HISTORIC LANDMARKS BOARD AGENDA
CITY OF SAUSALITO

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

MEETING DATE: Wednesday, March 24, 2010
MEETING TIME: 5:30 P.M.
LOCATION: *City Council Conference Room*, 420 Litho Street, Sausalito

CALL TO ORDER / ROLL CALL

Chair Thomas Theodores | Vicki Nichols | Morgan Pierce | Denina Fredrickson
Brad Paul, Secretary

APPROVAL OF AGENDA

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA

NEW BUSINESS-

1. **CHILEAN PLAQUE IN PLAZA VINA DEL MAR/700 BLOCK OF BRIDGEWAY (APN 065-074-01)**
   Project: Study Session request for direction on placing a plaque in Plaza Vina del Mar recognizing sister City Vina del Mar in Chile.

2. **SPARKMAN RESIDENCE/29 GLEN COURT (APN 065-112-36)** Staff: Thornberry
   Project: 50-Year review memo for renovations to an single family dwelling.

3. **NOLAN-VANDERMOLEN RESIDENCE/37 VISTA CLARA (APN 064-241-05)** Staff: Burns
   Project: 50-Year review memo for renovations to an single family dwelling.

OLD BUSINESS-

4. **MACLAIRD RENNOVATIONS/22 ATWOOD AVENUE (APN 065-203-02)** Staff: Burns
   Project: Finalize the 50-Year memo prepared for 22 Atwood Avenue.

APPROVAL OF MINUTES –March 10, 2010

COMMUNICATIONS

1. **Staff Updates**
2. **Historic Design Guidelines Update**
3. **HLB Meeting Schedule**

ADJOURNMENT TO A JOINT MEETIN WITH PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD AT 6:30 PM IN THE CITY COUNCIL CHAMBERS

PUBLIC HEARING-

5. SAUSALITO HOTEL/ 16 EL PORTAL (DR 10-033) Staff: Burns

Don Olsen Associates (Applicant)
Loren Investments (Owner)

DESCRIPTION: Design Review Permit to allow an exterior modification to a property within the Historic District at 16 El Portal (APN 065-131-17).

RECOMMENDATION: Continue without discussion to HLB meeting on April 14, 2010, at the request of the applicant.

CONCLUDE JOINT MEETING WITH THE PLANNING COMMISSION AND ADJOURNMENT OF HISTORIC LANDMARKS BOARD MEETING TO A REGULARLY SCHEDULED MEETING ON MARCH 24, 2010 AT 5:30 PM IN THE CONFERENCE ROOM

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

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

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

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

Jeremy Graves, **Community Development Director**
Mary Wagner, **City Attorney**
Heidi Burns, **Associate Planner**
Lilly Schinsing, **Associate Planner**
Alison Thornberry, **Assistant Planner**
Alberto Viana, **Administrative Aide I**

HISTORIC LANDMARKS BOARD MINUTES

CITY OF SAUSALITO **DRAFT**

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

MEETING DATE: **Wednesday, March 10, 2010**
MEETING TIME: **5:30 P.M.**
LOCATION: ***City Hall Conference Room, 420 Litho Street***

VINA DEL MAR STUDY SESSION REGARDING PATH LOCATION AND MATERIALS
The HLB meeting convened at 5:31 PM. Board Members Nichols, Pierce, Fredrickson, and Chair Theodores were present. Board member Paul arrived during the joint HLB and Planning Commission public hearing at 6:40PM. Associate Planner Burns and Staff Engineer Andrew Davison were present, in addition to resident Dave Hodgeson.

APPROVAL OF AGENDA- *No changes to agenda*

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA- *No public comment*

OLD BUSINESS- *None*

NEW BUSINESS-

1. **GENE HILLER (AKA FORMER CITY HALL) PAINT COLORS/729 BRIDGEWAY (APN 065-071-21)**
   Project: Study Session review of paint colors for the Gene Hiller (former City Hall) Building.

   Staff Engineer Andrew Davidson presented the proposed color palette for the repainting of the former City Hall (AKA Gene Hiller) building. The HLB unanimously approved the following colors for the repainting of the building:

   - *Existing Darker Color to be replaced with a Kelly-Moore "Dark Green" paint color, product number 1274-Low Sheen, Control 10-0083-0903.*
   - *Existing medium dark color to be replaced with a Kelly-Moore "Light Green" paint color, product 1245-Low Sheen, Control 10-0084-0903.*
   - *Existing lighter color to be replaced with a Kelly-Moore "When Twilight Falls" paint color. Product 1245-Low Sheen, Control KM 3876-2*

   The HLB also requested staff to look into whether Gene Hiller has received approval for business identification signage to be placed at the top of the parapet to replace an old "Bank" sign.

2. **HOLDERMAN RENNOVATIONS/317 FOURTH STREET (APN 065-233-03)**
   Project: 50-Year review for renovations to a single family dwelling.

   Board members Peirce and Nichols presented the information found during the research regarding 317 Fourth Street
   The HLB then made the following significance findings:

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

      The board finds ***No Significance*** *under this criterion.*

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

The board finds ***No Significance*** *under this criterion.*

3. *Does the structure embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values?*

   The board finds ***No Significance*** *under this criterion.*

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

   The boards finds ***No Significance*** *under this criterion.*

Based on the findings of no significance, the HLB did not provide comments on the project.

APPROVAL OF MINUTES *–Approved as amended*

COMMUNICATIONS

1. **Staff Updates**

   Staff planner Burns asked the HLB for ideas regarding priority setting ideas. The HLB suggested funding for a survey regarding the Marinship properties, funding for the preparation of a Certified Local Government application to the State, a complete overview of the current regulations regarding the HLB, and funding for training.

   Staff planner Burns also reminded the HLB that there will be a joint Planning Commission meeting on March 24, 2010 regarding paint colors related to the Sausalito Hotel, 16 El Portal.

ADJOURNMENT – *The meeting was adjourned at 6:30PM to a joint Planning Commission meeting. Refer to the Planning Commission minutes dated March 10, 2010 regarding the Plaza Vina del Mar public hearing.*

Meeting Minutes Approved _____

Secretary Date

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CITY OF SAUSALITO
PLANNING DIVISION
MEMORANDUM

Date: March 24, 2010
To: Historic Landmarks Board (HLB)
From: Heidi Burns, Associate Planner
Subject: **Study Session Regarding a Plaque to be located at Plaza Vina Del Mar (APN 065-112-36)**

Erin Stroud, Events Coordinator with the City's Department of Parks and Recreation will be requesting feedback and direction from the HLB for a proposed plaque the Chilean Government would like to place at the Plaza Vina Del Mar in recognition of its sister city status with the City of Sausalito.

Questions for consideration are the following:

1. Is a sister city plaque located in Plaza Vina Del Mar appropriate?
2. If so, where should the plaque be located?
3. What materials and size is recommended for the plaque?

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CITY OF SAUSALITO
PLANNING DIVISION
MEMORANDUM

Date: March 24, 2010
To: Historic Landmarks Board (HLB)
From: Alison Thornberry, Assistant Planner
Subject: **HLB 50-year Review of Zoning Permit for 29 Glen Court (APN 065-112-36)**

Architect Leigna Heydt, of Heydt Designs, on behalf of property owner, James Sparkman, is proposing exterior alterations to a property and structure in the Single Family Residential (R-1-6) Zoning District as follows:

Additions to property:

- New detached, single car garage on the south side of the property.
- Garage to match existing residence.

Alterations to Structure:

- Repair and replace broken or inoperable shingles, windows and trim will be replaced with the same materials, design and color or the existing.
- Interior remodel of
- A closet addition on the south elevation, creating a pop out 5' 5" deep by 18' 6" long. New siding and roofing will match existing.
- Five foot extension of the existing deck. New deck size will be a total of 15' by 28'.
- The landscape retaining walls are proposed to be concrete with cement plaster surfacing to match the existing cement plaster siding on the lower half of the residence.

Upon review of the assessor's information, the existing residential building was constructed in 1950.

The applicant is requesting an Administrative Design Review Permit to allow for the construction of the above listed elements of the project. This project does not require review by the Planning Commission. A historical significance memo will be prepared by two Board members is expected to be provided at the March 24, 2010 meeting.

Board members Fredrickson and Nichols have prepared a 50-Year memo for consideration (see Attachment 3).

Attachment

1. Proposed Plans
2. Photographs of Existing
3. Permitting History for the Subject Site (from the City's archive files)

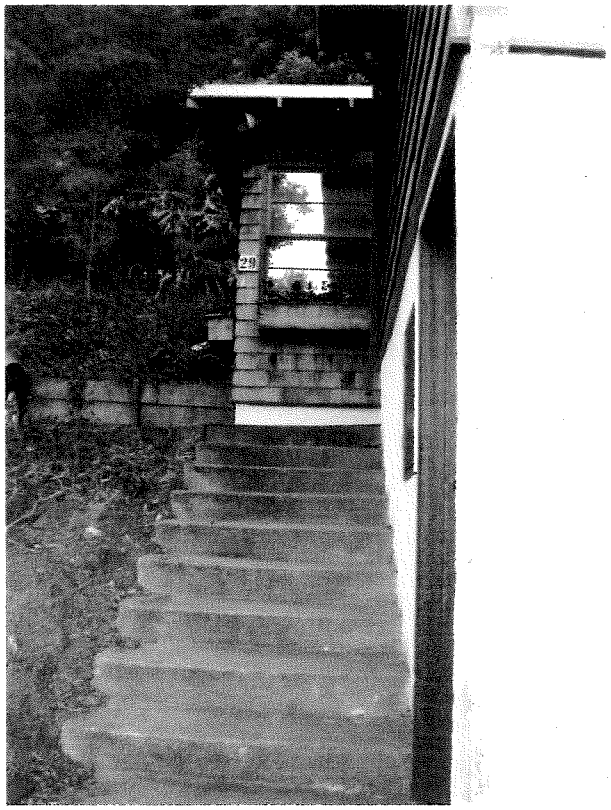
ffl:\CDD\PROJECTS - ADDRESS\G\Glen Ct 29\ADR-HLB 10-037\HLB Memo 03-24-10-revised.doc

