



HISTORIC LANDMARKS BOARD AGENDA

REGULAR MEETING

CITY OF SAUSALITO

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

MEETING DATE: Wednesday, January 25, 2012
MEETING TIME: 6:30 P.M.
LOCATION: Conference Room, 420 Litho Street, Sausalito

1. CALL TO ORDER

Morgan Pierce, Chair
Carolyn Kiernat

Vicki Nichols, Secretary
John Flavin

2. PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA

3. APPROVAL OF AGENDA

4. NEW BUSINESS-

A. ALLEAVITCH-MIARECKI RESIDENCE/33 ATWOOD AVE
John McCoy Architects (Applicant)
Douglas Alleavitch and Elizabeth Miarecki (Owner)

Staff: Burns

PROJECT: 50-Year memo to determine the historical significance of 33 Atwood Avenue.

5. APPROVAL OF MINUTES- November 30, 2011

6. COMMUNICATIONS

A. Staff

B. Historic Landmarks Board

7. ADJOURNMENT OF MEETING TO SPECIAL JOINT PLANNING COMMISSION MEETING ON WEDNESDAY, FEBRUARY 8, 2012 IN THE COUNCIL CHAMBERS

APPEALS: Any decision of the Historic Landmarks Board may be appealed by filing an appeal form and the required appeal fee with the Community Development Department within ten (10) calendar days of the date of the decision. If you challenge a decision of the Historic Landmarks Board in court you may be limited to raising only those issues you or someone else raised at the hearing or on appeal to the Planning Commission and City Council.

SPECIAL NEEDS: In compliance with the Americans with Disabilities Act (29 CFR 35.102-35.104 ADA Title 11), if you need special assistance to participate in this meeting, please contact the Community Development Department at 289-4128. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

AGENDAS are available on the Friday prior to the Historic Landmarks Board meeting at the City Hall entrance at 420 Litho Street.



City of Sausalito
Community Development Department
420 Litho Street
Sausalito, CA 94965
(415) 289-4128
www.ci.sausalito.ca.us



HISTORIC LANDMARKS BOARD MINUTES

CITY OF SAUSALITO

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

draft

MEETING DATE: Wednesday, November 30, 2011
MEETING TIME: 6:30 P.M.
LOCATION: Conference Room, 420 Litho Street, Sausalito

1. CALL TO ORDER

The HLB meeting convened at 6:30PM. Board Members Nichols, Pierce, Kiernat, and Flavin were present. Associate Planner Burns and Associate Planner Schinsing were also present. Members of the public included Seth Hodgson, Liz Duboisblanc, Geoff Butler, Chris Henry, Eduardo Llorca, Andrea Starre, Bob Freeman, Eric Long, Don Olsen, Robert Barbour, Tom Mahoney, Anthony Fish, and Amy Svendberg.

2. PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA- None

3. APPROVAL OF AGENDA- Approved as amended.

4. NEW BUSINESS-

A. DUBOISBLANC RESIDENCE/24 EDWARDS (DR 11-297)

Project: 50-Year review memo for a single family dwelling.

Board members Pierce and Kiernat presented the information found during the research regarding 24 Edwards Avenue as described in the HLB's 50-Year Memo dated November 30, 2011.

The HLB then made the following significance findings:

1. Is the structure associated with events that have made a significant contribution to the broad patterns of the history or cultural heritage of Sausalito, California, or the United States?

The board finds No Significance under this criterion.

2. Is this structure associated with the life or lives of one or more people important to our past?

The board finds No Significance under this criterion.

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?

The board finds Moderate Significance under this criterion.

4. Has the structure yielded, or may be likely to yield, information important in prehistory or history?

The boards finds No Significance under this criterion.

Based on the findings, the HLB determined that the existing residence is not considered to have historic significance.

B. BARREL HOUSE/ 660 BRIDGEWAY (DR-SP 11-332)

Staff planner Schinsing introduced the project as a study session for modifications to a previously approved Design Review Permit to allow for exterior modifications to a contributing building located within the Downtown Historic Overlay Zoning District.

