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

FINAL

MEETING DATE: Wednesday, February 8, 2012

MEETING TIME: 6:30PM

LOCATION: Conference Room, 420 Litho Street, Sausalito

1. CALL TO ORDER

Board Members Nichols, Pierce, Kiernat, and Flavin were present. Assistant Planner Burns was present. Members of the public included John McCoy, Elizabeth Miarecki-Alleavitch, Doug Alleavitch, and students Imani? and Vanessa?

- 2. PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA- None
- 3. APPROVAL OF AGENDA- Approved
- 4. NEW BUSINESS- None

5. OLD BUSINESS

A. ALLEAVITCH-MIARECKI RESIDENCE/33 ATWOOD AVE

Project architect John McCoy provided a detailed presentation on 33 Atwood Avenue, which included a history and examples of the Mid-Century Modern style of architecture and details regarding William Wurster and his architectural firm Wurster, Bernardi, and Emmons. Mr. McCoy confirmed that the building was designed by WBE, but the initials on the building plans were illegible and inconclusive as to who designed the building. Mr. McCoy further stated that the building was never published in books referenced (see attached reference list) or by materials substantiated by the WBE architectural firm.

Board member Kiernat asked Mr. McCoy to demonstrate how the building fits into the context of other Mid-Century modern houses in Sausalito how the building fits into the body of work by WBE. Board member Kiernat stated that one shouldn't discredit the building because Wurster was living back east.

Mr. McCoy responded by stating that most of the Mid-Century Modern style houses were rectilinear and that he believes that the design of the building was not trying to make an architectural statement, but just trying to capture the water views.

The HLB concluded their review by stating that based on the information available to the HLB that the building is not the best representation of the Mid-Century Modern style and that there are other better examples in the community. As such, the HLB made the following findings:

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.

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 <u>No Significance</u> 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? 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 <u>Moderate Significance</u> under this criterion.

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.

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

6. APPROVAL OF MINUTES- Approved

7. COMMUNICATIONS

Staff Planner Burns identified that applicants Anthony Fish and Larry Mindel would be coming to the February 22, 2012 HLB meeting requesting review of modifications to the outdoor-eating area barrier. Board member Kiernat stated that she would not be able to attend the meeting.

Staff Planner Burns also requested two HLB members to prepare a 50-year review memo for 33 Filbert Avenue. Board members Nichols and Flavin volunteered to prepare the memo.

Meeting Minutes Approved

Secretary

Date

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References

- Caitlin Lempres Brostron and Richard C. Peters "The Houses of William Wurster, Frames for Living" 2011
- Esther McCoy "Case Study Houses 1945-1962" 2nd Edition
- Marc Trieb et al "An Everyday Modernism: The Houses of William Wurster" 1996
- Pierluigi Serraino "Icons of Northern California Modernism: NorCalMod" 2006
- Waverly B. Lowell "Living Modern, A Biography of Greenwood Common" 2009
- Paul Heyer "Architects on Architecture, New Directions in America" 1966
- San Francisco Modern Architecture & Landscape Design 1935-1970; Historic Statement