EXISTING CONDITIONS

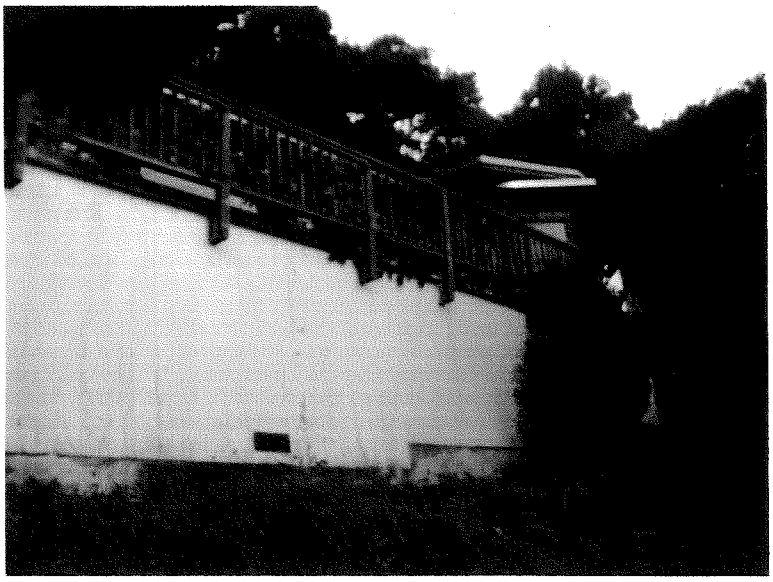
North-East Corner

(E) East Elevation

NOTE: PROPOSED MATERIALS TO MATCH (E) SHINGLE & STUCCO COLORS & TEXTURES



North East Corner



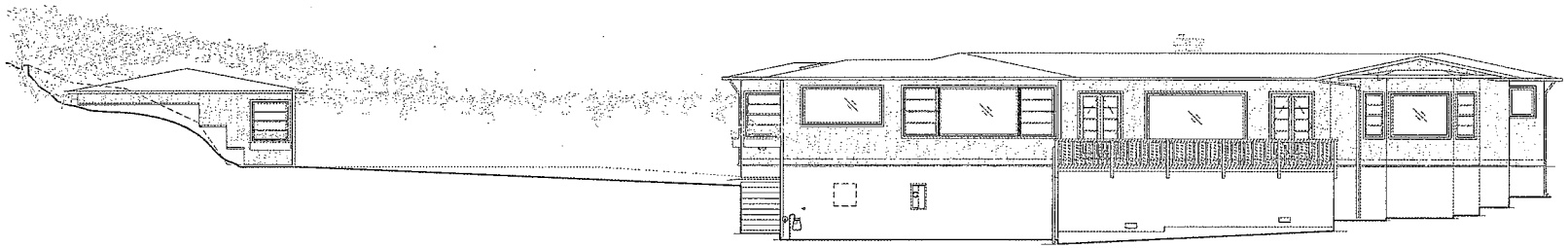
(E) Deck on North Elevation

RECEIVED
FEB 17 2010
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

RECEIVED

FEB 17 2010

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT



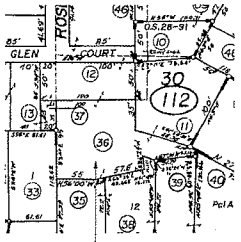
Sparkman Residence

29 Glen Court, Sausalito, California 94965

ABBREVIATIONS

&	AND	JST	JOIST
@	AT		
ø	DIAMETER	MAX	MAXIMUM
℄	CENTER LINE	MECH	MECHANICAL
#	NUMBER	MIN	MINIMUM
+/-	PLUS OR MINUS	MTL	METAL
AFF	ABOVE FINISHED FLOOR	N/A	NOT APPLICABLE
AFCI	ARC FAULT PROTECTED OUTLET	(N)	NEW
		N.I.C	NOT IN CONTRACT
BD	BOARD		
BM	BEAM	O/	OVER
CT	CERAMIC TILE	OBSC	OBSCURE
CLG	CEILING	OC	ON CENTER
CLR	CLEAR	OFS	OUTSIDE FACE OF STUD
CONC	CONCRETE	OPCI	OWNER PROVIDED CONTRACTOR INSTALLED
DBL	DOUBLE	PL	PROPERTY LINE
DTL	DETAIL	PLYWD	PLYWOOD
DF	DOUGLAS FIR	PR	PAIR
DN	DOWN		
DS	DOWN SPOUT	QT	QUARRY TILE
DW	DISHWASHER	R.	RADIUS OR RISER
(E)	EXISTING	REF	REFRIGERATOR
EW	EACH WAY	RM	ROOM
EQ	EQUAL		
		SC	SOLID CORE
FF	FINISH FLOOR	SCHED	SCHEDULE
FLR	FLOOR	SH	SHELF
FND	FOUNDATION	SHT	SHEET
FOF	FACE OF FINISH	SLDG	SLIDING
FOS	FACE OF STUD	S/S	STAINLESS STEEL
FS	FLOOR SINK	SSD	SEE STRUCTURAL DRAWINGS
GC	GENERAL CONTRACTOR	SUSP	SUSPENDED
GFI	GROUND FAULT INTERUPT	T	TREAD
GL	GLASS	TBD	TO BE DETERMINED
GLB	GLU-LAM BEAM	TEMP	TEMPERED
GND	GROUND	T.O	TOP OF
GRD	GRADE	TYP	TYPICAL
GWB	GYPSUM BOARD		
HB	HOSE BIBB	UON	UNLESS OTHERWISE NOTED
HC	HOLLOW CORE		
HDR	HEADER	VIF	VERIFY IN FIELD
HK	HOOK	W/	WITH
HM	HOLLOW METAL	WD	WOOD
HTR	HEATER	WP	WATERPROOF

VICINITY MAP



SUBJECT PARCEL

PROJECT SCOPE

Scope of Work: Site grading for new retaining walls and enlarged driveway. New single car garage. Five foot deck extension. 100 sq. ft Closet Addition. Interior remodeling.

APPLICABLE CODES

2007 California Building Code
2007 California Energy Code
2007 California Electrical Code
2007 California Plumbing Code
2007 California Mechanical Code
Local Ordinances

PROJECT DATA

Item	Existing	Add/New	New Total	Act	Required
Parcel Area	11,590	no change	11,590		10,000 min.
No. of Units	1	no change	1		2 max.
Yards (Sec10.40)					
Residence Rear (Bath Rem.)	12'9"	no change	12'9"		15'0"
Residence Right (Deck Ext.)	21'9"	-5'0"	16'9"		5'0"
Residence Left (Closet Add.)	27'6"	no change	27'6"		5'0"
Garage Right	none	1'1"	1'1"		5'0"
Garage Left	none	3'3"	3'3"		5'0"
Garage Height	none	4'9"	4'9"		15'0"
Residence Height	15'0"	no change	15'0"		32'0"
Building Coverage					
Area Covered	2161 s.f.	633 s.f.	2794 s.f.		4037 s.f.
% of Parcel	19%	5%	24%		35% max.
Impervious S.A.					
Area Covered	3463 s.f.	1174 s.f.	4637 s.f.		7823.25 s.f.
% of Parcel	30%	10%	40%		67.5% max.
Floor Area					
Net Floor Area	1874 s.f.	100 s.f.	1974 s.f.		4636 s.f. max.
Floor Area Ratio	16%	1%	17%		40% max.
Parking Spaces					
No. Provided	2	1	3		2 min.
Dimensions					9x19 ea.

CONSULTANTS

Geotechnical Engineer:
Nersi Hermali, G.E.
Consulting Soil Engineer
3030 Bridgeway Suite 131
Sausalito, CA 94965
415-331-3061

Land Surveyor:
Lawrence H. Gaynor
NCPD & Associates
2346 Marinship Way Ste 101
Sausalito, CA 94965
415-289-0822

SHEET INDEX

A0-0 Cover
A1-2 Site Plan
A2-1 Basement Plan
A2-2 Floor Plans
A2-4 Roof Plans
A4-1 North Elevations
A4-2 South Elevations
A4-3 East and West Elevations
A4-4 Garage Drawings
A6-1 Sections

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Designs Heydt Date

Planning Submittal 02/12/10

PROJECT: SPARKMAN RESIDENCE
29 GLEN COURT
SAUSALITO, CA 94965

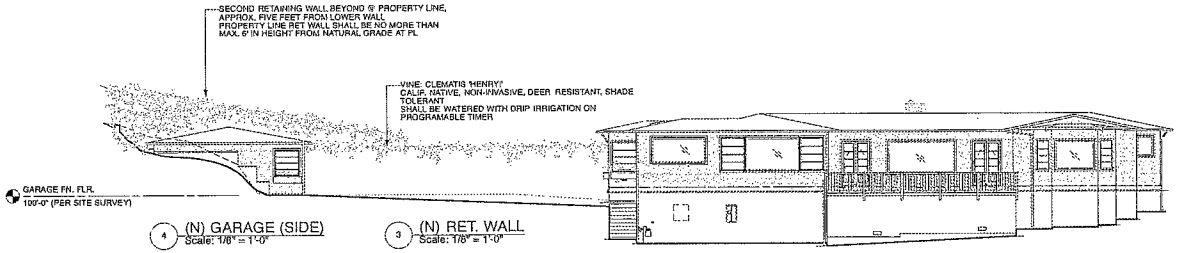
OWNERS: JAMES SPARKMAN
29 GLEN COURT
SAUSALITO, CA 94965
(415) 793-5626

APN # 065-112-36

COVER

Sheet Number

A0-0



4 (N) GARAGE (SIDE)
Scale: 1/8" = 1'-0"

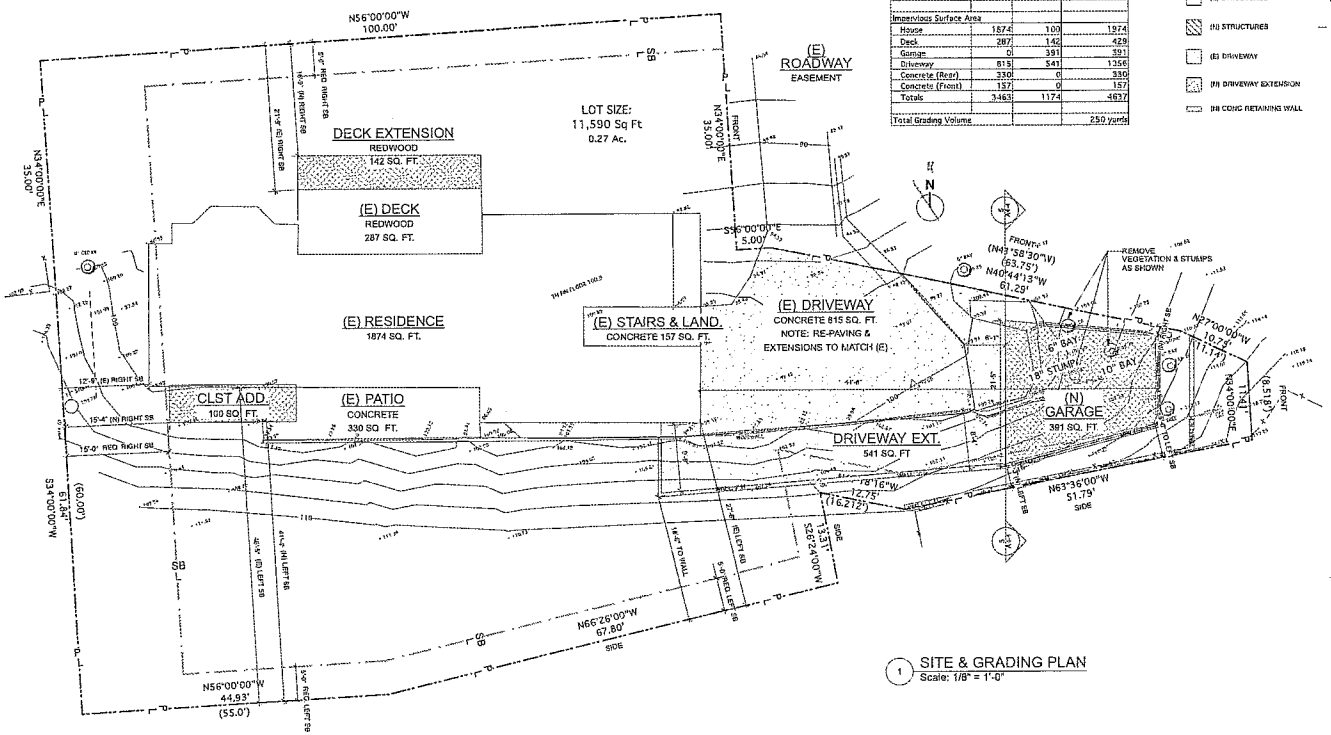
3 (N) RET. WALL
Scale: 1/8" = 1'-0"

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

	Existing	New/Add	Total Proposed
Building Coverage			
House	1874	100	1974
Deck	287	142	429
Garage	0	391	391
Totals	2161	633	2794
Impervious Surface Area			
House	1874	100	1974
Deck	287	142	429
Garage	0	391	391
Driveway	815	541	1356
Concrete (Rear)	330	0	330
Concrete (Front)	157	0	157
Totals	3463	1174	4637
Total Grading Volume			250 yards

LEGEND

- (E) STRUCTURES
- (N) STRUCTURES
- (E) DRIVEWAY
- (N) DRIVEWAY EXTENSION
- (N) CONC RETAINING WALL
- TREES
- FENCE



1 SITE & GRADING PLAN
Scale: 1/8" = 1'-0"

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Heydt Heydt Date

Planning Submittal 02/12/10

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29 GLEN COURT
SAUSALITO, CA 94965

OWNERS: JAMES SPARKMAN
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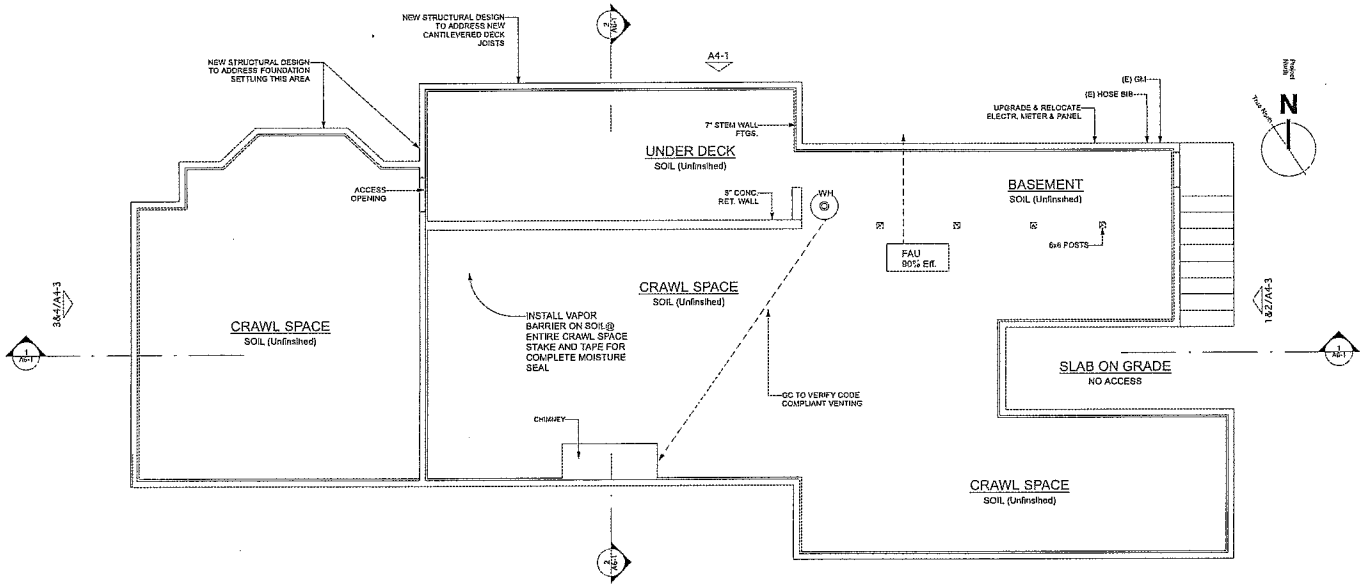
SAUSALITO, CA 94965
(415) 793-5622

