

STAFF REPORT

SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD

Project Casa Madrona/ 801 Bridgeway
Design Review Permit / Nonconformity Permit
Amendment of DR/NC 10-377

Meeting Date July 24, 2013

Staff Heidi Scoble, Associate Planner



REQUESTS

- Approval of a **Design Review Permit** to:
 - Allow an amendment to a previously approved Design Review Permit (DR 10-377) to allow for structurally mandated design alterations related to the non-historic Villa Madrona building; and
 - Allow the installation of new landscape and hardscape site improvements adjacent to the historic William Barrett House; and
 - Allow the after-the-fact demolition, reconstruction, and replication of an accessory outbuilding; and
- Approval of a **Nonconformity Permit** to allow the reconstruction and replication of a voluntarily demolished building located within the north side yard setback.

PROJECT INFORMATION

Applicant Safdie Rabines Architects

Property Owner Casa Madrona Hotel and Spa, LLC

Location/Size Casa Madrona Hotel and Spa
801 Bridgeway; APN 065-063-46
43,700 square feet (see **Exhibit A** for vicinity map)

General Plan Central Commercial

Zoning Central Commercial (CC) District;
Multi-Family Residential (R-3) District;
Downtown Historic Overlay District

Authority Exterior modifications to properties listed on the National Register of Historic Places and/or located within the Downtown Historic Overlay Zoning District require a Design Review Permit per Section 10.54.050.B.11.

A Nonconforming structure that is voluntarily demolished may be replicated subject to a Nonconformity Permit per Section 10.62.050.A.2 of the Zoning Ordinance.

CEQA: The landscaping/hardscape site improvements and the design modifications related to the non-historic Villa Madrona building are Categorically Exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15301(a)(d), Existing Facilities, of the CEQA Guidelines. The reconstruction and replication of an accessory outbuilding used for mechanical equipment and storage is also exempt from CEQA in accordance with Section 15303(e), New Construction, of the CEQA Guidelines.

BACKGROUND

ROLE OF THE HISTORIC LANDMARKS BOARD AND PLANNING COMMISSION

The first part of the review involves a Design Review Permit as described previously in the *Requests* Section of the Staff Report. Since the project is located in the Downtown Historic Overlay District, the Design Review Permit is under the authority of both the Planning Commission and the Historic Landmarks Board (HLB), and a joint meeting must be held to review and act upon the Design Review Permit. As stated in Section 10.46.060, both the Planning Commission and the HLB have authority to review the Design Review Permit, and must favorably make the findings listed in Section 10.54.050.D to approve the Design Review Permit and make the findings listed in Section 10.46.060.F to allow for the project.

The second part of the review involves a Nonconformity Permit application to allow the reconstruction and replication of a voluntarily demolished accessory outbuilding located within the north side yard setback. Per Section 10.62.070.B, the Planning Commission has the sole authority to approve, conditionally approve, or deny a Nonconformity Permit and must favorably make the findings listed in Section 10.62.070.G to approve the Nonconformity Permit.

PROJECT HISTORY

The project site was previously addressed as 156 Bulkley Avenue (herein referred to as 801 Bridgeway) and was developed in 1885 with the construction of a single-family residence, known as the "William Barrett House," for the Vermont lumber tycoon William Barrett. Over time, accessory outbuildings and the use of the site changed from a residence to a hotel. The site was placed on the National Register of Historic Places in early 1980s. The residence and three accessory outbuildings were found to be historically significant for their architectural design and craftsmanship, as well as their historic association with the development of Marin County (see **Exhibit H**).

PROJECT BACKGROUND

On November 9, 2011, the Planning Commission and the Historic Landmarks Board adopted Resolution No. 2011-46 which approved a Design Review Permit to allow the repair and renovation of the exterior and interior of the historic William Barrett House, in addition to exterior modifications to the non-historic building known as the Villa Madrona. At that same meeting, the Planning Commission adopted Resolution No. 2011-27 approving a Nonconformity Permit to allow the conversion of an existing nonconforming restaurant use on the lower floor of the Old Casa Madrona structure to two luxury hotel suites at the Casa Madrona Hotel and Spa. Building permits have been issued for the project and the project is under construction.

PROJECT DESCRIPTION

SITE DESCRIPTION

The project site is a steep downward sloping parcel as viewed from Bulkley Avenue looking east toward Bridgeway. The site is developed with eight buildings associated with the Casa Madrona Hotel and Spa. Specifically and as depicted on Sheet A0.01 of the project plans, the site is developed with Buildings A, B and C, the William Barrett House, and four accessory outbuildings referred to as cottages. The main entrance to the hotel fronts Bridgeway and is located in Building A at 801 Bridgeway. Limited parking associated with the hotel is accessed from Bulkley Avenue.

PROJECT DESCRIPTION – STRUCTURES AND LAND USE

The project consists of three components as follows:

1. Landscape and Hardscape Site Improvements around the William Barrett House (see Sheets L0.1 through L5.2). A Tree Removal Permit is not required for the pittosporum trees proposed to be removed due to size limitations; and
2. Amendment to previously approved Design Review Permit DR 10-377 to allow modifications to the previously approved non-historic Villa Madrona building due to structural requirements (see Sheets A3.01 through A3.03C); and
3. After-the-fact approval for the demolition, reconstruction, and replication of an accessory outbuilding used for mechanical equipment and storage (see Sheet A3.00).

Refer to **Exhibit E** for detailed description of the existing conditions and the proposed changes.

PROJECT ANALYSIS

GENERAL PLAN CONSISTENCY

To approve the proposed project, the Planning Commission and the Historic Landmarks Board must determine that the project is consistent with all applicable General Plan policies. The following portions of the General Plan are relevant to the proposed project:

Policy LU-2.9 Downtown Historic Character: Protect the historical character of the Downtown area.

Based on the staff's review of the project description, the project plans, and the historic analysis prepared by Heritage Architecture & Planning (see **Exhibits F and G**), the project will be consistent with the above policy. Specifically, staff suggests the project will not impact the historical character of the Downtown area by maintaining the visual and spatial relationship of the project compared to its existing conditions. Furthermore, the subject accessory outbuilding will be reconstructed to replicate the demolished building, thus maintaining the historic setbacks and spatial relationship to the developed site.

ZONING CONSISTENCY

General Development Consistency

The project site is located in two Zoning Districts. The lower half of the project site, which fronts Bridgeway is located within the Central Commercial Zoning District. The upper half of the project site which fronts Bulkley Avenue is located in R-3 (Multiple family) Zoning District. The proposed project is located within the portion of the project site within the R-3 Zoning District.

Upon review of the architectural plans, the project will not add any new floor area, building coverage, and/or impervious surfaces to the site than what currently exists today. Therefore, the project is found to

be consistent with the R-3 Development Standards associated with Table 10.22-2 of the Zoning Ordinance. Additionally, the project does not propose to modify any of the existing uses previously approved for the site.

Design Review – Historic Overlay District

The project, which includes exterior modifications to the William Barrett House, which is listed on the National Register of Historic Places and located within the Downtown Historic Overlay Zoning District, requires a Design Review Permit. The project is also required to demonstrate compliance with the Historic Design Guidelines per Section 10.540.050.D.1 of the Zoning Ordinance. Upon review of the various components of the project as discussed below, review of the project plans, and the review of the letters prepared by Heritage Architecture & Planning regarding the landscaping and hardscape/site improvements and the accessory outbuilding as it relates to the Historic Design Guidelines, staff suggests the following project elements can be supported:

Landscaping and Hardscape Site Improvements

The existing landscaping within the project site is dated and in need of replacement. The existing hardscape, which includes stairs, walkways, and retaining walls are dilapidated, irregular, and unsafe. The letter prepared by Heritage Architecture & Planning (see **Exhibit G**) also identifies that there is no known historic fabric associated with the existing landscape and hardscape site improvements. The subject letter states that although some of the existing landscape and hardscape site materials are older, the materials do not appear to be from the time period of the original construction and therefore concludes that the proposed project will comply with the Secretary of the Interior (SOI) Standards of Rehabilitation. Specifically, the project is found consistent to be consistent with the SOI Standards because the project will create uniform landscape and hardscape site improvement plan that will be compatible yet differentiated from the existing historic building while not detracting from the historic setting.

The project Landscape and Hardscape Site Improvements also include a variety of accent lighting for the landscaping and safety lighting associated with the paths and stairs. Additionally, the project includes the refurbishing of the existing wood arbor as depicted on Sheet L4.2.

In reviewing the Landscape and Hardscape Site Improvements, staff suggests the project is also consistent with the following two Historic Design Guidelines policies:

1. Landscape Policy 2.91: Plan new landscape elements to minimize potentially negative impacts on nearby properties.

The Landscape and Hardscape Site Improvements will positively impacting the aesthetics of the site by cleaning up the overgrown landscaping and through a cohesive and code compliant design landscape/hardscape design for the site. Additionally, the downward sloping hillside will be reinforced with new structurally-engineered stairs and retaining walls.

2. Landscape Policy 2.92: Select new plant materials to be compatible and in character with the historic features on-site.

As supported by the letter prepared by Heritage Architecture & Planning, the project will be consistent with the SOI Standards of Rehabilitation. Furthermore, the project includes plant materials suitable for Sausalito's climate, such as succulents, grasses, and shade tolerant plantings.

3. Site Lighting Policy 3.21: Provide lighting for a pedestrian way that is appropriately scaled to walking.

The project is designed to include safety lighting along the pedestrian paths and stairs within the site. A condition of approval is recommended that will require all exterior lighting to be dark sky compliant and/or require all the lighting to be shielded and downward facing.

4. Site Lighting Policy 3.22: Light fixtures should be in character with the setting.

As stated above, staff is recommending the aforementioned condition to ensure the lighting associated with the site will be in character with the setting.

5. Downtown Historic Overlay Zoning District Policy 5.8: Provide a walkway from the street to the building in residential settings.

The project is designed to provide enhanced access via walkways from Bulkley Avenue, a residential setting, to the project site. Therefore, the project is found to be consistent with this policy.

Project Amendment to the Villa Madrona Building

The applicant is requesting approval for exterior design modifications to a previously-approved project due to structural requirements as described in the applicant's project narrative (see **Exhibit E**). Building Permit No. BP 186-12 was issued for the construction of the subject improvements subject to the following condition associated with a Construction Agreement between the applicant and the Community Development Director.

"The applicant shall obtain the proper authorization to modify the construction drawings for the 'Catering' and 'Storage' rooms with the shed roof. The applicant may continue with demolition as approved by the Planning Commission and Historic Landmarks Board, however, no new construction shall take place within five feet of the "Catering" and "Storage" rooms, until the applicant has obtained the City authorization. See the Enclosure for the area subject to this condition. If the applicant has not obtained the proper authorization within thirty (30) days, the applicant shall submit revised construction drawings which are consistent with the plans approved by the Planning Commission and Historic Landmarks Board. Actions which are inconsistent with this agreement may result in the issuance of a Stop Work order by the Building Division."

Although the exterior modifications associated with this element of the project has been completed, the applicant is seeking authorization from the Planning Commission and Historic Landmarks Board consistent with the Construction Agreement.

Staff suggests the findings to support the project amendment can be achieved on the basis that the project modifications are generally consistent with the previously approved design, the design modifications are driven by structural requirements, the Villa Madrona building is not considered to be historically significant, and the project is consistent with Historic Design Guidelines Policy 3.27 which requires that projects minimize the visual impacts of buildings equipment on the public way and the surrounding neighborhood. The amended project includes the installation of a new exhaust fan as depicted on Sheet A3.02 of the project plans. Staff suggests the location of the exhaust fan will not visually impact the surrounding properties due to the location and vegetative screening associated with the site.

Replication of the Accessory Outbuilding

The applicant is proposing to reconstruct and replicate the accessory outbuilding that was demolished without permits. The subject building is the fourth outbuilding associated with the William Barrett House on the National Register Nomination Form. As stated in the letter prepared by Heritage Architecture & Planning regarding the subject outbuilding (see **Exhibit F**), the Nomination Form states that the subject building was “not ‘believed to be historically significant’ by the authors at the time of the nomination.” Because the building no longer exists and because it is still not known if the building’s demolition impacted the historic fabric of the site, the applicant proposes to follow the SOI Standards for Reconstruction. Accordingly, the reconstructed building will replicate the footprint of the building, match the size and detail of the siding, re-create the height and roof slope based on the photographic evidence available. The only proposed deviation to the building is a minor change to the roof pitch. The building will house mechanical equipment and provide a storage area consistent with its previous use.

In support of the project, the following Historic Design Guidelines policies support the reconstruction and replication of the building.

1. Mechanical Equipment Policy 3.27: Minimize the visual impacts of buildings equipment on the public way and the surrounding neighborhood.

Since the building will be used to house mechanical equipment, staff suggests the visual impacts associated with the mechanical equipment related to the hotel operations will be minimized by being located inside a building.

2. Downtown Historic Overlay Zoning District Policy 5.7: Maintain the traditional building setback.

The applicant is proposing to reconstruct the building within the original footprint of the building, thus maintaining the traditional building setback as identified by the 1909 Sandborn Maps.

In order to approve or conditionally approve the Design Review Permit, the Planning Commission and Historic Landmarks Board must determine that the proposed project is in conformance with the required findings listed in Sections 10.46.060.F and 10.54.050.D of the Zoning Ordinance. Staff suggests the project will not impact the historical integrity of the site, will not create any negative light, air, view, and/or privacy impacts to the surrounding neighborhood, and will enhance the aesthetics and usability of the site. Therefore, staff concludes the requisite findings can be made to approve the Design Review Permit, with the Conditions of Approval.

Nonconformity Permit

The purpose of the Nonconforming Use and Structure regulations (Section 10.62.010) is to provide a procedure for the replacement of existing or previously-existing nonconforming uses and structures and the requisite issuance of Nonconformity Permits. In the case of the proposed project, the applicant is requesting to reconstruct and replicate a demolished accessory outbuilding located in the north side yard setback as shown on Sheet A0.01 of the project plans. The use of the building will remain as a storage space and enclosure for mechanical equipment.

In order to approve or conditionally approve the Nonconformity Permit, the Planning Commission must determine that the proposed project is in conformance with the required findings listed in Section 10.62.070.G of the Zoning Ordinance. Staff concludes the requisite findings can be made to approve the Nonconformity Permit, with the Conditions of Approval.

PUBLIC NOTICE AND CORRESPONDENCE

On July 11, 2013 public hearing notices for a Design Review Permit and Conditional Use Permit were mailed to residents and property owners within 300 feet of the project site. No correspondence regarding the project has been received as of the writing of the staff report.

RECOMMENDATION

Staff recommends the:

1. Planning Commission and Historic Landmarks Board adopt the attached draft resolution (**Exhibit A**) approving a Design Review Permit to allow the following at 801 Bridgeway:
 - a. Amend the previously-approved Design Review Permit (DR 10-377) to allow for structurally mandated design alterations related to the non-historic Villa Madrona building; and
 - b. Install new landscape and hardscape improvements adjacent to the historic William Barrett House; and
 - c. Allow the after-the-fact demolition, reconstruction, and replication of an accessory outbuilding.

Alternatively, the Planning Commission and Historic Landmarks Board may:

- Continue the hearing for additional information and/or project revisions; or
- Direct staff to prepare a resolution for denial of the Design Review Permit.

2. Planning Commission adopt the attached draft resolution (**Exhibit B**) approving a Nonconformity Permit to allow the replication and reconstruction of a voluntarily demolished building located within the north side yard setback located at 801 Bridgeway.

Alternatively, the Planning Commission may:

- Continue the hearing for additional information and/or project revisions; or
- Direct staff to prepare a resolution for denial of the Nonconformity Permit.

EXHIBITS

- A. Draft Resolution for the Design Review Permit
- B. Draft Resolution for the Nonconformity Permit
- C. Vicinity Map
- D. Project Plans titled Casa Madrona, date-stamped July 12, 2013
- E. Project Narrative of proposed changes prepared by Scott Maas with Safdie Rabines Architects dated June 19, 2013
- F. Historic Analysis for the Outbuilding Demolition prepared by Heritage Architecture & Planning dated July 10, 2013
- G. Historic Analysis for the Landscape and Site Improvements prepared by Heritage Architecture & Planning dated July 10, 2013
- H. National Park Service Nomination Form for listing of the William Barrett House on the National Register of Historic Places.

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**SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD
RESOLUTION NO. 2013-XX**

**APPROVAL OF A DESIGN REVIEW PERMIT FOR
THE CASA MADRONA HOTEL AT 801 BRIDGEWAY
(DR 10-377)**

WHEREAS, an application was filed by the applicant, Safdie Rabines Architects, on behalf of the property owners, Casa Madrona Hotel and Spa, LLC, requesting Planning Commission and Historic Landmarks Board approval of a Design Review Permit to allow the installation of new landscape and hardscape site improvements, an amendment to previously approved Design Review Permit application 10-377 for exterior modifications to the Villa Madrona building, and the reconstruction and replication of an accessory outbuilding at the Casa Madrona Hotel and Spa located at 801 Bridgeway (APN 065-063-46); and

WHEREAS, the Planning Commission and Historic Landmarks Board conducted a duly-noticed public hearing on July 24, 2013 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission and Historic Landmarks Board have reviewed and considered the project plans titled "Casa Madrona", date-stamped received July 12, 2013; and

WHEREAS, the Planning Commission and Historic Landmarks Board have considered all oral and written testimony on the subject application; and

WHEREAS, the Planning Commission and Historic Landmarks Board have reviewed and considered the information contained in the staff reports dated July 24, 2013; and

WHEREAS, the Planning Commission and Historic Landmarks Board find that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15301(a)(d), of the CEQA Guidelines; and

WHEREAS, the Planning Commission and Historic Landmarks Board find that, as conditioned herein, the proposed project complies with the requirements of the General Plan and Zoning Ordinance as described in the staff report dated July 24, 2013.

NOW, THEREFORE, THE PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD HEREBY RESOLVE:

A Design Review Permit to allow the repair and renovation of the exterior and interior of the Old Casa Madrona structure at the Casa Madrona Hotel and Spa is approved based upon the findings provided in Attachment 1, subject to the conditions of approval provided in Attachment 2, and the project plans provided in Attachment 3.

EXHIBIT A
(11 PAGES)

RESOLUTION PASSED AND ADOPTED, at the joint meeting of the Sausalito Planning Commission and Historic Landmarks Board on the XX day of July 2013, by the following vote:

AYES: Commissioner:
NOES: Commissioner:
ABSENT: Commissioner:
ABSTAIN: Commissioner:

Jeremy Graves, AICP
Secretary to the Planning Commission

AYES: Board Member:
NOES: Board Member:
ABSENT: Board Member:
ABSTAIN: Board Member:

Vicki Nichols
Secretary to Historic Landmarks Board

ATTACHMENTS

- 1- Findings
- 2- Conditions of Approval
- 3- Project Plans

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PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD RESOLUTION
JULY 24, 2013
DR 10-337
801 BRIDGEWAY

ATTACHMENT 1: FINDINGS

1. DESIGN REVIEW PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.54 (Design Review Procedures), the Design Review Permit is approved based on the following findings:

- A) The proposed project is consistent with the General Plan, any applicable specific plans and this chapter.

As supported in the Staff Report dated July 24, 2013, the project can be found consistent with the General Plan, Zoning Ordinance, and the Historic Design Guidelines.

- B) The proposed architecture and site design complements the surrounding neighborhood and/or district by either: a) Maintaining the prevailing design character of the neighborhood and/or district or b) Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.

The project is consistent with this finding in that the project landscaping and hardscape site improvements will be architecturally and historically compatible with the site, the project amendment will be generally consistent with the previously approved architecture for the site, and the accessory outbuilding will be reconstructed and replicate a building in its same location of more than 100-years.

- C) The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.

The project in its entirety will maintain the general scale of what currently exists today. The project elements are intended to enhance the aesthetics and usability of the site.

- D) The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.

The project is designed to not impact any existing public or private views that exist or previously existed on the project site.

- E) The proposed project will not result in a prominent building profile (silhouette) above a ridgeline.

The proposed project is not located on a ridgeline to create such impacts.

- F) The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.

