

From: [better sausalito](#)
To: [City Clerk](#)
Subject: [EXTERNAL] application for state registration - MLK Park"s historic building 27
Date: Monday, February 24, 2025 1:35:57 PM
Attachments: [application packet 2.24.25.pdf](#)

Dear City Clerk,

Ahead of the city council meeting tomorrow, we wanted to let you know the attached application has been drafted and is on its way to your office by certified mail. This application is for Building 27 at 100 Ebbtide Avenue (i.e., the building within the housing element's site 84 inside MLK Park) to be registered with the California Register of Historical Resources. This registration status would be in addition to the building's current historical status which is recorded in the Office of Historic Preservation's Built Environment Directory (BERD) for Marin County.

In 90 days, this application for state registration will be filed with the Office of Historic Preservation.

Thanks,

The team at Better Sausalito LLC

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 7

*Resource Name or #: (Assigned by recorder) Building 27

P1. Other Identifier: Marinship Training Administration Building

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Marin and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad SF North Date 1999 T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 100 Ebbside Avenue City Sausalito Zip 94965

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN ____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) Parcel 063-170-03

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) [see continuation page]

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.) P5b.

Description of Photo: (view, date, accession #) View toward north, February 23, 2025, 100 2645

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both

1942, "Marinship: The History of a Wartime Shipyard"

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 2 of 7

*Resource Name or #: (Assigned by recorder) Building 27

***P7. Owner and Address:**

Sausalito School District, Sausalito, Ca 94965

***P8. Recorded by:** (Name, affiliation, and address) _____

Knapp & VerPlanck Architects, 235 Montgomery St., Ste. 747 San Francisco, CA 94104

***P9. Date Recorded:** 04/22/2011

***P10. Survey Type:** (Describe)

Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Finnie, Richard. *Marinship: The History of a Wartime Shipyard*. San Francisco: 1947.

***Attachments:** ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder)
Page 3 of 7

Building 27

*NRHP Status Code 3CS

B1. Historic Name: Building 27, Marinship Training Administration Building

B2. Common Name: 100 Ebbtide Avenue

B3. Original Use: Classrooms/Shops

B4. Present Use: Studios

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations)

Building 27 was constructed in 1942 as a training center. It was converted to elementary school the 1960s and artists' studios in 1992. Original redwood siding was replaced at an unknown date.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features: Building 8

B9a. Architect: Bechtel Engineering Department

b. Builder: MacDonald & Kahn

*B10. Significance: Theme World War II Homefront

Area Marinship, Sausalito

Period of Significance 1942-1946

Property Type Educational

Applicable Criteria 1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Building 27 was constructed in 1942 Marinship's "West Area," a precinct located to the west of Highway 101 (now Bridgeway). Building 27 was constructed as the Marinship Training Administration Building and it was part of a complex of buildings used to train new hires how to weld and perform other necessary tasks. The 11,500 sq. ft. building housed five classrooms, a library, steno pool, field staff and several offices. Located on the opposite side of Highway 101, Marinship planners made sure that it was located away from the main production line so as to not take up valuable space or cause congestion within critical parts of the yard.

[see continuation page]

B11. Additional Resource Attributes: (List attributes and codes) HP8. Industrial building

*B12. References:

Finnie, Richard. *Marinship: The History of a Wartime Shipyard*. San Francisco: 1947. Grambow, Richard. *Marinship at the Close of the Yard*. Sausalito, CA: 1945. Wollenberg, Charles. *Marinship at War: Shipbuilding and Social Change in Wartime Sausalito*. Berkeley: Western Heritage Press. 1990.

B13. Remarks:

*B14. Evaluator: Christopher VerPlanck

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder)

Building 27

*NRHP Status Code

3CS

Page 4 of 7

*Date of Evaluation:

