears to be based on an article in the *Sausalito News* published on 20 February 1926, but was not found or confirmed by current research.

finished with brick coping. The building was stuccoed and a projecting sign was located at the center of the facade at the clerestory level.

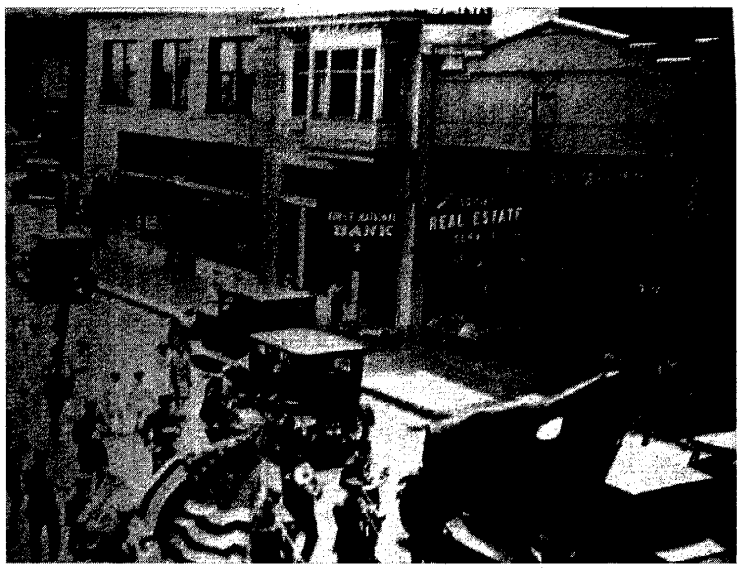

Figure 11. 675 Bridgeway (at right) in 1925, during Sausalito's annual Chamarita parade. Source: Sausalito Historical Society

Owners and Occupants

The earliest historic photograph of the building dates to the spring of 1925, the year after the building was constructed, and shows the original character of the primary facade as well as the fact that the building housed the Squire Real Estate Service **(Figure 11)**. The business was owned by Carl Squire, a resident of Mill Valley. In the late 1910s and early 1920s, Squire had been a machinery dealer with his own company, Hackley & Squire, in San Francisco.[13] A 1925 Marin County directory indicates that Squire moved to Mill Valley in 1925 and shifted careers to become a real estate broker. His company, Squire Real Estate Service, eventually had offices in Mill Valley, Tiburon, and Belvedere, as well as Sausalito. The city directory shows that Squire Real Estate Service had an allied business known as Squire Building Service – "home builders" who supplied plans and estimates – which was also housed at 675 Bridgeway. The building itself was listed in city directories not by its street address, but by the name "Chamber of Commerce Building."[14] From this, it might be assumed that the Sausalito Chamber of Commerce was also housed in the building, although records of that organization and its association with the subject building are meager at best.

In 1926, the building was purchased from Henry Ambler for $15,000.[15] The buyer, Henry Meyers, was a prominent local businessman who was originally a saloon keeper from San Francisco and later the proprietor of the Hotel Sausalito, a few doors to the north of 675 Bridgeway.[16] No records were found to suggest that the occupancy or use of the subject building changed with the new ownership, and it is assumed that Squire Real Estate Service and the Sausalito Chamber of Commerce continued to operate at 675 Bridgeway.

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13 U.S. Federal Census records, 1920. World War I Draft Card, 1918.

14 Marin County Directory, 1925.

15 "Henry Meyers buys Chamber of Commerce Building from Henry Ambler for $15,000," *Sausalito News*,20 February 1926; via California DPR 523 B Form: 675 Bridgeway, 1981.

16 "Brief items of local interest," *Sausalito News*, 31 October 1914. "Hotel Sausalito narrow escape from fire," *Sausalito News*, 9 December 1922.

