



HISTORIC LANDMARKS BOARD MINUTES

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

MEETING DATE: Tuesday, November 7, 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 6:30 PM. Chair Brown, Board Member Neuman, and Board Member Sesto were present. Board Member Saad was absent. Senior Planner Chan and Assistant Planner Chursenoff were present. Project team representatives for Item 1 and Item 2 were present.

APPROVAL OF AGENDA

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

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA – None

APPROVAL OF MINUTES

The HLB Meeting Minutes for May 9, 2017 and July 6, 2017 were approved by a voice vote.

OLD BUSINESS – None

NEW BUSINESS – Declaration Regarding Public Contacts: Board Member Sesto disclosed that she once worked with Leslie M. Browne (Property Owner for Item 1).

1. BROWNE/TAVELA RESIDENCE – 579 SAUSALITO BOULEVARD

Applicant/Architect: Kalle Tavela

Property Owners: Leslie M. Browne and Kalle S. Tavela

Staff: David Chursenoff

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 579 Sausalito Blvd. According to County of Marin records, the effective year of construction is 1939. 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.

Assistant Planner Chursenoff provided an overview of the project and the HLB's charge.

Board Member Saad was absent at the meeting but 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. Chair Brown complimented the Applicant on the quality of the Historic Resource summary submitted as part of the application. The property was described in the Summary as being of a pre-war Mediterranean style. Board Member Neuman provided documentation which would suggest that the structure is better described as of a Monterey Colonial Revival style. The surrounding neighborhood was described as being composed of a mix of different architectural styles with no one predominant style.

The style of the house was found to be of moderate historical significance but the work was not found to be representative of any particular architect or creative individual of particular noteworthiness. Board Member Nueman suggested that the Board review the property within the context of the property being demolished.

Senior Planner Chan clarified, in response to a question from Board Member Neuman regarding the HLB's voting procedures established by a 1999 City Council Ordinance, how the Board's 4 categorical findings relate to CEQA's Guidelines on historic resources. Given that historical significance under CEQA is a binary determination – "Historical Resource" or "Not Historical Resource", the HLB's Findings of "No Significance" and "Moderate Significance" translate to a CEQA determination of "Not Historical Resource" and the HLB's Findings of "Significance" and "High Significance" translate to a CEQA determination of "Historical Resource."

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. Vote: 2-1.

Board Member Sesto and Chair Brown voted moderate significance due to the fact that the structure's Monterey Colonial Revival style is representative of a particular period in time although not necessarily of the surrounding neighborhood. Furthermore, the reviewers were not able to identify a particular architect of note for the structure. Board Member Neuman voted high significance due to the architectural features with the corner windows being of particular interest as they are indicative of a late 20s California Revival architecture.

Board Member Neuman suggested that the Planning Commission consider a more detailed investigation into identifying the original architect for the structure which would include a photo reconnaissance of the interior of the structure in addition to a thorough search of the structure's original drawings before the Applicant is authorized to demolish the structure. The Board did not formally vote on this suggestion as a recommendation to the Planning Commission.

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 579 Sausalito Boulevard are not historically significant per CEQA and forwarded no recommendation to the Planning Commission.

2. ESKENAZI RESIDENCE – 28 LOWER CRESCENT AVENUE

Applicant/Architect: David Whitfield
Property Owner: Dr. Loren Eskenazi
Staff: David Chursenoff

DESCRIPTION: The Community Development Department has received an application for a Design Review Permit, Lot Line Adjustment and Tree Removal Permit to allow for modifications to the existing structure/site located at 28 Lower Crescent Avenue. According to a partial site plan dated August 17, 1963, in the City's address file, 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.

The HLB reviewed the draft Memorandum and provided preliminary thoughts regarding potential historic significance. Board Member Neuman provided a recap of his work with Board Member Sesto on the draft 50-Year Review Memorandum. Board Member Neuman thanked the Applicant for providing supplemental documentation to assist the HLB with their review of the property. The house was recorded on the 1919 Sanborn Map as 128 A & 128 B Lower Crescent. At one point in time, the structure was converted from a duplex to a triplex. The structure's South elevation was determined to be the most "historically-intact elevation" on the structure. The structure has undergone a series of enclosures. The Architect was urged to consider preserving as much of the building's South Elevation as possible. The remaining 3 elevations have been significantly modified over the years.

The Architect indicated that the property owner intends to preserve as much of the Northwest and South elevations of the house as possible and that the East elevation is where the bulk of the proposed work is to occur. Board Member Neuman encouraged all changes to be sympathetic to the existing architecture as it maintains many of its original characteristics. The house is determined to possess characteristics of a shingle (Page F9), Arts and Crafts (Page F12) and Craftsman (Page F13) style per the City's Historic Design Guidelines. 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. Vote: 3-0.

Board Member Sesto cited the significant changes made over time to most of the building's facades as the reason for moderate significance. Board Member Neuman suggested that the south elevation should be

protected and enhanced as much as possible given that it is indicative of the various architectural styles noted in the Board's deliberation. This suggestion was not formally recommended by the Board.

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 28 Lower Crescent Avenue are not historically significant per CEQA and forwarded no recommendation to the Planning Commission.

COMMUNICATIONS

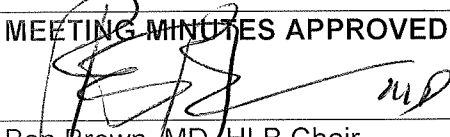
Staff provided an update on recent projects that have come before the HLB as well as the HLB's meeting schedule for the remainder of 2017.

ELECTION OF CHAIRPERSON FOR 2018

The HLB elected Ben Brown as the Chairperson and David Neuman as the Vice Chairperson.

ADJOURNMENT

Chair Brown motioned to adjourn the meeting. The motion was unanimously approved by a voice vote. The meeting adjourned at 7:35 PM.

MEETING MINUTES APPROVED	
 md	1/25/18
Ben Brown, MD, HLB Chair	Date