Valhalla Residential Condominiums

Historic Landmarks Board Study Session

PlaceWorks

April 9, 2014

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Prepared by:

PlaceWorks

April 9, 2014

CITY OF SAUSALITO
PLANNING DIVISION
MEMORANDUM

Date: **April 9, 2014**
To: **Historic Landmarks Board**
From: **Ben Noble, Contract Planner – PlaceWorks**
Subject: **Valhalla – 201 Bridgeway and 206 Second Street (APNs 065-242-06 and 065-242-17)**

Purpose of Review

The purpose of the Historic Landmarks Board (HLB) study session is as follows:

- The HLB reviews the project site and existing structures to determine if the project site and/or existing structures have historical significance.
- If the HLB determines the project site and/or existing structures have historical significance, the HLB may provide recommendations to the Planning Commission on the design of the project.
- If the HLB determines the project site and/or existing structures do not have historical significance, no further HLB review or input is necessary.

Project Description

The applicant, Michael Rex Associates, on behalf of Alex Kashef, DDS, MD, is requesting several entitlements for the project, including a Design Review Permit to allow for exterior modifications to the existing Valhalla structure and the construction of new structures, such as a garage building along Second Street. Improvements to the Main Street boardwalk would also occur. The project consists of the following:

Exterior Modifications

- ✓ Dormers are proposed at the north and south slopes of the roof, a monitor-like projection at the flat top, and the insertion of an open roof deck to the east face.
- ✓ Restoration of original wood siding pattern whenever possible and incorporating design from the historic character of the property, in particular the veranda forms and corner flagpoles on the water (east) side, and reinforce historic patterns without mimicry.
- ✓ The project proposes new additions to the property (new residences and garage) that are separate from, compatible with, and subordinate to the existing Valhalla structure.
- ✓ Exterior alterations (altered and new openings, replacement railings, and roof alterations) would be concentrated at non-historic areas and structures, but are also proposed at the west elevation.
- ✓ Exterior alterations at the roof of the existing Valhalla structure would be clearly differentiated by being relatively contemporary in style, thus distinguishing what is new versus what is early. There are no conjectural features proposes, and no false sense of historical development will be caused by the new work.

- ✓ The original open veranda on the Bay side, while now gone, will be re-created to express, but not replicate the original.
- ✓ The deck guardrails will remain wooden; however they will be paneled instead of having the original "X" pattern, which would not meet current safety code.
- ✓ The project proposed removing exterior shingles, which were added later on and do not belong on a Victorian era structure.
- ✓ The project would restore the existing Valhalla building's shiplap siding with its dropped beveled detail that creates a shadow and horizontal pattern.
- ✓ Exterior colors would be mostly white, with some dark metal accents, and accented by lavender and wisteria.
- ✓ The large double hung windows on the east wall of the Valhalla's second floor would be retained and restored.
- ✓ Two new bay windows crowned with wisteria draped trellises are proposed to replace the blank walls of the Valhalla facing west towards Second Street.
- ✓ All new windows and doors would have the same vertical proportions of the original building.

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

Background

A Historic Architectural Evaluation Report was prepared by the applicant's Preservation Architect, Mark Hulbert, of Preservation Architecture on June 21, 2012 (see **Attachment 1**). Mr. Hulbert's later provided a summary of his conclusions in a second report titled, "Project Evaluation," (see **Attachment 2**). Additionally, two letters were provided by Mr. Hulbert addressing questions from the City's environmental consultant PlaceWorks (formerly The Planning Center | DC&E) and providing detailed findings regarding the California Register of Historic Resources eligibility (see **Attachment 3**). Mr. Hulbert concluded that the Valhalla is not currently identified as an official historic resource. However, because it has the potential to be designated as one, when applying the U.S. Secretary of the Interior's *Standards for Rehabilitation (Standards)*, Mr. Hulbert concluded in his Executive Summary that "…the proposed project meets each *Standard*."

A Cultural Resources Study and Historical Evaluation Report was prepared by LSA under contract with PlaceWorks (see **Attachment 4** for report). This report concluded that the project site does not contain any built environment resources that were previously listed or determined eligible for the inclusion in the California Register of Historic Resources.

Conclusion

Although the project site is not listed on the California Register of Historic Resources or the Local Historic Register, the studies by applicant's historic consultant (Mr. Hulbert) and the City's contract historic consultant (LSA) conclude that the existing structure has potential to be designated as one, and

as a result, the HLB may provide recommendations to the Planning Commission on the design of the project.

Attachments

1. Historic Architectural Evaluation Report prepared by Preservation Architecture, dated June 21, 2012
2. Project Evaluation Report prepared by Preservation Architecture, July 26, 2013
3. Letters from Preservation Architecture dated, July 22, 2013.
4. Cultural Resources Study and Historical Evaluation Report, prepared by LSA, dated September 2013

Attachment I:
Historic Architectural Evaluation Report

PRESERVATION
ARCHITECTURE

June 21, 2012

201 BRIDGEWAY BLVD., SAUSALITO
Historic Architectural Evaluation

Summary History

The Walhalla

The subject property has a relatively uncomplicated history, as the property was stable and minimally changed for its first 50+ years. The historic period from 1893 to c1946 can be identified as the Walhalla era.

The clear basis for our understanding of 201 Bridgeway's origins are a pair of news briefs from the Sausalito News of that year, the first (Feb.17) noting acquisition of the property and the second, eight months later (Oct.27), noting the opening of a beer garden named the Walhalla by its proprietor, Joseph Lowder. Otherwise, there has been no original documentation located for the Walhalla.

Nonetheless, several written reports identify the original architect, W. Winterhalter and the builder, Wheeler and Perry. And there are a range of early maps and photos that depict the property in its original and early states. While the 1894 Sanborn Fire Insurance Map does not include the new building, the 1901 Sanborn shows the plan of the building (fig.1). Additionally, several turn-of-the-20th-century photos view the building and its setting from the south and southeast. One of the earliest images (fig.2) shows the structure as a 2-story, house-like, wood-clad building under a hipped roof (that appears to be wood shakes with hip boards and a flat top), rectangular in plan, oriented lengthwise east to west, with an open porch at its east end and a small addition at the west end behind a 1-story wood-clad wall facing south. There is little in the way of ornamentation on the building, except for a shallow fascia band at the top of the exterior walls, criss-cross railings surrounding the deck, and tall masts/flagpoles standing at the corners of the porch. A "Walhalla" sign was mounted to the upper porch rail facing south. In this image, the wood-clad structure appears to have been painted very light, though possibly two-tone, with white trim. The porch posts and rails are also light painted. The roofing is dark, probably natural cedar or redwood shakes. Given its era of origin and its design character, it is Folk-Victorian in style, though with minimal Victorian ornamentation.

Subsequent photo iterations show a number of early changes: a picture from the south (fig.3 – with four early Sausalito tourists hamming to the camera) views the south side of the first floor porch enclosed by a window and door wall. Another image taken from the northeast views the original structure with its porch the width of the structure and the windows enclosing the south side of the lower porch (fig.4). From this view can also be seen the original openings and shallow building projection on the north side, plus another sign on the upper porch rail facing north. It is presumed that the first of these images (fig.2) would be the earliest, c1900, and the latter (fig.4) would be from somewhat later.

Another photo (fig.5), hand dated on the reverse 1904, is a close-up of the building from the southwest. This image is an excellently clear one from approximately the Second Street vantage. And with it we've seen the original building from almost every angle.

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The next building progression dates to c1906-1910, at which time the substantive change was the extension of the 2-story porch to the north. The 1909 Sanborn Map illustrates this change (fig.6), and two photos from the east (fig.7) and northeast (fig.8), the former with an assigned date of 1910, clearly show the building's character. The only difference between the two photos are an east-facing Walhalla sign identifying Henry J. Siems as proprietor on the upper rail of the 1910 image. Incidentally, both photos include a pair of people posing, one in a chef's apron, so obviously connected to the establishment. And It looks like the very same pair of men in each photo. If so, a guess can be ventured that the 1910 image (fig.7) is the earlier of the two.

Other salient characteristics of the building depicted at this time include its color scheme, with medium tone walls and light colored trim. And as we are looking into the porch in this image, the wall of windows and doors between inside and out are clearly seen, as are the central pair of doors to the upper porch. In the view from the northeast (fig.8), the north end of the porch is visible, as are a trio of windows at the second floor north wall. In both photos, the ornamental detail of the building fascia is visible.

Together with the 1904 image of the Walhalla from the southeast, these pictures give a clear image of the building at the end of the first decade of the 1900s.

Curiously, no photographic views of the building in immediately subsequent decades have been located. The 1919 Sanborn Map repeats the 1909 plan, as does the next iteration of the Sanborns in 1945. Thus, based on the evidence, the Walhalla property and use remained largely static through the years spanning from the 1910s into the 1940s, including during the 1920s Prohibition period, when commercial alcohol sales were prohibited. At that time, some tentative information points to the continuing use of the Walhalla, perhaps at least partially as a speakeasy, but above board as a soda parlor.

One identifiable change of use was introduced in the 1940s. Originally, the building's second floor was an open hall (fig.9). There is no evidence of any change to this space until the 1940s, at which time the property begins to be listed in classified directories as the Walhalla Inn and the Walhalla Hotel. So it may be presumed that the room divisions were introduced at the second floor in the early-mid 1940s.

The Valhalla

The period beginning c1946 and ending in 1982 can be identified as the Valhalla era. This new era of property history began with the acquisition of the Walhalla by the proprietress Marsha Owen (aka Sally Stanford). Though a search of deed records did not pinpoint property transfers, written reports state that Owen acquired the property in 1946. In directory listings, the name Walhalla persisted until 1952 when the Valhalla name is first listed, while Owen is not listed as the proprietress until 1954. The earliest image from this era (fig.10), with the Valhalla name on display, shows that the original porch was enclosed by the 1950s. Though it is possible that the original porch had been previously enclosed, there is no specific record of that work. It is also not known when the east exterior wall at the first floor that separated the interior from the porch was removed. That wall could, of course, have been in place at the time of this early photo.

From the beginning of the Valhalla period, many changes were made to the building. The first was a kitchen addition dated to 1949 and shown in the 1953 Sanborn (fig.11), along with a subsequent kitchen expansion – the former the boxy structure at the center of the Valhalla building dating to 1949, and the later the sloped roof structure directly to the west of that central kitchen, dating to 1955. Shortly thereafter, the property went through the most substantive change in its long history with the addition of the dining room to the east of the original porch, at which time it is

also presumed that the exterior wall at the east end of the first floor was removed. In permit records, this dining room and roof deck addition is one of the earliest. A 1955 permit application for "alterations and additions as per plans submitted" is in fact the earliest permit record, but there is no further information associated with that application. It presumably included the kitchen expansion that is dated to 1955 (based on a list of information associated with the 1984 sale of the property).

The variance application that accompanied the 1960 expansion project applied for "a restaurant for 100 patrons and cocktail lounge for 30 patrons, and outside deck for occasional service…, and parking for 32 automobiles." The architect/engineer is listed as Kenneth A. Frost of Tiburon, and the builder the Herrero Bros. At that same time, the several residential structures that stood in the adjoining parcels to the west of the Valhalla were removed and the parcels merged in order to create the Valhalla's parking lot.

No overall images of the property c1960 have been located by which to corroborate its character at that time. One photo (fig.12) from the west dates to c1963, and confirms some basic characteristics, but in a not-so-great view and from that side alone. Another photo, though dated to 1974, shows the 1960 dining room addition from the board walk to the northwest and prior to the banquet room expansion (fig.13).

Several other changes include:

In 1965, residing the building exterior with wood shingles. With this shingling came several door and window alterations, potentially including the large window at the south end of the original porch space, as well as the central door at the south upper wall, and the one blocked up window on the north side, second floor. It appears that at this same time the low walls atop the roof were added.

c1968: Enlarged kitchen facilities, including reconstruction of the original, 1-story kitchen extension to the east to house new restrooms.

In 1974-75, adding the deck that was then (illegally) enclosed and converted to a dining room extension at the building's northeast corner (fig.14)

In 1978, rezoning the property (Neighborhood Commercial) and the legalization of the 1974-75 dining room extension.

In 1984-85, the Valhalla property was sold by the estate of Sally Stanford to CHE, Inc., and was renovated and reopened in 1985 as the Chart House restaurant, ending the Valhalla era. A photo over-viewing the property from the southwest was included in the real estate materials for the sale (fig.15).

The Valhalla period closes with the passing of Sally Stanford on Feb. 1, 1982, and the subsequent closure of the Valhalla.

For a more detailed chronology, see attached.

Evaluation Summary

The building at 201 Bridgeway is not listed on either the National Register (NR) or the California Register (CR). It is identified as a "Noteworthy Structure" in the City of Sausalito's catalog of "Noteworthy Structures and Other Buildings That May Have Historical Significance," a listing that does not establish the resource as historic. Additionally, on the basis of a Historic Resource Inventory (HRI) form completed and submitted by the Sausalito Historical Society in 1974, the resource is included in the State of California's Historic Resource Inventory (SHRI). Although that

HRI record is very cursory and even – where there is information provided – conjectural, in the SHRI directory it is assigned a National Register status rating of "3S – appears eligible for NR as an individual property…". However, in the HRI record, there is no sufficient basis for such an assignment (see attached HRI). Consequently, at present, the property does not appear to constitute a "historic resource."

Given its surviving presence and early associations to Sausalito, there is an instinctual basis for assuming the former Valhalla to have historic resource potential. Yet, the facts are that:

- The architectural form of the original-early building is partially intact yet partially lost (porches, features, interiors), due to substantial additions and alterations that have affected the original-early property, altering and obscuring its original-early design from primary perspectives. Thus, its identifiable, original-early character has been substantially lost and altered;
- The substantial removal and alteration of original-early materials (wood siding, trim, doors, windows, porch structure, railings, etc.) has resulted in the loss of material integrity;
- Likewise, with the loss and alteration of the few potential examples of distinctive workmanship (porches in particular), most distinctive characteristics and examples of original-early workmanship have been lost;
- Its original-early design and use are not directly restorable (I.e., there is insufficient evidence upon which to base a restoration);
- Post-1950 alterations and additions are not in-and-of-themselves representative or distinctive architecture or interior design;
- Post-1950 alterations and additions do not contribute to the original-early character (in fact, such alterations and additions have destroyed and altered what could otherwise be considered character-defining areas, features and materials);
- Neither of the architects identified with the original property (Winterhalter) or subsequent additions (Frost) are considered masters.

Consequently, relative to the extent of the existing structure, a surprisingly limited extent of identifiable, original-early design and material remains. Despite a basis for a finding of potential historic significance – specifically as the original-early building embodies distinctive characteristics of an historic period of construction – the potential historic structure is too altered and minimal to recommend as eligible for the NR or CR.

And while Sally Stanford is a person of identifiable importance to the City of Sausalito with a direct association to the property from 1946-1982, thereby adding another potential basis for significance, her association is not to the original-early property and building, but to later additions and alterations that are in-and-of-themselves without potential historic architectural significance. Her association alone does not appear to lend potential historic significance to any later additions or alterations.

With respect to the existing building, what remains of identifiable distinction are:

- The original-early, two-story, hipped roof building form;
- Selected exterior materials (fascia and trimwork), plus potentially concealed materials (wood siding);
- Selected wood windows and openings.

Thus, a partial, original building form remains, and it is this structure that is of local historical interest and importance, given that it is significant to local history, and has significant historic architectural character.

Based thereon, this evaluation recommends the surviving, original-early structure for listing on the Sausalito Register. The specific extent of that resource is illustrated in the attached preservation zoning diagrams.

Such eligibility identifies the property as an historic resource subject to the California Environmental Quality Act (CEQA). Under CEQA, a project that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment. Also under CEQA, historical and cultural resource projects that are determined to meet the Secretary of the Interior's ***Standards for the Treatment of Historic Properties*** are generally considered to be actions that would cause a less than significant effect on the historic resource.