The Bank of America occupied 675 Bridgeway from 1937 to 1956. The *Sausalito Times* offered the following historical summary of the Sausalito Branch of the Bank of America when the bank was preparing to move into a newly constructed building at 750 Bridgeway in 1956:

> In October of 1923, the First National Bank of Sausalito was charted and was apparently on its way to success when it was bought out by the Liberty Bank of America in January, 1927. However, it was only a few days later, in February, 1927 that the Bank of Italy announced the consolidation of the Liberty Bank of America with the statewide banking system of the Bank of Italy. The forerunner of the Bank of America here then became the Sausalito Branch of the Bank of Italy.
>
> Then in November, 1930, the Bank of America National Trust and Savings Association announced the consolidation of the Bank of Italy and the Bank of America. The Sausalito Branch of the Bank of America was then located at 919 Bridgeway. In February, 1937, the Sausalito branch moved to 657 [*sic*] Bridgeway.[17]

The January 1945 Sanborn Fire Insurance Map shows that the building was occupied by a bank **(Figure 12)**. In 1946, the building was purchased by the Bank of America. Around this time, it appears that the primary facade was remodeled in conjunction with the building's new ownership, taking on a Mediterranean Revival style aesthetic **(Figure 13)**. The Bank of America occupied the building until the mid-1950s, when Homestead Savings & Loan moved into the building.[18] Homestead Savings & Loan was originally known as Sausalito Savings & Loan and was a subsidiary of that company. Both names were associated with the subject building at various times; Sausalito Savings & Loan primarily from the mid-1950s through the early-1960s, and Homestead Savings & Loan thereafter.[19]

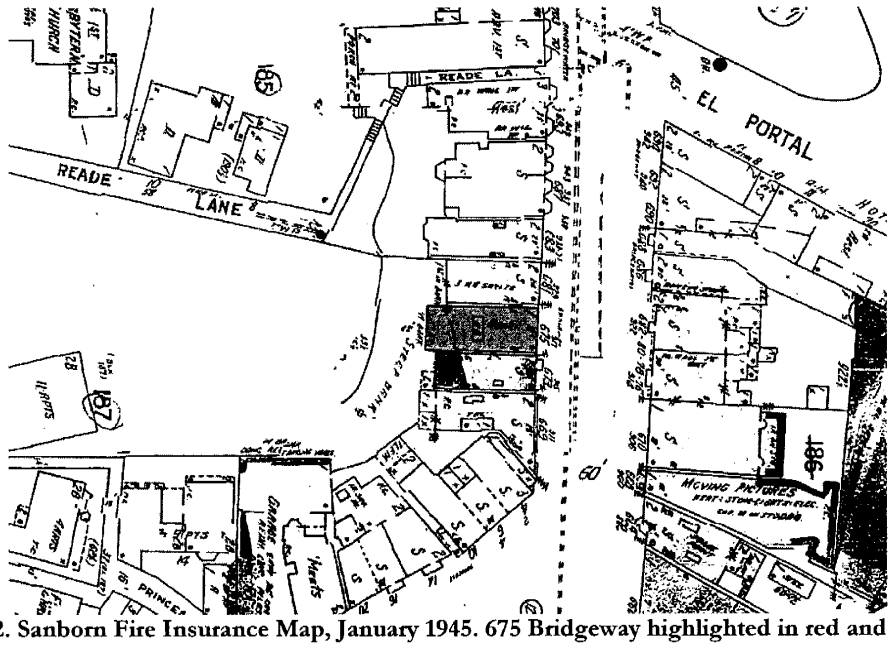

Figure 12. Sanborn Fire Insurance Map, January 1945. 675 Bridgeway highlighted in red and used as a bank. Edited by author.

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

18 California DPR 523 B Form: 675 Bridgeway, 1981.

19 Sausalito Community Development Department, building permit records.

Figure 13. 675 Bridgeway (center with Bank of America sign), ca. 1950.
Source: Sausalito Historical Society

The building retained its Mediterranean Revival style appearance through the 1980s, during which time the Sausalito Downtown Historic District was surveyed and documented **(Figure 14)**. In 1991, Homestead Savings & Loan sold the property to the current owner, Bijan Petri, who undertook a major remodeling – giving the building its current Postmodern appearance – and established Petri's art glass gallery in the building.

