



CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

Date: October 17, 2012
To: Historic Landmarks Board (HLB)
From: Alison Thornberry-Assef, Assistant Planner 
Subject: **HLB Study Session Review of a Design Review Permit for 589 Bridgeway (APN: 065-132-05)**

Summary:

The applicant, Gordon Atkinson, on behalf of the property owner, Eva Delueze, is proposing to demolish the existing stairs and brick wall at the front of the property, and new stairs and an ADA-accessible ramp will be constructed. A portion of the lot adjacent to the sidewalk will have public seating and landscaping (see **Attachment 2** for Plans). The building is located in the C-C (Central Commercial) Zoning District and Historic Overlay District at 589 Bridgeway (see **Attachment 1** for a Vicinity Map).

History of the Site:

The property located at 589 Bridgeway was originally addressed as 753-755 Water Street, and constructed as an apartment house with six flats in 1904 by F.V. Pistolessi. Currently the structure stands as a three story shingled flat, and appears much the same as in a 1910 photo (see **Attachment 3**). The lower level of the structure is used for retail shops, and the upper levels are used as residential units.

The structure is located directly adjacent to a larger building with similar architecture, finish and trim. At first glance the two structures appear as one.

The larger structure is 595 Bridgeway and located on the same parcel as the 589 Bridgeway structure. The addresses were originally numbered 757-761 Water Street, and constructed as a 12 unit apartment house in 1906 by the Pistolessi family. The structure remains with little changes over the years, as seen in a 1910 photo (see **Attachment 3**).

589 Bridgeway building is listed in the California State Office of Historic Preservation (OHP)'s *National Register Status Codes* as 2D2, which states, "Determined eligible for listing as a contributor by consensus determination" (see **Attachment 3** for DPR Form). 595 Bridgeway also has a status code of 2D2.

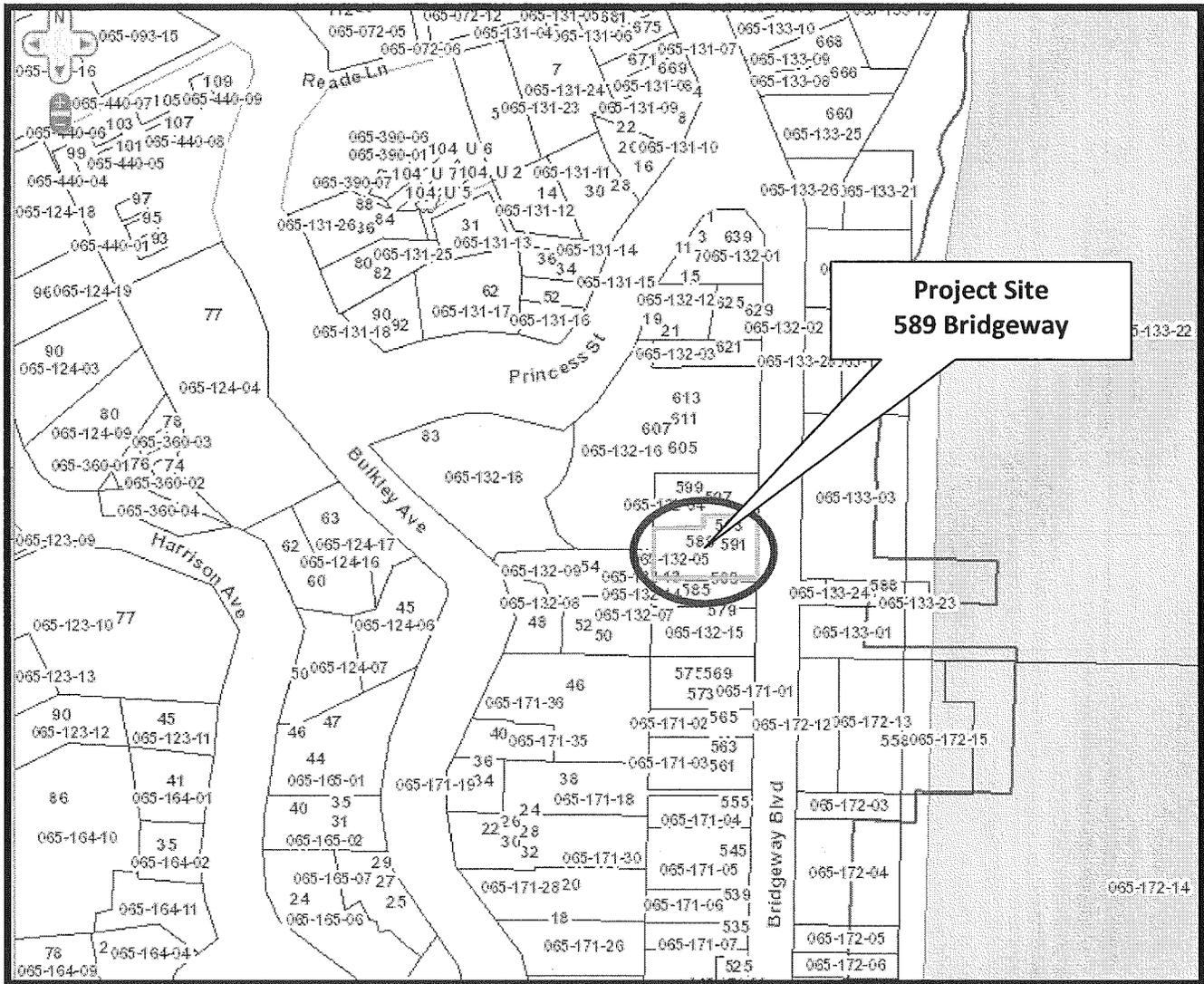
HLB Study Session:

The HLB will hold a study session on October 17, 2012 to review the applicant's proposal. Pursuant to Section 10.54.050 of the Zoning Ordinance, a Design Review Permit to be jointly reviewed by the Historic Landmarks Board and the Planning Commission is required when a Design Review Permit for a business in the Historic Overlay District is proposed. The purpose of the HLB study session on October 17, 2012 is to review the proposed renovations prior to the joint HLB/PC hearing (date yet to be determined) and provide direction to the applicant if necessary.

Attachments:

1. Vicinity Map
2. Plans, date stamped August 30, 2012
3. 2 DPR Forms, prepared in January 1980

VICINITY MAP



I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 589\DR 12-231\Vicinity Map 10.17.2012

Attachment 1

PROJECT INFORMATION

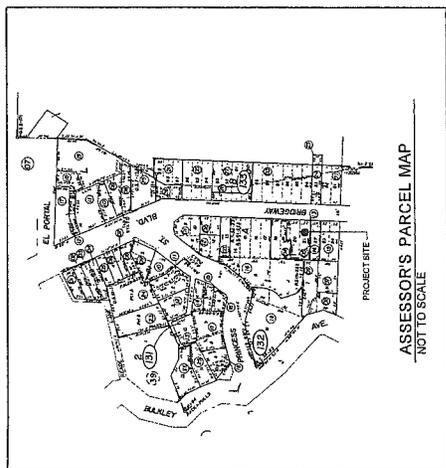
ADDRESS: 589 BRIDGEWAY BLVD
 OCCUPANCY GROUP: M, R-3
 BUILDING TYPE: V-B
 ASSESSOR'S PARCEL NUMBER: 085-132-05
 ZONING USE DISTRICT: CC-CENTRAL COMMERCIAL DOWNTOWN HISTORIC CENTER