This project is designed with an enhanced and upgraded landscape and hardscape site improvement plan in order to provide uniformity to the site. The project is found to be

consistent with the Historic Design Guidelines Landscape policies are discussed in the Staff Report dated July 24, 2013.

- G) The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public.

The project will have no impact on the light and air for the project site, adjacent properties, and the general public due to the downward sloping topography of the site, the location of the project elements, and that until the recent demolition of the accessory outbuilding, the subject building was situated in its same location for more than 100-years.

- H) Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise and air quality impacts to adjacent properties and the general public.

The project is conditioned to require that all exterior lighting be Dark Sky compliant and/or shielded and downward facing. The exterior exhaust fan associated with the Villa Madrona building will not be visible from adjacent properties due to the location of the fan and the existing landscaping vegetation along that property line. The exhaust fan will be required to comply with the City's noise regulations. Lastly, the project does not include the construction of a chimney.

- I) The project provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window deck and patio configurations.

The project landscaping and hardscape site improvements, including fencing and a gate will provide a reasonable level of privacy to the site and the adjacent properties as supported by the Landscape Plan sheets L0.1 through L5.2.

- J) Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an appropriate level of traffic safety and ease of movement.

There will be no alteration to the existing proposed entrances, exits, internal circulation or parking spaces; therefore there is no change in the level of traffic safety and ease of movement.

- K) The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.

The proposed project does not impact existing natural features on the site.

- L) The project site is consistent with the guidelines for heightened review for projects which exceed 80% of the maximum allowed Floor Area Ratio and/or site coverage, as specified in subsection E (Heightened [Design] Review Findings).

The project is not subject to Heightened [Design] Review Requirements.

2. HISTORIC OVERLAY DISTRICT FINDINGS

In accordance with the Sausalito Zoning Ordinance Section 10.46 (Historic Overlay District), the Planning Commission and Historic Landmarks Board find:

- A) The proposed new construction or alteration is compatible with the architectural and historical features of the structure and/or district.

As supported by the letters prepared by Heritage Architecture & Planning and attached to the Staff Report dated July 24, 2013, the project will be compatible with the Secretary of the Interior's Standards.

- B) The historical context of the original structure or district has been considered during the development and review of the proposal.

As supported by the letters prepared by Heritage Architecture & Planning and attached to the Staff Report dated July 24, 2013, the project will be compatible with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- C) The criteria for listing the structure or site on the local register does not apply, or the Historic overlay district will not be affected by the new construction or alterations.

The structure is currently listed on the National Register and is located within the Downtown Historic Overlay Zoning District. The project is also designed to be consistent with The Secretary of the Interior's Standards for the Treatment of Historic Properties, therefore the project will not affect the Historic Overlay District.

- D) The State Historic Building Code is being applied to minimize alterations to the original historic structure.

The applicant is not asking for the State Historic Building Code to be applied, therefore this finding does not apply.

- E) The Secretary of Interior Standards for Treatment of Historic Properties have been used to review and consider the new construction and proposed alterations.

As previously stated, the Secretary of Interior's Standards for Treatment of Historic Properties has been used to review and consider all elements of the project.

- F) Alternative uses and configurations have been considered as part of the Design Review process.

No alternative uses and configurations have been considered as part of the Design Review process in that the project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- G) Findings specified by Chapter 10.54 (Design Review Procedures) can be made.

The Design Review Findings can be favorably made, as discussed in the findings above.

- H) The proposed new construction or alteration will be compatible with and help achieve the purposes of the Historic Overlay District (Chapter 10.28.040.A).

The project will be compatible with the purposes of the Historic Overlay District, as described below.

- To promote the conservation, preservation, and enhancement of the historic or architecturally significant structures and sites that form an important link to Sausalito's past;

As supported in the Staff Report dated July 24, 2013, the project is designed to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, thus ensuring the preservation of the site.

- To deter demolition, destruction, alteration, misuse or neglect of historic or architecturally significant buildings;

The project will not destroy any historic materials associated with the site as supported by the letters prepared by Heritage Architecture & Planning which are attached to the Staff Report dated July 24, 2013. Furthermore, the project is designed to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties which ensures to historic fabric of the site.

- To stimulate the economic health and quality of the community and stabilize and enhance the value of property;

The project's repairs will enhance the aesthetics of the site thereby contributing to the value of the property.

- To encourage development tailored to the character and significance of the historic district through sign and design review standards;

As stated in the Staff Report dated July 24, 2013, the project is found to be consistent with the Historic Design Guidelines.

- To provide review of projects located in the Historic overlay district by the Historic Landmarks Board;

This project was reviewed by the Historic Landmarks Board on June 12, 2013 and at a joint meeting with the Planning Commission and Historic Landmarks Board on July 24, 2013.

- To encourage the protection and reuse of structures, sites and areas that provide significant examples of the past or that are landmarks in the history of architecture;

The project is designed to enhance the aesthetics and usability of the site with consideration of the historic fabric and historic significance of the site.

- To preserve structures that are unique and irreplaceable assets to the city and its neighborhoods; and

As previously stated, the project is designed to enhance the aesthetics and usability of the site with consideration of the historic fabric and historic significance of the site.

- To provide appropriate settings and environments for historic structures.

The structure is located in the Downtown Historic District, which is an appropriate setting for this building.

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PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD RESOLUTION
JULY 24, 2013
DR 10-337
801 BRIDGEWAY

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to the plans prepared by Safdie Rabines Architects, entitled "Casa Madrona" date-stamped received July 12, 2013.

General Conditions

1. All exterior lighting shall be Dark Sky compliant and/or shielded and downward facing.
2. Upon building permit submittal the Conditions of Approval shall be shown on all construction drawings.
3. Upon building permit submittal the applicant shall provide a written response demonstrating compliance with each Condition of Approval.
4. No alternative or unrelated construction, site improvements, tree removal and/or alteration, exterior alterations and/or interior alterations and/or renovations not specified in the project plans, or alterations approved by the Community Development Director, shall be performed on the project site. In such cases, this approval shall be rendered null and void unless approved by the Community Development Director as a modification to this approval.
5. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
6. The applicant shall indemnify the City for any and all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.

Advisory Notes

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

7. This approval will expire in two (2) years from the effective date of this resolution if the property owner has not exercised the entitlements hereby granted, or an extension has not been filed prior to the expiration date.
8. An approval granted by the Planning Commission does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.

9. All applicable City fees as established by City Council resolutions and ordinances shall be paid. Third party review fees (cost plus 10%) shall be paid.
10. Pursuant to Municipal Code Chapter 3.36, Construction Traffic Road Fees shall be paid prior to issuance of a building permit.
11. An encroachment permit shall be obtained from the Department of Public Works prior to use of the public right-of-way for non-public purposes (e.g., materials storage, debris box storage) including any and all construction and demolition activities.
12. Grading on hillside lands composed of geologic formations known to slide will be limited to between April 15 and October 15 without written approval of the City Engineer.
13. Pursuant to Municipal Code Section 11.12.030.C, applicants shall provide protection for any protected trees (as defined by Section 11.12.020) which are to remain standing.
14. Pursuant to Municipal Code Chapter 8.54, applicants shall submit a Recycling Management Plan to the Community Development Department prior to the issuance of any construction permits, unless the requirement is waived pursuant to Section 8.54.050.
15. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.
16. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours:
Weekdays – Between 8:00 a.m. and 6:00 p.m.
Saturdays – Between 9:00 a.m. and 5:00 p.m.
Sundays – Prohibited
City holidays (not including Sundays) – Between 9:00 a.m. and 7:00 p.m.

Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays and City holidays between 9:00 a.m. and 6:00 p.m.
17. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service drops shall be placed underground when the main electrical service equipment (including the panel) is relocated, replaced, and/or modified.
18. Pursuant to Municipal Code Section 18.12.100, existing sewer service laterals shall be inspected for surface water connections and leakage at the time of remodeling of any building. Deteriorated service laterals shall be repaired prior to approval of the building permit.
19. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.

- Marin Municipal Water District (415-945-1400), including landscaping and irrigation regulations;
 - Marin County Environmental Health Services (415-499-6907), including spas and septic systems, as well as facilities for preparation or sale of food;
 - Southern Marin Fire Protection District – (415-388-8182); and
20. Pursuant to Municipal Code Section 10.54.100, construction activities undertaken in accordance with a design review permit shall comply with the construction time limit regulations based upon the project's valuation. Construction projects which are not completed within the time limits are subject to daily penalties.

**PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD RESOLUTION
JULY 24, 2013
DR 10-337
801 BRIDGEWAY**

ATTACHMENT 3: PROJECT PLANS

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**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2013-XX**

**APPROVAL OF A NONCONFORMITY PERMIT TO ALLOW THE RECONSTRUCTION
AND REPLICATION OF A DEMOLISHED BUILDING AT 801 BRIDGEWAY
(NC 10-377)**

WHEREAS, an application was filed by the applicant, Safdie Rabines Architects, on behalf of the property owners, Casa Madrona Hotel and Spa, LLC, requesting Planning Commission approval of a Nonconformity Permit to allow the reconstruction and replication of an accessory outbuilding within the north side yard setback at the Casa Madrona Hotel and Spa at 801 Bridgeway (APN 065-063-46); and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on July 24, 2013 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "Casa Madrona", date-stamped received July 12, 2013; and

WHEREAS, the Planning Commission has considered all oral and written testimony on the subject application; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the staff report dated July 24, 2013 for the proposed project; and

WHEREAS, the Planning Commission finds that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15303(e) of the CEQA Guidelines; and

WHEREAS, the Planning Commission finds that, as conditioned herein, the proposed project complies with the requirements of the General Plan and Zoning Ordinance as described in the staff report dated July 24, 2013.

**NOW, THEREFORE, THE PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD
HEREBY RESOLVE:**

A Nonconformity Permit to allow the reconstruction and replication of an accessory outbuilding within the north side yard setback at the Casa Madrona Hotel and Spa is approved based upon the findings provided in Attachment 1, and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.

RESOLUTION PASSED AND ADOPTED, at the meeting of the Sausalito Planning Commission on the XX day of July 2013, by the following vote:

EXHIBIT B
(7 PAGES)

AYES: Commissioner:
NOES: Commissioner:
ABSENT: Commissioner:
ABSTAIN: Commissioner:

Jeremy Graves, AICP
Secretary to the Planning Commission

ATTACHMENTS

- 1- Findings
- 2- Conditions of Approval
- 3- Project Plans

I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 801, 803\DR-NC 10-377\2013 Modification\PC RESO 7-24-13- NC Permit.doc

PLANNING COMMISSION RESOLUTION
JULY 24, 2013
NC 10-337
801 BRIDGEWAY

ATTACHMENT 1: FINDINGS

1. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Sausalito Municipal Code Section 10.60 (Conditional Use Permits), the Planning Commission finds:

- A) The proposed use is allowed with issuance of a Conditional Use Permit, pursuant to Chapters 10.20 through 10.28 (Zoning District Regulations), or Section 10.46.040 (Conditional Uses), Chapter 10.44 (Specific Use Requirements) or any other applicable section of this Title 10.

The reconstruction and replication of a building may be permitted subject to the issuance of a Conditional Use Permit.

- B) The proposed use is consistent with the General Plan, the purposes of the Zoning Ordinance, and the purposes of the applicable zoning district.

The reconstruction and replication of the accessory outbuilding associated with the Casa Madrona Hotel and Spa is consistent with the General Plan as it relates to Policy LU-2.9 Downtown Historic Character: Protect the historical character of the Downtown area and the Historic Design Guidelines as discussed in the July 24, 2013 Staff Report.

- C) The proposed use, together with the applicable conditions, will not be detrimental to the public health, safety, or general welfare of the City

The reconstruction and replication of the building will maintain its original location, mass, scale, and bulk, therefore the building will not be any more detrimental to the public, health, safety, or general welfare of the City beyond what previously existed.

- D) The proposed use complies with all of the applicable provisions of the Zoning Ordinance.

The Conditional Use Permit is to allow the issuance of a Nonconformity Permit to allow the reconstruction and replication of a building structure and not for the use of the building. Therefore this finding is non-applicable.

- E) The proposed use or facility is properly located relative to the community as a whole and to land uses and transportation and service facilities in the vicinity.

The project is to allow the reconstruction and replication of an accessory outbuilding to serve the long-standing Casa Madrona hotel. Therefore, the project is consistent with this finding.

- F) The size and shape of the subject property is adequate to provide features needed to ensure reasonable compatibility with land uses normally permitted in the surrounding area. Features may include but not be limited to yards, open spaces, walls and fences, parking, loading, landscaping, and such features as may be required by this Title or the Commission.

The project will allow the reconstruction and replication of a building which existing for over 100-years. The project, with the exception of roof slope, will be identical to the previous building as it relates to location, mass, scale, bulk, and materials. As such, the size and shape of the project site is adequate to ensure reasonable compatibility with land uses normally permitted. Additionally, Historic Design Guideline Policy 5.7 recommends maintaining the traditional building setbacks

- G) Public utilities and facilities are or will be adequate to serve the proposed use, including streets and highways paved (and of adequate width) for the quantity and type of traffic it will generate.

All public utilities and facilities are adequate for the proposed use. It is not anticipated that the accessory mechanical equipment and storage related to the Casa Madrona hotel will generate additional traffic impacts beyond which have been previously analyzed by previously approved Conditional Use Permits.

- H) The proposed use will not materially adversely affect nearby properties or their permitted uses.

The project will allow the reconstruction and replication of a building which existing for over 100-years. The project, with the exception of roof slope, will be identical to the previous building as it relates to location, mass, scale, bulk, and materials.

- I) Findings required by Chapter 10.44 (Specific Use Requirements) for the approval of specific uses are made.

No specific use findings are required for the issuance of a Nonconformity Permit.

PLANNING COMMISSION RESOLUTION
JULY 24, 2013
NC 10-337
801 BRIDGEWAY

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to the plans prepared by Safdie Rabines Architects, entitled "Casa Madrona" date-stamped received July 12, 2013.

General Conditions

1. Upon building permit submittal the Conditions of Approval shall be shown on all construction drawings.
2. Upon building permit submittal the applicant shall provide a written response demonstrating compliance with each Condition of Approval.
3. No alternative or unrelated construction, site improvements, tree removal and/or alteration, exterior alterations and/or interior alterations and/or renovations not specified in the project plans, or alterations approved by the Community Development Director, shall be performed on the project site. In such cases, this approval shall be rendered null and void unless approved by the Community Development Director as a modification to this approval.
4. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
5. The applicant shall indemnify the City for any and all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.

Advisory Notes

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

6. This approval will expire in two (2) years from the effective date of this resolution if the property owner has not exercised the entitlements hereby granted, or an extension has not been filed prior to the expiration date.
7. An approval granted by the Planning Commission does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.

8. All applicable City fees as established by City Council resolutions and ordinances shall be paid. Third party review fees (cost plus 10%) shall be paid.
9. Pursuant to Municipal Code Chapter 3.36, Construction Traffic Road Fees shall be paid prior to issuance of a building permit.
10. An encroachment permit shall be obtained from the Department of Public Works prior to use of the public right-of-way for non-public purposes (e.g., materials storage, debris box storage) including any and all construction and demolition activities.
11. Pursuant to Municipal Code Chapter 8.54, applicants shall submit a Recycling Management Plan to the Community Development Department prior to the issuance of any construction permits, unless the requirement is waived pursuant to Section 8.54.050.
12. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.
13. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours:
 - Weekdays – Between 8:00 a.m. and 6:00 p.m.
 - Saturdays – Between 9:00 a.m. and 5:00 p.m.
 - Sundays – Prohibited
 - City holidays (not including Sundays) – Between 9:00 a.m. and 7:00 p.m.

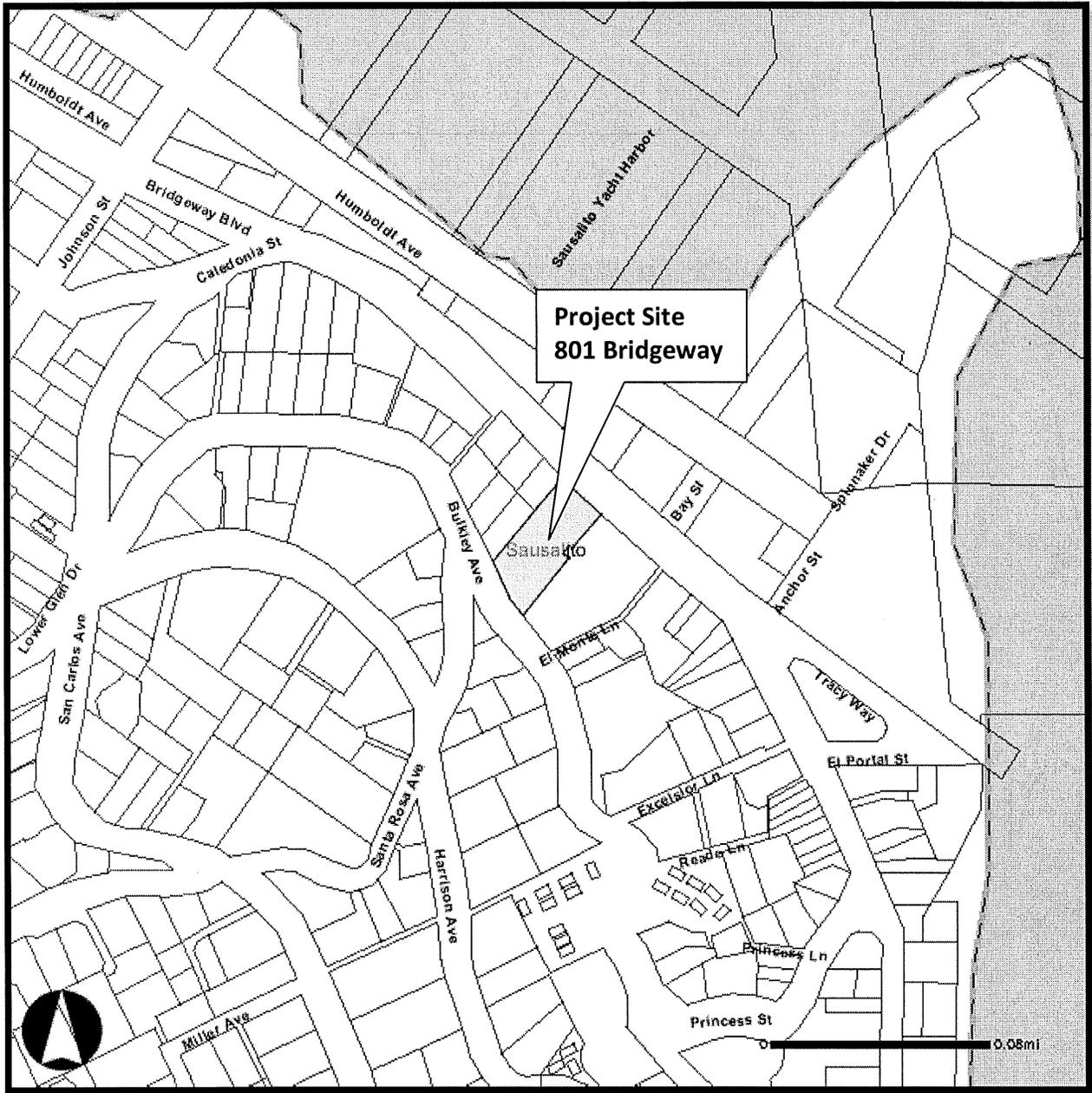
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**PLANNING COMMISSION RESOLUTION
JULY 24, 2013
NC 10-337
801 BRIDGEWAY**

ATTACHMENT 3: PROJECT PLANS

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Vicinity Map



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EXHIBIT C

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CASA MADRONA HOTEL & SPA AMENDMENT TO DR/NC 10-377

Casa Madrona
154 BULLLEY AVENUE
SAN RAFAEL, CA 94901
APN: 055-00346

PROJECT OWNER:
METWEST TERRA HOSPITALITY
801 BRIDGEWAY
SAN RAFAEL, CA 94901
APN: 055-00346

OWNER:
METWEST TERRA HOSPITALITY
801 BRIDGEWAY
SAN RAFAEL, CA 94901
APN: 055-00346

LOT SIZE: 53,035 S.F. (1.22 ACRES)
CONTRACT: 10-377 AT DISTRICT
CONTRACT NUMBER: 10-377
EXISTING PROPOSED USE: HOTEL
SPRINKLERED: YES
EXISTING PROPOSED USE: HOTEL
DESIGN REVIEW PERMITS: VS
DESIGN REVIEW PERMIT: NONCONFORMITY PERMIT
DR/NC 10-377 (R 184.02)
NATIONAL REGISTER: CA 8004490
HISTORICAL MONUMENT:
WILLIAM G. BARRETT HOUSE (CASA MADRONA HOTEL)
154 BULLLEY AVENUE

SCOPE OF WORK

THIS IS AN AMENDMENT TO EXISTING DESIGN REVIEW PERMIT DR/NC 10-377. THE CHANGES INCLUDE IMPROVEMENTS TO THE LAYOUT AND SITE OF THE COTTAGE ON THE NORTH SIDE OF THE CASA MADRONA AND REVISED BUILDING FOOTPRINT AT THE VILLA MADRONA.

