



HISTORIC LANDMARKS BOARD MINUTES

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

MEETING DATE: Thursday, July 6, 2017

MEETING TIME: 6:30 PM

LOCATION: City Hall Conference Room [Relocated from Council Chambers], 420 Litho Street, Sausalito

CALL TO ORDER

The Historic Landmarks Board (HLB) convened for the regular meeting at 6:30 PM. Chair Brown, Board Member Neuman, and Board Member Sesto were present. Senior Planner Chan and Associate Planner Faulkner were present. Project team representatives for Item 1 and Item 3 were present.

APPROVAL OF AGENDA

Board Member Neuman motioned for approval of the Agenda. The motion was unanimously approved by a voice vote.

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA – None

APPROVAL OF MINUTES

The Minutes for May 9, 2017 will be reviewed at the next HLB meeting.

OLD BUSINESS – None

NEW BUSINESS – Declaration Regarding Public Contacts: None

1. MAAS RESIDENCE / 130 CURREY AVENUE

Applicant/Architect: Dave Kesler Architect

Property Owner: Dr. Corey Maas

Staff: Katie Faulkner

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 130 Currey Avenue. According to County of Marin records, the construction year of the property is 1954. 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 California Environmental Quality Act (CEQA).

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

Associate Planner Faulkner provided an overview of the project and the HLB's charge. Board Member Sesto and Chair Brown 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: 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 moderate significance under this criterion. 130 Currey Ave is a good example of 1950s modernism. 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 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 130 Currey Avenue are not historically significant per CEQA and forwarded no recommendation to the Planning Commission.

2. LAPPERT'S ICE CREAM / 813-817 BRIDGEWAY

Applicant/Architect: McCoy Architecture
Property Owner: Michael Lappert
Staff: Katie Faulkner

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 813-817 Bridgeway. According to County of Marin records, the construction year of the property is 1954. 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 California Environmental Quality Act (CEQA).

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

Chair Brown and Board Member Neuman 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: 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. Board Member Neuman voted for moderate significance because as a former restaurant, this property shows the history of Sausalito. Vote: 2-1.

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 813-817 Bridgeway are not historically significant per CEQA and forwarded no recommendation to the Planning Commission.

3. CASA MADRONA HOTEL & SPA / 801 BRIDGEWAY

Applicant/Architect: Weir-Andrewson Associates, Inc.
Property Owner: Casa Madrona Hotel & Spa
Staff: Calvin Chan

DESCRIPTION: The Community Development Department has received an application for exterior renovations to the Casa Madrona Hotel & Spa, 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 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.

Senior Planner Chan provided an overview of the proposed project and the HLB's duties with regard to the study session prior to the joint Planning Commission and HLB public hearing.

Project team representatives from Weir-Andrewson Associates, Inc., Casa Madrona Hotel & Spa, Poggio Restaurant, and Shades of Green Landscape Architecture introduced themselves to the HLB and were available for questions throughout the study session.

Board Member Neuman requested clarification regarding the National Register status of the site. Senior Planner Chan clarified that the National Register status is limited to the William Barrett House at the Casa Madrona (801 Bridgeway). Senior Planner Chan provided information on the history of the Casa Madrona's establishment at 777 Bridgeway and 801 Bridgeway.

Board Member Neuman requested clarification regarding the materiality of the planters as well as the proposed planting on the ground level of 777 Bridgeway and 801 Bridgeway. Also discussed was the possibility of a tonal difference between the façade paint color of 777 Bridgeway, the "contemporary" wing, and 801 Bridgeway, the "historic" wing, of the Casa Madrona property.

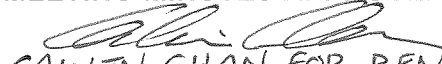
The HLB encouraged the project team to consult with a horticulturist to ensure the proposed planting on the ground level of the property would be viable and aesthetically pleasing. The HLB further encouraged the project team to explore alternative entry awning designs that would better complement the arched entrance of the Casa Madrona. The lettering of "CASA MADRONA" above 777 Bridgeway was also discussed and the HLB suggested that the structure has an improved appearance and compatibility to the Downtown Historic District without such lettering. The HLB also discussed the black-colored smoke stacks above 801 Bridgeway—visible from the sidewalk—and encouraged the project team to consider the painting of the stacks to a lighter color to minimize drawing attention.

COMMUNICATIONS

The HLB and Staff discussed options for property owner notification in connection to HLB site visits. Staff provided a status update on recent projects that have previously come before the HLB.

ADJOURNMENT

Chair Brown motioned to adjourn the meeting. The motion was unanimously approved by a voice vote. The meeting adjourned at 8:20 PM.

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