APN # 065-112-36

SITE PLAN
GRADING NOTES
LANDSCAPE NOTES
SITE VIEW

SHEET NUMBER:

A1-2



1 BASEMENT PLAN
Scale: 1/4" = 1'-0"

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Imgha Heydt Date

Planning Submittal 02/12/10

PROJECT: SPARKMAN RESIDENCE
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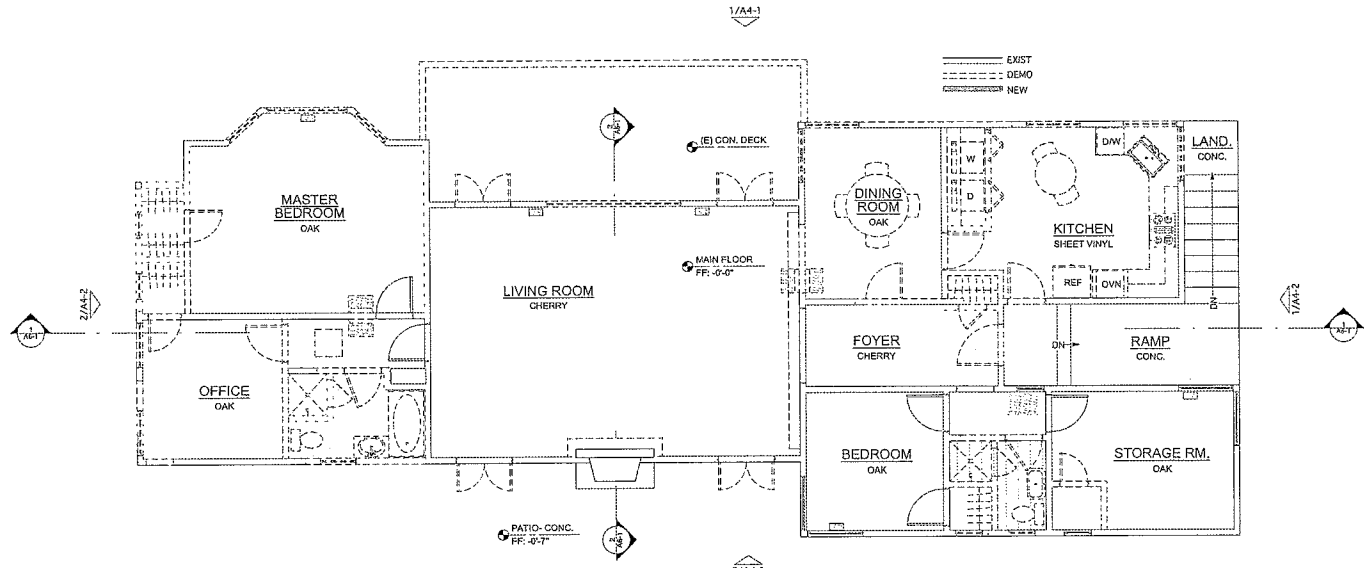
APN # 065-112-36

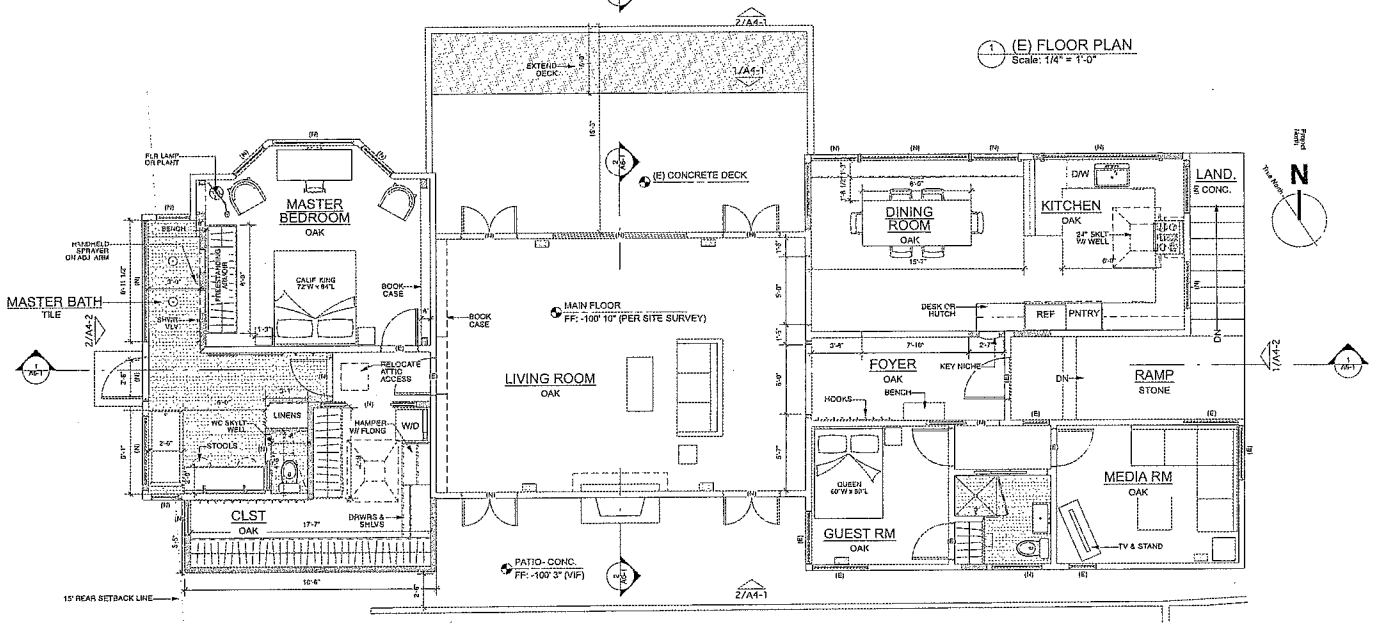
RESIDENCE BASEMENT PLAN

SHEET NUMBER:

A2-1



(E) FLOOR PLAN
Scale: 1/4" = 1'-0"



(N) MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"

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Hughes Heydt — Date

Planning Submittal 02/12/10

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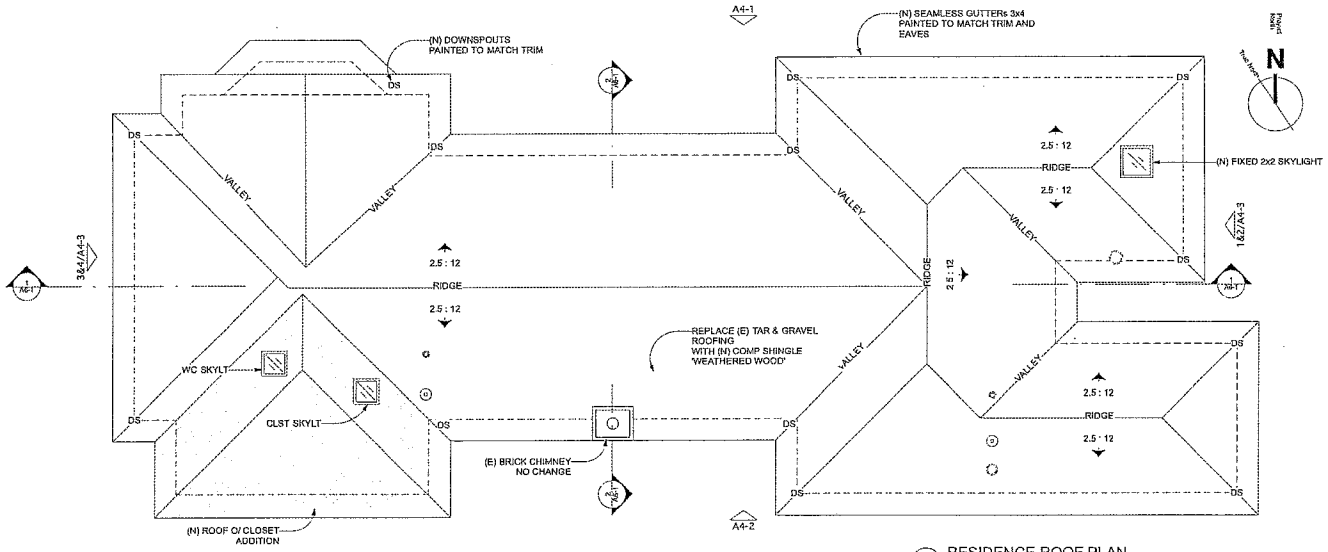
APN # 065-112-36

RESIDENCE FLOOR PLANS

SHEET NUMBER:

A2-2



1 RESIDENCE ROOF PLAN
Scale: 1/4" = 1'-0"

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Leigha Heydt	Date
Planning Submittal	02/12/10

PROJECT: SPARKMAN RESIDENCE
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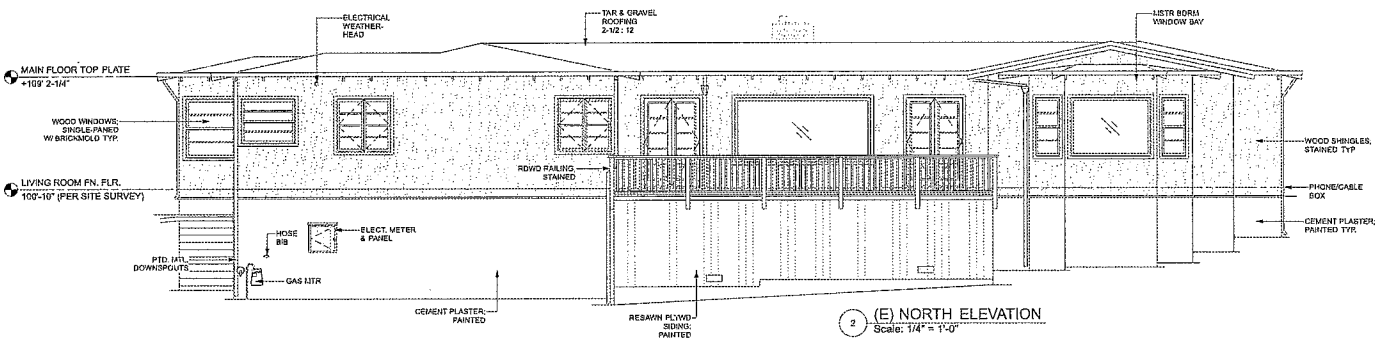
APN # 065-112-36

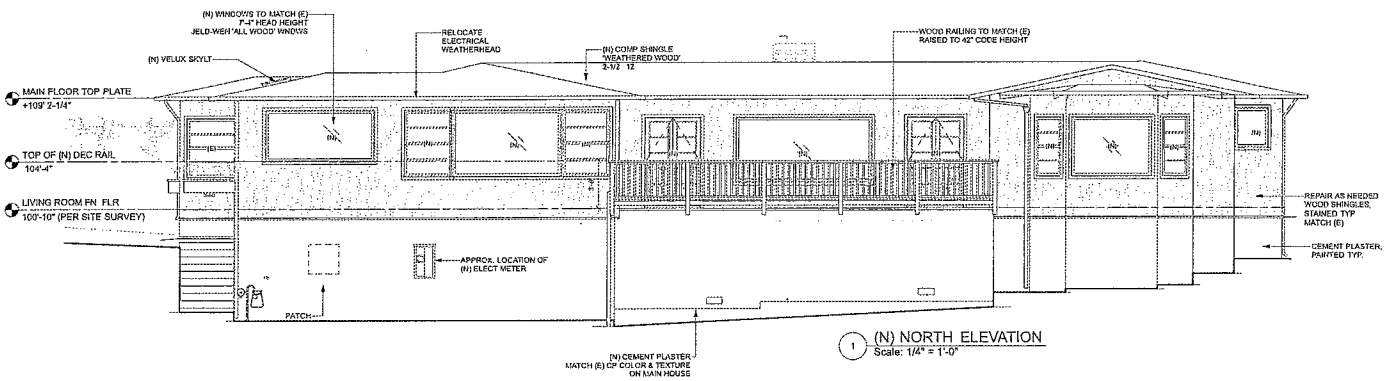
RESIDENCE ROOF PLAN

SHEET NUMBER:

A2-4



2 (E) NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 (N) NORTH ELEVATION
Scale: 1/4" = 1'-0"

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hugha@heydtdesigns.com

Hugha Heydt	Date
Planning Submittal	07/12/10

PROJECT: SPARKMAN RESIDENCE
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SAUSALITO, CA 94965

OWNERS: JAMES SPARKMAN
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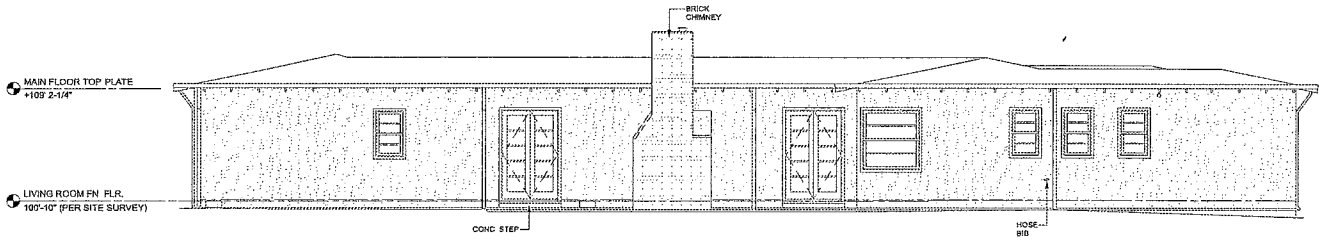
(415) 793-3626