SCOPE OF WORK

NEW ADA ACCESSIBLE RAMP AT BUILDING ENTRANCE
 NEW PAVING, LANDSCAPE & SITE AMENITIES

SHEET SCHEDULE

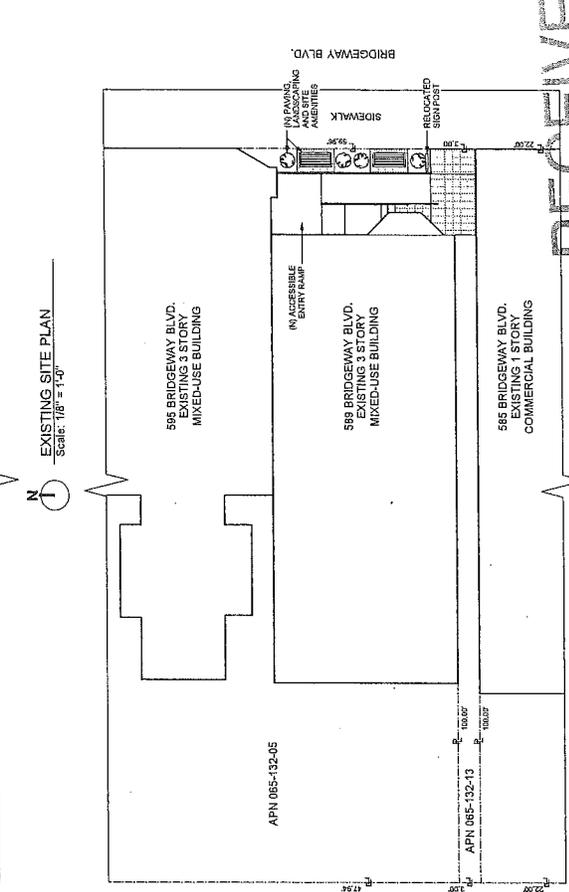
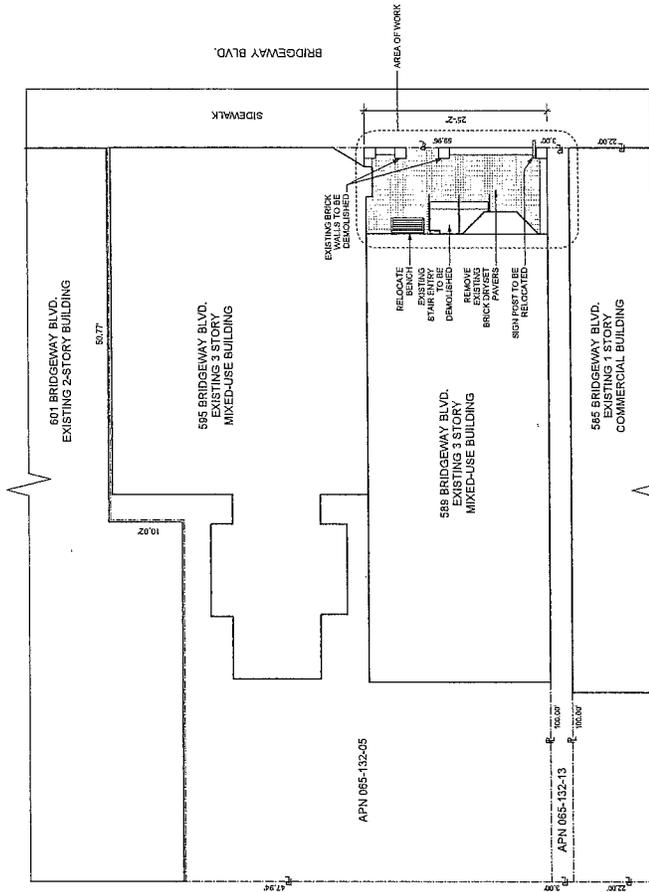
A1 SITE PLAN, APM, & PROJECT INFORMATION
 A2 DEMOLITION PLAN, PROPOSED FLOOR PLAN, EXISTING & PROPOSED ELEVATIONS



Attachment 2
 [2 pgs]

