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BY E-MAIL AND US MAIL

February 6, 2025

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Re: Appeal of Consistency and CEQA Determinations -- Proposal to develop 605-613 Bridgeway: HAA Application for 47 units submitted on January 31, 2024.

Dear Director Phipps, Mayor Cox, and Honorable Members of the City Council:

I write on behalf of Save Our Sausalito ("SOS"), an organization comprised of numerous active residents of the City of Sausalito. SOS and its members are deeply concerned with a proposal to place a massive luxury condominium development in the heart of Sausalito's downtown historic district at 605-613 Bridgeway ("project"). We provide the information below to assist city staff and governing bodies as they consider the project applicant's purported appeal of the city's November 14, 2024, determination that the project is inconsistent with the city's zoning and General Plan requirements and the project applicant's purported appeal of the city's November 14, 2024, determination that the project is not categorically exempt from CEQA and requires preparation of an initial study.

My letter dated January 30, 2025, points out that the project applicant's attempted appeal of the city's consistency determination is untimely. This letter explains why the applicant's appeal of the city's CEQA determination is also time-barred (see section 8, below.)

I also write now to respond to certain of the project applicant's substantive appeal arguments regarding the city's consistency and CEQA determinations, as set forth in the applicant's counsel's December 27, 2024, notice of appeal ("O'Neill 12/27/24").

My May 17, 2024, and October 24, 2024, letters to the city regarding the project's inconsistency with applicable zoning and General Plan standards ("LZ 5/17/24" and "LZ 10/24/24", respectively) and the city's November 14, 2024, letter to the applicant, explain why project's proposal to build 49 units vastly exceeds the maximum density allowed by the city's zoning and General Plan standards in effect when the application was submitted. These letters also explain that the project cannot obtain any density bonus benefits under the Density Bonus Law (DBL) because the project would have a significant adverse impact on listed historic resources.

The applicant fails to explain why these analyses are incorrect. Instead, the applicant continues to mistakenly and nonsensically assert that the city, by announcing its intention to place a ballot measure before the voters to consider changing the zoning of 605 Bridgeway to allow higher density, somehow enacted the change in zoning before voters decide the question. This mistake informs all of the applicants' arguments that the city must allow 49 units, all of which fail.

1. The City Is Not Estopped From Enforcing Governing Zoning Standards.

The applicant argues that a project density of 49 units is allowed because someone employed by the city said so. (O'Neill 12/27/24, p. 2.) Assuming, *arguendo*, that someone employed by the city said such a thing, any such statement is not legally binding and does not preclude the city from requiring that the project comply with the maximum density for the property set forth in the city's zoning code and General Plan as they existed when the application was submitted.

The applicant fails to cite or discuss the law governing its argument, i.e., the law of equitable estoppel. The reason for this failure is obvious: the claim is entirely without merit.

The elements of equitable estoppel are "(1) the party to be estopped must be apprised of the facts; (2) he must intend that his conduct shall be acted upon, or must so act that the party asserting the estoppel has a right to believe it was so intended; (3) the other party must be ignorant of the true state of facts; and (4) he must rely upon the conduct to his injury and the detrimental reliance must be reasonable. (*Schafer v. City of Los Angeles* (2015) 237 Cal.App.4th 1250, 1261.)

An additional requirement applies in cases involving equitable estoppel against the government. In such a case, the court must weigh the policy concerns to determine whether the avoidance of injustice in the particular case justifies any adverse impact on public policy or the public interest. (*Schafer v. City of Los Angeles*, *supra*, citing *City of Long Beach v. Mansell* (1970) 3 Cal.3d 462, 496–497.)

Here, the applicant cannot meet these elements. The idea that the city's zoning code and General Plan allowed a maximum density for the property of 49 units is a mistake of law. Therefore, the applicant could not reasonably rely on the idea.

Also, any injustice suffered by the applicant by unreasonably relying on this mistake of law is not even close to the degree of injustice that would be required to justify the violation of public policy that would arise from an estoppel.

Particularly in land use cases, “[c]ourts have severely limited the application of estoppel ... by expressly balancing the injustice done to the private person with the public policy that would be supervened by invoking estoppel to grant development rights outside of the normal planning and review process. [Citation.] The overriding concern ‘is that public policy may be adversely affected by the creation of precedent where estoppel can too easily replace the legally established substantive and procedural requirements for obtaining permits.’ [Citation.] Accordingly, estoppel can be invoked in the land use context in only ‘the most extraordinary case where the injustice is great and the precedent set by the estoppel is narrow.’ [Citation.]” (*Toigo v. Town of Ross* (1998) 70 Cal.App.4th 309, 321, 82 Cal.Rptr.2d 649 (*Toigo*).)

Zoning laws concern “a vital public interest—not one that is strictly between the municipality and the individual litigant. All the residents of the community have a protectable property and personal interest in maintaining the character of the area as established by comprehensive and carefully considered zoning plans in order to promote the orderly physical development of the district and the city and to prevent the property of one person from being damaged by the use of neighboring property in a manner not compatible with the general location of the two parcels. [Citation.] These protectable interests further manifest themselves in the preservation of land values, in esthetic considerations and in the desire to increase safety by lowering traffic volume. To hold that the City can be estopped would not punish the City but it would assuredly injure the area residents, who in no way can be held responsible for the City's mistake. Thus, permitting the violation to continue gives no consideration to the interest of the public in the area nor to the strong public policy in favor of eliminating nonconforming uses and against expansion of such

uses. [Citations.]” (*Pettitt v. City of Fresno* (1973) 34 Cal.App.3d 813, 822–823, 110 Cal.Rptr. 262.)

(*Schafer v. City of Los Angeles, supra*, 237 Cal.App.4th at 1264–1265.)

Courts have routinely found that even severe financial hardships do not constitute a “grave injustice” in the land use context. (See e.g., *West Washington Properties, LLC v. Department of Transportation* (2012) 210 Cal.App.4th 1136, 1149–1150; *Golden Gate Water Ski Club v. County of Contra Costa* (2008) 165 Cal.App.4th 249, 259–263; *Feduniak v. California Coastal Com.* (2007) 148 Cal.App.4th 1346, 1360; *Smith v. County of Santa Barbara* (1992) 7 Cal.App.4th 770, 775; *Pettitt v. City of Fresno* (1973) 34 Cal.App.3d 813, 822–823.)

Moreover, a governmental body may not waive the requirements of an ordinance enacted for the public benefit. (*Strong v. County of Santa Cruz, supra*, 15 Cal.3d at 727.) Nor can city employees bind the city’s planning commission or city council by making misrepresentation of fact or law to a permit applicant. (*Strong v. County of Santa Cruz, supra*.)

2. The Housing Accountability Act’s Reasonable Person Standard Does Not Change the Property’s Zoning.

The applicant suggests that applying the Housing Accountability Act’s “reasonable person standard” somehow leads to the conclusion that 49 units are allowed under the city’s zoning standards because the city employee who said it was allowed must be a “reasonable person.” This argument is ludicrous. The HAA’s “reasonable person” standard applies to questions of fact, because it requires “substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity.” (Gov. Code § 65589.5(f)(4).) The threshold question regarding what zoning standards govern the project is a question of law for the city, in the first instance, and ultimately the courts, to answer. It is not a question of fact about which reasonable people may differ. (See e.g., *Snowball West Investments L.P. v. City of Los Angeles* (2023) 96 Cal.App.5th 1054.)

3. The City Does Not Concede That 49 Units Are Allowable Under Zoning.

The applicant asserts that “The City concedes that the Project is allowed to proceed at 49 units per acre and that the 49 unit per acre standard inapplicable to the Project site” (O’Neill 12/27/24, p. 2.) This is a strange assertion because the reason the applicant belatedly attempted to appeal the city’s November 14, 2024, letter is because the city makes no such concession.

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4. The Density Bonus Law Cannot Compel Application of a Zoning Standard That the City Has Not Adopted.

The applicant argues that where two different zoning standards apply to a housing project, the Density Bonus Law requires applying the standard that allows the highest density of housing, citing *West Adams Heritage Association v. City of Los Angeles* (2024) 106 Cal.App.5th 395, 435–436 (*West Adams*). As the Court stated in *West Adams*, “when a locality has multiple land use provisions governing density that conflict with one another, the locality should look to the provision that allows the greatest number of units to be constructed.”

While this is a correct statement of the law, this legal rule does not apply to the 605 Bridgeway project because at the time the project application was submitted, the city did not have multiple conflicting land use provisions governing the allowable density of this property.

In *West Adams*, there were two duly adopted and applicable zoning standards for the project area: i.e., the city’s general zoning ordinance and a redevelopment plan. The city’s general zoning ordinance allowed a higher density than the redevelopment plan. On those facts, the Court held that the DBL required applying the higher density standard. Here, the applicant’s desired higher density is not and has not been adopted as law. (LZ 5/17/24 Inconsistency letter, pp 4-5; LZ 10/24/24 Inconsistency letter, pp 2-7.)

In short, the applicant continues to rely on its mistaken assertion that the city, by announcing its intent to ask the voters to decide whether to change the zoning of 605 Bridgeway to allow higher density, somehow effected a change in zoning.

5. The Project Requires Rezoning.

The applicant argues that the city cannot require a rezoning. (O’Neill 12/27/24, p. 2.) I have previously explained why the project requires rezoning. (See LZ 5/17/24 Inconsistency letter, pp 4-5; LZ 10/24/24 Inconsistency letter, pp. 3-7.)

6. The Project Is Not Entitled to Approval Pursuant to Section 65589.5(d)(5)(A).

The applicant argues that the city must approve the project pursuant to the HAA, at Gov. Code section 65589.5, subdivision (d)(5)(A). (O’Neill 12/27/24, p. 3.) I have previously explained why the project is not entitled to approval pursuant to this statute. (See LZ 5/17/24 Inconsistency letter, pp 4-5; LZ 10/24/24 Inconsistency letter, pp. 5-7.)

7. Council Resolution 3407 Does Not Support the Applicant’s Position.

The voters adopted Ordinance 1022 in 1985. This ordinance sets maximum density and building envelope limits that preclude approval of the applicant's project. These same limits are codified in Sausalito Municipal Code (SMC) sections 10.24.050 and Table 10.24-2, 10.40.040.B and Table 10.22-2.) (See City's November 14, 2024 Inconsistency letter, pp. 4-7.)

The applicant argues that these unambiguous, objective standards do not apply to 605 Bridgeway because the City Council adopted Resolution 3407 later in 1985, and this resolution states that the "Initiative ... does not affect the C-C (Central Commercial) Zoning District or any residential zoning districts."

The applicant is incorrect because as a voter initiative, Ordinance 1022 can only be amended or repealed by the voters; the city council has no power to change it. (Election Code § 9217; *Brookside Investments, Ltd. v. City of El Monte* (2016) 5 Cal.App.5th 540, 551.)

Also, because the text of Ordinance 1022 is unambiguous, both the city and the courts must enforce its plain terms and neither have the power to interpret it. (*People v. Valencia* (2017) 3 Cal.5th 347, 379 ["if there is no ambiguity, then we presume the lawmakers meant what they said, and the plain meaning of the language ordinarily will govern"]) (internal quotes omitted.)

Thus, Resolution 3407 does not support the applicant's position.

8. The Applicant's Appeal of The City's CEQA Determination Is Time-Barred.

The city's November 14, 2024, inconsistency letter included the city's determination that the "an initial study will be required" pursuant to the California Environmental Quality Act (CEQA). (See SMC §10.50.080.B ["The review shall determine whether or not the proposed project is subject to the California Environmental Quality Act and if so whether a negative declaration or environmental impact report must be prepared"].)

It is not clear to SOS that the applicant's December 27, 2024, notice of appeal includes the city's CEQA determination in the matters appealed. If it did not, it is now too late to do so for the reasons set forth in this section. If it did, the applicant's attempt to appeal the CEQA determination fails for the same reason its attempt to appeal the inconsistency determination fails: it is untimely.

The city's CEQA determination was appealable to the Planning Commission per SMC section 10.12.090.F, which provides: "Any determinations or interpretations by the Community Development Director may be appealed as provided by Chapter 10.84 SMC (Appeals)." Under SMC section 10.84.030, the deadline for the applicant to appeal the

determination was “within 10 calendar days of the date of the decision being contested,” i.e., November 25, 2024.

On December 27, 2024, the applicant purported to file an appeal of the city’s inconsistency and CEQA determinations by letter of that date. These purported appeals are untimely and should be summarily denied on that ground.

9. The Applicant’s Appeal of The City’s CEQA Determination Is Without Merit.

The applicant asserts that the project site “does not contain structures listed on the California Register.” The assertion is incorrect and legally irrelevant.

The assertion is incorrect because the property is listed on the California Register and its historic significance arises from the buildings on the property. (See June 17, 2024, HRE prepared by Connor Turnbull Preservation Consulting, pages 3, 56-60. This HRE is attached as Exhibit 1 to my June 20, 2024, letter to the city, which is attached to this letter as Appendix 1.) And whether a building is recorded on the California Register “as an individual resource or as a contributor, . . . the building as a whole is the historic resource.” (March 21, 2006, letter from State Historic Preservation Officer attached as Exhibit 1 to my June 4, 2024, letter to the city, which is attached to this letter as Appendix 2.)

The assertion is legally irrelevant because there is substantial evidence supporting a fair argument that the project would cause at least three distinct significant impacts on historic resources.

First, the property is listed on the California Register as a contributing resource to the Downtown Historic District and there is substantial evidence that the project would destroy the property’s historical significance as a contributing resource – for the simple reason that it would no longer “contribute” to the historical significance of the district. As discussed in my September 11, 2024, letter, SOS commissioned an analysis of the impacts of the proposed project the historic significance of the project site prepared by architectural historian Shayne Watson. (This letter and its attached Project Impacts Analysis are attached hereto as Appendix 3.) Ms. Watson concludes that the project would destroy the historic significance of the property considered individually and the Sausalito Historic District. This conclusion is consistent with the conclusion reached by the city’s architectural historian. (See Historic Design Analysis of Waterstreet Condominiums, Jerri Holan & Associates, February 28, 2024 (amended March 14, 2024, concluding that the 605-613 Bridgeway projects would destroy the historic significance of the Sausalito Historic District.)

Second, the Watson and Holan reports provide substantial evidence that the project would materially impair the historical significance of the district.

Third, there is substantial evidence that the project would materially impair the historical significance of the property considered individually, in its own right, entirely apart from its role as a “contributor” to the historical significance of the district. As my June 20, 2024, letter notes, in addition to the property’s listing in the CRHR as a contributing resource to the Sausalito Historic District, the June 17, 2024, HRE prepared by Connor Turnbull Preservation Consulting concludes that the property is “individually significant” pursuant to criteria 1 and 2 of Public Resources Code section 5024.1(c), paragraphs (1) and (2). Lead agencies have a mandatory duty to exercise their discretion to determine if a resource is historic. (Guidelines, §§ 15064.5(a)(3) [“Generally, a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources.....”]; 15005(a); *Valley Advocates v. City of Fresno* (2008) 160 Cal.App.4th 1039, 1060, 1063.)

Any one of these potentially significant impacts is sufficient to preclude the city from finding the project categorically exempt from CEQA and to require the preparation of an initial study. (CEQA Guidelines, § 15300.2(f) [“A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource”].)

As a result, the remainder of the applicant’s arguments are immaterial. For example, the applicant argues that federal certification of the federal district “does not constitute certification of significance of individual properties within the district.” (O’Neill 12/27/24, p. 6.) The city’s determination that the project is not categorically exempt from CEQA and that preparation of an initial study is required does not depend on whether the Secretary of the Interior has certified the significance of this individual property. It depends on the fact that the project may materially impair the historic significance of a historic resource.

The property and the structures on it are “mandatory historic resources” under CEQA Guideline 15064.5(a)(1) because they are listed on the California Register. They are also “presumptive historic resources” under CEQA Guideline 15064.5(a)(2) because they are listed on a local register of historical resources, i.e., the Downtown Historic District. The city must also consider the property and the structures on it to be “discretionary” historic resources in their own rights, regardless of their relationship to the district, under CEQA Guideline 15064.5(a)(3) because that determination is supported by substantial evidence.

The applicant argues that the city must demonstrate — and has not — that the project will materially impair the Sausalito Historic District such that the district would no longer be eligible for the California Register. This contention is wrong for two reasons. First, material impairment of *the district* is the wrong test for whether the project may materially impair the historic significance of a historic resource. Second, the city does not need to demonstrate that the project *will* materially impair the historic significance of

a historic resource; the city merely needs to find that the project *may* materially impair the historic significance of a historic resource. (CEQA Guidelines, § 15300.2(f).)

On the first point, by focusing exclusively on whether the project would materially impair the historic significance of *the Sausalito Historic District*, and whether the district “would no longer be eligible for the California Register,” the applicant fails to address the project’s potential to materially impair the historic significance of *the 605 Bridgeway property*, whether that historic significance derives from its contribution to the district’s significance or from its historic significance considered individually.

On the second point, the use of the word “may” in section 15300.2(f) of the Guidelines (“may cause a substantial adverse change”) indicates that the “fair argument” standard applies to whether the project may materially impair the significance of a historic resource. Under this standard, a project “may” have a significant effect on the environment if there is substantial evidence of a “reasonable probability” that it will result in a significant impact, even if other substantial evidence indicates the project will not have a significant effect. (*No Oil, Inc. v City of Los Angeles* (1974) 13 Cal.3d 68, 75, 83, n.13.) In addition, the city’s determination that there is “substantial evidence” that the project may materially impair the significance of a historic resource will be granted substantial deference by the courts. (See *Western States Petroleum Ass’n v Superior Court* (1995) 9 Cal.4th 559, 572.)

10. The Community Development Department Was Required to Determine Whether The Project Is Categorically Exempt From CEQA.

The applicant argues that the Community Development Department cannot determine that CEQA’s categorical exemption for infill development does not apply to this project because only the Planning Commission can make that determination after a hearing before the Historic Preservation Commission (HPC). (O’Neill 12/27/24, p. 7.) This argument is a non-starter because the Sausalito Municipal Code directs the Community Development Department to review applications to “determine whether or not the proposed project is subject to the California Environmental Quality Act and if so whether a negative declaration or environmental impact report must be prepared.” (See SMC §§10.50.080.B; 10.80.030.A.1, 4.)

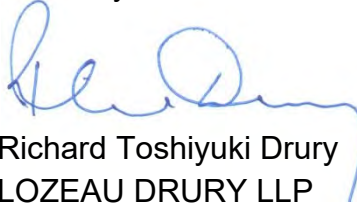
Indeed, nothing in the Sausalito Municipal Code authorizes either the HPC or the Planning Commission to make this determination in the first instance. (See SMC § 2.28.020 (Powers and Duties of HPC); Chapter 10.46 (Historic Preservation); § 10.80.060.C (HPC); § 10.80.050 (Planning Commission).)

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Save Our Sausalito Comments on
605-613 Bridgeway Project -- Consistency and CEQA Appeal
February 6, 2025
Page 10 of 10

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Drury", with a large, stylized flourish at the end.

Richard Toshiyuki Drury
LOZEAU DRURY LLP

APPENDIX 1



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June 20, 2024

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Re: Proposals to develop 605-613 Bridgeway: HAA Application for 47 units submitted on January 31, 2024; SB 35 Pre-Application for 59 units submitted on February 20, 2024; and Draft Housing Elements Programs EIR

Dear Director Phipps, Mayor Sobieski, and Honorable Members of the City Council:

I write on behalf of Save Our Sausalito ("SOS"), an organization comprised of numerous active residents of the City of Sausalito. SOS and its members are deeply concerned with a proposal to place a massive luxury condominium development in the heart of Sausalito's downtown historic district at 605-613 Bridgeway ("projects"). We provide the information below to assist city staff and governing bodies as they consider these applications. I write to follow up on my June 3, 2024, letter regarding the historic significance of the property at 605--613 Bridgeway.

SOS notes that neither the applicant for these projects nor the city have prepared a formal Historic Resources Evaluation for this property to evaluate and establish its historic significance beyond its listing in the California Register of Historical Resources (“CRHR”) as a contributing resource the Sausalito Historic District. The absence of such an evaluation has compromised all efforts to date by the applicant and the city to discuss the impacts on historic resources of these proposed projects, including the Housing Elements Programs EIR.

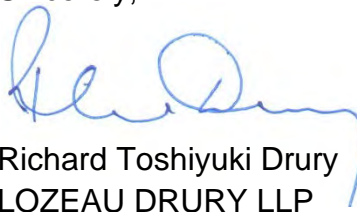
Therefore, SOS commissioned the preparation of a formal Historic Resources Evaluation (“HRE”) for the property by Connor Turnbull of Preservation Consulting. This HRE is attached as Exhibit 1.

Please note that, in addition to the property’s listing in the CRHR as a contributing resource to the Sausalito Historic District, the HRE concludes that the property is “individually significant” pursuant to criteria 1 and 2 of Public Resources Code section 5024.1(c), paragraphs (1) and (2).¹ (Ex 1, pp. 56-60.)

Please note that lead agencies have a mandatory duty to exercise their discretion to determine if a resource is historic. (Guidelines, 15064.5(a)(3) [“Generally, a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources.....” (italics added).) The word “shall” identifies “a mandatory element which all public agencies are required to follow.” (Guidelines, § 15005(a); see also, *Valley Advocates v. City of Fresno* (2008) 160 Cal.App.4th 1039, 1060, 1063.)

Thank you for your attention to this matter.

Sincerely,



Richard Toshiyuki Drury
LOZEAU DRURY LLP

¹These are the same criteria used in CEQA to determine if a property may be listed on the California Register of Historical Resources. (See Title 14, Cal. Code Regs., § 15064.5(a)(3) [“(A) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; (B) Is associated with the lives of persons important in our past; (C) 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 (D) Has yielded, or may be likely to yield, information important in prehistory or history”].)

EXHIBIT 1

Historic Resources Evaluation

APN 065-132-16 (formerly 065-132-11) /
605 & 607 Bridgeway & 611-613 Bridgeway
Sausalito, CA

June 17, 2024

Prepared for:
Lozeau Drury LLP

Submitted by:
Connor Turnbull,
Preservation Consulting
106 Summit Dr
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APN 065-132-16 / 605 & 607 Bridgeway and 611-613 Bridgeway, Sausalito
Historic Resources Evaluation

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APN 065-132-16 / 605 & 607 Bridgeway and 611-613 Bridgeway, Sausalito
Historic Resources Evaluation

I. Introduction

Purpose and Overview

This Historic Resources Evaluation (HRE) was prepared in June 2024 at the request of Lozeau and Drury LLP, to determine whether 605 & 607 Bridgeway and 611-613 Bridgeway located on APN 065-132-16 (subject property) situated within the Sausalito Downtown Historic Overlay Zoning District (Sausalito Historic District) still qualify as historic resources and district contributors under the California Environmental Quality Act or CEQA (Public Resources Code Section 21084.1 and California Code of Regulations, tit.14 § 15064.5). Under CEQA Section 15064.5, a property qualifies as an historic resource if it is “listed in, or determined to be eligible for listing in, the California Register of Historic Resources.”¹ Properties that are included in a local register are also presumed to be historic resources for the purposes of CEQA.²

In January 2024, consulting firm Preservation Architecture assembled a summary of information about 605 & 607 Bridgeway and 611-613 Bridgeway for the APN 065-132-16 parcel owner as part of the proposed “Waterstreet Condominiums” project on the site (“605 -613 Bridgeway, Sausalito Historic Resource Summary – January 26, 2024). Connor Turnbull, Preservation Consulting reviewed the report but determined that the background research was insubstantial. In May 2024, Preservation Architecture prepared an additional report (“605 -613 Bridgeway, Sausalito Historical Summary and Project Evaluation” – May 11, 2024) stating that the subject property was not listed on the California Register of Historic Places. This Historic Resources Evaluation is intended to provide a more complete set of research material in order to determine the current significance of 605 & 607 Bridgeway and 611-613 Bridgeway, part of APN 065-132-16, all located within the Sausalito Historic Overlay Zone District.

605 & 607 Bridgeway and 611-613 Bridgeway are identified as Sausalito Historic District contributors under CRHR code 2D2 (01/01/1984) within the Built Environment Resource Directory (BERD) of the California Office of Historic Preservation (OHP).³ California Historical Resource Status Code 2D2 is defined as a “Contributor to a multi-component resource determined eligible for NR by consensus through Section 106 process. Listed in the CR.”⁴ The multi-component Sausalito Historic District is eligible for the National Register under the themes: architecture, commerce, exploration/settlement, and transportation.⁵ Therefore, 605 & 607 Bridgeway and 611-613 Bridgeway are officially deemed historical resources listed in the California Register under CEQA Section 15064.5.

In addition, after undertaking more intensive research and assessing the subject properties under California Register Criteria 1-4, criteria that is based on the National Register Criteria A-D, it is

**APN 065-132-16 / 605 & 607 Bridgeway and 611-613 Bridgeway, Sausalito
Historic Resources Evaluation**

evident that 605 & 607 Bridgeway, and 611-613 Bridgeway, part of APN 065-132-16, are individually significant under Criterion A/1 (Events). APN 065-132-16 and its associated buildings are significant for their associations with early commercial development, transportation, as well as settlement of Asian-Americans and their associated businesses, in Sausalito. APN 065-132-16 has been owned as one parcel since at least 1924 and is associated with the Yee Tock Chee/Yee family/Marin Fruit Co. as well as the Hong Lee laundry/Lee family. 605 & 607 Bridgeway are directly associated with these two families and their businesses and are therefore significant under Criterion B/2 (Persons). In addition, it is also evident that 605 & 607 Bridgeway and 611-613 Bridgeway, part of APN 065-132-16, are determined to be eligible to be included in Sausalito's Noteworthy Structures and Sites list. This list is maintained by the Sausalito Historic Preservation Commission as a living document as defined in Zoning Ordinance 10.46, Historic Preservation, of the Sausalito Municipal Code.

This Historic Resources Evaluation has been undertaken per the requirements of the Sausalito Community Development Department (CDD). The City of Sausalito requires that an Historic Resource Evaluation be prepared by an individual that meets the Professional Qualification Standards as used by the National Park Service, Secretary of the Interior, and as published in the Code of Federal Regulations. Connor Ishiguro Turnbull of Connor Turnbull, Preservation Consulting, the preparer of this Historic Resources Evaluation for APN 065-132-16, qualifies under the Secretary of the Interior's Standards Professional Qualification Standards for History and Architectural History.

This Historic Resources Evaluation for parcel APN 065-132-16 provides as detailed a history as possible of the subject property, including the buildings currently numbered 605 & 607 Bridgeway and 611-613 Bridgeway, associated people and events, a description of the architectural character, and the neighborhood context including the Sausalito Downtown Historic Overlay Zoning District. As will be discussed in this report, the address and parcel numbers have changed over time.⁶ Street address changes include: 605 Bridgeway was 777 Water Street, 607 Bridgeway was 783 & 785 Water Street, 611 Bridgeway was 801 Water Street, and 613 Bridgeway was 803 Water Street. The parcel number changes include lots 14, 15, 16, 17, J, K and L became APN 065-132-11, which then became APN 065-132-16.

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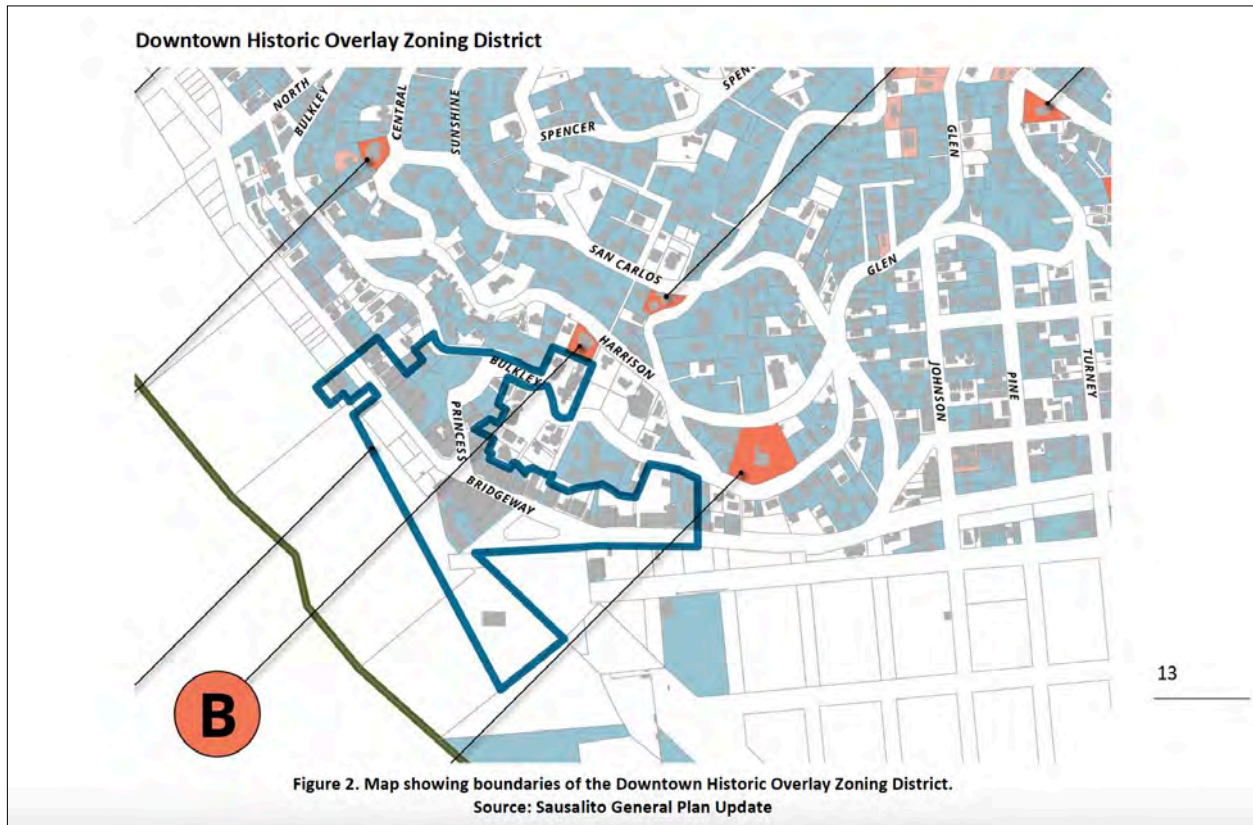


Figure 2: Turnbull screenshot May 18, 2024, blue outline is the historic district boundary (Sausalito Citywide Historic Context Statement)

APN 065-132-16 is included in the Sausalito Downtown Historic Overlay Zoning District, and 605 & 607 Bridgeway and 611-613 Bridgeway, are identified in the Built Environment Resource Directory (BERD) with California Register Status Code “2D2.” The BERD shows that the subject properties were first identified in 1/1/1981 under code 2D which defines them as a “Contributor to a district determined eligible for the NR by the Keeper. Listed in the CR” but also lists the 1/1/1984 code 2D2 listed which defines them as a “Contributor to a multi-component resource determined eligible for NR by consensus through Section 106 process. Listed in the CR.”⁹ The BERD is a list of “resources in the Office of Historic Preservation’s (OHP) inventory” and in the BERD, “The OHP uses status codes to indicate whether resources have been evaluated as eligible under certain criteria or not.”¹⁰

Other than identification as District Contributors, 605 & 607 Bridgeway and 611-613 Bridgeway are not currently listed in the City of Sausalito’s Noteworthy Structures and Sites, nor in the City of Sausalito Local Historic Landmarks. The subject property is directly adjacent to identified historical and archaeological resources. The list of adjacent district historic resources is included in the Appendix.

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Research of registers included:

- National Register of Historic Places
- California Register of Historical Resources
- City of Sausalito Local Historic Landmarks
- City of Sausalito List of Noteworthy Structures and Sites

APN 065-132-16 is located adjacent to the 2021 General Plan of Sausalito Archeological Sensitivity Zones. The closest Archeological Sensitivity Zone to the subject property is Zone 1 that runs along the Sausalito waterfront from the south end of the main downtown area to the south end of the Sausalito waterfront (Figure 3). The first survey of Miwok sites in the Bay Area and Sausalito was done by N.C. Nelson in 1909.¹¹ (see Appendix for map) Nelson identified shell mound sites in what is now Sausalito and located them along the original waterfront which is roughly aligned with the path of Bridgeway.