[A Standards evaluation of a proposed project to follow in a separate document]

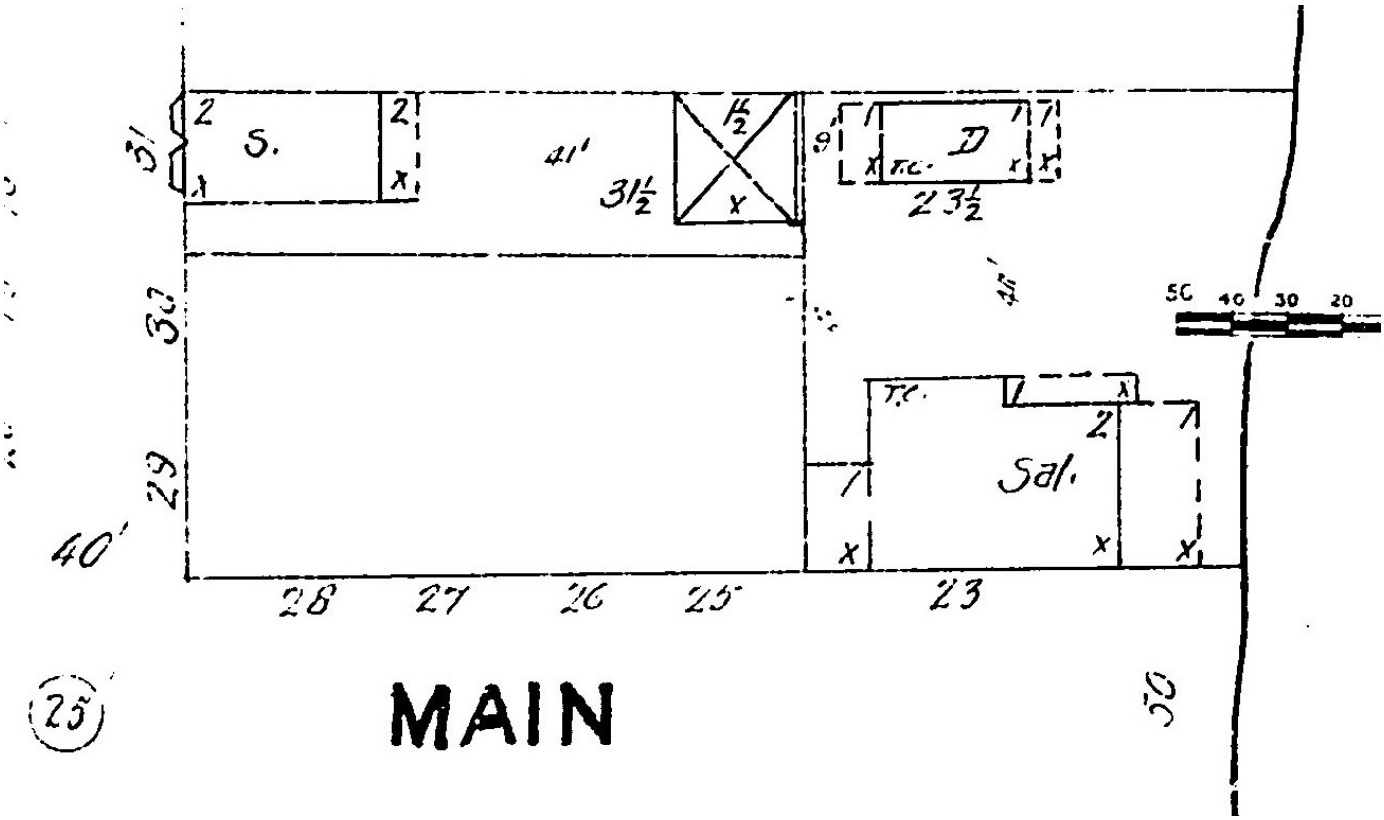


Fig.1 – 201 Bridgeway - 1901 Sanborn Map
(north is up)

Fig.2 – The Walhalla - c1890s
(courtesy SHS)

Fig.3 – The Walhalla - c1900
(courtesy SHS)

Fig.4 – The Walhalla - c1900

Fig.5 – The Walhalla - 1904
(courtesy SHS)

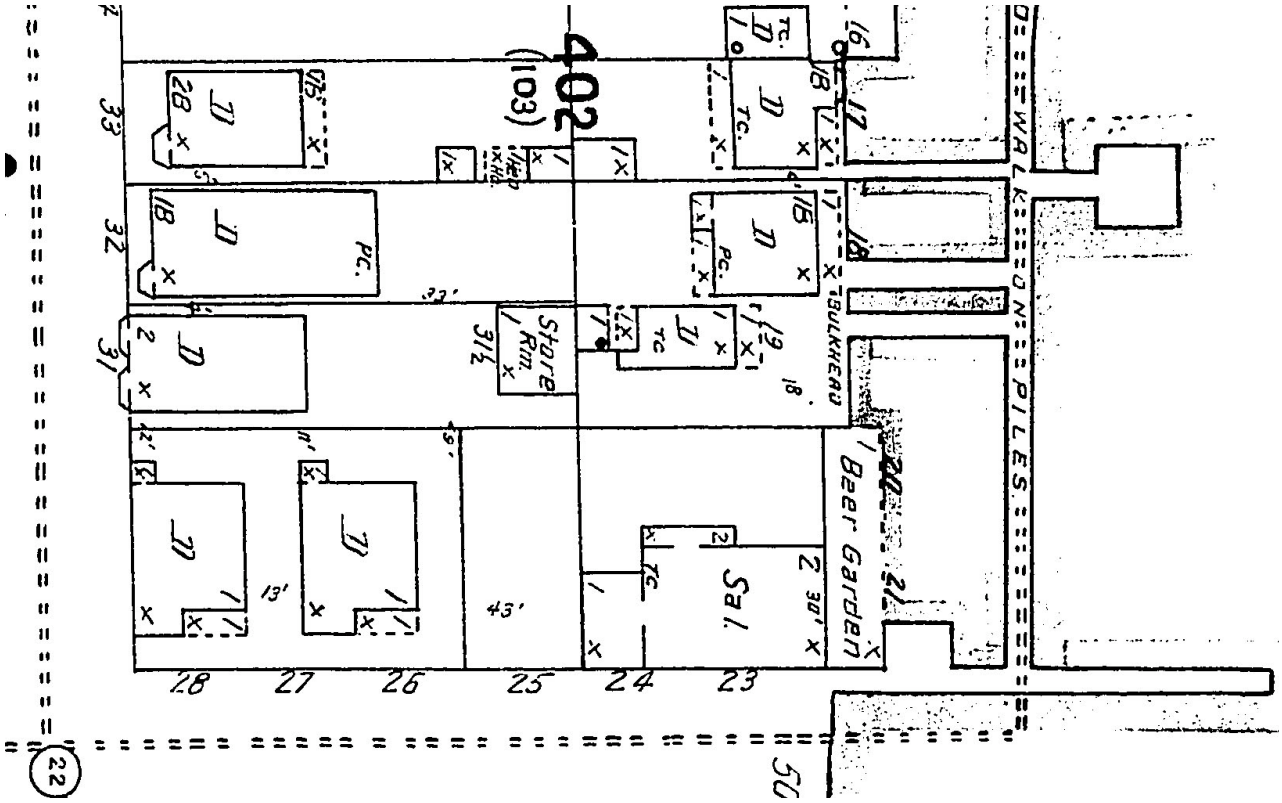


Fig.6 – 201 Bridgeway - 1909 Sanborn Map
(north is up)

Fig.7 – The Walhalla - 1910
(courtesy SHS)

Fig.8 – The Walhalla - c1910
(courtesy SHS)

Fig.9 – The Walhalla - c1900
(courtesy SHS)

Fig.10 – 201 Bridgeway - c1950

Fig.11 – 201 Bridgeway - 1953 Sanborn Map
(north is up)

Fig.12 – The Valhalla - c1963
(courtesy SHS)

Fig.13 – The Valhalla - 1974
(courtesy SHS)

Fig.14 – The Valhalla - c1979
(courtesy SHS)

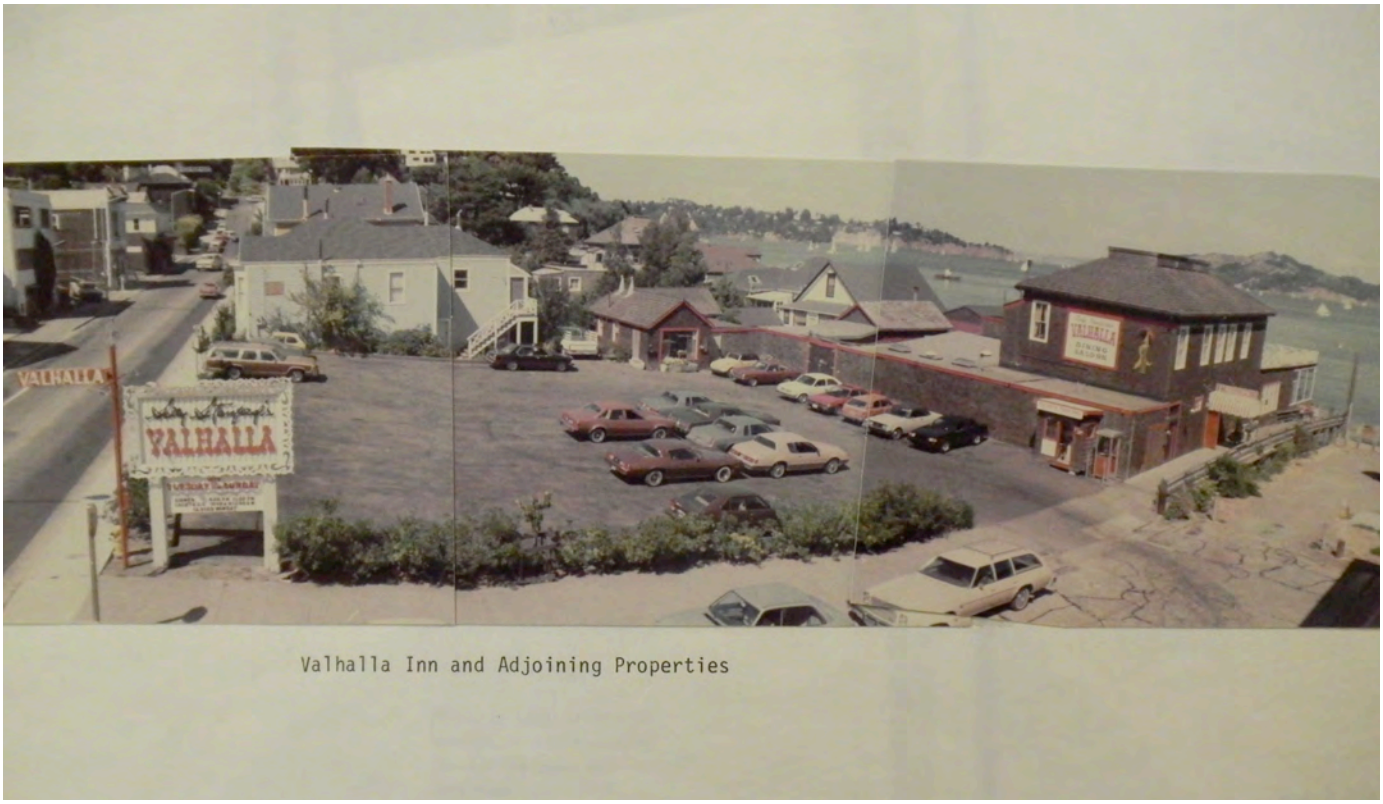


Fig.15 – The Valhalla - c1980
(courtesy SHS)

June 20, 2012 - DRAFT

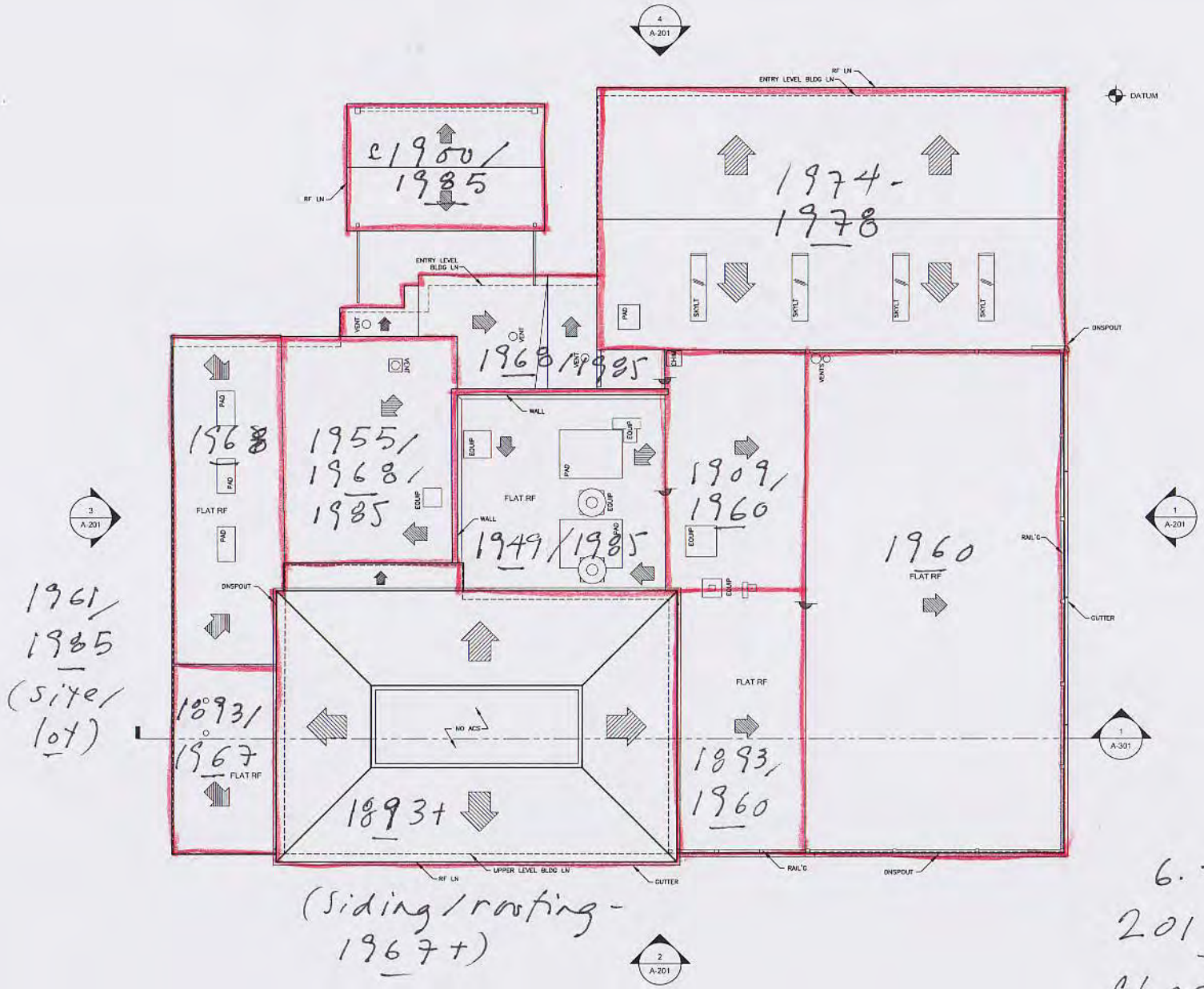
201 BRIDGEWAY BLVD., SAUSALITO
Historic Architectural Chronology

Dates	Events (source)	Proprietor/owners	Uses	Notes
Feb. 17, 1893:	J. Lowder acquires 2 lots at Old Sausalito (SN)	-	Smelting works	
Oct. 27, 1893:	Grand opening of Walhalla (SN)	Joseph Lowder	Beergarden/community room	W. Winterhalter, Arch.;
May 5, 1903:	M. Busby (aka, Marsha Owen, Sally Stanford) born (CDI)	-	-	-
c1908:	Porch expanded to north	Joseph Lowder	Beergarden/community room	
c1910 – c1919:	New owner/proprietor	Henry J. Siems	Beergarden/community room	
Dec. 28, 1916	Joseph Lowder dies (SFG)	-	-	-
Jan. 16, 1919 – Dec. 5, 1933:	Prohibition era (WP)	Lee Kohn	Soft drink parlor	
1939-1940:	Walhalla Café (MCD)	Lee Kohn	Beergarden/saloon	
1942-1943:	Walhalla Inn (MCD)	H. Lien & Carl Langhoff	Saloon/inn [?]	
1946-1947:	Walhalla Inn (MCD)	Lee Kohn	Saloon/hotel	
c1948:	Marsha Owen acquisition			
1949:	Kitchen addition (at center-north)			
1950	Walhalla Inn (MCD)	Arlene Findley	Saloon/restaurant/hotel	
Mar. 24, 1950:	Walhalla Inn reopens	Marsha Owen aka Sally Stanford	Saloon/restaurant/hotel	
1952-1953:	Valhalla Inn (MCD)		Saloon/restaurant/hotel	First listing as “Valhalla”
1954-1955:	Valhalla Inn (MCD)	Sally Stanford	Cocktail lounge	First listing under Sally Stanford
1955	Kitchen expanded (to west)	Marsha Owen		Noted in 1984 real estate narrative

1960	Dining room and deck addition; houses moved; parking lot created (CS)	“	Restaurant/cocktail lounge	K. A. Frost, arch./eng.
1965	Shingle outside of building (CS)	“	“	-
1968	Enlarge kitchen facilities (CS)	“	“	
1974	Repair deck and add roof to create semi-enclosed windproof garden area (CS)	“	“	Addition at northeast corner
Oct. 24, 1974	Historic Resource Inventory of the Valhalla	“	“	Property subsequently submitted to and listed on State Historic Resources Inventory
1978	Rezoned property, legalized existing enclosed deck at northeast corner (’74 addition) (CS)	“	“	
Feb. 1, 1982	Sally Stanford dies (CDI)	-	-	-
Jan. 15, 1985	Property deeded to CHE, Inc. from Sally Stanford Trust (MCA)	-	-	-
1984-85	Building altered for new owner and operator (CS)	The Chart House	Restaurant	Donald K. Olsen, arch.