APN # 065-112-36

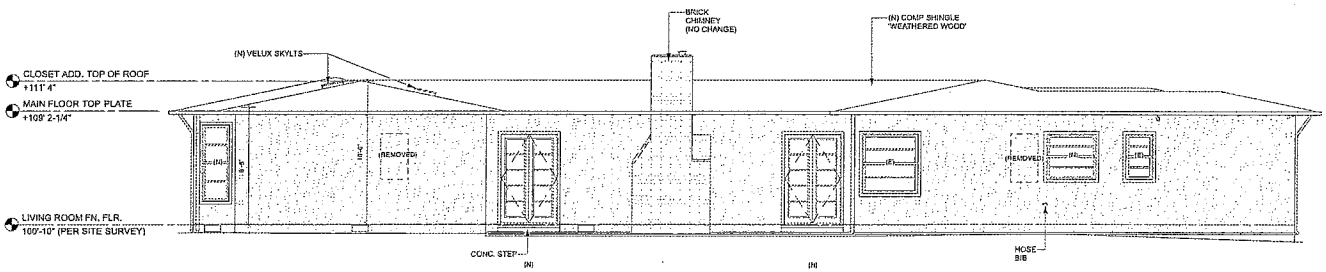
RESIDENCE NORTH ELEVATIONS

SHEET NUMBER:

A4-1



2 (E) SOUTH ELEVATION
Scale: 1/4" = 1'-0"



1 (E) SOUTH ELEVATION
Scale: 1/4" = 1'-0"

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Leigha Heydt Date

Planning Submittal 02/12/10

PROJECT: SPARKMAN RESIDENCE
29 GLEN COURT
SAUSALITO, CA 94965

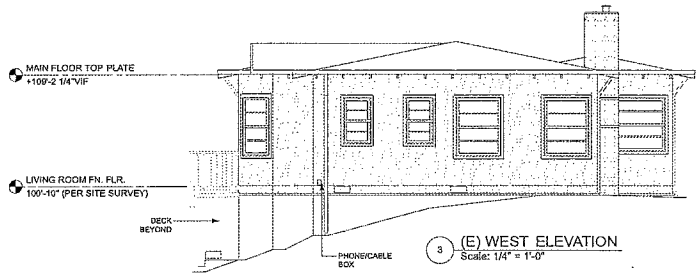
OWNERS: JAMES SPARKMAN
29 GLEN COURT
SAUSALITO, CA 94965
(415) 793-5626

APN # 065-112-36

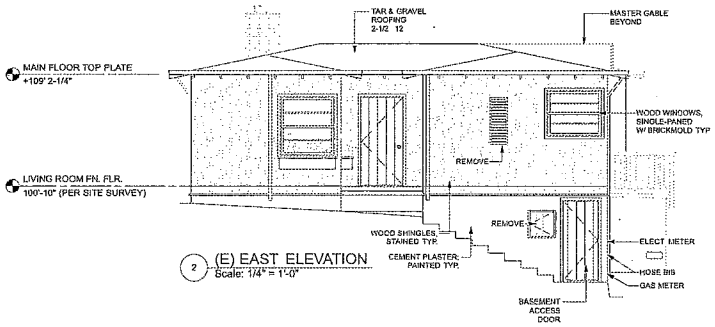
RESIDENCE
SOUTH
ELEVATIONS

SHEET NUMBER:

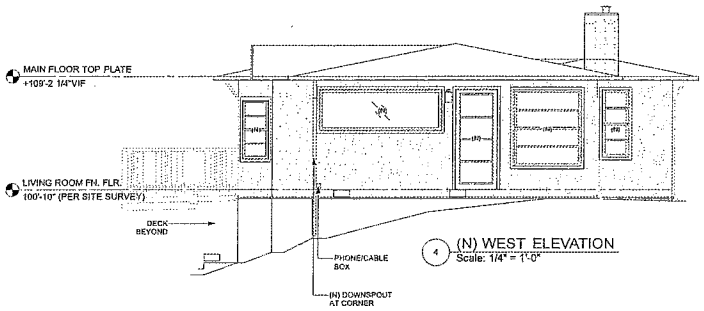
A4-2



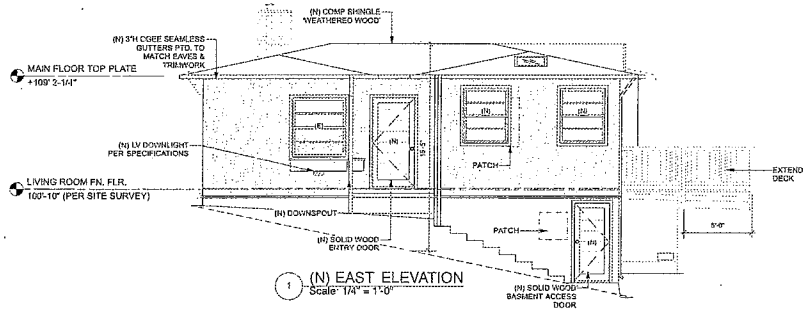
3 (E) WEST ELEVATION
Scale: 1/4" = 1'-0"



2 (E) EAST ELEVATION
Scale: 1/4" = 1'-0"



4 (N) WEST ELEVATION
Scale: 1/4" = 1'-0"



1 (N) EAST ELEVATION
Scale: 1/4" = 1'-0"

HEYDT DESIGNS
HOMES+GARDENS
Allied AIA
"Build It Green" Certified
CSLB # 817657
3037 Bridgeway, Ste 245
Sausalito, CA 94965
O. 415 332 2447
M. 415 847 4707
F. 415 480 1358
kayha@heydtdesigns.com

Unghia Heydt Date

Planning Submittal 02/12/10

PROJECT: SPARKMAN RESIDENCE
29 GLEN COURT
SAUSALITO, CA 94965

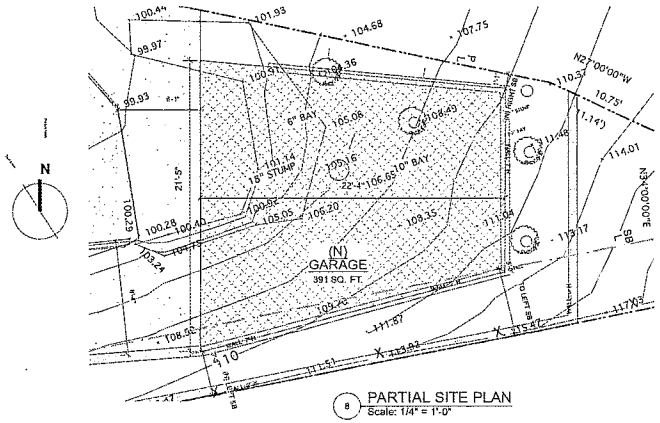
OWNERS: JAMES SPARKMAN
29 GLEN COURT
SAUSALITO, CA 94965
(415) 793-5626

APN # 065-112-36

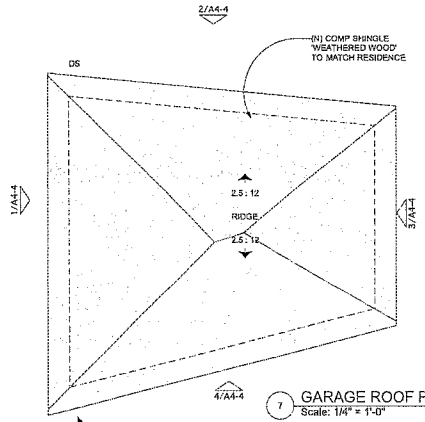
RESIDENCE
EAST & WEST
ELEVATIONS

SHEET NUMBER:

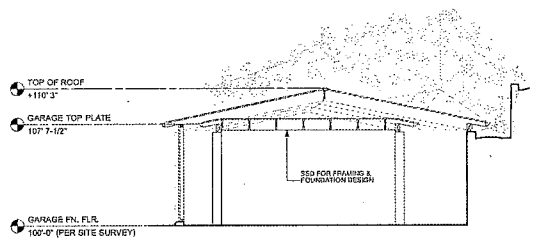
A4-3



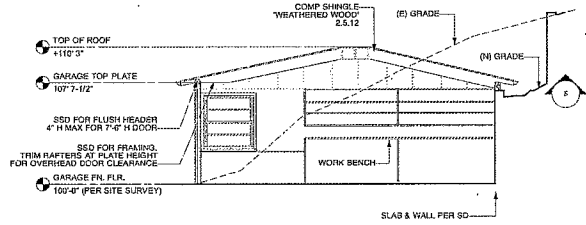
8 PARTIAL SITE PLAN
Scale: 1/4" = 1'-0"



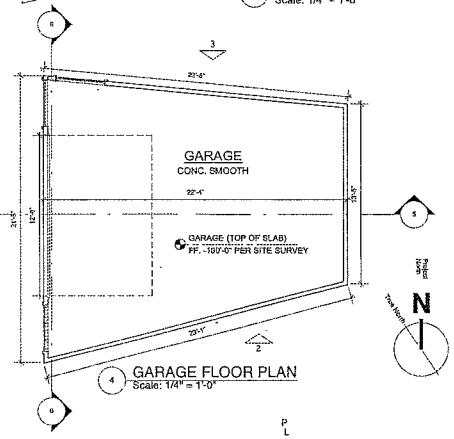
7 GARAGE ROOF PLAN
Scale: 1/4" = 1'-0"



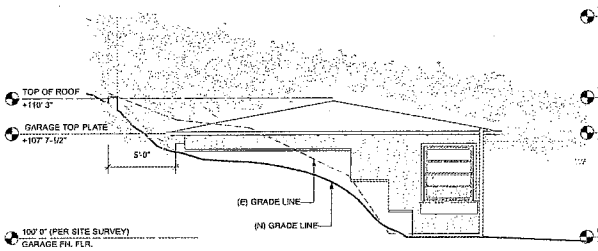
6 GARAGE- WEST SECTION
Scale: 1/4" = 1'-0"



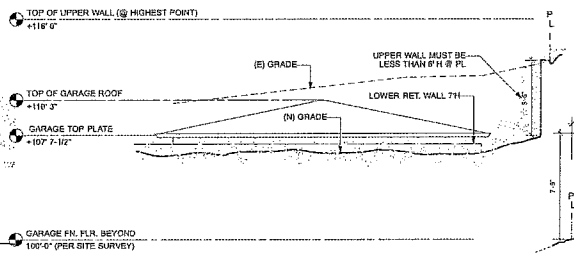
5 GARAGE- SOUTH SECTION
Scale: 1/4" = 1'-0"



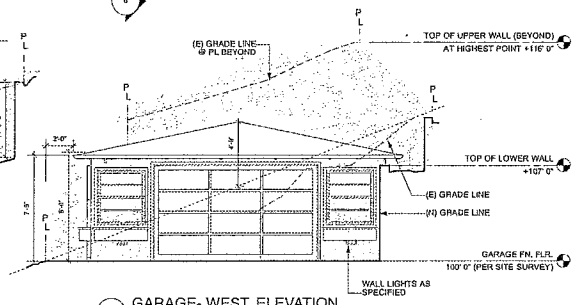
4 GARAGE FLOOR PLAN
Scale: 1/4" = 1'-0"



3 GARAGE- NORTH ELEVATION
Scale: 1/4" = 1'-0"



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



1 GARAGE- WEST ELEVATION
Scale: 1/4" = 1'-0"

HEYDT
DESIGNS
HOMES+GARDENS
Alfred AIA
"BuILd It Green" Certified
CALA 5 817457
3030 Bridgeway, Ste 245
Sausalito, CA 94965
O. 415 332 2447
M: 415 847 4707
F. 415 480 1358
hargha@heydtdesigns.com

Leigh Heydt Date

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OWNERS: JAMES SPARKMAN
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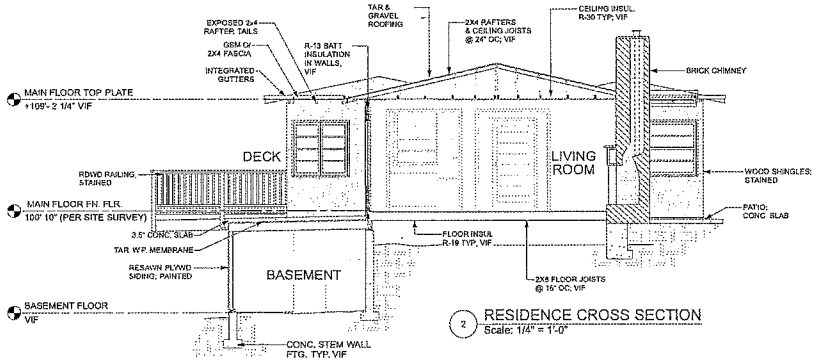
SAUSALITO, CA 94965
(415) 793-5626