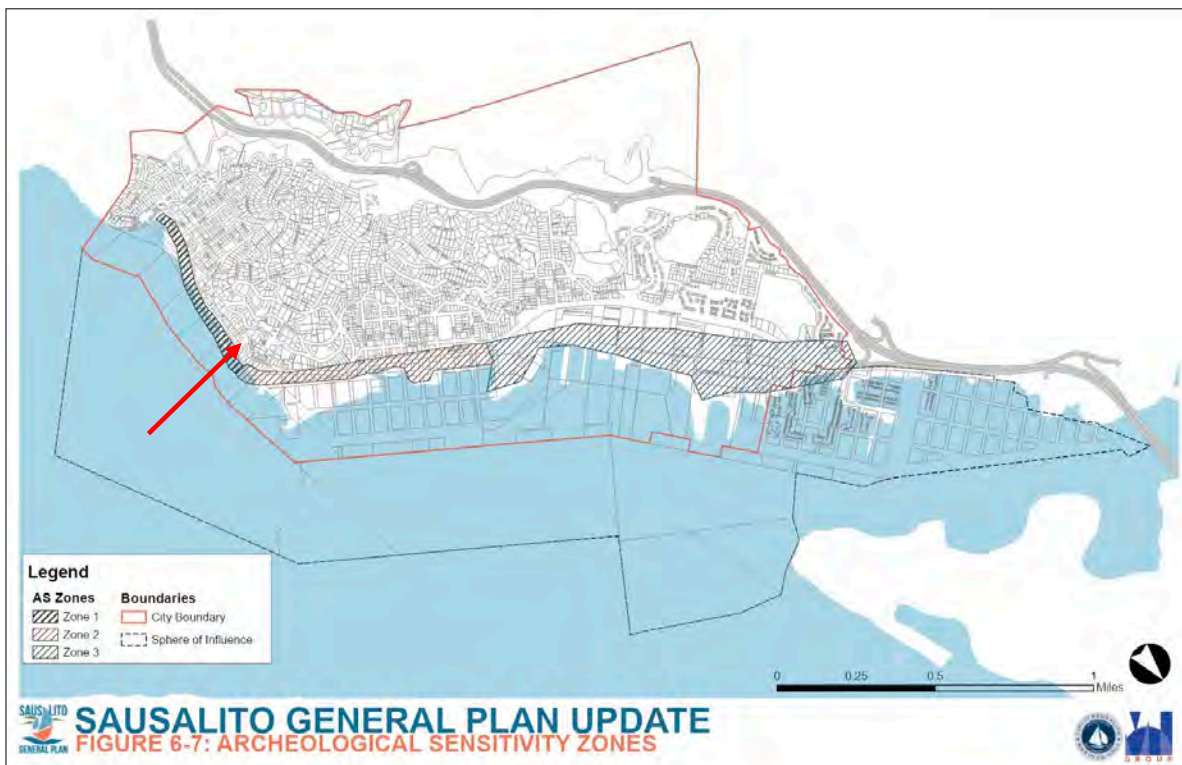


Figure 3: Sensitivity Zones, red arrow indicates parcel (City of Sausalito General Plan, 2021)

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Methodology

The methodological approach for this Historic Resources Evaluation consisted of a site visit in April 2024 to examine APN 065-132-16 and its vicinity. During the visit the buildings on the site were assessed from the exterior for their architectural character and their place in the development of the neighborhood context. Connor Turnbull, Preservation Consulting utilized The Sausalito Citywide Historic Context Statement, completed by VerPlanck Historic Preservation Consulting (approved and adopted by the Sausalito City Council on September 20, 2022).¹² It provided the foundation for the Sausalito context, its evolution, architectural typology, notable people and events, and its regulatory framework.

Permits and other residential records scanned by the Sausalito Community Development Department were available for the subject property and the adjacent buildings. Research undertaken at the Sausalito Historical Society included the original 1980 historic resource inventory forms that formed the basis for the 1981 Sausalito Downtown Historic Overlay District, as well as tax assessment records, block books and a plat map book. Additional Sausalito Historical Society research included City Directories, historic photos and maps, biographical files, and subject folders or binders. Supplemental research was undertaken at the Anne T. Kent California Room and the Marin History Museum. Online resources included the University of California Riverside California Digital Newspaper Collection, newspapers.com, ancestry.com, Federal Census records, Great Register of Voters, aerial photographs in the University of California Santa Barbara Geospatial collection, San Francisco Public Library digitized Sanborn Fire Insurance Maps, and the 1909 N.C. Nelson shellmound map. All remaining sources came from the in-house library of Connor Turnbull, Preservation Consulting, including the 1983 Jack Tracy book *Sausalito: Moments in Time*.¹³

II. Site Context – Downtown Sausalito¹⁴

The following historic context information is extracted from the Sausalito Citywide Historic Context Statement completed in October 2022 by VerPlanck Historic Preservation Consulting. The following includes selections that relate to the subject parcel and Sausalito’s Downtown Historic Overlay Zoning District.

Sausalito Land & Ferry Company

The Sausalito Land & Ferry Company (SL&F Co.) was a partnership of 19 San Francisco businessmen founded in 1869 to market Sausalito as a residential suburb of San Francisco. After purchasing 1,164 acres of land from Samuel Throckmorton et al for \$440,000, the consortium commissioned a survey of its landholdings, an area encompassing virtually all of modern-day Sausalito aside from Old Town, which still belonged to Charles T. Botts. The tract also included

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what are now the unincorporated communities of Marin City and Tamalpais Junction.¹⁵ The survey resulted in a hybrid subdivision plan consisting of curvilinear lanes terracing up the steep hillsides of The Hill and a conventional gridiron street plan in the valleys and along the waterfront. The gridiron plan also extended out into the shallow tidal flats of Richardson's Bay, creating a large number of "water lots." The survey map shows the future city of Sausalito in striking detail. The map identifies locations of many natural features, including streams and natural springs, oak groves, and peaks. The map also shows the boundaries of each parcel, its acreage, any buildings on it, as well as the names given to the major valleys, including "Turney Valley" (New Town), "Woodward Valley" (Spring Street Valley), and "Leaside" (Nevada Street Valley).

Rail Service Comes to Sausalito

What Sausalito needed was a railroad. In 1872, there was much excitement stemming from the Central Pacific's announcement that it planned to build its transcontinental railroad terminus in Sausalito. Unfortunately for local landowners, the Central Pacific soon decided to keep Oakland as its terminus. In 1871, the newly founded North Pacific Coast Railroad (NPCRR) began planning a narrow-gauge line from Point San Quentin to the redwood stands of Sonoma and Mendocino counties. The directors of the SL&F Co. saw their chance and donated 30 acres along the waterfront to the fledgling railroad, along with the company's ferry boat.¹⁶ Construction on the new line began in 1873 simultaneously in Tomales and Sausalito. Workers built a wooden trestle across Richardson's Bay from Strawberry Point to Alameda Point (later called Pine Hill Station) in Sausalito, approximately where Nevada Street and Bridgeway intersect today.¹⁷ The line between Tomales and Sausalito was completed in 1874, and on January 7, 1875, the first train entered Sausalito, stopping at a new wharf built just north of the SL & F Co. wharf at Princess and Water Streets.

As discussed above, most of Sausalito's downtown was destroyed in the 1893 fire. Those buildings that survived the fire are nearly all heavily altered structures that bear little resemblance to their original design. However, there are several intact commercial buildings that pre-date the fire in Downtown, Old Town, New Town, and Spring Street Valley. Most are simple, woodframe, rustic-clad structures, though brick was occasionally also used. Ornament was rarely employed for what was then thought to be a utilitarian building type. A good example is the very modest gable-roofed, folk/vernacular commercial building at 19 Princess Street in Downtown. This building, long home to the Sausalito Salvage Shop, is one of the oldest surviving commercial buildings in Sausalito, likely dating to the early 1890s.¹⁸ The building was originally shingled and it housed a variety of businesses during the late nineteenth and early twentieth centuries, including hay, wood, and coal dealers. Though the exterior has been restored, it still retains the bulk of its character-defining features, including its front-facing gable-roof, raking

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cornice, simple fenestration pattern, and no applied ornament. Its next-door neighbor at 21 Princess Street is very similar. Both buildings are contributors to the Downtown Historic Overlay District.

North Pacific Coast Railroad

The growth of commerce and industry in Sausalito after 1900 was mainly due to its central location and its good railroad and ferry connections. As previously discussed, Sausalito had become the primary gateway from San Francisco to Marin County and the vast “Redwood Empire” to the north. Seeking to capitalize on this business, as well as the growing number of commuters traveling between San Francisco and the suburban cottages/weekend retreats that were springing up in Mill Valley, Corte Madera, and Larkspur, the NPCRR rebuilt its rail and ferry terminal in Sausalito in the early 1900s. The new facility consisted of a combination freight and passenger depot capable of accommodating four trains at one time. In 1902, the North Shore Railroad (later renamed the Northwestern Pacific), a subsidiary of the Southern Pacific, bought out the North Pacific Coast Railroad and rebuilt the Sausalito terminal, increasing the number of ferry slips to three. The company also built a new Neoclassical Revival-style freight and passenger depot.¹⁹ In addition, the railroad began filling “water lots” at the foot of Spring Street to make way for a sprawling new maintenance facility, which by 1909 consisted of an electrical shop, two roundhouses, a machine shop, a blacksmith shop, and various other structures. None of these railroad buildings or structures exist today, having all been demolished after World War II.

Sausalito’s Demographics in 1900

The expansion of railroad operations in Sausalito between 1893 and World War I ushered in a period of tremendous growth in the traditionally working-class enclaves of Old Town, New Town, and Spring Street Valley. Previously unsold lots in all three neighborhoods were bought by workers employed in local industries, including the railroad, ferries, lumber yards, and food processing plants. An examination of the 1900 U.S. Census schedules for Sausalito reveals a town inhabited by a diverse mix of nationalities, including people of Portuguese, Irish, Italian, Swedish, Swiss, German, Austrian, English, Scottish, Greek, and Chinese descent. The Hill remained largely Anglo-American and English, and Spring Street Valley mainly Portuguese, but the rest of Sausalito’s neighborhoods were actually well-integrated. Old Town was mainly inhabited by native-born Anglo-Americans and New Town had many people of Irish, Portuguese, and Italian descent.²⁰

Post-1906 Building Boom

With a steady supply of water finally assured and various civic improvements underway, Sausalito experienced its first sustained building boom in the years between the 1906 Earthquake and

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World War I. This building boom was caused in part by a growing number of San Francisco residents who had moved to Sausalito after the 1906 disaster, with some commuting to the city via ferry.. Between 1900 and 1910, Sausalito's population grew from 1,628 to 2,380. An article in the March 25, 1911 *San Francisco Call* described several important public and private buildings under construction in Sausalito in that year. The article stated that more "fine residences have been built here during the last six or eight months than in the same number of years before."²¹

1920s-era Building Boom

Sausalito's population grew by 877 during the 1920s, reaching 3,667 in 1930.²² During this period residents applied for 215 building permits, in comparison with the 125 building permits granted between 1910 and 1920.²³ The 1920s-era building boom was in part a nationwide phenomenon, fueled by cheap credit and optimism that the prosperity of the "Roaring Twenties" would continue forever. Other factors included the ongoing suburbanization of southeastern Marin County. Although private automobiles had made an appearance in Sausalito as early as 1902, they remained a plaything of the rich until the early 1920s, when falling prices made them affordable to a much wider sector of society. By the 1920s, autos had actually become a nuisance in Sausalito. Congestion became especially bad following the opening of the Golden Gate Ferry Company in 1922, which carried passengers' autos (located across the street from the subject property on Water Street). By the mid-1920s, especially on weekends, Water Street was gridlocked. Another factor was that periodic fare wars between the Golden Gate Ferry Company and the Northwestern Pacific was making auto commuting to San Francisco affordable and easy for many Marinites.²⁴ Increasing automobile ownership decoupled housing from having to be within walking distance of transit, making remote and steeper hillside lots increasingly desirable for residential development.

Downtown Sausalito, mostly built-out after the 1906 Earthquake, still had several vacant lots remaining north of El Monte Lane, and also several south of Princess Street. Nearly all of the commercial buildings constructed on these lots during the 1920s were built of modern reinforced-concrete. In contrast to earlier brick or wood frame buildings, concrete was relatively inexpensive and required less skilled labor. It was also more durable and could carry heavier loads, making it perfect for garages and industrial buildings. With the influx of automobiles in the 1920s, it soon became apparent that Sausalito needed a place to store them.

The Depression

The Depression hit Sausalito very hard. Its population actually dropped slightly, from 3,667 in 1930 to 3,540 in 1940. Meanwhile, during the same period the number of building permits plummeted from 215 to 72. Much of the new construction during the Depression consisted of additions to existing structures or accessory dwelling units. In addition, there were several infill

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projects in Old Town and New Town, as well as a few houses constructed in the newly urbanizing area above New Town. Stylistically speaking, most buildings constructed during the 1930s were either utilitarian or finished in a nondescript version of the Mediterranean style. Despite the “dull times” in Sausalito, major changes were just around the corner with the planning and the construction of various public works projects, including the Golden Gate Bridge.

Historic Context Statement -Pertinent Periods of Significance

Sausalito’s Incorporation to the Golden Gate Bridge (1893-1945)

The period between 1893 and 1937 encompasses nearly a third of Sausalito’s recorded history, beginning with incorporation and culminating with the construction of the Golden Gate Bridge...This period encompasses the reconstruction of Downtown following the fire of 1893, as well as the continued growth of the town’s traditionally working-class neighborhoods of Old Town, New Town, and Spring Street Valley. During this time, The Hill continued to remain much as it had before 1893, an enclave of estates belonging to wealthy Anglo-Americans and English expatriates.

Initially most of the commercial buildings constructed after the 1893 fire were not that different from their predecessors. Indeed, most were of wood frame construction, two or three-stories in height, and designed in popular Late Victorian stylistic modes, including the Stick/Eastlake and Queen Anne styles.

Golden Gate Bridge, Redwood Highway, and World War II (1937-1945)

This period, bracketed by the opening of the Golden Gate Bridge in 1937 and the end of World War II, is vastly shorter than the period that comes before it, but that is because so many more changes – both physical and social – came to Sausalito in those eight years than during the preceding 44 years. During this brief period of eight years, Sausalito’s importance as a transit node began to erode, especially following the opening of the Golden Gate Bridge and the resulting demise of passenger railroad and ferry service. In 1941, the U.S. entry into World War II resulted in even bigger changes. Sausalito’s strategic location just inside the Golden Gate, as well as its long stretches of underutilized waterfront and good rail connections to the rest of the United States, resulted in the small city being chosen as the location of one of 18 “Emergency Shipyards” funded by the U.S. Maritime Commission...Societal changes also accelerated; during this period the city’s population doubled, causing many native-born and long-time residents to feel besieged in their own town, as thousands of outsiders flocked to Sausalito.

Several changes were made to local roads in anticipation of the Golden Gate Bridge. Chief among them was a new two-lane highway between Waldo Point and San Carlos Avenue. This

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highway, which would serve as the “business” alignment of the Redwood Highway, paralleled the Northwestern Pacific Railroad tracks from the northern city limits to San Carlos Avenue. At San Carlos Avenue the new highway joined Water Street, forming a continuous link between Waldo Point and the Sausalito Lateral, then under construction through Fort Baker. The construction of the new highway resulted in the condemnation and demolition of most of the remaining industrial properties along the waterfront. Completed in 1936, the business segment of the Redwood Highway was soon renamed Bridgeway Boulevard. In 1938, the name was simply shortened to “Bridgeway.”²⁵

Commercial Development (1946-1975)

Commercial development, especially hotels, accelerated as tourism began to supplant more traditional economic sectors, including fishing and boatbuilding. Though tourism had long been an element of Sausalito’s economy, it was not until after World War II that mass tourism, fueled by inexpensive jet travel and postwar affluence, began to increase. Before the war, most visitors to Sausalito were local residents (mainly San Franciscans) on day trips or longer-term visitors staying “for the season” at the exclusive Alta Mira Hotel or at a few other smaller hotels and guesthouses on The Hill. After the war, increasing numbers of tourists (both domestic and foreign) began to hear about Sausalito. By the early 1960s, motor coaches on their way back from Muir Woods began dropping off tourists in Downtown Sausalito for lunch. To meet the growing demand for accommodations and other services, developers planned several new hotels and restaurants for the waterfront. Meanwhile, commercial property owners began raising rents on long-time businesses to take advantage of the higher rents paid by owners of galleries and souvenir shops.²⁶

The adoption of the 1961 National Housing Act, which allowed the Federal Housing Administration to insure mortgages on condominiums, played a significant part in encouraging this type of construction. However, in Sausalito, it was the growing scarcity of buildable land that led to the increasing popularity of condominiums. Sausalito’s first condominium project was the 60-unit Côte d’Azur project at 100 South Street in Old Town. Constructed in 1962-3 on the south side of Shelter Cove, the controversial project shocked many Sausalitans, some of whom thought that the development was out-of-scale and a visual intrusion on the working waterfront. Indeed, this project, as well as another one built on the site of the former Nunes Brothers Boat Yard (also on Shelter Cove), galvanized the “slow growth” movement. Over the next few years, Sausalitans successfully resisted several large-scale projects, including several condominium, apartment, and luxury hotel projects.²⁷ Other causes included open space preservation, saving Richardson’s Bay from fill, and protecting views and waterfront access.

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The near-continual volunteer efforts needed to keep Sausalito's waterfront free from commercial development compelled the City Council to pass a three-year moratorium on all new waterfront development on August 17, 1964. Designed to buy time before the anticipated passage of the McAteer-Petris Act in 1965 (the enabling legislation behind BCDC), in the short term the moratorium blocked a proposal by Sausalito Properties, Inc. to build a \$10,000,000 hotel, yacht harbor, and condominium project on 42-acres near the Napa Street Pier.²⁸

The only significant new buildings to be constructed Downtown during the 1950s and 1960s were the Sausalito Medical-Dental Building at 763-71 Bridgeway (1960); and the Inn Above Tide at 30 El Portal Street (1962). The Medical-Dental Building was designed by John G. Kelley in a modern vocabulary. The Inn Above Tide was originally constructed as an apartment building and later converted into a hotel. It is designed in the Third Bay Region Tradition influenced by the contemporary work of Sea Ranch architects Moore Lyndon Turnbull Whitaker (MLTW).

Commercial and Industrial Development in Downtown Sausalito (1874-1941)

The arrival of the North Pacific Coast Railroad in 1874 and the consequent construction of a rail yard and ferry terminal along the waterfront led to the development of Sausalito's Downtown commercial district. This most "urban" part of Sausalito, which largely consists of Victorian and Edwardian-era commercial blocks and hotels, was partially destroyed by fire in 1893. After its reconstruction, Downtown became the administrative as well as the commercial heart of Sausalito until city government moved to New Town in the 1970s. Many buildings in Sausalito's Downtown Historic Overlay Zoning District date from this period. Boatbuilding, Sausalito's best-known traditional industry, occurred along the waterfront to the south and north of Downtown, though little remains of this industry in these areas.

Gateway to the North –Sausalito as Regional Transit Hub (1874-1941)

Ever since the establishment of regular ferry service between Sausalito and San Francisco in 1874, Sausalito became the primary transit node for travelers journeying between San Francisco and Marin and the North Coast. Downtown Sausalito remained the primary nexus of waterborne and rail transit until the opening of the Golden Gate Bridge in 1937, which led to the discontinuation of both passenger rail and ferry service in 1941. Until World War II, Sausalito was the primary transit hub for tourists, day trippers, and an increasing number of commuters living in the growing suburban communities of Marin County. Although ferry service was eventually restored after World War II, but very little physical fabric remains of Sausalito's historic transit infrastructure.

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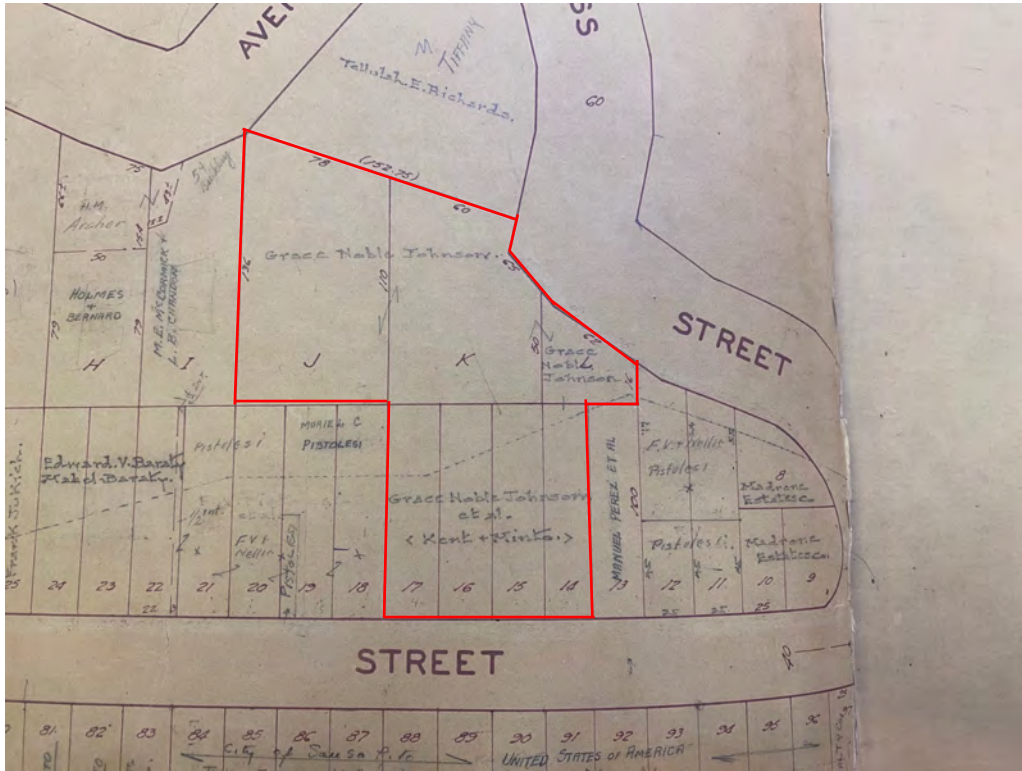


Figure 4: red outline shows current parcel 065-132-16 (Sausalito Historical Association collection, Block Book, photo by Turnbull)

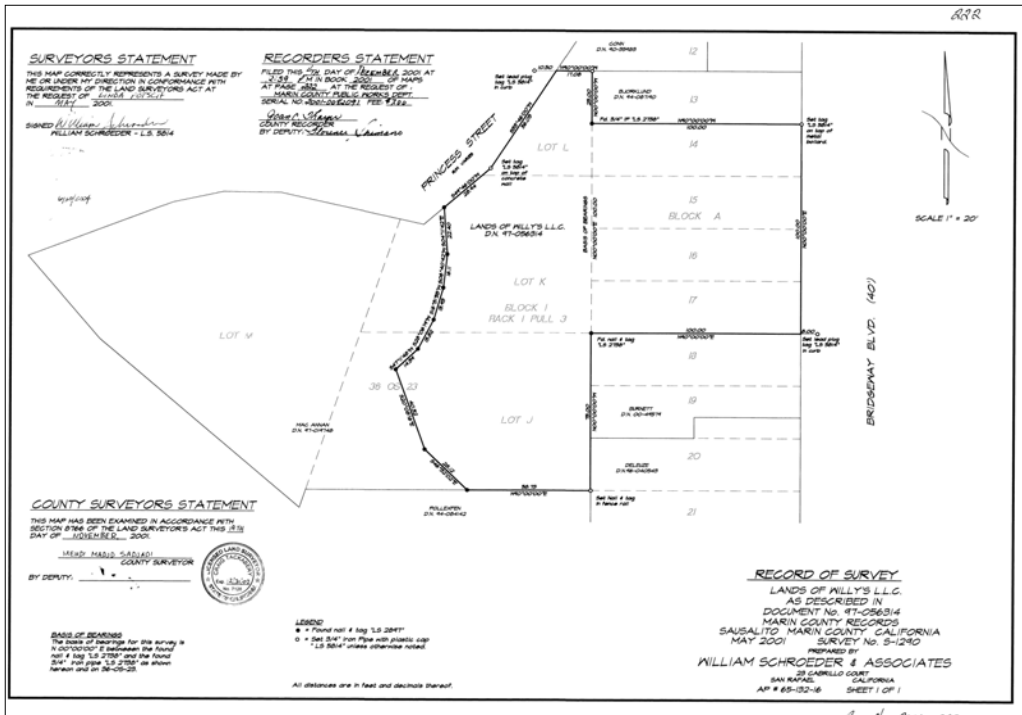
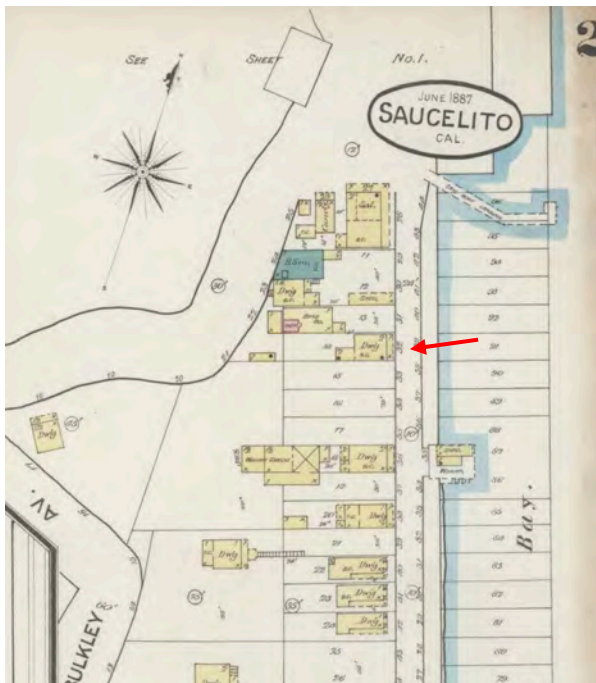


Figure 5: APN 065-132-16 (marinmap.org)

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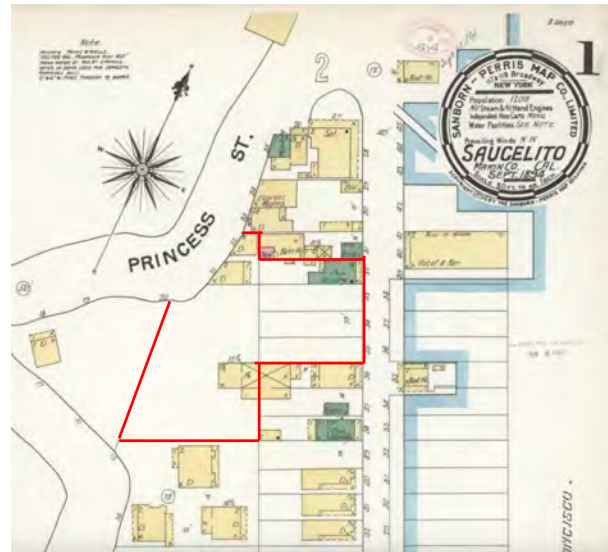
III. Parcel History

The subject parcel, APN 065-132-16, is comprised of lots 14-17 of “Block “A, and lots J-K-L Block “1” of the Saucelito Land & Ferry Co., Map C. The 1887 Sanborn Fire Insurance Map identifies each individual lot. Lot 14 contains a two-story, wood frame dwelling with a one-story porch. This building also appears in an early Water Street photograph in the book *Sausalito: Moments in Time* by Jack Tracy (Figures 6-8). Lots 15-17 are vacant. Lot L that abuts Princess Street contains two one-story, wood frame buildings. Lot J and K are mostly vacant except for the one-and-a-half story rear wagon shed of a two-story dwelling located on Lot 18 (note: J and K are not shown as separate lots in the Sanborn Map). The 1891 Sanborn map is the same except that lot L shows two, two-story wood frame dwellings both aligned with Princess Street. In the 1894 Sanborn map (Figure 10), the two-story, wood frame dwelling on lot 14 is identified as a “Chinese Laundry”, the color green indicates some specialized treatment of its cladding with one-story wood porches on the front and back of the laundry. Nothing appears differently in parcel on the 1901 Sanborn map.

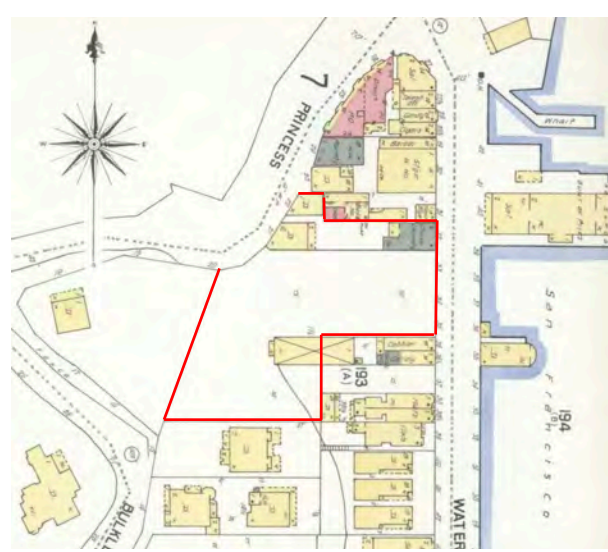
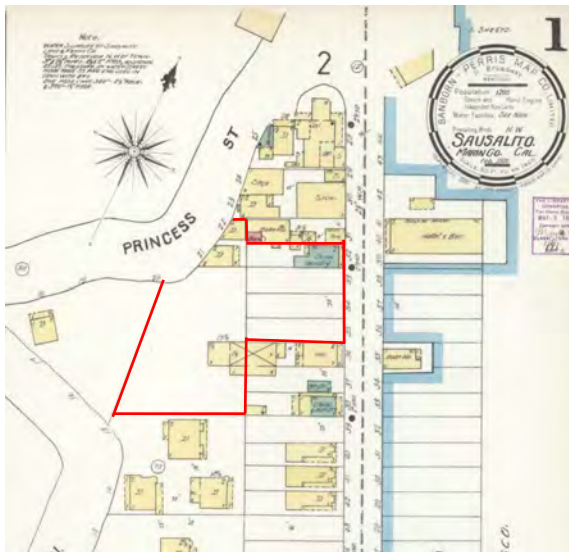


Figures 6-8: 1887 Sanborn map, CTPC edit (loc.gov); (upper right) Water Street, looking south, c.1887 and (lower right) view towards Water Street (Edwin Long collection, Sausalito Historical Society), arrows indicate lot 14 and the dwelling that became Hong Lee Laundry.

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Figures 9 & 10: 1891 Sanborn (left) and 1894 Sanborn (right), Turnbull edit (loc.gov)

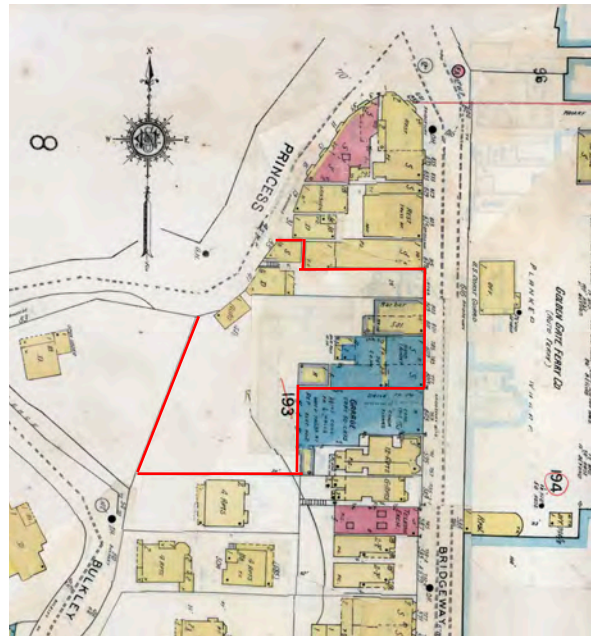
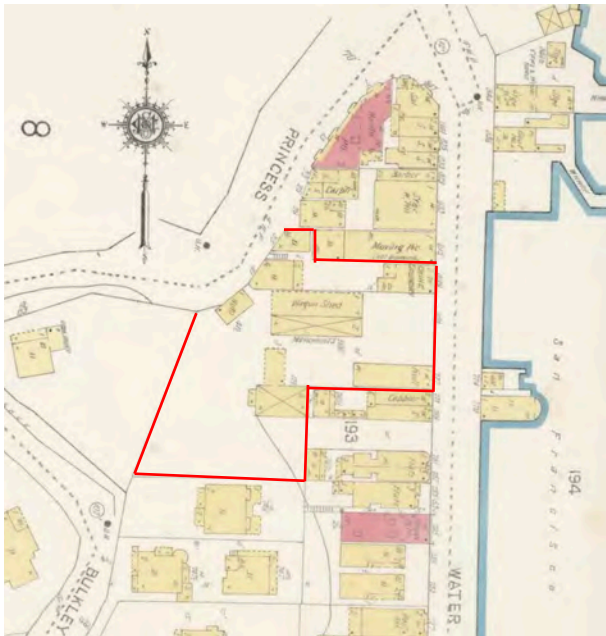


Figures 11 & 12: 1901 Sanborn (left) and 1909 Sanborn (right), Turnbull edit (loc.gov)

In the 1909 Sanborn map, lots 15-17, and lots J-K are shown as one area. The dwelling on the neighboring lot 18 appears gone and a “cobble” and “candy” store occupy a two-story, two-store wood frame building. A rectangular, one-story, large wood stable behind the stores extends into the subject parcel’s lots J-K. At the north edge of the parcel, lot 14 still shows the Chinese laundry but the lot is combined with lot L but the two wood frame dwellings are still on Princess Street (Figure 12).

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A June 1912 *Sausalito News* article announces the lease of a portion of lot 14 from H.H. Noble to L.R. Doucet to erect a horse stable.²⁹ And in an August 1913 *Sausalito News* article it states that, “A frame building is being erected on the Noble lot next to the Japanese shoemaker for a Chinese fruit store.”³⁰ The 1919 Sanborn map shows the wood frame, one-story, rectangular “fruit” building with the address 777 Water Street (Figure 13). The building features wood shake roofing and also an open-sided, one-story, wooden shed at the rear. A rectangular, two-story, wood frame “merchant’s stable” with the address 801 ½ abuts a one-story wood frame “Wagon Shed” in the area of lot K towards the rear of the subject parcel. The Wagon Shed address appears along Water Street in the vicinity of lot 15 as “801.” A one-story wood frame “Auto” shed also appears on this map along Princess Street and shows the address number 41 ½. It belongs to one of the two c. 1891 wood frame dwellings, number 41, seen on earlier Sanborn maps. The Wagon Shed and Dwelling number 41 also abut. The other Princess Street c.1891 dwelling is number 35. The Chinese laundry on lot 14 is shown on the 1919 Sanborn map as “809” Water Street and appears as a two-story, wood frame, L-shaped building, with a one-story wood porch in the interior corner of the L-shaped plan. The neighboring lot 13 contains a “Moving Pic.” theatre and a rear wood frame dwelling. The theatre (now 621 Bridgeway) was constructed in 1910 and was briefly known as the “Swastika Theater.”