Sources:

SN Sausalito News
CDI California Death Index
SFG San Francisco Geneology
WP Wikipedia
MCD Marin County directories
CS City of Sausalito permit records
MCA Marin County Assessor



1 EXISTING ROOF PLAN
201 BRIDGEWAY

6.20.12
201 Bridgeway
Chronological
Site Plan

TRUE
N

MA

ATTACHMENT 2:
PROJECT EVALUATION REPORT

PRESERVATION
ARCHITECTURE

July 26, 2013

The Valhalla, 201 Bridgeway Blvd., Sausalito
Project Evaluation

Introduction

The purpose of this documentation is to evaluate proposed new work at 201 Bridgeway Blvd. with respect to its historic resource conditions and relevant standards.

Presently, the Valhalla property is not identified as an historic resource. However, a recent evaluation (Historic Architectural Evaluation, by this author, dated June 21, 2012) identifies the property as eligible for the Sausalito Register. Though it appears to have such potential, and for the sake of simplicity is herein called "historic," it is not at this juncture an identified historic resource. Nonetheless, respecting its potential and for planning and design and purposes, it is presumed to be "historic" and a proposed project is likewise presumed to be a rehabilitation with guidance and compliance measured by application of the U. S. Secretary of the Interior's ***Standards for Rehabilitation (Standards).***

The proposed project (based on 9 drawings sheets of plans and elevations by Michael Rex Associates, dated July 23, 2013):

- Adapts the property to residential use;
- Retains and rehabilitates the identified historic structure;
- Removes non-historic construction at the rear (north) side of the property;
- Makes several new additions to the historic structure;
- Selectively retains and alters non-historic structures directly associated with the historic;
- Makes alterations and new additions to non-historic areas of the property.

Evaluation Summary

As demonstrated in the following evaluation, the proposed project meets each ***Standard***. Therefore, the project appears to meet the Secretary of the Interior's ***Standards for Rehabilitation***.

Description

Identified defining characteristics:

Very Significant

- 2-story rectangular building form
- 4-sided hipped roof (flat-topped)
- Continuous, ornamental wood fascia and roof eave
- South wall and upper east wall
- Wood windows and trim (at upper south and west walls)
- Wood corner boards

Significant

- South facing wall segment at original porch extension to east
- Upper west wall and portion of upper north wall

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- Wood board siding (while wood siding is missing and/or concealed, given the simple quality of the original building and evidence of its original wood siding, that siding is character-defining)

Contributing
- South facing wall segment at original-early west side extension
- Projecting bay at portion of upper north wall
- Wood windows and trim (at upper north and west walls)

These points sum up a resource of minimal character and with minimal characteristics. The historic structure is essentially a primary building form with a narrow range of elements and materials. Yet, a meaningful resource is undeniably present in the form of a longstanding, wood-frame commercial building central to this waterfront cove and surrounding community. The historic structure is a simple thing, but it has also been a relatively important presence and commercial use.

Evaluation

With respect to the ***Standards***, as the project envisions substantial alterations and new construction to adapt the property for reuse, the appropriate treatment and evaluation ***Standard*** is that of ***Rehabilitation***, which is defined as follows:

"When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment."

The following lists the ten ***Standards for Rehabilitation*** and analyzes the proposed project with respect to each.

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

   The extant property has stood vacant for half of a decade. While dining and drinking establishments (along with a period of lodging uses) occupied the building for 100 years, based on accumulated evidence, a dining and drinking establishment use is no longer feasible at this location.

   Consequently, a project is proposed that will adaptively reuse the vacant and former hospitality property for multi-residential occupancy. That work will include a range of alterations and additions associated with the historic structure:
   - Selected windows to be relocated (upper windows, north and south walls at historic structure);
   - Wood shingles to be removed and wood board siding to be restored and/or reconstructed;
   - Sets of new doors, windows and related openings (at lower south, upper east, upper and lower west, and at north walls) to be constructed at historic and non-historic structures;
   - New roof dormers and monitor (at historic structure);
   - New roof deck (west side, historic structure);
   - Trellised appendages (at historic [upper east and west sides] and non-historic [lower west side] structures);
   - Structural removal (at non-historic rear additions and outbuildings);
   - Two new residential structures (at non-historic property);
   - New garage structure (at non-historic property);

- Selective removal and alterations (exterior walls and roofs at non-historic structures to remain).

With no specific knowledge of what the original interiors were like, except an image of the second floor as an open hall, the existing interior spaces of the historic structure – an open saloon/bar room at the first floor, with a subdivided group of lodging-like rooms at the second floor – are not potentially historic in character.

Basic evidence of the appropriateness of the new use is that few changes are proposed at the historic structure. Removal of existing construction is proposed at non-historic areas and structures. Associated non-historic portions of the existing structure, specifically the dining and banquet room additions, will also be selectively retained, altered and reused.

As the new use will allow for the retention and rehabilitation of the historic structure, its exterior materials and spatial relationships, the proposed project complies with Rehabilitation ***Standard 1.***

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

The identifiable, historic architectural character of the subject property is the essential, two-story building form under a flat-topped hipped-roof. From the south, the east and west wing walls extending from the main structure are also character defining. Additionally, its character derives both from its waterfront setting and its context within a then urbanizing mid-to-late-19th century enclave of southern Sausalito.

From an historic resource perspective, the measure of the proposed project is whether the essential building form within its essential setting is sustained.

The project will retain and selectively alter the elements of the historic structure and structural form, including the east and west wing walls; plus rehabilitate the building's identified exterior materials and features.

While elemental changes are made to its exterior envelop – the removal and relocation of windows (at upper south and north walls), and the addition of new doors, windows and associated trimwork – such changes generally reinforce the patterns and characteristics of original elements. The new openings are proposed at walls that are non-historic or were previously altered (lower south, upper east and north walls). The exceptions are the proposed sets of doors at the upper west wall, which is currently (and historically) a blank side wall with a single window. The proposal inserts a broad opening and appends a low, trellis-like structure at this wall. Together with the removal of the existing window at its left side, and along with the replacement addition below (with a roof deck and railing above), specific impacts at this upper west wall – which is the only portion of this elevation identified as significant – are the removal of a central section of the historic wall (along with an adjoining window) for a new opening. A more general impact is the appendage of a small, trellis-like enclosure outside the upper west wall.

Creating a new opening in an otherwise blank wall cannot be defined as a substantial effect. The form of the building will remain, as will sections of this very wall. Changes are allowed under the ***Standards for Rehabilitation*** in order to enable reuse. And relative to which the retention and preservation of a basic and featureless wall would be an onerous measure under any reuse scenario.

The proposed appendage is separate, additive and, like the wall opening, reversible. The other adds and alterations at the west wall are also separate from the historic structure and affect areas and construction identified as non-historic. Were the ***Preservation Standards*** applicable, then such proposed changes would be considered detrimental. Under ***Rehabilitation***, and given the historic resource status and basic character of the historic structure, such alterations are acceptable.

Additional exterior alterations are proposed at the roof, with new dormers proposed at the north and south slopes, a monitor-like projection at the flat top, and the insertion of an open roof deck to the east face, where the essential simplicity of this structure is underscored by its simple, hipped roof. Thus, such alterations to the roof form are an obvious concern. The measure, again, being whether the essential building and roof forms are sustained.

Designs for the new roof dormers, central popped-up monitor, and open deck take a strategy of differentiation. They are relatively contemporary forms and materials – i.e., minimal and clean, using glass and metal – that are clearly additive. Yet, the dormer and the deck each subtract original roof. Still, the overall, hipped form remains legible. And while – again from an historic resources perspective – it may be preferable that the roof form be unaltered, the scale of the proposed project is not aggressive. Program area is evidently at a minimum. Proposed roof alterations are a consequence of expanding into the attic space of the existing structure. The project otherwise proposes additions that are appropriately subordinate to the historic structure. Were the attic space deemed unimprovable, then it can be anticipated that the proposed scale of such additions may need to grow. Thus, these exterior alterations at the roof modify yet retain the essential hipped form, while also ensuring more modest additions to the property.

Exterior alterations are largely concentrated at non-historic areas and structures to remain. And the selective removal of non-historic structures will have no detrimental impact on the historic structure.

Additionally, the restoration of original wood siding patterns is a highly positive treatment. And design gestures that take cues from the historic character of the property, in particular the veranda forms and corner flagpoles on the water (east) side, reinforce historic patterns without mimicry.

Altogether, the new work retains the character and primacy of the historic structure. Proposed changes are largely focused on non-historic areas and structures. Therefore, the proposed project meets ***Standard 2.***

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

The project proposes new additions to the property (new residences and garage) that are separate from, compatible with and subordinate to the historic structure.

Exterior alterations (altered and new openings, replacement railings, and roof alterations) are concentrated at non-historic areas and structures, but are also proposed at the west elevation. The domestic design character of this new work is distinct from the vernacular style of the original building, and does not copy or mimic the original style or features.

Exterior alterations at the roof of the historic structure are clearly differentiated by being relatively contemporary (i.e., generally current rather than specifically traditional) in style, thus distin-

guishing what is new versus what is early. And as there are no conjectural features proposed, and no false sense of historical development will be caused by the new work, so the proposed project also meets ***Standard 3.***

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

   The identified historic structure consists of the original, two-story building exterior. No changes or additions subsequent to the original are important architecturally or historically. As such, the proposed project meets ***Standard 4.***

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

   Distinctive materials and techniques are in limited supply on this property. The most distinctive, original, exterior material is its ornamental wood frieze and roof eave. The next most distinctive material was its horizontal, wood board siding, though that material has been absent since the 1960s. Flat wood trim, and double-hung wood windows are also distinctive relative to this structure. Even the wood-frame building structure is, in the context of this modest building, arguably distinctive.

   Each of these extant materials along with their embedded techniques and craftsmanship are proposed to be retained with minimal exception. (Wood board siding is not extant, see below.)

   The removal of several identified, character-defining features (projecting bay at north; west facing upper wall and window) is proposed. These elements are identified as contributing, their assigned rehabilitation priority is the lowest, this extent of loss is balanced by the extent of retention and rehabilitation, and their loss will not alter the essential character of the building.

   As the project retains and preserves essential character and characteristic materials, features, etc., the proposed project meets ***Standard 5.***

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

   Identified original materials and assemblies will be retained and repaired. Non-historic wood shingles that cover the exterior walls will be removed. If original wood siding in good condition is found beneath the shingles, it may be selectively retained and repaired. Otherwise, where required, new wood siding to match the original (based on historic photos and physical evidence) will be installed. With these measures, the overall project complies with ***Standard 6.***

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

   Historic materials to remain shall be protected during the course of the project. Treatments to such materials will be limited to low-intensity repairs and repainting. Thus, the proposed project complies with ***Standard 7.***

8. ***Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.***

No archeological resources have been identified as associated with the subject property or proposed project. However, given the location, unidentified subsurface resources could be present where ground disturbing activities may be undertaken during construction. In order to protect cultural resources, the construction project shall employ protocols and procedures for encountering and mitigating archeological resources to ensure that the proposed work complies with *Standard 8.*

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

The proposed rehabilitation scheme retains the essential historic building form and its identified materials, features, and spatial relationships, with limited exceptions:

- Several identified elements are proposed to be removed (the north projecting bay and the upper west window), yet these elements are identified as contributing, thus are given the lowest preservation priority, and their loss will not change the structure's essential character.
- A segment of the upper west exterior wall will be removed to create a new opening into the trellised addition. As this wall is blank and featureless and sections of it will yet remain, the new opening is a simple and acceptable extent of alteration.
- Several other identified elements (upper windows at north and south) will be altered by being removed and relocated within the existing walls to which they are associated. So this extent of alteration effectively reuses the features, and the change will have no detrimental impact on the historic structure, while allowing for its more effective reuse.

Where related new construction is proposed alongside and to the north of the historic building, they are entirely separate structures, are generally traditional and domestic in their architectural character, and do not mimic or copy historic forms or details. Where added structures (wood trellised forms) are appended to the building to the upper east and west, their character is again domestic and traditional. Appropriately, all these appendages and additions are modest, subordinate and complementary to the historic structure. Additionally, the design of alterations at the roof are appropriately distinguished from the historic structure, making clear new and old.

Simultaneously, designs for the alterations to the existing, non-historic structures (specifically the former dining and banquet structure to the east, including their rooftops) take cues from the recorded historic character of the property, specifically the water-side verandas, deck railings and corner flag poles (which were elements on the original structure). This proposed design work does not begin to copy what was original, but is derived therefrom so that new and old are compatible yet differentiated.

As the proposed new work achieves a requisite balance between compatibility and differentiation, the project meets Rehabilitation *Standard 9.*

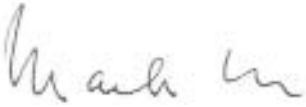
10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Were the proposed project to be removed in part or in its entirety, the essential form and integrity of the historic structure would be intact, and its setting and environment would not be impaired. Thus, the proposed project meets *Standard 10.*

Evaluation Summary

As demonstrated in the above evaluation, the proposed project meets each ***Standard.*** Therefore, the project meets the Secretary of the Interior's ***Standards for Rehabilitation.*** Moreover, the design strategy of compatibly expanding the property via simple and largely traditional forms and materials appears to be an appropriate decision relative to this setting, property and building. The limited and modest nature of the identified historic structure poses a difficult design challenge: how to adapt and enlarge a structure that does not have outstanding potential without diminishing it. As illustrated, that design challenge appears to have been met. The historic structure stands amidst alterations and additions that are equally modest and clearly subordinate.

Signed:



Mark Hulbert
Preservation Architect

Attachment 3:
Letters from Preservation Architecture

PRESERVATION
ARCHITECTURE

July 22, 2013 (via email)

Jeremy Graves
City of Sausalito
420 Litho Street
Sausalito, CA 94965

Re: Valhalla CEQA Review-Response to DC&E's Correspondence of July 16

Mr. Graves:

This letter responds to the above correspondence and the CEQA related discussion therein.

The DC&E comments include the statement that, in my efforts, there is "no mention of the California Register…" While my evaluation does not go through the California Register (CR) criteria one-by-one, after summarizing the record relative to the subject matters that, in this case, would be the principal CR criteria (architectural distinction, architect), my historic architectural evaluation of June 2012 states the following:

"Consequently, relative to the extent of the existing structure, a surprisingly limited extent of identifiable, original-early design and material remains. Despite a basis for a finding of potential historic significance – specifically as the original-early building embodies distinctive characteristics of an historic period of construction – the potential historic structure is too altered and minimal to recommend as eligible for the NR or CR."

Evidently, I was focused on the National and California Registers, as eligibility – i.e., potential – is sufficient for a determination of effect under CEQA.

My evaluation efforts were for planning purposes. I went through a great deal of material that had not previously been collected or analyzed. My work was intended to inform. I covered a lot of ground in as concise a manner as possible, knowing that my efforts needed to inform planners in a useful and practical way. As a result, I made succinct findings, as above. And I then proceeded to identify an associated person of importance, another important factor under the CR.

So the subject of the CR is not ignored, and is in fact succinctly if not painstakingly analyzed. Again, I was avoiding the painstaking because such language tends to cloud the basic conveyance of overriding information.

Nonetheless, in the wake of months-and-months of careful consideration of this resource, to go through the motions of summarizing the property relative to the CR criteria is quite simple. In fact, I have just done so with minimal additional effort, please see attached.

The DC&E comments suggest ambiguity in my findings. I do not see ambiguity. I believe their comments are instead focused on the format rather than the content of the findings, yet which may be readily addressed.

The comments are likewise critical of the word "potential." I am well aware that my historic resource efforts are part of a process. Some jurisdictions request recommended findings from which to work.

446 17th Street #302 Oakland 94612
510 418 0285 mhulbert@earthlink.net

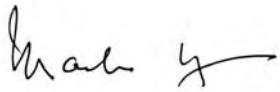
Others want more definitive findings. Frankly, the use of the word potential is no different than the use of the word eligible, so while I am remiss in doubling up, this is difference without distinction. Again, it's a simple matter of format.

I firmly believe that I have come to carefully understand this resource over a relatively long period of time. It appears more complex than it is. In fact, my initial preservation planning comments to the project sponsor were very cautious, even prohibitive, yet which I have since come to understand were based on overly quick judgments based on assumptions rather than facts. In fact, this is a simple resource. There is little to hang an historic architectural hat on. Yet, there is still reason to do so – after all, there Sausalito's Valhalla stands two centuries later – so I have concluded that the Valhalla is evidently deserving of local recognition.

As a preservation professional, the purpose of my efforts is to be careful and factual in order to enable appropriate rehabilitation and reuse. I hope these responses help to resolve any impasse and to move this rehabilitation and adaptive reuse effort forward.

Should you have any questions or comments, or require anything further of me, please do not hesitate to contact me.

Signed:



Mark Hulbert
Historical Architect

Attached: Valhalla – California Register Evaluation

PRESERVATION
ARCHITECTURE

July 22, 2013 (via email)

The following provides detailed findings re: California Register of Historical Resources (CR) eligibility, based on my previous historical evaluation (201 Bridgeway Sausalito, Historic Architectural Evaluation, 6/21/2012).

To be eligible for listing on the CR, a resource must be historically significant at the local, state, or national level under one or more of the following four criteria:

1. *It is 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;*

   As detailed in the historic architectural evaluation report, there are no identified events of importance to local or state history directly associated with this property.

   Thus, the Valhalla property has no identifiable associations to events that have contributed to local, regional, state or national history, and therefore does not meet CR Criterion 1.

