



HISTORIC LANDMARKS BOARD MINUTES

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

MEETING DATE: Wednesday, May 27, 2015

MEETING TIME: 6:35 PM

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

CALL TO ORDER

The Historic Landmarks Board meeting convened at 6:35 PM. Chair McCoy, Board Member Brown, and Board Member Mercado were present. Board Member Richardson arrived at 6:37 PM following the approval of the agenda. Secretary Fraser was absent. Associate Planner Chan and Contract Planner Allsep were present.

Members of the public included the project teams for Poggio, Bridgeway Commons, and the Levin Residence/Tanglewood.

APPROVAL OF AGENDA

Chair McCoy moved and Board Member Brown seconded a motion to approve the agenda. The motion passed 3-0.

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

1. POGGIO – 777 BRIDGEWAY (SP 15-032)
Poggio LP (Applicant)
Arcanum Architecture (Architect)
Larry Mindel (Property Owner)

Staff: Chan

DESCRIPTION: A Sign Permit is requested to allow business identification awnings and signage at 777 Bridgeway within the Downtown Historic Overlay Zoning District.

PROJECT: Study session review of business identification awnings and signage at 777 Bridgeway within the Downtown Historic Overlay Zoning District.

Associate Planner Chan and Anthony Fish from Arcanum Architecture provided a summary of the proposed project.

Associate Planner Chan highlighted Section 3.17 of the Historic Design Guidelines which states, "An awning or canopy should be in character with the building and streetscape." One of the guidelines under Section 3.17 identifies that the "[i]nternal illumination of an awning is inappropriate." The HLB and the applicant's project team discussed the proposed awning illumination and referenced context imagery photos and nighttime/daytime renderings provided by the applicant. The HLB concluded that the proposed internal awning illumination would be in character with the building and streetscape and would ultimately not detract from the quality, atmosphere, or historicity of the Downtown Historic Overlay District.

Board Member Brown identified text in the Historic Design Guidelines regarding lighting to support the proposed LED lighting.

The applicant/architect will resubmit revised project plans and further information to support approval of the LED lighting. The project is scheduled for a joint hearing before the Planning Commission and HLB on June 10, 2015.

2. BRIDGEWAY COMMONS – 1755 BRIDGEWAY (DR/CUP/TM 14-021)

Miles Berger (Applicant/Architect)

Staff: Allsep

Mel Lee (SV Jardine's Lookout LLC representative)

DESCRIPTION: Design Review, Conditional Use Permit, and Vesting Tentative Map applications have been submitted for the construction of 16 condominiums on the subject property, which is comprised of two legal parcels (APN 064-151-02 and -03). Proposed project would require demolition of all existing structures on the property. This includes a residence at 1745 Bridgeway built in 1894, a residence at 1751 Bridgeway built in 1917, a residence at 1757 Bridgeway built in 1879, and a residence at 160 Filbert built in 1909.

PROJECT: Review Historic Resource Evaluations prepared by Page & Turnbull dated April 3, 2015 and Carey & Co., Inc. dated February 15, 2007 to evaluate historic significance of the existing structures on the subject property and forward project recommendation to the Planning Commission.

Contract Planner Allsep and Miles Berger and his project team provided a summary of the proposed project.

The HLB reviewed the packet of materials for the project and evaluated the historic significance of the existing structures on the property.

The HLB concluded their review by stating that based upon the information available and presented, the Bridgeway Commons structures at 1755 Bridgeway 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 no significance under this criterion. Vote: 3-1 (Board Member Richardson: moderate significance).

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 no significance 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 under this criterion. Vote: 3-1 (Board Member Richardson: significance).

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.

The HLB requests that documentation pursuant to the Historic American Building Survey (HABS) guidelines be completed as a Condition of Approval for the project.

Board Member Mercado left the HLB meeting at 7:50 PM.

3. LEVIN RESIDENCE/TANGLEWOOD – 168 HARRISON AVENUE (STUDY SESSION)

Carmela & Asriel Levin (Applicant/Property Owners)

Staff: Chan

DESCRIPTION: Tanglewood, constructed in 1873, is a property listed on the Local Historic Register. Future improvements are proposed and requesting preliminary study session review. No application has been filed.

PROJECT: Study session review of project proposal for adherence to the Secretary of Interior's Standards for Rehabilitation.

Associate Planner Chan introduced the project.

The project team (Carmela Levin, Asriel Levin, Michael Rex, and Mark Hulbert) provided a summary of the proposed project.

The HLB provided feedback regarding the proposed project. Feedback highlights include: further research into garden landscape design, ADU preserving a similar style as the existing unit, attention to pool and garage design, and the importance of neighborhood outreach.

APPROVAL OF MINUTES

Board Member Brown moved and Board Member Richardson seconded a motion to approve the February 11, 2015 meeting minutes as submitted by staff.

The HLB will review the February 25, 2015 meeting minutes at the next meeting.

COMMUNICATIONS

STAFF COMMUNICATIONS

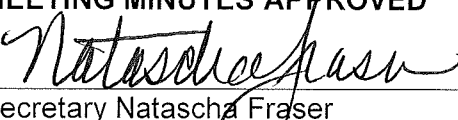
- 38 Gordon Street
 - Associate Planner Chan transmitted the 50-Year Review Memo request packets to the HLB.
 - Chair McCoy and Board Member Brown assigned to complete the draft memo.
- Proposed Meeting Schedule Modification and 50-Year Review Memo Process
 - Associate Planner Chan reviewed the staff memo dated May 27, 2015.
 - The HLB provided suggestions regarding the proposed meeting schedule modification and 50-year review memo process.
 - Staff will revise the memo for the HLB to review at the next meeting.

HLB COMMUNICATIONS

None

ADJOURNMENT

Board Member Brown moved and Board Member Richardson seconded a motion to adjourn the meeting. The motion passed 3-0. The meeting adjourned at 9:40 PM.

MEETING MINUTES APPROVED	
	7/16/15
Secretary Natascha Fraser	Date