



# HISTORIC LANDMARKS BOARD MINUTES

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

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**MEETING DATE:** Monday, April 3, 2017

**MEETING TIME:** 6:30 PM

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

## CALL TO ORDER

The Historic Landmarks Board (HLB) convened for the special meeting at 6:30 PM. Chair Brown, Vice Chair LeBaron, Board Member Neuman, and Board Member Sesto were present. Senior Planner Chan was present. The property owner and architect for 74/76/78 Central Avenue were present. The architect for 121 Third Street arrived during the New Business portion of the meeting.

## APPROVAL OF AGENDA

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

**PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA – None**

**OLD BUSINESS – None**

**NEW BUSINESS – Declaration Regarding Public Contacts: None**

## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND HISTORICAL RESOURCES

Senior Planner Chan provided a PowerPoint presentation on CEQA and historical resources. The information was guided by the California Office of Historic Preservation's Technical Assistance Series #1. Staff's presentation included the following areas: 1. CEQA introduction, 2. California Register and CEQA, 3. "Substantial Adverse Change," 4. Avoiding/Mitigating "Substantial Adverse Change," and 5. The *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Staff offered hardcopies of reference material in relation to the presentation to all present. The HLB did not have any questions for Staff regarding the presentation.

### 1. 121 THIRD STREET

Applicant/Architect: McCoy Architecture  
Property Owner: Laura and James Wiggins  
Staff: Calvin Chan

**DESCRIPTION:** The Community Development Department has received an application for a Design Review Permit to allow for modifications to the existing structure/site located at 121 Third Street. According to County of Marin records, the construction year of the property is 1956. 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 CEQA.

**PROJECT:** Review draft 50-year memorandum evaluating potential historical significance of the structure and site per CEQA Guidelines Section 15064.5.

Senior Planner Chan provided an overview of the project and the HLB's charge. Vice Chair LeBaron and Board Member Sesto provided a recap of their work on the draft 50-Year Review Memorandum. The HLB reviewed the draft Memorandum and provided preliminary thoughts regarding potential historic significance. The HLB made the following findings which are based on the eligibility criteria for identifying "historically significant" structures:

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 under this criterion. 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.

The HLB found that the structure and site of 121 Third Street are not historically significant per CEQA and forwarded no recommendation to the Planning Commission.

## 2. 74/76/78 CENTRAL AVENUE

Applicant/Architect: Gregory Miller

Property Owner: Peter Kaiser

Staff: Calvin Chan

**DESCRIPTION:** On March 7, 2017, the HLB found that the existing residential structure is historically significant per CEQA as it is distinctive of a period in history through its Tudor Revival design style and direct stylistic relationship to four adjacent residences. The finding of historical significance allows the HLB the opportunity to review and provide recommendations on the design of the proposed project.

**PROJECT:** Conduct a study session to provide recommendations to the Planning Commission and the applicant/property owner on the design of the proposed project. Recommendations shall be based on the project's conformance to the *Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards)*.

Senior Planner Chan provided an overview of the project and identified the HLB's role with regard to CEQA and historical resources. The HLB serves in an advisory capacity to the Planning Commission regarding the protection and treatment of the historically significant structure per CEQA.

The primary purpose of CEQA is to evaluate whether a proposed project may have an adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation. The specific goals of CEQA for public agencies within California are to: 1. Identify the significant environmental effects of their actions, 2. Avoid those significant environmental effects, where feasible, and 3. Mitigate those significant effects, where feasible. A project that may cause a substantial adverse effect on the significance of a historic resource is a project that may have a significant effect on the environment. Per the CEQA Guidelines, a project that demolishes or alters those physical characteristics of a historical resource that convey its historical significance (i.e. character-defining features)

can be considered to materially impair the resource's significance. A project that has been determined to conform to *SOI Standards* can generally be considered to be a project that will not cause a significant impact. In most cases, if a project meets *SOI Standards*, it can be considered Categorical Exempt from CEQA. Categorical exemptions not allowed to be used for projects that may cause a substantial adverse change in the significance of a historical resource. Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the historical resource.

The architect provided an overview of the project which has been modified significantly since the HLB's March 7, 2017 meeting and the finding of historic significance. The architect submitted a hardcopy project summary packet to the HLB and Staff which documents how the revised design complies with the *SOI Standards for Rehabilitation*.

No other member of the public was in attendance to provide comment.

Chair Brown requested that each HLB member provide their assessment of the proposed project and its compliance to the *SOI Standards for Rehabilitation*. Each HLB member acknowledged the efforts made by the project team to create a project that more expressly respects the historic significance of the existing residential structure. Each HLB member did, however, have concerns that the proposed project does not comply with the *SOI Standards for Rehabilitation* and recommend that the project team consider further design revisions. The concerns expressed were not necessarily unanimous and differed by each member. The areas of concern, including but not limited to the following, are summarized below:

- Demolition of existing garage and living area above—western wing removal;
- Introduction of wraparound stone veneer;
- Introduction of wooden screening at existing garage;
- Introduction of windows with different muntins than existing style;
- Removal of decorative masonry on exterior walls—the unique, heavy-dash stucco finish is seemingly completed by one individual for the subject structure and other adjacent Tudor Revival structures;
- Removal of gable roof at rear of the structure;
- Modification of overall building profile;
- Introduction of decorative awnings at rear of structure (southern elevation);
- Relocation of primary entry along Central Avenue from the western to eastern portion of the northern, front façade; and
- Replication of Tudor Revival-inspired architectural features while removing existing architectural features.

#### APPROVAL OF MINUTES

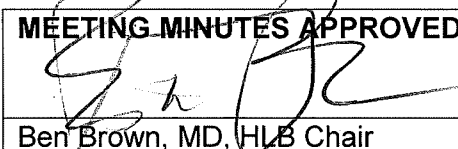
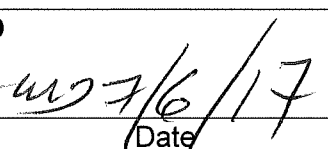
The Minutes from February 22, 2017 and March 7, 2017 were unanimously approved.

#### COMMUNICATIONS

Senior Planner Chan and the HLB further discussed the responsibilities of CEQA and historical resources. The HLB suggested additional information regarding this topic be placed on the City's Website. Senior Planner Chan informed the HLB that the City's website is currently undergoing maintenance and these improvements would be considered in the redesign.

#### 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 9:00 PM.

<b>MEETING MINUTES APPROVED</b>	
	
Ben Brown, MD, HLB Chair	Date 4/7/17