2. *It is associated with the lives of persons important to local, California, or national history;*

   As also detailed in the historic architectural evaluation report, one person of importance to local history, Martha Owen (Sally Stanford), has been associated with the subject property and building. The identified original and early owners (Lowder, Siems) are not identifiable persons of historic importance.

   Consequently, the Valhalla has an identifiable association to a person important to local history.

3. *It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values;*

   As summarized in the historic architectural evaluation report:
   - The architectural form of the original-early building is partially intact yet partially lost (porches, features, interiors) due to substantial additions and alterations that have affected the original-early property, altering and obscuring its original-early design from primary perspectives. Thus, its identifiable, original-early character has been substantially lost and altered;
   - The substantial removal and alteration of original-early materials (wood siding, trim, doors, windows, porch structure, railings, etc.) has resulted in the loss of material integrity;
   - Likewise, with the loss and alteration of the few potential examples of distinctive workmanship (porches in particular), most distinctive characteristics and examples of original-early workmanship have been lost;
   - Its original-early design and use are not directly restorable (I.e., there is insufficient evidence upon which to base a restoration);
   - Post-1950 alterations and additions are not in-and-of-themselves representative or distinctive architecture or interior design;
   - Post-1950 alterations and additions do not contribute to the original-early character (in fact, such alterations and additions have destroyed and altered what could otherwise be considered character-defining areas, features and materials);
   - Neither of the architects identified with the original property (Winterhalter) or subsequent additions (Frost) are considered noteworthy or master architects.

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Relative to the extent of the existing structure, a surprisingly limited extent of identifiable, original-early design and material remains. Despite a basis for a finding of potential historic significance — specifically as the original-early building *potentially* embodies distinctive characteristics of an historic period of construction — the potential historic structure is too altered and minimal to recommend as eligible for the CR.

Consequently, the Valhalla has no potential architectural or historic architectural significance on the basis of its physical character or due to any association to a builder or designer of potential importance.

As the structure does not embody distinctive stylistic or architectural characteristics or methodologies, or possess artistic value, then the Valhalla does not meet CR Criterion 3.

4. *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.*

The Valhalla property has not yielded any important historic information. Since the record seems to be largely complete, it does not appear to have any such potential. Therefore, the property does not meet the history portion CR Criterion 4.

While along the coast of SF Bay there is always potential for the finding of prehistoric information, this historical and historic architectural evaluation does not address prehistory.

CR Conclusions:

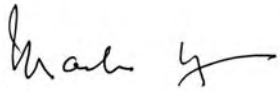
As summarized above, a person of local historic importance has been identified as associated with the Valhalla. Thus, on this basis, the property meets CR criterion 2.

Yet, further, for a property to be eligible for the CR (and NR), it must meet at least one criterion and it must have integrity relative to that specific criteria. Integrity is defined as the ability of a property to convey an identified significance.

While Sally Stanford is a person of identifiable importance to the City of Sausalito and with a direct association to the property from 1946-1982, her association is not to the original-early property and building, but to later additions and alterations that are, in-and-of-themselves, without potential historic architectural significance. Her potential significance therefore does not convey, and her association alone does not lend potential historic significance to any later additions or alterations.

Consequently, while the Valhalla meets CR criterion 2, under associated persons, the property does not have integrity relative to that association and, therefore, does not appear to be eligible for the CR (or NR).

Signed:



Mark Hulbert
Historical Architect

Attachment 4:
Cultural Resources and Historical Evaluation Report

CULTURAL RESOURCES STUDY AND HISTORICAL EVALUATION REPORT

THE VALHALLA RESIDENTIAL CONDOMINIUM PROJECT

SAUSALITO, MARIN COUNTY, CALIFORNIA

LSA

September 2013

CULTURAL RESOURCES STUDY AND HISTORICAL EVALUATION REPORT

THE VALHALLA RESIDENTIAL CONDOMINIUM PROJECT

SAUSALITO, MARIN COUNTY, CALIFORNIA

Submitted to:

The Planning Center | DC&E
1625 Shattuck Avenue, Suite 300
Berkeley, California 94709

Prepared by:

LSA Associates, Inc.
157 Park Place
Point Richmond, California 94801
510.236.6810

Project No. PLN1201

LSA

September 2013

Cover Photograph: View to the west of the Valhalla Project Area from San Francisco Bay.

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California Department of Parks and Recreation 523 Series (DPR 523) Records

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1.0 INTRODUCTION

Michael Rex Associates propose the Valhalla Residential Condominium Project (project), a redevelopment of the Valhalla site consisting of the parcels at 206 Second Street (APN 065-242-17) and 201 Bridgeway (APN 065-242-06) in Sausalito, Marin County, California (Figures 1 and 2). The proposed project would maintain an existing single-family home at 206 Second Street and renovate and expand the Valhalla building at 201 Bridgeway to accommodate seven new condominium units, parking areas, and landscaping. The project site would be subdivided to create a separate lot for the single-family residence.

LSA Associates, Inc. (LSA), prepared this study to identify historical resources, archaeological resources, paleontological resources (fossils), and human remains in the project site in support of an Initial Study being prepared for the project pursuant to requirements of the California Environmental Quality Act (CEQA). LSA conducted archival background research and a field survey for this study, which included an eligibility evaluation of both buildings on the project site for their listing in the California Register of Historical Resources and Sausalito Local Register. This report includes (1) a description of the regulatory context for cultural resources in the project site; (2) a summary of the methods used to prepare the analysis; (3) a description of the buildings at the project site and their historical context; (4) an eligibility evaluation of the Valhalla building at 201 Bridgeway and the residential building at 206 Second Street; and (5) a summary of the study's results and a brief conclusion.

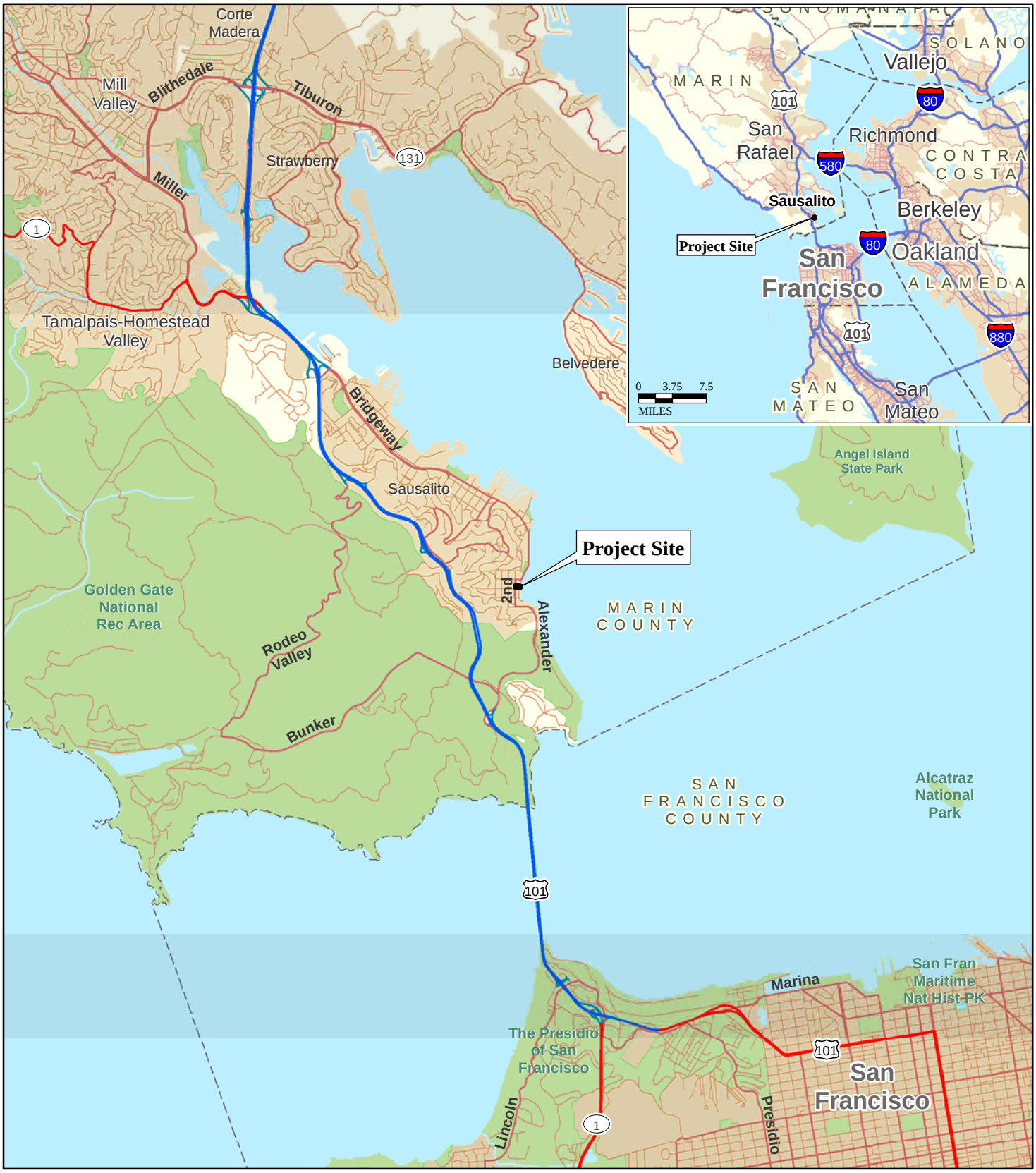

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FIGURE 1

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MILES

SOURCE: Esri StreetMap North America (2012).

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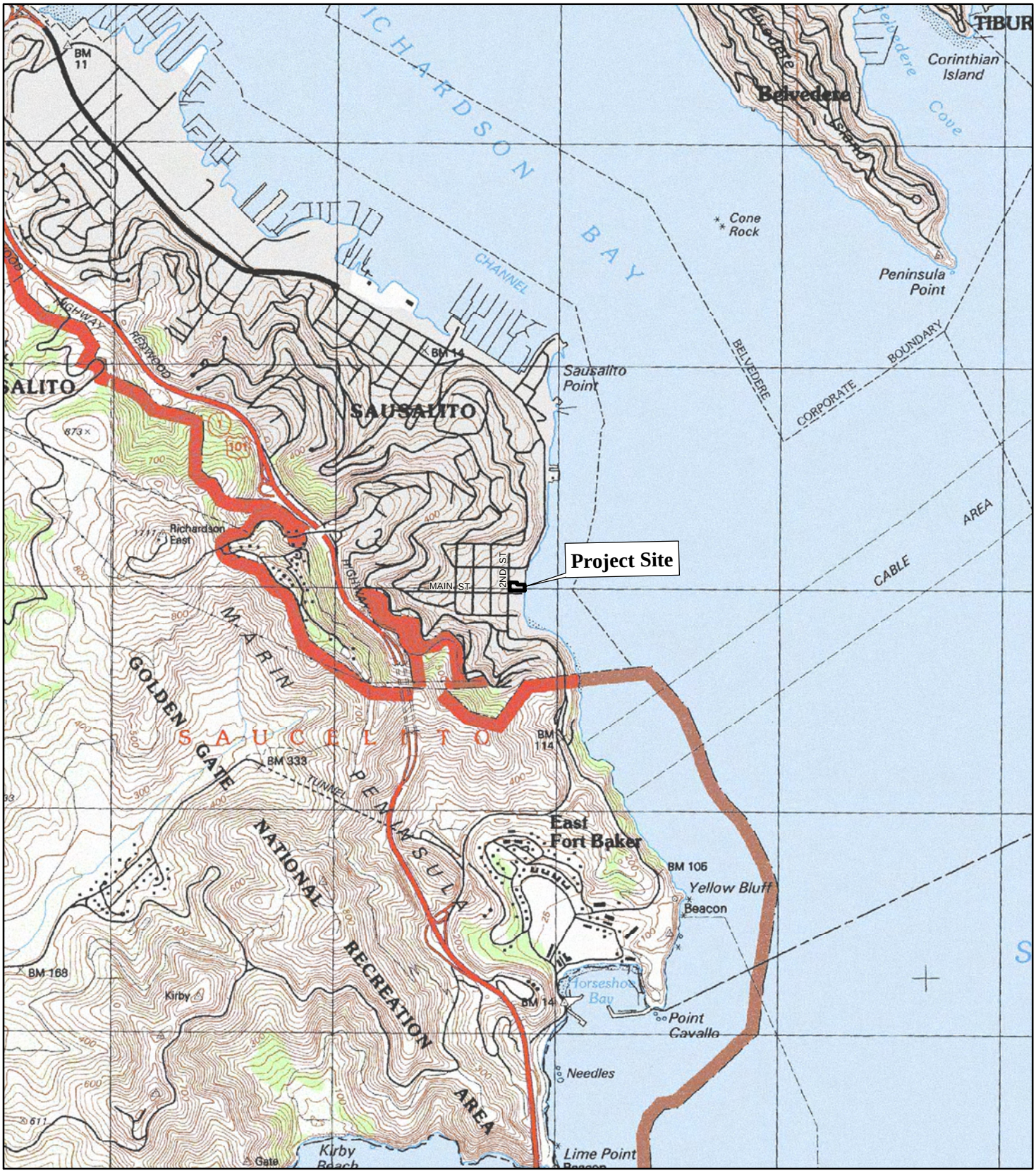
The Valhalla Residential Condominium Project
Sausalito, Marin County, California
Regional Location



LSA

FIGURE 2

0 1000 2000
FEET

The Valhalla Residential Condominium Project
Sausalito, Marin County, California
Project Area

SOURCE: USGS 7.5-minute Topo Quads - *San Francisco North, Calif.* (1999) and *Point Bonita, Calif.* (1993).

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2.0 LEGISLATIVE AND REGULATORY CONTEXTS

2.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA applies to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations [CCR] Title 14(3) §15002(i)). Under the provisions of CEQA, "A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (CCR Title 14(3) §15064.5(b)).

CEQA §15064.5(a) defines a "historical resource" as a resource which meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register of Historical Resources;
- Listed in a local register of historical resources (as defined at PRC §5020.1(k));
- Identified as significant in a historical resource survey meeting the requirements of §5024.1(g) of the Public Resources Code; or
- Determined to be a historical resource by a project's lead agency (CCR Title 14(3) §15064.5(a)).

A historical resource consists of "Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California…Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the California Register of Historical Resources" (CCR Title 14(3) §15064.5(a)(3)).

CEQA requires that historical resources and unique archaeological resources be taken into consideration during the CEQA planning process (CCR Title 14(3) §15064.5; PRC §21083.2). If feasible, adverse effects to the significance of historical resources must be avoided, or the effects mitigated (CCR Title 14(3) §15064.5(b)(4)). The significance of a historical resource is impaired when a project 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 the California Register of Historical Resources. If there is a substantial adverse change in the significance of a historical resource, the preparation of an environmental impact report may be required (CCR Title 14(3) §15065(a)).

If the cultural resource in question is an archaeological site, CEQA (CCR Title 14(3) §15064.5(c)(1)) requires that the lead agency first determine if the site is a historical resource as defined in CCR Title 14(3) §15064.5(a). If the site qualifies as a historical resource, potential adverse impacts must be considered in the same manner as a historical resource (California Office of Historic Preservation 2001a:8). If the archaeological site does not qualify as a historical resource but does qualify as a unique archaeological resource, then the archaeological site is treated in accordance with PRC

§21083.2 (CCR Title 14(3) §15069.5(c)(3)). In practice, most archaeological sites that meet the definition of a unique archaeological resource will also meet the definition of a historical resource (Bass, Herson, and Bogdan 1999:105). CEQA defines a "unique archaeological resource" as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets one or more of the following criteria:

- Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; or
- Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person (PRC §21083.2(g)).

If an impact to a historical or archaeological resource is significant, CEQA requires feasible measures to minimize the impact (CCR Title 14(3) §15126.4 (a)(1)). Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the resource. Generally, the use of drawings, photographs, and/or displays does not mitigate the physical impact on the environment caused by demolition or destruction of a historical resource. However, CEQA requires that all feasible mitigation be undertaken even if it does not mitigate impacts to a less than significant level (California Office of Historic Preservation 2001a:9; see also CCR Title 14(3) §15126.4(a)(1)).

2.1.1 California Register of Historical Resources

Section 5024.1 of the PRC established the California Register of Historical Resources (CRHR). Generally, a resource is considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the CRHR (CCR Title 14(3) §15064.5(a)(3)). For a cultural resource to qualify for listing in the CRHR it must be significant under one or more of the following criteria:

- *Criterion 1:* Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- *Criterion 2:* Associated with the lives of persons important in our past;
- *Criterion 3:* Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- *Criterion 4:* Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to being significant under one or more of these criteria, a resource must retain enough of its historic character and appearance to be recognizable as an historical resource and be able to convey the reasons for its significance (CCR Title 14 Section 4852(c)). Generally, a cultural resource must be 50 years or older to be eligible for the CRHR.

Historical Integrity. In addition to meeting one or more of the significance criteria, a cultural resource must retain its historical integrity to be considered eligible for listing in the CRHR. Historical integrity is defined as "the authenticity of a historical resource's physical identity

evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 2011). The evaluation of integrity must be grounded in an understanding of a resource's physical features and its environment, and how these relate to its significance. There are seven aspects of integrity to consider when evaluating a cultural resource: location, design, setting, materials, workmanship, feeling, and association (National Park Service 1997:44-45).

