



## CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

Date: November 9, 2011  
To: Historic Landmarks Board (HLB)  
From: Heidi Burns, Associate Planner  
Subject: **739 Bridgeway (AKA Copita) (APN: 065-071-27)**

The applicant, Austin Riley with Arcanum Architecture, on behalf of tenant Larry Mindel, is requesting a Design Review Permit to allow for façade modifications to the former restaurant known as Piccolo Teatro located at 739 Bridgeway.

### Project

The project consists of the following:

- ✓ Installation of new pavers.
- ✓ Installation of a new decorative railing at the existing exterior seating area. The railing will be painted Deep Indigo (Benjamin Moore, Semi-Gloss).
- ✓ Installation of a new awning. The color of the awning is red.
- ✓ Installation of new business identification signage. The sign information will be provided at the meeting.
- ✓ Paint the façade of the tenant storefront. The exterior paint color is Bistro Blue (Benjamin Moore, Flat).

A materials sample board will be provided at the study session.

The applicant has conducted research at the Sausalito Historical Society and determined that the building was first built in 1894. The second bays were added sometime around 1910-1920. During the 1950's the tenant space was operated as "The Plaza Bar" and thereafter as "Paterson's Pub". The most recent tenant was Piccolo Teatro. Tenant Improvements to the façade of the building and outdoor seating area were installed within the past five years.

### Purpose of Review

The purpose of the study session review is to preliminarily review the proposed project prior to scheduling a joint Planning Commission-HLB meeting.

### Attachment

1. Project Plans date-stamped November 2, 2011
2. Photographs

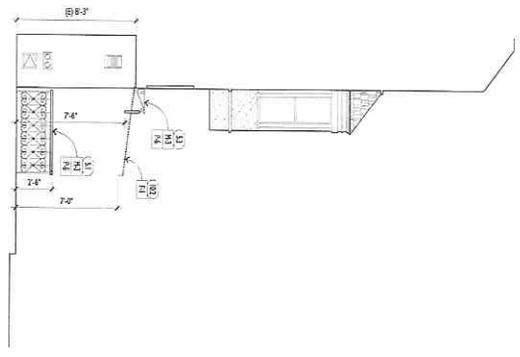
I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 739\DR-SP 11-340\HLB Memo 11-9-11.doc