A1 of RA
 6-30-2012
 AS NOTED
 a. gordon atkinson, aia
 725a traval street - san francisco, ca 94118
 tel 415-731-9977 fax 415-731-9942 e-mail gordon@atkinson.com

NEW ACCESSIBLE ENTRY RAMP FOR MS. EVA DELEUZE
 589 BRIDGEWAY BLVD. ~ SAUSALITO ~ CA ~ 94965
 APN: 065-132-05
 SITE PLAN, APM & PROJECT INFORMATION



RECEIVED

AUG 30 2012

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

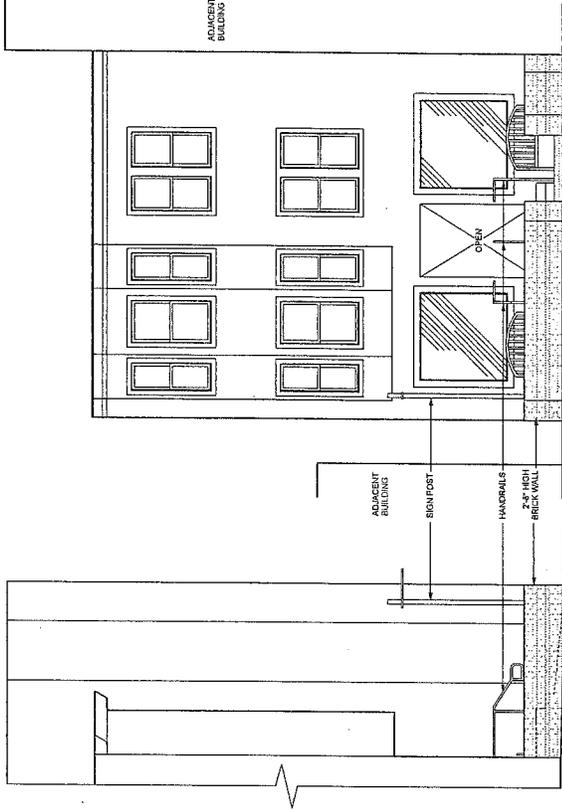
733a Laurel Street - San Francisco, CA 94118
 415-731-9977 Fax 415-731-9942 e-mail gordon@atkinson.com
 a. gordon atkinson, aia

1/4" = 1'-0"