The HLB directed the applicant/owner Chris Henry to provide the following details:

- ✓ *Provide details regarding the original "Purity Market" arches and methods of treatment;*
- ✓ *Provide a sample of the proposed plaster material;*
- ✓ *Provide details on all proposed exterior lighting fixtures;*
- ✓ *Provide samples of colors and materials for the proposed front entrance door;*
- ✓ *Provide details of the modified mechanical screen on any revised plans;*
- ✓ *Provide a photosimulation off the modified mechanical screen;*
- ✓ *Provide details on the proposed signage;*
- ✓ *Provide a materials sample board for all proposed materials and colors;*
- ✓ *Lighten up the color of the proposed chimney flue;*
- ✓ *Consider decreasing the height of the proposed chimney flue;*
- ✓ *Consider a surface mounted or alcohol fireplace to eliminate the need for a tall chimney flue.*

C. TRIDENT/558 BRIDGEWAY (DR-SP 11-330)

Staff planner Schinsing introduced the project as a study session and provided a brief project description regarding proposed exterior modifications to a contributing building located within the Downtown Historic Overlay Zoning District. The project includes the expansion of an existing deck, construction of an exterior stairway, window modifications, and a pergola. The materials and colors are proposed to match the existing building (painted wood-grey and white). All proposed lighting and finishes are also proposed to match the existing building.

The HLB directed the applicant to provide a more detailed explanation of the project at the scheduled joint HLB and Planning Commission meeting. The HLB also requested the applicant to provide more details on the railing finishes in order to demonstrate that they are to match the existing railing details.

D. NAPA VALLEY BURGER CO./670 BRIDGEWAY (DR-SP 11-331)

Staff planner Burns introduced the project as a study session and provided a brief description of the project which includes the installation of a new awning with signage and a projecting sign. The HLB supported the revised awning design and requested information regarding a sign bracket and existing photographs of the building.

5. OLD BUSINESS-

A. COPITA/739 BRIDGEWAY (DR-SP 11-340)

Staff planner Burns introduced the project as a study session and provided a brief background regarding the project. The project applicant, Anthony Fish, also provided a brief presentation regarding modifications to the previously proposed improvements to the contributing building. The HLB generally supported the modifications and requested the project be modified to include the following:

- ✓ *Continue the proposed new paint to the edge of the building towards the north;*
- ✓ *Provide a photosimulation should better reflect planters and location;*
- ✓ *Provide a specification sheet for the proposed menu board lighting;*
- ✓ *Provide a materials sample board for all materials;*
- ✓ *Provide more details and specifications regarding signage.*

6. APPROVAL OF MINUTES- Approved

7. COMMUNICATIONS

A. Staff

Staff requested the HLB to prepare a 50-year review memo for 33 Atwood Avenue. HLB members Nichols and Flavin volunteered to prepare a memo. Staff also provided an update regarding the Historic

Preservation Regulations RFP and stated that the RFP is still being reviewed by the Community Development Director.

B. Historic Landmarks Board

Board member Kiernat requested a future agenda item regarding appropriate window treatments for historic structures.

Meeting Minutes Approved

Secretary

Date



CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

Date: January 25, 2012
To: Historic Landmarks Board (HLB)
From: Heidi Burns, Associate Planner
Subject: **HLB 50-year Memo for 33 Atwood Avenue (APN: 065-202-21)**

50-Year Memo

Historic Landmarks Board members Vicki Nichols and John Flavin will be preparing a memo regarding any potential historical significance for the property located 33 Atwood Avenue.

Background:

The applicant, John McCoy, on behalf of property owners Douglas Alleavitch and Elizabeth Miarecki, is proposing a remodel and addition to the existing single family dwelling that was constructed in 1948. Specifically, the applicant is requesting to add approximately 434 square feet of building coverage and 1,433 square feet of floor area as shown on the attached plans.

The project consists of a Design Review Permit to be reviewed by the Planning Commission. The purpose of the review is for Historic Landmarks Board members Flavin and Nichols to prepare a 50-year review memo in accordance with the City Council's 50-year memo policy.

The contents of the City's archive files for the property located at the Community Development Department identify the following items:

1. Building Permits Issued

- a. B08-612: Replace deck boards, guards, fascia, reinforce joists, posts, and framing. Issued 11/2008
- b. E11961: Replace broken landscape fixtures and check safety of landscape electrical system. Issued 04/2006
- c. A9939: Re-roof house and garage. Issued 10/2002
- d. 7174: Repair entry stairs. Issued 05/1977
- e. 5979: Repair existing deck joists. Issued 10/1972
- f. 1337: Finish unfinished bedroom and bathroom located on the lower floor. Issued 07/1954

Attachments:

1. Vicinity Map