APN # 065-112-36

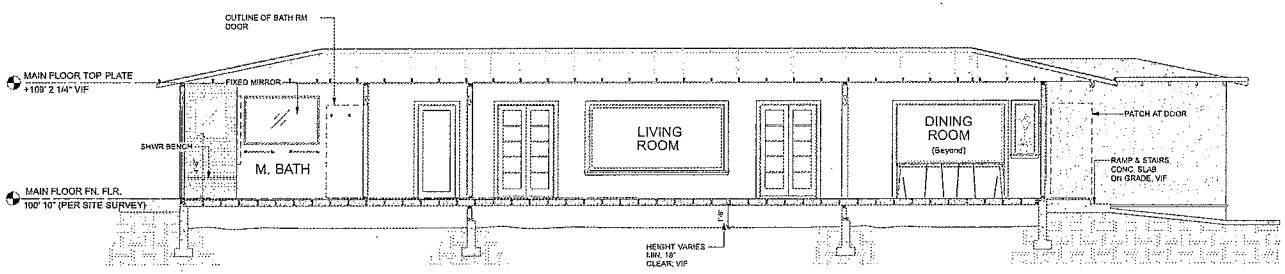
GARAGE
DRAWINGS

SHEET NUMBER:

A4-4



2 RESIDENCE CROSS SECTION
Scale: 1/4" = 1'-0"



1 RESIDENCE LONGITUDINAL SECTION
Scale: 1/4" = 1'-0"

HEYDT DESIGNS
HOMES+GARDENS
AlSed AIA
"Build It Green" Certified
CSLA B 817657
3330 Bridgeway, Ste 245
Sausalito, CA 94965
O: 415 332 2447
M: 415 847 4707
F: 415 460 1358
leigh@heydtdesigns.com

Leigha Heydt Date

Planning Submittal 02/12/10

PROJECT: SPARKMAN RESIDENCE
29 GLEN COURT
SAUSALITO, CA 94965

OWNERS: JAMES SPARKMAN
29 GLEN COURT
SAUSALITO, CA 94965
(415) 793-5626

APN # 065-112-36

RESIDENCE SECTIONS

SHEET NUMBER:

A6-1

29 Glen Court
APN 065-112-36
Permitting History

County Assessor's Record

Constructed in 1950
1 Single Family Residence
11,318 square feet of land area

Building Permit Record

A5196	Replace tar and gravel roof with class A roof	11-09-95
M10784	Install 80,000 BTU Furnace	04-15-04

Planning Approval Record

None on Record

I:\CDD\PROJECTS - ADDRESS\G\Glen Ct 29\ADR-HLB 10-037\HLB Permit Record 3.5.10

MEMORANDUM

TO: Sausalito Planning Commission

FROM: Sausalito Historic Landmarks Board

RE: 29 Glen Court

DATE: March 24, 2010

Methodology

Pursuant to City Council direction, it is the responsibility of the Sausalito Historic Landmarks Board to examine any remodel or demolition application in the City if the application involves a structure of fifty or more years of age. The Board assigns two members to review each project and to consider the gathered information and produce this report. Our report is not intended to replace or augment any technical reports pertaining to this project: any comments regarding structural integrity, engineering, etc., are purely observational.

Architectural Research

The applicant is proposing a new, detached single car garage, repair and replacement of shingles, windows and trim, an addition of a closet, which will require a pop out of the exterior wall and a five-foot extension of the existing deck. Landscape retaining walls will be cement plaster to match the existing cement plaster siding on the lower half of the residence. The parcel number of this property is 065-112-36. Marin County Tax Assessor records show this structure was built in 1950. The building is a single family, simple shingle and stucco structure with no style-defining architectural characteristics. The parcel crosses perpendicular at the dead end of the steep street Glen Court. The house sits on the north side of the street; the proposed garage would be located on the south side of the street.

The 1957 Sanborn map indicates the building had no changes made to its original footprint. Records available in the Planning Department address file indicates that in 1995, Virginia King, current owner at the time, replaced the gravel roof with a class A roof and installed an 80,000 BTU furnace in 2004. The house appears to retain its original footprint based on a site visit to the location. City records indicate the sale of the house in September 2008 from Hilary Green to James Sparkman, the present owner (internet records show the sale in August 2009).

Historical Research

No information was found on any of the owners of record, Virginia King, Hilary Green or James Sparkman. Internet research indicates that Hilary Green was a Trustee (along with other King family relatives), perhaps due to the death of Virginia King.

No other information was found in the Sausalito Historical Society records or other sources relating to this property or any of its previous or current owners or occupants.

Findings

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

   The board finds _____ under this criterion.

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

   The board finds _____ under this criterion.

3. **Does the structure embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values?**

   The board finds _____ under this criterion.

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

   The boards finds _____ under this criterion.

Recommendations

Researched and Submitted by: Vicki Nichols and Denina Fredrickson

The Sausalito Historic Landmarks Board, at their publicly noticed meeting of _____, acknowledged this memorandum:

AYES:
NOES:
ABSTAIN:
ABSENT:

BLANK

CITY OF SAUSALITO
PLANNING DIVISION
MEMORANDUM

Date: March 24, 2010
To: Historic Landmarks Board (HLB)
From: Heidi Burns, Associate Planner
Subject: **HLB 50-year Review of Zoning Permit for 37 Vista Clara (APN 064-241-05)**

The applicant and property owner, Robert Nolan, is requesting a 50-year review:

- New Bay Window

Upon review of the assessor's information, the existing single family dwelling was constructed in 1940.

The applicant is requesting a Zoning Permit to allow above building renovations. A historical significance memo is being requested in order to determine the historical significance of the building. It is expected that this item will be reviewed on the March 24, 2010 Historic Landmarks Board meeting.

Board members Paul and Pierce are preparing a 50-year review memo.

Attachment

1. Proposed Plans
2. Permitting History and Picture for the Subject Site (from the City's archive files)

I:\CDD\PROJECTS - ADDRESS\V\Vista Clara 37\ZP-HLB 10-039\HLB Memo3-24-10.doc

NOLAN-VANDERMOLEN RESIDENCE
37 VISTA CLARA
SAUSALITO, CA 94965
APN 064-241-05

SCOPE OF WORK: REMODEL KITCHEN, MASTER BATH, AND CREATE LAUNDRY ROOM: REMOVE EXISTING WALLS, INSTALL NEW FLOORING, CABINETRY, COUNTERTOPS, TILE, APPLIANCES, PLUMBING, & ELECTRICAL.

ABBREVIATIONS

C	CENTER LINE	FLOUR.	FLOURESCENT
ADJ	ADJUSTABLE	GA.	GAUGE
A.F.F.	ABOVE FIN. FLOOR	GYP.	GYPSUM
BD	BOARD	HDWR.	HARDWARE
BTM	BOTTOM	HT.	HEIGHT
CAB.	CABINET	INT.	INTERIOR
CLG.	CEILING	MFR.	MANUFACTURER
COL.	COLUMN	MTD.	MOUNTED
CONC.	CONCRETE	(N)	NEW ITEM
CONT.	CONTINUOUS	N.I.C.	NOT IN CONTRACT
CTR.	CENTER	N.T.S.	NOT TO SCALE
DET.	DETAIL	O.A.	OVERALL
DIA.	DIAMETER	(R)	EXISTING ITEM RELOCTED
DIM.	DIMENSION	REQ.	REQUIRED
DN.	DOWN	STD.	STANDARD
DWG.	DRAWING	TEL.	TELEPHONE
(E)	EXIST. TO REMAIN	TYP.	TYPICAL
EQ.	EQUAL	U.O.N.	UNLESS OTHERWISE NOTED
FIN.	FINISH	V.I.F.	VERIFY IN FIELD

DRAWING INDEX

D1	COVER SHEET, SITE PLAN & PROJECT NOTES
D2	GENERAL NOTES
D3	EXISTING KITCHEN FLOOR PLAN
D4	PROPOSED KITCHEN FLOOR PLAN
D5-D9	KITCHEN ELEVATIONS A-D
D10	EXISTING MASTER BATH FLOOR PLAN
D11	PROPOSED MASTER BATH FLOOR PLAN
D12	MASTER BATH MECHANICAL PLAN
D13	MASTER BATH ELEVATION A
D14	MASTER BATH ELEVATION B

spacial design
rooms and cabinetry that wor
524 San Anselmo Ave. • Suite 146 • San Anselmo, CA 9496

ELECTRICAL SYMBOLS LEGEND

NOTE: V.I.F. = VERIFY DIMENSIONS IN FIELD W/ ARCHITECT

- UNDERCABINET LIGHTING
- ROPE LIGHT
- WALL MOUNT. INCAND.
- SCONCE LIGHT
- SURFACE INCANDESCANT
- A1 — RECESSED LOW VOLTAGE DOWNLIGHT
- A1 IC — RECESSED LOW VOLTAGE DOWNLIGHT @ INSULATED CEILING
- A1 DL — RECESSED LOW VOLTAGE @ DAMP LOCATION
- A2 — RECESSED LOW VOLTAGE DIRECTIONAL LIGHT
- A2 IC — RECESSED LOW VOLTAGE DIRECTIONAL LIGHT @ INSULATED CEILING
- A2 DL — RECESSED LOW VOLTAGE @ DAMP LOCATION
- C IC — LENSED INCANDESCENT CLOSET LIGHT @ INSULATED CEILING.
- FLUOR. STRIP LIGHT
- 2X4 TWO LAMP FLUORESCENT FIXTURE
- CLOSET LIGHTING DOOR SWITCH
- EXHAUST FAN
- SD — SMOKE DETECTOR
- SK — SPEAKER-CEILING OR WALL MOUNT
- SK — SPEAKER- CONCEALED IN A CABINET
- SP — SWITCH PANEL
- KP — KEY PAD
- T — THERMOSTAT
- TV CATV — TELEVISION OUTLET
- TEL/INT — TEL / INTERCOM COMBINATION
- TELE — TELEPHONE OUTLET
- SINGLE RECEPTACLE
- DUPLEX RECEPTACLE
- HALF SWITCHED DUPLEX RECEPTACLE
- GFI — GROUND FAULT INTER.
- WP/GFI — GFI WATERPROOF
- 220V RECEPTACLE
- FOURPLEX RECEPTACLE
- FLOOR DUPLEX REC.
- $ — SINGLE POLE SWITCH
- $3 — THREE WAY SWITCH
- $4 — FOUR WAY SWITCH
- $D — DIMMER SWITCH
- $ D 3 — 3WAY DIMMER SWITCH
- $ D LV — LOW VOLTAGE DIMMER SWITCH
- $ D3 LV — LOW VOLTAGE 3WAY DIMMER SWITCH
- G — GAS OUTLET
- HB — HOSE BIB
- PB — PUSH BUTTON
- CH — CHIMES
- FSR — FLOOR REGISTER
- CR — CEILING REGISTER
- SP — FIRE SPRINKLER
- HL — HEAT LAMP OUTLET
- PADDLE FAN

TEAM DIRECTORY

OWNER:
ROBERT NOLAN & JOHANNA VANDERMOLEN
37 VISTA CLARA
SAUSALITO, CA 94965
415-260-5951 PH

GENERAL CONTRACTOR:
WEST COMMERCIAL & CUSTOM RESIDENTIAL BUILDERS
ANDREW LIVENGOOD
4346 NELSON DRIVE
RICHMOND, CA 94803
510-367-6426 PH

DESIGNER:
SPACIAL DESIGN
SUSAN LUND
524 SAN ANSELMO AVE., SUITE 146
SAN ANSELMO, CA 94960
415-457-3195 PH / 415-457-1876 FAX

CODE DATA

PROJECT ADDRESS:
NOLAN-VANDERMOLEN RESIDENCE
37 VISTA CLARA
SAUSALITO, CA 94965

OCCUPANCY:
R-3 SINGLE FAMILY DWELLING

CODE:
2007 CBC, CPC, CMC, CEC, CFC, CALIFORNIA ENERGY CODE

SPRINKLER SYSTEM:
N/A

CONSTRUCTION TYPE: VB

PROJECT AREA:

SYMBOLS

- NEW WALLS TO BE CONSTRUCTED
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO REMOVE
- FINISHED SURFACES TO ALIGN
- ELEVATION # SHEET # (D5)
- MULTIPLE ELEVATION SYMBOL (A, B, C, D)
- KEYED REFERENCE TO SHEET NOTE
- DIM. — CTR. LINE MARK (DOT); END LINE MARK (TICK)

NOTE: WHERE REMODELING OF ANY BUILDING IS PROPOSED, THE EXISTING SEWER SERVICE LATERAL SHALL BE INSPECTED FOR SURFACE WATER CONNECTIONS OR INLETS, AND SHALL EITHER BE PRESSURE TESTED FOR LEAKAGE OR INSPECTED BY VIDEO CAMERA. SERVICE LATERALS FOUND TO BE IN A DETERIORATED CONDITION SHALL BE REPLACED, REQUINED OR REHABILITATED AS NECESSARY TO CLIMATE INFILTRATION & INFLOW OF GROUND & SURFACE WATER. SERVICE LATERALS SHALL BE RE-TESTED FOR LEAKAGE OR RE-INSPECTED BY VIDEO CAMERA UPON ANY REMEDIAL WORK, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO APPROVAL OF BUILDING PERMIT.