Figures 13 & 14: 1919 Sanborn (left) and 1945 Sanborn (right), Turnbull edit (loc.gov)

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Between the 1919 Sanborn map and the next available Sanborn dated 1945, historical newspaper records, Sausalito Historical Society records, and the City of Sausalito records indicate changes to the parcel. In this period after WWI and up to the end of WWII, the wood frame Chinese laundry on lot 14, and the wood wagon shed and stables on lots J-K were demolished. A May 1929 *Sausalito News* states that building inspector A.J. Buckley calls for “the old ramshackle horse stable in the back of the Chinese laundry on Water Street-now used as a garage for eleven cars but still containing hay in the loft-should be torn down.”³¹ The City of Sausalito also passed Ordinance 317 which states that, “All old buildings or structures situate within the town of Sausalito, and which are dilapidated beyond repair, to be public nuisances, and provided for the abatement of such nuisances.”³² In a 1931 aerial photograph from the University of Santa Barbara Geospatial collection, the 777 Water Street store is extant on lot 17, as well as the Chinese laundry on lot 14 with an ancillary building to the rear. 801-803 Water Street (611-613 Bridgeway) is also visible on lot 15, with a rectangular ancillary structure to the rear on lot J-K-L (the trace footprint of this ancillary building is visible in the later 1945 Sanborn). The Chinese laundry was removed not soon after this aerial was taken. In a July 1931 *Sausalito News* article titled “Removing Firetrap” it was announced that:

*The Chinese laundry on Water Street opposite the Golden Gate ferry landing will be torn down and a reinforced concrete building of one-story will take its place. A building permit was issued this week to Thomas Kent and W. Robert Miller for the new building, which will cost \$5000. The building will be used for a grocery store and a laundry.*³³

The grocery and laundry are presumed to be the Marin Fruit Co. grocery business at 777 Water Street (now 605 Bridgeway) and the Chong Lee laundry at 783 & 785 Water Street (607 Bridgeway).³⁴ The Kent & Minto office was located nearby at 935 Water Street in a 1925 advertisement.³⁵

In the years between 1919 and 1945, the one-story, wood frame with metal siding, two-store building at 801-803 Water Street (now 611-613 Bridgeway) appears in *Sausalito News* advertisements from 1927 - Carlisle Sandwich shop (801 Water Street) and the “new” Delux Barber Shop (803 Water Street).³⁶ The Sausalito Historical Society’s collection of 1924 Tax Assessment records includes 809 Water Street (Chinese laundry and residence), 801 Water Street (Barn and Auto shed), 777 Water Street (fruit store and residence) (see full sheets in the Appendix). The 1928 Tax Assessment records in the Marin History Museum collection includes lots 14-17, Block A, as well as lots J-K-L, Block 1 of the Saucelito Land and Ferry Company, Map C. All the lots are still owned by Grace Noble Johnson et al (Kent & Minto) and each lot features a building. The footprint is drawn on each sheet, along with other detailed information. The following information is extracted from the Assessor’s sheets (See full sheets in the Appendix):

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Lot 14 (constructed c.1898): two-story, wood frame building with wood siding - laundry (ground floor), four-room residence (2nd floor).

Lot 15 (constructed 1925): one-story, wood frame, stucco front and sheet metal siding on side elevations – Stores.

Lot 16 (constructed n.d.): one-story, wood frame, board & batten siding – Auto and adjacent open shed.

Lot 17 (constructed 1912): one-story, wood frame, gable roof with shingle cladding, wood siding – Store; Ancillary buildings - auto building & shed building.

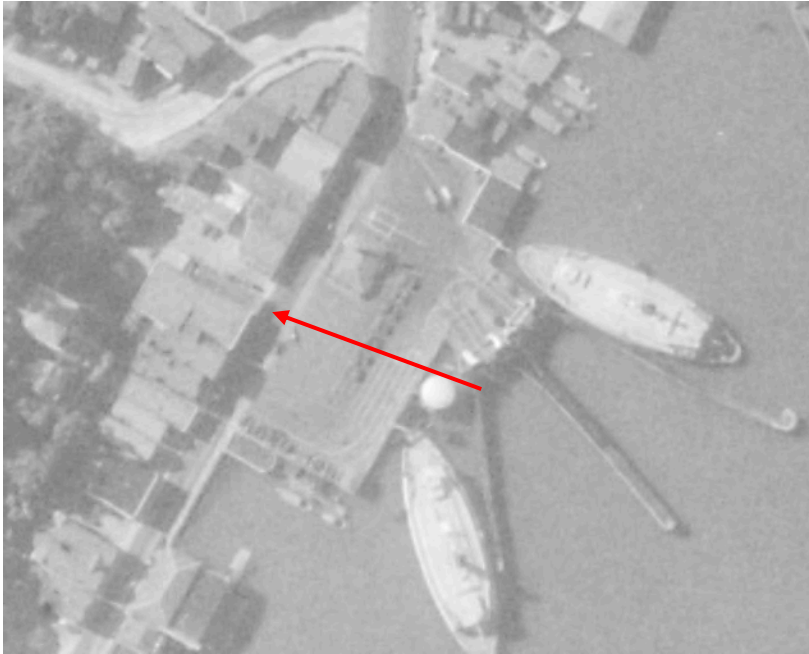
Lot J-K-L, Lot K (constructed c.1883): one-and-a-half story with basement, wood frame, gable roof with shakes, dwelling – tea room (1st floor), three-room residence (upper floor); Ancillary building – three car garage

Lot J-K-L, Lot L (constructed n.d.): one-story with basement, wood frame, shingle siding, gable roof with shingles, three room dwelling.

In 1936, to acknowledge the new Golden Gate Bridge, Water Street became Bridgeway. In the Sanborn map the concrete building containing the stores at 605 Bridgeway (former 777 Water Street) and 607 Bridgeway (former 783 & 785 Water Street) is visible. The stores are both one story at the street with two stories from the middle of the building to the rear. 605 Bridgeway (777 Water Street) has a longer footprint. A wood frame “Auto” building with metal cladding appears directly to the rear of 605 Bridgeway (777 Water Street). 607 Bridgeway (783 & 785 Water Street) is called out as a “hand laundry” and a one-story, wood frame with metal cladding space (boiler) abuts the rear elevation. On the Sanborn map, all windows are indicated as steel sash, at both floors. The adjacent one-story, wood frame 611 Bridgeway (801 Water Street) and 613 Bridgeway (803 Water Street) are extant. 611 Bridgeway is identified as a “Saloon” and 613 Bridgeway as a “Barber.” 611 Bridgeway also has a small room at the rear. The 1945 Sanborn also shows that between 1919 and 1945 two long rectangular wood auto sheds were constructed after 1919 on lots J-K but were demolished by 1945. Also, on lots J-K-L, the two, wood frame dwellings and the auto building are extant along Princess Street. However, in the 1955 Sanborn map, the Princess Street dwellings and auto are non-extant. All other buildings on the subject parcel are the same in 1955 as in 1945.

No Sanborn maps exist after 1955 but aerial and neighborhood photographs, as well as newspapers, directories, and City of Sausalito permit records (1950-present) provide insights into the subject parcel from the 1950s to the present. 1931, 1952, c.1955, 1965, and 1968 aerial photos indicate that the area behind the Bridgeway stores remained undeveloped after the demolition of the sheds. From the 1950s onwards many cars are visibly parked in that space. The building footprints do not appear to change, and no additional stories have been added. There have been several attempts to develop the parcel since the early 1960s but none have gone forward due to resistance by the community or the City of Sausalito.

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Figures 15: 1931 aerial, Turnbull crop. The Golden Gate Ferry is active. The 1913 Marin Fruit Co. store at 777 Water St. visible (red arrow), and 801 & 803 Water Street, as is the Hong Lee Laundry building at 809 Water Street (UC Santa Barbara Geospatial collection)



Figure 16: 1947 aerial, Turnbull crop – the 777 Water Street wood frame building is replaced with 605 & 607 Bridgeway (red arrow); the 609 Water Street Chinese laundry building is gone in 1947 and 611-613 Bridgeway is visible (yellow arrow) (UC Santa Barbara Geospatial collection)

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Figures 17 (left): 1955 Sanborn (updated from 1919), Turnbull crop (Sausalito Historical Society)

Figure 18 (right): 1965 aerial, Turnbull crop (UC Santa Barbara Geospatial collection)

In 1961, the Kennedy administration passed the Housing Act to promote low-interest rental housing loans. In 1962, Stanley P. Berney attempted to develop the property as the “Sausalito Arms and Arcade” which was intended as a mixed-use project - professional and medical offices combined with apartments and parking access from Princess Street. The project was taken up by the subsequent owner Charles Mead in 1963. A letter in 1979 from the Sausalito City Council indicates that there was a continued effort to develop the parcel. In 1979 the five co-owners of Ondine Enterprises, also owners of Ondine Restaurant, began the process to develop the subject parcel into the “Sausalito Inn.”³⁷ There was vigorous community pushback when the development project was formally submitted. Part of the resistance came from Ronald MacAnnan, who owned the building where Ondine restaurant was located. The development was called Princess Properties. After the failure to develop the site, Ronald MacAnnan purchased the Princess Properties.³⁸ In 1997 Ronald MacAnnan and his co-owner and wife Carol MacAnnan attempted to develop the parking space at the rear of APN 065-132-16 but did not succeed.³⁹

In the ensuing years after the departure of the Marin Fruit Co. and the Chong Lee laundry, various businesses have occupied the four storefronts. The main issue that has come up in City of Sausalito building records are signage, particularly in reference to the parking at the rear of the parcel. A 1993 proposal to change the siding, roof, and rear of 611-613 Bridgeway by Ronald MacAnnan and his architect Edmund Heine was rejected by the City of Sausalito. In a letter to

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Heine, it states that, “staff has reviewed the submitted revisions dated February 11, 1993 and conducted a site investigation in response to your request...staff has determined that the project would result in a considerable exterior renovation to the structure, visible from the commercial and residential areas along Princess Street, and the requirement for HLB and DRB approval cannot be waived.”⁴⁰ HLB refers the Historic Landmarks Board, the prior name to the current Historic Landmarks Commission, and DRB refers to the Design Review Board.

IV. Building and Property Description / Construction History

Parcel Description (APN 065-132-16)

The subject property consists of the large parcel APN 065-132-16 that includes two buildings 605-607 Bridgeway and 611-613 Bridgeway and associated ancillary structures; a surfaced driveway and parking area to the north and rear of the buildings; and a portion of the hillside on the western edge, including the Princess Street retaining wall. The parcel contains seven original lots from the 1884 Saucelito Land and Ferry Co. map C – lots 14, 15, 16 and 17 of Block “A”, and lots J, K and L of Lot “1”.⁴¹ By 1989 the lots were merged to create APN 065-132-11.⁴² By 2004 the parcel is identified as APN 065-132-16.⁴³

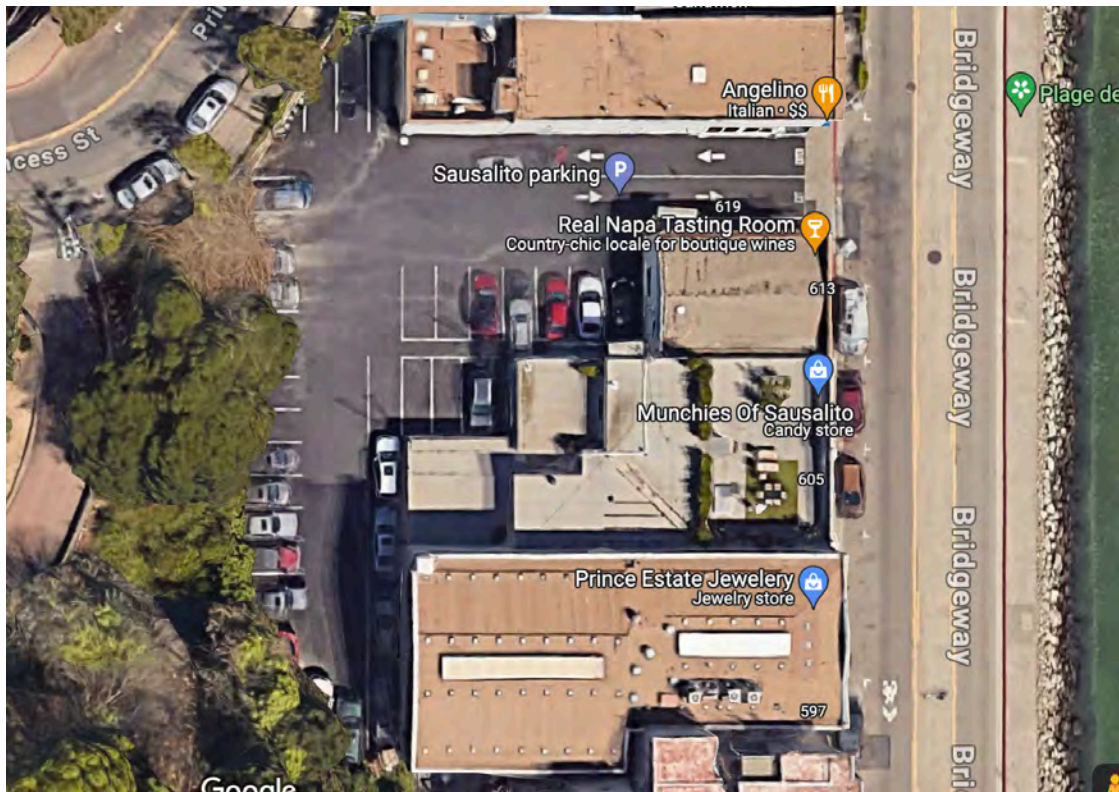


Figure 19: 2024, current parcel APN 065-132-16 condition, Turnbull crop (Google Satellite view)

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Exterior Description

605 & 607 Bridgeway is a one-story, double storefront with a second-story residential portion towards the rear of the building. The property's footprint steps back from the shorter 607 Bridgeway portion to the longer 605 Bridgeway portion. upper story of the property contains separate apartment units which are accessed via a rear exterior stair. The property is of concrete construction with flat roof. A rear garage building is located directly behind 605 Bridgeway and is wood frame with corrugated metal siding and a flat roof.

The storefront elevations of 605 and 607 Bridgeway are almost identical. Both feature a central entrance with double doors flanked by plate glass display windows over a bulkhead. A multi-lite, steel sash transom window with operable pivot windows spans the length of each individual storefront. The transom is topped by a spandrel with a decorative raised framed panel. The 605 Bridgeway panel reads "Marin Fruit Co." A decorative brick edging spans the storefronts' parapet. At the rear elevations, fenestration is primarily located at the upper story and is multi-lite steel sash.

611-613 Bridgeway is a one-story, wood frame building with a shallow gable roof surrounded by a parapet. The Bridgeway elevation features painted, stucco cladding, and the north and rear elevations feature corrugated metal cladding. The storefront features an arrow-shape entry area with an entry door at each face. Each store features a plate glass display window over a bulkhead. Shallow stucco clad piers flank the entry area, and also mark the building's corners. An opaque transom with painted panels fills the space over the entry and above each display window. The top portion of the elevation is filled with a single recessed panel. The building's north elevation faces the parking area driveway entrance and has no windows. The rear elevation contains a window and a double entry door at the lower area, and another window over the entry door. The gable roof line is visible at the rear elevation.

Historic photographs and aerials indicate that the building footprint has remained intact. City of Sausalito building records, and historic photographs indicate that the 605 Bridgeway elevation has also remained intact. The distinctive Marin Fruit Co. sign was removed in 1998 with the closure of the store. 607 Bridgeway's storefront was altered during the period of the laundry but was remodeled in the 1990s to mirror 605 Bridgeway again. 611-613 Bridgeway appears largely intact except for the orange Tuscan color added in 2006. A more detailed construction history, and accompanying permit history, follows.

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Current Photos



Figure 20: 605 & 607 Bridgeway on left, 611-613 Bridgeway on right (Turnbull May 2024)



Figure 21: Bridgeway, subject property middle right (Turnbull May 2024)

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Figure 22: 605 & 607 Bridgeway and 611-613 Bridgeway (Turnbull May 2024)



Figure 23: 605 Bridgeway, former Marin Fruit Co. (Turnbull May 2024)

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Figure 24: 607 Bridgeway, former Hong Lee Laundry (Turnbull May 2024)



Figure 25: 611-613 Bridgeway, former Carlisle Sandwich / DeLuxe Barber (Turnbull May 2024)

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Figure 26: Subject parcel, looking east from parking lot (Turnbull May 2024)



Figure 27: Subject parcel, looking east, "Auto" on far right (Turnbull May 2024)

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Figure 28: 605 & 607 Bridgeway, north elevations and exterior stair, "Auto" shed on right, looking south from parking lot (Turnbull May 2024)



Figure 29: 605 & 607 Bridgeway, north and west elevations, "Auto" shed on right, looking southeast from parking lot (Turnbull May 2024)

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Figure 30: 605 Bridgeway, "Auto" shed (Turnbull May 2024)



Figure 31: 611-613 Bridgeway, west elevations, looking east from parking lot (Turnbull May 2024)

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Figures 32 & 33: 605 Bridgeway, storefront (upper), original tile bulkhead behind painted wood panels and Marin Fruit Co. raised lettering (lower) (Turnbull May 2024)



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Historic Photos



Figure 34: Parcel and with buildings in 1952, Turnbull crop (Sausalito Historical Society)



Figures 35-36: 1955 (left) and 1946 (right) (Sausalito Historical Society)

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Figure 37: 1968 Aerial view of Parcel 065-132-16, Turnbull crop with approximate boundaries, part of parcel is out of view, the parking area is used for off-street parking for the Marin Fruit Co. and Hong Lee Laundry business traffic (Sausalito Historical Society collection)

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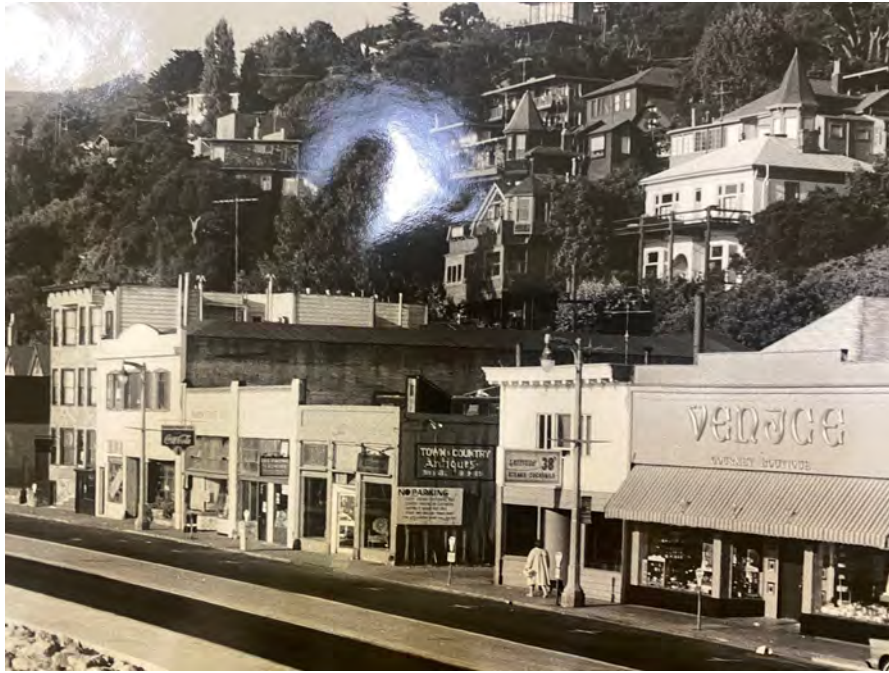


Figure 38: Bridgeway c.1966 (Sausalito Historical Society, Edwin S. Long photo binders)

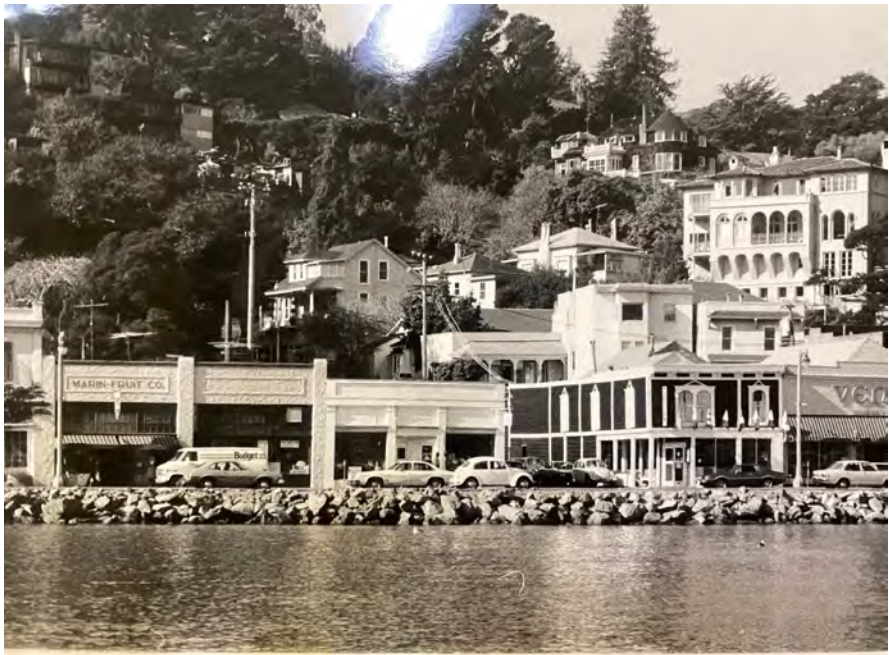


Figure 39: Bridgeway 1979 (Sausalito Historical Society, Edwin S. Long photo binders)

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Figure 40: 1981 “before” photograph from a *Marin Scope* article about proposed Ondine Enterprise development (UCR, California Digital Newspaper Collection)



Figure 41: c.1988 around the termination of the Lee laundry, bulkhead tile is still visible on both 605 & 607 Bridgeway (City of Sausalito, digitized building records)

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Figure 42: 1990, Tapia Art Gallery has taken over from Town & Country Antiques (City of Sausalito, digitized building records)



Figure 43: 1991, the storefront at 607 Bridgeway is covered (City of Sausalito, digitized building records)

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Figure 44: 1991, parking at rear of parcel (City of Sausalito, digitized building records)



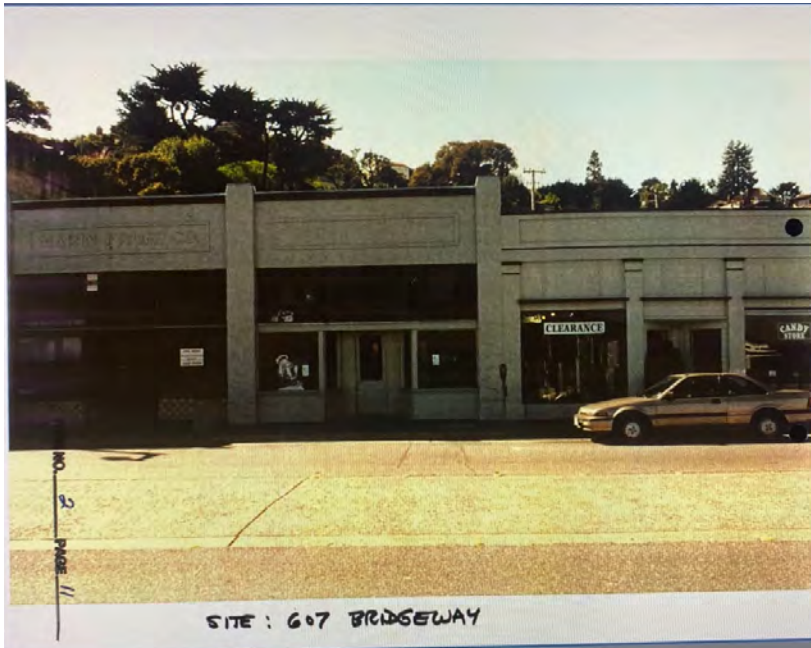
Figure 45: 1993, site photos by Heine, designer for 607 Bridgeway “Candy” store proposed project (City of Sausalito, digitized building records)

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Figures 46-49: 1993, site photos by Heine, designer for 607 Bridgeway “Cakery” store proposed project (City of Sausalito, digitized building records)

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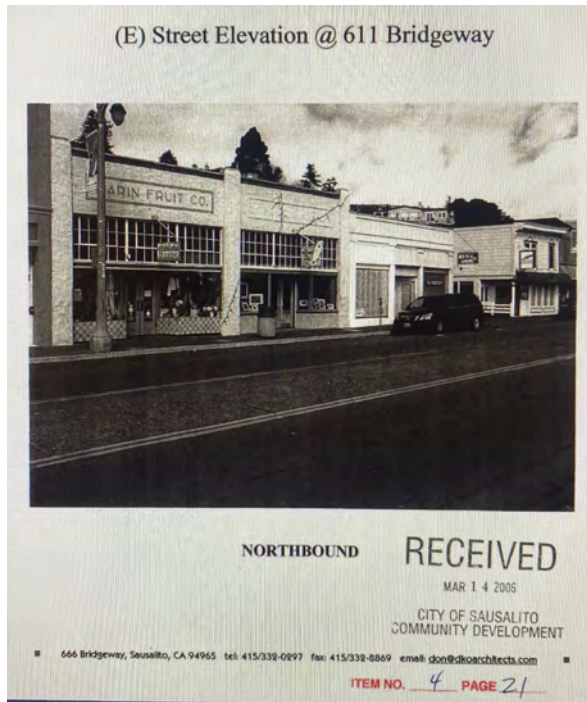


Figures 50: 1998, existing condition of proposed storefront alteration (City of Sausalito, digitized building records)



Figures 51: 1998, existing condition at time of proposed storefront alteration (City of Sausalito, digitized building records)

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Figures 52-53: 2006, Existing conditions, photos by Donald Olsen Architecture (City of Sausalito, digitized building records)

Construction History

605 & 607 Bridgeway (777 & 783/785 Water Street)/ 811-813 Bridgeway (801-803 Water Street)/ 809 Water Street

The earliest available permit record for 605 Bridgeway dates from January 23, 1950 when proprietor Willie Chee rearranged the office, casing and shelving for \$500. Digitized permit and building records available from the City of Sausalito, indicate that 605 Bridgeway underwent minimal changes over the years - fire damage repair in 1985, and in 1998 the rear stairs were rebuilt and some interior walls were adjusted. Historical newspapers describe a warehouse fire in 1953 with \$2,000 damage.⁴⁴ It is not verified, but this may explain the demolition of one of the sheds on the parcel between the 1945 Sanborn and 1955 Sanborn maps. A 1985 *Sausalito Marin Scope* article describes the 1985 fire as “damage to several rear storage areas, stairs and small utility rooms.”⁴⁵ Examination of historic aerials and photographs indicates that the footprint of 605 Bridgeway (777 Water Street) is largely the same, and that the “Auto” building evident on the 1945 Sanborn map remains extant. The Marin Fruit Co. storefront, with its raised lettering, operable steel multi-lite transom windows, plate glass with bulkhead, and recessed storefront entrance remains extant. The tiled bulkhead is hidden behind plywood panels but is still extant.

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The earliest available permit for 607 Bridgeway is permit application #2453 dated November 25, 1959 and it was submitted by owner Charles Mead et al for a sheet metal sign. Subsequent records (that were not expired permits or rejected projects) include the 1970 addition of an exterior stair and a remodel of some interior walls (permit #5606); and some interior remodeling and a façade renovation in 1998 (#98-22). Historic photographs indicate that the northern half of the 607 Bridgeway storefront was altered by 1955 (see figure 18). The southern half matched 605 Bridgeway (777 Water Street), with a tiled bulkhead and plate glass windows in 1988 (see figure 22). Drawings from the City of Sausalito digitized records from 1989 show existing and proposed storefront plans and elevations. The existing storefront doorway is flush with the bulkhead and features only one door. A series of 1991 photos from the online records show that the south plate glass storefront window and bulkhead are covered by a panel, there is one entry door that is flush with the bulkhead, and the northern plate glass window is visible with a plywood covered bulkhead below (see figure 24). By 1998, the entrance mirrors the recessed storefront of 605 Bridgeway, except that the front door is a single door with opaque sidelites, and the bulkhead is untiled. The multi-lite steel sash transom is extant in both 1991 and 1998. Currently, the entrance features double-doors.

An August 8, 1962 permit application #4010 is the earliest available permit record for 611-613 Bridgeway and it is for repair of minor damage from an automobile. In 2006, the owner repainted the exterior stucco to Tuscan orange. And in 2010, the owner opened a doorway between the central partition wall between the stores; the opening is closer to the storefront entrances. The majority of permit records related to 611-613 Bridgeway concern signage changes. A comparison of a 1955 historic photo, and a 2006 photo from the online permit records, indicates that the distinctive triangular entryway with individual storefront doors, and the plate glass storefront windows, has remained intact; however, a three-part transom window that spanned the front elevation was infilled with opaque panels (see figures 18 & 33). The north elevation and west elevations feature extant corrugated metal siding that is identified in the 1945 Sanborn map.

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Permit and Building Records Tables

A summary of available building permit history follows⁴⁶:

605 Bridgeway (777 Water Street)

Date	Source	Names	Description / Cost
1/23/1950	None shown	Willie Chee, proprietor (lives at 605 Bridgeway); Hammond(sp?) Hall, builder	Rearrange office and casework, shelving etc. (building inspector); \$500.
11/14/1962	CUP #284 (APN 065-132-11)	Berney, Stanley P., owner	Proposed "Sausalito Arms & Arcade", five- story, mixed use professional and medical offices, and apartments, with garage. Note: not constructed
3/5/1965	Sign application	Marin Fruit & Grocery Co., proprietor	Replace Coca Cola sign with a neon sign (rejected)
3/27/1985	Permit # 9377	Mr. De Natale, owner (558 Bridgeway); Leonard Solomon, Inc., contractor	Repair fire damage to rear of bldg. (inspection record); \$9,822.00
9/16/1985	Building Inspection Record, Permit #1471 (parcel 65-132-11)	Princess Properties, owner (Ondine Restaurant, lives at 558 Bridgeway); Martinez Electrical, contractor	Proposed electrical for 611, 613, 615, 618 Bridgeway; \$6000.00
3/23/1989	Application #11339 (parcel 65-132-11)	Ronald and Carol MacAnnan, owner	Encroachment permit for driveway apron off of 83 Princess Street*
6/27/1998	Permit # A 6400	Linda Fotsch, owner (655	Repair dry rot and water damage; \$5,000.00

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		Sausalito Blvd) and contractor	
3/20/1998	Permit # A 6438 Building/Plumbing/Electrical and Mechanical	Linda Fotsch, owner; Wilson Building, contractor	Rebuild stairs, add light fixture, remodel ½ bar, interior walls (inspection record); \$6000.00
5/22/1998	Permit # 6528	Linda Fotsch, owner and contractor	Upgrade lighting, paint & patch, stain floors
6/26/1998	Permit #A 6583	Fotsch, owner; Wilson Building, contractor	Repair wiring to parking lot flood lights (expired by limitation)
7/27/2004	Permit #M 10950	Willy's LLC- Linda Fotsch (Bench House Clothing Co. & Splash), owner; Knolls Systems Corp, contractor	HVAC unit inside bldg., for apartment (expired by limitation); \$8690

607 Bridgeway

Date	Source	Names	Description / Cost
11/25/1959	Application #2453	Charles Mead et al, owner	New 2'x3' sheet metal sign
11/14/1962	CUP #284 (APN 065-132-11)	Berney, Stanley P., owner	Proposed "Sausalito Arms & Arcade", five-story, mixed use professional and medical offices, and apartments, with garage. Note: not constructed
11/23/1970	Permit #5606 (parcel #65-132-11)	Ondine Ent. Inc., owner; Fred Martinez, contractor; Clift Parlee, architect	Erect new exterior access stairway to storage, 50 sqft; \$421.00



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9/16/1985	#1471 (building inspection record)	Princess Properties, owner (Ondine Restaurant, lives at 558 Bridgeway); Martinez Electrical, contractor	Proposed electrical for 611, 613, 615, 618 Bridgeway; \$6000.00
1989	Permit # A2109	Ronald MacAnnan, owner; Edmund C. Heine, eng	Proposed "Cakery" bakery and café, note: not constructed
2/12/1990	Application for (parcel 65-132-11)	Ronald R. MacAnnan, owner	Encroachment for underground sewer line from Princess Street
8/12/1993	Occupancy permit application for ground floor	Ronald R. MacAnnan, owner (83 Princess St)	"Cakery", 1540 sqft Retail bakery and café application, note: not constructed.
4/2/1993	A3945 (APN 65-132-11)	Ronald R. MacAnnan, owner; Edmund C. Heine, architect	Remodel interior, exterior alterations, 1000sqft; \$40,000. (expired)
8/9/1993	A4066 (APN 65-132-11)	Ronald R. MacAnnan, owner;	Remove and replace old tar and gravel roofing, 1000sqft; \$2,000.
6/27/1998	A 6400	Linda Fotsch, owner (655 Sausalito Blvd) and contractor	Repair dry rot and water damage; \$5,000.00
3/17/1998	#6429 (expired by limitation 1999)	Linda Fotsch, owner; Wilson Bldg, contractor	Install doors, frame ceiling, pour slabs, dry wall, elect, plumbing (inspection record)
5/4/1998 (completed 9/8/1999)	98-23 (Encroachment permit)	Wilson Bldg, contractor	Protecting sidewalk during glass replacement;
2/25/1998	98-22 (comments)	Linda Fotsch, owner (665 Sausalito Blvd); Leedy Gallery (occupant); Richard Gould, structural	Façade remodel, and tenant improvements; remove mezzanine section at front of bldg., add new framing support to (e) window and door at front façade; "install front & rear doors, frame ceiling

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		engineers; Wilson Bldg, contractor	wall partition, pour slab floor, provide electrical, plumbing for ADA restroom, drywall trim. Remove interior stairs and one rear door at grd floor.
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611 Bridgeway

Date	Source	Names	Description / Cost
8/8/1962	Application # 4010	Robert Miller Realty, owner (16 Princess Street); R.E. Saleme Cons. Co., contractor	Repair minor automobile damage to rear of store bldg; \$300.00
11/14/1962	CUP #284 (APN 065-132-11)	Berney, Stanley P., owner	Proposed "Sausalito Arms & Arcade", five-story, mixed use professional and medical offices, and apartments, with garage. Note: not constructed
9/16/1985	#1471 (building inspection record)	Princess Properties, owner (Ondine Restaurant, lives at 558 Bridgeway); Martinez Electrical, contractor	Proposed electrical for 611, 613, 615, 618 Bridgeway; \$6000.00
7/10/1990	Permit # E 2728	Ronald MacAnnan, owner and contractor	Install halo track lighting; \$2000.
7/1/1992	Encroachment Permit # 92-30	Ronald R. MacAnnan, owner (558 Bridgeway)	Parking Sign
6/27/1998	Permit # A 6400	Linda Fotsch, owner (655 Sausalito Blvd) and contractor	Repair dry rot and water damage; \$5,000.00
5/10/2006	UP Application #06-004	Linda Fotsch, owner; Donald Olsen, architect	Request to open wine shop, request Class1 CEQA, categorical exemption; Paint color changed (without

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			approval) from blue grey to Tuscan orange
7/20/2010	Permit Application # B10370 (Inspection Record)	Linda Fotsch, owner (Real Napa); Donald Olsen, architect	Add 2 openings to (e) non-bearing wall partition b/w spaces The Real Napa Store

613 Bridgeway

Date	Source	Names	Description / Cost
13/1958	Application #2082	Luther D. Rockus, owner (613 Bridgeway)	2 1/2x3 - Store sign
9/16/1985	Permit #1471 (Building Inspection record)	Princess Properties, owner (Ondine Restaurant, lives at 558 Bridgeway); Martinez Electrical, contractor	Electrical for 611, 613, 615, 618 Bridgeway; \$6000.00
7/10/1990	Permit# E 2728	Ronald MacAnnan, owner and contractor	Install halo track lighting; \$2000.
7/20/1990	# CE 90-37	Bobbie Tapia of Tapia Art Gallery, occupant	Illegal parking sign
7/24/1991	# CE 91-10	Ronald MacAnnan, owner; Bobbie Tapia of Tapia Art Gallery, occupant	Illegal parking sign
7/1/1992	Encroachment permit # 92-30	Ronald R. MacAnnan, owner (558 Bridgeway)	Parking Sign
7/20/2010	B10370 (permit application/inspection record)	Linda Fotsch, owner(Real Napa); Donald Olsen, architect	Add 2 openings to existing non-bearing wall partition between existing spaces of The Real Napa Store*

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Architectural Style and Character-Defining Features

605 & 607 Bridgeway and 611-613 Bridgeway are both early twentieth century utilitarian commercial buildings with minimal Mission Revival ornamentation. 605 & 607 Bridgeway is a combination commercial storefront and residential property, with the storefront visually separated from the recessed upper story. 611-613 Bridgeway is a single-story commercial storefront property.

