



HISTORIC LANDMARKS BOARD MINUTES

CITY OF SAUSALITO

COMMUNITY DEVELOPMENT DEPARTMENT / 420 LITHO STREET / SAUSALITO, CA 94965 / (415) 289-4128 **FINAL**

MEETING DATE: Wednesday, May 23, 2012
MEETING TIME: 6:30PM
LOCATION: Conference Room, 420 Litho Street, Sausalito

1. CALL TO ORDER

The HLB meeting convened at 6:30PM. Board members Nichols, Flavin, Kiernat, and McCoy were present. Board member Pierce was absent. Associate Planner Burns was also present. Brad Wakahiro representing Bank of America was present.

2. PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA- None

3. APPROVAL OF AGENDA- Approved

4. NEW BUSINESS-

A. BANK OF AMERICA/ 750 BRIDGEWAY

Board member Kiernat recused herself from this portion of the meeting because of a conflict due to her employment with Page and Turnbull. Staff planner Burns introduced the project by stating that the applicant had Page and Turnbull prepare a Historic Resources Evaluation in order to get a better understanding of the building's character defining features and how the proposed design modifications would relate to the building. Based on the results of the Historic Resource Evaluation, it was found that the building has been significantly altered to where the building is found to not be eligible for the Local, State, or National Register. Therefore, staff planner Burns recommended to the HLB that the 50-year memo prepared by the HLB on October 7, 2009 be revised to incorporate the information contained in the Historic Resource Evaluation which identifies the building as not being historically significant.

The review of this agenda item was continued to a special meeting in order to allow Chair Pierce to review and vote on the project.

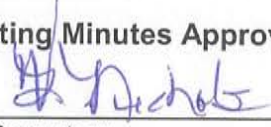
5. OLD BUSINESS- None

6. APPROVAL OF MINUTES- Deferred to the May 30, 2012 meeting.

7. COMMUNICATIONS-

Board member Kiernat provided a summary of her meeting with Kathleen Schamel, Federal Preservation Officer for the Department of Veterans Affairs and Brian Luscher, Advisory Council on Historic Preservation and Action Plan (see attached), regarding the Machine Shop.

Meeting Minutes Approved:


Secretary

7-25-12
Date

Machine Shop Meeting Report

May 21, 2012

TO: Mike Kelly, Mayor
Jeremy Graves, Community Development Director
Heidi Burns, Associate Planner

This report summarizes the conversation that I had on Friday, May 18 in Washington, D.C. with representatives from the Department of Veterans Affairs and the Advisory Council on Historic Preservation regarding the ongoing deterioration of the Machine Shop in Sausalito. The meeting ended with a series of action items to be completed by both the Department of Veterans Affairs and the City of Sausalito. These notes have also been sent to the VA and the ACHP for review.

I look forward to meeting in person to discuss our next steps.

Sincerely,



Carolyn Kiernat, AIA

OVERVIEW

On May 18, 2012, representatives from the U.S. Department of Veterans Affairs, the Advisory Council on Historic Preservation, and the Sausalito Historic Landmarks Board met to discuss the VA's current plans for the Machine Shop in Sausalito, CA. The conversation focused on the following points:

- Establishing better communication between the San Francisco VA and the City of Sausalito
- Concerns related to ongoing deterioration of the Machine Shop and NHPA compliance issues
- Defining a proposed scope of work for the building (rehabilitation or demolition)
- Timeline to complete proposed work
- Advocacy and letters of support

MEETING ATTENDEES

Kathleen Schamel, Federal Preservation Officer
Department of Veterans Affairs - Kathleen.schamel2@va.gov - 202-632-5529

Brian Lusher, ACHP Liaison to the VA
Advisory Council on Historic Preservation - blusher@achp.gov - 202-606-8580

Carolyn Kiernat, AIA
Sausalito Historic Landmarks Board - ckiernat@gmail.com - 415-931-2128

ACRONYMS

- VA: U.S. Department of Veterans Affairs
- VISN: Veterans Integrated Service Network (VA Regional Office)
- ACHP: Advisory Council on Historic Preservation
- FPO: Federal Preservation Officer
- NHPA: National Historic Preservation Act
- OHP: (California) Office of Historic Preservation
- SHPO: State Historic Preservation Officer