- *Location* is the place where the historic property was constructed or the place where the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.
- *Setting* is the physical environment of a historic property. Setting refers to the character of the place in which the property played its historical role. Physical features that constitute the setting of a historic property can be either natural or manmade, including topographic features, vegetation, paths or fences, or relationships between buildings and other features or open space.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of the artisan's labor and skill in constructing or altering a building, structure, object, or site.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
- *Association* is the direct link between an important historic event or person and a historic property.

2.1.2 California Public Resources Code §5097.5

California Public Resources Code §5097.5 prohibits excavation or removal of any "vertebrate paleontological site…or any other archaeological, paleontological or historical feature, situated on public lands, except with express permission of the public agency having jurisdiction over such lands." Public lands are defined to include lands owned by or under the jurisdiction of the state or any city, county, district, authority or public corporation, or any agency thereof. Section 5097.5 states that any unauthorized disturbance or removal of archaeological, historical, or paleontological materials or sites located on public lands is a misdemeanor.

2.1.3 California Health and Safety Code §7050.5

Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined whether or not the remains are subject to the coroner's authority. If the human remains are of Native

American origin, the coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

2.2 CITY OF SAUSALITO ZONING ORDINANCE

Chapter 10.46 of the City's Zoning Ordinance includes procedures for listing a site or structure on the Local Register and City review procedures for demolishing, or modifying a historical resource. The purpose of this chapter is to:

- Provide uniform regulations for the Historic overlay district[1] and sites and structures listed on the local register;
- To preserve structures that are unique and irreplaceable assets to the city and its neighborhoods;
- To deter demolition, alteration, misuse or neglect of historic or architecturally significant structures and sites;
- To provide flexible land use and development regulations to allow preservation of structures and sites;
- To provide a review process for alterations, modifications, and additions to structures within the Historic overlay district and/or listed on the local register; and
- To provide a process for listing a site or structure on the local register.

2.2.1 Sausalito Local Register

Pending review by the City Historic Landmarks Board and Planning Commission and Council approval, a structure or site may be approved for listing on the Local Register if all of the following findings can be made (Section 10.46.050 F):

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. Structure or site proposed to be listed on Local Register has a significant architectural or historical character that can be preserved or enhanced through appropriate controls and incentives on new development and alterations to existing structures and landscaping.

[1] The project site is not within the Historic overlay district.

2.2.2 Demolition, Addition, or Modifications to Local Register Resources

The City requires design review of any proposal to demolish, make an addition to, or otherwise modify a structure listed on the Local Register (Section 10.46.060). The design review shall be done by the Historic Landmarks Board and Planning Commission. These entities shall consider the (1) applicable design or other guidelines relevant to a proposed demolition, addition, or modification; and (2) the visual relationship of proposed architectural design elements to the surrounding area.

The Historic Landmarks Board and Planning Commission may approve a Design Review Permit to allow for new construction or alterations to a property listed on the Local Register if all of the following findings can be made, to the extent applicable (Section 10.46.060 F):

1. The proposed new construction or alteration is compatible with the architectural and historical features of the structure and/or district.
2. The historical context of the original structure or district has been considered during the development and review of the proposal.
3. The criteria for listing the structure or site on the Local Register do not apply, or the Historic overlay district will not be affected by the new construction or alterations.
4. The State Historic Building Code is being applied to minimize alterations to the original historic structure.
5. The Secretary of the Interior's Standards for Treatment of Historic Properties have been used to review and consider the new construction an proposed alterations.
6. Alternative uses and configurations have been considered as part of the Design Review process.
7. Findings specified by Chapter 10.54 (Design Review Procedures) can be made.
8. The proposed new construction or alteration will be compatible with, and help achieve the purposes of, the Historic overlay district.

3.0 PROJECT SETTING

3.1 ENVIRONMENTAL SETTING

The approximately one-half acre project site is located at 201 Bridgeway and 206 Second Street, Sausalito, in unsectioned land of Rancho Sausalito, Township 1 South/Range 6 West, Mount Diablo Base Line and Meridian, as shown on the accompanying portion of the U.S. Geological Survey (USGS) *San Francisco North, Calif.* 7.5-minute topographic quadrangle (Figure 2). The project site is generally bound on the north by the northern parcel lines of APNs 065-242-06 and 065-242-17, Richardson Bay to the east, Main Street to the south, and Second Street to the west.

The project site is approximately 10-20 feet above mean sea level, with a gentle downhill gradient to the east from Second Street to the San Francisco Bay. Holocene (10,000 years before present [B.P.] to present) to Pleistocene (2.6 million to 10,000 years B.P.) alluvial fan deposits underlie the project site (Knudsen et al. 2007). These fan deposits consist of sand, gravel, silt, and clay, and are moderately to poorly sorted. The alluvial fan deposits overlie rocks of the Franciscan Complex (Wagner, Bortugno, and McJunkin 1991). The Franciscan Complex is a group of high pressure and low temperature metamorphic rocks that was formed from the Middle and Upper Jurassic (175,000,000 to 144,000,000 years B.P.) to the Lower Cretaceous (144,000,000 to 100,000,000 years B.P.). It is composed of volcanic and metavolcanic rocks, metamorphosed and unmetamorphosed sandstone, shale, conglomerate, chert, greenstone, and metagraywacke, and is the basement rock of the region.

The Natural Resources Conservation Service (2013) classifies soils in the project site as “xerorthents-urban land complex.” This complex consists of fill from mixed sources.

The project site is situated on the western shore of the San Francisco Bay. Historical maps indicate a “gulch” or “gully” that may have exited in the Bay, south of the project (Nelson 1907; Sanborn Fire Insurance Company 1909).

The native vegetation of the project site and vicinity originally consisted of a coastal prairie-scrub mosaic (Küchler 1977), characterized by dense bunchgrasses and forbs, including oatgrass (*Danthonia californica*) and red fescue (*Festuca rubra*).

3.2 CULTURAL SETTING

The prehistory and ethnographic background of the project site are described below. The historical context of the project site, because it is a component of the historical evaluation, is presented in the Eligibility Evaluation section found later in this report.

3.2.1 Prehistory

The Paleo-Archaic-Emergent cultural sequence developed by Fredrickson (1974) is commonly used to interpret the prehistoric occupation of Central California. The sequence consists of three broad periods: the Paleoindian Period (10,000-6000 B.C.); the three-staged Archaic Period, consisting of the

Lower Archaic (6000-3000 B.C.), Middle Archaic (3000-500 B.C.), and Upper Archaic (500 B.C.-A.D. 1000); and the Emergent Period (A.D. 1000-1800).

The Paleoindian Period began with the first entry of people into California. These people probably subsisted mainly on big game, minimally processed plant foods, and had few or no trade networks. During the Lower Archaic, milling stones for plant processing are abundant and hunting is less important than obtaining plant foods. Artifacts are predominantly of local materials, suggesting that few if any extensive trade networks were established at this time. During the Middle Archaic, the subsistence base begins to expand and diversify with a developing acorn economy, as evidenced by the mortar and pestle, and the growing importance of hunting. Status and wealth distinctions are evidenced in the Upper Archaic archaeological record, and regional trade networks are well established at this time for the exchange of goods and ideas, such as obsidian and Kuksu ceremonial practices involving spirit impersonations. Increasing social complexity continued during the Lower Emergent. Territorial boundaries were well established by this time with regularized inter-group exchanges involving more and varied goods, people, and ideas. Bow and arrow technology was also introduced. By the Upper Emergent, a monetary system based on the clamshell disk bead had been established. Native population reached its zenith during this time, as evidenced by high site densities and large village sites in the archaeological record.

Excavations at archaeological site CA-MRN-255/H north of Sausalito on the San Francisco Bay yielded numerous prehistoric artifacts, including stone tool chipping waste; projectile points and bifaces; bone, antler, and shell artifacts, including awls and beads; mortars and pestles; shellfish roasting pits; and Native American graves (Bieling 2000). The artifacts and dates obtained from CA-MRN-255/H indicate that the site that was occupied by family units for much of the year during the Upper Archaic Period. The occupants of CA-MRN-255/H hunted a variety of game, took fish and shellfish from the Bay, and exchanged items (e.g., obsidian) with groups to the north in Napa Valley and near present-day Santa Rosa.

3.2.2 Ethnography

The project site is in the ethnographic territory of the Coast Miwok, who occupied what are now Marin and southern Sonoma counties (Kelly 1978). The Coast Miwok language is subsumed under the Penutian language stock and includes two dialects: Western, or Bodega, and Southern, or Marin, with Southern being further divided into valley and coast (Kelly 1978; Shipley 1978).

Coast Miwok territories were comprised of one or more land-holding groups that anthropologists refer to as “tribelets.” The tribelet, a nearly universal characteristic throughout native California, consists of a principle village occupied year round, and a series of smaller hamlets and resource gathering and processing locations occupied intermittently or seasonally (Kroeber 1955). Populations of tribelets ranged between 50 and 500 persons and were largely determined by the carrying capacity of a tribelet’s territory. The *Huimen* tribelet inhabited the southern tip of the Marin Peninsula in the vicinity of Richardson Bay, and the *Huimen* village of *Liuaneglua* was at present-day Sausalito (Kelly 1978; Milliken 1995). The *Huimen* were depopulated beginning in 1783, when residents of *Liuaneglua* appear on Mission San Francisco records.

Coast Miwok year-round villages were established along estuaries, bays, and creeks, while seasonal settlements lay in the surrounding hills. Dwellings were constructed from tule grasses and accommodated six to ten individuals related by marriage or blood ties. Semi-subterranean

sweathouses provided a gathering place for men and women as well as an opportunity for daily cleansing. Large villages had a ceremonial dance house that was about 15 feet in diameter and set about two-feet deep in the ground (Kelly 1978:417). A dance house was constructed for social, ceremonial, and political events and activities.

Subsistence methods were based on the seasonal availability of resources. Deer, various kinds of fish and shellfish, rabbits, and small game were available year-round. Seasonally available foods included migratory birds and salmon in the winter; acorns, buckeye, nuts, greens, and seeds from spring to fall. Acorns were a staple food source for the Coast Miwok as they were for many California natives because they could be stored.

The traditional Coast Miwok lifeway was severely disrupted due to introduced diseases, a declining birth rate, and the impact of the mission system. Coast Miwok were transformed from hunters and gatherers into agricultural laborers who lived at the missions. Later, because of the secularization of the missions by Mexico in 1834, most of the aboriginal population gradually moved to ranchos to work as manual laborers.

Today, many Coast Miwok people still live in their ancestral territory in Marin County and continue to engage in traditional cultural practices. The Federated Indians of Graton Rancheria (FIGR) are a federally recognized tribe consisting of both Coast Miwok and Southern Pomo (whose ancestral tribal territory is in northern Sonoma County). FIGR, established in 1992, provides members with economic and educational opportunities, and seeks to preserve their traditional heritage.

4.0 METHODS

Background research and a field survey were done to identify cultural resources within and cultural resource studies of the project site. The research consisted of record searches, archival research, and a literature and map review. Local historical societies were also consulted to determine if they have information or concerns about cultural resources in the project site.

4.1 RECORDS SEARCHES

Records searches of the project site were conducted on August 26, 2013, at the Northwest Information Center (NWIC) of the California Historical Resources Information System; on August 27, 2013, at the Native American Heritage Commission (NAHC); and on August 23, 2013, at the University of California Museum of Paleontology (UCMP). The NWIC, an affiliate of the State of California Office of Historic Preservation, is the official State repository of cultural resource records and reports for Marin County. The NAHC maintains the Sacred Lands File is the official state repository of Native American sacred site location records in California. The UCMP maintains a fossil locality database that includes recorded fossil site locations, taxonomic data, and the geologic formations associated with fossil locations.

As part of the records search LSA also reviewed the following State of California and City inventories for cultural resources in the project site:

- *California Inventory of Historic Resources* (California Department of Parks and Recreation 1976);
- *Five Views: An Ethnic Historic Site Survey for California* (California Office of Historic Preservation 1988);
- *California Historical Landmarks* (California Office of Historic Preservation 1996);
- *California Points of Historical Interest* (California Office of Historic Preservation 1992);
- *Directory of Properties in the Historic Property Data File* (California Office of Historic Preservation April 4, 2012). The directory includes the listings of the National Register of Historic Places, National Historic Landmarks, the California Register of Historical Resources, California Historical Landmarks, and California Points of Historical Interest; and
- *Historic Resources Inventory Listing, City of Sausalito, Marin County, California. Noteworthy Buildings, Sites, and Objects* (Sausalito Historic Landmarks Board October 8, 2003).

4.2 LITERATURE REVIEW

LSA reviewed the following publications, maps, and websites for historical and architectural information about the project site and its vicinity:

- *Historic Civil Engineering Landmarks of San Francisco and Northern California* (American Society of Civil Engineers, San Francisco Section 1977);
- *California Place Names* (Gudde 1998);
- *Historic Spots in California* (Hoover et al. 1990; Abeloe et al. 1966);
- *California 1850: A Snapshot in Time* (Marschner 2000);
- *Historical Atlas of California* (Hayes 2007);
- *San Francisco, North, Calif.*, 7.5-minute topographic quadrangle (U.S. Geological Survey 1947, 1950, 1956, 1956 [Photorevised 1968 and 1973], 1993);
- *San Francisco, California*, 15-minute topographic quadrangle (U.S. Geological Survey 1899, 1915);
- *Sanborn Fire Insurance Company Maps for Sausalito* (1887, 1891, 1894, 1901, 1909, 1919, 1945);
- *An Architectural Guidebook to San Francisco and the Bay Area* (Cerny 2007);
- *Victoria's Legacy* (Waldhorn and Woodbridge 1979);
- *Bay Area Houses* (Woodbridge 1998a);
- *California Architecture: Historic American Buildings Survey* (Woodbridge 1988b);
- *Durham's Place-Names of the San Francisco Bay Area* (Durham 2000);
- *Online Archive of California* at <http://www.oac.cdlib.org>; and
- *Calisphere* at http://www.calisphere.universityofcalifornia.edu.

4.3 ARCHIVAL RESEARCH

Archival research was done to identify previous owners and occupants of the project site buildings and gather information about the development of the project site's built environment. LSA conducted archival research on August 29, 2013, at the Sausalito Historical Society, the Sausalito City Library, and at the Planning Division of the City of Sausalito Community Development Department; on August 30, 2013, at the Marin County Clerk-Recorder's Office and the Anne T. Kent California Room in the Marin County Library at the Marin County Civic Center; and on September 4, 2013, at the Marin History Museum in Novato. Materials reviewed at the Sausalito Historical Society, City Library, and City Planning Division included historical maps, city directories, newspaper articles, building permits, grant deeds, City Council meeting minutes, staff reports, and photographs. Property-specific research of 206 Second Street was done at the County Clerk-Recorder's Office and the Anne T. Kent California Room, and the materials reviewed included grantee/grantor documents, maps, and property records, biography files, local history publications, city directories, and local newspaper clippings. Materials reviewed at the Marin History Museum included additional county assessor information, historical maps, voter registration, city/county phone directories, and newspaper articles for information about 206 Second Street.

4.4 HISTORICAL SOCIETY CONSULTATION

LSA sent letters describing the project with maps depicting the project site to the Marin History Museum and Sausalito Historical Society on August 21, 2013, asking for information or concerns regarding cultural resources within the project site. Two weeks after sending out the letters LSA made follow-up telephone calls to these organizations requesting letter delivery confirmation and any information or concerns about cultural resources in the project site.

4.5 FIELD SURVEY

LSA architectural historian Michael Hibma and LSA archaeologist E. Timothy Jones conducted a field survey of the project site on September 3, 2013. Mr. Hibma reviewed the exteriors of both buildings on the project site to confirm their architectural style, identify their character-defining features, and assess their historical integrity. The exteriors of both buildings were photographed. Mr. Hibma reviewed and photographed adjacent buildings and conducted a pedestrian survey along Bridgeway and a windshield survey along Second Street to obtain contextual information about the surrounding architectural styles and land uses.

Most of the project site is paved, which precluded an effective archaeological surface survey. Areas of exposed soil were present, however, at the base of a hedge along the south and west perimeter of the project site and were scraped with a trowel and inspected for archaeological materials (e.g., shell, bone, or midden soil).

4.6 ELIGIBILITY EVALUATIONS

LSA conducted CRHR eligibility evaluations of the two buildings in the project site (Figure 3). The eligibility evaluations included preparation of a historic context, which provided the framework within which the project site resources were evaluated for significance under the CRHR. If any resources were determined to be significant under any of the CRHR criteria for listing, then the integrity of these resources (i.e., their ability to convey their significance) was assessed based on the results of the archival research and field survey.

Based on the results of the CRHR eligibility evaluation, an assessment was done of the eligibility of both project site buildings for listing in the Sausalito Local Register. This assessment is intended to inform the findings of the City's Historic Landmarks Board regarding the historic significance of these buildings and the project's potential impacts on historical resources. The Historic Landmarks Board makes the final determination as to the buildings' historical significance, pursuant to Chapter 10.46 of the City's Zoning Ordinance.