RECEIVED
FEB 22 2010
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Drawn by: JS
Drawn on: 11.25.09
Scale: 1/2"=1'0"
APN #: 064-241-05

Rev:	12/1/09	12/15/09	1/8/10	2/17/10

Nolan-VanderMolen Residence
37 Vista Clara
Sausalito, CA 94965
Notes

Drawing Name
D1 of 7

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL COMPLY WITH 2007 EDITIONS OF THE CALIFORNIA BUILDING, PLUMBING, MECHANICAL ,ELECTRICAL AND ENERGY CODES AS WELL AS THE LATEST EDITIONS OF THE GOVERNING LOCAL CODES, AS APPLICABLE.

2. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT PROJECT SITE BEFORE EXECUTING ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND/OR AUTHORIZED AGENT OF THE OWNER OF ANY AND ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.

3. IN ACCORDANCE WITH CALIFORNIA ENERGY CODE TITLE 24, ALL EXTERIOR WALLS WILL BE INSULATED WITH A MIN. OF R13. ROOF TO BE INSULATED WITH MIN. OF R30.

4. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUBCONTRACTORS AND BE RESPONSIBLE FOR DESIGN COORDINATION AND EXECUTION OF CONSTRUCTION METHODS

5. PROVIDE PROTECTION FOR ALL EXISTING FINISHES TO REMAIN, AND REPAIR DAMAGE THAT MAY OCCURE. PATCH AND FINISH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES.

6. THE GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT BEFORE STARTING WORK A SCHEDULE INDICATING REQ'D CONSTRUCTION TIME FOR EACH TRADES WORK.

7. SUBMIT COPIES OF REQ'D SAMPLES, SHOP DRAWINGS AND PRODUCT INFO./SPEC TO OWNERS AGENT FOR REVIEW AND COMMENT.
REQ'D SUBMITTALS:
A. MILLWORK SHOP DRAWINGS
B. ALL FINISH ITEMS
C. DOOR AND HARDWARE SCHEDULE
D. PLUMBING FIXTURE SPECS
E. LIGHT FIXTURES
F. VERIFICATION OF ELECTRICAL REQUIREMENTS

8. DIMENSIONS ARE FINISHED FACE TO FINISHED FACE, U.O.N. CONTRACTOR SHALL USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE OFF DRAWINGS.

9. HEIGHTS ARE DIMENSIONED FROM TOP OF FINISHED FLOOR, U.O.N.

10. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT PRIOR APPROVAL FROM OWNERS AGENT.

11. REVIEW FRAMING, PLUMBING AND ELECTRICAL PRIOR TO DRYWALL PROCESS.

12. MAINTAIN ALL BUILDING LIFE SAFETY AND FIRE PROTECTION AT ALL TIMES.

13. REPORT ANY HAZARDOUS MATERIALS ENCOUNTERED TO THE OWNER/AGENT.

14. ALL WORK SHALL BE PLUMB, SQUARE, LEVEL, IN PROPER ALIGNMENT AND SECURELY FASTENED.

15. REMOVE AND LAWFULLY DISPOSE OFF SITE ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTOR OPERATIONS IN A TIMELY MANNER. KEEP PROJECT AREA BROOM CLEAN.

16. CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF THE CONTRACT DOCUMENTS FOR RECORD MARK-UP PURPOSES THROUGHOUT THE CONTRACT TIME.

17. PROVIDE BACKING AND/OR BLOCKING CONCEALED IN WALLS FOR WALL MTD. ACCESSORIES AND ITEMS

18. ALL GLAZING SHALL CONFORM TO FEDERAL AND STATE GLAZING REGULATIONS AND TO U.B.C.

19. GYPSUM WALL BOARD TO BE 5/8" TYPE "X", U.N.O. PROVIDE WATER RESISTANT GYP. BD. AT WET AREAS.

20. THE CONTRACTOR SHALL INSTALL OR VERIFY THE EXISTENCE OF SMOKE DETECTORS IN EACH BEDROOM, IN THE ADJACENT CORRIDOR OR AREA THAT GIVES ACCESS TO EACH SLEEPING AREA, AND ON EACH FLOOR PER CBC 907.2.10.1.2. SMOKE DETECTORS IN EXISTING AREAS MAY BE POWERED BY A D/C BATTERY SOURCE. IN THE AREAS OF NEW CONSTRUCTION, SMOKE DETECTORS MUST BE POWERED BY AN A/C POWER SOURCE WITH BATTERY BACK-UP.

21. SPACIAL DESIGN SHALL BE THE LEAD POINT OF CONTACT FOR ALL QUESTIONS, CLARIFICATIONS AND REQUESTS FOR INFORMATION. ANY CHANGES TO THE CONTRACT DOCUMENTS WILL BE ISSUED AND/OR APPROVED BY SPACIAL DESIGN

22. THE CONTRACTOR IS TO INSTALL OR VERIFY THE EXISTENCE OF ADDRESS NUMBERS AT LEAST 4" TALL, LOCATED NEAR THE FRONT DOOR. IF NOT CLEARLY VISIBLE FROM THE STREET, ADDITIONAL NUMBERS MAY BE REQUIRED. THEY MUST BE SELF-ILLUMINATED (BACK-LIT), PLACED ADJACENT TO A LIGHT, OR USE REFLECTIVE NUMBERS.

23. WHERE REMODELING OF ANY BUILDING IS PROPOSED, THE EXISTING SEWER SERVICE LATERAL SHALL BE INSPECTED FOR SURFACE WATER CONNECTIONS OR INLETS, AND SHALL EITHER BE PRESSURE TESTED FOR LEAKAGE OR INSPECTED BY VIDEO CAMERA. SERVICE LATERALS FOUND TO BE IN A DETERIORATED CONDITION SHALL BE REPLACED, REQUINED OR REHABILITATED AS NECESSARY TO CLIMATE INFILTRATION & INFLOW OF GROUND & SURFACE WATER. SERVICE LATERALS SHALL BE RE-TESTED FOR LEAKAGE OR RE-INSPECTED BY VIDEO CAMERA UPON ANY REMEDIAL WORK, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO APPROVAL OF BUILDING PERMIT.

GENERAL ELECTRIC NOTES

1. ALL MATERIALS AND SUPPLIES SHALL COMPLY WITH THE HANDICAP AND ENERGY CONSERVATION REQUIREMENTS OF TITLE 24 AND THE 2007 CEC.

KITCHEN: HIGH EFFICACY FIXTURES MEET REQUIREMENTS. AT LEAST 50% OF TOTAL WATTAGE IN KITCHEN MUST BE HIGH EFFICACY. LOW EFFICACY FIXTURES MAY BE INSTALLED BUT MAY NOT EXCEED 50% OF TOTAL WATTAGE IN KITCHEN AREA.

BATHROOM, GARAGE, LAUNDRY ROOM, UTILITY ROOM: HIGH EFFICACY FIXTURES MEET REQUIREMENTS. LOW EFFICACY FIXTURES MAY BE INSTALLED BUT ONLY IF THEY ARE EQUIPPED WITH AN OCCUPANCY SENSOR THAT IS MANUAL-ON AND ATUOMATIC-OFF.

ALL OTHER INTERIOR ROOMS: HIGH EFFICACY FIXTURES MEET REQUIREMENTS. LOW EFFICACY FIXTURES MAY BE INSTALLED BUT ONLY IF THEY ARE EQUIPPED WITH AN OCCUPANCY SENSOR THAT IS MANUAL-ON, OR IF THEY ARE EQUIPPED WITH A DIMMER SWITCH.

OUTDOOR LIGHTING: HIGH EFFICACY FIXTURES MEET REQUIREMENTS. LOW EFFICACY FIXTURES MAY BE INSTALLED BUT ONLY IF THEY ARE EQUIPPED WITH A MOTION SENSOR THAT ALSO INCLUDES A PHOTO CONTROL TO TURN OFF FIXTURES DURING DAYTIME.

COMMON AREAS: HIGH EFFICACY FIXTURES MEET REQUIREMENTS. LOW EFFICACY FIXTURES MAY BE INSTALLED BUT ONLY IF THEY ARE EQUIPPED WITH AN OCCUPANCY SENSOR THAT IS MANUAL-ON AND ATUOMATIC-OFF.

2. ALL LIGHT FIXTURES IN WET AREAS SHALL BE LABELED "SUITABLE FOR DAMP LOCATION"

3. NEW LIGHT SWITCHES TO BE CENTERED VERTICALLY AT 3'-2" AFF, U.O.N. WHERE MORE THAN ONE SWITCH IS SHOWN AT THE SAME LOCATION THEY SHALL BE GANGED AND FINISHED WITH A ONE PIECE COVER PLATE

4. CONTRACT DOCUMENTS DETERMINE LOCATION OF LIGHT FIXTURES AND SUPERCEDES ALL OTHERS, U.O.N.

5. PROVIDE FIXTURE CUTS AND VERIFY ALL LIGHT FIXTURES, SWITCH, AND DEVICE TYPES WITH OWNER PRIOR TO ORDERING. FIELD VERIFY LOCATION AND MOUNTING HEIGHT OF SAME WITH OWNER PRIOR TO INSTALLATION. OUTLETS SHALL BE LOCATED AT +12" ABOVE FINISH FLOOR TYPICAL UNLESS NOTED OTHERWISE. REUSE EXISTING FIXTURES, SWITCHES, AND OUTLET DEVICES WHERE APPROPRIATE.

6. ONLY NEW ELECTRICAL LIGHT FIXTURES AND SWITCHES ARE SHOWN U.O.N. IN ROOMS BEING REMODELED EXISTING LIGHT FIXTURES AND SWITCHES NOT SHOWN ARE TO BE REMOVED U.O.N.(VERIFY WITH OWNER). IN AREAS NOT BEING REMODELED EXISTING OUTLETS NOT SHOWN ARE TO REMAIN U.O.N.(VERIFY WITH OWNER).

7. ONLY NEW ELECTRICAL CONVENIENCE OUTLETS AND PHONE OUTLETS ARE SHOWN U.O.N. IN ROOMS BEING REMODELED EXISTING OUTLETS NOT SHOWN ARE TO BE REMOVED U.O.N.(VERIFY WITH OWNER). IN AREAS NOT BEING REMODELED EXISTING OUTLETS NOT SHOWN ARE TO REMAIN U.O.N.(VERIFY WITH OWNER).

8. COORDINATE POSSIBLE SECURITY OR STEREO SPEAKER INSTALLATIONS WITH OWNER.

9. ELECTRICAL FIXTURES, SWITCHES, AND DEVICES ARE SHOWN FOR LOCATION ONLY. LICENCED DESIGN/BUILD ELECTRICAL CONTRACTOR SHALL DESIGN AND PROVIDE DRAWINGS AND CALCS, AS NECCESSARY FOR PANELS, CIRCUITING, DETAILS, ETC.

10. CONTRACTOR TO VERIFY SIZE AND CAPACITY OF EXISTING ELECTRICAL SYSTEM AND PANEL.

11. ALL ACCESSABLE ELECTRICAL OUTLETS WITHIN BATH AND KITCHEN AREAS ARE TO BE GFCI

12. ALL LIGHT FIXTURES WITHIN 5 FT. HORIZONTALLY OF JACUZZI MUST BE GFCI. JACUZZI TYPE TUB MUST BE U.L. OR I.A.P.M.O. LISTED.

13. ALL ELECTRICAL DIVICES (SWITCHES, PLUGS, ETC.) TO BE U.L. LABELED AND THE SAME COLOR AS COVERPLATE, U.O.N. ALL DEVICES SHALL BE MTD. VERTICALLY, U.O.N.

14. PROVIDE GROUND FAULT CIRCUIT INTERUPT RECEPTACLES FOR OUTLETS ON ALL KITCHEN AND BATHROOM COUNTERTOPS.

15. NEW ELECTRICAL AND PHONE WALL OUTLETS TO BE MTD. 18" AFF U.O.N. HEIGHT OF THE OUTLETS SHALL BE MEASURED TO THE CENTER OF THE PLATE.

16. ALL OUTLETS SHOWN BACK TO BACK ON PARTITION WALL SHALL BE INSTALLED OFF SET TO EACHOTHER.

17. CONTRACT DOCUMENTS DETERMINE LOCATION OF OUTLETS AND SUPERCEDES ALL OTHERS.

18. PROVIDE POWER RECEPTACLES AND OTHER FITTINGS FOR APPLIANCES AND OTHER DEVICES AS REQ'D FOR PROPER OPERATION

19. DEACTIVATE AND DEMOLISH EXISTING OUTLETS THAT ARE NOT NOTED TO REMAIN, U.O.N.

20. SIZE TRANSFORMERS AND DIMMERS ACCORDINGLY TO LOADS BASED ON THE MAXIMUM ALLOWABLE WATTAGE ALLOWABLE FOR EACH FIXTURE ON THE CIRCUIT AND POSSIBLE ADDITIONAL FIXTURES (LAMP SPECIFIED IS NOT NECESSARILY THE MAX. WATTAGE ALLOWED). PROPERLY SIZE SECONDARY WIRING TO MINIMIZE VOLTAGE DROP.

21. WHERE IC CANS ARE REQUIRED IN THE FIELD DUE TO INSULATION, BUT NOT SPECIFIED, PROVIDE IC HOUSINGS.

22. A SMOKE DETECTOR SHALL BE LOCATED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE HALLWAY OR AREAS GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS, THE SMOKE DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, THE DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. IF THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE, SMOKE DECTECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. SMOKE DETECTORS SHALL BE INTERCONNECTED AND HARDWIRED TO 110V WITH A BATTERY BACK-UP.

23. ELECTRICAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING TO SUPPORT WALL AND CEILING FIXTURES AND COORDINATE FIXTURE AND DEVICE LOCATIONS WITH CABINET, COUNTER,TOP/SPLASH, AND PLUMBING DETAILS PRIOR TO INSTALLATION.

24. GENERAL CONTRACTOR TO COORDINATE STRUCTURAL FRAMING LAYOUT W/ LIGHT FIXTURE LOCATIONS SHOWN. VERIFY CAPACITY OF ELECTRICAL SERVICE AND INCREASE IN NECESSARY.

PLUMBING:

ALL NEW AND REPLACEMENT WATER HEATERS SHALL BE BRACED,ARCHORED OR STRAPPED TO RESIST FALLING OR HORIZONTAL DISPLACEMENT DUE TO EATHQUAKE MOTION. AT A MINIMUM, ANY WATER HEATER SHALL BE SECURED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE OR MODIFICATIONS MADE THERETO BY A CITY, COUNTY OR CITY AND COUNTY PERSUANT TO SECTION 17958.5.

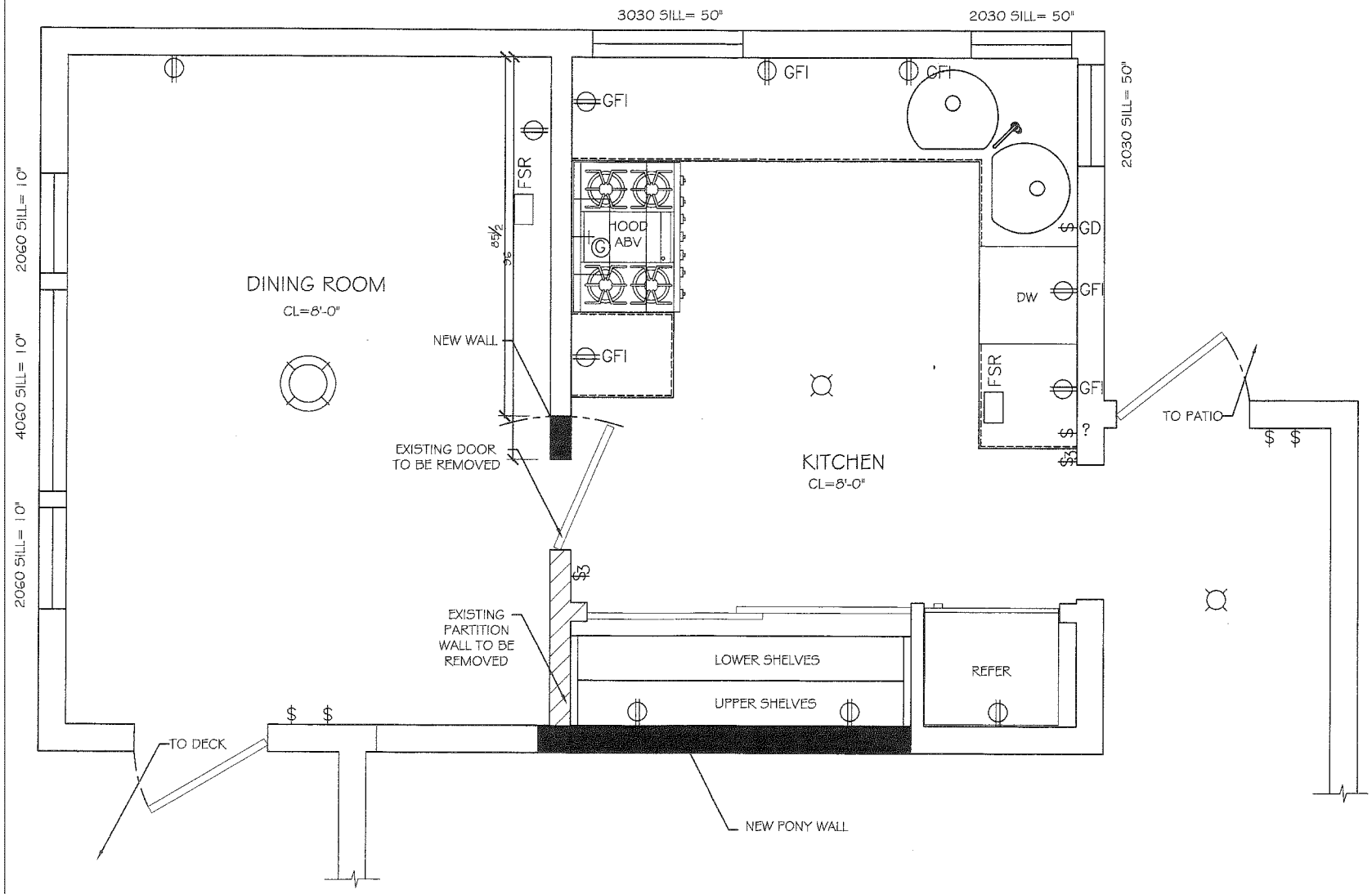
spacial design
rooms and cabinetry that worl
524 San Anselmo Ave. • Suite 146 • San Anselmo, CA 94960

Drawn by: SL				
Drawn on: 11.17.09				
Scale: 1/2"=1'0"				
APN #: 064-241-05				
Rev:	12/11/09	2/15/09	1/8/10	2/17/10

Nolan-VanderMolen Residence
37 Vista Clara
Sausalito, CA 94965
Notes

Drawing Name

D2 of 7



spacial design
rooms and cabinetry that work
524 San Anselmo Ave. • Suite 146 • San Anselmo, CA 94960

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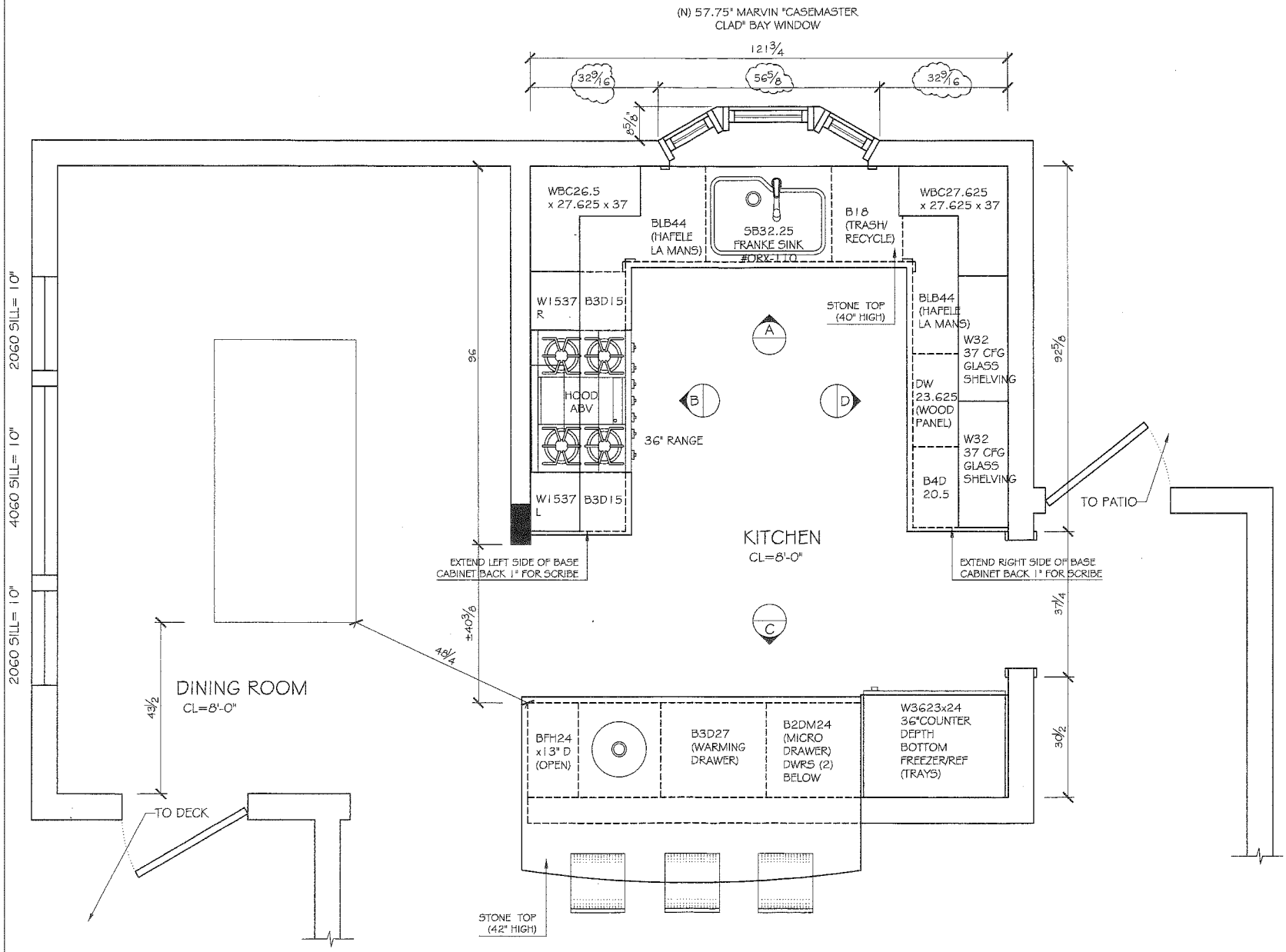
Drawn on: 11.25.09				
Scale: 1/2"= 1'0"				
APN #: 064-241-05				
Rev:	12/11/09	2/15/09	1/8/10	2/17/10

Nolan-VanderMolen Residence
37 Vista Clara
Sausalito, CA 94965
Kitchen - Existing Floor Plan

Drawing Name

D3 of 7



spacial design
rooms and cabinetry that work
524 San Anselmo Ave. • Suite 146 • San Anselmo, CA 94960