MEETING NOTES

- Carolyn offered a brief background on the history of the Machine Shop, stressed the importance of the building to the local community, discussed the building's eligibility for listing in the National Register of Historic Places, and provided photographs illustrating the building's current level of deterioration due to lack of maintenance and rain water infiltration. She also discussed the City of Sausalito's concerns about the lack of communication from the San Francisco VA about project developments or updated plans for the building.
- Kathleen and Brian are familiar with the Machine Shop and are aware that due to the building's significance, lack of maintenance, and deterioration, the VA is not in compliance with NHPA Section 110. (NHPA Section 110 outlines the preservation requirements of Federal Agencies, including their obligation to identify and protect historic properties.)
- Kathleen reported that the San Francisco VA is in the process of hiring a consultant to assess the cost and feasibility of retaining and rehabilitating the Machine Shop. This assessment has been held up due to contracting issues with the consultant the VA is hiring to prepare the report.
- Carolyn expressed concerns about the length of the VA's hiring and assessment process as the building continues to deteriorate. She requested that the VA design a protection and stabilization plan that could be implemented before November 2012 so that the building is properly mothballed before the next rainy season. Kathleen and Brian agreed that this was a priority and Kathleen would seek funding for protection and stabilization of the Machine Shop this fiscal year (2011-2012).
- Carolyn asked whether the VA would nominate the Machine Shop for listing in the National Register of Historic Places. It doesn't sound as though the VA has the resources or staff capacity to do this right now, but they would review a National Register Nomination prepared by others.
- Carolyn mentioned the City of Sausalito's intention to have the Machine Shop listed as a local landmark. Both Kathleen and Brian thought this was a good idea and encouraged the pursuit of local landmark status in order to emphasize the importance of the building to the community.

- Kathleen and Brian stressed that having the direct involvement of the Mayor sent a strong message, and they took notice when they received a letter directly from Mayor Kelly.
- Kathleen, Brian and Carolyn discussed how other WWII-era buildings in the Marinship had been treated, including 10 Libertyship Way, which is directly to the south of the Machine Shop. Kathleen and Brian requested additional information about how other buildings in the Marinship were structurally upgraded in order to understand the possible approaches for rehabilitation of a building with deteriorated below-grade structural piles.
- Kathleen and Brian discussed ways that the City of Sausalito could create awareness of the need for immediate action at the Machine Shop and came up with a list of people and organizations for the City of Sausalito to contact. See list of action items below.

ACTION ITEMS

- Kathleen will contact Jason Trollope, the cultural resources manager at the San Francisco VA, and ask him to be in better communication with the City of Sausalito about the development of their plans for the building and their timeline for completing this work.
- Kathleen will follow up with the San Francisco VA about developing a protection and stabilization plan for the Machine Shop that could be implemented this fiscal year or, at the latest, by November 2012.
- Carolyn (along with Heidi Burns, Associate Planner at the City of Sausalito) will call Ed Carroll and Wayne Donaldson at the California Office of Historic Preservation to let them know about the May 18 meeting with the VA and the ACHP, and to let the OHP know that we are beginning to pursue a larger advocacy plan that will encourage the San Francisco VA to consult with the City of Sausalito and stress the need for timely protection and rehabilitation of the Machine Shop.
- Carolyn and Heidi Burns will discuss the best approach for writing a local landmark nomination for the Machine Shop.
- Carolyn will reach out to the architect of 10 Libertyship Way to find out the process they underwent to repair and replace deteriorated below-grade piles. Understanding how adjacent buildings have been treated might help the San Francisco VA understand the possible options for structural upgrade, stabilization and repair of the Machine Shop.
- Letters should be sent to the following people and organizations to raise awareness and to advocate for the rehabilitation of the Machine Shop. (Please note: This section will be confirmed after review by the VA and ACHP.)
 - Letter from National Trust to VISN #21 (VA's Northern California Regional Office). Advocate for the preservation and rehabilitation of the Machine Shop and for initiation

of the Section 106 consultation process. Stress the building's historic value, importance to the community and re-use potential. Copy OHP, VASF, VA FPO, ACHP, City of Sausalito. Carolyn and Heidi will request this letter from Anthony Veerkamp and Brian Turner at NTHP.

- Letter from City of Sausalito to VISN #21. Describe the situation to date, the importance of the building, intention to initiate local landmark nomination process, request regular and more focused updates from the VA. Request a conference call with the VISN and the San Francisco VA Cultural Resources Manager (Jason Trollope). Copy OHP, VASF, VA FPO, ACHP, National Trust. We recommend that this letter be signed by Mayor Kelly.
- Letter from City of Sausalito to elected officials including Lynn Woolsey and Barbara Boxer. Request a call to action and ask them to speak directly with the following three people:
 - VISN #21 (identify this person);
 - Glenn Haggstrom, VA Executive Director, Office of Acquisition, Logistics, and Construction;
 - Eric Shinseki, Secretary of Veterans Affairs.

We recommend that this letter be signed by Mayor Kelly.

Additional questions from CK to the VA FPO:

- Has a scope of work been prepared for the proposed rehabilitation assessment? If so, we would like to request that a copy of the scope of work be submitted to the City of Sausalito for information and review.
- Please identify the consultant who would be preparing the rehabilitation assessment and confirm that they have experience with historic assessments for similarly-sized historic buildings and that they are qualified under the Secretary of the Interior's Professional Qualifications Standards for Historic Architecture to complete this work.