April 22, 2011

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

CONTINUATION SHEET

Property Name: Building 27

Page 5 of 7

Page 5 of 7 Resource Name or # (Assigned by Recorder) Building 27

***Recorded by:** Knapp & VerPlanck Architects **Date** April 22, 2011

X Continuation

P4. Description. Building 27 is located on the north side of Coloma Street between Olima Street and Bridgeway. It is a onestory, wood-frame building with a U-shaped plan and a flat roof covered in built-up materials. The building sits atop a concrete slab foundation and is clad in composite lapped siding. The primary facade faces northeast and features a projecting vestibule with wide eaves overhanging the main entry. Contained within the main entry are paired wood-panel doors. The entrance is flanked by paired double-hung vinyl windows. South of the main entrance the facade features an aluminum roll-up garage door, one double-hung vinyl window, a solid-core man door and paired double-hung vinyl windows. North of the main entrance is a double-hung, vinyl window followed by banks of similar windows. The northwest elevation features three identical bays consisting of a metal man door and a bank of five double-hung vinyl windows. The doors are later additions for egress and fire safety. The southwest, or rear, elevation has been modified more heavily than the other three. It is also the location of an internal courtyard forming the inside angle of the "U." Presently this elevation consists of an asymmetrical arrangement of vehicular entrances containing overhead roll-up doors and double-hung vinyl windows. The southeast elevation is similar to the northwest elevation, albeit not symmetrical; it consists of an alternating arrangement of steel man doors and pairs of double-hung, vinyl sash windows. Alterations include the reconfiguration of the southwest elevation at an unknown date, the replacement of the original wood siding with composite siding and the original wood windows with vinyl. Building 27 appears to be in good condition.

B10: Significance (continued)

The Marinship training program was started three months before the laying of the first keel. Because the shipyard would need thousands of workers (most of whom had never worked in a shipyard), Marinship would need to train them in basic shipyard crafts. Marinship began with pre-employment training, making use of already established training facilities in public high schools and colleges. Marinship provided the schools with assistance in training procedures and interviewed potential participants. By the end of 1942, nearly 5,000 students were enrolled in San Francisco and adjoining counties. It was soon recognized that the public school training programs were inadequate to meet the need for skilled welders in the yard and consequently the Waldo school and the former Sausalito Ferry Garage were converted into welding schools. Throughout this time Building 27 was used as a comprehensive training facility that was directly operated by Marinship in the West Area where it would not interfere with yard operations.

CONTINUATION SHEET

Property Name: Building 27

Page 6 of 7

Page 6 of 7 Resource Name or # (Assigned by Recorder) Building 27

*Recorded by: Knapp & VerPlanck Architects Date April 22, 2011

X Continuation

B10: Significance (continued). After Marinship closed down in 1945 and was conveyed to the Army Corps of Engineers in 1946, the Corps sold off parts of the yard that it did not need, including the West Area. Because it was located in unincorporated Marin County, Building 27 does not appear on the 1950 Sanborn Map. At some point in the 1960s, Building 27 was integrated into a public school built for residents of nearby Marin City. By 1980, this school (known as Martin Luther King, Jr. Elementary) closed when a new school was built in Marin City proper. In 1992, the complex became an arts center, containing individual artists' studios, classrooms, and small manufacturers. The original redwood siding and windows were replaced at an unknown date.

Integrity: Building 27 retains a moderate degree of integrity. It has not been moved, so it retains integrity of location. The building's setting has been greatly changed, in particular when it became part of a public school campus. Aside from the insertion of several steel man doors and overhead steel doors (particularly on the rear elevation), the building's overall design has not been changed. Building 27 does not retain integrity of materials because nearly all of the exterior materials have been replaced using contemporary versions of the original materials. The building does not demonstrate significant amounts of workmanship in its construction. The building does retain integrity of feeling and association, in part because it is still being used for craft production and instruction. In summary, Building 27 retains integrity of location, design, feeling, and association; it does not retain the aspects of setting, materials, or workmanship.

Evaluation: Building 27 appears eligible for listing in the California Register under Criterion 1 (Events) as a reasonably intact example of a building constructed as part of the Marinship yard. The building fulfilled the critical role of training unskilled recruits how to weld as well as other important shipyard crafts. The role of labor in the construction of nearly 100 Liberty Ships and tankers is critical to understanding the success of Marinship. Also important was the groundbreaking integration of various ethnic groups, male and females, and workers of all ages. Most had no experience in shipyard work and the Training Department (the occupants of Building 27) were critical in cementing these various groups into an effective workforce.

CONTINUATION SHEET

Property Name: Building 27

Page 7 of 7

Page 7 of 7 Resource Name or # (Assigned by Recorder) Building 27

***Recorded by:** Knapp & VerPlanck Architects **Date** April 22, 2011

X Continuation



Northeast elevation, 100_2642



Northwest elevation, 100_2643



Southwest elevation, 100_2641



Southeast elevation, 100_2647