



HISTORIC LANDMARKS BOARD MINUTES

CITY OF SAUSALITO

FINAL

COMMUNITY DEVELOPMENT DEPARTMENT / 420 LITHO STREET / SAUSALITO, CA 94965 / (415) 289-4128

MEETING DATE: Monday, January 25, 2010
MEETING TIME: 5:30 P.M.
LOCATION: Edgewater Room, 420 Litho Street, Sausalito

CALL TO ORDER / ROLL CALL

The HLB meeting convened at 5:30 PM. Board Members Nichols, Pierce, Fredrickson, Paul, and Chair Theodores were present. Associate Planner Burns was also present, in addition to Staff Engineer Andrew Davison. Applicant Marty Zwick and Jessie Allen Young representing 535 Bridgeway were present, in addition to residents Seth and Dave Hodgson were also in attendance.

APPROVAL OF AGENDA- No changes to agenda

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA- No public comment

OLD BUSINESS-

1. ZWEIG ADDITION/ 535 BRIDGEWAY (APN 065-171-07)

Project: Historic Design Review for an addition to a property deemed to have historic significance.

Staff Planner Burns introduced the proposed additions to 535 Bridgeway. Project architect Marty Zwick provided a detailed description of the proposed design modifications, which included modifications to the previously proposed metal frame around the existing picture window, a description of the proposed zinc material proposed as the frame around the picture window, the garage door and portions of the proposed third level addition, a description of the proposed garage door and materials, discussion relating the proposed stucco, and the proposed third level addition.

The HLB moved to recommend to the Planning Commission approval of the proposed design modifications subject to the following items:

- The height of the zinc panel around the picture window shall be lowered below the parapet height of the existing structure in order to be consistent with and reflective of the historic buildings in the neighborhood;
- The garage door adjacent man-door and adjacent fixed panel are to be redesigned as follows:
 - The three segments that define the garage door portion of the center are to have a pewter grey finish;
 - The two flanking panels are to have a finish color to match the stucco wall
 - The top and lower cross mullions are to be removed to appear as a single mullion;
- The material colors are limited to white and pewter grey;
- The removal and replacement of stucco. The stucco shall have control joints and scoring be no larger than 3/16 of an inch;
- The third level addition shall consist of stucco finished white, zinc metal finished pewter grey, and an articulated door;
- The garage door is approved to be aluminum with a pewter grey finish; and
- The third level railing shall be a frameless glass rail without railing and caps. Pickets are prohibited.

2. PLAZA VINA DEL MAR IMPROVEMENTS (APN 065-074-01)

Project: Study Session review for Accessibility Improvements to the Park.

Staff Engineer Andrew Davison provided a brief recap of the park accessibility project that was previously reviewed by the HLB on January 11, 2010 and introduced at a public workshop on January 13, 2010. The park improvements were redesigned to include the following;

- The path around the fountain was decreased in size from ten feet to six and one-half feet;
- The proposed boxwood was removed from the plan;
- No benches are proposed around the fountain;
- The existing drinking fountain on El Portal is proposed to be decommissioned;
- The accessibility ramps on the corners of the side-walks were modified to eliminate the planters.
- Railings shall be placed on the sides of the stairs adjacent to the elephant sculptures. In no case shall the railings be attached to the elephant sculptures.

The HLB requested that the project return back to the HLB prior to the joint HLB-Planning Commission meeting with the following items:

- Consider an alternate path to the fountain that will result in the least amount of disturbance to the park;
- The project should focus on accessibility improvements only;
- Provide hand rail details for the next HLB meeting;
- Provide more detail on the material colors related to the truncated domes at the curb cuts;
- Provide a sample of the decomposed granite and color; and
- Provide a copy of the Arborist Report and/or recommendations.

3. Historic Design Guidelines

Project: Review of Administrative Draft Historic Design Guidelines

The HLB reviewed the table of contents as well as the first and second chapter of the Administrative Draft of the Historic Design guidelines.

APPROVAL OF MINUTES –Approved as amended

COMMUNICATIONS

1. HLB Review Applicability and Procedures

No discussion on this topic.

2. HLB Meeting Schedule

Staff planner Burns provided the HLB with a revised schedule and indicated that the next HLB meeting would convene on February 10, 2010.

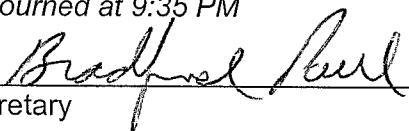
3. Staff Updates

No discussion on this topic.

ADJOURNMENT – The meeting was adjourned at 9:35 PM

Meeting Minutes Approved

Secretary



Date

4/28/10