PROJECT TEAM

ARCHITECT:
SHERRE MARINE ARCHITECTS
925 FORT STOCKTON DR
SAN DIEGO, CA 92108

LANDSCAPE ARCHITECT:
SHADES OF GREEN LANDSCAPE ARCHITECTURE
1306 BRIDGEWAY
SAN RAFAEL, CA 94901

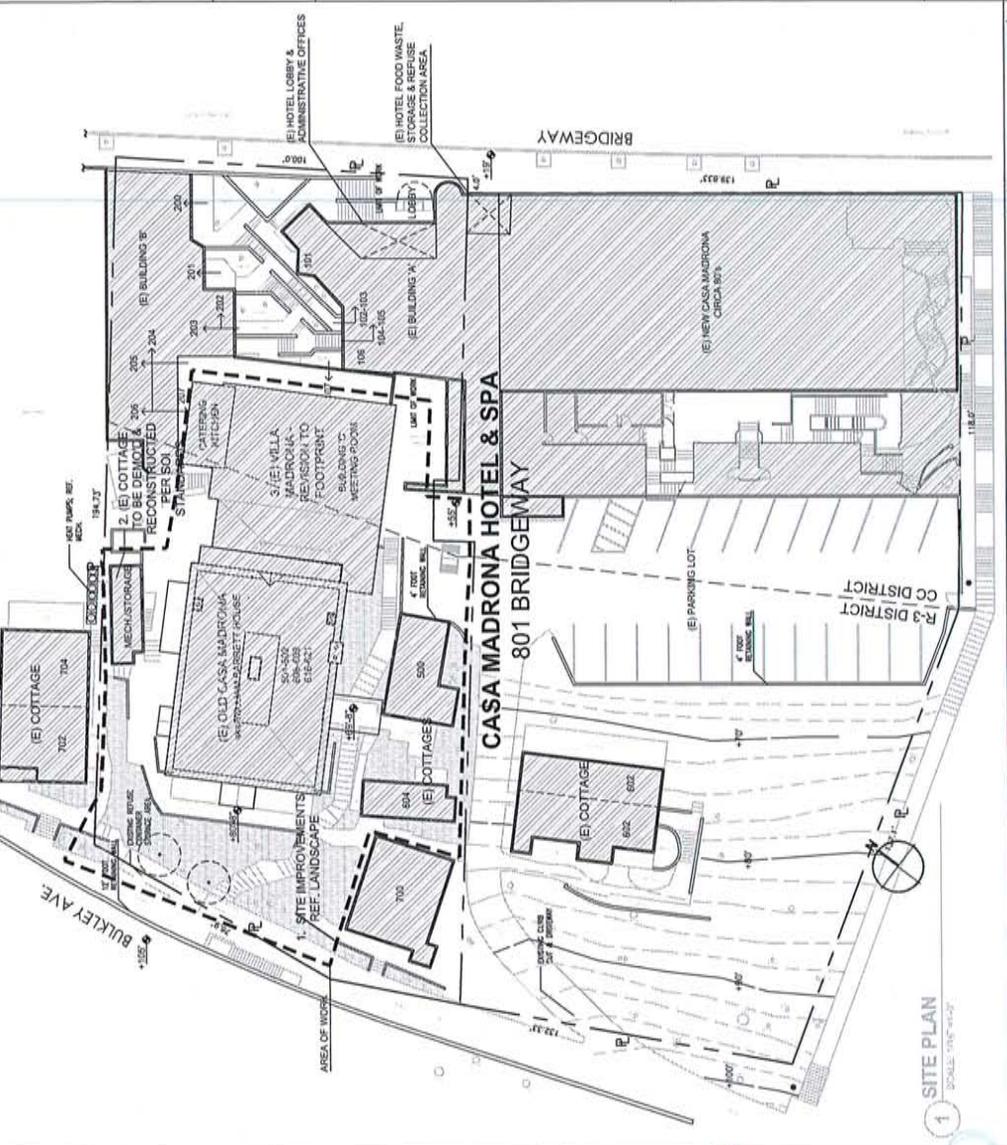
STRUCTURAL ENGINEER (FOR SITE WORK ONLY):
TOM TORBERT ENGINEERING
1000 CALIFORNIA STREET
SAN RAFAEL, CA 94901

HISTORICAL ARCHITECTURE & PLANNING:
HERZOG
425 BROADWAY, SUITE 800
SAN DIEGO, CA 92101

GEOTECHNICAL:
HERZOG GEOTECHNICAL
70 WOODGATE LANE
MILL VALLEY, CA 94941

CIVIL ENGINEER:
LAWRENCE DOTY
100 HEDDIS LANE
MILL VALLEY, CA 94941

VICINITY MAP



SHEET INDEX

NOTE: ONE (1) COPY OF ALL REVISONS ARE INCLUDED IN THE PERMIT DR/NC 10-377. THE CHANGES INCLUDE IMPROVEMENTS TO THE LAYOUT AND SITE OF THE COTTAGE ON THE NORTH SIDE OF THE CASA MADRONA AND REVISED BUILDING FOOTPRINT AT THE VILLA MADRONA.

NO.	DESCRIPTION
A1.00	EXISTING FLOOR PLAN - VILLA
A1.01	EXISTING FLOOR PLAN - VILLA (COLOR)
A1.02	PROPOSED FLOOR PLAN - VILLA
A1.03	PROPOSED FLOOR PLAN - VILLA (COLOR)
A2.00	COTTAGE 801 RECONSTRUCTION
A2.01	COTTAGE 801 RECONSTRUCTION (COLOR)
A2.02	BUILDING ELEVATIONS (COLOR)
A2.03	BUILDING ELEVATIONS (COLOR)
A2.04	BUILDING ELEVATIONS (COLOR)
A2.05	BUILDING ELEVATIONS (COLOR)
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APPLICABLE CONSTRUCTION CODES

- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA ENERGY CODE
- 2010 CALIFORNIA HISTORICAL BUILDING CODE
- 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2010 CALIFORNIA TREE CODE (with local amendments)

GEOTECHNICAL OBSERVATION

HERZOG GEOTECHNICAL SHALL BE COMMISSIONED TO OBSERVE AND ADVISE DURING CONSTRUCTION. PRIOR TO CONSTRUCTION, THE ENGINEER SHALL:

1. REVIEW AND ADVISE DURING GRAVING AND FOUNDATION CONSTRUCTION.
2. OBSERVE TEST AND ADVISE DURING GRAVING AND FOUNDATION CONSTRUCTION.
3. OBSERVE AND ADVISE DURING FOUNDATION CONSTRUCTION.
4. OBSERVE TEST AND ADVISE DURING UTILITY TRENCH BACKFILLING.
5. OBSERVE AND ADVISE DURING SUB-DRAINAGE INSTALLATION.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN RAFAEL DESIGN SPECIFICATIONS AND THE CALIFORNIA BUILDING CODE.
2. ALL UTILITIES SHALL BE LOCATED AND DEPTH VERIFIED PRIOR TO CONSTRUCTION.
3. ALL UTILITIES SHALL BE PROTECTED AND DEPTH VERIFIED PRIOR TO CONSTRUCTION.
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10. ALL UTILITIES SHALL BE PROTECTED AND DEPTH VERIFIED PRIOR TO CONSTRUCTION.

HISTORIC NOTES

1. THE HISTORIC MONUMENT IS A NATIONAL REGISTERED HISTORIC PLACE.
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SITE PLAN NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN RAFAEL DESIGN SPECIFICATIONS AND THE CALIFORNIA BUILDING CODE.
2. ALL UTILITIES SHALL BE LOCATED AND DEPTH VERIFIED PRIOR TO CONSTRUCTION.
3. ALL UTILITIES SHALL BE PROTECTED AND DEPTH VERIFIED PRIOR TO CONSTRUCTION.
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9. ALL UTILITIES SHALL BE PROTECTED AND DEPTH VERIFIED PRIOR TO CONSTRUCTION.
10. ALL UTILITIES SHALL BE PROTECTED AND DEPTH VERIFIED PRIOR TO CONSTRUCTION.

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

DATE: 07/12/2013

PROJECT NUMBER: 10-377

TITLE SHEET & SITE PLAN

A0.01

RECEIVED

JUL 12 2013

CITY OF SAN RAFAEL

COMMUNITY DEVELOPMENT

EXHIBIT D

(25 PAGES)

Casa Madrona
 16415 BUCKINGHAM
 800 BRIDGEWAY
 SAUSALITO, CA 94965
 APN: 05505346

PROPERTY OWNER:
 RTI BREDERMAN CORPORATION
 1000 BROADWAY, SUITE 1000
 SAN FRANCISCO, CA 94103
 PH: (415) 774-7822

ARCHITECT:
 ARCHITECTS ARCHITECTS
 528 FORT BUCHANAN DR
 SAN FRANCISCO, CA 94118
 PH: (415) 774-4333
 FAX: (415) 774-4822

STRUCTURAL ENGINEER:
 A/E/C CONSULTANTS ASSOCIATES
 4501 HAYES STREET
 SAN FRANCISCO, CA 94133
 PH: (415) 346-7303

M/E/P ENGINEER:
 M/S CONSULTANTS GROUP, DBE 305
 SAN DIEGO, CA 92123
 PH: (619) 444-4444
 FAX: (619) 279-2626

MECHANICAL ENGINEER & PLUMBING:
 HERRICK
 425 BRIDGEMAN, SUITE 200
 SAN FRANCISCO, CA 94101
 PH: (415) 398-5555
 FAX: (415) 398-5555

GEOTECHNICAL:
 70 WOODSIDE LANE
 SAN FRANCISCO, CA 94133
 PH: (415) 398-5555
 FAX: (415) 398-5555

INTERIOR DESIGNER - 2nd & 3rd Floors:
 209 BAYVIEW STREET
 SAN FRANCISCO, CA 94133
 PH: (415) 398-5555
 FAX: (415) 398-5555

INTERIOR DESIGNER - 1st Floor:
 CHRISTOPHER MCCONNOR DESIGN
 SAN DIEGO, CA 92115
 PH: (619) 534-8310
 FAX: (619) 534-8310

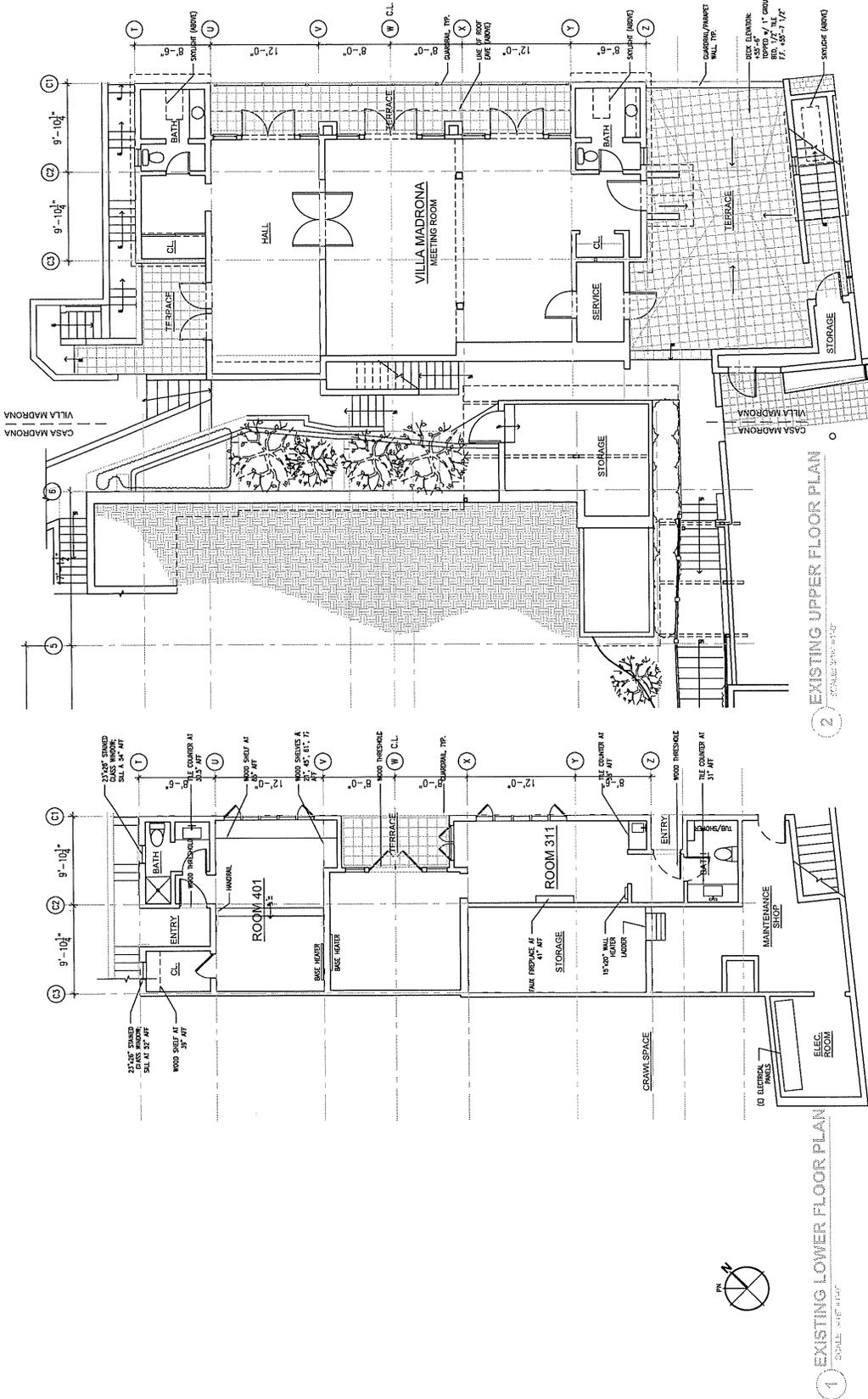


Rev	Description	Date
1	Issue for Construction	10/11/11
2	Revised to show Rev. 10/11/11	10/11/11
3	Revised to show Rev. 10/11/11	10/11/11
4	Revised to show Rev. 10/11/11	10/11/11
5	Revised to show Rev. 10/11/11	10/11/11
6	Revised to show Rev. 10/11/11	10/11/11
7	Revised to show Rev. 10/11/11	10/11/11

DATE: 10/11/11
 SCALE: AS SHOWN
 SPA PROJECT NUMBER: 10000

EXISTING PLAN
 VILLA MADRONA

A1.00



GENERAL NOTES

1. NOTES ON THIS PLAN ARE IN ACCORDANCE WITH THE PLAN. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL FINISHES ARE TO BE AS SHOWN ON THE PLAN.
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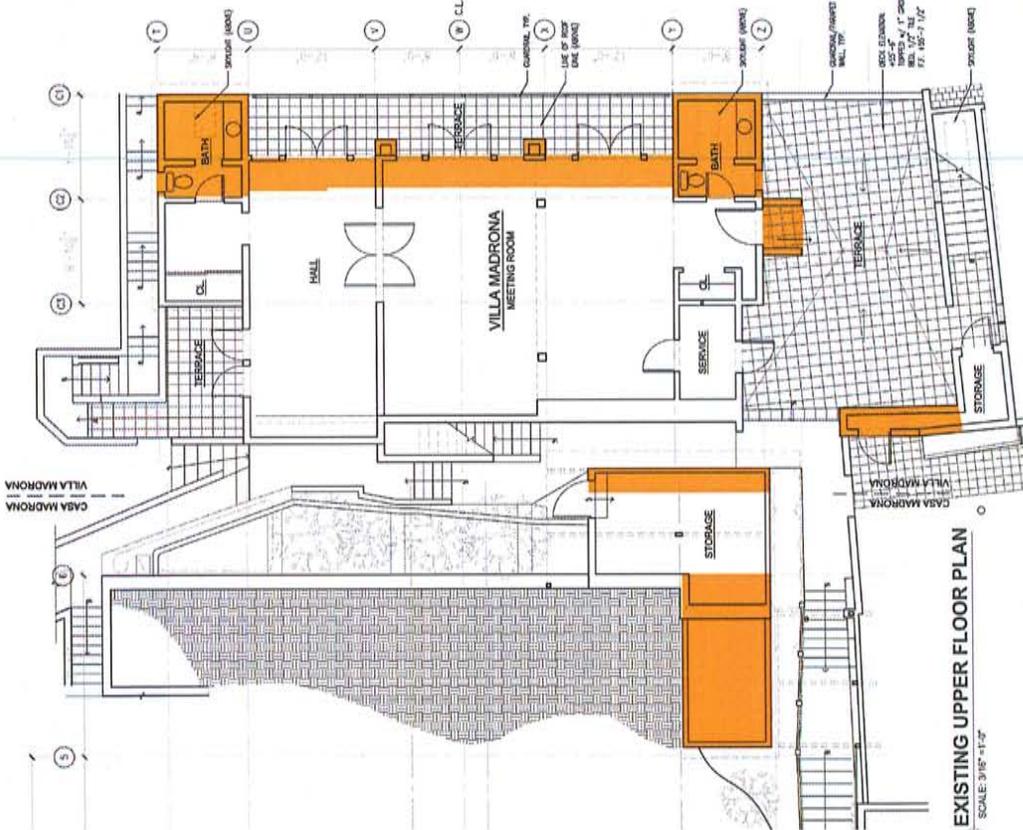


No.	Description	Date
1	Issue for Construction	08/14/13
2	Revised: Change Room 311	08/14/13
3	Revised: Change Room 311	08/14/13
4	Revised: Change Room 311	08/14/13
5	Revised: Change Room 311	08/14/13
6	Revised: Change Room 311	08/14/13
7	Revised: Change Room 311	08/14/13

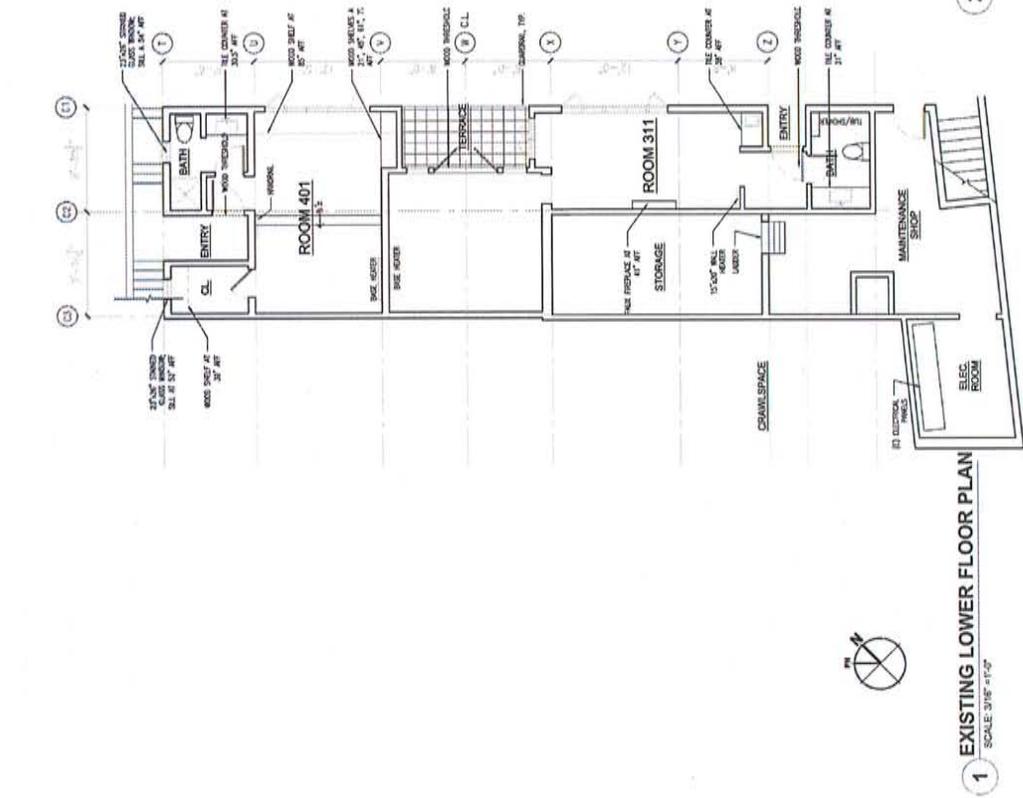
DATE: 08/14/13
 SCALE: AS SHOWN
 SHEET: 101

EXISTING PLAN
 VILLA MADRONA

A1.000



2 EXISTING UPPER FLOOR PLAN
 SCALE: 3/16" = 1'-0"



1 EXISTING LOWER FLOOR PLAN
 SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. REFER TO THE NEXT SET FOR AN ACCUMULATION OF NOTES ON THE PLANS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
3. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.

