



# HISTORIC LANDMARKS BOARD MINUTES

Community Development Department | 420 Litho Street | Sausalito, CA 94965 | 415-289-4128

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**MEETING DATE:** Wednesday, April 27, 2016

**MEETING TIME:** 8:30 PM

**LOCATION:** City Hall Conference Room, 420 Litho Street, Sausalito

## CALL TO ORDER

The Historic Landmarks Board reconvened following a Joint Meeting with the Planning Commission (see Planning Commission Minutes for April 27, 2016) at 8:30 PM. Chair McCoy, Board Member Richardson, Board Member Mercado, and Board Member LeBaron were present. Board Member Brown was absent. Assistant Planner Montemayor and Contract Planner Nevajda were present.

No members of the public were in attendance.

## APPROVAL OF AGENDA

Chair McCoy motioned for approval of the agenda as submitted by Staff. Board Member LeBaron seconded the motion. Motion passed 4-0.

**PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA – None**

**OLD BUSINESS – None**

## NEW BUSINESS

### 1. MIXED-USE BUILDING RENOVATION/REMODEL – 18-22 VARDA LANDING ROAD

Daniel Ruark – Applicant

Staff: Milan Nevajda

Theresa Chaffee – Property Owner

**DESCRIPTION:** Daniel Ruark, on behalf of property owner Theresa Chaffee, has submitted a Design Review Permit application and Nonconformity Permit application to remodel the three units in the mixed-use building at 18-22 Varda Landing Road. The ground floor commercial building is proposed to be converted from an existing office use to a recording studio with associated interior remodeling, the two residential units on the second and third levels are proposed to be remodeled with new windows, interior remodeling, new exterior façade improvements, expanded rooftop decks, and related upgrades. New Landscaping in the rear yard and a new exterior stairway to access the second level residential units are also proposed.

**PROJECT:** Review draft 50-year memorandum evaluating historical significance of the proposed project.

Project Planner Nevajda provided an overview of the project.

Board Member Richardson provided a summary of the draft 50-year review memorandum highlighting the history, location, and the artistic value of the neighborhood surrounding the project site. Chair McCoy suggests its location presents significance and is a piece of information worth considering while reviewing the property's historical significance. Board Member Richardson mentions that though the area is "artistic," there is no evidence of anything artistic or cultural that has come out from the Varda Landing neighborhood.

The HLB concluded their review by stating that based upon the information available and presented, the existing site and structure(s) of the property are not considered to be a significant local historic resource. As such, the HLB made the following findings:

1. Is the structure associated with events that have made a significant contribution to the broad patterns of the history, culture, or heritage of Sausalito, California, or the United States? Such structures may include but are not limited to civic structures, properties featured in publications, and sites where significant events occurred.

The Board finds moderate significance for the property's proximity to the Vallejo and the hub of an artistic community in which it is located and that contributes to the broad patterns of the history, culture, and heritage of Sausalito, under this criterion. Vote: 4-0.

2. Is this structure associated with the life or lives of one or more people important in our past? Such structures may include but are not limited to homes of prominent persons and places referenced by prominent persons.

The Board finds moderate significance for the same reasons aforementioned in finding one under this criterion. Vote: 4-0.

3. Does the structure embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values? Such structures may include but are not limited to exceptional examples of architecture or an architect's work; more ordinary examples of such work are emblematic of a particular style or era; and any works by prominent creative individuals.

The Board finds no significance for distinctive craftsmen characteristics under this criterion. Vote: 4-0.

4. Has the structure yielded, or may it be likely to yield, information important in prehistory or history? Such structures may include but are not limited to archeological sites.

The Board finds no significance under this criterion. Vote: 4-0.

## 2. NEWMAN REMODEL – 424 LOCUST STREET

Peter Rose – Applicant

Staff: Joshua Montemayor

Lisa Newman – Property Owner

DESCRIPTION: Peter Rose, on behalf of property owner, Lisa Newman, has submitted an Administrative Design Review permit application to remodel an existing single-family residence at 424 Locust Street. The project will convert an existing attic space, creating a 254 square-foot second level for a new bedroom and bathroom.

PROJECT: Review proposed project for adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Assistant Planner Montemayor provided an overview of the project and history of past HLB reviews conducted on the property. In 2014, the HLB reviewed property owner Lisa Newman's request for a Design Review Permit for the addition of 600 square feet of upper floor living area and a new 236 square foot roof deck to the existing residence. The HLB reviewed the project for adherence to the Secretary of the Interior's Standards for Treatment of Historic Properties. In 2015, the project plans were revised and the board suggested improvements to the project design and recommended approval to the Planning Commission based on those revisions. The applicant ended up not taking the project to Planning Commission for a Design Review hearing. Present-day, the applicant now requests an Administrative Design Review and have revised the plans, again.

Chair McCoy suggested that the applicant create 3D renderings of the plan to provide a better depiction of the project for the benefit of the decision-making body to understand the scale and mass

of the project. Chair McCoy indicated the project is consistent with the architecture of the structure, however, the large flair of the dormers reads obvious as a new element to the structure. Board Member Richardson agrees that the dormers appear to be out of proportion with the structure. Board Member LeBaron commented that the design works and that the placement of the new dormers have been appropriately setback from the front property line.

The HLB concluded their review by stating that based upon the information available and presented, the HLB is in support of the project as presented and the new design stays true to the previous HLB findings and reviews. Furthermore, the HLB finds that the new elements meet the Secretary of the Interior's standards for the treatment of historic properties. The HLB provides no recommendation for changes to the design. Vote: 4-0

#### APPROVAL OF MINUTES

Chair McCoy motioned for approval of the April 14, 2016 minutes as submitted by Staff. Board Member LeBaron seconded the motion. Motion passed: 3-0. Board Member Mercado abstained due to his absence at that meeting.

#### COMMUNICATIONS

##### STAFF COMMUNICATIONS


- Assistant Planner Montemayor provided an update on upcoming HLB 50-year review memorandums.

##### HLB COMMUNICATIONS

- Board Member Mercado will conduct the 50-year review study for the project at 26 Atwood.

#### ADJOURNMENT

Chair McCoy motioned to adjourn the meeting. Board Member Richardson seconded the motion. Motion passed 4-0. The meeting adjourned at 9:00 PM.

<b>MEETING MINUTES APPROVED</b>	
	7/28/16
Chair, John McCoy or Signatory	Date