Character-Defining Features – APN 065-132-16

- Plateau area at the base of a wooded bluff, Princess Street retaining wall forming the northwest edge.
- Commercial buildings enfronting the landscaped bluff behind.
- Concentration of small-scale commercial storefronts at the street front with no setbacks, and utilitarian areas at the rear open parking area.

Character-Defining Features – 605 & 607 Bridgeway (former 777 and 783 & 785 Water St)

- One-story storefront with a second story residential above.
- Two-bay storefront facade.
- Flat roof with minimal parapet at street elevation.
- Central, recessed storefront entrance flanked by single pane display windows above a bulkhead.
- Multi-colored ceramic tile on bulkhead (where extant).
- Multi-lite steel sash transoms with pebbled glass and horizontal pivoting sash (where extant).
- Pilasters with tapered caps, spandrel between with a central sign band.
- Brick, stepped course above spandrel at parapet.
- Raised “Marin Fruit Co.” lettering (605 Bridgeway, former 777 Water Street)
- Painted cement stucco wall surface at storefront, corrugated metal and cement stucco at rear elevations.
- Steel sash at rear elevations

Character-Defining Features – 611-613 Bridgeway (former 801-803 Water St)

- One-story storefront with tri-partite bays.
- Shallow gable roof with parapet at street elevation.
- Central, recessed triangular entry area, with a single, entry door at each store.
- Single pane storefront display windows, small bulkhead below.
- Engaged pilasters, spandrel with recessed sign band, and parapet.
- Tri-partite transom recessed panel with continuous cornice above.
- Painted cement stucco wall surface at storefront, corrugated metal at rear elevations

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V. Ownership/Occupancy History

Owners

APN 065-132-16 is comprised of seven original parcels from the Saucelito Land & Ferry Company Map C. The owner of the parcels in the early twentieth century was the Noble family. H.H. Noble is the original property owner. In the earliest available tax assessment records from 1924, the owner is identified as Grace Noble Johnson et al (Grace is one of the Noble daughters). The 1928 Tax Assessment lists Grace Noble Johnson et al (Kent & Minto). In fact, APN 065-132-16 and its seven originally individual parcels have all remained under one ownership since the early twentieth century (see Ownership Table) The APN number switched from the individual lot numbers to APN 065-132-11 c.1970. Ownership passed from the collective owners of Ondine Enterprise (also owners of the nearby Ondine Restaurant) to Ronald MacAnnan in 1985. MacAnnan's business was called Princess Properties. Ownership passed to the current owner Linda Fotsch, also known as Willy's LLC and formerly Trident LLC. Under the current ownership the parcel is identified as APN 065-132-16.

Ownership Table

Date	Owner	Sources
1924	Grace Noble Johnson et al	Tax Assessor Records
c.1925	Grace Noble Johnson et al	Tax Assessor Records, Sausalito Platt Book
1928	Grace Noble Johnson et al (Kent & Minto)	Tax Assessor Records, historical newspapers,
1940s	Grace Noble Johnson (Kent & Minto)	Sausalito Block Book
1959	Charles Mead et al (607 Bridgeway)	City of Sausalito Records
1962	Berney, Stanley P.	City of Sausalito Records
1970-1985	Princess Properties/Ondine Enterprises Inc.	City of Sausalito Records
1989-1998	Ronald R. MacAnnan	City of Sausalito Records, historical newspapers
1998-present	Linda Fotsch, also called Willy's LLC	City of Sausalito Records, historical newspapers

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Occupants

The occupants of parcel APN 065-132-16 for at least two of the addresses has been remarkably consistent. The original lot 14, 809 Water Street, was occupied by a Chinese laundry business, as well as residence, as early as 1894. The Hong Lee laundry appears in historic photographs and in City Directories until 1931 when it was demolished. The business moved to the concrete storefront and residence at 783 & 785 Water Street. It remained in this location as both a business and residence until 1988. A November 1988 *Sausalito Marin Scope* article describes the eviction of business owner Ping Lee by the parcel owner Ronald MacAnnan (he purchased the property in 1985).⁴⁷ In the article it describes how the Lee family had owned and run the laundry business at 809 Water Street and then 607 Bridgeway (formerly 783 & 785 Water Street) for 100 years (see Ownership Table). Similarly, the Marin Fruit Co. business at 605 Bridgeway (777 Water Street), next door to the laundry, occupied the location beginning in 1913. In that year, a *Sausalito News* article announced the construction of a wood frame “chinese fruit store” next to an existing Japanese cobbler.⁴⁸ In the 1920 Census, the store is collectively operated by a group of five Chinese men headed by Won Sue Yin, and including 20-year-old Yee Tock Chee (See Occupant Table).⁴⁹ According to an official 1998 City Council of Sausalito proclamation paying tribute to Yee Tock Chee, it states that Yee originally purchased a fruit store business located at 20 Caledonia Street (see Appendix) in 1919 and moved the inventory to 777 Water Street.⁵⁰

In the 1930 Census, Won Shee Yin still heads a group of four Chinese “partners, Fruit Store” and Yee Tock Chee is still a partner in this group. Yee Tock Chee eventually came to be known as Willie Yee in Sausalito. In both the 1920 and 1930 census records, all the men live at 777 Water Street (later 605 Bridgeway). In the 1940 Census, the occupants are the six members of the Chee T. Yee family, except for the lodger Lew Poy (also a partner and lodger in the 1930 Census). Yee is identified as the “manager, retail grocery.” Like the Yee family, in the 1940 Census, only the eight member Lee family occupy the laundry business and residence. Both families are still present at their respective addresses in the 1950 Census (see Occupant Table). The Willie Yee family ran the business and lived at 605 Bridgeway (777 Water Street) until 1998 when the new owner, “increased the rent from \$2,200 to \$9,900.”⁵¹ In the years following the eviction and forced departure of these long-term Sausalito Chinese-American legacy businesses, the storefronts at 605 Bridgeway (777 Water Street) and 607 Bridgeway (783 & 785 Water Street) have supported a variety of businesses.

Another Marin Fruit Co. proprietor, Wing Mow Lung, also appears in the historical newspapers, as well as in a photo in Jack Tracy’s comprehensive Sausalito history book *Moments in Time*. In a 1920 *Sausalito News* article, it announces that “Wing Mow Lung, proprietor of the Marin Fruit store” had left for a trip to visit family in China.⁵² And in a December 1937 obituary in the *Sausalito News* it states, “Sausalito mourns passing of Wing, for two generations proprietor of

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the Marin Fruit and Grocery Company.”⁵³ The Census records indicate that there were at least five co-proprietors of the Marin Fruit Co. in 1920 and 1930. In the story of the Marin Fruit Co. it is the Yee family that is most closely associated with the property both as proprietors but also as residents in the apartment above the store.



Figure 54: 777 Water Street (1923), Yee Tock Chee on left, Wing Mow Lung right in the original 1913 fruit store (*Sausalito: Moments in Time*)

Yee Tock Chee (Willie Yee) and the Marin Fruit Co. played a central role for a large part of the twentieth century. The Yee family and the Marin Fruit Co. appear intertwined in the newspaper records and books about Sausalito. During the Depression era, Yee supported both individuals and neighboring businesses and continued to provide support throughout the following decades. In 1943, his daughter’s wedding announcement stated that, “great interest in the wedding was shown by the attendance of many Sausalito residents, business men, church members and City Fathers.”⁵⁴ In the early 1960s, when it appeared the parcel was to be developed, hundreds of the Sausalito community came to council meetings to find a way to save the Yee family and the Marin Fruit and Grocery Co.⁵⁵ And when Yee died in 1975, within three days the Sausalito City Council voted unanimously to rename Princess Park to Yee Tock Chee park in his honor. When the Yee family was forced to close their store by the current owner of APN 065-132-16, the Sausalito Mayor read a proclamation to commemorate the intrinsic and valued role of the Yee family and the Marin Fruit Co. in Sausalito.

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According to historic Marin County Directories and *Sausalito News* advertisements, the original businesses located at 801-803 Water Street (later 611-613 Bridgeway) were the Carlisle Sandwich shop and the Deluxe Barber shop. The sandwich shop served grilled cheese sandwiches to the ferry commuters who docked across the street at the Golden Gate Ferry landing. The Nite Hawk Café replaced the Carlisle by 1940 and the store space was identified as a Saloon in the 1945 Sanborn map. In 1954 Bill’s Place occupied 611 Bridgeway and Harry’s Barber Shop occupied 613 Bridgeway. In 1958, Town & Country Antiques took over 611-613 Bridgeway and remained in 611 Bridgeway until moving to 599 Bridgeway. In 1990, Tapia Art Gallery occupied 613 Bridgeway (see Occupant Tables).

Occupancy Tables

605 Bridgeway / 777 Water Street

Date / Source	Name(s)
1920 / Census (777 Water Street)	Yin, Wow Sue (Head, 52yrs, imm yr 1889, Renter), Chuey, Wan Fong (lodger, 21yrs, imm yr 1910), Fun, Chong (lodger, 34yrs imm yr 1901), Wong, Wing (lodger, 30yrs, imm yr 1912). Chee, Yee Tock (lodger, 27yrs, imm yr 1912) – all “Retail Dealer, fruits & veg” and “own account”- 777 Water Street
1923 / “Business, Manufacturers, Merchants and Tradesman,” Marin County CA	Marin Fruit Co. (Wholesale and Retail)
1925 / Marin County Directory	No listing
1929 Telephone Directory	Marin Fruit Co. 777 Water Street
1930 / Census (777 Water Street)	Yin, Won Shee (Head, 63yrs, imm yr 1890, Renter), Willie Chee (lodger, 38 yrs, imm yr 1912), Poy, Lew (lodger, 26yrs, imm yr 1917), You, Hing (lodger, 17yrs, imm yr 1927) – all “proprietor Fruit Store, owners
1931-1932	Marin Fruit Co., 777 Water
March 1933 / Marin County Telephone Directory	Marin Fruit Co., 777 Water
1935	Marin Fruit Co., 777 Water
1939-1940 Marin Classified Business Directory	Marin Fruit Co., 605 Bridgeway
1940 Census	Yee, Chee T. (Head, 48yrs, Manager Retail Grocery), Leong C. (wife, 48yrs), Helen E. (daughter, 17yrs), Nathan E. (son, 8yrs), John E. (son, 6yrs), Jaqueline E. (daughter, 5yrs), Poy, Lew (lodger, 37yrs), Jew, Hing Y. (lodger, 26yrs)

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1942-1943 Marin County Directory	Marin Fruit Co.
1946-47 Marin County Directory	Marin Fruit & Grocery Co. Yee Tock Chee, Mgr, 605 Bridgeway
1949-1950 Marin County Directory	Marin Fruit Co., Yee, Tock Shee (Leong) mgr Marin Fruit Co., r. 605 Bridgeway
1950 Census	Yee, Tock Chee (Head, 58yrs, manager retail Grocery & business owner), Leong (wife, 57yrs) Nathan E. (son, 18yrs), John E. (son, 16yrs), Jacklyn (daughter, 15yrs)
1952-1953 Marin County Directory	Marin Fruit Co.
1954-1955 Marin County Directory	Marin Fruit Co. (“groceries”); Tock Chee Yee
1958 Marin County Directory	Marin Fruit Co., Nathan C. Yee,
1960-1998 Directories, historical newspapers	Marin Fruit & Grocery

607 Bridgeway/783 & 785 Water Street

Date / Source	Name(s)
1925 / Marin County Directory	No listing
March 1933 / Marin County Telephone Directory	Hong Lee Laundry, 783 Water Street; Lee We Jan, 783 Water Street (“Oriental Laundry” list)
1935 / Marin Directory	Hong Lee Laundry, 783 Water Street
1939-1940 Marin Class. Business Directory	Hong Lee Laundry, 607 Bridgeway
1940 Census (607 Bridgeway)	Lee, Chong Kong (Head, 34yrs, Manager Laundry, Renter), Wong (wife, 33yrs, Assistant Laundry), Show Wo (son, 15yrs), Show Ping (son, 14yrs), Show Fung (son, 13yrs), Show Jeung (son, 13yrs), show Jeung (son, 12yrs), Show On (son, 11yrs), Sui Ming (daughter, 5yrs)
1942-1943 Marin County Directory	Chong Lee Laundry
1946-1947 Marin County Directory	Lee Chong (see Wong See) h 607 Bridgeway; Lee Fong Merchant Marine r 607 Bridgeway
1949-1950 Marin County Directory	Chong Lee Laundry; Lee Chong (Wong See) Laundry, h 607 Bridgeway
1950 Census	Lee, Chin Tan (Head, 45yrs, Manager – home laundry & business owner), Wong (wife, 44yrs), Fong (son, 23yrs), Gen (son, 22yrs), Onn (son, 19yrs), May (daughter, 15yrs)

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1952-1953 Marin County Directory	Lee Chong Laundry, 607 Bridgeway
1954-1955 Marin County Directory	Lee Chong Laundry, 607 Bridgeway
1958 Marin County Directory	Lee Chong Laundry, 607 Bridgeway
1960-1989 Directories, historical newspapers	Lee Chong Laundry, 607 Bridgeway

611-613 Bridgeway/801-803 Water Street

Date / Source	Name(s)
1925 / Marin Directory	No listing
1927 / Historical newspapers	DeLuxe Barber Shop (803 Water Street), C.C. Embry Proprietor; Carlisle Sandwich Shop, 801 Water Street
1929 / Telephone Directory	Carlisle, J A; Carlisle Sandwich Shop, 801 Water Street; No barber, 803 Water Street
1931-1932 Marin County Directory	Carlisle, J A; Carlisle Sandwich Shop, 801 Water Street; No barber, 803 Water Street
1935 Marin County Directory	No Carlisle no Busst, no Nite Hawk
1939-1940 Marin Classified Business Directory	The Nite Hawk, 611 Bridgeway; Busst, Harold, (barber) 613 Bridgeway
1942-1943 Marin County Dir	The Nite Hawk, 611 Bridgeway; Busst, Harold, (barber) 613 Bridgeway
1946-1947 Marin County Directory	Nite Hawk Café Drake Whidden 611 Bridgeway, Harry's Barber Shop, 613 Bridgeway
1952-1953 Marin County Directory	Nite Hawk Restaurant 611 Bridgeway; Harry's Barber Shop, 613 Bridgeway
1954-1955 Marin County Directory	Bill's Place, 611 Bridgeway; Harry's Barber Shop, 613 Bridgeway
1958 Marin County Directory	Dunbar, Robt J. Antiques
1960 Marin County Directory	Dunbar, Robt J. Town & Country Antiques (611-613 Bridgeway)
1990 Marin County Directory	Town & Country Antiques (611 Bridgeway); Tapia Art Gallery 613 Bridgeway)
2002-2003 Permit records	Sottovento - Fritz Arco and Jose Garcia (611 Bridgeway);
2006-2010 Permit records	Real Napa Store 611-613 Bridgeway

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VI. Sausalito Downtown Historic Overlay Zoning District

The City of Sausalito's first foray into a preservation movement was the appointment of a "Community Appearances Advisory Board" in 1967. This was followed by the first "historic designation" given in 1974 to downtown's Casa Madrona to save it from demolition. Sausalito subsequently passed its first historic preservation ordinance June 15, 1976, Landmark Ordinance No. 901, that established a "Landmarks Board and created procedures for designation of historic landmarks and districts." This was followed by the first "Noteworthy Structures" list in the same year. In 1977, the State of California prepared a Historic Resources Inventory and the City of Sausalito inventoried 63 buildings to submit to the State Office of Historic Preservation, 11 of these were located in what is now the Downtown Historic Overlay District.

1978 was a period when many of Sausalito's downtown buildings were threatened with change or demolition. The effort to create an historic district began in earnest and was incentivized by the 1978 Federal Revenue Act which:

..necessitates the modification of procedures that the National Register uses to allow Federal Tax incentives provided by Section 2124 of the Tax Reform Act of 1976 for structures within State and locally designated districts. A substantive review is now necessary for each individual district to determine if the district substantially meets the National Register requirements for listing of historic districts. For this purpose, substantially meeting National Register requirements for listing as a district shall mean that a district is one which could, if nominated, meet National Register criteria for listing with no change or only insubstantial modifications.⁵⁶

Beginning in January 1980, R.J. Tracy and E.M. Robinson, of the Sausalito Historical Society Landmarks Board, began preparing Historic Resource Inventory Forms for each property in the proposed district area.⁵⁷ The National Register of Historic Places Nomination form for the "Central Business District-Sausalito" is dated February 1980.

As part of the process to create the historic district Ordinance 982 was adopted November 1980, and on January 6, 1981, the Sausalito City Council adopted Resolution No. 2985 to establish the Sausalito Downtown Historic Overlay District (DHOD). The United States Secretary of the Interior accepted Ordinances 901, 982 and Resolution 2985 as meeting procedural requirements for the district to be listed in the National Register of Historic Places. However, the district remained "eligible" as the majority of property owners were not willing to agree to designation.

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The City of Sausalito has continued to uphold and support the preservation of its built environment. In 1983 and in 1999 the City updated its Noteworthy Structures and Sites list. In 1995 the “Community Design and Historical Preservation” Element was added to the General Plan and in 2011 the “Historic Design Guidelines and Zoning” were approved. In 2011, the City of Sausalito re-certified as a Certified Local Government and began the process of creating an Historic Context Statement (approved by City Council 9/20/2022). The Sausalito Historic Landmarks Board established in 1976 changed its name to the Sausalito Historic Preservation Commission in September 2018. The District is codified in Sections 10.28 and 10.46 of the Sausalito Zoning Ordinance. The District includes approximately 70 Parcels, 54 are contributors. All new construction or alteration to the District’s existing buildings must be reviewed by the Historic Preservation Commission.⁵⁸

In the 1980 National Register Nomination document, the following are some of the characteristics of the potential district.

Near water’s edge, the historic central business district runs principally along Bridgeway – known as Water Street before 1937 when the Golden Gate was built – it is the main street of the town. Along Bridgeway and part of the way up the hill on Princess Street, small, mainly two-story commercial buildings line the sidewalk. As with many old small-business areas, the shops are on the first floor with living quarters above. These anachronistic buildings have miraculously survived the time.

Bridgeway south of Princess has an unrestricted view of Richardson and San Francisco Bays. The sidewalk runs along the water’s edge with an additional walkway below street level that is inundated at high tide. Yee Tock Chee Park is a small, multi-level area of concrete and wood pilings built on the site of the original ferry boat landing (the ferry Princess, 1868)..The buildings along this portion of the street are more heterogeneous than those of the northern portion. Many were either built or remodeled in the 1920s – functional structures that suggest their original uses – stores and garages. Others are representative of the ‘Victorian’ era. Here, as elsewhere, residential use is combined with shops and restaurants. This section of Bridgeway, from Princess Street to the foot of Richardson Street is at the base of a steep bluff that very effectively separates the commercial district from the residential...much of its charm lies in its relationship to its natural setting between the bay and the bluff.⁵⁹

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Character-Defining Features – Sausalito Downtown Historic Overlay Zoning District

- Late 19th Victorian-era buildings in conjunction with more utilitarian early-to-mid-twentieth century buildings and structures.
- Variegated placement of buildings that reflect the topography or the uses.
- Topographical transition between the hillside, bluff and waterfront. The hillside is characterized by mostly residential buildings, while the waterfront contains mostly one-to-three story commercial buildings.
- Commercial buildings around the vicinity of the former and present ferry landings.
- The roadway follows the contour of the hill to Bay transition, and defines the landfill or over-water docks along the edge of the Richardson and San Francisco Bays.

VII. California Register Significance Evaluation/District Contributor Evaluation

California Register Significance

Under the California Environmental Quality Act (CEQA) resources that meet the criteria of the California Register of Historical Resources are considered historical resources for the purposes of CEQA. Properties that are deemed eligible for the National Register are automatically listed on the California Register. The four criteria for listing on the California Register, described below, are based on the National Register Criteria.⁶⁰ Determinations of historical significance is based on the four criteria of evaluation. To be eligible for the California Register, an historical resource must be significant at the local, state or national level under at least one of the following four criteria: Criterion 1 (Events), Criterion 2 (Persons), Criterion 3 (Architecture), Criterion 4 (Information Potential).

To be eligible for the California Register historical resources must possess both historical significance (meet one of the above four criteria) and retain historical integrity. Upon review of the criteria, if historical significance is identified, then an integrity analysis is conducted. Integrity relates to significance in that a property must possess enough integrity to be able to convey its significance. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. A majority of these aspects must be retained for a property to retain integrity as a whole.

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Criterion 1: Important Events

It is associated with events or patterns of 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 discussed in the Sausalito Historic context, as well as in the history of the buildings on APN 065-132-16, this area of downtown Sausalito evolved over time. The subject property is associated with the settlement of Sausalito by multi-ethnicities, the important role of transportation, and the early commercial development that is tied to both influences. The subject property reflects the presence of Asian-American businesses in the development of Sausalito's downtown. In the earliest Sanborn Fire Insurance maps, this area of Water Street supported a Japanese cobbler, two Chinese laundries, and a Chinese fruit store. Two Asian-American businesses, a grocer (Marin Fruit Co.) and laundry (Hong Lee Laundry followed by Chong Lee Laundry), and the families associated with those businesses, remained consistent for almost a century.

The railroad and the ferries that established themselves along Water Street in Downtown Sausalito provided transportation to San Francisco from Marin County . When cars became more readily available and popular the Golden Gate Ferry landing was constructed in 1922 in front of APN 065-132-16 to provide car ferry service. 611-613 Bridgeway was constructed in the mid-1920s with two storefronts that could serve these ferry passengers, a sandwich shop and a barber. Earliest advertisements announced the convenience of the services and location. This commercial corridor along Water Street and then Bridgeway is directly tied to the ferry and its pedestrian and auto passengers.

Water Street was renamed Bridgeway after the Golden Gate Bridge opened. This area of Bridgeway became a popular spot for bars and restaurants in the 1940s and early 1950s. The Nite Hawk saloon and then Bill's Place were two establishments in 611-613 Bridgeway that served this purpose. The barber, along with Marin Fruit Co. and Hong Lee/Chong Lee laundry, continued to provide more domestic needs. In the late 1950s, tourism in Sausalito began to take a more dominant role. Antique shops, t-shirt, candy and ice cream stores, and cafes began to populate the extant downtown Sausalito buildings. 611-613 Bridgeway was transformed into a tourist-oriented antiques store, and then also a t-shirt shop. After the owners forced the Marin Fruit Co. (1998) and the Chong Lee laundry to close (1989), tourist-oriented businesses took over those spaces.

The remainder of APN 065-132-16 has served as a parking space since the 1940s when the ancillary buildings on it were demolished. It served a critical role for the Marin Fruit Co. and the

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Chong Lee laundry by providing off-street parking. Prior to the parking lot, historical newspaper records reference the Sausalito Hill residents' gratitude for the Marin Fruit Co. delivery of groceries by foot. When the 1962 "Sausalito Arms" development was proposed on the parcel, historical newspapers reported that almost fifty Sausalito residents came to City Council meetings to ensure that the Marin Fruit Co. could retain off-street parking in another location (when it seemed that the Marin Fruit Co. needed to relocate).

Despite the loss of the legacy grocery and laundry businesses at 605 & 607 Bridgeway, all four storefronts 605 & 607 Bridgeway, and 611-613 Bridgeway, serve a legacy purpose in Sausalito as small-scale local businesses, as they have always done. APN 065-132-16 and its associated buildings are significant for their associations with early commercial development, transportation, as well as settlement of Asian-Americans and their associated businesses, in Sausalito. Therefore, these buildings, part of APN 065-132-16, rise to the level of individual significance under the California Register criteria for local significance (Events). The subject property's period of significance spans from 1894 (establishment of the first Chinese laundry) to 1975, the year Yee Tock Chee (also known as Willie Yee and the remaining original Marin proprietor of the Marin Fruit Co.), died and was commemorated by the City of Sausalito. Yee Tock Chee's family continued to operate the store until 1998. This period also includes the development of 611-613 Bridgeway (former 801-803 Water Street) to provide services to ferry passengers, and later tourists.

Criterion 2: Important Persons

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

As has been explored in depth in this report, APN 065-132-16 is associated with the Marin Fruit Co. and its proprietor Yee Tock Chee (also known as Willie Yee), a central figure in Sausalito's history. Within days of Yee Tock Chee's death, the Sausalito City Council voted unanimously to rename Princess Park to Yee Tock Chee park. His support of Sausalito has been recorded in many newspapers and Sausalito history books. After his death in 1975, his son Nathan and daughter-in-law Theodora took over the Marin Fruit Co. until the rent increase of 1998 closed the business.

During the development pressures of the early 1960s and early 1980s, community members came in huge numbers to City Council meetings to support the Yee family. In 1981, the "Save Old Sausalito" group was created to fight development and in advertisements specifically called out the Marin Fruit Co. as the essential heart of Sausalito (see Appendix). When Yee's daughter married in 1943, all the major City leaders and community members came to celebrate the wedding. The Yee family, and the Marin Fruit Co., appear in every period of Sausalito's history

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from the 1920s onwards until the family was forced to close the Marin Fruit Co. During those years were a central part of the Sausalito community and sense of place.

Although less celebrated than the Yee family in the records, the Hong Lee/Chong Lee laundry and the Lee family also played a central role in Sausalito. The laundry existed on the parcel site for over 100 years. First the laundry took over the wood frame dwelling at 809 Water Street and then after it was demolished, it moved to 783 & 785 Water Street, now 607 Bridgeway. The Lee family remained at this location until the owner pressured the business to close in 1989.

APN 065-132-16 has been owned as one parcel since at least 1924 and is associated with the Yee Tock Chee/Yee family/Marin Fruit Co. as well as the Hong Lee laundry/Chong Lee Laundry/Lee family. Therefore, these buildings, part of APN 065-132-16, rise to the level of individual significance under the California Register criteria for local significance (Persons). The subject property's period of significance spans from 1894 (establishment of the first Chinese laundry) to 1975 (death of Yee Tock Chee).

Criterion 3: Architecture

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

605 & 607 Bridgeway (former 777 Water Street and 783 & 785 Water Street) and 611-613 Bridgeway (former 801-803 Bridgeway) were designed as utilitarian commercial buildings featuring modest Mission Revival style ornamentation. 605 & 607 Bridgeway is a commercial typology that includes residential at the upper story. All four stores exhibit characteristic storefront features - central, recessed door entries, plate glass windows over bulkheads with multi-lite transoms above (extant in 605 & 607 Bridgeway). All four also feature minimal piers and modest spandrels. The front facades feature stucco cladding, while the rear elevations are more utilitarian with corrugated metal or unornamented stucco cladding. The rear windows are also utilitarian multi-lite steel sash.

The buildings are not the work of a master, nor do they possess high artistic values. They are characteristic of early twentieth century utilitarian commercial structures, including modest Mission Revival features at the more prominent street front façades and more utilitarian shed portions to the rear the buildings. However, the buildings do not rise to the level of individual significance under the California Register criteria (Architecture). However, they are district contributors, discussed in the Historic District section below. They are also worthy of inclusion in the list of Noteworthy Structures and Sites, also discussed in the Sausalito Municipal Code section.

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Criterion 4: Information Potential

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

While professional archaeological studies are outside the scope of this Historic Resources Evaluation, existing archeological studies available about Sausalito were examined including the Sausalito General Plan (2021) and N.C. Nelson’s 1909 “Shellmounds of the San Francisco Bay Region”. The Sausalito General Plan (2021) indicates three Archaeological Sensitivity Zones within the City of Sausalito that are located along the waterfront edge extending from the south end of Sausalito to the north end. APN 065-132-16 is adjacent to Sensitivity Zone 1, but not adjacent to either of the shellmounds documented by Nelson. APN 065-132-16 has the potential to yield information and any excavation or intervention on the parcel should consider this possibility.

Integrity

APN 065-132-16, and its associated buildings, 605 & 607 Bridgeway (former 777 Water Street and 783 & 785 Water Street) and 611-613 Bridgeway (former 801-803 Bridgeway), retains all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. The subject property retains integrity of location and feeling. An examination of historic photographs and aerials of the site makes evident that the parcel, and its subject buildings, has remained consistent since at least the 1940s. The Golden Gate Ferry landing was constructed in 1922 and was demolished in 1950. Since its demolition in the 1950 this area along Bridgeway has remained remarkably constant. The subject property also retains integrity of material, workmanship, and design. Historic photographs, aerials, digitized building records at the City of Sausalito Community Development Department, tax records and Sausalito Historical Society records indicate that the properties are consistent in these aspects of integrity. It is understood that storefronts change over time. The most dominant change to these historic storefronts was to repair 607 Bridgeway so that the storefront mirrored 605 Bridgeway’s storefront, as 607 Bridgeway was originally designed. The rear areas of 605&607 Bridgeway and 611-613 Bridgeway retain original materials and fenestration. 605& 607 Bridgeway, and 611-613 Bridgeway, as well as the remainder of APN 065-132-16 would be easily recognizable in all aspects to a visitor from the 1940s.

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Sausalito Downtown Historic Overlay Zoning District

The California State Historic Preservation Office review and certification of the 1981 Downtown Sausalito Central Business District used this language to describe the historic district:

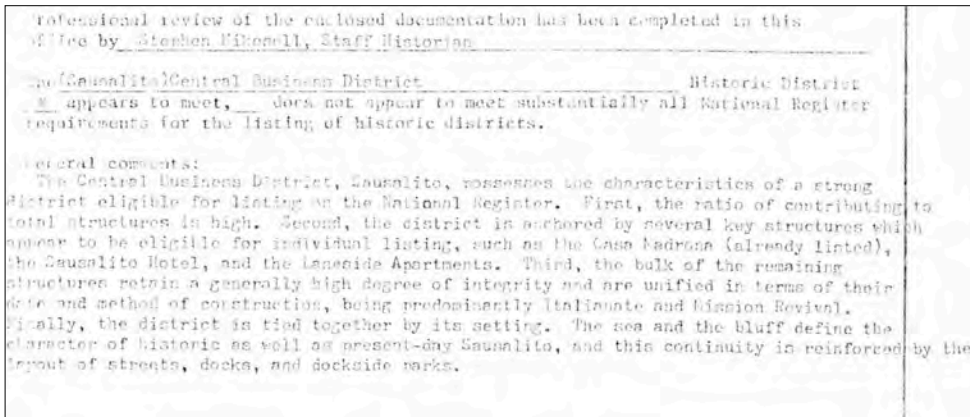


Figure 55: Excerpt from SHPO certification record (City of Sausalito, Historic Preservation Commission records)

It reads that, “the bulk of the remaining structures retain a high degree of integrity and are unified in terms of their date and method of construction, being predominantly Italianate and Mission Revival. Finally, the district is tied together by its setting. The sea and the bluff define the character of historic as well as present-day Sausalito, and this continuity is reinforced by the layout of streets, docks, and dockside parks.”⁶¹ The district was deemed significant under the themes: architecture, commerce, exploration/settlement, and transportation.

