



HISTORIC LANDMARKS BOARD MINUTES

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

MEETING DATE: Thursday, September 1, 2016

MEETING TIME: 6:30 PM

LOCATION: City Hall Council Chambers, 420 Litho Street, Sausalito | Relocated from Game Room

CALL TO ORDER

The Historic Landmarks Board convened at 6:35 PM. Chair Brown, Vice Chair LeBaron, and Board Member Richardson were present. Board Member Mercado was absent. Associate Planner Chan was present. The property owner and applicant for each project were in attendance.

APPROVAL OF AGENDA

Chair Brown motioned for approval of the agenda as submitted by Staff. Board Member LeBaron seconded the motion. Motion passed 3-0.

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA – None

OLD BUSINESS – None

NEW BUSINESS

1. 676-686 BRIDGEWAY | DR-CUP-SP-EA 16-145

Applicant: McCoy Architecture

Property Owner: Only In Sausalito, LLC

Staff: Calvin Chan

DESCRIPTION: The Community Development Department has received a submission of an application for a Design Review Permit, Conditional Use Permit, Sign Permit, and Encroachment Agreement for a remodel project at 676-686 Bridgeway (APN 065-133-11), a property located within the Downtown Historic Overlay Zoning District.

PROJECT: Conduct a study session to provide feedback on the project's conformance to the Secretary of the Interior's Standards for the Treatment of Historic Properties, the City's Historic Design Guidelines, and the Zoning Ordinance (Section 10.46.060.F, 10.54.050.D). The project will be considered at a future joint Planning Commission and Historic Landmarks Board public hearing.

Associate Planner Chan provided an overview of the project. The project team followed with an overview of the project.

Chair Brown suggested additional consideration into the appropriateness of the lighting design choices and the white color of the bays—ensure that white color is not distracting or overpowering.

Vice Chair LeBaron and Board Member Richardson suggested additional consideration into the retention of display areas along the facade of 686 Bridgeway and the consistency of design between the three proposed bay windows.

The Board suggested that the proposed signage design is appropriate but stressed the importance of maintaining a "historic" aesthetic over a design that is too contemporary and out of place in the district.

2. MARIN THEATER | 101 CALEDONIA STREET | DR-CUP-SP-EA 16-214

Applicant: Ro | Rockett Design
Property Owner: James To
Staff: Calvin Chan

DESCRIPTION: The Community Development Department has received a submission of an application for a Design Review Permit, Sign Permit, Conditional Use Permit, and Encroachment Agreement for a remodel project at the Marin Theatre located at 101 Caledonia Street (APN 065-054-05). According to County of Marin records, the construction year of the property is 1909. As such, the property is at least 50 years old and a 50-Year Review Memo is requested to determine the potential historical significance of the structure and site pursuant to the requirements of the California Environmental Quality Act (CEQA).

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

Associate Planner Chan provided an overview of the project. The project team followed with an overview of the project.

Vice Chair LeBaron reviewed the draft memorandum. Staff and the project team clarified that the parking lot behind the theatre is not part of the project site.

The Board discussed the draft memorandum and provided preliminary thoughts regarding potential historic significance.

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 contributions as a historic center of social and commercial activities in Sausalito under this criterion. Vote: 3-0.

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: 3-0.

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: 3-0.

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 moderate significance due to the proximity of the property to an archeological Miwok Native American Indian site under this criterion. Vote: 3-0.

APPROVAL OF MINUTES

The Board unanimously approved the minutes for May 12, 2016 and July 28, 2016 as submitted by Staff by voice vote.

COMMUNICATIONS

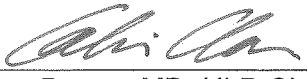
HLB COMMUNICATIONS

- The Board discussed potential candidates for recruitment to the HLB.

STAFF COMMUNICATIONS – None

ADJOURNMENT

Chair Brown motioned to adjourn the meeting. Vice Chair LeBaron seconded the motion. Motion passed 3-0. The meeting adjourned at 7:55 PM.

MEETING MINUTES APPROVED at 10-06-16 HLB mtg.	
	CALVIN CHAN FOR BEN BROWN
Ben Brown, MD, HLB Chair	Date 12-08-16