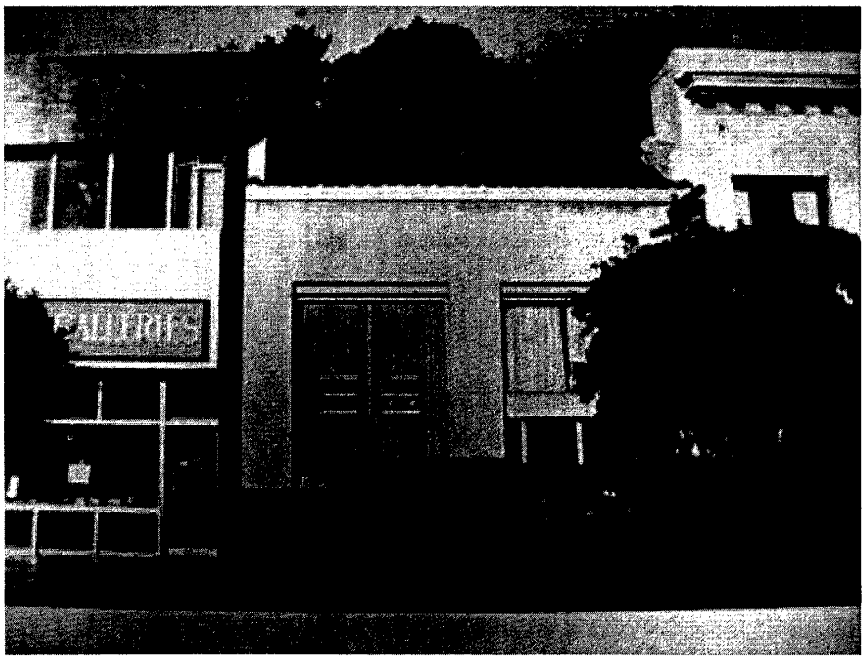

Figure 14. 675 Bridgeway, 1980.
Source: Sausalito Historical Society.

CHRONOLOGY

The chronology provides a timeline of the history of 675 Bridgeway, including major alterations and major events.

1924: 675 Bridgeway constructed. It was owned, and possibly built, by Henry Ambler, who leased it to the Sausalito Chamber of Commerce and Carl Squire's Squire Real Estate Service and Squire Building Service.

1926: Property purchased by Henry Meyers, but continued to house Squire Real Estate and Building services and the Chamber of Commerce.

1946: Bank of America purchased the building for use as a branch bank.

ca. 1946: Building remodeled in the Mediterranean Revival style. (No permit available. Evidenced in ca. 1950 photograph, see Figure 10.)

ca. 1956: Homestead Savings & Loan purchased the building.

1956: Storefront remodeled, including installation of marble in front, new glass door, and other improvements. Double-faced electrical sign installed in place of existing sign. Owner: Sausalito Savings & Loan. (Permits #1816, #1832.)

1960: Building remodeled, including installation of mezzanine, office, and lavatory. Interior redecorated. Entire street front replaced with 12"x12" Mexican onyx tile. Contractor: Merlin A. Peterson. Owner: Sausalito Savings & Loan. (Permit #2635)

1961: Sign installed, lagged to building. Owner: Homestead Savings & Loan. (Permit #2776)

1968: Ceiling made flush with lighting and redecorated. Owner: Homestead Savings & Loan.

1973: Wood sign installed. Owner: Sausalito Savings & Loan.

1980: Roof repaired. Owner: Homestead Savings & Loan.

1981: Mezzanine removed and cosmetic remodel undertaken throughout. Owner: Homestead Savings & Loan. (Permit #8228)

1981: Roof replaced. Owner: Homestead Savings & Loan.

1991: Property purchased by Bijan Petri to house Petri's art glass gallery. Plumbing and sidewalk repair undertaken. Existing facade and interior of building demolished. Facade remodeled, new signage installed, interior remodeled and floor area altered. Architect: Donald Olsen. Owner: Bijan Petri. (Permits #A3200, #AB270, #E3289) Petri's Glass Gallery moved into the building.

ARCHITECTURAL DEVELOPMENT & CURRENT STYLE

The building at 675 Bridgeway has been remodeled at least twice in its 89-year history and no longer retains its original early-twentieth century commercial style. As built, the building exhibited a

storefront that spanned the entire facade, had a tiled dado, and was deeply recessed at the center. Above the storefront was a tall clerestory with transom windows, and the facade terminated in a stepped and peaked parapet that was finished with brick coping. The building appears to have been stuccoed and a projecting sign was located at the center of the facade at the clerestory level.

A photograph that appears to date to circa 1950 (**Figure 10**) shows the building with an entirely new Mediterranean Revival style aesthetic. The primary facade appears to be clad with stucco and the roofline has been flattened and capped with a clay tile pent roof. The storefront was reconfigured, removing the original display windows and clerestory, and replacing them with a full-height, multi-part window on the left side of the facade and an entry assembly topped by a multi-part window on the right side. The upper facade bore a wall panel with signage. The changes may have been made in conjunction with Bank of America moving into the building in 1946, but are not recorded by building permits.