605 & 607 Bridgeway and 611-613 Bridgeway, located within parcel APN 065-123-16, exemplify the district’s utilitarian commercial architecture, described in the National Register Nomination form as “Sturdy brick or concrete construction, recessed entryways, plate glass windows, transoms and little exterior decoration, but with the roofline often reflected a carryover from Victorian times with false-front silhouettes or the mission-revival era or the sometimes presumptuous grandeur of classical revival.”⁶² Another characteristic of these downtown commercial buildings, particularly in this southern section of the district, is the combination of street-level storefronts or commercial with residential units above, as is the case with 605 & 607 Bridgeway.⁶³

The parcel boundary and its setting are unchanged from the period of the 1945 Sanborn map, as well as the 1981 district certification. The parcel and the buildings are associated with commerce and transportation, as well as early Asian-American settlement in Sausalito. 605 & 607 Bridgeway and 611-613 Bridgeway continue to exemplify the utilitarian commercial type buildings as described in the district National Register Nomination. As such, 605 & 607

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Bridgeway and 611-613 Bridgeway, located within parcel APN 065-123-16, continue to qualify as Contributors to the Sausalito Downtown Historic Overlay Zoning District. Therefore, they are also listed in the California Register under CRHR code 2D2.

Sausalito Municipal Code (SMC)

Per procedures set forth under Zoning provisions of the SMC (Title 10), individual properties may be listed on the Sausalito Register if four findings can be made, each of which is listed below and followed by a summary evaluation and conclusion. From Chapter 10.46.050 Procedures for listing a site or structure on local register, Section F. Findings:

- 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.**

As discussed in the previous sections, 605 & 607 Bridgeway (former 777 Water Street and 783 & 785 Water Street) and 611-613 Bridgeway (former 801-803 Bridgeway), located within parcel APN 065-123-16, continue to qualify as Contributors to the Sausalito Downtown Historic Overlay Zoning District. As such, they remain part of the local register as significant local historic resources.

In addition, based on the historical research and assessment, previously outlined in this report, it is evident that the historical resources qualify and can be included in Sausalito's Noteworthy Structures and Sites list. This list is maintained by the City of Sausalito Historic Preservation Commission (see Appendix for current list).

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² Ibid

³ https://ohp.parks.ca.gov/?page_id=30338; https://ohp.parks.ca.gov/?page_id=27283

⁴ California Environmental Quality Act. *CEQA Section 21084.1* and <https://ohp.parks.ca.gov/pages/1069/files/Resource-Status-Codes.pdf>

⁵ R.J. Tracy & Elizabeth M. Robinson. “National Register of Historic Places Nomination Form, Central Business District-Sausalito,” 1980: Section 8: Significance. (City of Sausalito Historic Preservation Commission records).

⁶ Sometimes the documentation lists incorrect addresses, but a detailed cross-reference of facts makes clear which property is the subject. In the “Sausalito Certified District Property List” and the Built Environment Resource Directory (BERD), 605 & 607 Bridgeway are only referred to as 605 Bridgeway, and 611-613 Bridgeway is also referred to as 605 Bridgeway, but the respective tenant and parcel numbers referenced are correct. In the 1980 National Register District nomination form 605 & 607 Bridgeway are referred to as 605-609 Bridgeway (609 address

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never existed), and 611-613 Bridgeway is also referred to as 605 Bridgeway, but the respective tenants are correct. In the January 1980 Historic Resources Inventory forms, both 611-613 Bridgeway and 605 & 607 Bridgeway are referred to as 605 Bridgeway but the correct respective tenants and parcel numbers (065-132-11).

⁷ <https://www.nps.gov/subjects/clg/index.htm>

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¹⁴ The HRE Context section is drawn from the July October 2022 VerPlanck Historic Preservation Consulting. Sausalito Citywide Historic Context Statement.

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²⁰ U.S. Census Bureau, Census Schedules for Sausalito, 1900. (ancestry.com)

²¹ “Sausalito Has Great Building Boom,” *San Francisco Call* (March 25, 1911), 20.

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²⁵ Tracy, 150.

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³⁶ *Sausalito News*, vol 43, no. 45, November 5th, 1927; *Sausalito News*, vol 43, no. 40, October 29th, 1927. Retrieved from <https://cdnc.ucr.edu/>.

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⁵⁴ “Helen Yee and Lt. Eddy Tom Wed At Beautiful Evening Ceremony Here.” *Sausalito News*, Vol.58, No.37, September 16th, 1943.

⁵⁵ “Planners Act to Keep Tradition.” *Daily Independent Journal* (San Rafael), May 9th, 1963.

⁵⁶ U.S. Department of the Interior letter to R.J. Tracy, Chairman of the Sausalito Landmarks Board, 1981. (City of Sausalito Historic Preservation Commission records).

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X. APPENDIX

- **1924 Tax Assessment Records** (Sausalito Historical Society)
- **1928 Tax Assessment Records** (Marin History Museum)
- **Non-extant Buildings - Princess Street dwellings and Hong Lee Laundry/809 Water Street** (Sausalito Historical Society)
- **1980 Historic Inventory survey forms for Marin Fruit Co. and Town & Country Antiques** (Sausalito Historical Society)
- **1993 City of Sausalito letter to owner and architect rejecting exterior changes to 607 Bridgeway rear elevations** (City of Sausalito, Community Development Department digital records)
- **U.S. Census Records** (ancestry.com)
- **N.C. Nelson “Shellmounds of the San Francisco Bay Region” map.**
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- **1981 Advertisement for “Save Old Sausalito” group with specific reference to the historic district and the Marin Fruit Co.** *Sausalito Marin Scope*, November 10th, 1981:3 (UC Riverside, California Digital Newspaper Collection)
- **Sausalito Downtown Historic Overlay Zoning District list of contributors** (VerPlanck Historic Preservation Consulting, Sausalito Citywide Historic Context Statement, 2022, page images captured by CTPC, 2024)
- **Sausalito Noteworthy Structures and Sites List** (Sausalito Historic Preservation Commission, <https://www.sausalito.gov/city-government/boards-and-commissions/historic-preservation-commission>)

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BUILDING APPRAISAL FORM

REVALUATION OF REAL ESTATE FOR THE 1924 ASSESSMENT
SAUSALITO, CALIFORNIA

NO. >>> Water ST. EXAMINED BY [Signature]

OWNER Grace Noble DATE:

LOT No. 17 Blk. No. A As per SANBORNS MAP, Page 12 Blk. 240

SUBDIVISION OR TRACT MS

EACH SQUARE REPRESENTS 10 FEET

STREET FRONT

BUILDING VALUES

Class 2

Total sq. ft. 1800

Total cub. ft.

Price per sq. ft. .80

Price per cub. ft.

Building, \$ 800

Basement, \$

Heat, \$

Out Buildings,

Total Cost, \$ 800

Dep. Val.

Out Bldg. \$

Age-Years 12

Per cent. Dep. 18

Dep. Value, \$ 656

Per cent. Utility Dep.

Present Value, \$ 660

CLASS	Construction	ROOF	LIGHTING	OCCUPANCY—Owner, Rented, Vacant
Hotels	Class A—	Flat, Hip	Gas, Electric	BASEMENT , ft. x ft. x ft. Deep
Loft Bldgs.	Structural Steel	Gables, Dormers	Good, Medium	WALLS , Lot Grade
Warehouses	Terra cotta floors	Cut up, Ordinary	Cheap	CONDITION , Good, Medium, Poor. BUILT
Stores & Offices	Rein concrete	Tile, Shingle	ELEVATOR	Bsm't 1 2 — Typical — Attic
" & Apartments	" " Frame	Tin, Gravel	Sidewalk Elev	Living Room
" & Theaters	Heavy	Composition	Freight	Bed "
Offices	Medium	PARTITIONS	Passenger	Bath "
& Theaters	Light	Brick, Tile	Electric	Kitchen
Hospitals	Class B—	Concrete	Hydraulic	Hardwood Floor
Library	Class C—	Plaster Wood	TRIMMINGS	Hardwood Fin.
California	Class D—	Inside Finish	Cobblestone	Storage
Residence	Good, Med.	Plain	Brick, Plaster	Store
Flat	Cheap	Ornamental	Stong, Wood	Cement Floor
Apartment	EXTERIOR	Stock	Plain	Unfinished
Garage	Bay Windows	Special	Ornamental	Lobby
Shed	Balconies, No.	Built-In Features	Miscellaneous	Offices.
Barn	Enameled Br.	Buffet, Pat. Beds	Fire Escapes	REMARKS —Enumerate Special Features.
Church	Pressed Brick	Refrigerator	Metal Windows	
School	Blue Brick	Bookcases	Cornice	
Bank	Terra Cotta	Plain, Ornament.	Sprinkler	
Shop	Art Stone	HEATING	Marquise	
Garage	Plaster, Met. Lath	Fire places,	Ventilating	
FOUNDATION	" Wood Lath	Stoves	Ceilings	
Stone	Shakes, Rustic	Wood, Coal, Oil,	Stairways	
Concrete	Siding, Board	& Gas Furnace	DECORATING	
Brick	and Batten	Steam, hot water	Ornamental	
Wood	Corr. Iron	PLUMBING	Medium	
Deep, Shallow	Store Front	No. of Fixtures	Cheap	
	Plate in Copper	Good, Medium		
	" " Wood	Cheap		
	Sheet Glass	Cesspool Sewer		

THE MODERN ANALYTIC METHOD OF REALTY VALUATION
JAMES G. STAFFORD, CONSULTING TAX VALUATION EXPERT, OAKLAND, CALIFORNIA

1924 Tax Assessors records, lot 17 (Sausalito Historical Society collection)

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BUILDING APPRAISAL FORM

REVALUATION OF REAL ESTATE FOR THE 1924 ASSESSMENT
SAUSALITO, CALIFORNIA

NO. <u>801 Water</u>	ST.	EXAMINED BY <u>PJ/S</u>
OWNER <u>Grace Noble</u>	DATE:	
LOT No. <u>15-16</u>	Blk. No. <u>A</u>	As per SANBORNS MAP, Page <u>12</u> Blk. <u>240</u>

SUBDIVISION OR TRACT AS

STREET FRONT

ESTIMATORS FIELD NOTES

BUILDING VALUES

Class _____

Total sq. ft. 2675

Total cub. ft. _____

Price per sq. ft. _____

Price per cub. ft. _____

Building, \$ 1031

Basement, \$ _____

Heat, \$ _____

Out Buildings, _____

Total Cost, \$ 1031

Dep. Val. _____

Out Bldg. \$ _____

Age-Years 20

Per cent. Dep. 10%

Dep. Value, \$ 516

Per cent. Utility Dep. _____

Present Value, \$ 520

CLASS	Construction	ROOF	LIGHTING	OCCUPANCY—Owner, Rented, Vacant
Hotels	Class A—	Flat, Hip	Gas, Electric	BASEMENT, ft. x ft. x ft. Deep
Loft Bldgs.	Structural Steel	Gables, Dormers	Good, Medium	
Warehouses	Terra cotta floors	Cut up, Ordinary	Cheap	WALLS, Lot Grade
Stores & Offices	Rein concrete	Plain		CONDITION, Good, Medium, Poor. BUILT
" & Aparts.	" " Frame	Tile, Shingle	ELEVATOR	Bsm't 1 2 — Typical — Attic
" & Theaters	Heavy Medium	Tn, Gravel	Sidewalk Elev	Living Room
Offices	Light	Composition	Freight	Bed
" & Theaters	Class B—	PARTITIONS	Passenger	Bath
Hospitals	Class C—	Brick, Tile	Electric	Kitchen
Library	Class D—	Concrete	Hydraulic	Hardwood Floor
California	Good. Med.	Plaster Wood	TRIMMINGS	Hardwood Fin.
Residence	Cheap	Inside Finish	Cobblestone	Storage
Flat	EXTERIOR	PLAIN	Brick, Plaster	Cement Floor
Apartment	Bay Windows	Ornamental	Stone, Wood	Unfinished
Garage	Balconies, No.	Stock	Plain	Lobby
Shed	Enameled Br.	Special	Ornamental	Offices.
Barn	Pressed Brick	Built-In Features	Miscellaneous	REMARKS—Enumerate Special Features.
Church	Blue Brick	Buffet, Pat. Beds	Fire Escapes	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>
School	Terra Cotta	Refrigerator	Metal Windows	
Bank	Art Stone	Bookcases	Cornice	
Shop	Plaster, Met. Lath	Plain, Ornament.	Sprinkler	
Garage	" Wood Lath	HEATING	Marquise	
FOUNDATION	Shakes, Rustic	Fire places, Stoves	Ventilating	
Stone	Siding, Board	Wood, Coal, Oil, & Gas Furnace	Ceilings	
Concrete	and Batten	Steam, hot water	Stairways	
Brick	Corr. Iron	PLUMBING	DECORATING	
Wood	Store Front	No. of Fixtures	Ornamental	
Deep, Shallow	Plate in Copper	Good, Medium	Medium	
	" " Wood	Cheap	Cheap	
	Sheet Glass	Cesspool Sawyer		

THE MODERN ANALYTIC METHOD OF REALTY VALUATION
JAMES G. STAFFORD, CONSULTING TAX VALUATION EXPERT, OAKLAND, CALIFORNIA

1924 Tax Assessors records, lots 15-16 (Sausalito Historical Society collection)

APN 065-132-16 / 605 & 607 Bridgeway and 611-613 Bridgeway, Sausalito
Historic Resources Evaluation

BUILDING APPRAISAL FORM
REVALUATION OF REAL ESTATE FOR THE 1924 ASSESSMENT
SAUSALITO, CALIFORNIA

NO. 809 WATER ST. EXAMINED BY [Signature]
OWNER St. Noble DATE: _____
LOT No. 14 Blk. No. A As per SANBORNS MAP, Page 12 Blk. 192

SUBDIVISION OR TRACT	ESTIMATORS FIELD NOTES	BUILDING VALUES
EACH SQUARE REPRESENTS 10 FEET		Class _____
		Total sq. ft. <u>1020</u>
		Total cub. ft. _____
		Price per sq. ft. <u>2.55</u>
		Price per cub. ft. _____
		Building, \$ <u>2652</u>
		Basement, \$ _____
		Heat, \$ _____
		Out Buildings, _____
		Total Cost, \$ <u>2652</u>
Dep. Val. _____		
Out Bldg. \$ _____		
Age-Years <u>50</u>		
Per cent. Dep. <u>55</u>		
Dep. Value, \$ <u>1193</u>		
Per cent. Utility Dep. _____		
Present Value, \$ <u>1190</u>		

CLASS	Construction	ROOF	LIGHTING	OCCUPANCY—Owner, Rented, Vacant
Hotels	Class A—	Fmt. Hip	Gas, Electric	BASEMENT, _____ ft. x _____ ft. x _____ ft. Deep
Laundries	Structural Steel	Gables, Dormers	Good, Medium	
Loft Bldg.	Terra cotta floors	Plain	Chap	WALLS, _____ Lot Grade
Warehouses	Rein concrete	Tile, Shingle		CONDITION, Good, Medium, Poor. BUILT _____
Stores & Offices	" " Frame	Tin, Gravel	ELEVATOR	Bsm't 1 2 — Typical — Attic
" & Apts.	Heavy	Composition	Sidewalk Elev	Living Room
" & Theaters	Medium		Freight	Bed " <u>4</u>
Offices	Light	PARTITIONS	Passenger	Bath " _____
& Theaters		Brick, Tile	Electric	Kitchen _____
Hospitals	Class B—	Concrete	Hydraulic	Hardwood Floor _____
Library	Class C—	Plaster Wood	TRIMMINGS	Hardwood Fin. _____
California	Class D—	Inside Finish	Cobblestone	Storage _____
Residence	Good. Med.	Plafn	Brick, Plaster	Store _____
Flat	Cheap	Ornamental	Stone, Wood	Cement Floor _____
Apartment	EXTERIOR	Stock	Plafn	Unfinished _____
Garage	Bay Windows	Special	Ornamental	Lobby _____
Shed	Balconies, No.	Built-In Features	Miscellaneous	Offices. _____
Barn	Enameled Br.	Buffet, Pat. Beds	Fire Escapes	REMARKS—Enumerate Special Features.
Church	Pressed Brick	Refrigerator	Metal Windows	
School	Blue Brick	Bookcases	Cornice	
Bank	Terra Cotta	Plain, Ornament.	Sprinkler	
Shop	Art Stone	HEATING	Marquise	
Garage	Plaster, Met. Lath	Fire places, _____	Ventilating	
FOUNDATION	" Wood/Lath	Stoves _____	Ceilings	
Stone	Shakes, Rustic	Wood, Coal, Oil, _____	Stairways	
Concrete	Siding, Board	& Gas Furnace	DECORATING	
Brick	and Batten	Steam, hot water	Ornamental	
Wood	Corr. Iron	PLUMBING	Medium	
Deep, Shallow	Store Front	No. of Fixtures	Chap	
	Plate in Copper	Good, Medium		
	" Wood	Chap		
	Sheet Glass	Cesspool Sewer		

THE MODERN ANALYTIC METHOD OF REALTY VALUATION
JAMES G. STAFFORD, CONSULTING TAX VALUATION EXPERT, OAKLAND, CALIFORNIA

1924 Tax Assessors records, lot 14 (Sausalito Historical Society collection)

**APN 065-132-16 / 605 & 607 Bridgeway and 611-613 Bridgeway, Sausalito
Historic Resources Evaluation**

**CLASSIFICATION
REALTY AND STRUCTURAL**

LOT BOOK No. 11 PAGE 1
OFFICIAL MAP No. 8

Owner: (Kent & Minto) Acres _____
No. _____ Street _____
Subdivision: S.L. & FERRY CO SFO MAP C Lot 34 Block A

Net Value \$ 4150 Improvements \$ 1290
Ass. Value \$ _____

Commercial Bldg: Stories 1 Year built 1920 Stated _____ Est. _____
Use: Basement _____ 1st Floor Living Other Floors Living
Construction: Frame ✓ Concr. _____ Brick _____ H. Tile _____ Steel _____
Exterior: Wood ✓ Stucco _____ Brick _____ T.C. _____ Tile _____ Sheet M. _____
Height: Basem. _____ ft. 1st Floor _____ ft. Other Floors _____ ft.
Store Front: Plain ✓ Orn. _____ Pl. in M. _____ Pl. in W. _____ Sheet Gl. _____ Sides _____
Misc. F. Es. ✓ Sprinkl. S. _____ Fire H.C. _____ Fire Alarm _____ Burg. A. _____ Elev. _____

BUILDING DIAGRAM

Dwelling:	Apartm. Ho.	Rooming Ho.	Flats	Rooms	1st	2nd	3rd	4th	5th	A.	B.
Year Built:	Stated	Est.	No. Stories	Families	Owner	Tenant	Vacant				
Exterior: B&B:	R.S.	Siding	Shingle	Stucco	Stonestone	Brick					
Trim: Plain:	Ornamental										
Roof Constr.:	Plain	Flat	Gable	Hip	Mansard	Dormers	Cutup				
Roofing:	Shingle	T. & G.	Malthoid	Compos.	Tile	Slate	Asbestos				
Foundation:	Wood	Concr.	Brick								
Basement:	Unfin.	Finished	Ave. height walls	ft.	Area	sq. Ft. Floor					
Interior:	Paper	Plaster	Pl. Bds.	Hardw.	Special	Unfin.	Rooms				
Floors:	Pine	Hardw.	Tile	Concr.							
Bath Rooms:	No.	Tile Floor	Tile Walls	No. Fixtures	G.	M.	P.				
Heating:	Hot Air	Pipeless	Hot Water	Steam	Gas Heaters	Elect. Heaters					
Fire Places:	No.	Outs.	Chimneys No.								
Built in Features:											
Garage:	No. Cars	Frame	Stucco	Concr.	Floor	Value \$					
Special Features:											
Remarks:											

Class:	Age	Yrs.	A	25	x	30	✓	=	750	ft@	350	3115	Replacement Cost	\$ 3220
Construction:	H.C.	G.	M.	P.	B	10	x	14	✓	=	140	ft@	Depreciation & Obsol.	\$ 1930
Condition:	New	G.	M.	P.	C	14	x	15	✓	=	210	ft@	Depreciated Value	\$ 290
Structural Depreciation:					D	x	x	=		ft@		Garage	\$	
Obsolescence:					E	x	x	=		ft@			\$	
Utility Depreciation:					F	x	x	=		ft@			\$	
					G	x	x	=		ft@			\$	
					Basem.	x	x	=		ft@			\$	
Classified by:	<u>AM</u>	Date									Total	3220	Total Net Value of Impr.	\$ 1290
Checked by:		Date												

**CLASSIFICATION
REALTY AND STRUCTURAL**

LOT BOOK No. 11 PAGE 2
OFFICIAL MAP No. 8

Owner: (Kent & Minto) Acres _____
No. _____ Street _____
Subdivision: S.L. & FERRY CO SFO MAP C Lot 35 Block A

Net Value \$ 3840 Improvements \$ 2110
Ass. Value \$ _____

Commercial Bldg: Stories 1 Year built 1920 Stated _____ Est. _____
Use: Basement _____ 1st Floor Living Other Floors _____
Construction: Frame ✓ Concr. _____ Brick _____ H. Tile _____ Steel _____
Exterior: Wood _____ Stucco ✓ Brick _____ T.C. _____ Tile _____ Sheet M. _____
Height: Basem. _____ ft. 1st Floor _____ ft. Other Floors _____ ft.
Store Front: Plain _____ Orn. _____ Pl. in M. ✓ Pl. in W. _____ Sheet Gl. _____ Sides _____
Misc. F. Es. ✓ Sprinkl. S. _____ Fire H.C. _____ Fire Alarm _____ Burg. A. _____ Elev. _____

BUILDING DIAGRAM

Dwelling:	Apartm. Ho.	Rooming Ho.	Flats	Rooms	1st	2nd	3rd	4th	5th	A.	B.
Year Built:	Stated	Est.	No. Stories	Families	Owner	Tenant	Vacant				
Exterior: B&B:	R.S.	Siding	Shingle	Stucco	Stonestone	Brick					
Trim: Plain:	Ornamental										
Roof Constr.:	Plain	Flat	Gable	Hip	Mansard	Dormers	Cutup				
Roofing:	Shingle	T. & G.	Malthoid	Compos.	Tile	Slate	Asbestos				
Foundation:	Wood	Concr.	Brick								
Basement:	Unfin.	Finished	Ave. height walls	ft.	Area	sq. Ft. Floor					
Interior:	Paper	Plaster	Pl. Bds.	Hardw.	Special	Unfin.	Rooms				
Floors:	Pine	Hardw.	Tile	Concr.							
Bath Rooms:	No.	Tile Floor	Tile Walls	No. Fixtures	G.	M.	P.				
Heating:	Hot Air	Pipeless	Hot Water	Steam	Gas Heaters	Elect. Heaters					
Fire Places:	No.	Outs.	Chimneys No.								
Built in Features:											
Garage:	No. Cars	Frame	Stucco	Concr.	Floor	Value \$					
Special Features:											
Remarks:											

Class:	Age	Yrs.	A	30	x	40	✓	=	1200	ft@	160	2248	Replacement Cost	\$ 2248
Construction:	H.C.	G.	M.	P.	B	9	x	30	✓	=	180	ft@	Depreciation & Obsol.	\$ 130
Condition:	New	G.	M.	P.	C	4	x	10	✓	=	40	ft@	Depreciated Value	\$ 2114
Structural Depreciation:					D	x	x	=		ft@		Garage	\$	
Obsolescence:					E	x	x	=		ft@			\$	
Utility Depreciation:					F	x	x	=		ft@			\$	
					G	x	x	=		ft@			\$	
					Basem.	x	x	=		ft@			\$	
Classified by:	<u>AM</u>	Date									Total	2248	Total Net Value of Impr.	\$ 2114
Checked by:		Date												

1928 Tax Assessors records, lot 14 (top) & lot 15 (below), (Marin History Museum collection)

**APN 065-132-16 / 605 & 607 Bridgeway and 611-613 Bridgeway, Sausalito
Historic Resources Evaluation**

**CLASSIFICATION
REALTY AND STRUCTURAL**

LOT BOOK No. 11 PAGE 8
OFFICIAL MAP No. 9

Owner: Grace Noble Johnson et al

VALUATION	REAL ESTATE	IMPROVEMENTS	ASSESSMENT DISTRICTS
Net Value \$ <u>3,500</u>		\$ <u>850</u>	
Ass. Value \$			

Owner: (Kent & Minto) Acres _____
 No. _____ Street _____
 Subdivision S.L. & PERRY CO SEC MAP C Lot 16 Block A

Use: Commercial Bldg: Stories _____ Year built _____ Stated _____ Est. _____
 Use: Basement _____ 1st Floor _____ Other Floors _____
 Construction: Frame Concr. _____ Brick _____ H.Tile _____ Steel _____
 Exterior: Wood Stucco _____ Brick _____ T.C. _____ Tile _____ Sheet M. _____
 Height: Basem. _____ ft. - 1st Floor _____ ft. - Other Floors _____ ft.
 Store Front: Plain _____ Orn. _____ Pl. in M. _____ Pl. in W. _____ Sheet Gl. _____ Sides _____
 Misc. F. Es. _____ Sprinkl. S. _____ Fire H.C. _____ Fire Alarm _____ Burg. A. _____ Elev. _____

Description: Imp on 150 16

	1st	2nd	3rd	4th	5th	A.	B.		
Dwelling:	Apartm. Ho.	Rooming Ho.	Flats	Rooms					
Year Built:	Stated	Est.	No. Stories	Families	Owner	Tenant	Vacant		
Exterior: Bt&B:	R.S.	Siding	Shingle	Stucco	Stonem.	Brick			
Trim: Plain:	Ornamental								
Roof Constr.:	Plain	Flat	Gable	Hip	Mansard	Dormers	Cutup		
Roofing:	Shingle	T. & G.	Malthoid	Comp.	Tile	Slate	Asbestos		
Foundation:	Wood	Concr.	Brick						
Basement:	Unfin.	Finished	Ave. height walls	ft.	Area	sq. Ft.	Floor		
Interior:	Paper	Plaster	Pl. Bds	Hardw.	Special	Unfin.	Rooms		
Floors:	Pine	Hardw.	Tile	Concr.					
Bath Rooms:	No.	Tile Floor	Tile Walls	No. Fixtures	G.	M.	P.		
Heating:	Hot Air	Pipeless	Hot Water	Steam	Gas Heaters	Elect. Heaters			
Fire Places:	No.	Outs.	Chimneys No.						
Built in Features:									
Garage:	No. Cars:		Frame	Stucco	Concr.	Floor	Value \$		
Special Features:									
Remarks:									

Class:	Age	Yrs.	A	16	x	74	x	=	1184	ft. @	50	592	Replacement Cost	\$	592		
Construction:	H.C.	G.	M.	P.	B	10	x	74	x	=	740	296	Depreciation & Obsol.	\$	296		
Condition:	New	G.	M.	P.	C	x	x	=		ft. @			Depreciated Value	\$	536		
Structural Depreciation:					D	x	x	=		ft. @			Garage	\$			
Obsolescence:					E	x	x	=		ft. @				\$			
Utility Depreciation:					F	x	x	=		ft. @				\$			
Classified by:		Date	G	x	x	=				ft. @				\$			
Checked by:		Date	Basem.	x	x	=				ft. @			Total	898	Total Net Value of Impr.:	\$	536

**CLASSIFICATION
REALTY AND STRUCTURAL**

LOT BOOK No. 11 PAGE 8
OFFICIAL MAP No. 9

Owner: Grace Noble Johnson et al

VALUATION	REAL ESTATE	IMPROVEMENTS	ASSESSMENT DISTRICTS
Net Value \$ <u>3,300</u>		\$ <u>1,310</u>	
Ass. Value \$			

Owner: (Kent & Minto) Acres _____
 No. _____ Street _____
 Subdivision S.L. & PERRY CO SEC MAP C Lot 17 Block A

Use: Commercial Bldg: Stories _____ Year built _____ Stated _____ Est. _____
 Use: Basement _____ 1st Floor _____ Other Floors _____
 Construction: Frame Concr. _____ Brick _____ H.Tile _____ Steel _____
 Exterior: Wood _____ Stucco _____ Brick _____ T.C. _____ Tile _____ Sheet M. _____
 Height: Basem. _____ ft. - 1st Floor _____ ft. - Other Floors _____ ft.
 Store Front: Plain _____ Orn. _____ Pl. in M. _____ Pl. in W. _____ Sheet Gl. _____ Sides _____
 Misc. F. Es. _____ Sprinkl. S. _____ Fire H.C. _____ Fire Alarm _____ Burg. A. _____ Elev. _____

Description: Imp on 17

	1st	2nd	3rd	4th	5th	A.	B.		
Dwelling:	Apartm. Ho.	Rooming Ho.	Flats	Rooms					
Year Built:	Stated	Est.	No. Stories	Families	Owner	Tenant	Vacant		
Exterior: Bt&B:	R.S.	Siding	Shingle	Stucco	Stonem.	Brick			
Trim: Plain:	Ornamental								
Roof Constr.:	Plain	Flat	Gable	Hip	Mansard	Dormers	Cutup		
Roofing:	Shingle	T. & G.	Malthoid	Comp.	Tile	Slate	Asbestos		
Foundation:	Wood	Concr.	Brick						
Basement:	Unfin.	Finished	Ave. height walls	ft.	Area	sq. Ft.	Floor		
Interior:	Paper	Plaster	Pl. Bds	Hardw.	Special	Unfin.	Rooms		
Floors:	Pine	Hardw.	Tile	Concr.					
Bath Rooms:	No.	Tile Floor	Tile Walls	No. Fixtures	G.	M.	P.		
Heating:	Hot Air	Pipeless	Hot Water	Steam	Gas Heaters	Elect. Heaters			
Fire Places:	No.	Outs.	Chimneys No.						
Built in Features:									
Garage:	No. Cars:		Frame	Stucco	Concr.	Floor	Value \$		
Special Features:									
Remarks:									

Class:	Age	Yrs.	A	16	x	60	x	=	960	ft. @	150	1440	Replacement Cost	\$	1440		
Construction:	H.C.	G.	M.	P.	B	16	x	76	x	=	1216	220	Depreciation & Obsol.	\$	220		
Condition:	New	G.	M.	P.	C	x	x	=		ft. @			Depreciated Value	\$	1210		
Structural Depreciation:					D	12	x	28	x	=	336	40	Garage	\$			
Obsolescence:					E	x	x	=		ft. @				\$			
Utility Depreciation:					F	x	x	=		ft. @				\$			
Classified by:		Date	G	x	x	=				ft. @				\$			
Checked by:		Date	Basem.	x	x	=				ft. @			Total	1871	Total Net Value of Impr.:	\$	1310

**1928 Tax Assessors records, lot 16 (top) & lot 17 (below),
(Marin History Museum collection)**

**APN 065-132-16 / 605 & 607 Bridgeway and 611-613 Bridgeway, Sausalito
Historic Resources Evaluation**

506
30
F

502

CLASSIFICATION
REALTY AND STRUCTURAL

LOT BOOK NO. 11 PAGE 7
OFFICIAL MAP NO. 51

Owner: *John H. Johnson et al* Acres
No. Street
Subdivision: *S.L. & Ferry Sec 16* Lot K Block 1

Net Value \$
Ass. Value \$

Commercial Bldg: Stories Year built Stated Est.
Use: Basement 1st Floor Other Floors
Construction: Frame Concr. Brick H.Tile Steel
Exterior: Wood Stucco Brick T.C. Tile Sheet M.
Height: Basem. ft. 1st Floor ft. Other Floors ft.
Store Front: Plain Orn. Pl. in M. Pl. in W. Sheet Gl. Sides
Misc.: F. Es. Sprinkl. S. Fire H.C. Fire Alarm Burg. A. Elev.

For Additional Description See Reverse Side

1st	2nd	3rd	4th	5th	A.	B.
					290	

Building Diagram

Remarks: *Remodeling 5/1/10*

Class	Age	Yrs.	A	B	Replacement Cost	
Construction: H.C.	35		22 x 20 x	660 ft @ 200	13200	
Condition: New			6 x 24 x	132 ft @ 100	13200	
Structural Depreciation:						
Obsolescence:						
Utility Depreciation:						
Classified by:						
Checked by:						
Total					2300	Total Net Value of Impr. \$ 891

CLASSIFICATION
REALTY AND STRUCTURAL

LOT BOOK NO. 11 PAGE 7
OFFICIAL MAP NO. 50

Owner: *Kent & Minto* Acres
No. Street
Subdivision: *Island & Ferry Co. Map C* Lot J-K-L Block 1

Net Value \$11,420
Ass. Value \$

Commercial Bldg: Stories Year built Stated Est.
Use: Basement 1st Floor Other Floors
Construction: Frame Concr. Brick H.Tile Steel
Exterior: Wood Stucco Brick T.C. Tile Sheet M.
Height: Basem. ft. 1st Floor ft. Other Floors ft.
Store Front: Plain Orn. Pl. in M. Pl. in W. Sheet Gl. Sides
Misc.: F. Es. Sprinkl. S. Fire H.C. Fire Alarm Burg. A. Elev.