LSA

LEGEND

206 2nd Street

201 Bridgeway (Valhalla)

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SOURCE:

I:\PLN1201\GIS\Maps\Cultural\Figure3_Aerial View of Project Site Resources.mxd (9/12/2013)

FIGURE 3

The Valhalla Residential Condominium Project
Sausalito, Marin County, California
Aerial View of Project Site Resources

5.0 ELIGIBILITY EVALUATIONS

This section presents the historical and architectural context of the project site, and then evaluates the buildings in the project site under the CRHR significance criteria.

5.1 HISTORICAL CONTEXT[1]

This section presents the historical context within which the built environment resources in the project site were then evaluated for eligibility.

5.1.1 Sausalito

John J. Read was reportedly the first Irishman to permanently relocate to the Pacific Coast and the first English-speaking settler in the Marin Headlands. He arrived from Mexico in 1826 and settled in Saucelito (today called Sausalito, Spanish for "Little Willows"). Read built the first house in Sausalito and operated the first ferry in what would become the state of California. Read died in 1843 after many failed attempts at obtaining a Spanish land grant and living in several locations in the North Bay. In 1835, Mexican Governor Juan Bautista Alvarado granted Rancho Sausalito to Captain Guillermo Antonio Richardson (also called William Richardson). Rancho Sausalito covered 19,571 acres and included the Marin Headlands. Mariano Vallejo appointed Richardson as the first Captain of the Port of San Francisco. Richardson sought to control access to San Francisco Bay and its tributaries as well as develop a cattle ranching operation on his ranch. In addition to raising cattle and selling fresh water piped from numerous nearby springs, Richardson also sold vegetables and firewood to visiting ships, collected duties and port fees, and traded along the California coast.

In mid-1840s, Sausalito reportedly consisted of a saw mill (which John Read built), a shanty for men to live in, and several tanks of fresh spring-fed water to sell to ocean-going ships. The town was visited frequently by whalers who took on wood and water, and used the settlement as a safe anchorage for repairs. The town was slow to develop because overland travel was difficult. Early major exports were mostly perishable goods such as dairy products and eggs which were shipped daily to San Francisco. This situation was quickly reversed in 1849 following the intense social, political, and economic changes brought about by the Gold Rush. The unchecked flood of immigrants overwhelmed Richardson and ruined his plans. He sat helpless as his lands were overrun by squatters, his cattle rustled and killed, and his ship-servicing business rapidly declined as many arriving vessels were quickly abandoned by their crews seeking to work the Sierra placers.

As the post-Gold Rush era began, Sausalito gradually became a concentrated, prosperous transportation junction, with modest, working-class homes in Old Town (a.k.a. "Whalers' Cove" and

[1] The Sausalito and 201 Bridgeway sections are adapted from Historic Resource Associates (2007) and Preservation Architecture (2012).

later, "Hurricane Gulch") and affluent families on The Hill. In 1875, the North Pacific Coast Railroad (NCPRR) opened a ferry slip connecting the San Francisco and Saucelito waterfronts with a rail line north to Duncans Mills on the Russian River. The railroad brought immigrant workers, merchants, and wealthy San Franciscans to Sausalito. Old duck blinds became seasonal houseboats, houseboats became permanent arks, waterfront businesses and institutions sprang up, including saloons, cafes, boatyards, churches, railroad shops, and grocery stores. Steady residential growth brought about a development pattern with the affluent residing on hillsides and fishermen, tradesmen, and workers living on lowlands near the tidewater. Many workers rented apartments, flats, or a room with an established family, supplementing the household income.

By 1880, Sausalito had four stores, three hotels, three saloons, two blacksmith and wagon shops, one carpenter shop, a bakery, meat market, a shoe shop, livery stable, harness shop, lumber yard, and the NCPRR machine and car repair shops. Most of workers, merchants, and residents lived in New Town, situated along on Caledonia Street, and anchored by the NCPRR's ferry slips and shops. In 1887, the post office changed the name from "Saucelito" to the present spelling, and six years later, Sausalito incorporated. Through the early to mid-20th century, the town's population steadily grew from 1,334 in 1890 to 5,331 in 1960.

5.1.2 Project Site and Vicinity

201 Bridgeway (Valhalla). The Valhalla, originally known as the Walhalla, was built in 1893 by Al Lowder at the site of a former smelter works (Figure 3). German-born and San Francisco-based architect and mechanical engineer W. Winterhalter designed the building, and contractors Wheeler and Perry constructed it. The Walhalla opened with a saloon downstairs, a dance hall upstairs, and food served outside atop a flat-top roof terrace. The establishment quickly became popular, particularly among the area's German residents who prized the Walhalla's picnics and beer garden. Lowder and subsequent owner Henry Seims served fresh seafood caught by local crews.

The coming of Prohibition in 1919 brought an end to Seims' beer garden and the arrival of a new owner, Lee Kohn, to the Walhalla. During Prohibition, Sausalito's remote location made it an attractive backwater for both rum runners to offload alcohol smuggled in by ship and bootleggers and distillers from the interior to supply a thirsty local populace and San Francisco speakeasies. The prevailing casual disregard for the anti-liquor law attracted both gangsters and bohemians to the community. Following Prohibition's repeal in 1933, the Walhalla resumed its prominent place in Sausalito society.

In 1946, Kohn sold Walhalla to former San Francisco madam Sally Stanford (a.k.a. Marsha Owen). Stanford renamed the property "Valhalla" in 1952 and operated it as a restaurant and bar until her death in 1982. Stanford remodeled and expanded the building's restaurant to accommodate 100 patrons and a cocktail lounge for 30 patrons. Stanford enclosed the veranda facing the bay to accommodate occasional additional service. In the 1960s, she purchased and merged the four narrow, 30-by-110-foot parcels facing Second Street behind the Valhalla, demolished the buildings on them, and created a parking lot. Ms. Stanford made many other subsequent alterations to the Valhalla until her estate sold the property in 1985. Later it was known as the Chart House Restaurant, then the Gaylord India Restaurant.

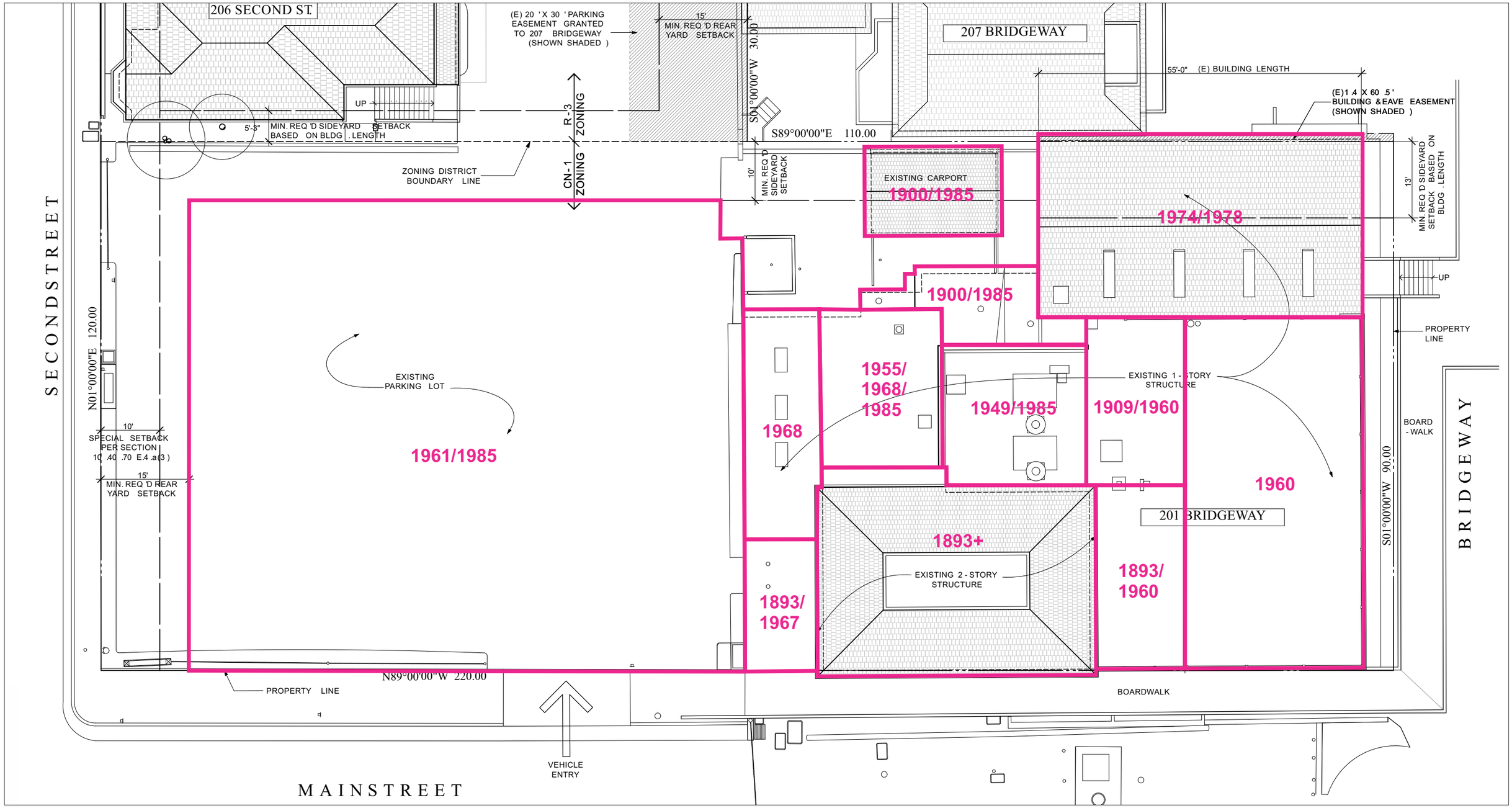

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FIGURE 4

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The Valhalla Residential Condominium Project
Sausalito, Marin County, California
Chronological Site Plan, 201 Bridgeway (Valhalla)

SOURCE: Adapted from Preservation Architecture 2012 and Michael Rex Associates 2013.

P:\PLN1201\g\Cultural\Figure 4_Chronological Site Plan.cdr (9/9/2013)

Figure 4 is a chronological site plan of the Valhalla indicating approximate construction periods for the building, as determined by historical maps, photographs, and building permits (Preservation Architecture 2012). As indicated in that figure, the original historic core of the Valhalla consists of the central two-story, hipped roof building; an eastern porch extension; and a single-story western portion of the building attached to the original two-story saloon.

206 Second Street. This single-family residence is a Folk Victorian style building constructed in 1911 (Figure 3). It sits on a raised foundation with partial basement. According to USGS maps and chain of title information, the property that would become 206 Second Street remained undeveloped until the early 1900s (USGS 1899, 1915). Prior to its construction in 1911, the vicinity of 206 Second Street was sparsely developed circa 1880s-1890s, with the California Launch Building Company located at the northeast corner or Richardson and Water Street (Bridgeway) and a residence at the northwest corner of Second and Main Streets (Sanborn Fire Insurance Company 1891, 1894). By 1901, the residence at 208 Second Street and the Valhalla had been constructed. Several other residential buildings and "Flats" were developed in the vicinity along Second Street during the first two decades of the 20th century and may have accommodated both long-term residents and renters, likely workers in local industries (Sanborn Fire Insurance Company 1909, 1919, and 1915). By 1945, the project site is built out with three houses and two garages shown at the location of the current asphalt parking lot (Sanborn Fire Insurance Company 1945). The building at 206 Second Street appears to have an altered building footprint by 1945, from a rectangular shape depicted on earlier Sanborn Fire Insurance maps to one that appears to have a portion removed from the rear of the house, perhaps to construct an external staircase for a backroom lodger.

Background information indicates that this building was constructed on land owned by Al Lowder, original owner of the Walhalla. It was not clear if Lowder lived at 206 Second Street or rented out the premises to workers. Chain of title information indicates that in 1930 Magdalene Pfankuch sold this building to Lee Kohn, who would also purchase the Walhalla from Lowder (Marin County Recorder 1930). One year later Kohn sold the building to Anna F. Moore who in turn sold it in 1948 to Arlene D. Finley (Marin County Recorder 1931, 1948).

After a gap in the deed records, the next sale of the building occurred in 1955. Jerry and Louise Smith sold the building to Sally and John Owen (Marin County Recorder 1955). In 1958, Sally sold the building to her son John. Two years later, Sally purchased the building back from John and owned it until her death in 1982, when her estate assumed ownership (Marin county Recorder 1958, 1960). Today, the building is leased by Sally Stanford's estate under terms of a 99-year lease. At some point following Sally's death, the building was rezoned as commercial property and rented out to various tenants as retail and office space.

The Archival Search results section of this report includes a partial list of individuals who resided at 206 Second Street, as indicated in published city directories.

5.1.3 Architectural Context

Architecture in the project site parallels trends elsewhere in Marin County, the San Francisco Bay Area, and California during the 20th century. This section describes the prevalent architectural style identified at the project site in terms of design, form, materials, and construction methods.

Folk Victorian. The Valhalla building and residence at 206 Second Street, are generally associated with the Folk Victorian style, an American aesthetic popular between 1870 and 1910. The essence of this style is that average-skilled builders or carpenters could install decorative Victorian detailing, also known as "gingerbread," onto a simple folk house. The term "folk" is typically defined by common or vernacular building traditions of particular regions or locales, and not by professional architects (Harris 1998:132). In a general sense, the essence of Folk Victorian architecture is simple designs, use of local materials, and minimal ornamentation relative to other more elaborate Victorian styles. Originally found in mostly rural areas, Folk Victorian architecture gradually moved into semi-urban and urban settings nationwide as the railroads made mass-produced trim, ornamentation, and decorative detailing and other products affordable and readily available for builders to use on traditional folk houses (Harris 1998:153; McAlester & McAlester 2003:308-317).

Character-defining features of Folk Victorian architecture include:

- Square, symmetrical shape;
- Asymmetrical façade and floor-plan;
- Porches with spindlework, or flat, jigsaw-cut trim; low-pitched, pyramid-shaped roof;
- Front gable and side-wings;
- Brackets under the eaves;
- Mass-produced trim and decorative elements;
- Simple rooflines; and
- Towers, turrets, bay windows, or elaborate moldings are rare.

5.2 APPLICATION OF SIGNIFICANCE CRITERIA

This section applies the CRHR significance criteria to the resources in the project site to determine their eligibility for inclusion in the CRHR. The project site does not contain any built environment resources that were previously listed or determined eligible for inclusion in the CRHR.

5.2.1 The Valhalla

The Valhalla is a two-story, rectangular, wood-frame, 9,300+-square-foot Folk Victorian style commercial building located along the waterfront (Figure 3; Appendix A). The building was designed by architect W. Winterhalter and was constructed in 1893 according to information from Marin County Assessor records, previous historical evaluations reports done of this building, and Sanborn Fire Insurance maps. The character-defining features of this building include: a low-pitched, pyramid-shaped roof; wooden wall cladding; a minimum of decorative elements; and an overall simple, utilitarian design. The main entrance consists of a replacement glass door that is accessed at the left side of the asymmetrical, south-facing façade. Alterations to the building consist of various additions dating from the 1950s to the 1980s, mostly on the east and north façades, to accommodate restaurant seating and cocktail bar expansion. Landscaping elements include an asphalt parking lot to the west of the building and a boarded walkway along the waterfront. This building is currently vacant and in fair condition.

Criterion 1: Is it 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?

The Valhalla is generally associated with the development of Sausalito's waterfront commerce from the 1890s to the 1960s, an event that has made a significant contribution to the broad patterns of local history. The Valhalla opened as a restaurant with a bar with and dance floor, and the building was reportedly the city's oldest continuously operating restaurant and bar until the Gaylord India Restaurant's closure (Historic Resource Associates 2007:2). The Valhalla operated as a German beer garden until Prohibition was passed in 1919, and after Prohibition, the Valhalla continued as a popular pub and rooming house (Historic Resource Associates 2007:5). The Valhalla appears significant under this CRHR criterion due to the importance of its specific association.

Criterion 2: Is it associated with the lives of persons important to local, California, or national history?

Research indicates the Valhalla is associated with Sally Stanford, a former San Francisco madam, a personage of some notoriety in the area, and former mayor of Sausalito. Although Sally did acquire a measure of prestige and is a locally important historical figure, her association with the Valhalla occurred after 1946 and is represented by several non-historic additions and alterations to the original 1893 building. The Valhalla does not appear eligible for the CRHR under this criterion.

Criterion 3: Does it 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?

The Valhalla embodies some of the general characteristics of Folk Victorian architecture, an architectural style common in the historic core of urban residential areas in Sausalito, Marin County, and the North Bay. The building was designed by Winterhalter, a German immigrant and San Francisco-based architect who specialized in designing breweries, malt houses, and factories. Mr. Winterhalter is not considered a master architect; the design and form of the Valhalla are relatively basic, and the building's design does not possess high artistic value. The Valhalla does not appear eligible for the CRHR under this criterion.

Criterion 4: Has it yielded, or may it be likely to yield, information important to history?

The Folk Victorian style has been well documented in architectural literature, and information is readily available from those sources. There are no indications that study of the Valhalla would result in new information about construction techniques or Folk Victorian architecture. For this reason the Valhalla will likely not yield information important to history, and it is not appear eligible for the CRHR under this criterion.

