



# HISTORIC LANDMARKS BOARD MINUTES

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

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**MEETING DATE:** Tuesday, May 9, 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 regular meeting at 6:35 PM. Vice Chair LeBaron, Board Member Neuman, and Board Member Sesto were present. Chair Brown was absent—Vice Chair LeBaron served as Acting-Chair for the May 9, 2017 HLB meeting. Senior Planner Chan and Assistant Planner Chursenoff were present. Members of the public in attendance who signed in for the meeting are identified on a separate sign-in sheet.

## APPROVAL OF AGENDA

Board Member Neuman motioned for approval of the Agenda with the modification that the Hazel Mount project (Item 3) be considered prior to the Kaiser Residence project (Item 2). The motion was seconded by Board Member Sesto. The motion was unanimously approved by a voice vote.

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

## APPROVAL OF MINUTES

The Minutes from the April 3, 2017 HLB meeting were unanimously approved as submitted by Staff with noted modification on page 3.

**OLD BUSINESS – None**

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

## 1. BRIDGEWAY PARKLET / 621-633 BRIDGEWAY PUBLIC RIGHT-OF-WAY

Applicant/Architect: McCoy Architecture

Property Owner: City of Sausalito

Staff: Calvin Chan

**DESCRIPTION:** On May 20, 2014, the Community Development Director approved the temporary conversion of four public parking spaces on the west side of the Bridgeway public right-of-way between 621 and 633 Bridgeway within the Downtown Historic District into a parklet for dining tables and chairs for use by the patrons of the adjacent four food establishments (Angelino Restaurant, Venice Gourmet, Venice Pizzeria, and Bridgeway Café). On January 12, 2016, the City Council authorized a one-year extension of the temporary parklet with the condition that any continued use at this site for a longer duration requires submittal of a formal Design Review Permit and Encroachment Agreement. On January 4, 2017, the project team submitted an application for continued parklet use at the site. The proposed project replaces the existing wood seating area with a concrete seating area to match the existing sidewalk. All other features of the parklet (planters, movable tables/chairs, benches, railing, etc.) are proposed to remain in the existing condition.

**PROJECT:** Conduct a study session prior to the joint Planning Commission and Historic Landmarks Board (HLB) public hearing. The purpose of the study session is to provide recommendations to the project team regarding the project's conformance to the City's Historic Design Guidelines (e.g. Chapter 5 Section B – Downtown Historic Overlay District, Design Goals and Vision)<sup>1</sup>, and the Sausalito Municipal Code (SMC) Design Review Findings<sup>2</sup> (Section 10.46.060.F, 10.54.050.D).

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<sup>1</sup> Historic Design Guidelines: <http://www.ci.sausalito.ca.us/Modules/ShowDocument.aspx?documentid=10128>

<sup>2</sup> SMC: <http://www.codepublishing.com/CA/Sausalito/>

Ed Pais of McCoy Architecture and Bridgeway Café Property Manager Mike Monsef provided an overview of the Bridgeway Parklet and its entitlement/project development history.

Senior Planner Chan provided an overview of the parklet's entitlement/project development history and the HLB's duties with regard to the study session prior to the joint Planning Commission and HLB public hearing. Senior Planner Chan reviewed the Downtown Historic Overlay District Design Goals and Vision statements located in Chapter 5 Section B of the Historic Design Guidelines.

The HLB conducted the study session and asked clarification questions related to the seating plan, drainage, and other hardscape elements. The project team responded accordingly.

The HLB recommends that the proposed project is in conformance to the City's Historic Design Guidelines and the SMC Design Review Findings. The HLB will next review the project at a joint Planning Commission and HLB public hearing.

## 2. HAZEL MOUNT / 86 SAN CARLOS AVENUE

Applicant/Architect: Ted Horton/BraytonHughes Design Studios  
Property Owner: SASP, LLC  
Staff: David Chursenoff

**DESCRIPTION:** The residence at 86 San Carlos Avenue ("Hazel Mount") is listed on the City's Historic Resources Inventory (May, 1999) as a "noteworthy" structure. On March 15, 2017, the City received an application for improvements to the existing structure.

**PROJECT:** The HLB is requested to do the following: **1)** Review the City's Historic Resources Inventory and submitted information for the property and determine the potential for historic significance; and **2)** If historic significance is determined, conduct a study session to provide recommendations to the Planning Commission on the design of the proposed project. The recommendations shall be based on the project's conformance to the U.S. Secretary of the Interior's (SOI) Standards for Rehabilitation<sup>3</sup>, the City's Historic Design Guidelines, and the SMC Design Review Findings (Section 10.46.060.F, 10.54.050.D).