LEGEND

- NEW AREA
- NEW or RECONSTRUCTED WALL
- DEMOLITION

Casa Madrona
 Hotel Reconversion
 801 BRIDGEWAY
 Sausalito, CA 94965
 APN: 08508546

PROJECT ARCHITECT
 MADONIST CORP. HOSPITALITY
 801 BRIDGEWAY #4005
 Sausalito, CA 94965
 PH: (415) 713-9702

ARCHITECT
 SARDI BARNES ARCHITECTS
 1000 CALIFORNIA STREET
 SAN DIEGO, CA 92103
 PH: (619) 794-9133
 FAX: (619) 794-9133

STRUCTURAL ENGINEER
 A & C ENGINEERS & ASSOCIATES
 2545 MISSION COLLEGE BLVD.
 SAN DIEGO, CA 92103
 PH: (619) 544-7026

M/E/P ENGINEER
 1645 CRYSTAL AVE. 10TH FL. #210
 SAN DIEGO, CA 92103
 PH: (619) 591-1001
 FAX: (619) 591-1001

MECHANICAL ENGINEER & PLUMBING
 422 BROADWAY, SUITE 800
 SAN DIEGO, CA 92101
 PH: (619) 237-7835
 FAX: (619) 234-8286

GEOTECHNICAL ENGINEER
 70 WOODSIDE LANE
 SAN DIEGO, CA 92106
 PH: (619) 584-8305
 FAX: (619) 584-8256

INTERIOR DESIGN - 3RD & 4th FLOOR
 209 BALBOA STREET
 SAN DIEGO, CA 92101
 PH: (619) 596-9735

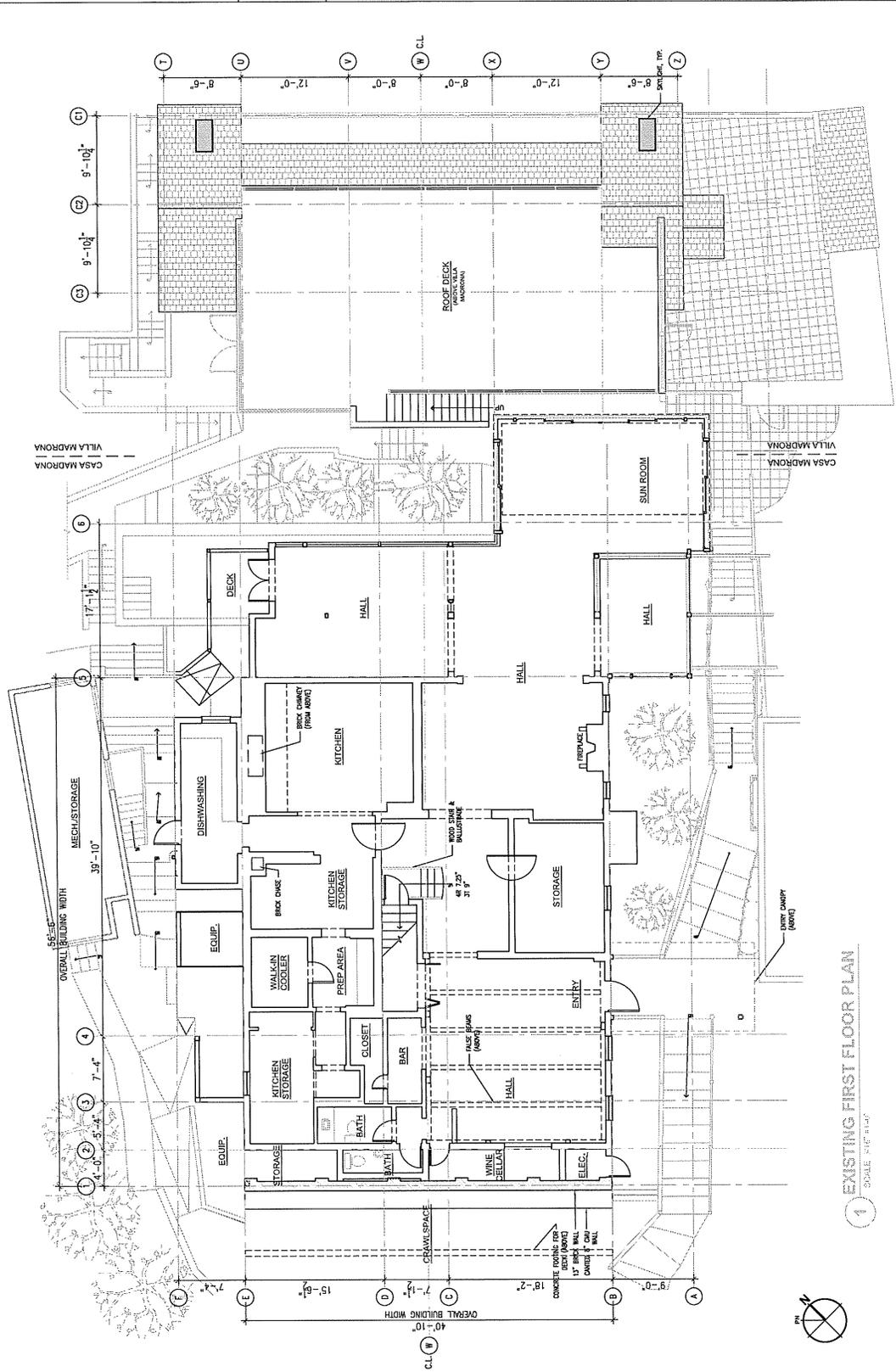
INTERIOR DESIGN - RECEPTION LAB
 4455 LA JOLLA VILLAGE CENTER DR.
 SAN DIEGO, CA 92115
 PH: (619) 514-8310



Rev.	Description	Date
1	Issued for Preliminary ZIA(1)	10/14/11
2	Issued for Design Review	10/14/11
3	Permitted	7/10/12
4	Issued for Construction	7/10/12
5	As-Built Construction	7/10/12
6	Issued for Construction	7/10/12

DATE: _____
 SCALE: _____
 PROJECT NUMBER: _____

EXISTING PLAN
CASA MADRONA
MANSSION
A1.01



GENERAL NOTES

- NOTES ON THE SHEET ARE AN ACCUMULATION OF NOTES ON THE PLANS. ITEMS ARE TO BE COMPLETED FOR ALL WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE. WHERE DIMENSIONS OF EXISTING STRUCTURE ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL EXISTING ELEMENTS.

1 EXISTING FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Casa Madrona
 1000 UNIVERSITY AVENUE
 800 BRIDGESIDE
 SAN RAFAEL, CA 94965
 A/E: 555.362.46

PROPERTY OWNER:
 THE UNIVERSITY OF CALIFORNIA
 100 UNIVERSITY AVENUE
 SAN RAFAEL, CA 94965
 PH: 415.771.7500

ARCHITECT:
 WILLIAM G. BARNETT ARCHITECTS
 1001 COSTA PINOCCHIO
 SAN RAFAEL, CA 94965
 PH: 415.771.4123

STRUCTURAL ENGINEER:
 JAMES W. HARRIS
 1001 COSTA PINOCCHIO
 SAN RAFAEL, CA 94965
 PH: 415.771.4123

MULTI ENGINEER:
 MUELLER ENGINEERING
 1001 COSTA PINOCCHIO
 SAN RAFAEL, CA 94965
 PH: 415.771.4123

HISTORICAL:
 HISTORICAL ARCHITECTURE & PLANNING
 1001 COSTA PINOCCHIO
 SAN RAFAEL, CA 94965
 PH: 415.771.4123

GEOTECHNICAL:
 GEOTECHNICAL CONSULTANTS
 1001 COSTA PINOCCHIO
 SAN RAFAEL, CA 94965
 PH: 415.771.4123

MECHANICAL/ELECTRICAL/PLUMBING:
 MECHANICAL/ELECTRICAL/PLUMBING
 1001 COSTA PINOCCHIO
 SAN RAFAEL, CA 94965
 PH: 415.771.4123

INTERIOR DESIGN:
 INTERIOR DESIGN
 1001 COSTA PINOCCHIO
 SAN RAFAEL, CA 94965
 PH: 415.771.4123

LANDSCAPE ARCHITECTURE:
 LANDSCAPE ARCHITECTURE
 1001 COSTA PINOCCHIO
 SAN RAFAEL, CA 94965
 PH: 415.771.4123

PAINTING:
 PAINTING
 1001 COSTA PINOCCHIO
 SAN RAFAEL, CA 94965
 PH: 415.771.4123

CONSTRUCTION MANAGEMENT:
 CONSTRUCTION MANAGEMENT
 1001 COSTA PINOCCHIO
 SAN RAFAEL, CA 94965
 PH: 415.771.4123

DATE: 11/11/11

SCALE: AS SHOWN

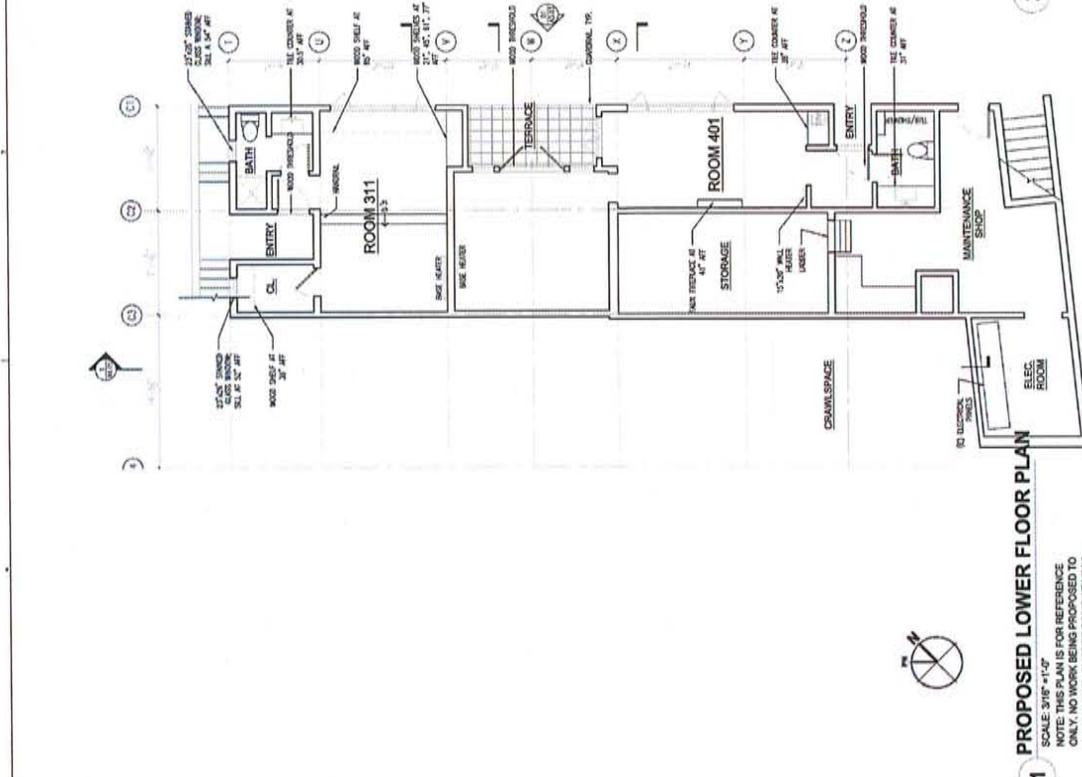
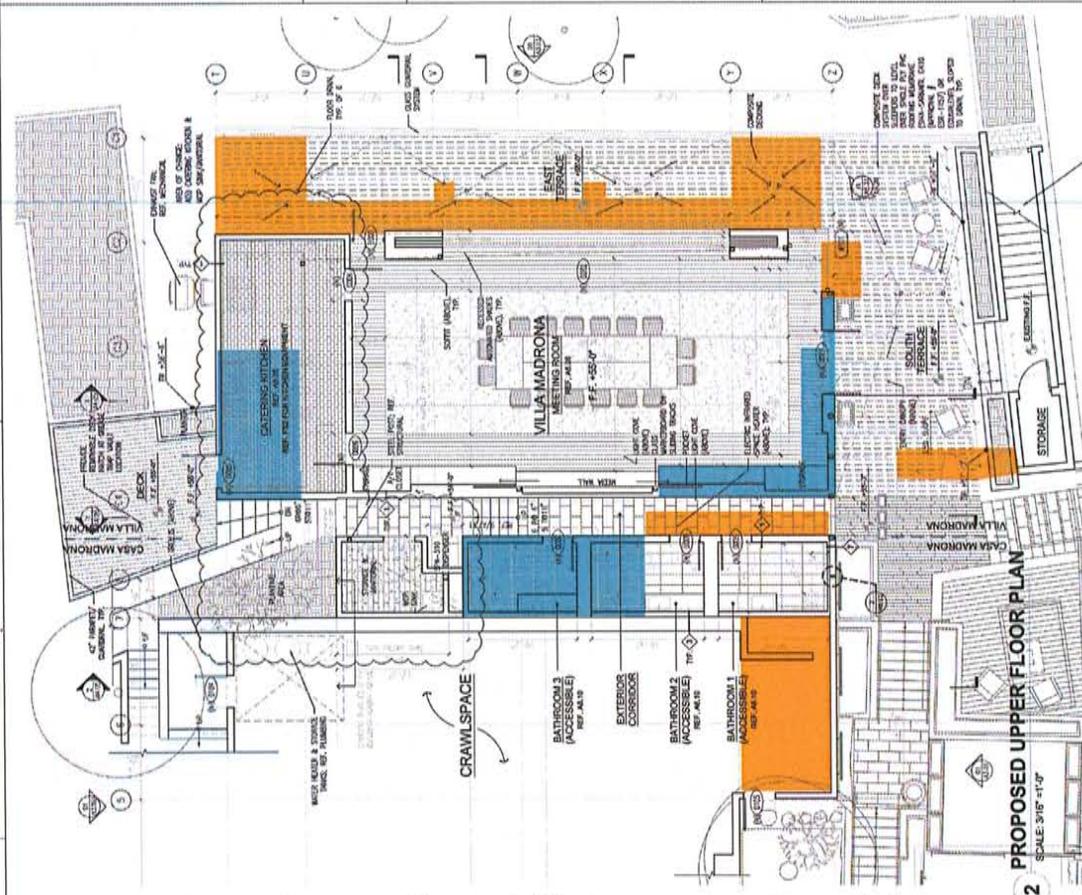
DATE: 11/11/11

SCALE: AS SHOWN

DATE: 11/11/11

SCALE: AS SHOWN

DATE: 11/11/11



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE REGULATIONS.
2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LEGEND

- GRID LINE
- VERTICAL DIMENSION
- BUILDING ELEVATION
- WALL OR DETAIL SECTION
- DETAIL OR PLAN BURIED
- INTERIOR ELEVATION
- CALCULATED
- C.F.P. CONCRETE WALL
- WOOD STUD FRAMING
- PAINT RELIATION
- CON WALL
- DOOR CASING
- PROF. CASING
- WALL TIE
- ROOF CEILING ROOF TIE
- ADJAC. BELOW OR HOOD
- DEMOLITION

HISTORIC NOTES

1. THE WILLIAM G. BARNETT HOUSE WAS BUILT IN 1911 AND IS A NATIONAL REGISTER HISTORIC PLACE. THE HOUSE IS A REPRESENTATIVE EXAMPLE OF EARLY 20TH CENTURY CALIFORNIA ARCHITECTURE AND IS A CONTRIBUTING RESOURCE TO THE HISTORIC DISTRICT OF SAN RAFAEL. THE HOUSE IS A REPRESENTATIVE EXAMPLE OF EARLY 20TH CENTURY CALIFORNIA ARCHITECTURE AND IS A CONTRIBUTING RESOURCE TO THE HISTORIC DISTRICT OF SAN RAFAEL.
2. THE HOUSE IS A REPRESENTATIVE EXAMPLE OF EARLY 20TH CENTURY CALIFORNIA ARCHITECTURE AND IS A CONTRIBUTING RESOURCE TO THE HISTORIC DISTRICT OF SAN RAFAEL.
3. THE HOUSE IS A REPRESENTATIVE EXAMPLE OF EARLY 20TH CENTURY CALIFORNIA ARCHITECTURE AND IS A CONTRIBUTING RESOURCE TO THE HISTORIC DISTRICT OF SAN RAFAEL.
4. THE HOUSE IS A REPRESENTATIVE EXAMPLE OF EARLY 20TH CENTURY CALIFORNIA ARCHITECTURE AND IS A CONTRIBUTING RESOURCE TO THE HISTORIC DISTRICT OF SAN RAFAEL.
5. THE HOUSE IS A REPRESENTATIVE EXAMPLE OF EARLY 20TH CENTURY CALIFORNIA ARCHITECTURE AND IS A CONTRIBUTING RESOURCE TO THE HISTORIC DISTRICT OF SAN RAFAEL.
6. THE HOUSE IS A REPRESENTATIVE EXAMPLE OF EARLY 20TH CENTURY CALIFORNIA ARCHITECTURE AND IS A CONTRIBUTING RESOURCE TO THE HISTORIC DISTRICT OF SAN RAFAEL.
7. THE HOUSE IS A REPRESENTATIVE EXAMPLE OF EARLY 20TH CENTURY CALIFORNIA ARCHITECTURE AND IS A CONTRIBUTING RESOURCE TO THE HISTORIC DISTRICT OF SAN RAFAEL.
8. THE HOUSE IS A REPRESENTATIVE EXAMPLE OF EARLY 20TH CENTURY CALIFORNIA ARCHITECTURE AND IS A CONTRIBUTING RESOURCE TO THE HISTORIC DISTRICT OF SAN RAFAEL.
9. THE HOUSE IS A REPRESENTATIVE EXAMPLE OF EARLY 20TH CENTURY CALIFORNIA ARCHITECTURE AND IS A CONTRIBUTING RESOURCE TO THE HISTORIC DISTRICT OF SAN RAFAEL.
10. THE HOUSE IS A REPRESENTATIVE EXAMPLE OF EARLY 20TH CENTURY CALIFORNIA ARCHITECTURE AND IS A CONTRIBUTING RESOURCE TO THE HISTORIC DISTRICT OF SAN RAFAEL.