Integrity Assessment. The Valhalla retains integrity of *location* and *association*. Integrity of *feeling*, *workmanship*, *design*, and *materials* has been compromised due to numerous additions to the north and east facades of the building from the 1950s to the 1960s that have enveloped the original 1893 two-story building (Figure 4). Integrity of *setting* has been compromised by general infill development north, south, and west of the building.

Eligibility Conclusion. While the Valhalla has an important association with the development of Sausalito's commerce, the Valhalla does not appear eligible for inclusion in the CRHR due to a lack of integrity. Please see Appendix A for the California Department of Parks and Recreation 523 series forms (DPR 523) completed for the Valhalla and additional building information and photographs.

5.2.2 206 Second Street

The building at 206 Second Street is a single-story, rectangular, wood-framed, 1,262-square-foot Folk Victorian residence. The building was constructed in 1911 according to information obtained from Marin County Assessor records. The character-defining features of this building include: a square, symmetrical shape; an asymmetrical façade; a low-pitched, hipped, cross-gabled roof; mass-produced trim and decorative elements; wood wall cladding; and an overall simple, utilitarian design. The main entrance consists of a replacement wood door that is accessed at the far right of the asymmetrical, north-facing façade under an enclosed, glass-screened, shed-roofed porch. Alterations to the building consist of a seismically-reinforced foundation, replacement wood siding on the south façade, and in-kind window replacements on the south façade. Landscaping elements include a narrow front yard separated by the street by a three-foot high concrete and several mature trees on the south side. This building is currently used as commercial space and in good condition. The period of significance for this building is 1911, its date of construction.

Criterion 1: Is it 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?

Although the building at 206 Second Street is generally associated with the historical development of Sausalito's waterfront, an event that has made a significant contribution to the broad patterns of local history, the building does not have an important specific association with this development. The residence at 206 Second Street does not appear eligible for the CRHR under this criterion.

Criterion 2: Is it associated with the lives of persons important to local, California, or national history?

Research indicates an association with Sally Stanford, a locally important figure who at one time owned the residence along with the Valhalla. There is no evidence that Ms. Stanford lived here, however, and her association with this building does not date to the residence's period of significance in 1911. A review of city directories does not indicate that former residents of 206 Second Street were historically important figures (see Archival Research section below). The residence at 206 Second Street does not appear eligible for the CRHR under this criterion.

Criterion 3: Does it 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?

The building at 206 Second Street embodies some of the general characteristics of Folk-Victorian architecture, an architectural style common in the existing building stock of core, urban residential areas of Sausalito, Marin County, and the North Bay. Research and field observations indicate that although the building has some characteristics of Folk Victorian, it does not possess a majority of recognized character-defining features of this style to properly qualify it as a distinctive example of the style. While in good condition, it does not appear to possess the distinctive characteristics of a type, period, or method of construction, nor was it the work of an important of creative individual or

possess high artistic values. The residence at 206 Second Street does not appear eligible for the CRHR under this criterion.

Criterion 4: Has it yielded, or may it be likely to yield, information important to history?

The Folk Victorian style has been well documented in architectural literature, and information is readily available from those sources. There are no indications that study of the building at 206 Second Street would result in new information about construction techniques or Folk Victorian architecture. For this reason, the residence at 206 Second Street would not likely yield information important to history, and it does not appear eligible for the CRHR under this criterion.

Integrity Assessment. Integrity is the ability of a property to convey its historical significance. Due to the lack of historical significance, an assessment of 206 Second Street's integrity is not warranted and was not conducted as part of this analysis.

Eligibility Conclusion. Due to a lack of historical significance, the building at 206 Second Street does not appear eligible for inclusion in the CRHR. Please see Appendix A for the DPR 523s completed for 206 Second Street and additional building information and photographs.

5.2.3 Sausalito Local Register

Neither the Valhalla nor the residence at 206 Second Street is listed in the Local Register. The City of Sausalito, however, has identified the Valhalla in a list of locally "Noteworthy Buildings, Sites, and Objects" (City of Sausalito 2003). Although the Valhalla does not appear eligible for listing in the CRHR due to a compromised integrity of feeling, design, workmanship, and materials, LSA is of the opinion that the building is eligible for listing in the Local Register due to its significant association with the development Sausalito's waterfront commerce. The Valhalla retains enough of its original form, including the two-story hipped roof form and selected wood windows and openings, to a sufficient degree that it is—informally at least—a locally recognized historic landmark. Pursuant to the requirements of the City's Zoning Ordinance Chapter 10.46, Local Register listing would ensure that future projects with the potential to adversely affect the Valhalla would undergo review by the Historic Landmarks Board and Planning Commission and controls or incentives recommended, as appropriate, to preserve or enhance significant elements of the building's historical character.

An evaluation of the residence at 206 Second Street for listing in the CRHR did not identify a significant association with local, regional, state, or national history. The residence is only marginally associated with the development of Sausalito's waterfront commerce; it is not associated with a significant or historically important former resident; it is not a distinctive example of Folk Victorian architecture; it does not represent the work of a master architect or otherwise possess high artistic values; and it does not have the potential to yield information important to history. It is LSA's opinion that 206 Second Street is not eligible for listing in the Local Register.

6.0 STUDY RESULTS

This section presents the results of the LSA background research and field survey.

6.1 RECORDS SEARCHES

6.1.1 Northwest Information Center

Architectural Resources. The NWIC records search indicated that the Valhalla has been previously recorded and evaluated for its eligibility for listing in the National Register of Historic Places (NRHP), and the NWIC has assigned the resource identifier of P-21-002641 to the building. In 1974, the Sausalito Historical Society recorded the Valhalla and submitted a Historic Resources Inventory form of the resource to the State Office of Historic Preservation (OHP). The OHP assigned a NRHP Status Code of "3S" to the Valhalla, indicating the building appears individually eligible for listing in the NRHP, as determined through an initial survey evaluation.

In 2007, collocation of telecommunication antennas was proposed on the roof of the Valhalla. An architectural historian evaluated the Valhalla for the proposed collocation and completed a Federal Communications Commission (FCC) Form 621 for the cultural resources identification and evaluation efforts required for that project (Historic Resource Associates 2007). Historic Resource Associates concluded that the Valhalla did not appear eligible for listing in the NRHP under any criteria due to compromised integrity adversely affecting the building's historic architecture and a lack of association with important events or persons of historical importance, including former Sausalito mayor Sally Stanford. Furthermore, it was concluded that the Valhalla does not appear to warrant consideration for addition to a historic district "due to modern infill and numerous other changes to waterfront buildings surrounding it" (Historic Resource Associates 2007:7).

There are no previous resource records or studies of 206 Second Street on file at the NWIC.

Archaeological Resources. Prehistoric archaeological site CA-MRN-1 is recorded near the proposed project. Archaeologist Nels Nelson recorded the site in 1907 as a "shellmound" near the edge of the bayshore. Nelson reported that "several" skeletons had been unearthed at the site, which was "practically all carted away" when recorded in 1907, although remnant portions of the archaeological deposit were observed.

B.R. Hamilton completed an updated record of CA-MRN-1 in 1983 and noted residential structures had been constructed on the archaeological site. Hamilton observed shell midden associated with CA-MRN-1 near the proposed project.

No additional records of CA-MRN-1 are on file at the NWIC.

6.1.2 Native American Heritage Commission

On August 13, 2013, LSA faxed a letter describing the project and a map depicting the project site to the NAHC in Sacramento requesting a review of their Sacred Lands File for any Native American cultural resources that might be affected by the proposed project. Debbie Pilas-Treadway, NAHC Environmental Specialist III, responded in a faxed letter on August 27, 2013, that a review of the Sacred Lands File "has failed to indicate the presence of Native American cultural resources in the immediate project area."

6.1.3 University of California Museum of Paleontology

On August 21, 2013, LSA requested a fossil locality search from the UCMP for the project. On August 23, 2013, Dr. Patricia A. Holroyd of the UCMP responded to LSA's request via email that there are "no prior records of vertebrate [fossil] finds in or near the Valhalla project area." Fossils in the same Late Pleistocene and Franciscan complex deposits that underlie the general vicinity, however, have been identified, indicating general paleontological sensitivity (University of California Museum of Paleontology 2013).

6.2 LITERATURE REVIEW

LSA reviewed ethnographic and archaeological information about the project site and its vicinity to determine the potential for Native American archaeological deposits and human remains. The Coast Miwok village of *Liuaneglua* was at present-day Sausalito (Kelly 1978; Milliken 1995), although its exact location relative to the project site is not known. As described above, the recorded presence of shell midden and Native American human remains adjacent to the project site indicates the presence of a substantial prehistoric village in the vicinity.

Official government records, historic maps, and Sanborn Fire Insurance Company maps indicate that the project site was developed between 1893 and 1945.

A review of architectural guide books of the San Francisco Bay Area did not identify either the Valhalla or the building at 206 Second Street as architecturally significant or possessing unique architectural attributes (Cerny 2007; Junior League of San Francisco 1968; Waldhorn and Woodbridge 1979; Woodbridge 1998a, 1998b, 2005; Woodbridge and Woodbridge 1992). A review of publications regarding American architects did not reveal any information about W. Winterhalter, the architect of the Valhalla (Emanuel 1980; Koyl 1955, 1966; Wodehouse 1976).

6.3 ARCHIVAL RESEARCH

The archival research done for the project focused primarily on the residence at 206 Second Street. Detailed property history for the Valhalla is presented in Preservation Architecture's (2012) report.

6.3.1 Assessor and Recorder

Records at the Marin County Assessor and Recorder offices indicate that 206 Second Street was a residential property, mostly occupied by renters for much of its history. Table A summarizes the

inhabitants of 206 Second Street from 1925. A chain of title search is summarized in the Historic Context section of this report.

Table A: City Directory Research Summary for 206 Second Street

Year	Name	Occupation	Source
1925	Louis Linhardt	Fisherman (lodger)	*The Independent*
1939-1940	Leslie Cox/Samuel Cox	boarder / NWPRR employee (boarder)	*A to Z Directory*
1942-1943	Lee Kohn	owner	*A to Z Directory*
1946-1947	Manuel Mancebo	Driver	*A to Z Directory*
1948	Raymond P Hoaglin	Pipefitter	*A to Z Directory*
1950	same	same	same
1952-1953	same	same	*A to Z Directory*
1954-1955	same	same	*A to Z Directory; Pacific Telephone & Telegraph*
1957-1958	vacant	N/A	*Marin Directory Publishers*

Source: City Directories
[1] Note: prior to 1920, 206 Second Street was addressed as 228 Second Street. Gaps in years listed indicates either various year volumes are missing from archives or the property had intermittent telephone service.

Table B: Building Permit Records Summary for 206 Second Street

Year/Owner	Permit No.	Description of work	Notes
1952 / Raymond Hoaglin	1048	Replace siding/re-roof	Re-shingle house with asbestos siding shingles; re-roof house with J.M. Asphalt Thick-Butt shingles.
1964 /Sally Stanford	4404	Deck/stair repair	
1974 /Sally Stanford	6489	Dry rot repair	
2005/ J.R. Roberts	A11726	Re-roof house	Composition shingle roof installed
2008/ J.R. Roberts and John Buccardo	D08196	Partial demolition	Remove siding on south façade to inspect for dry rot damage
2008/ J.R. Roberts and John Buccardo	B0825	Dry rot repair on four window sill plates; foundation repair; install Douglas Fir siding	Previously installed asbestos shingles are gone at this point.
2008/ J.R. Roberts and John Buccardo	B08323	Remove four windows on south façade with in-kind replacements	

Source: Building permit files at Planning Division of the City of Sausalito Community Development Department
[1] Note: prior to 1920, 206 Second Street was addressed as 228 Second Street.

6.3.2 City of Sausalito Planning Department

A review of building permit records for 206 Second Street on file at the Planning Division of the City of Sausalito Community Development Department was done, the results of which are presented in Table B.

6.3.3 Local Historical Archives

Publications on file at the Sausalito Historical Society, the Sausalito City Library, the Marin County Clerk-Recorder's Office, and the Anne T. Kent California Room in the Marin County Library provided information regarding past owners, occupants and their importance in Marin County history. None of the occupants or owners was identified in the Anne T. Kent California Room's biographical reference card index. A review of a multi-volume directory *Marin People* at the Marin History Museum in Novato also did not indicate any past residents or owners with a significant historical association with Sausalito or Marin County. A review of city directories indicated that 206 Second Street was a rental property for most of its history. It housed fishermen, industrial workers, and later under Sally Stanford's ownership was used as housing for Valhalla staff.

6.4 HISTORICAL SOCIETY CONSULTATION

No responses to LSA's letters mailed August 21, 2013, to the Marin History Museum and Sausalito Historical Society were received within two weeks. LSA made follow-up telephone calls to both organizations on September 4, 2013. A voice mail message was left at both organizations requesting any information or concerns they might have regarding cultural resources in the project site. No responses to the voicemails have been received to date.

6.5 FIELD SURVEY

The architectural field survey of the project site confirmed the previous historical architectural assessments of the Valhalla by Historic Resource Associates (2007) and Preservation Architecture (2012), including the non-historic additions to the original 1893 building (Figure 4) and the building's compromised integrity. The architectural style (Folk Victorian) of the residence at 206 Second Street was identified and the character-defining elements of this building were confirmed, including its asymmetrical façade; a low-pitched, hipped, cross-gabled roof; mass-produced trim and decorative elements; wooden wall cladding; and an overall simple, utilitarian design. Both the Valhalla and residence at 206 Second Street were recorded DPR 523s.

A review of exposed soil along the perimeter of the project site did not identify archaeological materials. Clam shell fragments were identified at the southwest corner of the property at the base of a wood sign. These shell fragments appear to have been deposited relatively recently, however, and do not represent an archaeological deposit.

6.6 ELIGIBILITY EVALUATIONS

LSA evaluated the Valhalla and 206 Second Street for their CRHR and Sausalito Local Register eligibility. Based on background research and field review, neither the Valhalla nor 206 Second Street

is eligible for listing in the CRHR. It is LSA's opinion, however, that the Valhalla is eligible for the Local Register. The residence at 206 Second Street does not appear eligible for listing in the Local Register.

7.0 CONCLUSION

Background research and field reviews identified two cultural resources in the project site: the Valhalla, built in 1893 at 201 Bridgeway; and a single-family Folk Victorian residence built 1911 at 206 Second Street. Prehistoric archaeological site CA-MRN-1 is recorded near the proposed project and is reported to contain human skeletal remains.

Although the Valhalla is significant for its association with Sausalito's early waterfront history and commercial development, it does not appear eligible for inclusion in the CRHR due to a lack of integrity. The Valhalla is designated as a locally Noteworthy Building, however, and LSA is of the opinion that the Valhalla appears eligible for inclusion in the Sausalito Local Register. A building that is included in a local register of resources or is otherwise determined by a lead agency to be historically significant is generally considered to be a "historical resource" for the purposes of CEQA (*CEQA Guidelines* §15064.5). Preservation Architecture (2013) has reviewed the proposed project for compliance with the *Secretary of the Interior's Standards for Rehabilitation* (Standards) and has determined that the project is in compliance with the relevant Standards. Projects that are determined to be in compliance with the Standards are not considered to have a significant effect on a historical resource and are exempted from CEQA (*CEQA Guidelines* §15300 and §15331)

The Folk Victorian building at 206 Second Street does not appear eligible for inclusion in the CRHR or the Sausalito Local Register due to a lack of significant historical associations. This building is, therefore, not a historical resource for purposes of CEQA.

Background research and field survey did not identify any archaeological deposits in the project site. The project site, however, is currently developed with built-environment features and the native ground surface is overlain by fill. Due to the project site's proximity to CA-MRN-1, as well as the presence of historic residences and commercial facilities, including the Valhalla, there is a high possibility of identifying subsurface prehistoric and historic archaeological deposits and human remains during project ground-disturbing activities.

There are no recorded paleontological resources (fossils) at the project site or in the vicinity. There is a possibility of encountering significant fossils in the Pleistocene alluvium and Franciscan Complex deposits underlying the project site at an unknown depth.

Additional discussion and an analysis of impacts to historical resources, archaeological resources, paleontological resources, and human remains will be done in the Initial Study being prepared for the project.

