



# HISTORIC LANDMARKS BOARD MINUTES

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

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**MEETING DATE:** Thursday, July 28, 2016

**MEETING TIME:** 6:30 PM

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

## CALL TO ORDER

The Historic Landmarks Board convened at 6:30 PM. Acting Chair Brown, Board Member Richardson, and Board Member LeBaron were present. Board Member Mercado was absent. Assistant Planner Montemayor and Associate Planner Chan were present. Michael Rex, on behalf of the applicant party for the Woodman residence, was present; Darshan Brach, property owner of 112 Marion Avenue, and project architect, Karin Taylor, were also present.

## APPROVAL OF AGENDA

Acting 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. BRACH RESIDENCE | 112 MARION AVENUE | DR-EA 16-012

Applicant/Property Owner: Darshan Brach

Staff: Joshua Montemayor

**DESCRIPTION:** On June 22, 2016, information was provided by a Planning Commissioner at the public hearing that could potentially alter the HLB's CEQA historical significance determination for the subject property/site. The Planning Commission continued the public hearing to a date uncertain and referred the 50-year review memo back to the HLB for further consideration.

**PROJECT:** The HLB is requested to choose from one of the following options:

1. Assign two board members to conduct further research on the memo and produce revised/updated document for subsequent HLB and Planning Commission review.
2. Determine the original, completed memo is adequate and provide Staff direction for transmittal to the Planning Commission.
3. Direct the applicant/property owner to provide a Historic Resource Evaluation completed by a qualified professional.

Assistant Planner Montemayor provided a brief description of the direction by Planning Commission.

Property owner Brach proceeded with providing an introduction of her research and explains the predecessor of the property at 112 Marion. Brach provides the HLB with two documents: (1) A statement from Randi D'Agostino, daughter of Bjorn Halling, providing the connection between Bjorn Halling and architect Bernardi was limited to the residence at 213 North Street and not at 112 Marion Avenue and; (2) timeline drafted by Darshan Brach of Bjorn Halling's life based on research. Brach explains who Bjorn Halling was and where he lived as part of her detailed research.

Board Member Richardson acknowledged the research conducted by Brach and expressed appreciation for the work completed.

Board Member LeBaron validated the research and expressed that the original memo completed by the HLB was adequate.

Acting Chair Brown provided his summary and research dated July 28, 2016, and asked Staff to supplement his document with the completed memorandum for the Planning Commission's consideration. Acting Chair Brown proceeded to explain that there was no documentation of work by Wurster and Bernardi at 112 Marion and confirms the work was limited to 213 North Street where Bjorn Halling had lived.

The HLB concluded their review by stating that based upon the information available and presented, the HLB found the original, completed memo was adequate and provided Staff with additional documentation to supplement the completed memo for transmittal to the Planning Commission.

2. **WOODMAN RESIDENCE | 220 WEST STREET | ADR-EA 16-172**

Applicant: Michael Rex Architects

Property Owners: Jane and Dean Woodman

Staff: Joshua Montemayor

**DESCRIPTION:** Michael Rex Architects, on behalf of property owners Jane and Dean Woodman, requests an Administrative Design Review for an Encroachment Agreement to construct a planting area with a stone-faced retaining wall approximately 2'-6" high, fronting 220 West Street. The property contains a residential structure, Koster House, listed as "noteworthy" on the City's Historical Resources Inventory.

**PROJECT:** The project is before the HLB due to a limited portion of the overall project requiring discretionary review. The portion of the project subject to HLB evaluation is concerning a planting area with a stone-faced retaining wall. Although the Koster House structure is not located in the area of the subject improvements, the HLB is requested to review the improvements for adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties due to the potential that such improvements may affect the structure's "noteworthy" designation.

Assistant Planner Montemayor provided an overview of the project, scope of work, and noteworthy designation of the property.

Applicant Michael Rex explained the scope of work limited in the public right-of-way.

Board Member Richardson stated that she is in general support of the improvements but is concerned that the retaining wall for a planting area will eliminate a safe passage for pedestrian access fronting 220 West Street and reduce walkability.

Board Member LeBaron supported the design but is also concerned with pedestrian access and proceeds to ask Michael Rex if a car were to be parked in front of the retaining wall, would the wall obstruct existing the car.

Board Member Richardson expressed her concern about City right-of-way being turned over into private land owner's use instead of being turned into sidewalks for pedestrian refuge.

Michael Rex acknowledged the Board's concerns and expressed that he will consider design modifications.

Acting Chair Brown motioned that the project proceed as proposed with the notion of implementing flagstone pavers within the public right-of-way for pedestrian access instead of utilizing the area for planters. Board Member Richardson seconded the motion. Motion passed: 3-0.

**APPROVAL OF MINUTES**

Board Member Richardson motioned for approval of the June 9, 2016 minutes as submitted by Staff. Board Member LeBaron seconded the motion. Motion passed: 3-0.

**COMMUNICATIONS**

**HLB COMMUNICATIONS**

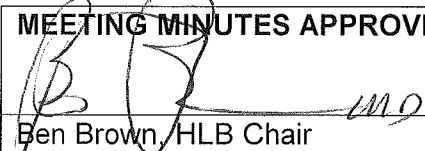

- The Board discussed amongst each other who should become Chair. Board Member Richardson motioned for Board Member Brown to become Chair. Board Member LeBaron seconded the motion. Motion passed: 3-0.
- The Board discussed the election of a Vice Chair. Board Member Richardson motioned for Board Member LeBaron to become Vice Chair. Chair Brown seconded the motion. Motion passed: 3-0.
- The HLB asked Staff to notify Board Member Mercado of Chair Brown's absence until October.

**STAFF COMMUNICATIONS**

- Associate Planner Chan provided an overview of upcoming HLB review items.
- Associate Planner Chan provided an overview of the Historic Preservation Regulations Update.

**ADJOURNMENT**

Vice Chair LeBaron motioned to adjourn the meeting. Board Member Richardson seconded the motion. Motion passed 3-0. The meeting adjourned at 7:40 PM.

<b>MEETING MINUTES APPROVED</b>	
 Ben Brown, HLB Chair	 Date