Casa Madrona

1500 CALIFORNIA AVENUE
 SAN RAFAEL, CA 94903
 APR: 05/05/04

PROPERTY OWNER:
 M. M. MCDONNELL
 SAN RAFAEL, CA 94903
 PH: 415/456-1444

ARCHITECT:
 1500 CALIFORNIA AVENUE
 SAN RAFAEL, CA 94903
 PH: 415/456-1444

STRUCTURAL ENGINEER:
 1500 CALIFORNIA AVENUE
 SAN RAFAEL, CA 94903
 PH: 415/456-1444

MECHANICAL ENGINEER:
 1500 CALIFORNIA AVENUE
 SAN RAFAEL, CA 94903
 PH: 415/456-1444

ELECTRICAL ENGINEER:
 1500 CALIFORNIA AVENUE
 SAN RAFAEL, CA 94903
 PH: 415/456-1444

PLUMBING ENGINEER:
 1500 CALIFORNIA AVENUE
 SAN RAFAEL, CA 94903
 PH: 415/456-1444

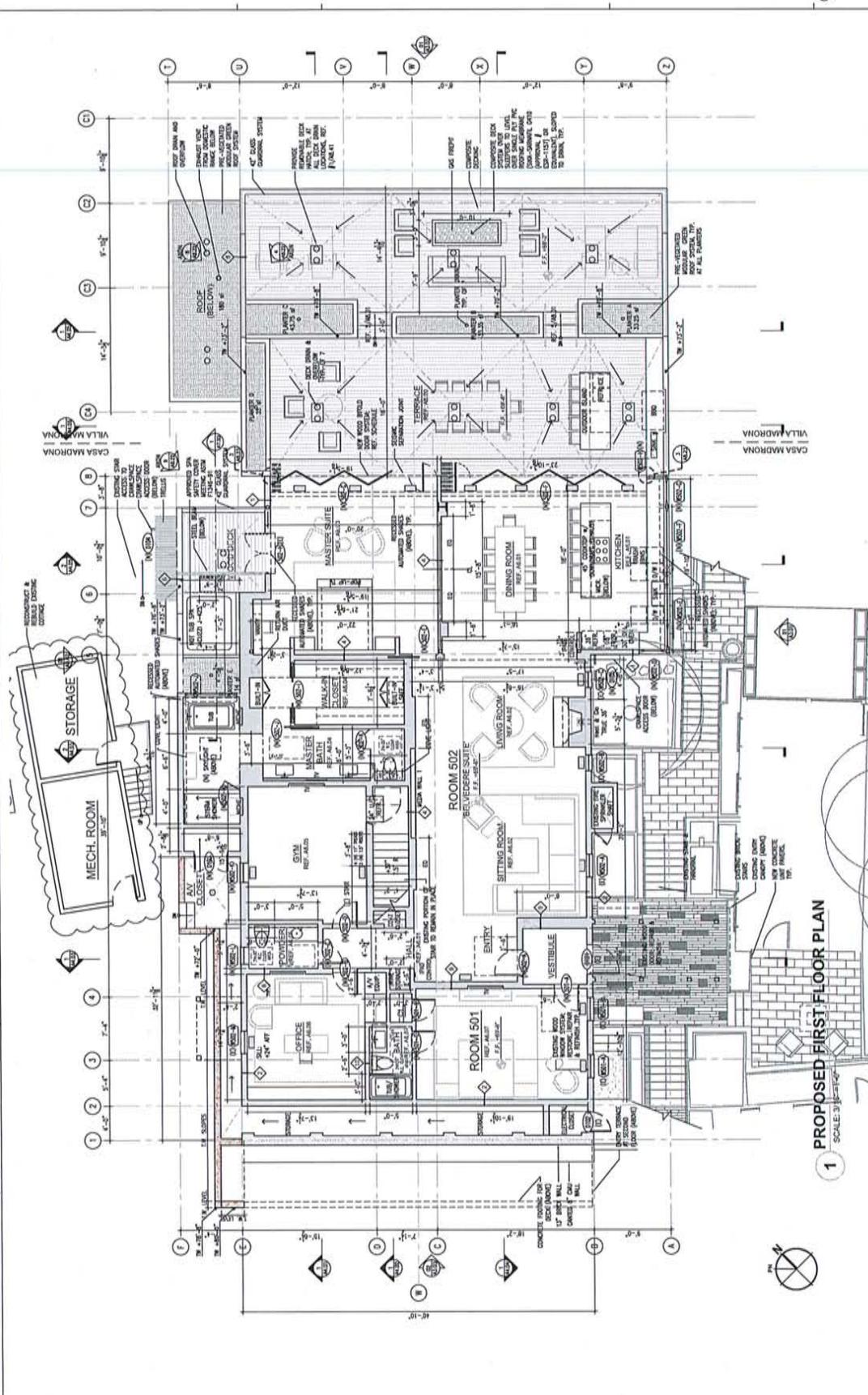
GENERAL CONTRACTOR:
 1500 CALIFORNIA AVENUE
 SAN RAFAEL, CA 94903
 PH: 415/456-1444

GENERAL CONTRACTOR:
 1500 CALIFORNIA AVENUE
 SAN RAFAEL, CA 94903
 PH: 415/456-1444

GENERAL CONTRACTOR:
 1500 CALIFORNIA AVENUE
 SAN RAFAEL, CA 94903
 PH: 415/456-1444



DATE: 05/05/04
 SCALE: AS SHOWN
 SHEET: A2.01
 PROJECT: CASA MADRONA MANSION



PROPOSED FIRST FLOOR PLAN
 SCALE: 3/8" = 1'-0"

GENERAL NOTES

- ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LEGEND

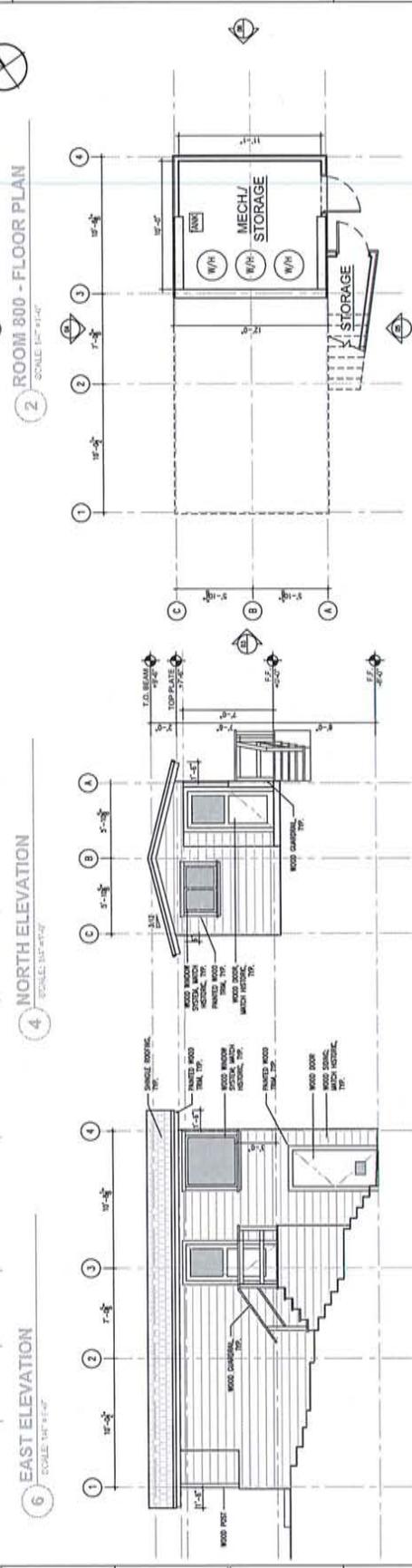
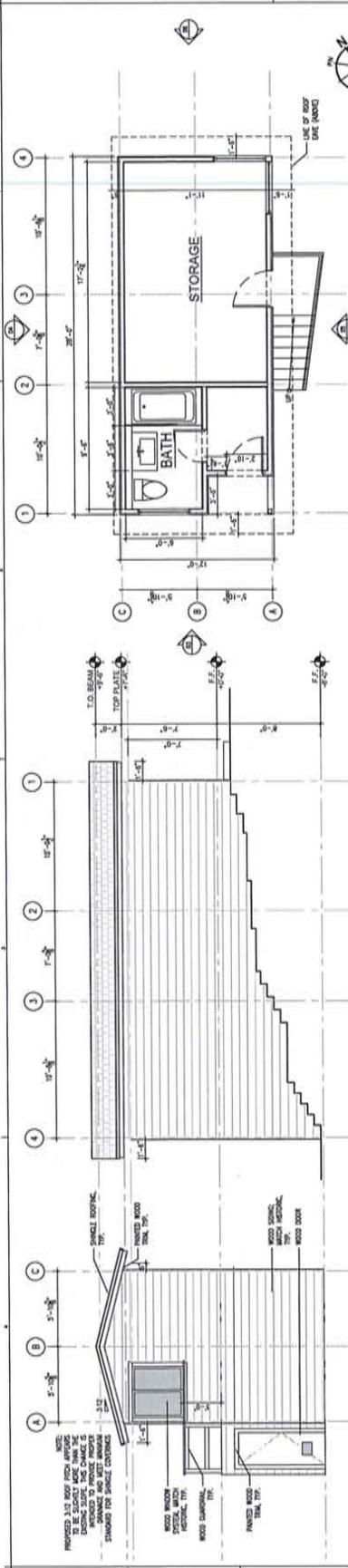
- GRIDLINE
- VERTICAL DIMENSION
- BEARING SECTION
- WALL SECTION
- DETAIL OF PLAN
- INSIDE ELEVATION
- CALLOUT

HISTORIC NOTES

- THE BUILDING IS A HISTORIC STRUCTURE AND SHOULD BE PRESERVED AS MUCH AS POSSIBLE.
- ALL WORK SHOULD BE DONE IN ACCORDANCE WITH THE HISTORIC PRESERVATION ACT.
- ALL WORK SHOULD BE DONE IN ACCORDANCE WITH THE HISTORIC PRESERVATION ACT.
- ALL WORK SHOULD BE DONE IN ACCORDANCE WITH THE HISTORIC PRESERVATION ACT.

SEWER NOTES

- THE EXISTING SEWER SYSTEM IS TO BE MAINTAINED AND REPAIRED AS NECESSARY.
- ALL NEW SEWER WORK IS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE.
- ALL NEW SEWER WORK IS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE.
- ALL NEW SEWER WORK IS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE.



Casa Madrona
 HASI PROPOSITION
 801 BRIDGEWAY
 SAUSALITO, CA 94965
 APN: 055050445

PROPERTY OWNER
 HASI PROPOSITION
 801 BRIDGEWAY
 SAUSALITO, CA 94965
 PH: (415) 717-9732

ARCHITECT
 ARCHITECTS ARCHITECTS
 525 FORT SULLIVAN BLVD
 SAN FRANCISCO, CA 94118
 PH: (415) 774-1133
 FAX: (415) 774-1133

ARCHITECT
 ARCHITECTS ARCHITECTS
 525 FORT SULLIVAN BLVD
 SAN FRANCISCO, CA 94118
 PH: (415) 774-1133
 FAX: (415) 774-1133

ME/P/ENGINEER
 1443 COLIAPANI DRIVE, SUITE 305
 SAN DIEGO, CA 92122
 PH: (619) 594-2200
 FAX: (619) 594-2200

HISTORICAL
 HISTORICAL ARCHITECTS & PLANNING
 425 BROADWAY, SUITE 620
 SAN FRANCISCO, CA 94133
 PH: (415) 774-2000
 FAX: (415) 774-2000

GENEALOGICAL
 GENEALOGICAL RESEARCH
 70 WOODSIDE LANE
 SAN FRANCISCO, CA 94118
 PH: (415) 883-5265
 FAX: (415) 883-5265

INTERIOR DESIGN - and a lot more:
 INTERIOR DESIGN - and a lot more:
 709 BAYVIEW STREET
 SAN FRANCISCO, CA 94133
 PH: (415) 698-3735
 FAX: (415) 698-3735

INTERIOR DESIGN - and a lot more:
 INTERIOR DESIGN - and a lot more:
 709 BAYVIEW STREET
 SAN FRANCISCO, CA 94133
 PH: (415) 698-3735
 FAX: (415) 698-3735

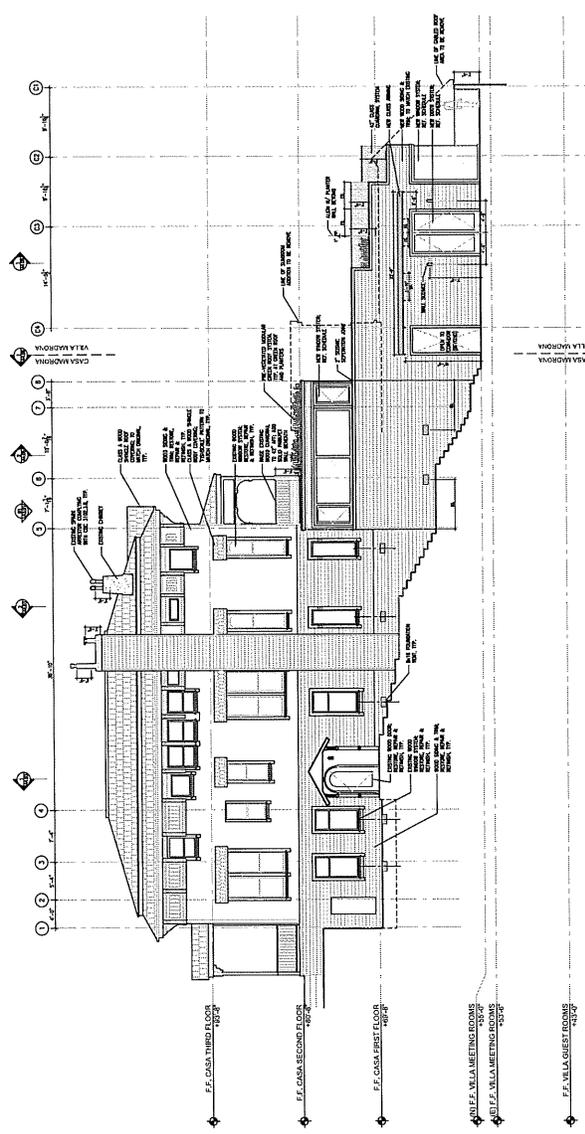
INTERIOR DESIGN - and a lot more:
 INTERIOR DESIGN - and a lot more:
 709 BAYVIEW STREET
 SAN FRANCISCO, CA 94133
 PH: (415) 698-3735
 FAX: (415) 698-3735



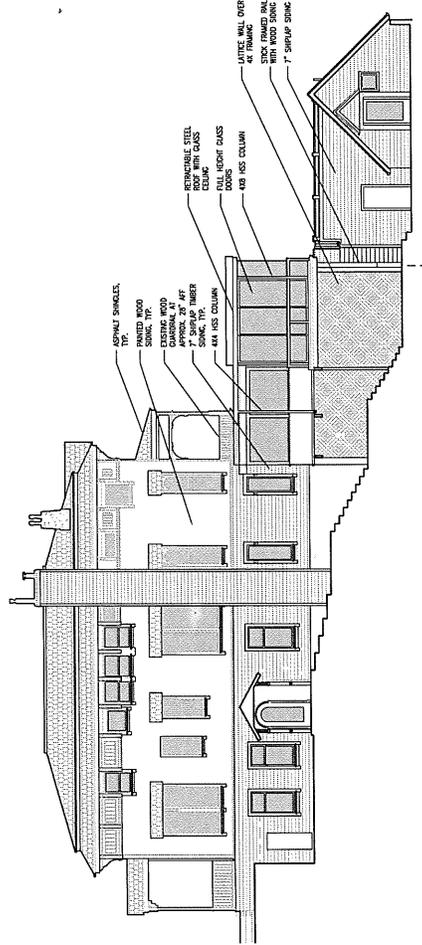
DATE: _____
 SCALE: _____
 SHEET NO.: _____
 PROJECT NO.: _____

BUILDING ELEVATIONS

A3.01



2 PROPOSED SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 EXISTING SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

**Casa
Madrona**
 801 BRIDGEWAY
 SAN RAFAEL, CA 94965
 APR:05/06:46

NORTHERN OWNER:
 MRS. MARGARET M. HANCOCK
 221 BRIDGEWAY
 SAN RAFAEL, CA 94965
 TEL: (415) 452-1122

ARCHITECT:
 LITTLE ARCHITECTS
 1000 FISHBONE DRIVE
 SAN RAFAEL, CA 94901
 TEL: (415) 224-4133
 FAX: (415) 221-8272

STRUCTURAL ENGINEER:
 J.E. COHEN ENGINEERS
 1000 FISHBONE DRIVE
 SAN RAFAEL, CA 94901
 TEL: (415) 224-4133
 FAX: (415) 221-8272

MULTI ENGINEER:
 MALS COMPANY INC. 2085 365
 SAN ANTONIO, CA 97322
 TEL: (503) 255-1111
 FAX: (503) 279-3233

MEDICAL:
 ARCHITECTURE & PLANNING
 425 BRIDGEWAY, SUITE 100
 SAN RAFAEL, CA 94901
 TEL: (415) 224-4133
 FAX: (415) 224-4288

GEOTECHNICAL:
 70 MCCORD DRIVE
 SAN RAFAEL, CA 94901
 TEL: (415) 224-4133
 FAX: (415) 224-4288

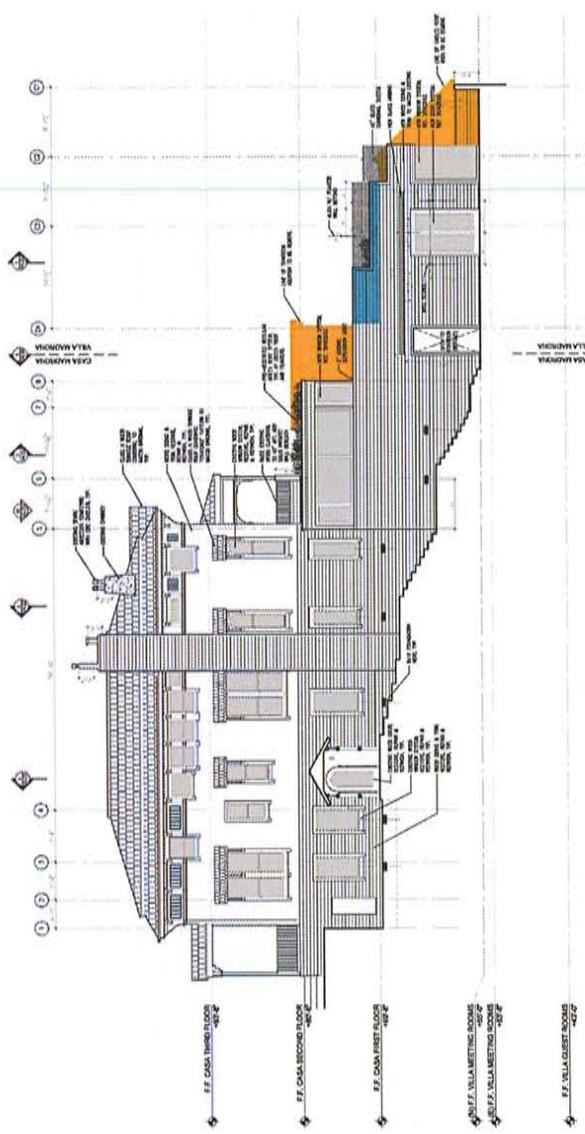
INTERIOR DESIGN: T.H. & J.S. REUC
 220 BRIDGEWAY SUITE 100
 SAN RAFAEL, CA 94901
 TEL: (415) 224-4133
 FAX: (415) 224-4288

INTERIOR DESIGN: BARRON & LANE
 CHRISTOPHER GOODMAN DESIGN
 2400 CALIFORNIA AVENUE
 SAN FRANCISCO, CA 94115
 TEL: (415) 774-4200
 FAX: (415) 774-4200

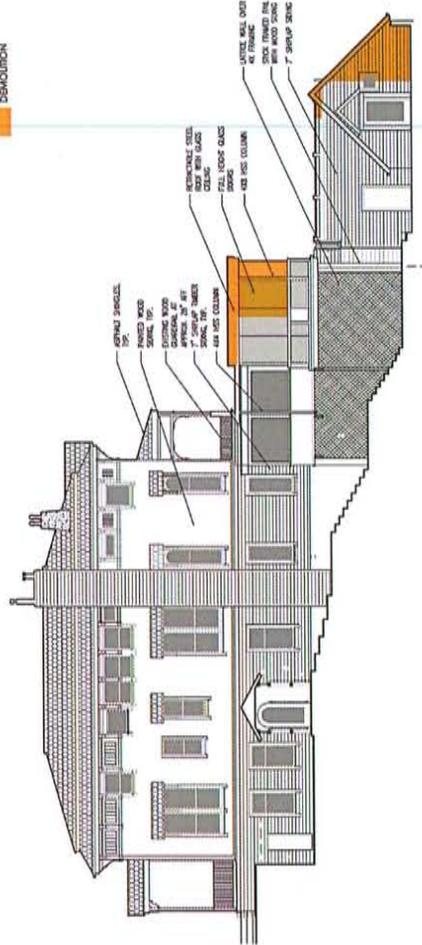


DATE: 05/06
SCALE:
 1. Structural Outline Drawing: 3/06/06
 2. Proposed South Elevation: 3/06/06
 3. Existing South Elevation: 4/06/06
 4. Structural Outline Drawing: 4/06/06
 5. Structural Outline Drawing: 4/06/06
 6. Structural Outline Drawing: 4/06/06
 7. Structural Outline Drawing: 4/06/06