For Additional Description See Reverse Side

1st	2nd	3rd	4th	5th	A.	B.
						1800

Building Diagram

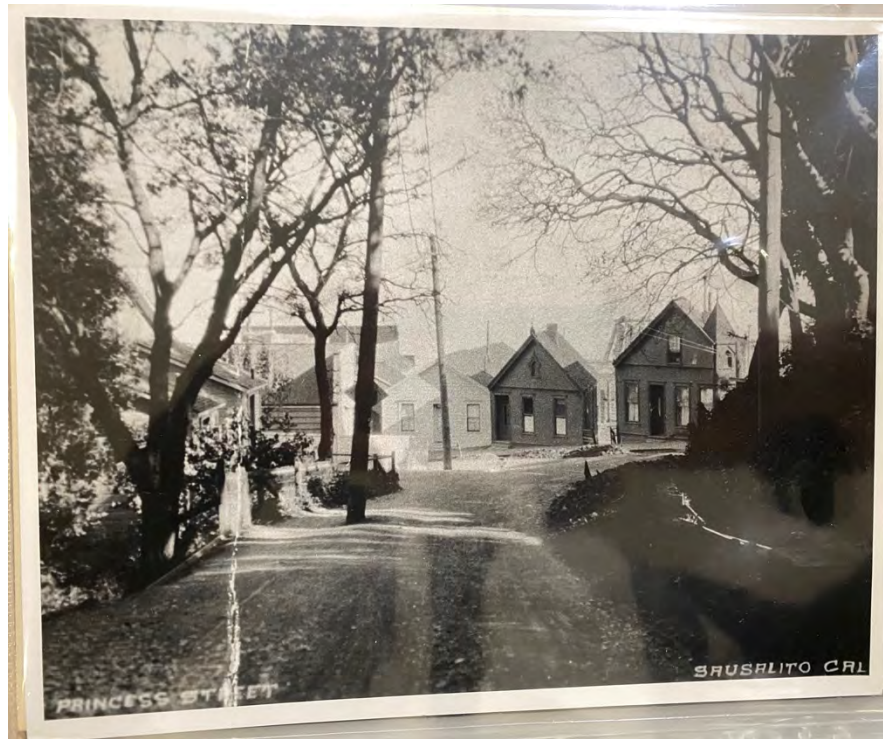
Remarks:

Class	Age	Yrs.	A	B	Replacement Cost	
Construction: H.C.	25		18 x 25 x	450 ft @ 400	18000	
Condition: New						
Structural Depreciation:						
Obsolescence:						
Utility Depreciation:						
Classified by:						
Checked by:						
Total					1800	Total Net Value of Impr. \$ 540

1928 Tax Assessors records, lot K (top) & lot L (below),
(Marin History Museum collection)

APN 065-132-16 / 605 & 607 Bridgeway and 611-613 Bridgeway, Sausalito
Historic Resources Evaluation

Non-Extant Buildings on APN 065-132-16



Princess Street dwellings, dark buildings are on lots J-K-L (Sausalito Historical Society collection, Edwin Long binder)



809 Water Street, Hong Lee laundry c.1917 (Sausalito Historical Society collection)

APN 065-132-16 / 605 & 607 Bridgeway and 611-613 Bridgeway, Sausalito
Historic Resources Evaluation

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
HABR HAER Ser. No. 80.65
UTM: A NR SHL Loc
C B D

**HISTORIC RESOURCES INVENTORY
HISTORIC DISTRICT FORM NO. 53**

IDENTIFICATION
1. Common name: Marin Fruit Co.
2. Historic name: Marin Fruit Co.
3. Street or rural address: 607 - 613 Bridgeway
City: Sausalito Zip: 94965 County: Marin
4. Parcel number: 65-132-11
5. Present Owner: Bridgeway Associates Address: 558 Bridgeway
City: Sausalito Zip: 94965 Ownership is: Public Private
6. Present Use: Grocery Store Original use: Grocery Store

DESCRIPTION
7a. Architectural style: 1920's Grocery Store - California
7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:
A squat one and one-half story building ... very plain with textured stucco, a thin line of brick across roofline, glass transoms, tile dado and three heavy vertical columns adding to the feeling of stolidity. The words MARIN FRUIT CO. in relief suggest a business that has continued uninterrupted since the construction.
south portion of building constructed in 1912; northern addition in 1924. This facade very likely dates from that time.

8. Construction date: 1912 - 1924
Estimated Factual
9. Architect
10. Builder: G. Noble
11. Approx. property size (in feet)
Frontage 50 Depth 75
or approx. acreage
12. Date(s) of enclosed photograph(s)

Attach Photos Here
Marin Scope 3-11-1975; History of Willie Yee Family p77-415, 1920's interior of store and other Family photos. PM75-79, a and b clippings re "Willie". See subject file: GROCERY STORES -- SAUSALITO -- MARIN FRUIT; see personal files: GIN; CHEB; WING.

DPR 523 (Rev. 4/79)

13. Condition: Excellent Good Fair Deteriorated No longer in existence
14. Alterations:
15. Surroundings: (Check more than one if necessary) Open land Scattered buildings Densely built-up Residential Industrial Commercial Other:
16. Threats to site: None known Private development Zoning Vandalism Public Works project Other:
17. Is the structure: On its original site? Moved? Unknown?
18. Related features:
SIGNIFICANCE Significant
19. Briefly state historical and/or architectural importance (include dates, event, and persons associated with the site)
The southern portion of this structure dates from 1912 when the Marin Fruit Co. was owned by Wing How Lung. In 1919, the business was owned by "Willie Yee" whose descendants continue to operate the business today. Willie was so admired and respected by Sausalito residents that in 1917 the Princess Park was renamed Yee Took Chee (his given name) Park, in his honor. This is the oldest continuous Chinese establishment in Sausalito. The northern portion of the building was added in 1924-25 ... a Chinese Laundry. This Laundry was founded by Hong Lee on the same street in the 1890's.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture Arts & Leisure
Economic/Industrial Exploration/Settlement
Government Military
Religion Social/Education
21. Sources (List books, documents, surveys, personal interviews and their dates)
1924 Real Estate Appraisal.
1894 Sanborn Map.
Sausalito News, AD December 1925.
History Yee Family.
22. Date form prepared: January 1980
By (name) B.J. Tracy Dir. E.M. Robinson
Organization Sausalito Soc. Landmark Bd.
Address: City Hall - 420 Lillo St.
City: Sausalito Zip: 94965
Phone: 332-1005

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):
NORTH
Princess St
Bridgeway
Yee Took Chee Park
Bay
Sausalito

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
HABR HAER Ser. No. 80.65
UTM: A NR SHL Loc
C B D

**HISTORIC RESOURCES INVENTORY
HISTORIC DISTRICT FORM NO. 52**

IDENTIFICATION
1. Common name: Town and Country Antiques
2. Historic name: Nite - Hawk Cafe
3. Street or rural address: 605 Bridgeway
City: Sausalito Zip: 94965 County:
4. Parcel number: 65-132-11
5. Present Owner: Bridgeway Associates Address: 558 Bridgeway
City: Sausalito Zip: 94965 Ownership is: Public Private
6. Present Use: Antique Store Original use: Cafe - Barber Shop

DESCRIPTION
7a. Architectural style: 1920's Storefront
7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:
A very plain, symmetrical, one story structure, the rectangular false front seeming to be held up by four flat columns with flat Tuscan capitals. The center, two door entryway, is recessed in a triangle shape. Very large square plate glass windows on either side fill the rest of the building's front.

8. Construction date: 1924
Estimated Factual
9. Architect
10. Builder
11. Approx. property size (in feet)
Frontage 25 Depth 50
or approx. acreage
12. Date(s) of enclosed photograph(s)

Attach Photos Here
No available old photos

DPR 523 (Rev. 4/79)

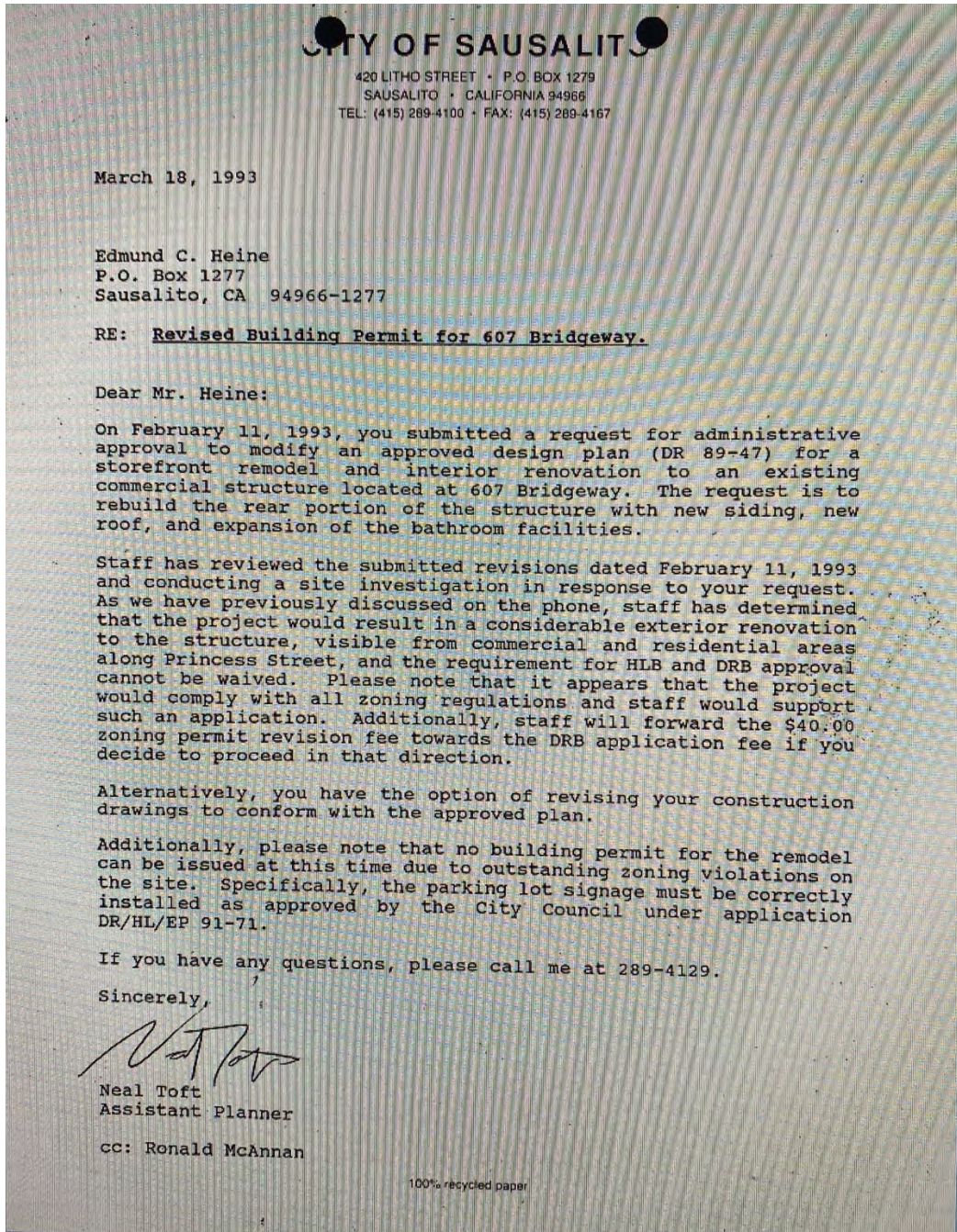
13. Condition: Excellent Good Fair Deteriorated No longer in existence
14. Alterations:
15. Surroundings: (Check more than one if necessary) Open land Scattered buildings Densely built-up Residential Industrial Commercial Other:
16. Threats to site: None known Private development Zoning Vandalism Public Works project Other:
17. Is the structure: On its original site? Moved? Unknown?
18. Related features:
SIGNIFICANCE Contributing
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site)
Built opposite the Golden Gate Ferry Co. landing (1922-1937), probably originally a sandwich shop for commuters. Sausalito News 12-25-1926 3:5
advertises the Carlisle Sandwich Shop ... specialties of the house:
No. 1, Bacon and Tomato; No. 2, Cheese and Ham ... etc.
Old timers remember that one-half of the building was a barber shop, the other the Nite-Hawk Cafe (south portion).
The area in back of this and buildings to the south was the stables for various merchants in town: Baraty Market, Fiedler's Store, Marin Fruit (per Fred Nau 1-18-1980).
Building is contributing in the sense of scale and the 1920's type architecture it and the adjoining buildings represent.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture Arts & Leisure
Economic/Industrial Exploration/Settlement
Government Military
Religion Social/Education
21. Sources (List books, documents, surveys, personal interviews and their dates)
Interview, Russell Jukich, Fred Nau, 1-18-1980.
1924 Real Estate Appraisal.
1925 City Directory
22. Date form prepared: January 1980
By (name) B.J. Tracy Dir. E.M. Robinson
Organization Sausalito Soc. Landmark Bd.
Address: City Hall - 420 Lillo St.
City: Sausalito Zip: 94965
Phone: 332-1005

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):
NORTH
Princess St
Bridgeway
Yee Took Chee Park
Bay
Sausalito

1980 Historic Resource Inventory survey forms (DPR 523), Marin Fruit Co. (top) and Town & Country Antiques (bottom)

APN 065-132-16 / 605 & 607 Bridgeway and 611-613 Bridgeway, Sausalito
Historic Resources Evaluation



1993 Letter between City of Sausalito and Edmund Heine, architect for the proposed 607 Bridgeway remodel, denying proposed alterations (City of Sausalito, Community Development Department, digitized records)

APN 065-132-16 / 605 & 607 Bridgeway and 611-613 Bridgeway, Sausalito
Historic Resources Evaluation

1940 Census (ancestry.com)

SEVENTEENTH CENSUS OF THE UNITED STATES: 1940
POPULATION SCHEDULE

NAME: *Blanchard*
ADDRESS: *605 & 607 Bridgeway*
CITY: *Sausalito*
STATE: *California*
COUNTY: *Marin*

HOUSEHOLD: *15*
PERSONS: *15*

PERSON	NAME	SEX	AGE	RACE	RELATIONSHIP	EDUCATION	INDUSTRY	RECORD	REMARKS
1	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
2	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
3	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
4	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
5	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
6	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
7	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
8	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
9	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
10	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
11	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
12	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
13	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
14	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
15	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
16	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
17	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
18	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
19	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
20	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
21	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
22	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
23	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
24	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
25	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
26	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
27	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
28	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
29	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
30	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
31	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
32	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
33	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
34	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
35	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
36	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
37	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
38	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
39	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
40	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
41	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
42	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
43	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
44	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
45	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
46	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
47	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
48	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
49	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	
50	<i>Blanchard, Mrs. Mary</i>	F	48	W	Wife	High School	None	100	

APN 065-132-16 / 605 & 607 Bridgeway and 611-613 Bridgeway, Sausalito
Historic Resources Evaluation

U.S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS
1950 CENSUS OF POPULATION AND HOUSING

CONFIDENTIAL

DAK'S SHEET STARTED 5-7
OFFICE: Robert P. Conroy
DATE: 6/23/2008

FORM P1

FOR ALL PERSONS

FOR PERSONS 14 YEARS OF AGE AND OVER

HOUSEHOLD	PERSON	FOR ALL PERSONS						FOR PERSONS 14 YEARS OF AGE AND OVER																				
		NAME	RELATIONSHIP TO HEAD OF HOUSEHOLD	SEX	RACE	AGE	DATE OF BIRTH	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
1	1	Joe, Frank	Head	M	W	58	1892	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	2	Leung, Wong	Wife	F	W	57	1893	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	3	Matthew T.	Son	M	W	18	1932	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	4	Walter	Son	M	W	16	1934	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	5	Joseph	Son	M	W	15	1935	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	6	Lee, Chin	Head	M	W	45	1905	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	7	Wang	Wife	F	W	44	1906	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	8	Paul	Son	M	W	23	1927	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	9	Ellen	Son	M	W	21	1929	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	10	May	Daughter	F	W	15	1935	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	11	No one here																										
	12	No one here																										
	13	No one here																										
	14	No one here																										
	15	No one here																										
	16	No one here																										
	17	No one here																										
	18	No one here																										
	19	No one here																										
	20	No one here																										
	21	Dempsy, Thomas	Head	M	W	24	1926	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	22	Patty Jean	Wife	F	W	20	1930	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	23	Mark	Son	M	W	6	1944	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	24	Carol	Daughter	F	W	3	1947	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	25	Henry	Son	M	W	4	1946	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	26	Blair	Son	M	W	2	1948	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	27	Thomas	Son	M	W	45	1905	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	28	John	Son	M	W	39	1911	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	29	Malcolm	Son	M	W	35	1915	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	30	McDonald, Robert	Son	M	W	25	1925	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	31	McNeill, William	Son	M	W	22	1928	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

HOUSEHOLD CONTINUED ON NEXT SHEET 25

THE QUESTIONS BELOW ARE FOR PERSONS LISTED ON SAMPLE LINES

FOR ALL AGES

FOR PERSONS 14 YEARS OF AGE AND OVER

34. What kind of business or industry did he work in?

35. What kind of work did she do?

36. What kind of business or industry did he work in?

37. What kind of work did she do?

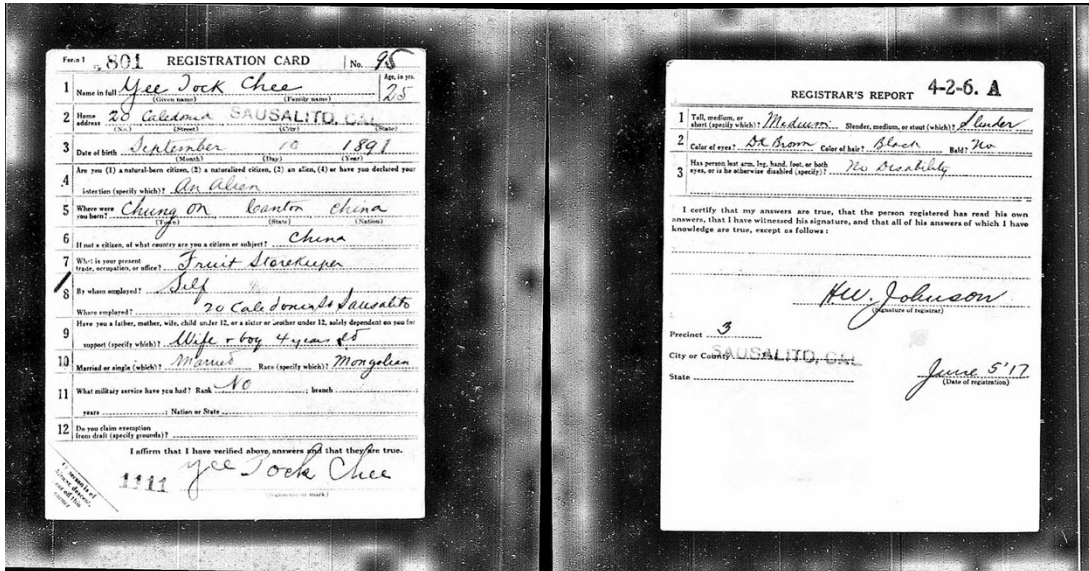
38. How many children has she ever had?

39. How many children has she ever had?

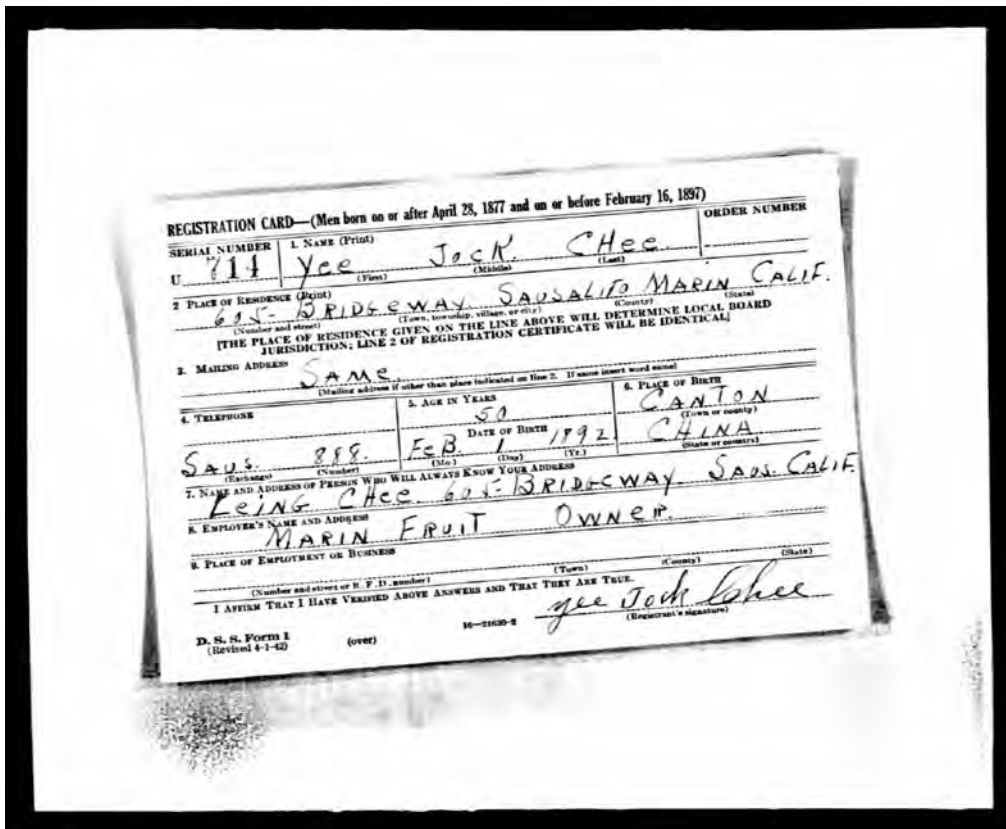
40. How many children has she ever had?

1950 Census (ancestry.com)

APN 065-132-16 / 605 & 607 Bridgeway and 611-613 Bridgeway, Sausalito
Historic Resources Evaluation

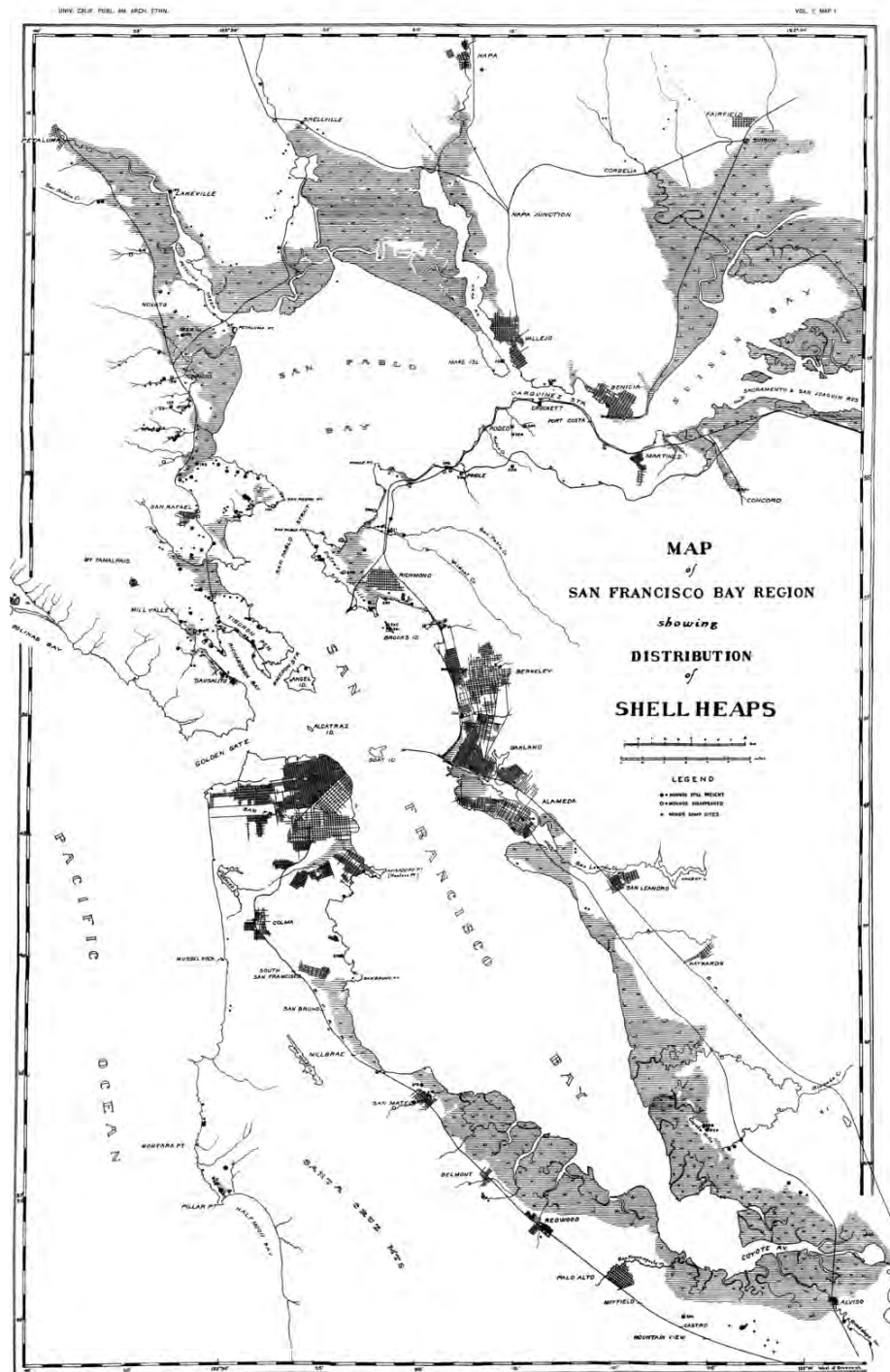


WWI Draft Registration Card (1917) for Yee Tock Chee (ancestry.com)



WWII Draft Registration Card for Yee Tock Chee (ancestry.com)

APN 065-132-16 / 605 & 607 Bridgeway and 611-613 Bridgeway, Sausalito
Historic Resources Evaluation



1909 N.C. Nelson shellmound map (UC Berkeley digital collection)

APN 065-132-16 / 605 & 607 Bridgeway and 611-613 Bridgeway, Sausalito
Historic Resources Evaluation

S_{ave} O_{ld} S_{ausalito}

LIMIT IRRESPONSIBLE DEVELOPMENT

HELP put the LID on the Sausalito "Inn" project—a monster hotel in the heart of old Sausalito.

SAVE THE MARIN FRUIT COMPANY—

The Yee family and its grocery have been important to the community since 1915. This development will eliminate the Marin Fruit Company.

SAVE THE HISTORIC DISTRICT—

This monster will wipe out an important part of the district. There is too little left of old Sausalito.

STOP RUNAWAY DEVELOPMENT—

This "Inn" is a 58 room hotel with shops, a 90 seat restaurant with parking for up to 166 cars!

ATTEND AND PROTEST at the public meeting,
Thursday, November 12, 7:00 pm
Council Chambers, City Hall.

S O S

November 10, 1981 Advertisement in the *Sausalito Marin Scope*

Sausalito Citywide Historic Context Statement

Table 3. Downtown Historic Overlay Zoning District Properties⁸

APN	Street Address	Name	Construction Date	Designer/Builder (if known)	CRHR Status Code
065-073-03 & 05	N/A	Ferry Boat Landing	1996		2D2
065-074-01	N/A	Plaza Viña del Mar	1904		2D2
065-172-12, 13, & 15	558 Bridgeway	SF Yacht Club	1898	R. H. White	2D2
065-171-03	561-63 Bridgeway	Dexter's Boarding House	1897		2D2
065-171-02	565 Bridgeway	Zabit & Associates, Inc.	1983		6X
065-171-01	569 Bridgeway	Sausalito Bakery & Café	1908	C. Fisher	2D2
065-132-15	579 & 583 Bridgeway	"Lolita" and "Lucretia"	1886	Charles Crittenden	2D2 ⁹
065-132-14	585 Bridgeway	Telephone Exchange	1914		2D2
065-133-24	588 Bridgeway	Lange's/Scoma's	ca. 1891 (moved to site in 1923)		2D2
065-132-05	589-595 Bridgeway	Pistolessi Flats	1904 & 1907	F.V. Pistolessi	2D2 ¹⁰
065-132-04	599-603 Bridgeway	Lincoln Garage	1924		2D2
065-132-16	605-09 Bridgeway	Marin Fruit Co.	1912 & 1924		2D2 ¹¹
065-132-16	611 Bridgeway	Nite Hawk Café	1924		2D2 ¹²
065-132-03	621 Bridgeway	Angelino's/Flying Fish Restaurant	1914	A. Gales	2D2
065-132-02	625 Bridgeway	Venice Gourmet	1894		2D2
065-132-01	629 Bridgeway	Giovanni's Pizza	1887		2D2
065-132-01	633-39 Bridgeway/ 3 Princess Street	Ryan's Hotel	1885 & ca. 1929		2D2
065-133-25	660 Bridgeway	Purity Market	1941		2D2
065-133-08	664-66 Bridgeway	Becker Building/ Royal Arts Co.	1897		2D2
065-131-08	667-69 Bridgeway	Ole's Bakery/ Hanson Art Gallery	1914	C.H. Smith	2D2
065-133-09	668 Bridgeway	Princess Theater/ Galerie Elektra	1915		2D2 ¹⁴
065-133-10	670 Bridgeway	Fiedler's General Store	1885		2D2 ¹⁴

Sausalito Citywide Historic Context Statement

APN	Street Address	Name	Construction Date	Designer/Builder (if known)	CRHR Status Code
065-131-07	671-73 Bridgeway	Bank of Sausalito/ 1 st National Bank	1917 (remodeled in Moderne style in 1937)		6X ¹⁵
065-131-06	675 Bridgeway	Chamber of Commerce/ Petri's	1924 (remodeled in 1946 and Ca. 1990)		6X ¹⁶
065-133-11	676-86 Bridgeway	Louis Aronow/Seven Seas Restaurant	1885 & 1889	Jacob Schnell	6X ¹⁷
065-131-05	679-81 Bridgeway	Sausalito Drug/Cat & Fiddle	1915		2D2
065-131-04	683-85 Bridgeway	Marin Hardware	1924		2D2
065-131-02 & 03	687-91 Bridgeway	Eureka Meat Market/ Lappert's Jewelry	1902		2D2 ¹⁸
065-133-12	688 Bridgeway	Sausalito Ferry Co.	1979		6X
065-131-01	693-95 Bridgeway	Sausalito News/Games People Play	1894		2D2 ¹⁹
065-071-13	701 Bridgeway	Del Monte Apartments	1879		2D2
065-071-25	715 Bridgeway	Wells Fargo	1924	Henry H. Miller	2D2
065-071-21	723 Bridgeway	Burlwood Gallery	1894		2D2
065-071-07	731 Bridgeway	Old City Hall/ Bank of Sausalito	1894		2D2
065-071-27	737-41 Bridgeway	Patterson's Bar/ Plaza Bar	1894		2D2
065-071-26	743-45 Bridgeway	Tamalpais Stables/Arcade Shops/Little Theater	1894		2D2
065-071-24	749 Bridgeway	The Tides Bookstore	1899		2D2
065-071-02	755-57 Bridgeway	GG of Sausalito	1899		2D2
065-071-02	759 Bridgeway	No Name Bar	1894		2D2
065-071-01	763 Bridgeway	Medical-Dental Building	1958	John Kelley	6X
065-063-46	777 Bridgeway	Mason's Garage	1924		2D
065-132-08	48 Bulkley Avenue		1894		2D2
065-132-09	54 Bulkley Avenue	Zephyr Cottage	1891		2D2
065-440-04	77 Bulkley Avenue	Portals of the Nook	1891	Willis Polk	2D2
065-440-01, 02, 03, 04, 05, 06, 07, 08, & 09	93-109 Bulkley Avenue	Laneside	1892	M.E. Roundtree	2D2 ²⁰
065-063-45	156 Bulkley Avenue	Casa Madrona	1885		1D
065-133-17	12 El Portal Street	Sausalito Hotel	1915		2D2

Sausalito Citywide Historic Context Statement

APN	Street Address	Name	Construction Date	Designer/Builder (if known)	CRHR Status Code
065-133-18	28 El Portal Street	Northwest Pacific Railroad Express Office	1916		2D
065-133-19	30 El Portal Street	McDevitt Apartments/Inn Above the Tide	1962		6X
065-133-03	N/A	Water Parcel			6X
065-133-05	N/A	Water Parcel			6X
065-133-21	N/A	Water Parcel			6X
065-133-26	N/A	Yee Tock Chee Park	1977		2D2
065-133-27	N/A	Water Parcel			6X
065-133-28	N/A	Water Parcel			6X
065-131-09	4 Princess Street	Schnell's House/ Time After Time	1878		2D2
065-131-10	12-20 Princess Street	Jean Baptiste Baraty Meat Market	1892		2D2
065-132-12	19 Princess Street	Sausalito Salvage Shop	ca. 1874		2D2
065-132-03	21 Princess Street	Copper House/Dynamic Energy Crystals	Before 1887		2D2
065-131-11	28-30 Princess Street	Princess Court/ Pegasus Leather	1913		2D2
065-131-14	36-38 Princess Street	Sausalito Hardware/ Mark Reuben Gallery	1894		2D2
065-131-15	40 Princess Street		1894		2D2
065-131-16	52 Princess Street	Christopher Becker Residence/Eyetalia Gallery	1894		2D2
065-131-18	62 Princess Street	Sausalito Christian Science Church	ca. 1887		2D2
065-132-18	83 Princess Street	Richards House/Glen Bank	1884	John Richards	2D2
065-131-18	90-92 Princess Street	Cabana Bonita/ Buckeye Cottage	1897		2D2