6-30-2012

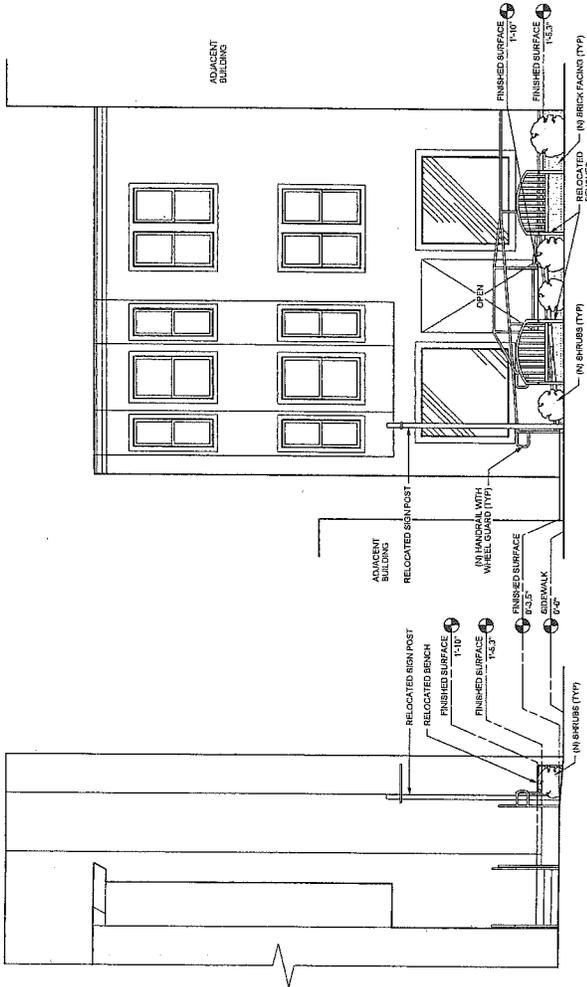
RA

A2 of



1 EXISTING EAST ELEVATION
 Scale: 1/4" = 1'-0"

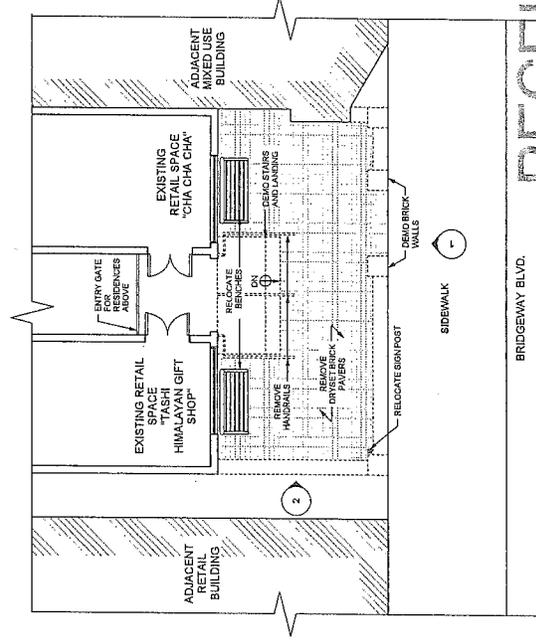
2 EXISTING SOUTH ELEVATION
 Scale: 1/4" = 1'-0"



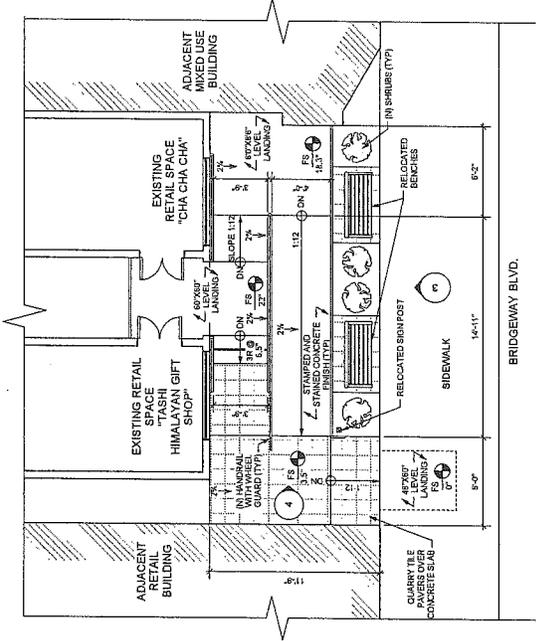
3 PROPOSED EAST ELEVATION
 Scale: 1/4" = 1'-0"

4 PROPOSED SOUTH ELEVATION
 Scale: 1/4" = 1'-0"

NEW ACCESSIBLE ENTRY RAMP FOR MS. EVA DELUZE
 589 BRIDGEWAY BLVD. ~ SAUSALITO ~ CA ~ 94965
 APN: 065-132-05
 DEMOLITION PLAN, PROPOSED FLOOR PLAN,
 EXISTING & PROPOSED ELEVATIONS



Z DEMO PLAN
 Scale: 1/4" = 1'-0"



Z PROPOSED FLOOR PLAN
 Scale: 1/4" = 1'-0"

RECEIVED

AUG 30 2012

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

HABS _____		HAER _____		Ser. No. <u>80105</u>	
UTM: A _____		NR _____		SHL _____ Loc: _____	
C _____		B _____		D _____	