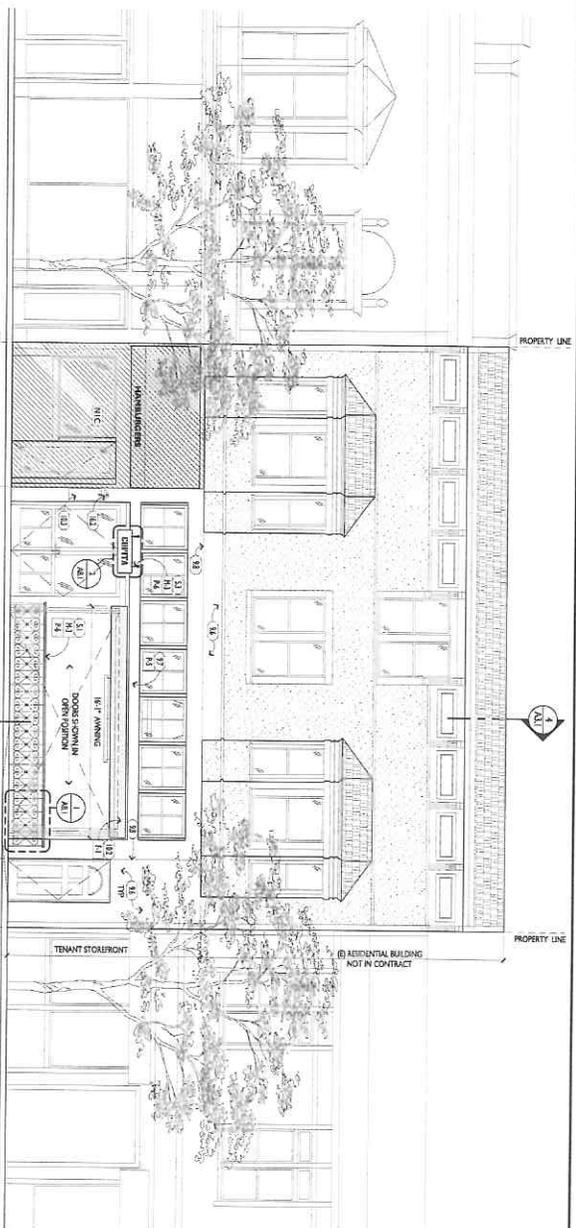




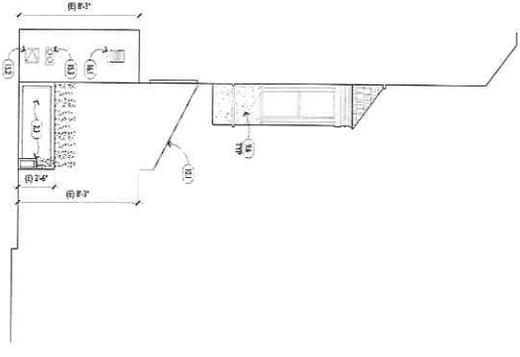




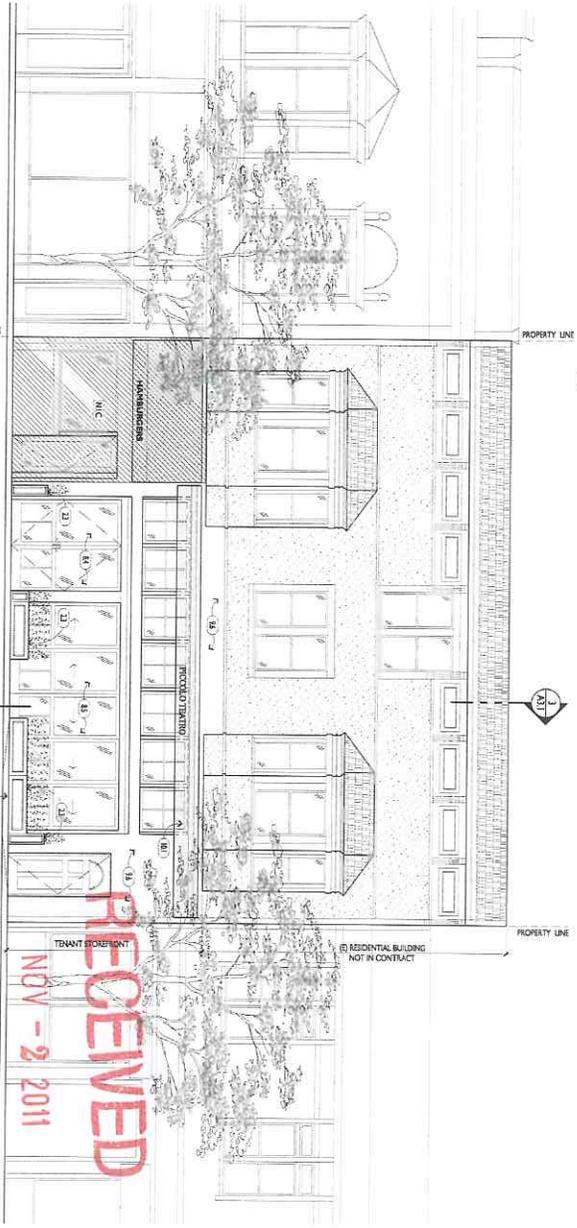
4  
A3.1  
PROPOSED PATIO SECTION



2  
A3.1  
PROPOSED EAST ELEVATION



3  
A3.1  
EXISTING PATIO SECTION



1  
A3.1  
EXISTING EAST ELEVATION

RECEIVED

NOV - 2 2011

CITY OF SAUSALITO  
ADMINISTRATIVE DEPARTMENT

DATE	2011.11
DESIGNED BY	ARCANUM
CHECKED BY	ARCANUM
DATE	NOVEMBER 2, 2011
PROJECT NAME	COPITA
PROJECT ADDRESS	739 BRIDGEWAY SAUSALITO, CALIFORNIA 94965
PROJECT NUMBER	APN 065-071-27

SCALE: 1/8" = 1'-0"