NOTEWORTHY STRUCTURES
AND OTHER BUILDINGS
THAT MAY HAVE
HISTORICAL SIGNIFICANCE

Historic Resources Inventory Listing
City of Sausalito, Marin County, California

Codes NW = Noteworthy, L = Landmark, DHD = Downtown Historic District
 NHRP = National Register of Historic Places

<u>Resource # or Parcel #</u>	<u>Code</u>	<u>Address (or location)</u>	<u>Also known as</u>
	NW	215 South Street	Horn House/Iroquois Villa
	NW	54 Spencer Avenue	Red Gables
	NW	33 Miller Avenue	The Pines
	NW	47 Miller Lane	Tyrell Cottage
	NW	112 Bulkley Avenue	First Presbyterian Church
	NW	140 Bulkley Avenue	Tank House
	NW	141 Bulkley Avenue	Fiedler Villa
	NW	428 Turney Street	Sylva Mansion
	NW	41 Cazneau Avenue	Laurel Lodge
	NW	47 Girard Avenue	The Bower/Gardner House
	NW	201 Bridgeway Boulevard	Walhalla/Chart House
	NW	323 Pine Street	Rety House/Domerque House
	NW	86 San Carlos Avenue	Hazel Mount
	NW	100 Harrison Avenue	McCormack House/Nestledown
	NW	603 Main Street	Schiller Haus
	NW	26 Alexander Avenue	Craig Hazel
	NW	517 Pine Street	Oddlands/Wosser House
	NW	44-46 Santa Rosa Avenue	Redonda Vista
	NW	64 Alexander Avenue	Oak Cliff

May, 1999

NW	172 San Carlos Avenue	Bellevue Cottage
NW	87 San Carlos Avenue	Sweetbriar
NW	35 Central Avenue	Birch Cottage
NW	505 Bridgeway Boulevard	Eastlake Chalet
NW	Bridgeway and Litho Street	Second Richardson School
NW	1709 Bridgeway Boulevard	First Richardson School
NW	93 San Carlos Avenue	Treat House
NW	Block 68, Lot 8	Sunnyhill Cemetery
NW	126 Harrison Avenue	Alta Mira Hotel
NW	108 Caledonia Street	Lawrence House
NW	16 San Carlos Avenue	Villa Veneta
NW	431 Bridgeway Boulevard	Hearst Cottage
NW	215-217 Fourth Street	Rideout Villa
NW	116 Caledonia Street	Linsley House
NW	220 West Street	Koster House
NW	Block 68, Lots 7 & 8	Shanghai Tunnel & Springs
NW	1301 Bridgeway Boulevard	Dunbrow House
NW	153 Bulkley Avenue	Casa Verde
NW	539 Bridgeway Boulevard	Original Firehouse
NW	50 Harrison Avenue	The Hearth
NW	108 Central Avenue	DuBois House

May, 1999

NW	28 Spencer Court	Birds Nest Cottage
NW	31 Bulkley Avenue	Collie House
NW	Harrison and Bulkley	O'Connell Seat
NW	NW Cor. Pine & Caledonia	Miwok Burial Site
NW	489 Bridgeway Boulevard	Dunluce
NW	640 Sausalito Boulevard	Frost Residence
NW	34-36 Bulkley Avenue	Laurel
NW	80-82/84-88 Bulkley Ave.	Richards Flats/1 st "The Nook"
NW	40 Miller Avenue	Yeazell Residence
NW	420 Litho Street	Central School
NW	60 Atwood Avenue	Hearst Wall
NW	Harbor Drive at Gate 5 Rd.	Marinship Mold Loft
NW	315 Main Street	Nunes Bros. Boat Yard/Pilings
NW	493 Bridgeway Boulevard	Bettincourt Residence
NW	501-503 Bridgeway Blvd.	Ladd Residence
NW	616 Main Street	Chapman Residence
NW	415 Main Street	Doucet Bungalow

Ark Row (R-A) District

NW	505 Humboldt Avenue	
NW	507 Humboldt Avenue	Ark Midway
NW	509 Humboldt Avenue	
NW	511 Humboldt Avenue	
NW	513 Humboldt Avenue	
NW	515 Humboldt Avenue	Ark Caprice
NW	* 517 Humboldt Avenue	

Sausalito Landmark Buildings, Sites and Objects

L	168 Harrison Avenue	Tanglewood/The Bungalow
L	221 Bridgeway Boulevard	Castle by the Sea
L	Santa Rosa & San Carlos	Christ Episcopal Church
L	76 Cazneau Avenue	Madrona Cottage/Ritchie House
L	300 Main Street	NWPRR Freight Depot
L	625 Locust Road	Elderberry Cottage
L	780 Bridgeway Boulevard	Ice House
L	25 Liberty Ship Way	Machine Shop

National Register Buildings, Structures, Sites and Objects

NRHP	25 Liberty Ship Way	Machine Shop
NRHP	801 Bridgeway Boulevard (156 Bulkley Avenue)	Casa Madrona/Barrett House
NRHP	639 Main Street	Griswold House/Economo
NRHP	120 Central Avenue	Sausalito Woman's Club

Downtown Historic District
Buildings, Structures, Sites and Objects

DHD	558 Bridgeway Boulevard	San Francisco Yacht Club
DHD	588 Bridgeway Boulevard	Lange Launch Company
DHD	Foot of Princess	Yee Tock Chee Park
DHD	660 Bridgeway Boulevard	Purity Market
DHD	664-666 Bridgeway Blvd.	Becker Building
DHD	668 Bridgeway Boulevard	Princess Theatre
DHD	670 Bridgeway Boulevard	Fiedler's General Store
DHD	676-686 Bridgeway Blvd.	Schnell Store
DHD	688 Bridgeway Boulevard	(New Construction, 1979)
DHD	El Portal & Bridgeway Blvd.	Sausalito Hotel
DHD	12 El Portal	NWPRR Offices
DHD	30 El Portal	Inn Above The Tides
DHD	Foot of El Portal	Ferry Landing
DHD	Bridgeway and El Portal	Depot Park/Plaza Viña Del Mar
*1DHD	801 Bridgeway Boulevard (156 Bulkley Avenue)	Casa Madrona Hotel
DHD	777-789 Bridgeway Blvd.	Mason's Garage/Village Fair
DHD	763-771 Bridgeway Blvd.	Office Building
DHD	757 Bridgeway Boulevard	Oak Grill
DHD	755 Bridgeway Boulevard	

*1 Also Listed in the National Register of Historic Places

DHD	749-751 Bridgeway Blvd.	
DHD	743-745 Bridgeway Blvd.	Tamalpais Stables
DHD	737-741 Bridgeway Blvd.	Ferry Saloon
DHD	731 Bridgeway Boulevard	Bank of Sausalito/Old City Hall
DHD	721-725 Bridgeway Blvd.	
DHD	715 Bridgeway Boulevard	Bank of Sausalito/Wells Fargo
DHD	701-707 Bridgeway Blvd.	El Monte Boarding House
DHD	693-695 Bridgeway Blvd.	Sausalito News
DHD	687-691 Bridgeway Blvd.	Eureka Meat Market
DHD	683-685 Bridgeway Blvd.	Marin Hardware
DHD	679-681 Bridgeway Blvd.	Sausalito Drug Company
DHD	675 Bridgeway Boulevard	Chamber of Commerce Building
DHD	671-673 Bridgeway Blvd.	First National Bank of Sausalito
DHD	667-669 Bridgeway Blvd.	Mecci and Ratto Groceries
DHD	2-10 Princess Street	Schnell House
DHD	12-20 Princess Street	Baraty Building
DHD	28-30 Princess Street	Princess Court
DHD	36-38 Princess Street	U.S. Post Office
DHD	40 Princess Street	Apartments
DHD	52 Princess Street	Christopher Becker Residence
DHD	62 Princess Street	Christian Science Church
DHD	90-92 Princess Street	Cabana Bonita

May, 1999

DHD	Princess & Bulkley Ave.	Portals of "The Nook"
*2DHD	93-109 Bulkley Avenue	Laneside/Campbell Mansion
DHD	48 Bulkley Avenue	Residence
DHD	54 Bulkley Avenue	Zephyr Cottage
DHD	83 Princess Street	Glen Bank/Richards House
DHD*	21 Princess Street	
DHD	19 Princess Street	Sausalito Salvage Shop
DHD	* 633-639 Bridgeway; 3-15 Princess Street	Ryan's Hotel
DHD	629 Bridgeway Boulevard	
DHD	625 Bridgeway Boulevard	Express Offices
DHD	621 Bridgeway Boulevard	Swastika Theatre
DHD	611-613 Bridgeway Blvd.	Nite Hawk Café
DHD	605-609 Bridgeway Blvd.	Marin Fruit Company
DHD	599-603 Bridgeway Blvd.	Lincoln Garage
DHD	595 Bridgeway Boulevard	Pistolessi Flats
DHD	589 Bridgeway Boulevard	Pistolessi Building
DHD	585 Bridgeway Boulevard	Telephone Exchange
DHD	579-583 Bridgeway Blvd.	Cottages "Lolita" and "Lucretia"
DHD	569 Bridgeway Boulevard	Old Ferry Grill
DHD	565 Bridgeway Boulevard	(New Construction, 1983)
DHD	561-563 Bridgeway Blvd.	Dexter's House

*2Condo's have been added to original house

May, 1999

APPENDIX 2



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F 510.836.4205

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Oakland, CA 94612

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richard@lozeaudrury.com

BY E-MAIL AND US MAIL

June 4, 2024

Director Brandon Phipps
Community and Economic Development Director and Zoning Administrator
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bhipps@sausalito.gov

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jhoffman@sausalito.gov; jkellman@sausalito.gov

Re: Proposals to develop 605-613 Bridgeway: HAA Application for 47 units submitted on January 31, 2024, and SB 35 Pre-Application for 59 units submitted on February 20, 2024

Dear Director Phipps, Mayor Sobieski, and Honorable Members of the City Council:

I write on behalf of Save Our Sausalito ("SOS"), an organization comprised of numerous active residents of the City of Sausalito. SOS and its members are deeply concerned with a proposal to place a massive luxury condominium development in the heart of Sausalito's downtown historic district at 605-613 Bridgeway ("projects"). We provide the information below to assist city staff and governing bodies as they consider these applications.

Application for 47 units submitted on January 31, 2024

Regarding the 47-unit application, I write to respond to the applicant's counsel's May 14, 2024, letter regarding the City's notice of incompleteness and Preservation Architecture's May 11, 2024, report.

Counsel's letter and the Preservation Architecture report attempt to eliminate consideration of the project site's historic significance pursuant to any and all legal regimes that may apply to the project. To do so, both documents fail to define the terms on which their analysis rests and incorrectly assume that these terms have legal significance under applicable law.

The laws that apply here are:

- Housing Accountability Act (Gov. Code § 65889.5) ("HAA")
- Sausalito Municipal Code Chapter, 10.46
- Density Bonus Law
- California Environmental Quality Act (CEQA)
- SB 35

Counsel's letter argues that the city may not require a certificate of appropriateness because the standards for obtaining a certificate are subjective and "the City may only apply 'objective general plan, zoning, and subdivision standards and criteria, including design review standards.'" (page 2, citing the HAA at Gov. Code § 65589.5(j)(1).) This argument misconstrues how the HAA works and puts the cart before the horse.

Subdivision (j) requires that the city make certain findings before denying a housing project, but only where the "proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete."

As discussed in my May 17, 2024, letter to the city, this project does not comply with this threshold condition. Therefore, the city's authority to review this project is not limited by subdivision (d) or (j) of the HAA and the HAA has no bearing on whether the city may require a certificate of appropriateness.

The Municipal Code requires a certificate of appropriateness to alter "(1) a structure/site officially deemed a historical resource under Public Resources Code Section 21084.1 and Title 14, California Code of Regulations, Section 15064.5; (2) a designated local/State/National Historic Register property; or (3) a property within a historic overlay district without first having undergone review for a certificate of appropriateness by the Historic Preservation Commission." (Muni. Code § 10.46.060.B.)

The property satisfies all three of these criteria. The site meets criterion (1) because it is “officially deemed a historical resource under CEQA and the CEQA Guidelines because it is “listed in the California Register of Historical Resources.” (CEQA, § 21084.1.) Therefore, for purposes of CEQA review, it is a “mandatory” historic resource. (*Valley Advocates v. City of Fresno* (2008) 160 Cal.App.4th 1039, 1051, citing CEQA 21084.1, first sentence; Guidelines, § 15064.5(a)(1).)

Counsel’s letter and the Preservation Architecture report attempt to throw the site’s listing in the California Register of Historical Resources (“CRHR”) into question by noting that it is listed in the CRHR as a contributing resource to the Sausalito Historic District, which is also listed in the CRHR. Neither counsel’s letter nor the Preservation Architecture report cite any legal authority that being “listed” in the CRHR as a contributing resource to a designated historic district makes a listed property “not listed.” Neither CEQA nor the municipal code recognize any such distinction.

The Preservation Architecture report also suggests that the site is not “individually listed” in the CRHR. The report does not define this term and fails to explain why it might be legally significant. Instead, the report assumes and insinuates that there is a legally recognized category of sites that are listed in the CRHR that are nevertheless deemed “not listed” for purposes of Municipal Code section 10.46.060.B, the HAA, SB 35 or the Density Bonus Law. As noted, the Preservation Architecture report does not cite any legal authority supporting this assumption and neither CEQA nor the municipal code recognize any such distinction.

Moreover, the California State Office of Historic Preservation construes a property coded 2D2 as a CRHR-listed contributing resource as “listed” on the CRHR. As stated in a March 21, 2006, letter from State Historic Preservation Officer Milford Wayne Donaldson to the Mayor and City Council of Sausalito: “when a building is recorded as an individual resource or as a contributor, the whole building is recorded and entered on the DPR 523.” (See March 21, 2006, letter from State Historic Preservation Officer attached as Exhibit 1; see also, May 31, 2024, email from Amy Crain of the California State Office of Historic Preservation to Connor Turnbull attached as Exhibit 2.)

The site meets criterion (2) of Municipal Code section 10.46.060.B due to either the city’s or state’s designation of it as a contributor to a historic district. The site meets criterion (3) because it is “within a historic overlay district.”

Therefore, the project must obtain a certificate of appropriateness before it may be approved.

It is also important to consider the application of CEQA to this project. Even if the project complied with applicable, objective general plan and zoning standards, the city must still conduct CEQA review of the project. (See HAA, Gov. Code § 65589.5(e) [“Neither shall anything in this section be construed to relieve the local agency from

making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with the California Environmental Quality Act”].)

As noted in my May 17, 2024, letter, the city has already documented that the project will have a specific, significant adverse impacts on real property listed in the CRHR. Therefore, the city must prepare an EIR to evaluate the impact, identify mitigation measures to reduce or avoid significant impacts, and make the findings required by CEQA section 21081 before approving the project. If the evidence does not support these required findings, the city would be required by CEQA to deny the project.

Further, even if a certificate of appropriateness were not required, and even if the site were not a mandatory historic resource under CEQA, the city would still need to determine if it is a so-called “discretionary” historic resource.

CEQA Section 21084.1 and Guidelines, section 15064.5(a), define three categories of historic resources: mandatory, presumptive, and discretionary. (*Valley Advocates v. City of Fresno* (2008) 160 Cal.App.4th 1039, 1051.) Mandatory historic resources are those “listed in, or determined to be eligible for listing in, the California Register of Historical Resources.” (*Id.* at 1051, citing 21084.1, first sentence; Guidelines, § 15064.5(a)(1).) Presumptive historical resources are those listed in a local historic register or identified as significant in a qualified historical resource survey. (*Id.* at 1054, citing 21084.1, third sentence; Guidelines, § 15064.5(a)(2).) Discretionary historic resources are those a lead agency has discretion to determine are historic resources even if not listed on a state or local register or identified as significant in a qualified survey. (*Friends of Willow Glen Trestle v. City of San Jose* (2016) 2 Cal.App.5th 457, 467 [“final sentence of section 21084.1 clearly permits a lead agency to make a determination as to whether a resource that is neither deemed nor presumed to be a historical resource is nevertheless a historical resource for CEQA purposes”]; *Valley Advocates, supra* at 1059-1060, citing § 21084.1, final sentence; Guidelines, § 15064.5(a)(3), (a)(4).)

If the city were to determine the site is a “discretionary” historic resource, then it would require the same treatment under CEQA as it would if deemed a “mandatory” historic resource.

SB 35 Pre-Application for 59 units submitted on February 20, 2024

My May 17, 2024, letter also addresses the inapplicability — because the site is listed in the CRHR — of SB 35 to the 109-foot, 59-unit version of this project and the inapplicability of the Density Bonus Law to both pending versions of the project.

The project plans show that the project will demolish a number of the existing listed historic structure’s walls. The California State Office of Historic Preservation

construes demolition of any part of a listed historic structure as demolition of the historic structure. As the State Historic Preservation Officer has explained:

My staff indicated to Mr. Noble that the narrow interpretation of “historic” in relationship to only the facade rather than the building as a whole is inappropriate for the following reasons:

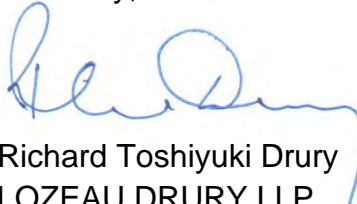
- 1) when a building is recorded as an individual resource or as a contributor, the whole building is recorded and entered on the DPR 523; the building as a whole is the historic resource not any features, whether character defining or not.
- 2) consideration for federal tax credits when given to historical resources are given to the resource - building - as a whole. The Federal Tax Credit program considers the building as a whole, not parts of buildings, such as facades.
- 3) Under design guidelines in general or also as individual project impacts a “façade” usually is considered a historically significant feature; however, the facade is not on the local or national register, it is the building, the structure that is the qualifying “historical resource.”

(See March 21, 2006, letter from State Historic Preservation Officer attached as Exhibit 1.)

Therefore, the 109-foot, 59-unit version of this project is not eligible for ministerial approval under SB 35.

Thank you for your attention to this matter.

Sincerely,



Richard Toshiyuki Drury
LOZEAU DRURY LLP

EXHIBIT 1

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov



March 21, 2006

The Honorable Ronald Albert, Mayor of Sausalito and
Members of the City Council
Sausalito
420 Litho St.
Sausalito, CA 94965

629 Bridgeway, Sausalito and Sausalito Historic District

Dear Mayor Albert,

In December 2005, Ben Noble, City of Sausalito's Assistant Planner, contacted Michelle C. Messinger of my staff regarding the above building and the application of CEQA in regard to a project that would consist of a substantial demolition of the historic structure. This action would result in only retaining the façade of the building at 629 Bridgeway, which you indicated the City believed to be the only part of the building it considered "historic." Mr. Noble desired some guidance as to how other cities had handled "façade issues" and whether any case law existed that addressed such issues.

Project:

We were contacted by Mr. Dave Hodgson in regard to the above project (e-mail dated 3/14/2006). From Mr. Hodgson we learned that the project intends to demolish all but the façade of the building at 629 Bridgeway that will be modified for three folding doors to create an access to a new pedestrian mall where the 629 building existed and that the project also intends the creation of a courtyard with new retail space under two buildings at 19 & 21 Princess. As further background information we learned that the above project was denied by the Historic Landmarks Board and Planning Commission and that the applicant subsequently had appealed to the City Council which has overturned the denial.

We like to reiterate what had been already addressed during the phone call with Mr. Noble. As you know, the building at 629 Bridgeway is a contributor to the Sausalito Historic District. The building has the California Historic Resources Status Code of 2D2 (a contributor to a district eligible to the National Register of Historic Places); it was evaluated under Section 106 and is listed also on the California Register of Historic Resources.

Definition of Historical Resource:

My staff indicated to Mr. Noble that the narrow interpretation of "historic" in relationship to only the façade rather than the building as a whole is inappropriate for the following reasons:

- 1.)when a building is recorded as an individual resource or as a contributor, the whole building is recorded and entered on the DPR 523; the building as a whole is the historic resource not any features, whether character defining or not.
- 2.)consideration for federal tax credits when given to historical resources are given to the resource – building – as a whole. The Federal Tax Credit program considers the building as a whole, not parts of buildings, such as facades.
- 3.)Under design guidelines in general or also as individual project impacts a "façade" usually is considered a historically significant feature; however, the façade is not on the local or national register, it is the building, the structure that is the qualifying "historical resource."

Categorical Exemptions:

Pursuant to CEQA § 15300 Categorical Exemptions are classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. CEQA Guidelines § 15300.2 (f) pertains to the exceptions in which case a Categorical Exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. Even if a project otherwise falls within a categorical exemption it nevertheless does not qualify for the exemption if it is subject to one of the six exceptions to the use of such exemptions.

Per CEQA Guidelines § 15300.2 (f) Exceptions, the proposed demolition of 629 Bridgeport is a significant adverse change in the significance of a historical resource. The definition of a historical resource and of a significant adverse change are found in Pub. Resources Code § 5020.1 subd. (q); CEQA Guidelines § 15064.5. This language has been recognized and reaffirmed by the courts. The above demolition is a significant adverse change because the whole building is the historical resource not just the façade; ergo, a Categorical Exemption cannot be used because the above project falls under the exceptions and an EIR for the project is required.

Moreover, as my staff expressed to Mr. Noble in December, the demolition is not the only action that would require review. The impact of the above project and on the historical district as a whole requires evaluation. It appears that in addition to the demolition of 629 Bridgeport changes to two other buildings, 19 & 21 Princess Street are proposed that appear to be substantial modifications. 19 & 21 Princess Street are also contributors to the Sausalito Historic District, have the California Historic Resources Status Code of 2D2 (a contributor to a district eligible to the National Register of Historic Places), were evaluated under Section 106 and are listed on the California Register of Historic Resources. In addition, there might be a need to evaluate other impacts the proposed project might have on the environment that also require evaluation under the California Environmental Quality Act.

Since this project was denied by the Historic Landmarks Board and the Planning Commission, the grounds on which such project denial occurred, certainly require

scrutiny or a second review. However, the use of a Categorical Exemption is not just inappropriate but as the courts have found “improper”:’Where there is any reasonable possibility that a project or activity may have a significant effect on the environment, an exemption would be improper.” (*Azusa Land Reclamation Company v. Main San Gabriel Basin Watermaster* (2nd Dist. 1997) 52 Cal. App. 4th 1165, 1191 [61 Cal. Rptr. 2d 447] (“Azusa”), quoting *Wildlife Alive v. Chickering* (1976) 18 Cal.3d 190, 205-206 [132 Cal. Rptr.377].)

Moreover, exemption categories are not to be expanded or broadened beyond the reasonable scope of their statutory language (*Dehne v. County of Santa Clara* (1st Dist. 1981) 115 Cal App. 3d 827, 842 [171 Cal.Rptr.753]). (*Guide to the California Environmental Quality Act (CEQA)*, Remy, Michael, et. al, Solano Press Books, Point Arena, 1999, 99) Therefore, a lead agency should not unreasonably expand the scope of an exemption or interpret a term more broadly than the statutory language of the written exemption intends for. By extending the historicity to merely the façade but not the rest of the building, the City of Sausalito is interpreting the term “historical resource” not within the intentions set forth by the law and against standard preservation practice.

The Legislature who wrote the three classes of projects that cannot be made the subject of categorical exemptions used language codified by the CEQA Statute § 21084. This language has been affirmed in numerous court decisions. A “historical resource” includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archeologically significant, . . . Pub. Resources code 5020.1(j); the reference to “building” includes a building in its entirety, not parts of a building. Therefore, the demolition represents a significant adverse impact pursuant to CEQA and an EIR is required to evaluate all the impacts this project will have on the resource and the historical district as a whole.

Please understand that our comments herein are specifically related to the environmental review process; we do not take positions in support of or against projects, but rather focus on the environmental review process itself. If you have any further questions, please contact Michelle C. Messinger, Historian II, Local Government Unit CEQA Coordinator at (916) 653-5099 or at mmessinger@parks.ca.gov.

Sincerely,

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

Cc: Dave Hodgson
Ben Noble, Assistant Planner

Honorable Mayor Ronald Albert
Page 4

EXHIBIT 2



Connor Turnbull <connor@turnbullpreservation.com>

Clarification - CLG District Contributors and the CA Register

6 messages

Connor Turnbull <connor@turnbullpreservation.com>
To: amy.crain@parks.ca.gov

Fri, May 31, 2024 at 12:33 PM

Hi Amy,

I am hoping that you can clarify a question. Can you please tell me whether CLG Sausalito Historic District contributors are considered listed on the CA Register? I'm afraid this is an obtuse question but I'm hearing it both ways and would like to hear it from you if I can.

Sausalito's district was certified in 1981. The contributor is listed as 2D2.

Thank you very much,
Connor

--

Connor Ishiguro Turnbull

Connor Turnbull, Preservation Consulting

<https://turnbullpreservation.com/>

c. 415.497.1971

Crain, Amy@Parks <Amy.Crain@parks.ca.gov>
To: Connor Turnbull <connor@turnbullpreservation.com>

Fri, May 31, 2024 at 1:29 PM

Hi Connor,

A property coded 2D2 is listed on the CA Register,

2D2 Contributor to a multi-component resource determined eligible for NR by consensus through Section 106 process. Listed in the CR.

Amy

Amy H. Crain

State Historian II

Registration Unit

California State Office of Historic Preservation

1725 23rd Street, Suite 100

Sacramento, CA 95816-7100

APPENDIX 3



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richard@lozeaudrury.com

BY E-MAIL AND US MAIL

September 11, 2024

Director Brandon Phipps
Community and Economic Development Director and Zoning Administrator
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Mayor Ian Patrick Sobieski, Ph.D.
Vice Mayor Joan Cox
Councilmembers Melissa Blaustein, Jill James Hoffman, Janelle Kellman
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mblaustein@sausalito.gov; jhoffman@sausalito.gov; jkellman@sausalito.gov

Re: 6th Cycle Housing Element; Draft Housing Elements; and Current Proposals to Develop 605-613 Bridgeway

Dear Director Phipps, Mayor Sobieski, and Honorable Members of the City Council:

I write on behalf of Save Our Sausalito (“SOS”), an organization comprised of numerous active residents of the City of Sausalito. SOS and its members are deeply concerned with a proposal to place a massive luxury condominium development in the heart of Sausalito’s downtown historic district at 605-613 Bridgeway (“projects”). We provide the information below to assist city staff and governing bodies as they consider these applications.

This letter follows several letters I previously submitted to the city with comments on the historic significance of the property at 605--613 Bridgeway, including:

- May 8, 2024, letter regarding the Draft Environmental Impact Report for the 6th Cycle Housing Element Programs;

- June 4, 2024, letter regarding the 605-613 Bridgeway projects; and
- June 20, 2024, letter enclosing the Historic Resources Evaluation (HRE) for the 605-613 Bridgeway property.

The 6th Cycle Housing Element designates Site 201 as a Housing Opportunity Site that requires rezoning to allow higher densities than the maximum density allowed under current zoning, including Ordinance 1022. The purpose of this designation was, apparently, to contribute to the city's efforts to meet its Regional Housing Needs Allocation ("RHNA") obligation under state housing law.

My May 8, 2024, letter comments that allowing the higher density proposed in the 6th Cycle Housing Element for Site 201 would destroy the historic significance of the Sausalito Historic District and that it is feasible to remove Site 201 from the Housing Opportunity Site Overlay, and that, as a result, the Housing Element Programs EIR must include an alternative land use plan that removes Site 201 from the Housing Opportunity Site Overlay.

I write now to provide additional information regarding the historic resource impacts of designating Site 201 as a Housing Opportunity Site and the feasibility of removing that designation to support SOS' request that the Housing Element Programs EIR include an alternative land use plan that removes Site 201 from the Housing Opportunity Site overlay.

SOS also requests that the city amend the 6th Cycle Housing Element to remove Site 201 (i.e., the 605-613 Bridgeway property) from the Housing Opportunity Site Overlay district.

As my June 20, 2024, letter notes, in addition to the property's listing in the CRHR as a contributing resource to the Sausalito Historic District, the HRE concludes that the property is "individually significant" pursuant to criteria 1 and 2 of Public Resources Code section 5024.1(c), paragraphs (1) and (2).

SOS has also commissioned an analysis of the impacts of the proposed 605-613 Bridgeway projects on the historic significance of Site 201. Attached as Exhibit A, please find the June 2024 Project Impacts Analysis of the 605-613 Bridgeway projects prepared by architectural historian Shayne Watson. Ms. Watson concludes that the projects would destroy the historic significance of the property considered individually and the Sausalito Historic District. This conclusion is consistent with the conclusion reached by the City's architectural historian, Jerri Holan, in her February 28, 2024, report (amended March 14, 2024) that the 605-613 Bridgeway projects would destroy the historic significance of the Sausalito Historic District.

I also attach, as Exhibit B, Ms Watson's June 25, 2024, critique of the January 26, 2024, and May 17, 2024, reports authored by Preservation Architecture regarding

Site 201's historic significance. These reports are simply not credible regarding the historic significance of Site 201 or the impacts of the proposed 605-613 Bridgeway projects on its or the surrounding district's historic significance.

The Sausalito Historic District is one of twelve federally certified historic districts in California.¹ National Park Service (NPS) Certified Historic Districts are state or local historic districts that have been certified by the Secretary of the Interior (Secretary) for purposes of the Tax Reform Act of 1986, as substantially meeting all the requirements for listing in the National Register of Historic Places. The purpose of this federal program is to encourage property owners to rehabilitate, rather than demolish, historic resources by enabling owners of depreciable buildings within the certified district to obtain federal tax benefits to help offset the cost of rehabilitation. To obtain these federal tax benefits, rehabilitation projects must comply with the Secretary of the Interior's Standards for Historic Preservation.²

Impairing the historic significance of a certified historic district may cause the Secretary of the Interior to withdraw certification of the district, in which case all property owners in the district would lose the federal tax benefits conferred by the program and the community would lose a valuable source of funding for restoration of historic properties.³

As part of the required application for federal certification, Sausalito and the other districts committed to the Federal Government that they would maintain a local review board to ensure protection of historic resources in their districts.⁴ Sausalito has such a review board, i.e., the Historic Preservation Commission (HPC), whose charge is to "acknowledge, honor, and encourage the continued maintenance and preservation of those select properties in the City that contribute to the City's architectural and cultural history."⁵

If the city rezones Site 201 to accommodate the 47 (now 50) unit density proposed by one of the 605-613 Bridgeway projects, the project applicant will contend that the HPC would have not legal authority to condition approval of the project on measures to avoid or mitigate the project's significant impacts on historic resources. This is because the project applicant argues that the HPC's judgment is based on standards that, under the HAA, would be considered subjective.

¹See https://ohp.parks.ca.gov/?page_id=27283

²36 CFR §§ 67.7(b).

³ 36 CFR § 67.9(j) ["The Secretary may withdraw certification of a district on his own initiative if it ceases to meet the National Register Criteria for Evaluation"].

⁴36 CFR §§ 67.8(a); 67.9(e).

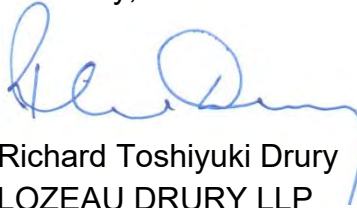
⁵ Sausalito Municipal Code section 10.46.010 et.seq.

However, as noted in my June 4, 2024, letter, even if the project complies with future objective general plan and zoning standards, the city must still conduct CEQA review of the project. (See HAA, Gov. Code § 65589.5(e) [“Neither shall anything in this section be construed to relieve the local agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with the California Environmental Quality Act”].) Since the project will have a specific, significant adverse impacts on real property listed in the CRHR, the city will need to prepare an EIR to evaluate the impact, identify mitigation measures to reduce or avoid significant impacts, and make the findings required by CEQA section 21081 before approving the project. If the evidence does not support these required findings, the city would be required by CEQA to deny the project.

Regarding the feasibility of removing Site 201 from the Housing Opportunity Site Overlay, my May 8, 2024, letter pointed out that it is feasible to do so because the additional density contemplated for this site in the future under the current Housing Element is not necessary to meet the city’s RHNA obligations.

Thank you for your attention to this matter.

Sincerely,



Richard Toshuyuki Drury
LOZEAU DRURY LLP

EXHIBIT A

PROJECT IMPACTS ANALYSIS
605-613 BRIDGEWAY, SAUSALITO, CA



Prepared for:
Lozeau Drury LLP
Oakland, CA

Prepared by:
Watson Heritage Consulting
Oakland, CA

June 2024

Table of Contents

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Pre-Existing Evaluations	2
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Introduction

This Project Impacts Analysis (PIA) was prepared by Shayne Watson of Watson Heritage Consulting for Lozeau Drury LLP in June 2024. Ms. Watson meets the Secretary of the Interior's Professional Qualification Standards for History and Architectural History. This analysis reviews the drawing set titled "Waterstreet 605-613 Bridgeway, Sausalito, CA, SB 330 Submittal," prepared by Hunt Hale Jones Architects of San Francisco (May 16, 2024).

Under the California Environmental Quality Act (CEQA), the first step in the environmental review process is to prepare a Historic Resource Evaluation (HRE) to allow a lead agency to make a determination about a property's historical significance under CEQA.¹ Lead agencies have a responsibility to evaluate potential historical resources for eligibility under California Register of Historical Resources (California Register) significance criteria before making a finding as to a proposed project's impacts on historical resources (PRC § 21084.1, 14 CCR § 15064.5(3)).²

The goal of a PIA is to analyze the potential effects of a project on a historical resource. According to 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."³ (Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired.⁴)

Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing*

¹ State of California, California Code of Regulations. "Section 15064.5 - Determining the Significance of Impacts to Archaeological and Historical Resources." Current through Register 2024 Notice Reg. No. 21, May 24, 2024. Accessible at <https://casetext.com/regulation/california-code-of-regulations/title-14-natural-resources/division-6-resources-agency/chapter-3-guidelines-for-implementation-of-the-california-environmental-quality-act/article-5-pr-eliminary-review-of-projects-and-conduct-of-initial-study/section-150645-determining-the-significance-of-impacts-to-archaeological-and-historical-resources>.