HISTORIC RESOURCES INVENTORY

HISTORIC DISTRICT FORM NO. 56

IDENTIFICATION

- Common name: 589 Bridgeway
- Historic name: Pistolesi Apartments
- Street or rural address: 589 Bridgeway
City Sausalito Zip 94965 County Marin
- Parcel number: 65-132-05
- Present Owner: Wiener & C. & E. Deleuze; c/o Associates Address: 2512 Noreiga
City San Francisco Zip 94122 Ownership is: Public _____ Private X
- Present Use: Shops - Apartments Original use: Apartments

DESCRIPTION

- Architectural style: Three story shingle flats
- Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Three story natural plain shingled flats appear much the same as in a 1910 photo. Unremarkable except for the two story bay which extends up to roofline, topped by a molded boxed cornice with dentils. This structure butts against a larger building with similar architecture, finish and trim (see #55) ... they appear as one at first glance.

A 1910 photo shows this building as it is today except that in 1910 there was a small entrance porch faced with a triangular pediment. There is only a square opening leading to a recessed door, today.

Attach Photo(s) Here

P79-228 view from water @ 1906
PM75-373, 1911. Sausalito, The Geneva of America

- Construction date: 1904
Estimated _____ Factual X
- Architect _____
- Builder F. V. Pistolesi
- Approx. property size (in feet)
Frontage 25 Depth _____
or approx. acreage _____
- Date(s) of enclosed photograph(s) _____

Attachment 3
[6 pgs.]

3. Condition: Excellent Good _____ Fair _____ Deteriorated _____ No longer in existence _____
4. Alterations: _____
5. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential _____ Industrial _____ Commercial Other: _____
6. Threats to site: None known Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
7. Is the structure: On its original site? Moved? _____ Unknown? _____
8. Related features: Adjoining building #55

SIGNIFICANCE Significant

9. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Original address: 753-755 Water Street.

Built as an apartment house with six flats in 1904 by F. V. Pistolesi (see #55). More massive than neighboring buildings. They would have been in a prime location because of view of water and proximity to business and ferry.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).
1924 Real Estate Appraisal.
1919 Sanborn Map.
1910 Sausalito the Geneva of America brochure.

22. Date form prepared January 1980
By (name) R. J. Tracy Dir. E. M. Robinson
Organization Saus. Hist. Soc. Landmark Bd.
Address: City Hall - 420 Litho St.
City Sausalito Zip 94965
Phone: 332-1005

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

HISTORIC RESOURCES INVENTORY
HISTORIC DISTRICT FORM NO. 55

IDENTIFICATION

1. Common name: 595 Bridgeway
2. Historic name: Pistolessi Flats
3. Street or rural address: 595 Bridgeway
City Sausalito Zip 94965 County Marin
4. Parcel number: 65-132-05
5. Present Owner: Wiener & C. and E. Deleuze; c/o Assoc. Address: 2512 Noreiga
City San Francisco Zip 94122 Ownership is: Public _____ Private X
6. Present Use: Shops Original use: Apartments

DESCRIPTION

7a. Architectural style: shingled flats

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A three and a half story shingle apartment building with a column of bay slanted windows on either side of a recessed entryway; the recess continues up to create porches on the two top floors. The roofline is straight with a bracketed cornice across. On the right side of the building there is an addition after 1910 ... an added width just one window wide, recessed somewhat ... and in front of that a tiny shedlike building, the entrance to a basement shop. A shorter and separate structure butts against this building (see #56). It has similar architecture and the natural wood shake finish is the same. At first glance they appear as one. The sidewalk level windows and the ten steps up to the main floor may hint at the level of Water Street before it was graded.

A 1910 photo shows this building much as it is today, the porches on the upper floors have railings that extend beyond the facade ... porch extensions do not exist today. View of building from across the street (1910 M Lange Launches) does not show the addition on the right.

Attach Photo(s) Here

Photo under construction P. 79-228
view from water @ 1906

PM75-373, 1911 - Sausalito The Geneva of America

1. portrait from south side of building
2. view of portion of building in back of Lange's Launch Co.