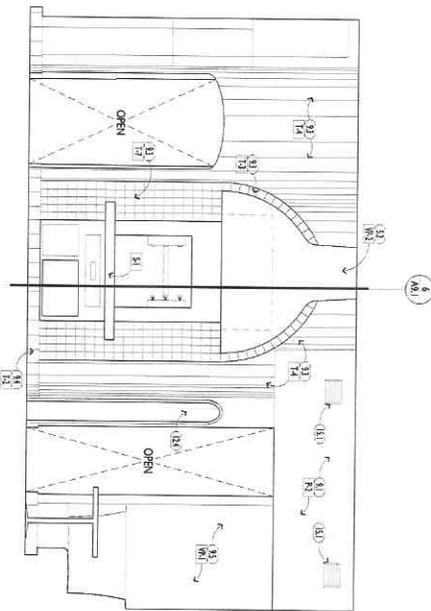
EXTERIOR ELEVATIONS

**COPITA**

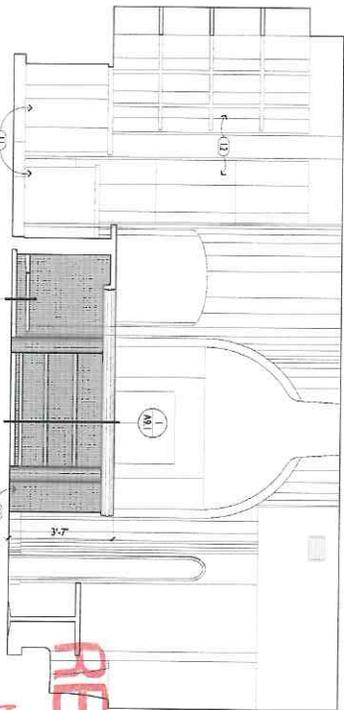
739 BRIDGEWAY  
SAUSALITO, CALIFORNIA 94965  
APN 065-071-27

**ARCANUM**

arcnum architecture, inc.  
800 West 41st Street, Suite 200  
San Francisco, CA 94118  
415.337.4100 ext.  
415.337.4104 fax  
www.arcnumarchitecture.com



2 ROTISSERIE OVEN ELEVATION



1 WAIT STATION ELEVATION

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NOV - 2 2011

CITY OF SAUSALITO

COMMUNITY DEVELOPMENT DEPARTMENT

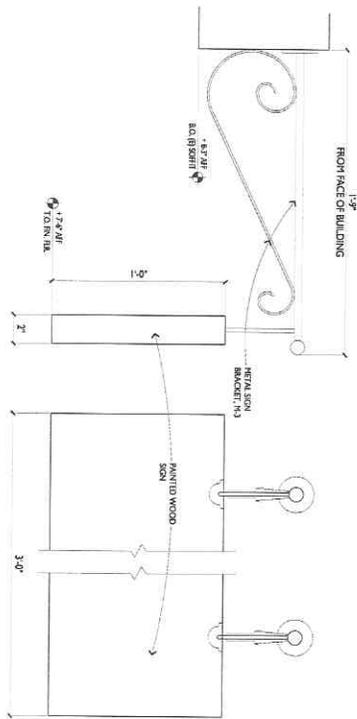
ARCANUM

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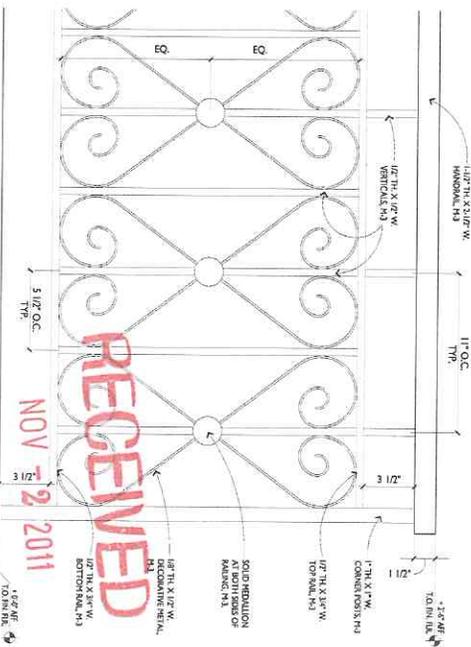
COPITA  
 739 BRIDGEWAY  
 SAUSALITO, CALIFORNIA 94965  
 APN 065-071-27

Date:	08/11/11
Drawn by:	SM
Checked by:	SM
Project No.:	1108
Sheet No.:	01/11
Scale:	AS SHOWN
Notes:	SEE SHEET 02/11 FOR FINISHES
Interior Elevations	

A4.1



2  
A8.1  
ENTRY SIGNAGE DETAIL



1  
A8.1  
PATIO GUARDRAIL DETAIL

NOV 22 2011  
RECEIVED  
CITY OF SAUSALITO  
PLANNING DEPARTMENT

A8.1

SCALE AS NOTED

DATE	NOV 22 2011
DESIGNED BY	ARCANUM
CHECKED BY	ARCANUM
DATE	NOV 22 2011
PROJECT	SAUSALITO PLANNING DEPARTMENT
DESCRIPTION	EXTERIOR DETAILS

**COPITA**  
739 BRIDGEWAY  
SAUSALITO, CALIFORNIA 94965  
APN 065-071-27

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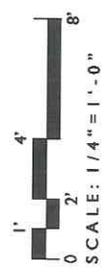