SEA PROJECT NUMBER:
 101
**BUILDING
ELEVATIONS**
A3.01C



2 PROPOSED SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 EXISTING SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

**Casa
Madrona**

Hotel Revitalization
SALISALITO, CA 94945
APN: 065005-46

PROPERTY OWNER:
HOTEL REPAIR PARTNERS
801 BRIDGEWAY #1045
SAN FRANCISCO, CA 94133
PH: (415) 774-7876

ARCHITECT:
SHEPHERD HUNTER ARCHITECTS
228 FORT SHERIDAN DR
SAN FRANCISCO, CA 94133
PH: (415) 774-4333
FAX: (415) 774-4672

STRUCTURAL ENGINEER:
430 BAYVIEW STREET
SAN FRANCISCO, CA 94133
PH: (415) 346-7202

ME/P ENGINEER:
851 FIDELITY BLVD
SAN FRANCISCO, CA 94133
PH: (415) 398-7825

HISTORICAL:
SHEPHERD HUNTER ARCHITECTS & PLANNING
228 FORT SHERIDAN DR
SAN FRANCISCO, CA 94133
PH: (415) 774-4333
FAX: (415) 774-4672

GEOTECHNICAL:
701 WOODSIDE LANE
MIL VALLEY, CA 94541
PH: (925) 938-4264
FAX: (925) 938-4264

INTERIOR DESIGN: 2nd & 3rd FLOOR:
2018 MARKET STREET
SAN FRANCISCO, CA 94102
PH: (415) 398-7825

INTERIOR DESIGN: 1st FLOOR:
2018 MARKET STREET
SAN FRANCISCO, CA 94102
PH: (415) 398-7825

MECHANICAL:
CHRISTOPHER COCHRANE DESIGN
3000 CALIFORNIA STREET
SAN FRANCISCO, CA 94115
PH: (415) 774-4333
FAX: (415) 774-4672



DATE: 11/11/11

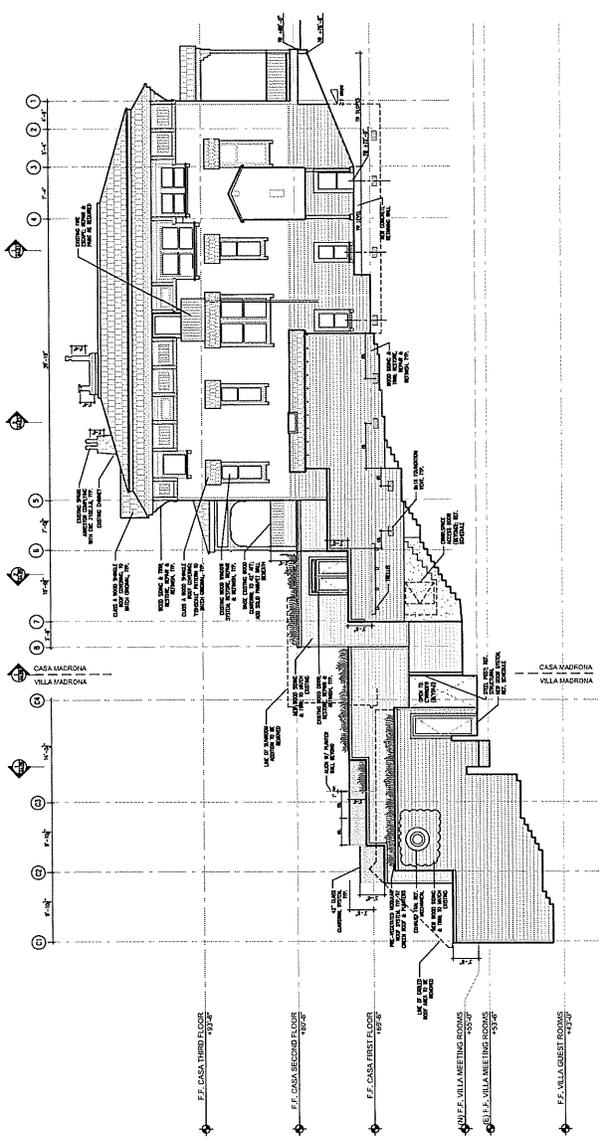
Rev	Description
1	Shepherd Hunter Architects
2	Revised for 11/11/11
3	Revised for 11/11/11
4	Revised for 11/11/11
5	Revised for 11/11/11
6	Revised for 11/11/11
7	Revised for 11/11/11

DRAWN BY: [Name]
SCALE: [Scale]
DATE: [Date]

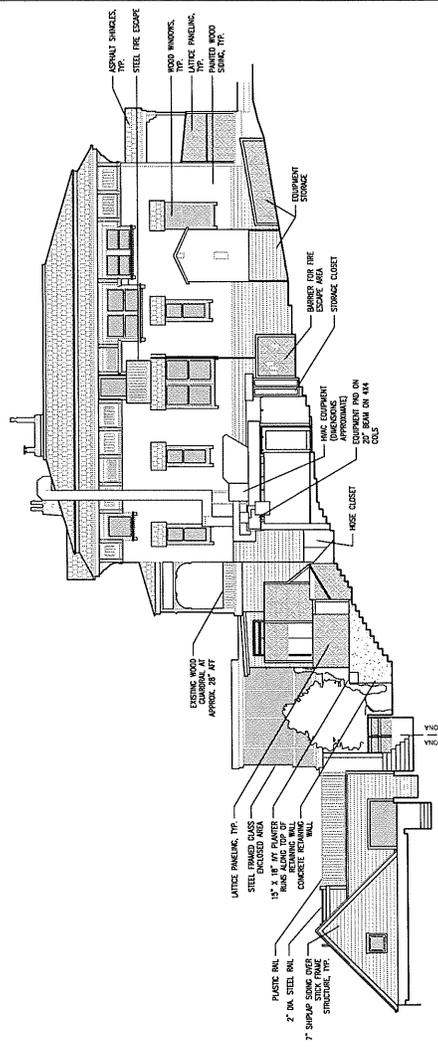
SPA PROJECT NUMBER:
172

**BUILDING
ELEVATIONS**

A3.02



2 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

**Casa
Madrona**

ARCHITECTS
801 BRIDGEWAY
SALVATO, CA 94965
APN 06508346

PROPERTY OWNER:
MADRONA ARCHITECTS
191 BRIDGEWAY
SALVATO, CA 94965
PH (415) 774-7202

ARCHITECTS
ARCHITECTS ARCHITECTS
525 FORT DOCKER RD
SALVATO, CA 94965
PH (415) 774-5153
PH (415) 294-0272

310 CUBAN AVENUE
SAN FRANCISCO, CA 94103
430 BAY STREET
SAN FRANCISCO, CA 94133
PH (415) 344-7000

M/P/ENGINEER:
525 FORT DOCKER RD
SALVATO, CA 94965
PH (415) 774-5153
PH (415) 294-0272

HISTORICAL ARCHITECTURE CONSULTING
1000 CALIFORNIA STREET
SAN DIEGO, CA 92101
PH (619) 534-4286

GEOTECHNICAL
70 WOODSIDE LANE
SAN FRANCISCO, CA 94133
PH (415) 388-5033

INTERIOR DESIGN - 2nd & 3rd FLOORS
709 BAYVIEW STREET
SAN FRANCISCO, CA 94133
PH (415) 698-7775

INTERIOR DESIGN - 1st FLOOR
709 BAYVIEW STREET
SAN FRANCISCO, CA 94133
PH (415) 698-7775

CHRISTOPHER O'CONNOR DESIGN
1000 CALIFORNIA STREET
SAN DIEGO, CA 92101
PH (619) 534-4286

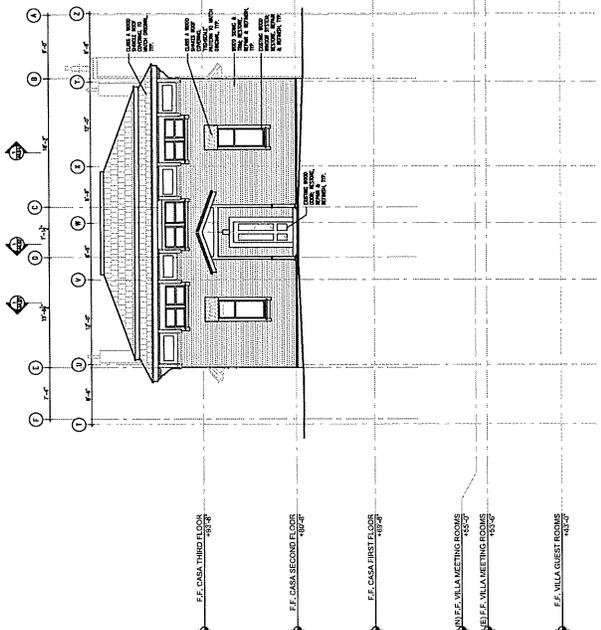


NO.	REVISION	DATE
1	ISSUED FOR PERMITS	11/11/21
2	REVISIONS TO PERMITS	11/11/21
3	REVISIONS TO PERMITS	11/11/21
4	ISSUED FOR PERMITS	11/11/21
5	REVISIONS TO PERMITS	11/11/21
6	REVISIONS TO PERMITS	11/11/21
7	REVISIONS TO PERMITS	11/11/21

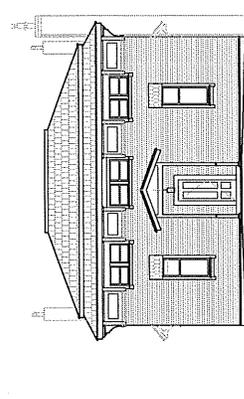
DATE: _____
SCALE: _____
SHEET PROJECT NUMBER: _____

**BUILDING
ELEVATIONS**

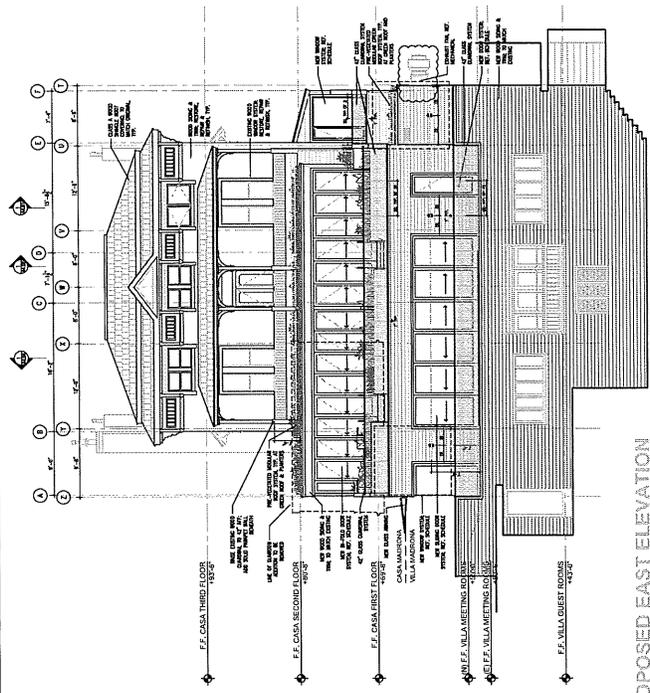
A3.03



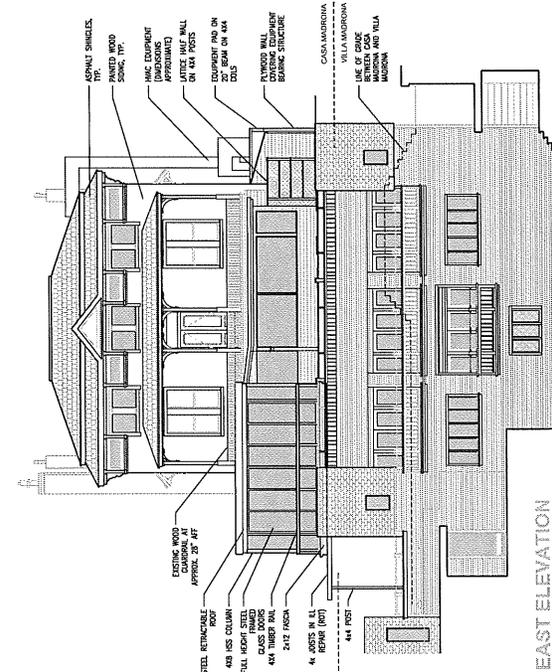
4 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

**Casa
Madrona**

PROPERTY OWNER:
SILVERCREST
14100 S. BUCKINGHAM
SARASOTO, CA 94985
APN: 055030-48

ARCHITECT:
SUNSHINE ARCHITECTS
10101 FORT MCDONALD
SAN FRANCISCO, CA 94122
PH: (415) 774-1123
FAX: (415) 774-1127

STRUCTURAL ENGINEER:
GEOLOGIC ENGINEERING
400 MARKET STREET
SAN FRANCISCO, CA 94102
PH: (415) 398-3300

M/E/P ENGINEER:
M/E ENGINEERING
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
PH: (415) 779-3338

MECHANICAL:
HERBOLT ARCHITECTURE & PLANNING
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
PH: (415) 779-3338

GEOTECHNICAL:
GEOLOGIC ENGINEERING
400 MARKET STREET
SAN FRANCISCO, CA 94102
PH: (415) 398-3300

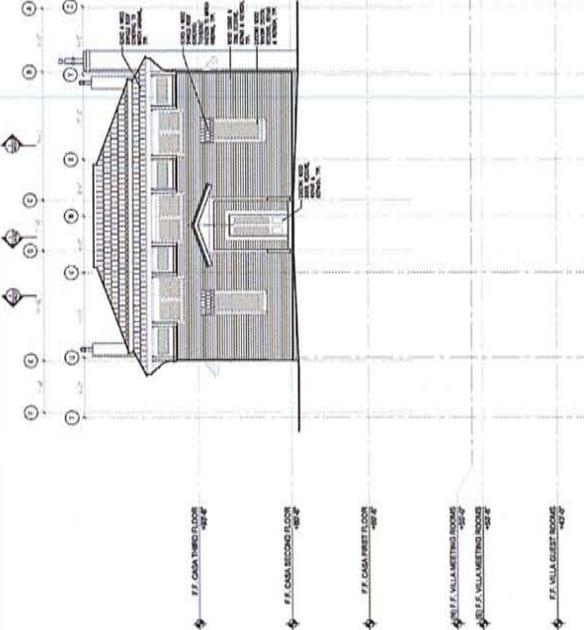
REGISTERED DESIGNER - CIVIL & SURVEYING:
RENDER DESIGN - CIVIL & SURVEYING
200 BALBOA STREET
SAN FRANCISCO, CA 94111
PH: (415) 774-4000



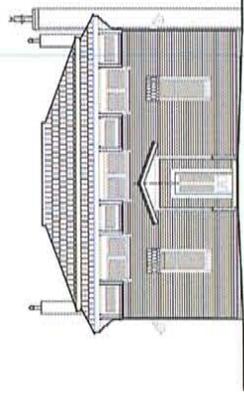
DATE: _____
SCALE: _____
DRAWN BY: _____
CHECKED BY: _____
PROJECT NO.: _____
SHEET NO.: _____

**BUILDING
ELEVATIONS**

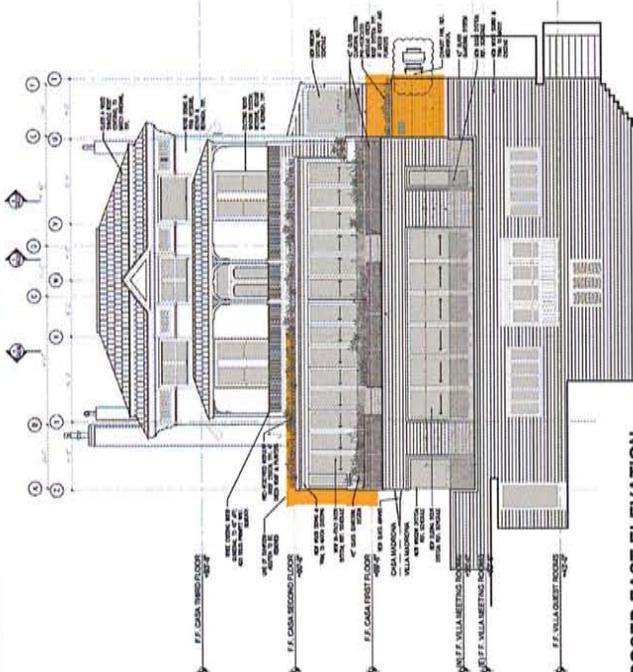
A3.03C



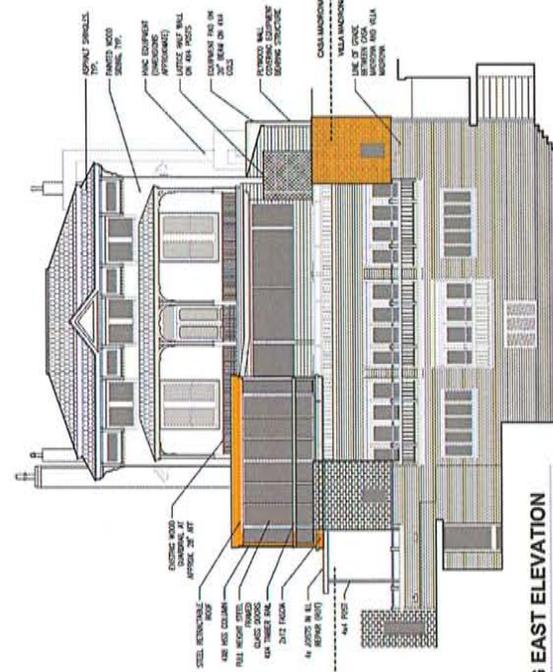
4 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND
NEW AREA
NEW or RECONSTRUCTED WALL
DEMOLITION

COURTESY: SUNSHINE ARCHITECTS



NOTE: ALL DIMENSIONS NEED TO BE VERIFIED IN FIELD

GENERAL LAYOUT LEGEND

SYMBOL	DESCRIPTION
(Solid line)	PROPERTY LINE
(Dashed line)	ADJACENT
(Thin solid line)	EQUAL
(Circle with dot)	EXISTING TREES
(Circle with cross)	NEW TREES

LAYOUT NOTES

1. DIMENSIONS NOTED: THE PRECEDENCE OVERS SCALE
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. WALL CURB OR OTHER FINED DETAIL
3. INSTALL ALL INTERACTIVE ELEMENTS AT 18" HEIGHT UNLESS TO EACH OTHER UNLESS OTHERWISE NOTED
4. FOR CONSTRUCTION OF ALL CONCRETE BASES AND FOOTINGS FOR WALLS AND STEPS, SEE APPROPRIATE ENGINEER'S DRAWINGS.
5. WHERE DIMENSIONS ARE CIRCLED AND NOTED OTHERWISE, THE REFERENCED ITEMS SHALL BE CONSTRUCTION WORK.
6. VERIFY EXISTING UTILITIES (GAS AND HIGH VOLTAGE) PRIOR TO CONSTRUCTION WORK.
7. THIS PLAN IS FOR USE IN LOCATING SURFACE UTILITIES ONLY FOR ELECTRICAL EQUIPMENT AND CONSTRUCTION. SEE ELECTRICAL ENGINEER'S DRAWINGS.