8. Construction date 1906
Estimated _____ Factual X

9. Architect _____

10. Builder F. Pistolessi

11. Approx. property size (in feet)
- Frontage 31' Depth 60'
or approx. acreage _____

12. Date(s) of enclosed photograph(s)

13. Condition: Excellent Good Fair Deteriorated No longer in existence
14. Alterations: See 7b
15. Surroundings: (Check more than one if necessary) Open land Scattered buildings Densely built-up
Residential Industrial Commercial Other: _____
16. Threats to site: None known Private development Zoning Vandalism
Public Works project Other: _____
17. Is the structure: On its original site? Moved? Unknown?
18. Related features: See form # 56--589 Bridgeway

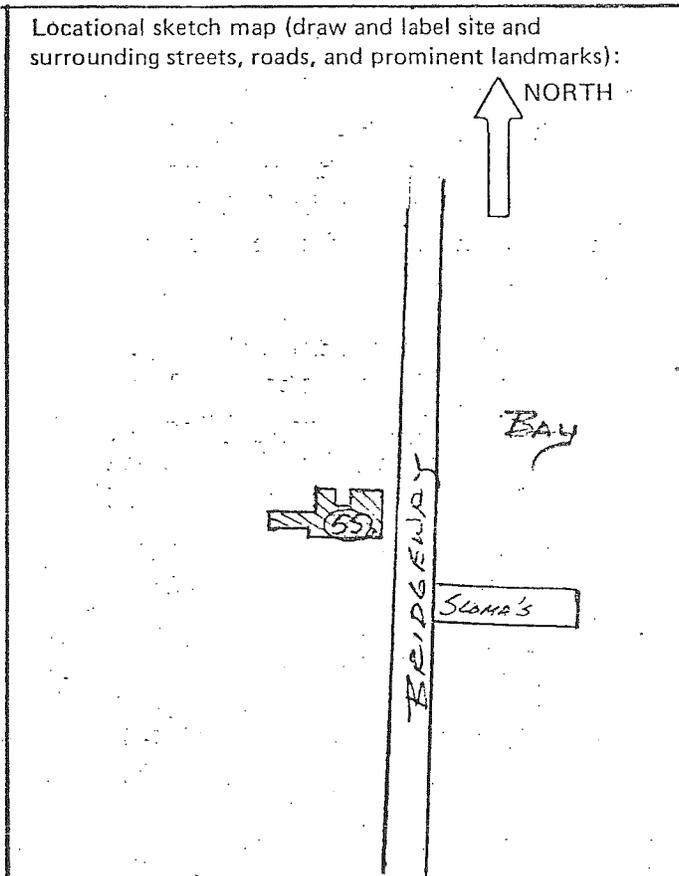
SIGNIFICANCE Contributing

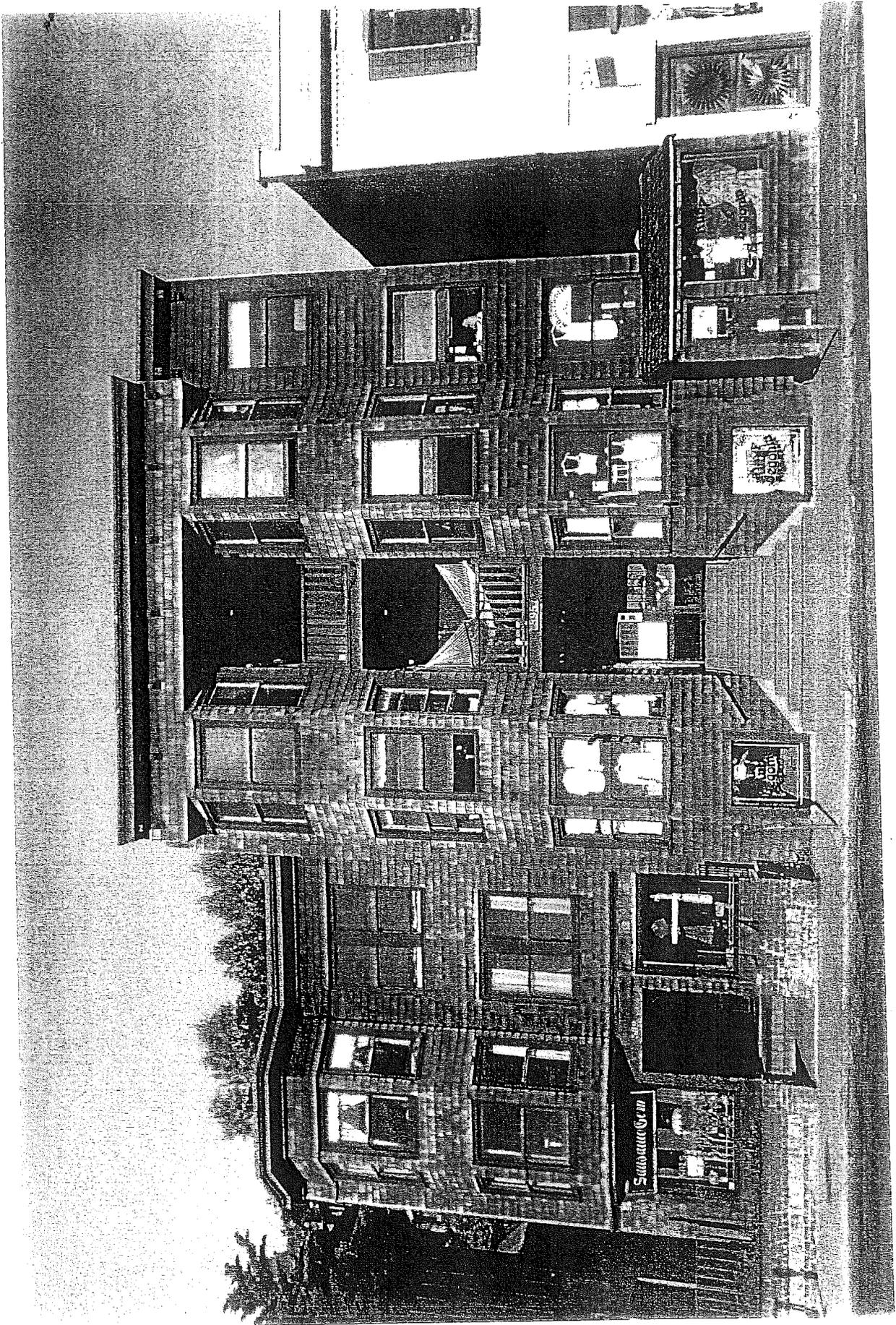
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Original address 757-761 Water Street.
Built by the Pistolesi family, an early Sausalito family (1880's); Louis C. Pistolesi was a Town Trustee and Town Attorney. An 1892 photo shows signboard for "F. V. Pistolesi, teas and coffees" (75-1159). Built as apartment house with 12 units in 1906 .. this date could relate to the influx of new residents to Sausalito after the San Francisco earthquake. This would have been a prime location with a view of the water and close proximity to businesses and the ferry.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates). 1924 Real Estate Appraisal. 1919 Sanborn Map. Photo of property 1892 F. V. Pistolesi "Teas and Coffees". 75-1159. 1911 Sausalito the Geneva of America January 1980
22. Date form prepared _____
By (name) R. J. Tracy Dir. E. M. Robinson
Organization Saus. Hist. Soc. Landmark Bd.
Address: City Hall - 420 Litho St.
City Sausalito Zip 94965
Phone: 332-1005

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





THE UNIVERSITY OF
SOUTH ALABAMA SOCIETY

1966

Historic District
Structure No. 55
"Pistolesi Apts."
Built 1907

Historic District
Structure No. 56
"Pistolesi Apts."
Built 1903