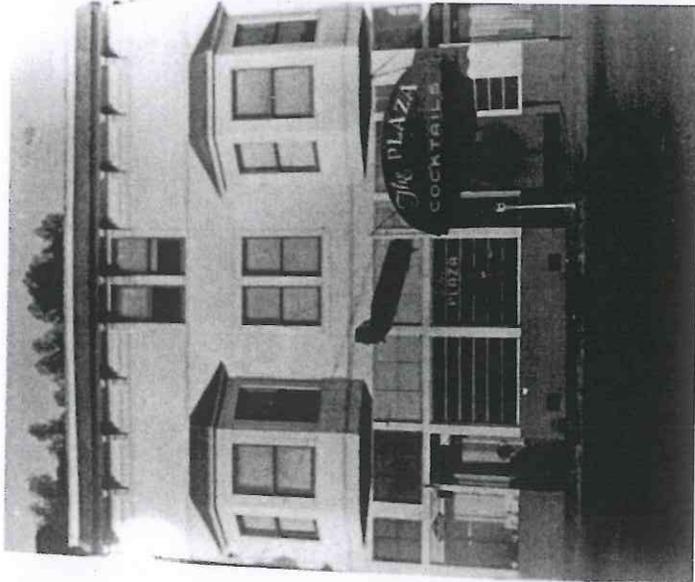
PROPOSED ELEVATIONS

**COPITA**  
739 BRIDGEWAY  
SAUSALITO, CALIFORNIA 94965  
APN 065-071-27

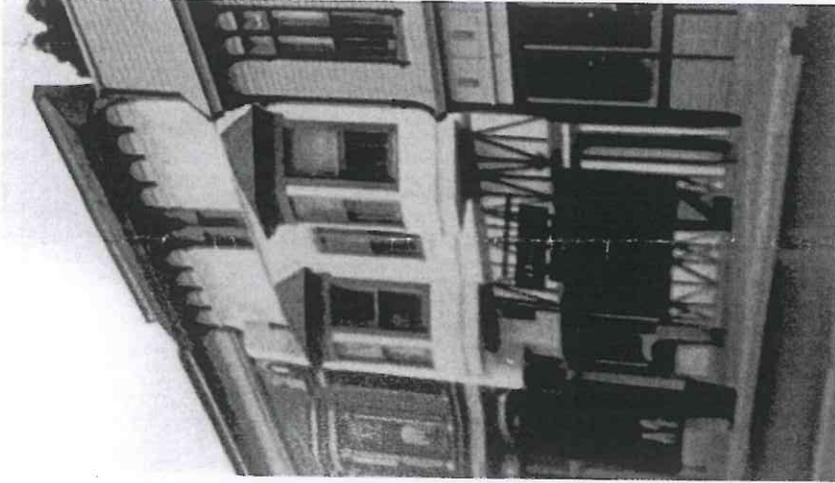
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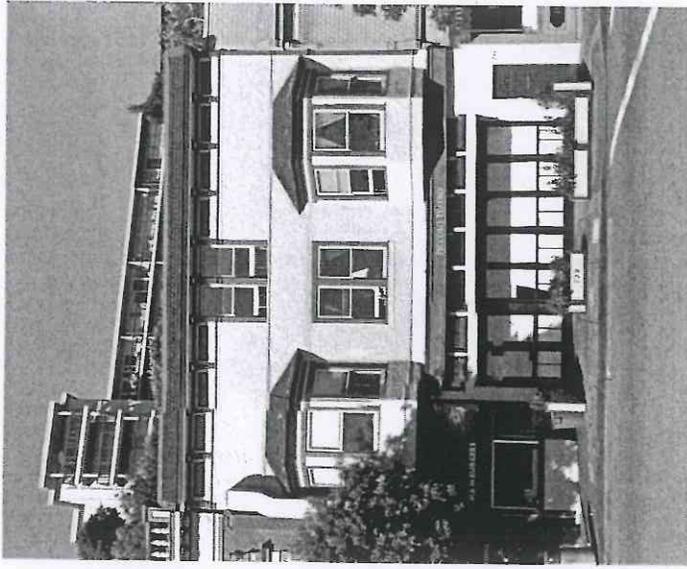
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415.357.4400



THE PLAZA BAR - 1950's



PATTERSON'S - 1980's



PICCOLO TEATRO - 2010  
**RECEIVED**

NOV - 2 2011

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

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501 THIRD STREET, SUITE 200  
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