



HISTORIC LANDMARKS BOARD MINUTES

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

MEETING DATE: Tuesday, March 7, 2017

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. Chair Brown, Vice Chair LeBaron, Board Member Neuman, and Board Member Sesto were present. Senior Planner Chan was present. The project teams for Item 1 (Kaiser Residence) and Item 2 (The Valhalla) were present.

APPROVAL OF AGENDA

Vice Chair LeBaron motioned for approval of the Agenda as submitted. Board Member Sesto seconded the motion. The motion was unanimously approved by a voice vote.

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA – None

OLD BUSINESS – None

NEW BUSINESS

1. KAISER RESIDENCE / 74/76/78 CENTRAL AVENUE

Applicant/Architect: Gregory Miller

Property Owner: Peter Kaiser

Staff: Calvin Chan

DESCRIPTION: The Community Development Department has received an application for several entitlements including a Design Review Permit to allow for modifications to the existing structure/site located at 74/76/78 Central Avenue. According to County of Marin records, the construction year of the property is 1925. As such, the property is at least 50 years old and a 50-year review memorandum 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 potential historical significance of the structure and site.

Senior Planner Chan provided an overview of the project and the HLB's charge. Board Member Neuman and Board Member Sesto reviewed the draft 50-Year Review Memorandum. The Kaiser Residence project team provided a description of the site and project. The HLB discussed the draft memorandum and provided preliminary thoughts regarding potential historic significance. 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: 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 *significance* under this criterion. This structure is distinctive of a period in history through its design style and its direct stylistic relationship to its four adjacent residences.
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. The board finds that it is unlikely to yield information important in history. Vote: 4-0.

2. THE VALHALLA / 201/206 BRIDGEWAY

Applicant/Architect: Barry Peterson
Property Owner: Alexander Kashef
Staff: Calvin Chan

DESCRIPTION: The Community Development Department has received an application for several entitlements including a Design Review Permit to allow for modifications to the existing Valhalla structure/site. Although the project site is not listed on the California Register of Historic Resources or the Local Historic Register, on April 9, 2014, the Historic Landmarks Board determined that the Valhalla building at 201 Bridgeway has historic significance and that the existing single-family residence at 206 Second Street does not. The finding of historic significance for the Valhalla building requires the Historic Landmarks Board to review and comment on the design of the proposed project.

PROJECT: Conduct a study session to provide recommendations to the Planning Commission on the design of the proposed project. Recommendations shall be based on the project's conformance to the U.S. Secretary of the Interior's Standards for Rehabilitation¹, the City's Historic Design Guidelines², and the Sausalito Municipal Code³ (Section 10.46.060.F, 10.54.050.D).

Senior Planner Chan provided an overview of the project and the HLB's charge. The Valhalla project team provided a description of the revised project. The HLB conducted a study session and found the project to conform to the U.S. Secretary of the Interior's Standards for Rehabilitation, the City's Historic Design Guidelines, and the Sausalito Municipal Code. Vice Chair LeBaron recommended to project team to explore alternative guardrail designs (potentially incorporating previous "X" design) and minor modifications to window treatments near the Bay-front (eastern) elevation for consistency and uniformity in design aesthetic.

¹ SOI Standards for Rehabilitation: <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

² Historic Design Guidelines: <http://www.ci.sausalito.ca.us/Modules/ShowDocument.aspx?documentid=10128>

³ SMC: <http://www.codepublishing.com/CA/Sausalito/>


COMMUNICATIONS

Staff Communications: Senior Planner Chan provided a summary of upcoming projects for HLB review.

Historic Landmarks Board Communications: The HLB discussed the 50-Year Review Memorandum process and reaffirmed the necessity of not discussing proposed project designs prior to the determination of potential historic significance. If historic significance is determined, the HLB shall offer the applicant/property owner the option of a study session at a separate, publicly noticed meeting. The purpose of the study session shall be to provide recommendations to the applicant/property owner on the project's conformance to the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties, the City's Historic Design Guidelines, and the Sausalito Municipal Code.

ADJOURNMENT

Chair Brown motioned to adjourn the meeting. Vice Chair LeBaron seconded the motion. The motion was unanimously approved by a voice vote. The meeting adjourned at 8:35 PM.

MEETING MINUTES APPROVED	
	
Ben Brown, MD, HLB Chair	Date 5.9.17

Nina LeBaron, HLB Vice Chair
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