



# HISTORIC PRESERVATION COMMISSION MINUTES

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

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**MEETING DATE:** May 23, 2019

**MEETING TIME:** 6:00 PM

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

## 1. CALL TO ORDER

The Historic Preservation Commission (HPC) convened for a regular meeting. Chair Neuman, Vice Chair Saad, and Commissioner Berkowitz were present. Commissioner Werner was absent. The HPC has a vacancy of 1 position. HPC Secretary/Senior Planner Chan and Contract Planner Weintraub were present.

## 2. HPC PURPOSE STATEMENT

To provide guidance to the Sausalito community in identifying, honoring and protecting our heritage assets, artifacts and stories, cultural and unique history, and significant natural and built resources, in order to conserve our past while ensuring compatibility with the present and relevance for our future, in executing the duties as specified in the Sausalito Municipal Code.

## 3. APPROVAL OF AGENDA

Commissioner Berkowitz moved to approve the agenda as submitted by Staff. Vice Chair Saad seconded the motion. The motion was approved 3-0.

## 4. APPROVAL OF MINUTES

Commissioner Berkowitz moved to approve the April 25, 2019 HPC meeting minutes as submitted by Staff. Vice Chair Saad seconded the motion. The motion was approved 3-0.

## 5. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

No public comments on items not on the agenda. Chair Neuman reminded the Commission of the topic of the preservation of trees in public parks and will follow up with the Parks and Recreation Director, etc. for additional information.

## 6. BUSINESS ITEMS

### 6.A. 660 BRIDGEWAY – CERTIFICATE OF APPROPRIATENESS (PROJECT ID: 2019-00127)

**PROJECT:** A Certificate of Appropriateness is requested for a remodel project at 660 Bridgeway (APN 065-133-25). The proposed work alters the building's ground floor at the rearward portion of its south side and at the east side by replacing existing exterior doors, windows and solid wall areas with new door and window units and by exposing and restoring the presently concealed base of the original rearward concrete arch. Several louvered vents are also proposed to be added at the rear (east) wall. This scope of work was previously reviewed and approved by the Historic Preservation Commission and the Planning Commission on November 13, 2013 (DR 13-198).

A Certificate of Appropriateness is required because the subject property is within the Downtown Historic Overlay District. The Certificate of Appropriateness review/authorization process evaluates whether or not a project may cause a substantial adverse effect on the significance of a historical resource. Following review for a Certificate of Appropriateness by the Historic Preservation Commission, Community Development Department Staff will consider the project under Administrative Design Review pursuant to Sausalito Municipal Code Section 10.54.040.

Senior Planner Chan provided a staff presentation followed by a presentation from the project team.

The HPC discussed the item and asked some questions of the project team to which they responded.

A plaque to recognize the history of the site was recommended by the HPC for placement at 660 Bridgeway. The applicant and property owner agreed to return to the Commission in the future to present a plaque design for consideration. The installation of this plaque is voluntary and not a condition of approval. This advisory recommendation is forwarded to the appropriate decision-making body for the project.

Vice Chair Saad moved for approval of the Certificate of Appropriateness. Commissioner Berkowitz seconded the motion. The motion was approved 3-0.

#### **6.B. 12-12 PRINCESS STREET – CERTIFICATE OF APPROPRIATENESS (PROJECT ID: 2019-00118)**

**PROJECT:** A Certificate of Appropriateness is requested for a rehabilitation project at 12-22 Princess Street (APN 065-131-10). The existing property is a two-story, wood-frame, mixed-use residential-over-commercial building originally constructed c. 1892. The project includes removal of an existing secondary doorway and expansion of an existing storefront at the primary façade; removal of existing non-historic stucco siding and windows and replacement with historically appropriate wood siding and casement windows at the storefronts; installation of historically appropriate panels and finials at the primary façade's upper story; removal of existing windows at the side elevations; and removal of the existing rear façade, roof, and chimney, and construction of a new third-story rear addition and a new rear façade including new stairs, doors, and windows.

A Certificate of Appropriateness is required because the subject property is within the Downtown Historic Overlay District. The Certificate of Appropriateness review/authorization process evaluates whether or not a project may cause a substantial adverse effect on the significance of a historical resource. Following review for a Certificate of Appropriateness by the Historic Preservation Commission, Community Development Department Staff will consider the project under Administrative Design Review pursuant to Sausalito Municipal Code Section 10.54.040.

Contract Planner Weintraub provided a staff presentation followed by a presentation from the project team.

Several members of the public were present to provide comment. Many comments were in support of the project. A significant number of comments related to construction impacts were provided. Staff clarified the role of the HPC and provided contact information to the appropriate City personnel that could assist with addressing construction impacts.

The HPC discussed the item and asked some questions of the project team to which they responded.

Vice Chair Saad moved for approval of the Certificate of Appropriateness. Commissioner Berkowitz seconded the motion. The motion was approved 2-1 (AYES: Berkowitz, Saad; NOES: Neuman). Chair Neuman noted that he did not vote for approval because he did not believe the Secretary of the Interior's Standards were being followed.

#### **6.C. STAKEHOLDER ENGAGEMENT WITH GENERAL PLAN UPDATE PROCESS - DISCUSSION/PREPARATION**

**PROJECT:** The General Plan Update and its accompanying Environmental Impact Report will put in place Sausalito's long-term policy direction for the next 20 years. Previously, as part of the Understanding Phase of this project, the Historic Preservation Commission provided insight into the history and current context impacting the HPC's focus. Now, as part of the Visioning Phase of the General Plan Update process, the Historic Preservation Commission is invited to make a brief presentation and participate in a discussion with the General Plan Advisory Committee. This will be of great assistance as the Committee works with the City's consultant team (M-Group) to shape the Goals and Policies of the General Plan Update (SausalitoGeneralPlan.org).

The Historic Preservation Commission is scheduled for a presentation and discussion with the General Plan Advisory Committee on Wednesday, July 17 at 6:00 PM. A memorandum prepared by the M-Group has

been provided with some points for consideration as the Commission prepares for stakeholder engagement with the General Plan Update process. The Commission may appoint a subcommittee to assist with preparations for the July 17 presentation.

Contract Planner Weintraub and Senior Planner Chan provided an introduction of the matter. The HPC discussed briefly the preparation needed for this engagement with the General Plan Advisory Committee.

The HPC decided to tentatively schedule a special meeting for June 13, 2019, 6:00 PM, for preparation of the stakeholder engagement. Vice Chair Saad would be the point person for transmitting final documents/presentation materials to City Staff.

## **7. COMMUNICATIONS**

Chair Neuman discussed the email he received from Mayor Joe Burns and the possible ways for the HPC to respond to the Mayor's request to better understand the opportunities and constraints surrounding the HPC's mission. Staff recommended that this brainstorming coincide with the preparation for stakeholder engagement with the General Plan Update process.

## **8. ADJOURNMENT**

Commissioner Berkowitz moved to adjourn the meeting. Vice Chair Saad seconded the motion. The motion was approved 3-0.

<p><b>MAY 23, 2019 HPC MEETING MINUTES REVIEWED AND APPROVED AT JUNE 13, 2019 HPC MEETING</b></p>
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