Permits do indicate that in 1956, the primary facade was remodeled, including installation of marble in front, a new glass door, and other improvements. A new double-faced electrical sign was also installed. A few years later, in 1960, another permit records more facade work that included replacing the entire street front with Mexican onyx tiles. The two permits may refer to a single remodeling effort associated with Sausalito Savings & Loan moving into the building around 1956. A later photograph (**Figure 13**) shows that the building ultimately did not change drastically between the late 1940s and 1980, except that a stone veneer dado was installed at the base of the facade, the wall panel and signage was removed from the upper facade, and the windows were replaced with undivided plate glass sashes.

Finally, in 1991, under the new ownership of Bijan Petri, the facade of 675 Bridgeway was once again remodeled, taking on its current appearance. This involved reconfiguring the facade once again; removing the three separate window and entrance openings; and installing a glazed, arched storefront that is full-height and spans nearly the entire facade. The facade was also re-clad with a flecked, polished aggregate stone veneer. Subtle, Classically-derived ornamentation, such as quoining and a keystone, give the building a somewhat Postmodern style. Postmodernism was popular from the 1960s through the 1990s and rejected the "pure" forms of Modernism by creating an eclectic mix of architectural references, including stylized Classical motifs, color, and playful cliches. Although a modest representation of the style, 675 Bridgeway can be classified as such. Only the red clay tile roof remains from the building's previous ca. 1946 Mediterranean Revival iteration. Nothing on the primary facade remains of its original 1924 design.

ARCHITECT & BUILDER

Henry Ambler

Surveyors of the Sausalito Downtown Historic District in 1981 identified Henry Ambler as the builder of 675 Bridgeway. This information appears to have come from a 1926 *Sausalito News* article, the headline of which identified him as the original owner of the property. Research for this report was unable to locate the article in question to verify this information or obtain other information included in the article as to the extent of Ambler's role in the construction of the building. Henry Ambler does not appear in available Marin County directories, Federal Census records, or other archival sources. From this, it is assumed that, whether he was involved with the design and construction of 675 Bridgeway or not, he was probably not someone who would qualify as a master architect or builder.

V. EVALUATION

NATIONAL REGISTER OF HISTORIC PLACES & CALIFORNIA REGISTER OF HISTORICAL RESOURCES

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

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

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

- *Criterion A/1 (Events)*: Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

- *Criterion B/2 (Persons)*: Resources that are associated with the lives of persons important to local, California, or national history.

- *Criterion C/3 (Architecture)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

- *Criterion D/4 (Information Potential)*: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Resources eligible for the National Register are automatically listed in the California Register of Historical Resources.[20]

The following section examines the eligibility of 675 Bridgeway for listing in the National and California Registers. The building does not appear to be eligible for listing in either the California Register or the National Register under any criteria.

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

Criterion A/1 (Event)
675 Bridgeway does not appear to be individually significant under Criterion A/1, as the building is not associated with events that made a significant contribution to broad patterns of local or regional history. The building was constructed in the mid-1920s and generally contributed to the growth of downtown Sausalito, but was built on a vacant lot and was one of the last to be constructed on the subject block face. It is, therefore, an outlier in the development of the immediate area. It is only one in a collection of historic buildings on Bridgeway (formerly Water Street), many of which are much older and can claim to have housed prominent early businesses. The businesses housed at 675 Bridgeway were relatively commonplace or, in the case of the Chamber of Commerce, were hardly documented and therefore difficult to judge in terms of significant contributions to the development of Sausalito. The building was neither the first nor specially-built (and current) building to contain a Bank of America branch in Sausalito. It does not appear that 675 Bridgeway significantly influenced the development of Sausalito's downtown or the city in general.

Criterion B/2 (Person)
675 Bridgeway does not appear to be significant under Criterion B/2. Names associated with the building include Henry Ambler, Henry Meyers, and Carl Squire. No biographical information could be found about Henry Ambler. Henry Meyers, the second owner, appears to have been a prominent Sausalito businessman, but his influence is better witnessed in other properties he owned where he actively conducted his own business, such as the Sausalito Hotel a few doors to the north of 675 Bridgeway. Carl Squire also appears to have been a successful Marin County real estate agent, but aside from a chain of offices, can boast no significant accomplishments that influenced local history. Consequently, research fails to suggest that any of these persons figured prominently enough in the community's development to qualify the building for listing under this criterion.

