

# *City of Brisbane*

## *Agenda Report*

**TO:** Honorable Mayor and City Council via the City Manager

**FROM:** Community Development Director

**SUBJECT:** Baylands Roundhouse-Potential Historic Designation

**DATE:** Meeting of January 4, 2010

**City Council Goals:**

To preserve the unique current character of Brisbane. (Goal #16)

**Purpose:**

To provide the City Council a brief explanation of the potential implications of the Brisbane Roundhouse being designated a historic resource at the state or national level.

**Recommendation:**

That the City Council consider the attached request from San Francisco Trains Inc. to adopt a resolution in support of the designation of the Brisbane Roundhouse as a national historic resource and provide further direction to staff.

**Background:**

On December, 7, 2009 the City Council received a request from San Francisco Trains Inc. to adopt a resolution supporting the nomination of the Brisbane Roundhouse to the State and National Registers of Historic Places. The request was continued to allow for staff to address the potential implications of historic designation of the Roundhouse.

The designation process requires that a structure be found eligible for designation under one or more criteria set forth in state and federal law. These criteria include association with events or persons significant to the past, or that the structure embodies distinctive design characteristics of a type, period, region or method of construction. A nomination analyzing how a structure meets the designation criteria is submitted to the State Historic Preservation Office. The State Historic Resources Commission has the final authority in designating State landmarks. In the case of federal designations, the State Commission makes a recommendation to the National Parks Service, Keeper of the National Register of Historic Places which makes the final determination.

In the case of the Baylands Roundhouse, San Francisco Trains Inc. prepared and filed the proposed nomination for designation, which is tentatively scheduled for review by State Historic Resources Commission in late winter/early spring 2010. While property owner approval is not required for historic designation, staff understands that San Francisco Trains Inc. has kept UPC informed of the nomination, and UPC has expressed no objection to designation.

**Discussion:**

There are a number of implications associated with historic designation of a structure. First and foremost, designation represents formal recognition of the historic importance of a place or structure within a community. This typically raises community and public awareness of the designated resource, and can provide opportunities for historical education and/or interpretation.

Formal designation potentially facilitates building rehabilitation and restoration by making the structure eligible for grant funding opportunities and tax credits associated with designated historic resources. Designation further provides a measure of protection to the historic character of the structure, in that building rehabilitation and restoration will be subject to technical guidance (Secretary of the Interior Standards) ensuring that the historic integrity of the structure is maintained as the building is restored and/or altered.

Designation of the property imposes no obligation on the part of the City in regard to either maintenance or restoration of the structure. Additionally, historic designation does not restrict the City's ability to determine future land use of the structure.

**Fiscal Impact:**

None. Historic designation of the Roundhouse imposes no cost or future financial obligation on the part of the City.

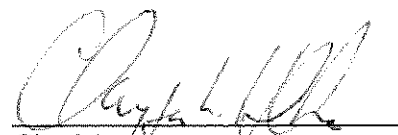
**Measures of Success:**

General Plan Policy #334 encourages adaptive reuse of the Roundhouse. As discussed above, financial incentives and opportunities associated with historic designation could contribute to restoration and reuse of the Roundhouse.

**Attachments:**

Letter- San Francisco Trains Inc.

  
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Department Head

  
\_\_\_\_\_  
City Manager



**San Francisco Trains, Inc.**  
**223 Mariposa Street**  
**Brisbane, CA 94005**

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Honorable Mayor and City Council,

On behalf of San Francisco Trains, a non profit railroad preservation group based in Brisbane, I would like to ask that City Council pass a resolution supporting our nomination of the Bayshore Roundhouse for the State and National Registers of Historic Places. This building is identified as a cultural resource in the city's General Plan and support for it's preservation comes from Brisbane citizens, preservation professionals, property owner Universal Paragon, and a larger community of social and industrial archeologists.

A Roundhouse is a building specifically built for the stabling and daily maintenance of railroad steam locomotives, a technology that passed into disuse in the late 1950's. Integral to the Roundhouse was the turntable, where locomotives could have their direction reversed as well as be driven into the roundhouse, and be tended to by hostlers. Completed in the early 1910's, used heavily thru the 1940's and 1950's, the roundhouse became outdated at the end of the steam era in the 1950's. The Southern Pacific continued to use the turntable and building for storage and minor maintenance up until abandonment in 1982. One of only five roundhouses left in the state, Bayshore is the only brick roundhouse still standing.

Passage of a resolution will help further this nomination and open the possibilities of funding for its restoration, giving Brisbane an important cultural artifact that can add to the social and economic vitality of the town.

Sincerely,

A handwritten signature in black ink, appearing to read "Cris Hart".

Cris Hart  
President  
San Francisco Trains, Inc  
November 12, 2009