² State of California, Office of Historic Preservation. "California Office of Historic Preservation Technical Assistance Series #1: California Environmental Quality Act (CEQA) and Historical Resources." No date. Accessible at <https://ohp.parks.ca.gov/pages/1054/files/ts01ca.pdf>.

³ State of California, California Code of Regulations, Section 15064.5.

⁴ State of California, California Code of Regulations, Section 15064.5.

Historic Buildings,⁵ “shall be considered as mitigated to a level of less than significant impact on the historical resource.”⁶ If a project is determined to have a significant effect on the environment, the City of Sausalito (lead agency) is required to identify potentially feasible measures to avoid or mitigate significant adverse changes in the significance of the historical resource.⁷

Following CEQA guidelines, it is necessary to establish the significance of a historical resource in an HRE in order to prepare a PIA that assesses when proposed alterations to a historical resource cross the threshold into substantial adverse change.⁸

Pre-Existing Evaluations

The properties at 605 & 607 Bridgeway and 611-613 Bridgeway (APN 065-132-16) are included in the Sausalito Downtown Historic Overlay Zoning District,⁹ with the properties at 605 & 607 Bridgeway and 611-613 Bridgeway identified in the Built Environment Resource Directory (BERD) with a California Register Status Code of 2D2, defined by the State of California as contributors to a multi-component resource determined eligible for the National Register by consensus through the Section 106 process and listed in the California Register.¹⁰ This status code alone defines the subject property as a “historical resource” under CEQA Section 15064.5(1): “A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4850 et seq.)”¹¹

Updated Historical Resource Evaluation

In June 2024, Connor Turnbull Preservation Consulting prepared an updated HRE for the subject property and evaluated the subject buildings under California Register Criteria 1-4. Turnbull concludes that the subject property is individually significant under Criterion A/1 (events) for an association with early commercial development, transportation, as well as

⁵ U.S. Department of the Interior, National Park Service. *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Revised by Anne E. Grimer, 2017. Accessible at <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>.

⁶ State of California, California Code of Regulations, Section 15064.5((b)(3).

⁷ State of California, California Code of Regulations, Sections 15126.4(a)(1), 15091(a).

⁸ State of California, “Technical Assistance Series #1.”

⁹ R.J. Tracy & Elizabeth M. Robinson. “National Register of Historic Places Nomination Form, Central Business District-Sausalito.” City of Sausalito Historic Preservation Commission records, 1980.

¹⁰ State of California, Office of Historic Preservation. “California Historical Resource Status Codes.” Revised 3/1/2020. Accessible at <https://ohp.parks.ca.gov/pages/1069/files/Resource-Status-Codes.pdf>.

¹¹ State of California, California Code of Regulations, Section 15064.5.

settlement of Asian-Americans and their associated businesses, in Sausalito. The subject property is significant under Criterion B/2 (persons) for an association with the Yee Tock Chee/Yee family/Marin Fruit Co. as well as the Hong Lee laundry/Lee family.

Character-Defining Features

Character-defining features (CDFs) are the physical characteristics of a historical resource that convey its historical significance. The June 2024 HRE by Turnbull Preservation Consulting identifies CDFs of the CEQA historical resources identified at the subject property: the Sausalito Downtown Historic Overlay Zoning District; and the buildings located on the subject parcel (605 & 607 Bridgeway and 611-613 Bridgeway), early twentieth century utilitarian commercial buildings with minimal Mission Revival ornamentation.

Sausalito Downtown Historic Overlay Zoning District

- Late 19th Victorian-era buildings in conjunction with more utilitarian early-to mid-twentieth century buildings and structures.
- Variegated placement of buildings that reflect the topography or the uses.
- Topographical transition between the hillside, bluff and waterfront. The hillside is characterized by mostly residential buildings, while the waterfront contains mostly one-to-three story commercial buildings.
- Commercial buildings around the vicinity of the former and present ferry landings.
- The roadway follows the contour of the hill to Bay transition, and defines the landfill or over-water docks along the edge of the Richardson and San Francisco Bays.

APN 065-132-16

- Plateau area at the base of a wooded bluff, Princess Street retaining wall forming the northwest edge.
- Commercial buildings enfronting the landscaped bluff behind.
- Concentration of small-scale commercial storefronts at the street front with no setbacks, and utilitarian areas at the rear open parking area.

605 & 607 Bridgeway

- One-story storefront with a second story residential above.
- Two-bay storefront facade.
- Flat roof with minimal parapet at street elevation.
- Central, recessed storefront entrance flanked by single pane display windows above a bulkhead.
- Multi-colored ceramic tile on bulkhead (where extant).

- Multi-lite steel sash transoms with pebbled glass and horizontal pivoting sash (where extant).
- Pilasters with tapered caps, spandrel between with a central sign band.
- Brick, stepped course above spandrel at parapet.
- Raised “Marin Fruit Co.” lettering (605 Bridgeway, former 777 Water Street)
- Painted cement stucco wall surface at storefront, corrugated metal and cement stucco at rear elevations.
- Steel sash at rear elevations

611-613 Bridgeway

- One-story storefront with tri-partite bays.
- Shallow gable roof with parapet at street elevation.
- Central, recessed triangular entry area, with a single, entry door at each store.
- Single pane storefront display windows, small bulkhead below.
- Engaged pilasters, spandrel with recessed sign band, and parapet.
- Tri-partite transom recessed panel with continuous cornice above.
- Painted cement stucco wall surface at storefront, corrugated metal at rear elevations

Project Description

The following description for the proposed project was prepared by the project applicant on May 17, 2024 and is available in the City of Sausalito’s eTRAKiT database¹²:

WATERSTREET PROJECT NARRATIVE

SB330 Application

Waterstreet offers walkability, sustainability, and increased financial health for Sausalito while prioritizing housing needs.

Overview

Waterstreet will be a multi-use, urban infill residential development located on Princess St and at 605-613 Bridgeway, across from the waterfront in Downtown Sausalito. The property is designated as Opportunity Site #201 listed in the Sausalito Housing Element. The site is approximately ½ acre on a previously developed, underutilized lot, located

¹² “Waterstreet Project Narrative - SB330 Application.” Prepared for City of Sausalito, May 17, 2024. Accessible at <https://saus-trk.aspgov.com/eTRAKiT/viewAttachment.aspx?Group=PROJECT&ActivityNo=2024-00014&key=KTE%3a2405230539390495>

within the city limits, surrounded by urban uses, including commercial and residential development.

Waterstreet will feature 50 condominiums, with 20% designated as affordable units. There will be five retail sites, four existing along the Bridgeway frontage, and a new retail space and residential lobby extending the retail spaces on Princess Street. The site is 23,056 square feet, and the proposed gross floor area is 121,752 square feet. Zoning is CC on the front Bridgeway lots and R-3 on the Princess St rear lots. Modifications to development standards are achieved through waivers and concessions, with the amount and percentage of BMR units more fully explained in the Density Bonus Report. The building type will be Type 1 construction on the two lower levels and wood-framed with stucco exterior on the upper levels.

Location

Uniquely located in the transit-rich area of downtown Sausalito, Waterstreet is fronted by Bridgeway, which offers bus lines and bike routes. Two blocks away, the main transit center of Sausalito, the Sausalito Ferry Terminal, is serviced by two ferry lines: the Golden Gate Ferry and the Blue and Gold Fleet, both offering regular ferry service to San Francisco. Waterstreet will rate a very high Walk Score with easy access to shopping, services, parks, and restaurants.

Parking

This project has no parking requirement per AB2097. The existing parking lot, with ingress and egress on Bridgeway, will remain; a newly constructed second-level parking lot with ingress and egress on Princess Street will be added. The parking will be uncoupled from condominium ownership.

Neighborhood Improvement

Waterstreet follows the existing development pattern of the surrounding area of Sausalito: retail at street level, residential above. Waterstreet improves the current conditions of the property for drainage and stormwater. The existing unsightly power poles and electrical wires will be relocated underground. The majority of the existing site is an unattractive asphalt parking lot with exposed retaining walls, which will be repurposed into a multi-use site that is attractive and financially beneficial to the city. Waterstreet will be a sizable contributor to Sausalito, fulfilling its State of California requirement by adding much-needed market-rate and below-market-rate housing units.

A luxury development in a prime downtown Sausalito location with world-class panoramic water and San Francisco views, Waterstreet will be a first-class building

constructed from premium materials with upscale amenities. The development was designed with varying unit sizes and prices to accommodate a wide diversity of buyers. All homes are single-level and serviced by elevators. Most Waterstreet homes will have dramatic, picturesque water views. Waterstreet will be a forerunner for the enhancement and regeneration of downtown Sausalito.

New homeowners living in the downtown area will help revitalize the feel and mix of downtown businesses and restaurants, reducing reliance on seasonal and day visitor traffic. Sausalito will blossom into more of a walking town as residents will not need to drive to dine or shop. Travel to San Francisco or nearby towns will be by ferry, bus, bikes, or ridesharing companies. More homeowners residing downtown will encourage more downtown civic activities such as music and art events, outdoor plays, farmers markets, local volunteerism, etc. The increase in property tax revenue from Waterstreet and sales tax revenue derived from resident spending will bolster the economy of Sausalito.

Historic

The site is not listed in the National Register of Historic Places but is located in the Sausalito Historical Overlay District. [[Author correction: as noted earlier, the State of California assigned the subject property a historical resource status code of 2D2, defined as determined eligible for the National Register and listed in the California Register.]] The development will not cause a substantial adverse change in the significance of a historical resource nor be demolished. The historic buildings will be preserved. Construction mandates will be in effect to preserve and protect the historic buildings and neighboring buildings during the construction period. New construction will be compatible with historic materials and features to protect the integrity of the property and its environment.

Design

The proposed architecture will not mimic the historic facades of Sausalito. The proposed façade is new and compatible in color and finish with existing historic structures in downtown.

The architecture will enhance and complement the historic facades of Sausalito. The building will feature Pantone Cool Grey textured cement on G-2 podium levels and the same color in textured stucco on levels 3-6. Black window frames, door frames, and hardware will contrast with the building finish. Highlighting this will be warm, natural wood tones on planter boxes, exterior ceilings, and privacy walls, with bright year-round greenery in the many planter boxes.

The cement planter boxes on Princess St serve as a banding where the building steps back five feet. The addition on Bridgeway will step back 20 feet from the historic façade, similar to the current second level of the existing building. The next level steps back an additional 10 feet for a total of 30 feet from the existing facade. Successive levels continue to step back to mitigate any bulk.

Sustainability

Waterstreet will be designed to Green Building Standards. Sustainability features will include energy efficiency with solar panels, energy-efficient appliances, increased insulation, bicycle parking, and electric vehicle charging stations. Water efficiency will be achieved with low-flow plumbing fixtures, drought-resistant plants, and drip irrigation systems. Waterstreet meets FEMA flood standards, and the first residential floor will be well above the base flood elevation. The building fronts on a fire evacuation route and has fire-resistant exteriors. Waterstreet will follow all required measures for dust, sound, vibration, parking, and other mitigations during the construction period.

Project Impacts Analysis

The goal of a Project Impacts Analysis (PIA) is to analyze the potential effects of a project on a historical resource. According to 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.”¹³ (Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired.¹⁴)

Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*,¹⁵ “shall be considered as mitigated to a level of less than significant impact on the historical resource.”¹⁶ If a project is determined to have a significant effect on the environment, the City of Sausalito (lead agency) is required to identify potentially feasible

¹³ State of California, California Code of Regulations, Section 15064.5.

¹⁴ State of California, California Code of Regulations, Section 15064.5.

¹⁵ U.S. Department of the Interior, National Park Service. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Revised by Anne E. Grimer, 2017. Accessible at <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>.

¹⁶ State of California, California Code of Regulations. See Title 14, section 15064.5((b)(3).

measures to avoid or mitigate significant adverse changes in the significance of the historical resource.¹⁷

Because the subject property is a CEQA historical resource for its status as a district contributor as well as the determination in the June 2024 HRE that the property is individually eligible for the California Register under Criteria 1 and 2, a project evaluation must be completed to determine whether the proposed Waterstreet Condominiums would materially impair the CEQA historical resource and identify any modifications to the proposed project that may reduce or avoid impacts.

The following is an analysis of the proposed project per the applicable Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards).

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

The subject property has been historically used for commercial purposes with residential units above 605 & 607 Bridgeway and an uncovered driveway and parking area to the north and rear of the buildings. These spaces were integral to the operations of historically significant businesses documented in the June 2024 HRE, with the off-street parking serving “a critical role for the Marin Fruit Co. and the Chong Lee laundry.”¹⁸

The proposed project, which includes 50 condominiums and five commercial spaces, shifts the primary use to predominantly residential. This shift necessitates the demolition of distinctive materials and features, including the rear facade of 605 Bridgeway, the second-floor residential units at 605 & 607 Bridgeway, and the utilitarian shed structures at the rear of the property. Identified as CDFs in the June 2024 HRE, the rear facades, including steel sash windows extant on all buildings and corrugated metal panels sheathing 611-613, and the utilitarian areas at the rear open parking area, are crucial to the property's historical character.

The proposed project will adversely impact distinctive features and spatial relationships, particularly through the alteration of the uncovered auto driveway and parking area that

¹⁷ State of California, California Code of Regulations. See Title 14, sections 15126.4(a)(1), 15091(a).

¹⁸ Connor Turnbull Preservation Consulting. “APN 065-132-16 / 605 & 607 Bridgeway and 611-613 Bridgeway, Sausalito Historic Resources Evaluation.” Prepared for Lozeau Drury LLP (June 17, 2024), 57-58.

has existed since the 1940s. This spatial relationship is a CDF critical to the property's historical significance, as noted in the June 2024 HRE.

For these reasons, the proposed project does not comply with Rehabilitation Standard 1.

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

The project plans to demolish distinctive materials, including some of the rear facades and the second-floor residential units above 605 & 607 Bridgeway, all of which contain materials identified as CDFs in the June 2024 HRE.

Key features such as the second-floor residential units above 605 & 607 Bridgeway and the utilitarian shed structures at the rear of the property will be demolished as part of the proposed project. Identified as CDFs in the June 2024 HRE, the rear facades, including steel sash windows extant on all buildings, corrugated metal panels sheathing 611-613, and the utilitarian areas at the rear open parking area, are crucial to conveying the property's historical significance. These alterations would materially impair the historical resource.

The proposed changes to the uncovered auto driveway and parking area, in place since the 1940s and essential to the historic businesses, will adversely affect the spatial relationships that characterize the property. The June 2024 HRE identifies this spatial relationship as a CDF critical to the site's historical significance.

For these reasons, the proposed project does not comply with Rehabilitation Standard 2.

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

The proposed project does not include architectural features that suggest a false sense of historical development, nor will it add conjectural historical features to the existing buildings on the subject property. As proposed, the project complies with Rehabilitation Standard 3.

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

According to the June 2024 HRE, the subject property retains the integrity necessary to convey its significance. Many changes that have occurred 605-613 Bridgeway since its development have acquired significance in their own right and are identified as CDFs in the June 2024 HRE.

The alteration of significant spatial relationships, such as the uncovered auto driveway and parking area facing the utilitarian rear facades of the buildings, which have existed since the 1940s and are identified as a CDF in the June 2024 HRE, will adversely affect the integrity of the property.

For these reasons, the project does not comply with Rehabilitation Standard 4.

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

The proposed project includes plans to demolish or alter distinctive materials and features identified as CDFs in the June 2024 HRE, including:

- Steel sash windows at the rear facades
- Shallow gable roof over 611-613 Bridgeway
- Corrugated metal panels and cement stucco at the rear of 611-613 Bridgeway
- Utilitarian sheds at the rear open parking area

The project's plan to remove or alter these features will adversely affect the integrity of the property. For these reasons, the proposed project does not comply with Rehabilitation Standard 5.

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

The proposed project description does not detail the treatment of historic materials on the subject property. Drawing A201 notes "Preserve and protect existing facades," but it is presumed that this includes the Bridgeway-facing facades only and not other facades identified as CDFs in the June 2024 HRE, including the second-floor residential units

above 605 & 607 Bridgeway. Without further information, it is impossible to know if the proposed project will comply with Rehabilitation Standard 6.

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

The proposed project description does not describe the treatment of historic materials on the existing buildings. Drawing A201 notes "Preserve and protect existing facades," but with this limited information, it is impossible to know if the proposed project will comply with Rehabilitation Standard 7.

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

The proposed project description does not mention whether any archeological resources have been identified on the subject property at 605-613 Bridgeway. An assessment to identify any potential archeological resources is necessary.

If archeological resources are present, the project proposal should have a plan in place to protect and preserve these resources. The document does not mention any such plan.

If disturbance of archeological resources is unavoidable, the project must outline specific mitigation measures to address this. The document does not discuss any mitigation measures for archeological resources.

Without information on whether archeological resources are present and how they will be handled, it is not possible to determine if the proposed project complies with Rehabilitation Standard 8.

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

The proposed project's height, massing, and architectural features significantly alter the historic character and integrity of the subject property and the Sausalito Downtown Historic Overlay Zoning District (Historic District). The Historic District is characterized

as a mix of late-19th-century Victorian-era buildings combined with utilitarian early-to-mid-20th-century buildings and structures. CDFs identified in the June 2024 HRE include the topographical transition from a hillside dotted with residential buildings leading to a natural bluff overlooking a commercial waterfront district built around a historic ferry landing area. The average height of buildings in the Historic District is two to three stories, with the southern portion having a mix of one- and two-story commercial buildings, some with one or two stories of residential above.

The proposed project's addition of six stories (85 feet) directly over the historic single-story commercial buildings is significantly out of scale with the existing environment of the subject property and the Historic District. (Ceilings in the 85-foot-tall addition are 12 feet, which results in a building equivalent to eight to nine stories.)

Similarly, the increase in the mass of the proposed addition is dramatically out of scale with the Historic District. The bulk of the new building overwhelms the existing waterfront streetscape and obscures the natural bluff and hillside behind, thereby impacting CDFs identified in the June 2024 Historic Resource Evaluation (HRE) and thus the integrity of the Historic District.

The appearance of the proposed project would contrast sharply with the character of Sausalito's existing commercial facades. The large expanses of glass in the new construction are incompatible with the existing buildings and the Historic District, where historic buildings typically have articulated facades and smaller, traditionally proportioned windows. The new windows are out of scale and do not match the traditional fenestration patterns in the area.

While the new work is differentiated from the old, the unarticulated facades, use of large expanses of glass, and the overall contemporary design are not compatible with the historic character of the Historic District. The materials chosen (stucco and steel windows) may be appropriate, but their application in this context does not align with the historic features and proportions of the district.

For these reasons, the proposed project does not comply with Rehabilitation Standard 9.

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

The proposed new building is embedded above and behind the existing property, meaning it integrates with and depends on the existing historic structure of the buildings at 605-613 Bridgeway. If the new addition were removed in the future, the alterations to the historic property, including the demolition of the rear utilitarian facades, partial demolition of roofs, and the demolition of the residential units above 605 & 607, would impair the essential form and integrity of the subject property. These changes to the historic fabric of the buildings would be irreversible, leaving the CEQA historical resource permanently altered and impaired.

For these reasons, the proposed project does not comply with Rehabilitation Standard 10.

Conclusion

Watson Heritage Consulting finds that the proposed project at 605-613 Bridgeway in Sausalito, CA does not meet the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. As currently proposed, the project will cause a "substantial adverse change" in the significance of both the Sausalito Downtown Historic Overlay Zoning District and the subject property. These are recognized historical resources under CEQA. A substantial adverse change in the significance of a historical resource includes the demolition or alteration of the resource or its immediate surroundings to an extent that would materially impair the significance of the historical resource. If a project is determined to have a significant effect on the environment, the City of Sausalito (lead agency) is required to identify potentially feasible measures to avoid or mitigate significant adverse changes in the significance of the subject property and the Historic District.¹⁹

¹⁹ State of California, California Code of Regulations, Sections 15126.4(a)(1), 15091(a).

EXHIBIT B

MEMO

TO: Richard Drury
Lozeau Drury LLP
1939 Harrison Street, Ste. 150
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richard@lozeaudrury.com

FROM: Shayne Watson
Watson Heritage Consulting
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DATE: June 25, 2024

SUBJECT: Peer review of the following two reports prepared for 605-613 Bridgeway in Sausalito, California:

- “605-613 Bridgeway, Sausalito, Historic Resource Summary,” prepared by Preservation Architecture (January 26, 2024)
- “605-613 Bridgeway, Sausalito, Historical Summary and Project Evaluation,” prepared by Preservation Architecture (May 11, 2024)

Introduction

My name is Shayne Watson, and I practice architectural history and historic preservation planning in the San Francisco Bay Area at my consultancy, Watson Heritage Consulting. I have evaluated historic properties for eligibility under the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA) since 2003. This experience qualifies me to conduct this peer review as a professional meeting the Secretary of the Interior’s Professional Qualification Standards for History and Architectural History.

I was retained by Lozeau and Drury LLP in 2024 to conduct a peer review of two reports prepared by Mark Hulbert, preservation architect and historic resources consultant at Preservation Architecture:

- “605-613 Bridgeway, Sausalito, Historic Resource Summary” (January 26, 2024)
- “605-613 Bridgeway, Sausalito, Historical Summary and Project Evaluation” (May 11, 2024)

Both the January 26 and May 11 reports cover generally the same information, so this peer review focuses on the two reports at once.

Under the California Environmental Quality Act (CEQA), the first step in the environmental review process is to prepare a Historic Resource Evaluation (HRE) to allow a lead agency to make a determination about a property's historical significance under CEQA.¹ Lead agencies have a responsibility to evaluate potential historical resources for eligibility under California Register of Historical Resources (California Register) significance criteria prior to making a finding as to a proposed project's impacts on historical resources (PRC § 21084.1, 14 CCR § 15064.5(3)).²

After reviewing the January 26, 2024 and May 11, 2024 reports for 605-613 Bridgeway by Preservation Architecture, it is my opinion that they are missing the basic necessary information required for the City of Sausalito to determine the property's historical significance according to CEQA Section 15064.5(b)(3).³ The Preservation Architecture reports, therefore, should not be used to inform the analysis required for a Project Impacts Analysis (PIA). (The May 2024 report includes a PIA beginning on page 17.)

CEQA Historical Resource Evaluations

The purpose of a Historical Resource Evaluation (HRE) is to determine the historical resource status of a property, according to California Environmental Quality Act (CEQA) Section 15064.5(b)(3).⁴ CEQA is the main law mandating environmental assessments for projects within California. It aims to ascertain whether a proposed project could adversely affect the environment and if such impacts can be mitigated or avoided through alternative actions. CEQA is detailed in the Public Resources Code (PRC), Sections 21000 and following.⁵

¹ State of California, California Code of Regulations. "Section 15064.5 - Determining the Significance of Impacts to Archaeological and Historical Resources." Current through Register 2024 Notice Reg. No. 21, May 24, 2024. Accessible at

<https://casetext.com/regulation/california-code-of-regulations/title-14-natural-resources/division-6-resources-agency/chapter-3-guidelines-for-implementation-of-the-california-environmental-quality-act/article-5-pr-eliminary-review-of-projects-and-conduct-of-initial-study/section-150645-determining-the-significance-of-impacts-to-archaeological-and-historical-resources>.

² State of California, Office of Historic Preservation. "California Office of Historic Preservation Technical Assistance Series #1: California Environmental Quality Act (CEQA) and Historical Resources." No date. Accessible at <https://ohp.parks.ca.gov/pages/1054/files/ts01ca.pdf>.

³ State of California, California Code of Regulations, Section 15064.5.

⁴ State of California, California Code of Regulations, Section 15064.5.

⁵ The information in this section is excerpted from State of California, Office of Historic Preservation. "Technical Assistance Series #1."

The CEQA Guidelines, located in the California Code of Regulations (CCR), Title 14, Chapter 3, Sections 15000 and following, provide instructions for implementing CEQA and are mandatory for state and local agencies.

Historical resources are considered part of the environment under CEQA (PRC §§ 21002(b), 21083.2, and 21084.1). The California Register of Historical Resources (California Register) is an official listing of the state's historical resources and identifies properties deemed significant under CEQA. Resources listed in or eligible for listing in the California Register must be considered during the CEQA process.

The statute for the California Register (PRC § 5024.1) and its regulations (14 CCR § 4850 et seq.) mandate that evaluations for listing historical resources must be updated if they are more than five years old to ensure their accuracy at the time of listing. However, this does not imply that resources identified in older surveys are not considered "historical resources" under CEQA. Unless a resource has been demolished, significantly altered, or is otherwise proven ineligible for listing, lead agencies should treat it as potentially eligible for the California Register.

Additionally, a resource does not need prior identification through listing or survey to be considered significant under CEQA. Lead agencies must evaluate whether historical resources potentially impacted by a project meet the California Register criteria before determining the project's impact on these resources (PRC § 21084.1, 14 CCR § 15064.5(3)).

Peer Review of 2024 Preservation Architecture Reports

As noted above, the lead agency (City of Sausalito) has a responsibility to evaluate a property's historical significance according to CEQA Section 15064.5(b)(3)⁶ before making a finding as to a proposed project's impacts on historical resources (PRC § 21084.1, 14 CCR § 15064.5(3)).⁷

After reviewing the January 26, 2024, and May 11, 2024 reports for 605-613 Bridgeway by Preservation Architecture, it is my opinion that they are missing the basic necessary information required for the City of Sausalito to make informed planning decisions about the buildings located on the subject property. The reports do not evaluate the property's historical significance according to CEQA Section 15064.5(b)(3).⁸

⁶ State of California, California Code of Regulations, Section 15064.5.

⁷ State of California, Office of Historic Preservation. "Technical Assistance Series #1."

⁸ State of California, California Code of Regulations, Section 15064.5.

General Comments

The January 2024 and May 2024 reports are not formatted according to standard CEQA HREs and the presentation is confusing. While some of the information required for a CEQA HRE is included in both reports, it is recommended that the report be reformatted to align with the following general format in terms of organization and content:

- Introduction
 - Basic property information
 - Current CEQA historical resource status
- Architectural Description
- Property History
 - Property development, history of use and owner/occupants
- Historical Context
- California Register Evaluation
 - Significance evaluation (Criteria 1-4)
 - Integrity evaluation (Aspects 1-7)
 - Identification of character-defining features

Previous Evaluations

As noted above, if a property has already been identified as a historical resource under CEQA, it is important to summarize this in the introduction to an HRE. Resources identified in older surveys may be considered "historical resources" under CEQA unless "the resource has been demolished, significantly altered, or is otherwise proven ineligible for listing, lead agencies should treat it as potentially eligible for the California Register (PRC § 5024.1) (14 CCR § 4850 et seq.).

In the case of the subject property, previous evaluations identified the parcel as having a Historical Resource Status Code of 2D2, defined by the California Office of Historic Preservation as "Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR."⁹ A property listed in the California Register is defined as a historical resource under CEQA.

- The January 2024 report mentions that the subject property falls within Sausalito's Downtown Historic District. Still, there is no explanation of what this means in terms of the subject property's status as a historical resource under CEQA.
- The January and May 2024 reports include excerpts of the Statements of Significance from the "1980 Historic Resource Inventory," but there is no explanation as to the

⁹ State of California, Office of Historic Preservation. "California Historical Resource Status Codes." Revised 3/1/2020. Accessible at <https://ohp.parks.ca.gov/pages/1069/files/Resource-Status-Codes.pdf>.

meaning of the 1980 inventory and how it relates to the subject property's status as a historical resource under CEQA.

- The May 2024 report references a 2019 technical memorandum prepared for 719-725 Bridgeway by consultant Page & Turnbull to conclude that the subject property is “*not individually listed in the CR,*” which contradicts the property’s status code of 2D2: “Listed in the CR.”
- In the May 2024 report, the following statements are inaccurate or irrelevant to an HRE:
 - Page 11: “*Thus, while the District is CR listed, the individual properties identified as contributors are not individually listed in the CR. As such, the District is the identified historic resource, not the individual properties.*”
 - This statement is inaccurate, as the subject property’s status code of 2D2 means that it is listed in the California Register.
 - Page 12: The report states that the Certified Historic District for downtown Sausalito is “*not a National Register listing and the certified local district is not a formal National Register historic district as a result.*”
 - This statement is irrelevant to a CEQA historical resource evaluation, as the subject property’s status code of 2D2 means that it is listed in the California Register by being determined eligible for the National Register of Historic Places.
 - Page 12: “*Further, the 1980 evaluation determined that the District met eligibility criteria for listing on the National Register of Historic Places (NR). However, no NR nomination was submitted, then or since. While the District was deemed a NR ‘Certified Historic District’ – yet again on the basis of the 1980 record – that certification is for Federal preservation tax incentives only, is not a National Register listing and the certified local district is not a formal National Register historic district as [a] result.*”
 - This statement is irrelevant to a CEQA historical resource evaluation, as the subject property’s status code of 2D2 means that it is listed in the California Register by being determined eligible for the National Register of Historic Places.
 - Page 12: “*In sum, the property and buildings at 605-613 Bridgeway... Are not individually listed in the California Register.*” “*Conclusively, neither of the subject buildings are individually listed on any historic register.*”
 - This statement is inaccurate, as the subject property’s status code of 2D2 means that it is listed in the California Register.

Architectural Descriptions

Architectural descriptions are a key part of an HRE as they document the existing conditions of a subject property and show how a property has or has not changed over time (list of known

alterations). The architectural descriptions should be supplemented with photographs showing existing conditions of the entire subject property, including contextual views of the property in its setting and views of all exterior facades.

- The January 2024 report does not include a description of the existing conditions of the subject property.
- The May 2024 report includes a section titled Summary Descriptions (pages 5 & 7), which is a mix of significance statements from 1980; permit records; known alterations; existing “characteristics”; and a condition assessment. Architectural descriptions should describe existing conditions of the subject property and a list of known alterations. Any mention of significance should be moved to the Introduction (current CEQA status) or the California Register Evaluation.
- In the May 2024 report, the first photograph under Site (page 9) includes mention of character-defining features (CDFs) in the caption. This reference should be removed, as CDFs are identified only after a property has been evaluated for significance and determined eligible for the California Register. CDFs are the features of a property that convey its significance.

Property History

An updated and detailed history of the development of the subject property is necessary to evaluate the historical significance of a property under CEQA. The January and May 2024 Preservation Architecture reports do not contain sufficient property history to give a comprehensive understanding of the history of 605-613 Bridgeway. The section titled “Summary Property History” mentions names of businesses, owners, and tenants associated with the subject property, yet there was no research to ascertain the potential significance of the businesses and individuals. This research is crucial in determining the significance of a property under California Register Criterion 2.

Historical Context

Similar to a comprehensive property summary, historical context is an integral part of the historical resource evaluation process. Relevant historical context tells the broader story of how the subject property fits within the larger picture of Sausalito’s history. Without understanding the historical context of a property, it is impossible to evaluate a property’s significance.

The City of Sausalito has a citywide historic context statement (HCS), prepared for the City of Sausalito and the Office of Historic Preservation in October 2022 by VerPlanck Historic Preservation Consulting. The HCS should be referred to in any historical resource evaluation for Sausalito.

Historical context relevant to the subject property would include themes such as early community development, commerce, and transportation – all of which are covered in VerPlanck’s HCS.

- The January 2024 report does not contain historical context.
- In the May 2024 report, the information under Historic Context (page 10) is a summary of the property’s status as a historic district contributor, which is not historical context. Same with the reference to consultant Page & Turnbull’s technical memorandum for 719-725 Bridgeway (2019) and the discussion of zoning within the historic district (e.g., 83 Princess).

California Register Evaluation

As noted above, the purpose of an HRE is to determine the historical resource status of a property according to CEQA Section 15064.5(b)(3). Lead agencies must evaluate whether historical resources potentially impacted by a project meet the California Register criteria before determining the project’s impact on these resources (PRC § 21084.1, 14 CCR § 15064.5(3)).

Even if the property has been evaluated previously, the statute for the California Register (PRC § 5024.1) and its regulations (14 CCR § 4850 et seq.) mandate that evaluations for listing historical resources must be updated if they are more than five years old to ensure their accuracy at the time of listing.

- The January 2024 report does not reference CEQA nor the California Register criteria for assessing significance and integrity.
- Neither report includes the following sections that are necessary for an HRE: an updated evaluation of the subject property’s eligibility for the California Register under significance Criteria 1-4; evaluation of the subject property’s seven aspects of integrity (if the property is determined to be significant under CEQA); and a comprehensive list of extant character-defining features (CDFs) that convey the property’s historical significance. CDFs are the historical features of a property that convey its historical significance and should not be introduced without evaluating the historical resource status of the property. (The January 2024 report includes CDFs in the property history and notes that “*no rearward site or building spaces, forms or materials are identifiably character defining*” (page 7).)

- The May 2024 report includes the following statement on page 12 about the subject property being ineligible for individual listing in the California Register, but provides no historical resource evaluation to support this conclusion:

Given their minimal and basic characteristics, as the 2 building facades are architecturally and materially insubstantial, neither are individually eligible for historical designation. Otherwise, they stand in the context of the District and to which they basically contribute. Conversely, as is also plain to see, the rearward structures are void of potential historical importance, as are the open areas of site.

It is important to note that this statement focuses solely on the architectural and physical qualities of the building (California Register Criterion 3) and does nothing to assess the significance of the property for association with important events (California Register Criterion 1) or significant individuals (California Register Criterion 2).