Assistant Planner David Chursenoff provided a brief overview of the project which was further supplemented by the Applicant, Ted Horton of Antaeus Properties, Inc. Mark Hulbert of Preservation Architecture provided an overview of the Applicant's Historic Resource Summary and Project Evaluation Report. Mr. Hulbert started his summary by clarifying that the existing structure is not, in fact, the original Harrison House as is indicated in some historical documents but the Burney Residence from the 1920's. Furthermore, the structure underwent substantial Italianate changes in 1984 which the current homeowners wish to reverse in order to generate a more cohesive Tudor Revival style. The historian determined that the 1984 changes are not character-defining or of historic significance.

Senior Planner Chan provided an overview of the HLB's charge. Board Member Neuman 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 moderate significance under this criterion. Vote: 3-0.

<sup>3</sup> SOI Standards: <https://www.nps.gov/tps/standards.htm>

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 moderate significance under this criterion. Vote: 3-0. This is based on the former resident, Mr. Burney, who was a prominent stockbroker.

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. Vote: 3-0. This structure is emblematic of the Tudor Revival architectural style.

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: 3-0.

The HLB found that the structure and site of 86 San Carlos Avenue are historically significant per CEQA but that the project is consistent with the Secretary of the Interior's Standards for Rehabilitation as outlined in the Applicant's report and forwarded no recommendation to the Planning Commission.

### 3. KAISER RESIDENCE / 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 the California Environmental Quality Act (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. On April 3, 2017, the HLB conducted a study session and expressed concerns that the proposed project does not comply with the U.S. Secretary of the Interior's Standards for Rehabilitation and recommended that the project team consider further design revisions. On April 21, 2017, the project team submitted revised project plans in response to the comments provided at the April 3, 2017 HLB study session.

**PROJECT:** Conduct a second study session to provide recommendations to the Planning Commission and the project team 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 Rehabilitation, the City's Historic Design Guidelines, and the SMC Design Review Findings (Section 10.46.060.F, 10.54.050.D).

Architect Gregory Miller noted for the record several aspects of the approved Minutes from the April 3, 2017 HLB meeting that he disagrees with. Per Mr. Miller, several HLB-expressed points of concern regarding the Kaiser Residence project were not actual points of concern but rather statements by individual board members or requests for clarification.

Board Member Sesto discussed points of consideration with regard to the revised project design and its compliance to the SOI Standards for Rehabilitation.

Property Owner Peter Kaiser expressed his desire for the HLB to make a positive recommendation in light of the great amount of effort and time dedicated to the project.

Acting-Chair LeBaron discussed with the HLB possible differences in the application of the SOI Standards with regard to street-facing facades generally visible to the public versus non-street-facing facades not generally visible to the public. The HLB concluded that such differentiation in the application of the SOI Standards is not found.

The HLB conducted the study session and asked clarification questions. The project team responded accordingly. The HLB concluded its study session by reviewing each of the ten SOI Standards for Rehabilitation against the revised project design and identifying whether or not the proposed project complies with the Standard. Each board member provided their own assessment, summarized in the following chart:

SOI Standard for Rehabilitation	LeBaron	Neuman	Sesto
1	Yes	No	Yes
2	No	No	No
3	Yes	No	Yes
4	Yes	Yes	No
5	No	No	No
6	Yes	No	No
7	N/A	N/A	N/A
8	N/A	N/A	N/A
9	No	No	No
10	No	No	No

The HLB unanimously found that the proposed project does not comply with SOI Standard 2, Standard 5, Standard 9, and Standard 10 (highlighted in grey above). These Standards are identified below:

**Standard 2:** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

**Standard 5:** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

**Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**Standard 10:** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The complete SOI Standards for Rehabilitation may be accessed on the U.S. Department of the Interior's Website (<https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>).

## COMMUNICATIONS


Senior Planner Chan provided information regarding the General Plan Update and revisions to the HLB 2017 Meeting Calendar with regard to upcoming absences.

Acting-Chair LeBaron encouraged the HLB to explore opportunities for recognizing the historical importance of the Coast Miwok people in Sausalito, and moreover, the County of Marin. Board Member Neuman noted the importance of conducting outreach to descendants of the Coast Miwok prior and throughout any such activities. Opportunities for recognizing the Coast Miwok people can further be explored in the General Plan Update and other current and long-range planning projects.

Board Member Neuman requested that Community Development Department Staff provide a future presentation regarding the review processes for projects that come before the HLB.

**ADJOURNMENT**

Acting-Chair LeBaron motioned to adjourn the meeting. The motion was seconded by Board Member Sesto. The motion was unanimously approved by a voice vote. The meeting adjourned at 9:00 PM.

<b>MEETING MINUTES APPROVED</b>	
	
CALVIN CHAN FOR BEN BROWN	01-16-18
Ben Brown, MD, HLB Chair	Date