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APPENDIX

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION 523 SERIES (DPR 523) RECORDS

206 SECOND STREET, SAUSALITO (APN 065-242-17)

201 BRIDGEWAY, SAUSALITO (APN 065-242-06)

206 SECOND STREET, SAUSALITO (APN 065-242-17)

P1. Other Identifier: Block 2; Lot 14, Map No. 3 Sausalito Bay Land Company (1889)

P2. Location ☐ **Not for Publication** ☒**Unrestricted**

- **a. County:** Marin
- **b. USGS 7.5' Quad:** *San Francisco North, CA* **Date:** 1993; **T**1S**; R**6W**,** unsectioned *Rancho Sausalito*; M.D.B. &M.
- **c. Address:** 206 Second Street **City**: Sausalito **Zip**: 94965
- **d. UTM:** Zone 10S; 545697mE/4189218mN
- **e. Other Locational Data:** APN 065-242-17

P3a. Description: This resource is a single-story residential building on a rectangular plan built in 1911. It is situated on the northern portion of a 0.31-acre square parcel. This Folk Victorian-style residence is covered by a low-pitched, hipped-gabled roof sheathed in asphalt shingle roofing with shallow, overhanging eaves. The walls are clad in narrow beveled wood siding on the main, west-facing façade and horizontal lap siding on the east, south, and north facades. The gable peak above the projecting bay window is clad in clipped wood shingles. The main entrance is a multi-paneled wood replacement door on the far right side of the north facing façade under a partially glass-enclosed. The windows appear to be the original wood double-hung sash with several in-kind replacements on the south façade. Landscaping includes a small, narrow yard behind a short concrete masonry wall and two mature fruit trees on the south façade. This building is in good condition. (see continuation sheet)

P3b. Resource Attributes: (HP2) Single family property

P4. Resources Present: ☒ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photograph:

P5b. Description of Photo: 206 Second Street, west and south façades, view east. LSA photo 9/3/2013.

P6. Date Constructed/Age and Source: ☒ **Historic** Built 1911; Marin County Assessor.

P7. Owner and Address:
Alexander A. Kashef
770 Tamalpais Drive, #408
Corte Madera, California 94925

P8. Recorded by:
Michael Hibma, M.A., RPH
LSA Associates, Inc.
157 Park Place
Richmond, California 94801

P9. Date recorded:
September 5, 2013

P10. Survey Type: Intensive

P11. Report citation: Jones, E. Timothy and Michael Hibma. 2013. *Cultural Resources Study and Historical Evaluation Report for the Valhalla Residential Condominium Project, Sausalito, Marin County, California*. LSA Associates, Inc., Point Richmond.

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

B1. **Historic Name:** 228 Second Street; 228½ Second Street
B2. **Common Name:** 206 Second Street
B3. **Original Use:** Residence
B4. **Present Use:** Commercial (office space)
B5. **Architectural Style:** Folk Victorian
B6. **Construction History:** Marin County Assessor records, City of Sausalito building permits, and architectural characteristics indicate that this property was built in 1911. Subsequent undated alterations include several in-kind replacement windows, a main entrance door, in-kind replacement siding on the south façade, a foundation retrofit, a new roof, and an addition to the east façade.

B7. **Moved?** ☒ No
B8. **Related Features:** None
B9. **a. Architect:** Undetermined
b. Builder: Undetermined
B10. **Significance:** **Theme:** Architecture **Area:** Sausalito, Marin County

Period of Significance: 1911 **Property Type:** Residential building **Applicable Criteria:** 3

This single-story, rectangular residential, 1,200 square-foot, Folk-Victorian building is on a 13,440-square-foot parcel in an urban setting. The building does not appear to be significant under criteria 1, 2, 3 or 4 of the California Register. This property is generally associated with the early 20th-century development of Sausalito's waterfront, but its specific association with that historic context is not prominent or important (Criterion 1). The building was a rental property for most of its early history and later converted to an office. Research indicates that the residence is not associated with individuals significant in the past (Criterion 2). While this building retains several characteristics of the Folk-Victorian architectural style, research and field observations indicate that it is not a distinctive or important example of the style; research does not indicate it was designed by a prominent architect; and, while in good condition, it does not appear to possess the distinctive characteristics of a type, period, or method of construction, nor was it the work of an important of creative individual (Criterion 3). Finally, the building does not have the potential to yield information important to history (Criterion 4). This property does not appear eligible for inclusion in the California Register or Sausalito Local Register..

B11. **Additional Resource Attributes:** N/A
B12. **References:**

McAlester, Virginia, and Lee McAlester
2003 *A Field Guide to American Houses*. Alfred A. Knopf, New York, New York.

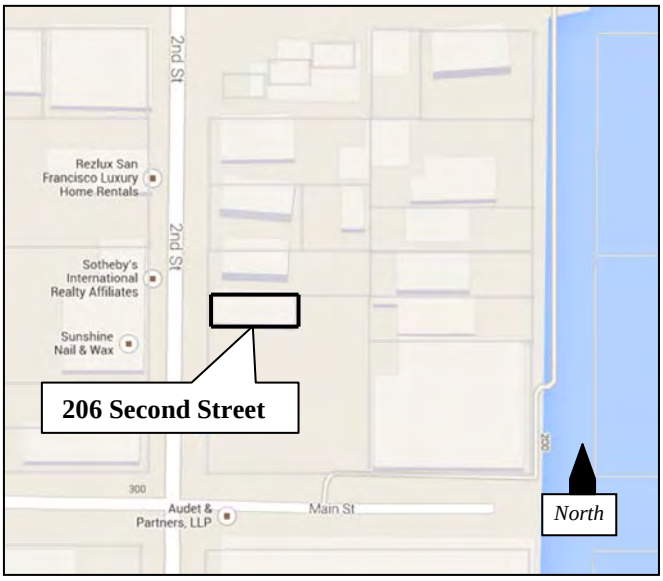
Marin County Assessor
1929 Assessment Roll for 206 Second Street. On file at Marin History Museum, Novato, California.

City Directories
[various] Marin County Telephone Directory. On file at Marin County History Museum, Novato; Sausalito Historical Society, Sausalito; and Anne T. Kent California Room, Marin County Civic Center Library, San Rafael, California.

B13. **Remarks:** None

B14. **Evaluator:** Michael Hibma
LSA Associates, Inc.
157 Park Place,
Point Richmond, California 94801

Date of Evaluation: September 5, 2013

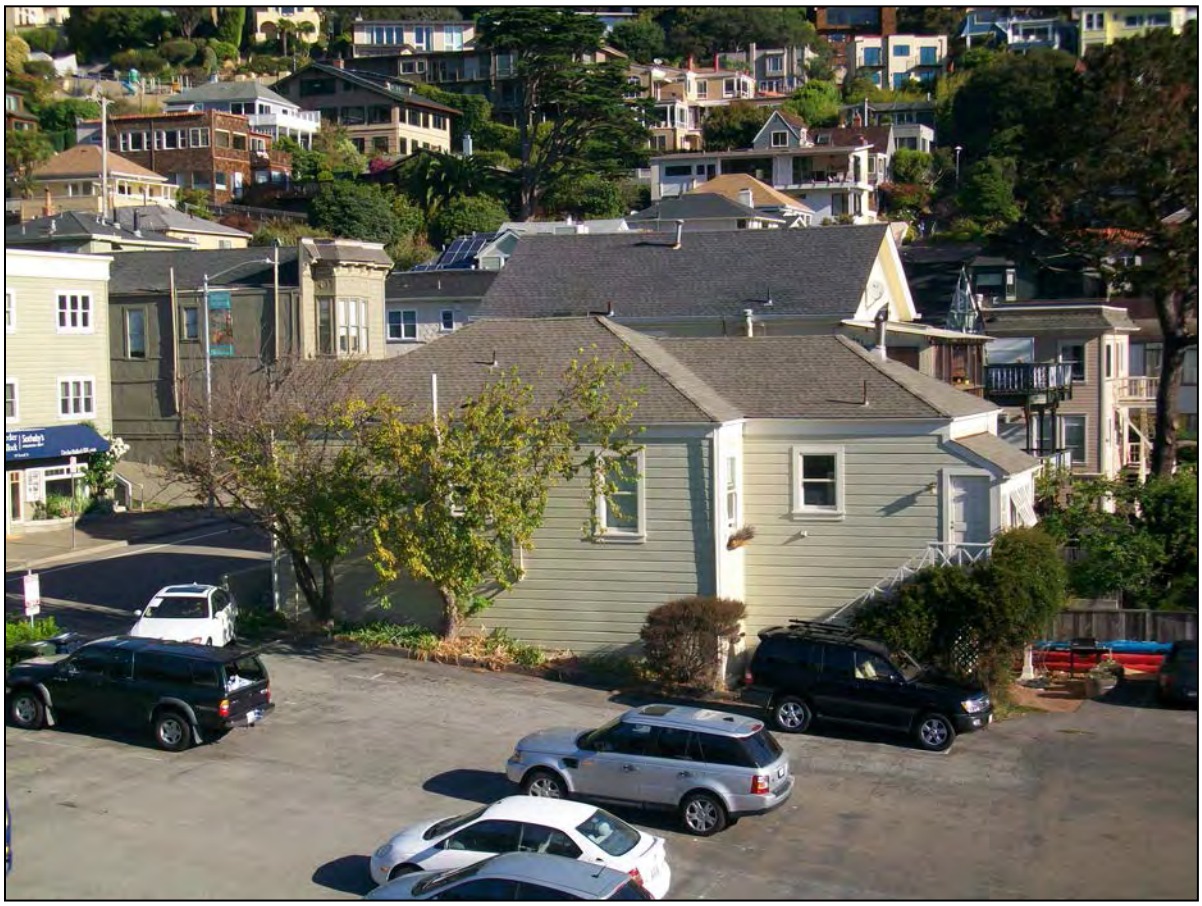


(This space reserved for official comments.)

P5a. Photograph: (Continued)

206 Second Street. West facade, view east. September 3, 2013.

P5a. Photograph: (Continued)

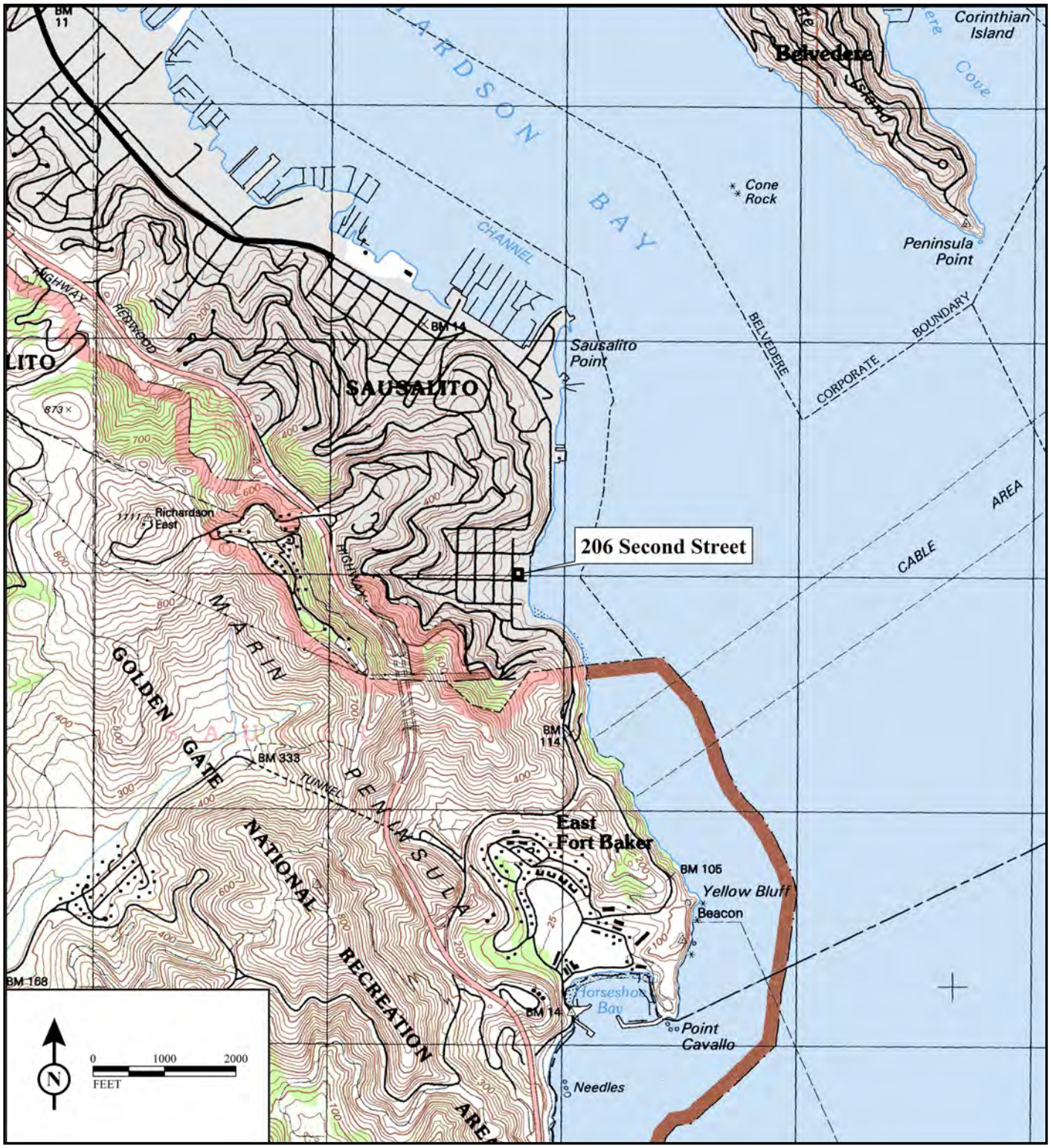


206 Second Street. South and east façades, view northwest. September 3, 2013.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **LOCATION MAP**	Primary # HRI# Trinomial

 ***Resource Name:** 206 Second Street

***Map Name:** USGS 7.5' topographic quadrangle: *San Francisco North, CA.* ***Scale:** 1:24,000 ***Date of Map:** 1993



201 BRIDGEWAY, SAUSALITO (APN 065-242-06)

P3a. The building at 201 Bridgeway in Sausalito, Marin County (the Valhalla, State of California designation P-21-002641) was originally recorded as part of the State Historic Resources Inventory in 1974 by the Sausalito Historical Society. In 2007, Dana Supernowicz re-recorded the building when it housed the Gaylord India Restaurant (Supernowicz 2007a, 2007b). The building isa two-story, hipped-roofed, Folk-Victorian residence constructed in 1893 that is enclosed on the north and east by gabled and flat-roofed additions to accommodate additional dining seating area, and kitchen areas. The core Valhalla building is mostly visible from the south and west. The building had an open veranda overlooking Richardson Bay, but this element was later enclosed. To the rear (west) of the building is a paved parking lot. Although the building was found significant for its association with the history of the Sausalito waterfront commerce, as well as for being owned by Sally Stanford, a onetime Mayor of Sausalito, Supernowicz concluded that it was not eligible for the National Register of Historic Places (National Register) due to a lack of integrity from numerous additions from the 1950s through the 1970s (Supernowicz 2007a, 2007b).

Subsequent to Supernowicz's report, Mark Hulbert of Preservation Architecture prepared a historical architectural evaluation of the Valhalla for a proposed redevelopment of the parcel (Hulbert 2012). Although no longer housing the Gaylord India Restaurant at the time, the building retained the same basic configuration and condition identified by Supernowicz. Hulbert concurred with Supernowicz's findings that the Valhalla ". . . is too altered to recommend as eligible for the N[ational] R[egister]" and is also not eligible for the California Register" (Hulbert 2012). However, the Valhalla was identified as a "Noteworthy Structure" in the City of Sausalito's inventory (City of Sausalito 2003). Hulbert concluded that the Valhalla's, status as a Noteworthy Structure was based on the building's "very cursory and uneven" 1974 Historic Resources Inventory record (Hulbert 2012). Hulbert concluded that the "surviving, original-early structure" portion of the Valhalla was eligible for listing in the Sausalito Register" (Hulbert 2012).

On September 3, 2013, LSA architectural historian Michael Hibma, M.A., RPH, reviewed the Valhalla (APN 065-242-06). The field survey indicated that the building retains the basic configuration and condition as previously described by Supernowicz and Hulbert. LSA concurs with Supernowicz's and Hulbert's conclusion that the Valhalla is not eligible for inclusion in either the National Register or the California Register due to compromised integrity. LSA further concurs with Hulbert that the Valhalla is eligible, however, for inclusion in the Sausalito Local Register for its association with the development of Sausalito's waterfront as expressed in the original two-story portion, built in 1893. (Note: the Local Register, as described in the City's Zoning Code Chapter 10.46.050F, does not appear to require retention of integrity to qualify for listing.)

References

City of Sausalito
2003 Historic Resources Inventory Listing, City of Sausalito, Marin County, California. Noteworthy Buildings, Sites, and Objects.

Hulbert, Mark
2012 201 Bridgeway Blvd., Sausalito – Historic Archtiectural Evaluation. Preservation Architecture, Oakland, California.

Supernowicz, Dana E.
2007a Cultural Resources Study of the Gaylord Project, Metro PCS Site No. SF90640A. 201 Bridgeway Boulevard, Sausalito, Marin County, California, 94965. Historic Resources Associates, El Dorado Hills, California.

2007b California Department of Parks and Recreation Form DPR 523 Records for P-21-002641. Historic Resources Associates, El Dorado Hills, California.

*Recorded by: Michael Hibma

*Date: September 5, 2013 ☐ Continuation ☒ Update

Valhalla, west and south façades. View northeast. LSA photograph, 9/03/13.

Valhalla, east and north façades. View south. LSA photograph, 9/03/13.

*Recorded by: Michael Hibma *Date: September 5, 2013 ☐ Continuation ☒ Update

Valhalla, west façade. View east. LSA photograph, 9/03/13.

Valhalla, north façade. View to south. Central two-story historic portion located behind subsequent additions. LSA photograph, 9/03/13.

PLACEWORKS