PROJECT:

REVISIONS:

NO.	DATE	DESCRIPTION
1	02/20/2024	ISSUED FOR PERMITS
2	02/20/2024	ISSUED FOR PERMITS
3	02/20/2024	ISSUED FOR PERMITS
4	02/20/2024	ISSUED FOR PERMITS
5	02/20/2024	ISSUED FOR PERMITS
6	02/20/2024	ISSUED FOR PERMITS
7	02/20/2024	ISSUED FOR PERMITS
8	02/20/2024	ISSUED FOR PERMITS
9	02/20/2024	ISSUED FOR PERMITS
10	02/20/2024	ISSUED FOR PERMITS

PLANT IMAGE BOARD
DRAWING TITLE

PROJECT NO:
SCALE:
DRAWN BY:
CHECKED BY:
DATE:
ISSUE DATE:
APR 14, 2024

DRAWING NO:
L3.1

TREES



SHRUBS



PERENNIALS



SUCCULENTS



GRASSES



FERNS



VINES



GROUNDCOVER



PROJECT	
REVISIONS	
NO.	DATE
1	11/11/2011
2	11/11/2011
3	11/11/2011
4	11/11/2011
5	11/11/2011
6	11/11/2011
7	11/11/2011
8	11/11/2011
9	11/11/2011
10	11/11/2011

SITE DETAILS
 DRAWING TITLE

PROJECT NO.
 10
 SCALE
 AS SHOWN
 DRAWN BY
 M
 REVIEWED BY
 M
 ISSUE DATE
 08/15/2011

DRAWING NO.
L4.5



MATERIAL: BLUESTONE
 FINISH: THERMAL
 COLOR: SELECT BLUE



MATERIAL: CONCRETE
 FINISH: TROUS PILEGGI
 COLOR: FOSIL



MATERIAL: CONCRETE
 FINISH: TRAILS PILEGGI
 COLOR: IVORY



MATERIAL: CONCRETE
 FINISH: SMOOTH TROWEL
 COLOR: PENTON

NOTE: SEE L4.4 FOR PAVES SIZES

1 NEW PAVING MATERIALS
 HTS



BRICK PAVING



CONCRETE PAVING



CERAMIC TILE



BRICK STEPS

2 EXISTING PAVING MATERIALS
 HTS



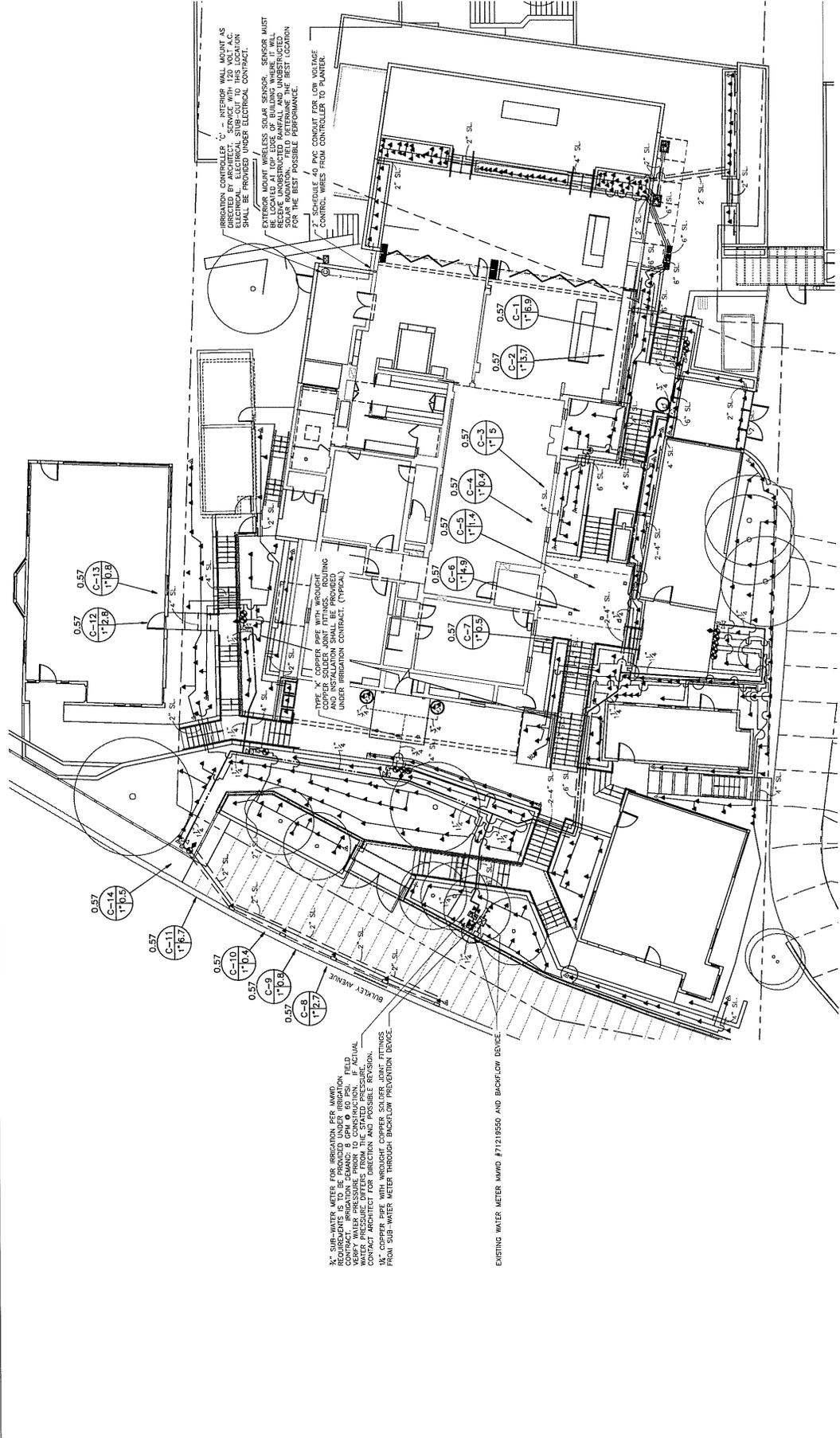
REVISIONS:

NO.	DATE	DESCRIPTION
1	11/11/14	ISSUE DATE
2	11/11/14	ISSUE DATE
3	11/11/14	ISSUE DATE
4	11/11/14	ISSUE DATE
5	11/11/14	ISSUE DATE
6	11/11/14	ISSUE DATE
7	11/11/14	ISSUE DATE
8	11/11/14	ISSUE DATE
9	11/11/14	ISSUE DATE
10	11/11/14	ISSUE DATE

PROJECT NO. 14-0000
 DATE 11/11/14
 SCALE AS SHOWN
 DRAWN BY JF
 CHECKED BY JF
 APPROVED BY JF
 PROJECT: CASA MADRONA RENOVATION
 DRAWING TITLE: IRRIGATION PLAN

DESIGNED BY: JF
 CHECKED BY: JF
 APPROVED BY: JF
 ISSUE DATE: 11/11/14
 DRAWING NO. 14-0000-01

L5.0



- NOTES:
1. DRIP EMITTER LOCATIONS AND QUANTITIES ARE APPROXIMATE. ACTUAL LOCATIONS AND QUANTITIES SHALL BE FIELD DETERMINED TO CONFORM WITH FINAL PLANTING.
 2. IRRIGATION PIPING SHOWN IN WALKS AND PAVING IS FOR CLARITY ONLY. ALL IRRIGATION PIPING SHALL BE INSTALLED IN PLANTED AREAS WHERE POSSIBLE.

EMITTER LATERAL SIZING

NUMBER OF EMITTER TUBES	PIPE SIZE
1 - 120	3/4"
121 - 200	1"
201 +	1 1/4"



DICKSON & ASSOCIATES, INC.
 LANDSCAPE IRRIGATION
 1500 CALIFORNIA STREET, SUITE 100
 SAN FRANCISCO, CA 94109
 TEL: 415.774.8888
 WWW.DICKSONANDASSOCIATES.COM

0 4' 8'
 N

City of Sausalito
Planning Department
Attn Heidi Scoble, AICP
420 Litho Street
Sausalito, CA 94965

June 19, 2013

RE: AMENDMENT TO DR/NC 10-377

CASA MADRONA HOTEL & SPA
801 BRIDGEWAY

Dear Heidi,

Enclosed is our submittal for an amendment to DR/NC 10-377 at the Casa Madrona Hotel at 801 Bridgeway. We are including 11-full size sets, and 1-8.5x11 reduction. Additionally we have included an update letter from our historical consultant, Heritage Architecture and Planning, relative to the proposed changes. Below is a summary of the scope of work:

NARRATIVE OF PROPOSED CHANGES:

1. Landscape and Site Improvements around the Casa Madrona (aka William Barrett House)

Existing Conditions:

The existing landscape and site improvements around the Casa Madrona include stairs, walkways, retaining walls and planters, groundcover and some mature trees. (Refer to existing conditions on sheet L0.1) A brick, concrete, and ceramic tile stair and walkway run along the south side of the building, moving up the steep hill from the Villa Madrona to the covered entry terrace to the ground floor main entry of the Casa Madrona and Cottage 500. The walkways and terrace are surrounded in some areas with wood post and rail guardrails and handrails, and other areas with painted steel railings. From there the path continues uphill arriving at a landing connecting south to Cottage 700 and 604 and north to the second floor entry terrace to the Casa Madrona. The entry terrace is ceramic tile and brick pavers and is bordered on the west by a painted concrete block retaining wall. The walkway wraps around the to the north side of the building, becoming a concrete walkway and stair with a steel rail that connects to a mechanical/storage cottage. A brick stair leads from the entry terrace on the west side of the Casa Madrona uphill through the landscape to a driveway partially in the ROW. The landing at the driveway is covered by a small wood arbor and gate. The driveway is connected by an existing wood public stair up to Bulkley Avenue.

Generally, the landscape is unkempt, overgrown and contains a mix of vines, ferns, shrubs, ivy and weeds. There are some mature trees, mostly on the hill west of the mansion: row of Pittosporum trees on both sides of the existing entry arbor and a Camellia tree south of the arbor.

The existing site stairs and walkways were not supported on adequate foundations, were in a dilapidated condition, lifted by tree roots in some locations, and falling down the hillside in others. Walkway surfaces did not provide proper slip resistance. There was a lack of adequate lighting for egress. Handrails and guardrails did not meet current building code. The existing retaining walls were not supported on proper foundations, and were cracking and overturning. Walls did not have proper drainage or waterproofing. The site relied largely on sheet flow across the hillside for drainage which created an unsafe condition on a hillside with a history of landslides and structural failures. Collectively, these conditions presented a critical life safety issue to the property. Generally, there is a mixture of several different finish materials (ceramic tile, concrete, brick, painted wood, painted steel, concrete block) and

EXHIBIT E
(3 PAGES)

various improvements that seem to have been added to over time. The detailing is not consistent and is a pastiche of styles and construction techniques.

Proposed Improvements:

We propose to replace all walkways and stairs, generally in the same location as the existing, but with some modifications to the width of paths and stairs, and the size of landings and terraces. We propose to replace the retaining wall that lines the west side of the second floor entry terrace. Additional retaining walls are proposed along the edges of the stairs and walkways to properly retain the hillside and support the stairs. The proposed stairs will be concrete risers with bluestone treads. The walls are proposed to be an integral pewter color concrete with a natural bluestone cap. (Refer to material plan on-L1.1) Areas adjacent to the retained walls will be planted. The paving over the walkways and stairs are proposed to be a combination of bluestone pavers, and concrete unit pavers with a non-slip sand finish. (Refer to materials plan on L1.1) All hardscape improvements and retaining walls will be installed over drilled pier foundations, as per the recommendation of our geotechnical and structural engineers. (Refer to structural drawings, S2.1 and S2.2) Stair handrails and guardrails are proposed to be steel, painted white to match the trim of the house. We propose to add a decking area south of cottage 500 with slats made of sustainable, composite material.

The existing wood arbor will be refurbished and painted and will frame a new locking gate to secure access to the site. We propose an overhead trellis with a locking gate on the south of Casa Madrona connecting the existing parking lot and the site. The trellis is proposed to be white powder-coated steel covered with decorative perforated steel panels. Connected to the trellis we propose a 6ft. tall perimeter fence, as well as along the driveway west of the property. The proposed materials for the fence are white powder-coated steel posts with slats made of sustainable, composite material.

The landscape work includes cleaning out all the overgrown ground cover and understory planting, trimming the existing trees, removal of weeds and loose soil and debris. The soil will then be amended with a proper planting mix and new ground cover and ornamental planting will be installed. Mature trees will be preserved in place, and additional shade trees will be added. (Refer to planting plan on sheet L3.0) All irrigation will be drip emitters, as per the recommendations of our landscape irrigation consultant. (Refer to irrigation plan sheets L5.0-L5.2)

Per the letter from the historical consultant, Heritage Architecture, the proposed landscape and site improvements are consistent with the Secretary of Interior Standards for Rehabilitation on this historic site.

2. Modifications to Villa Madrona Structure

The original approved building renovation to the Villa Madrona (DR/NC 10-377) was modified due to structural requirements. The proposed change is related to the footprint of the non-historic Villa Madrona building, and does not impact the footprint of the historic Casa Madrona mansion. In the original Planning Commission approved drawings the area in the Villa Madrona building of bathroom 2 and closet with the gabled roof was proposed to be demolished, allowing the terrace in the proposed plan to wrap around the entire Villa Madrona structure. However, following the original design review approval, we discovered that the wall of the bathroom contained an existing steel brace frame which is the primary shear/lateral resisting structural element in the building. We were informed by our structural engineer that this is a critical life safety element and cannot be removed from the building, so this area of the bathroom could not be demolished as originally proposed.

In order to stay within the floor area approved by the planning commission, we propose to pull back the entire building face along the terrace facing east (to grid C2) and then fill in the terrace area on the north side of the building (grid C4-C3 along grids T and U) with the storage/catering space. (refer to sheets A1.00C and A2.00C) This allows us to maintain the steel brace frames in place and actually pull the building back further from the street, preserving even

more public views towards the Historic Casa Madrona mansion above, and place any additions to the non-historic Villa Madrona in the back of the building where they are not visible from the street. Although the portion of the bathroom space that contained the steel brace frame is now proposed to remain, we are still taking away the gabled roof, as originally proposed, and replacing it with a lower flat roof with a vegetated covering, thus preserving the view to the mansion that was approved in the original permit. (refer to sheets A3.01, A3.02, and A3.03)

The modifications to the non-historic Villa building do not have a negative impact to the historic site since they physically touch only a non-historic building, and actually improve the public view to the historic Casa Madrona building.

3. Re-construction of Cottage

On the north side of the Casa Madrona mansion is an existing workshed/storage cottage. (Refer to sheet A1.01)The original approved plans proposed this building to remain and to be utilized as a mechanical and storage room with only minor repair and interior refinish as required. During the course of construction it was discovered that the entire wood structure was completely rotted and falling apart, and that the building had no foundation. The geotechnical and structural engineers recommended a drilled pier foundation as the only feasible means of supporting the structure on this hillside given its steepness, underlying soil conditions, and history of surficial failure. Because none of the wood framing was salvageable and access was needed under the structure to drill the piers, the contractor demolished the entire structure with the intention of reconstructing it in place. Because the demolition was not permitted, work has been stopped on this structural until such time as the proposed demolition and reconstruction have been reviewed and approved and proper permits have been issued.

This cottage is one of four outbuildings noted in the national register report on the Casa Madrona. However, only the three on the south side of the building were identified as being historically significant. This workshed/storage cottage on the north side was not indicated to have any historical significance. Per the letter from the historical consultant, Heritage Architecture, the demolition did not impact the historic fabric of the site. Reconstruction of this structure should be compatible with the style of the historic property and generally replicate what was there, yet be clearly differentiated from the actual historic buildings as to not create a false sense of history. In their opinion, the proposed demolition and reconstruction is consistent with the Secretary of Interior Standards for rehabilitation on this historic site.

Additionally, it should be noted that this structure is non-conforming due to its encroachment into the 5' side setback. We proposed to rebuild this cottage exactly in place and will not increase the intensity of this encroachment.

Thank you for your review of this project. Please let me know if you need any additional information.

Regards,

Scott M. Maas, Architect, LEED AP
Associate Principal

S A F D I E R A B I N E S A R C H I T E C T S
925 Fort Stockton Drive, San Diego, California 92103
p.619.297.6153 f.619.299.6072 www.safdierabines.com

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HERITAGE
ARCHITECTURE & PLANNING



July 10, 2013

Mr. Scott Maas
Safdie Rabines Architects
925 Fort Stockton Drive
San Diego, California 92103

RE: William G. Barrett House
Out Building Demolition

Project # 11031

Dear Scott,

It is our understanding that the out building located on the north side of the William G. Barrett House has been demolished and removed from the site. Heritage Architecture & Planning has reviewed the National Register of Historic Places Inventory – Nomination Form for the William G. Barrett House, commonly know as the Casa Madrona. The Nomination Form was written in 1975 and certified in 1980. A copy of the Nomination Form has been included as part of this letter. Heritage Architecture & Planning also reviewed the Sanborn Maps for the out buildings noted in the Nomination Form. These four out buildings were not a part of our initial review or research as part of the Casa Madrona project from 2012.

Based on the review of the National Register documents, Heritage Architecture & Planning has determined the following:

The four Out Buildings were reviewed as part of the Nomination Form. Refer to Item 7, sheets 3 and 4. The report states:

“Of the four outbuildings situated on the property, **three are believed to be historically significant. They are situated on the south side of the main building**, are fully detached, and are built in a row beginning with the uphill structure which faces west toward Buckley Avenue and ending with the downhill structure facing east toward Broadway.” [Emphasis added]

According to the Nomination Form, the fourth out building was not “believed to be historically significant” by the authors at the time of the nomination. A physical description of the “fourth structure” is included in the form on page 4. The description of the building is as follows:

EXHIBIT F
(3 PAGES)

HERITAGE
ARCHITECTURE & PLANNING



July 10, 2013
Mr. Scott Maas
William G. Barrett House
Page 2

“The fourth structure is the smallest of the four outbuildings and is situated on the northeast corner of the property. It is a split-level wood framed, wood sided structure situated on concrete piers. It has a very low pitched gable roof with projecting eaves. A wooden staircase leads up to the main entrance on the south side of the structure. Two single-sash windows are positioned on either side of the door. A second entrance is at the rear of the building, facing west. A rectangular single-sash hinged window is positioned near this entrance. A pair of slide windows are on the face of the structure. On the lower level, below the staircase, is a third door which leads to a storage area.”

A photograph of the fourth out building is included as part of the form, photograph 12 of 12.

Based on the review of the Sanborn Maps, Heritage Architecture & Planning has determined the following:

The 1909 Sanborn Map shows the Casa Madrona along with a small outbuilding along the north property line. This appears to be the location of the fourth outbuilding noted in the National Register documents.

The 1919 Sanborn Map shows the Casa Madrona, the outbuilding along the north property line, and two other buildings at the southwest corner of the property. These two added buildings appear to be outbuildings 1 and 2 as noted in the National Register documents.

The 1945 Sanborn Map indicates numerous other buildings that surround the Casa Madrona, including the four outbuildings noted in the National Register documents as well as two structures noted just below the northeast corner of the Casa Madrona.

Heritage Architecture & Planning does not have any additional information that would change the conclusions of the authors of the Nomination Form. It is unknown if the authors consulted the Sanborn Maps and were able to determine that the fourth outbuilding was the oldest of the four outbuildings. The authors only describe the current condition of the fourth outbuilding and do not provide information about changes that may

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ARCHITECTURE & PLANNING



July 10, 2013
Mr. Scott Maas
William G. Barrett House
Page 3

have been made to the building over time. The Nominations form's author did not state why they felt the fourth outbuilding was less significant than the others. And Heritage has no way to determine how the fourth outbuilding compared to the above description at the time of demolition.

Based on this incomplete information about the fourth outbuilding, it is still not known if the building's demolition impacted any historic fabric. However, since the building is to be rebuilt, the reconstruction will follow The Secretary of the Interior's Standards for Reconstruction. The reconstructed building shall strive to accurately depict the appearance of the historic property in materials, design, spatial relationships, color, and texture. The new structure shall replicate the footprint of the building, match the size and detail of the siding, re-create the height and roof slope, and the overall look of the building using the photographic evidence available. The building will also be clearly identified as a contemporary re-creation of the building.

