



HISTORIC LANDMARKS BOARD MINUTES

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

MEETING DATE: Wednesday, January 14, 2015

MEETING TIME: 6:30 PM

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

CALL TO ORDER

The Historic Landmarks Board meeting convened at 6:30 PM. Chair Pierce, Secretary McCoy, Board Member Fraser, and Board Member Mercado were present. Community Development Director Castro, Assistant Planner Chan, Contract Planner Kaufman, and Contract Planner Allsep were present.

Members of the public (as indicated on the sign-in sheet) included: Donna Bragg (Pilot Houses), Steefenie Wicks (Pilot Houses), Peter Rose (424 Locust Street), Margherita and Loring Sagan (158 Edwards Avenue), Mike Monsef (60 Rodeo Avenue), Carrie Byles (67 Marie Street), and Michael Rex (158 Edwards Avenue).

APPROVAL OF AGENDA

Chair Pierce moved and Board Member Fraser seconded a motion to approve the agenda. The motion passed 4-0.

INTRODUCTION OF BOARD MEMBER MERCADO

Chair Pierce provided an introduction of Board Member Mercado to the Historic Landmarks Board.

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA

None

OLD BUSINESS

1. PILOT HOUSES AT GALILEE HARBOR – 300 NAPA STREET

Galilee Harbor Community Association, Inc. (Applicant)
Steefenie Wicks (Project Coordinator)

Staff: Chan

DESCRIPTION: Nomination of the Issaquah Pilot Houses at Galilee Harbor for the Local Historic Register

RECOMMENDATION: Receive project status update on draft report preparation to the Planning Commission and identify revised Historic Landmarks Board public hearing date

Board Member Fraser provided a project status update. The project is under research.

Representatives from the Galilee Harbor Community Association provided information regarding the Pilot Houses and plan to conduct further research.

The Historic Landmarks Board will follow up at the subcommittee level to examine next steps and coordinate with the Galilee Harbor Community Association representatives to conduct further research in preparation of the draft report to the Planning Commission. A revised Historic Landmarks Board public hearing date will be identified when the report preparation is near completion.

2. BANK OF AMERICA – 750 BRIDGEWAY (DR-SP 14-036)

Golden Gate Sign Company, Inc. (Applicant)

Staff: Chan

DESCRIPTION: Design Review Sign Permit to allow non-illuminated dimensional lettered signage on the Southern (Bridgeway) and Eastern (Anchor Street) elevations of the existing structure

RECOMMENDATION: Review letter from applicant regarding project direction

Assistant Planner Chan provided a project status update.

Board Member McCoy requested clarification concerning the standards by which the Historic Landmarks Board is to review the historic property adjacent to the Downtown Historic Overlay District. Assistant Planner Chan provided clarification.

The Historic Landmarks Board reviewed the letter from the applicant regarding project direction and re-examined the project plans.

Board Member McCoy moved and Board Member Fraser seconded a motion to recommend approval of the project to the Planning Commission. Vote: 4-0.

3. NEWMAN RESIDENCE – 424 LOCUST STREET (DR 14-217)

Peter M. Rose (Applicant/Architect)

Staff: Kaufman

DESCRIPTION: Design Review Permit to allow the addition of 600 square feet of upper floor living area and a new 236 square foot roof deck to the existing 981.82 square foot single-family residence (with a 533.36-square foot garage), and related improvements

RECOMMENDATION: Review revised project proposal (Sheets A4 and A5 date-stamped December 1, 2014) for adherence to the Secretary of Interior's Standards for Rehabilitation

Contract Planner Kaufman provided a project status update.

Applicant and architect Peter Rose provided a project status update calling out modifications to the project plans since it was last before the Historic Landmarks Board.

The Board reviewed the project plans and suggested improvements to the project design including removal of the muntins in the windows and elimination of the trapezoidal windows on the upper level.

Chair Pierce moved and Board Member McCoy seconded a motion to recommend approval of the project to the Planning Commission with the removal of the muntins in the windows and elimination of the trapezoidal windows on the upper level. Vote: 4-0.

4. BARBOUR RESIDENCE – 158 EDWARDS AVENUE (DR 14-134)

Sagan Piechota Architecture (Applicant)
Grant Barbour (Property Owner)

Staff: Kaufman

DESCRIPTION: Design Review Permit to allow the addition of 757 square feet of floor area, a carport, and remodel to the existing 2,719 square-foot multiple-family residence, and related improvements

RECOMMENDATION: Review Historic Resource Evaluation prepared by VerPlanck Historic Preservation Consulting date-stamped November 17, 2014 to evaluate historical significance for the proposed project

Contract Planner Kaufman provided a summary of the proposed project.

Loring Sagan provided information regarding the existing condition of the property and the proposed plans.

Michael Rex provided information regarding the existing condition of the property and the proposed plans.

The Board reviewed the Historic Resource Evaluation prepared by VerPlanck Historic Preservation Consulting.

The Historic Landmarks Board concluded their review by stating that based upon the information available and presented, the structure at 158 Edwards Avenue is not considered to be a significant local historic resource. As such, the HLB made the following findings for the building at 158 Edwards Avenue:

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: 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 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/low significance under this criterion. no significance—3 votes (Fraser, McCoy, Mercado); low significance—1 vote (Pierce)

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

NEW BUSINESS

None

APPROVAL OF MINUTES

January 22, 2014; February 12, 2014; February 26, 2014; March 26, 2014; May 14, 2014; May 28, 2014; June 11, 2014; June 18, 2014; June 25, 2014; July 23, 2014; November 12, 2014

Chair Pierce moved and Secretary McCoy seconded a motion to approve the minutes as submitted with the caveat that each Historic Landmarks Board member is only voting on the minutes of meetings attended. Vote: 4-0.

COMMUNICATIONS

STAFF COMMUNICATIONS

- Monsef Residence – 60 Rodeo Avenue (DR-EA 14-103) project status update

Assistant Planner Chan provided a summary of staff's request for a 50-year memo to be completed for the project at 60 Rodeo Avenue.

Property owner and applicant Mike Monsef provided information regarding the proposed project and his own research regarding historical significance.

Chair Pierce and Board Member Mercado assigned to complete the 50-year review memo.

- Byles Residence – 67 Marie Street (DR/ADU/CUP 14-240) project status update

Contract Planner Allsep provided a summary of staff's request for a 50-year memo to be completed for the project at 67 Marie Street.

Property Owner and applicant Carrie Byles provided information regarding the proposed project.

Board Member McCoy and Board Member Fraser assigned to complete the 50-year review memo.

HLB COMMUNICATIONS

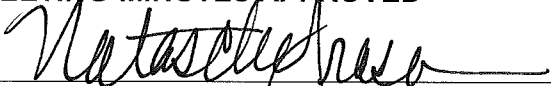
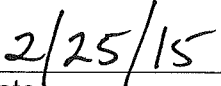
- Chair Pierce provided information regarding the appointment of two new Historic Landmarks Board members: Shasha Richardson and Ben Brown.
- Chair Pierce provided information regarding his appointment to the Planning Commission.
- Chair Pierce recognized late Board Member Feeney and his invaluable contribution to the Historic Landmarks Board and the City of Sausalito.

ADJOURNMENT

Board Member Mercado moved and Board Member Fraser seconded a motion to adjourn the meeting.

The meeting was adjourned at 8:45 PM. Vote: 4-0.

The next HLB meeting is on Wednesday, January 28, 2015.

MEETING MINUTES APPROVED	
	
Secretary Natascha Fraser	Date