Criterion C/3 (Architecture)
675 Bridgeway does not appear to be individually significant under Criterion C/3. It has undergone major remodeling multiple times since its construction and no longer bears any physical resemblance to its original appearance, which negates any historic architectural merit it may have had. The current Postmodern style that it exhibits dates to the early 1990s and is not historic, nor does it appear to be a significant example of the application of this style.

The original architect or builder may have been Henry Ambler, although no primary source information could be found about the man or his role in the building's construction. Based on the dearth of information about Ambler, it appears that he would not likely qualify as a master architect. Furthermore, because the building has been substantially remodeled since its construction, it does not represent any of the design intent or workmanship that Ambler may have intended for the building.

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

SAUSALITO DOWNTOWN HISTORIC DISTRICT

675 Bridgeway is not a contributor to the National Register-eligible Downtown Historic District. The District exhibits a consistent architectural grouping of late nineteenth-century commercial styles that profoundly influences the character of the downtown area. Although it was built in 1924, 675 Bridgeway was substantially remodeled several times through the early 1990s. The building's significance and its historical integrity were substantially changed before and since the Historic

District was documented, and therefore the building continues to be ineligible for listing in the National Register and California Register as a contributor to this Historic District.

DOWNTOWN HISTORIC OVERLAY ZONING DISTRICT & LOCAL REGISTER

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

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

1. The structure or site proposed for the local register is significant to local, regional, state, or national history.
2. Listing the proposed structure or site on the local register has been subject to environmental review, and the appropriate findings have been made.
3. Listing the proposed structure or site on the local register will preserve the historic character or integrity of the structure or site.
4. The structure or site proposed for the local register has a significant architectural or historical character that can be preserved or enhanced through appropriate controls and incentives on new development and alterations to existing structures and landscaping.[21]

675 Bridgeway is physically included in the Downtown Historic Overlay Zoning District, but neither the building's significance nor its historical integrity qualifies it for listing on the Local Register. It does not appear to be significant to local, regional, state, or national history according to the evaluation included above, and its architecture is so altered from its original state that it would not be eligible for Local listing, nor would listing act to preserve or enhance any remaining historic qualities.

As buildings included within the Historic Overlay District are subject to the same review procedures and are eligible for the same preservation incentives as those listed on the Local Register, further listing 675 Bridgeway individually on the Sausalito Local Register would not be advantageous or appropriate.[22]

INTEGRITY

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

Location is the place where the historic property was constructed.

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21 "Zoning Ordinance, Chapter 10.46.050F," *City of Sausalito,* web site accessed July 2012 from: http://www.ci.sausalito.ca.us/Index.aspx?page=287.

22 Ibid.

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

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

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

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

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

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

675 Bridgeway retains its integrity of location and setting, having never been moved from its original location in Sausalito's downtown commercial district. Its integrity of design, workmanship, and materials has been severely compromised, however, by multiple remodels that have occurred since its construction. These alterations have removed all of the original features, materials, and stylistic elements from the primary façade and interior, and make the building unrecognizable as an early-twentieth century commercial building. The only generalized features which the building retains are its rectangular, box-like massing; side facades attached to adjoining buildings; primary facade flush with the sidewalk; transparent storefront with recessed central entry; tall parapet; and gable roof. The lack of design and material integrity has degraded its integrity of feeling and association. Ultimately, 675 Bridgway does not retain integrity.

VI. CONCLUSION

In 1981, the Sausalito Downtown Historic District was officially determined to be eligible for listing in the National Register. The district was never listed in the National Register, but it was listed in the California Register in 1984 and the Sausalito Downtown Historic Overlay District was established. 675 Bridgeway was initially deemed to be eligible as a contributor to the district during survey efforts, but this determination was overruled and it has never been listed as a district contributor at the national, state, or local levels. Individually, 675 Bridgeway does not appear to be eligible for listing in the National Register, California Register, or Sausalito Local Register, as it does not individually meet the significance and integrity criteria.

Since 675 Bridgeway is not a contributor to the eligible National Register District and is not listed on the California Register as a district contributor, the building is not considered to be a historical resource for the purposes of review under the California Environmental Quality Act (CEQA). However, any project that involves the modification of the facade of a building located within the Downtown Historic Overlay Zoning District requires design review according to Chapter 10.54 of the City of Sausalito Zoning Ordinance.

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