Heritage Architecture & Planning has reviewed the reconstruction design drawings as provided by Safdie Rabines Architects. The drawings represent an accurate reconstruction as based on the photographs provided on the design sheet. Some minor changes are depicted, such as the minor change in the roof pitch for practical purposes, but the overall design shown on the drawings replicates the fourth outbuilding per The Secretary of the Interior's Standards.

If there are any further questions or comments, I am available to discuss them as needed.
Thank you.

Sincerely,

Brian S. Rickling, AIA
Vice President
C21625

S:\HAP Projects\2011\11031 Casa Madrona Hotel Sausalito\Data\Report\Demo Bldg letter REV1 7-10-2013.doc

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HERITAGE
ARCHITECTURE & PLANNING



July 10, 2013

Mr. Scott Maas
Safdie Rabines Architects
925 Fort Stockton Drive
San Diego, California 92103

RE: William G. Barrett House
Landscape and Site Improvements

Project # 11031

Dear Scott,

Heritage Architecture & Planning has received and reviewed the Landscape and Site Improvement drawings and narrative for the William G. Barrett House, commonly known as the Casa Madrona. Refer to the Shades of Green Landscape Architecture drawings dated June, 2013. Heritage Architecture & Planning (Heritage) has also reviewed the National Register of Historic Places Inventory – Nomination Form written in 1975 and certified in 1980. The Nomination Form does not mention the landscape or site improvements at the property either historically or at the time of the nomination. Additional research was conducted at the Sausalito Historical Society by Ryan Schoen of Met west Terra however, there was no additional information found related to the landscape areas surrounding the buildings. Heritage had previously visited the Sausalito Historical Society during the initial design phase and researched the available material for the Casa Modrona property. Historic photographs did show some locations but there was no apparent landscape design that was evident. Heritage did not specifically complete any research on the landscape or site improvements for the Casa Madrona property.

As stated in the proposed work narrative by Safdie Rabines Architects, dated June 13, 2013, “Generally, the landscape is unkempt, overgrown and contains a mix of vines, ferns, shrubs, ivy and weeds. There are some mature trees, mostly on the hill west of the mansion...” and “The existing site stairs and walkways were not supported on adequate footings, were in a dilapidated condition, lifted by tree roots in some locations, and falling down the hill side in others.”

Heritage has previously visited the site and walked the areas under consideration. While the landscape and site improvements were not the focus of our site visit, the area was reviewed and photographs were taken of the spaces adjacent to the buildings. It would be a fair statement that the site was in poor condition and is an eclectic collection of materials and plants. There are some older materials present at the site, but none known to be historic fabric.

EXHIBIT G
(3 PAGES)

HERITAGE
ARCHITECTURE & PLANNING



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Mr. Scott Maas
William G. Barrett House
Page 2

The existing landscape includes some large mature trees and a variety of retaining walls, stairs, railings, ramps, shrubs, and ground cover. The hardscape includes a variety of materials including brick, ceramic tile, concrete, asphalt, and wood covered by an outdoor elastomeric product. The pathways and stairs varied in width and were not uniform. It appeared to be a collection of materials and changes that had occurred over many decades.

The proposed landscape and site improvements would remove the majority of the existing hardscape. This would include the retaining walls, stairs, railings, and walking paths. The new retaining walls, stairs, and walking paths will be in a similar location, but will be modified. The modifications will change the width of the paths and stairs, as well as the size of the landings and terraces. Additional retaining walls are proposed at the stairs and walkways to retain the hillside and support the stairs. Structural piers will be added to maintain the structural integrity of the proposed hardscape.

The materials for the new hardscape will form a uniform look using concrete paving materials. The concrete used for the stairs and retaining walls will have an integral pewter color that will be compatible with the new bluestone concrete stair treads and wall caps. A combination of bluestone pavers and ivory and fossil colored concrete pavers will be used as shown on the proposed landscape plans. This is a neutral color palette that will be compatible with the colors of the historic Casa Madrona building.

Hand rails and guardrails in a contemporary style will be installed adjacent to the stairs, painted white to adopt the trim color of the historic building. The handrails will be a single metal tube, bent to shape. The guardrails will be made of metal flat bars, painted white, with steel wires strung through the bars. This will meet the current requirements of the building code while not detracting from the historic building. These new materials will be differentiated from the historic materials on site and will not provide a false sense of history.

The existing mature trees would all remain except for one of the seven *Pittosporum* located at the top of the hill, alongside the driveway and main entrance to the property at Buckley Avenue. The one *Pittosporum* tree will be removed for the improvements at the entry gate and entry path to the property. The proposed landscaping improvements will clean out all of the overgrown groundcover and understory planting. New groundcover and ornamental planting will be planted in the amended soil. Three new trees will be planted on site. One on the south side of the building and two on the north side. Two *Magnolia* trees will be planted

HERITAGE
ARCHITECTURE & PLANNING



July 10, 2013
Mr. Scott Maas
William G. Barrett House
Page 3

just beyond the west corner of the Casa Madrona and one Olive tree will be planted near the southeast corner of the building.

There is no known historic fabric that will be directly affected by implementation of the proposed landscape and site improvements. If any material is found to be historic, the material should be incorporated into the final design. However, the existing materials, while some of them are older, do not appear to be from the time period of the original construction, the 1880s. The older materials on site may date back to the 1940s or 1950s but there is no known record of the site improvements for this property.

After review of the proposed landscape and site improvement plans, and review of the existing conditions, Heritage Architecture & Planning has concluded that the proposed landscape and site improvements comply with *The Secretary of the Interior's Standards of Rehabilitation*. Overall, the proposed plans create a uniform landscape plan with simplified site improvements that will be compatible yet differentiated from the existing historic building while not detracting from the historic setting. The color palette chosen is muted and compatible with the current colors scheme for the Casa Madrona.

If there are any further questions or comments, I am available to discuss them as needed. Thank you.

Sincerely,

Brian S. Rickling, AIA
Vice President
C21625

\\PRIMARY\Shared\HAP Projects\2011\11031 Casa Madrona Hotel Sausalito\Data\Report\Landscape Letter 6-19-2013.doc

blank

**United States Department of the Interior
Heritage Conservation and Recreation Service**



**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic William G. Barrett House (Casa Madrona Hotel)
and/or common Casa Madrona Hotel

2. Location

street & number 156 Bulkley Avenue not for publication
city, town Sausalito vicinity of _____ congressional district 5th
state California code 06 county Marin code 041

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: hotel

4. Owner of Property

name John W. Mays
street & number 65-F Gate Five Road
city, town Sausalito vicinity of _____ state California 94965

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder's Office
street & number Marin County Civic Center
city, town San Rafael state California 94901

6. Representation in Existing Surveys

title Historic Resources Inventory has this property been determined eligible? yes no
date 1975 federal state county local
depository for survey records State Office of Historic Preservation
city, town P.O. Box 2390, Sacramento state California 95811

EXHIBIT H
(9 PAGES)

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Situated in the hills of Sausalito, the Casa Madrona Hotel overlooks Richardson Bay, San Francisco Bay and Sausalito's artistic downtown area. This rectangular three story building contains approximately 6,600 square feet and is built on a foundation of brick and concrete. It is a wood frame building with wood siding. It has a low-pitched, broadly projecting hip roof whose eaves, as well as projecting cornice, are supported by single concave curved brackets. On the face of the structure, centered on the roof line, stands a false gable. Two of its three double stack chimneys are situated on either side of the roof; the third stands adjacent to the southernmost exterior wall. The fenestration of the building can be described as having double hung windows flanked by pilasters and protruding sills. The middle floor windows, with the exception of the face of the building, have fishscale shingled hoods which are supported by curved brackets, while the cornice of the structure serves as a hood for the upper floor windows. A pair of arched-headed windows can be found on the second story at the southern side of the building.

The main entrance to the hotel is through the rear of the building, situated on the uphill slope, and leads to the second floor. A second entrance leading to the lower level is located on the southern side of the building. Both entrances are sheltered by a portico whose pilasters, columns and balustraded entablature supports a overhanging pediment. The main entrance portico is flanked by an unenclosed porch.

In 1967 the original veranda at the front of the building on the lower level was enclosed in glass, and a sun deck was added adjacent to it. This veranda supports a columned portico that consists of plain columns with capitals and a turned balustrade which spans the entire width of the second story. A wooden door with glass panels leads from the entrance hall to the portico.

Major interior features contribute to the architectural significance of the building. The long, narrow entrance hall has a series of Victorian panel doors. The door frames are fluted with circular designs in either corner, as are the larger door frames of the sliding wood panel doors which close off rooms for privacy. The windows are also framed in this identical fashion. This pattern is continuous throughout the structure, the wooden wainscoting also having fluted baseboards and trim. The heavily ornamented wooden newel post, situated in the entrance hall, calls attention to the staircase and its double balustrade, one ascending the length of the staircase to the upper floor, the other returning through the entry hall to a second stairway leading to the first floor.

8. Significance

Period	Areas of Significance—Check and justify below				
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation	
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry/invention	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)	

Specific dates 1885 Builder/Architect

Statement of Significance (in one paragraph)

The Casa Madrona Hotel, built in 1885, is significant not only for its architectural design and craftsmanship, but for its historic association with the origin and development of Marin County. In 1850, when California was admitted to the Union, Marin was established as an original county. With the creation of the Sausalito Land and Ferry Company, Marin began to flourish. During the late 1860's, this company purchased a vast amount of Sausalito territory, subdivided the land for resale, and initiated a ferry service to San Francisco. This allowed for the development of a commuting community, thus enhancing the growth of Sausalito.

Donald Tillinghast, one of the original incorporators of the Sausalito Land and Ferry Company, met William G. Barrett, a wealthy Vermont born lumber baron, and sold him a picturesque Sausalito hillside property. Here, in 1885, Barrett built his dream house, which he named the Casa Madrona. He and his family lived high above the town in his beautifully designed Italian Villa country home. Architecturally, it was a mastery of craftsmanship, a tall and stately mansion which stood upon the hillside. Its three stories, with handsome porticos and verandas, projecting cornice with curved brackets, and hooded windows, received prominent recognition from the community. This resulted in an article in the Sausalito News in 1885, which praised Mr. Barrett's "New Mansion...its fine appearance, magnificent view", and called the Barrett place "one of the finest improved sites in Sausalito."

In the Great Fire of June 4, 1893, which engulfed much of Sausalito, the Casa Madrona could have met its demise, but the gardens and grounds sustained the only damage. The Barretts occupied the house until 1902, when it was converted into a guest house, and attorney, John P. Gallagher, purchased the Casa Madrona in 1910. For the next thirty years, it was the "Casa Madrona Hotel," the "Gallagher Inn" and, rumor has it, a bordello. It was an era of changing identities for the Hotel, until it was purchased by Floyd Allensby just before World War II.

The heavy rains of 1973-74, in addition to the death of Floyd Allensby, left the fate of the Casa Madrona uncertain. Finally, in 1976, 91 years after its original construction, the Casa Madrona was purchased by its current owner, John Mays. Mr. Mays' intention to restore the once elegant building to its original Victorian condition has met with overwhelming success. Now, due to this careful renovation, which has retained and enhanced the structure's historical architectural significance, the Casa Madrona has re-emerged as an inviting reminiscence of Sausalito life during the lovely and gracious days of the late 19th century.

9. Major Bibliographical References

Waldhorn, J.L. and Woodbridge, S.B. Victoria's Legacy San Francisco, California: 101 Productions, 1978
 Olmsted, Roger and T. H. Watkins, Here Today: San Francisco's Architectural Heritage, Chronicle Books, San Francisco, 1978

10. Geographical Data

Acreege of nominated property $\frac{1}{2}$ (approximate) 22,645 sq. ft.
 Quadrangle name San Francisco North UTM NOT VERIFIED Quadrangle scale 1:24000
 ACREAGE NOT VERIFIED

UMT References			UMT References		
Zone	Easting	Northing	Zone	Easting	Northing
A 10	545720	41189910	B		
C			D		
E			F		
G			H		

Verbal boundary description and justification. The property nominated occupies city lot 11, parcel #65-063-26, is 22,645 square feet in size, and includes a principal structure and four outbuildings. The site is basically rectangular with 100 feet of frontage along Bridgeway, extending 192 feet along its

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title John W. Mays
 organization Casa Madrona Hotel date November 21, 1979
 street & number 156 Bulkley telephone (415) 332-0502
 city or town Sausalito state California 94965

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:
 national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Knox Ellen

title _____ date May 5 1980

For HCRS use only
 I hereby certify that this property is included in the National Register.

for W. Ray Luce date 5/17/80
 Keeper of the National Register

Attest: _____ date _____
 Chief of Registration

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED JUN 17 1980

CONTINUATION SHEET

ITEM NUMBER 6 PAGE 1

Representation in Existing Surveys:

Historic Sites Project
Junior League of San Francisco, Inc.
2226 Fillmore Street
San Francisco, California

Local survey, 1963-1968

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED	

CONTINUATION SHEET

ITEM NUMBER 7

PAGE TWO

The three fireplaces add a significant dimension to the overall structure and the rooms in which they are situated. They are of classic Victorian design, including add-on mantels and an elaborate overmantel with mirror and "what-not" shelves. The high ceilings accentuate the elaborate plaster rosettes from which suspend chandeliers.

Situated on the property are four outbuildings. They are of simple design, wood framed, with wood siding and a gabled roof. The largest is believed to have been used as a carriage house, while the remaining three may have been utilized for storage or additional quarters.

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CONTINUATION SHEET

ITEM NUMBER

7

PAGE

3

OUTBUILDINGS

Of the four outbuildings situated on the property, three are believed to be historically significant. They are situated on the south side of the main building, are fully detached, and are built in a row beginning with the uphill structure which faces west toward Bulkley Avenue and ending with the downhill structure facing east towards Bridgeway.

The first structure faces Bulkley Avenue and is the largest of the four structures. The structure appears to have been built between 1901 and 1919 according to a 1919 Sanborn map and enlarged thereafter. This rectangular-shaped structure is built on a slope and is single storied at the uphill level and double storied at the lower level. Its foundation is concrete. It is wood framed with wood shingles throughout the upper story and wood siding on the lower story. It has a gable roof with plain box cornices. The southwest corner of the building projects outward to form a small room and has a separate low gable roof which protrudes outward from the main roof. To the rear of the structure on the first story is an enclosed veranda with glass pane windows and a shedlike roof. Below the veranda on the lower level are two fixed windows. The remaining fenestration of the building varies, combining double hung sash windows on the facade and southwest corner of the building and fixed multipane windows throughout the remainder of the structure. The main entrances face west on the upper level, and consist of two side-by-side hardwood panel doors covered by a hood supported by brackets. These lead into the living areas of the building. A third door is located on the lower level on the north side of the structure and leads into a storage and work area.

The second structure is situated directly below the first. It is a smaller rectangular wood framed, wood sided building which appears to be situated on piers. It has a gable roof which is offset at a right angle on its eastern slope by a low-pitched gable roofed porch. At the rear of the building is a small wood-sided attachment with a rectangular fixed window and a shed roof. Stationary windows appear on either side of the attachment, and wood framed windows appear directly below the gable at the front and rear of the structure. The entrance is on the north side of the building sheltered by a triangular hood supported by brackets.

The structure appears on a 1919 Sanborn map but is believed to have been constructed around 1910 when John P. Gallagher purchased the Casa Madrona. This is also believed to be the case with the third outbuilding.

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

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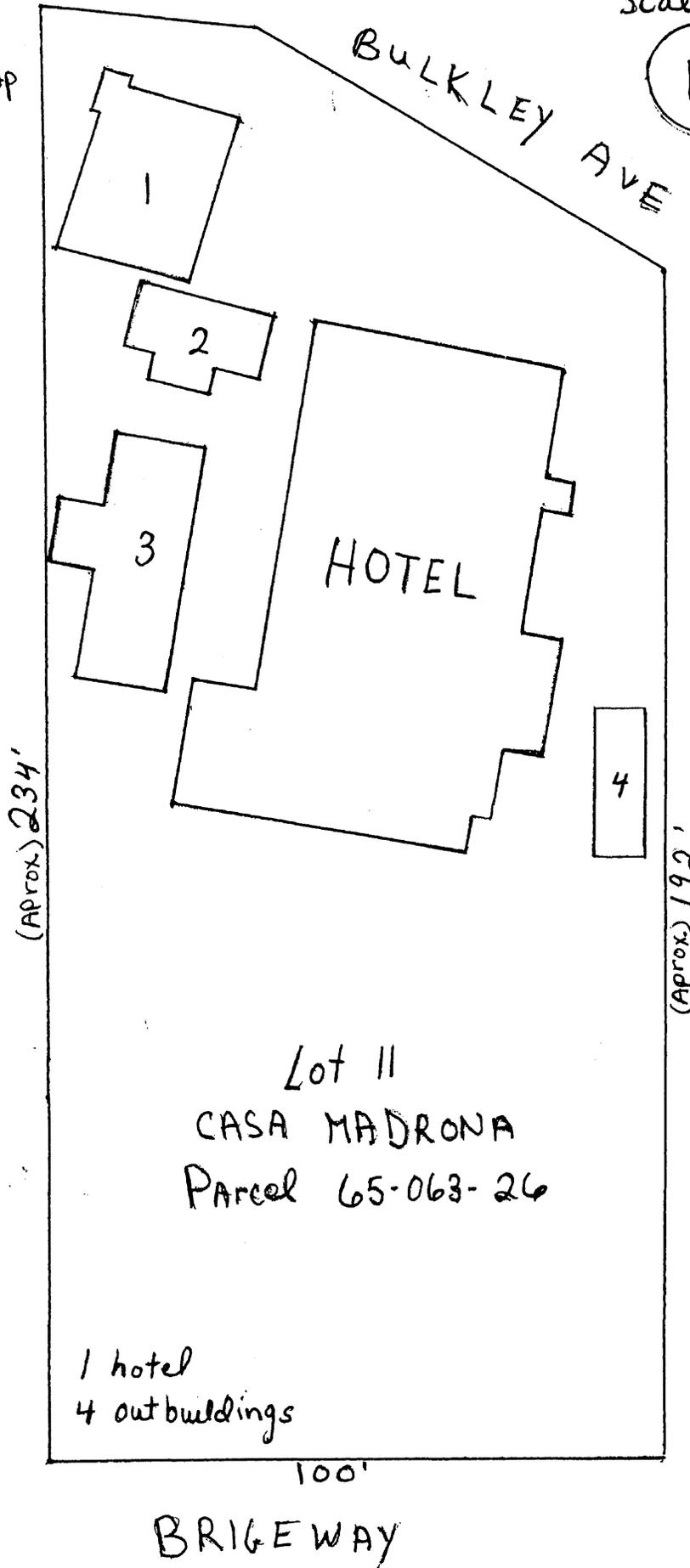
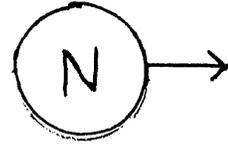
The third structure completes the row of outbuildings on the south side of the main structure. It is an "L" shaped wood frame, wood sided building with a concrete foundation. It has a low pitched gable roof which extends over the portion of the building which forms the "L" shape. This portion of the roof has a lesser pitch than the remainder of the roof. The roof has recently been reshingled with wood due to the deterioration of the original wood shingle. The main entrance is on the west side of the structure and is enclosed by a porch with wood siding and lattus stickwork, with a shed roof. A second exterior door is situated on the south side of the building. The fenestration of the structure can be described as having fixed rectangular windows on its south side and fixed rectangular windows below a triangular sectional window conforming to the shape of the gable on the eastern side facing Bridgeway. The window is divided by a single concave curved bracket attached to the roof edge in the center of the gable.

The fourth structure is the smallest of the four outbuildings and is situated on the northeast corner of the property. It is a split-level wood framed, wood sided structure situated on concrete piers. It has a very low-pitched gable roof with projecting eaves. A wooden staircase leads up to the main entrance on the south side of the structure. Two single-sash windows are positioned on either side of the door. A second entrance is at the rear of the building, facing west. A rectangle single-sash hinged window is positioned near this entrance. A pair of slide windows are on the face of the structure. On the lower level, below the staircase, is a third door which leads to a storage area.

0-2164D

Item 10.
Sketch map

Scale 1" = 20'



BRIGEWAY

Casa Madrona Hotel
Sausalito, Marin Co. Calif

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