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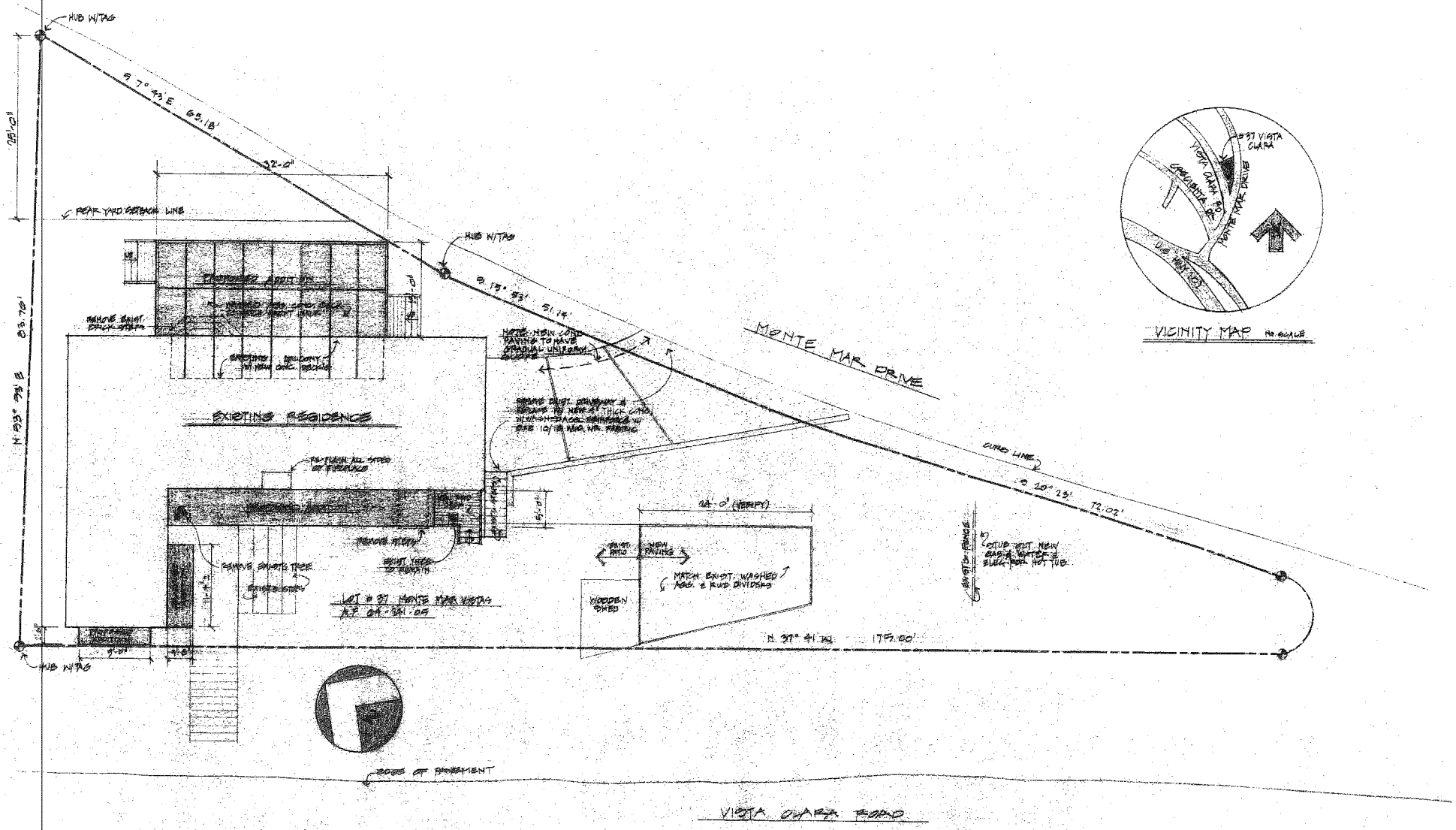
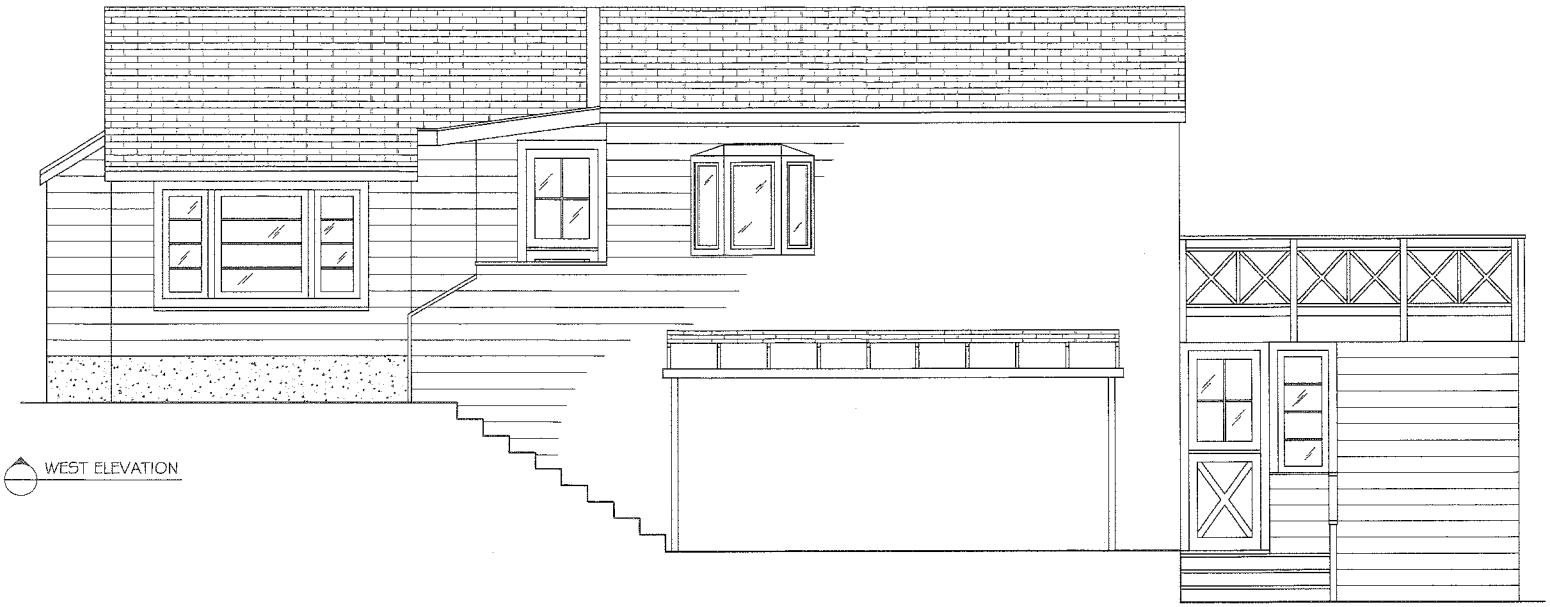
Nolan-VanderMolen Residence
37 Vista Clara
Sausalito, CA 94965
Kitchen Proposed Floor Plan

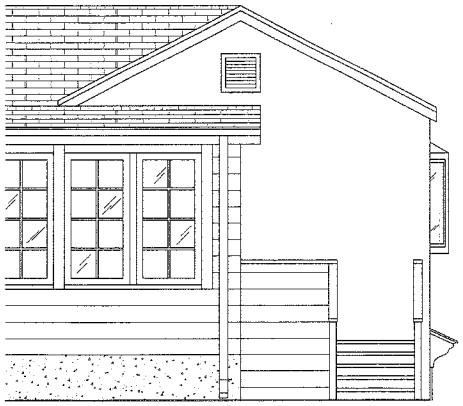
Drawing Name

D4 of 1


HUB W/TAG
S 7° 43' E 65.18'
32'-0"
REAR YARD SETBACK LINE
HUB W/TAG
S 15° 53' 51.14'
MONTE MAR DRIVE
EXISTING RESIDENCE
CURB LINE
S 20° 23' 72.02'
24'-0" (VERIFY)
WOODEN SHED
MATCH EXIST. WASHED AGG. & RWD DIVIDERS
LOT # 37 MONTE MAR VISTAS
N 37° 41' W 175.00'
HUB W/TAG
EDGE OF PAVEMENT
VISTA CLARA ROAD
VICINITY MAP
NO SCALE
#37 VISTA CLARA
MONTE MAR DRIVE



WEST ELEVATION



NORTH ELEVATION

spacial design
rooms and cabinetry that w
524 San Anselmo Ave. • Suite 146 • San Anselmo, CA 94

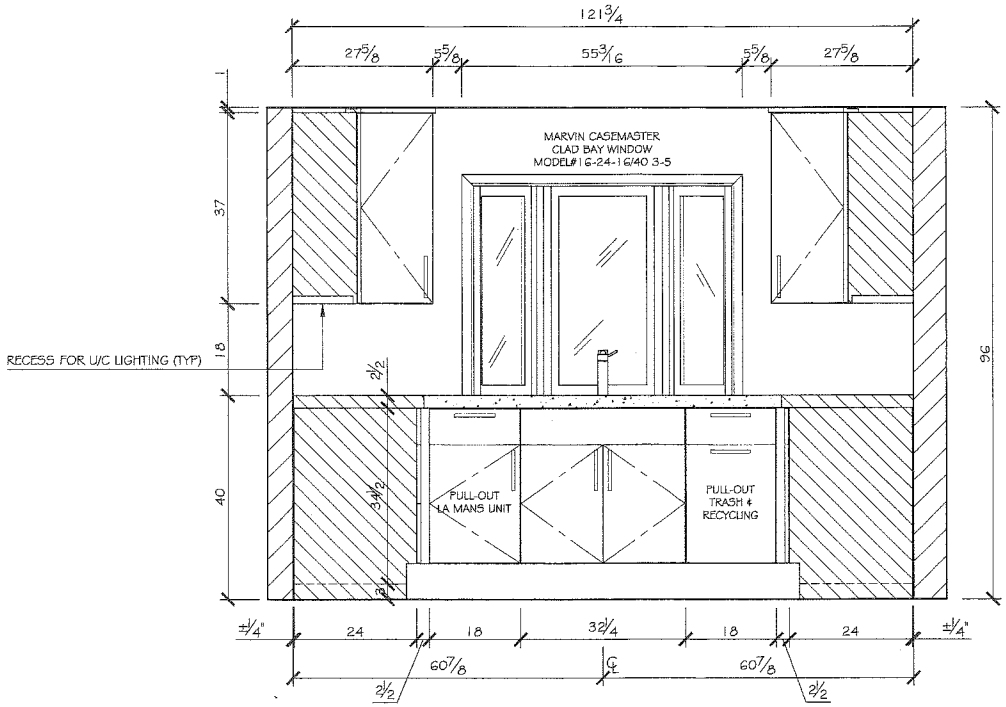
Drawn by: SL
Drawn on: 11.17.09
Scale: NTS
APN #: 064-241-05

Rev:	12/11/09	2/15/09	1/8/10	2/17/10

Nolan-VanderMolen Residence
37 Vista Clara
Sausalito, CA 94965
Exterior Elevations

Drawing Name

D6 of 7



A ELEVATION - SINK WALL

spacial design
rooms and cabinetry that w

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Drawn by: JS
Drawn on: 11.25.09
Scale: 1/2"= 1'0"
APN #: 064-241-05

Rev:	12/11/09	2/15/09	1/8/10	2/17/10

Nolan-VanderMolen Residence
37 Vista Clara
Sausalito, CA 94965
Kitchen Elevation A

Drawing Name

D7 of

37 Vista Clara
APN 064-241-05
Permitting History

County Assessor's Record

Property Characteristics	
Construction Year	1940
Use Code	Single-Resid. - Improved 11
Living Units	1
Number of Bedrooms	5
Number of Bathrooms	2
Enrolled Acres	0
Land Sq. Ft.	8,178
Living Area Sq. Ft.	2,488
Garage Sq. Ft.	420
Unfinished Sq. Ft.	
Deck/Patio Sq. Ft.	927
Pool Sq. Ft.	

Building Permit Record

B09-261	Aug. 2009	New engineered retaining wall
B09-179	March 2009	Bathroom remodel
B09-122	March 2009	Kitchen Remodel
B08-657	Dec. 2008	Bathroom remodel, add new skylight, and remove two windows
B08-65	October 2008	Demolition of existing master bathroom
B08-475	July 2008	Replace existing deck, repair existing window sash, refinish existing fireplace, install a new guardrail at an existing stair.
D08-399	June 2008	Clear lot, and remove part of the existing concrete deck
A4993	June 1995	Re-roof permit
7734	July 1979	Add two bedrooms, gallery, and roof deck
785	Sept. 1979	Electrical Permit
623	Aug. 1979	New gas line for the heater

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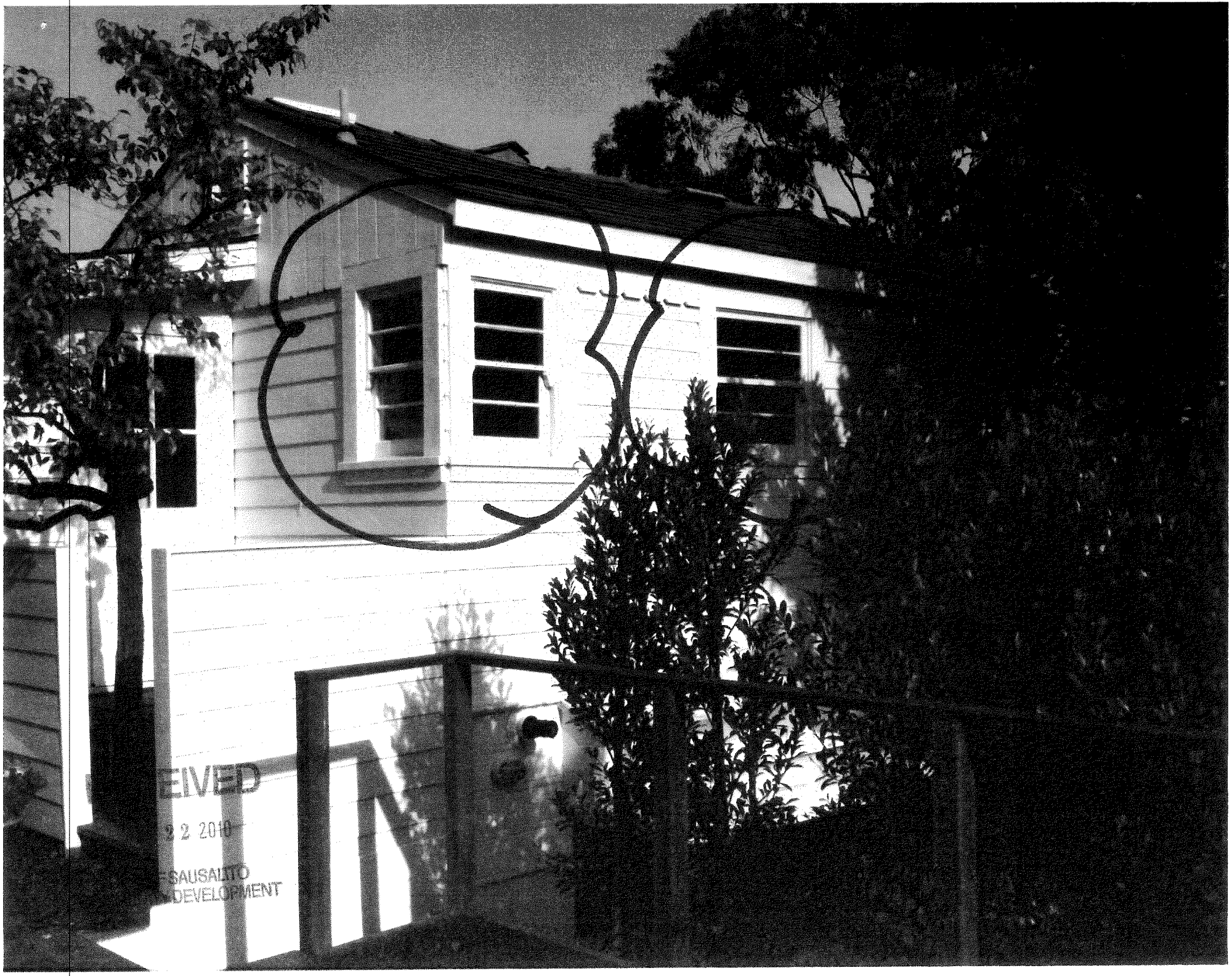
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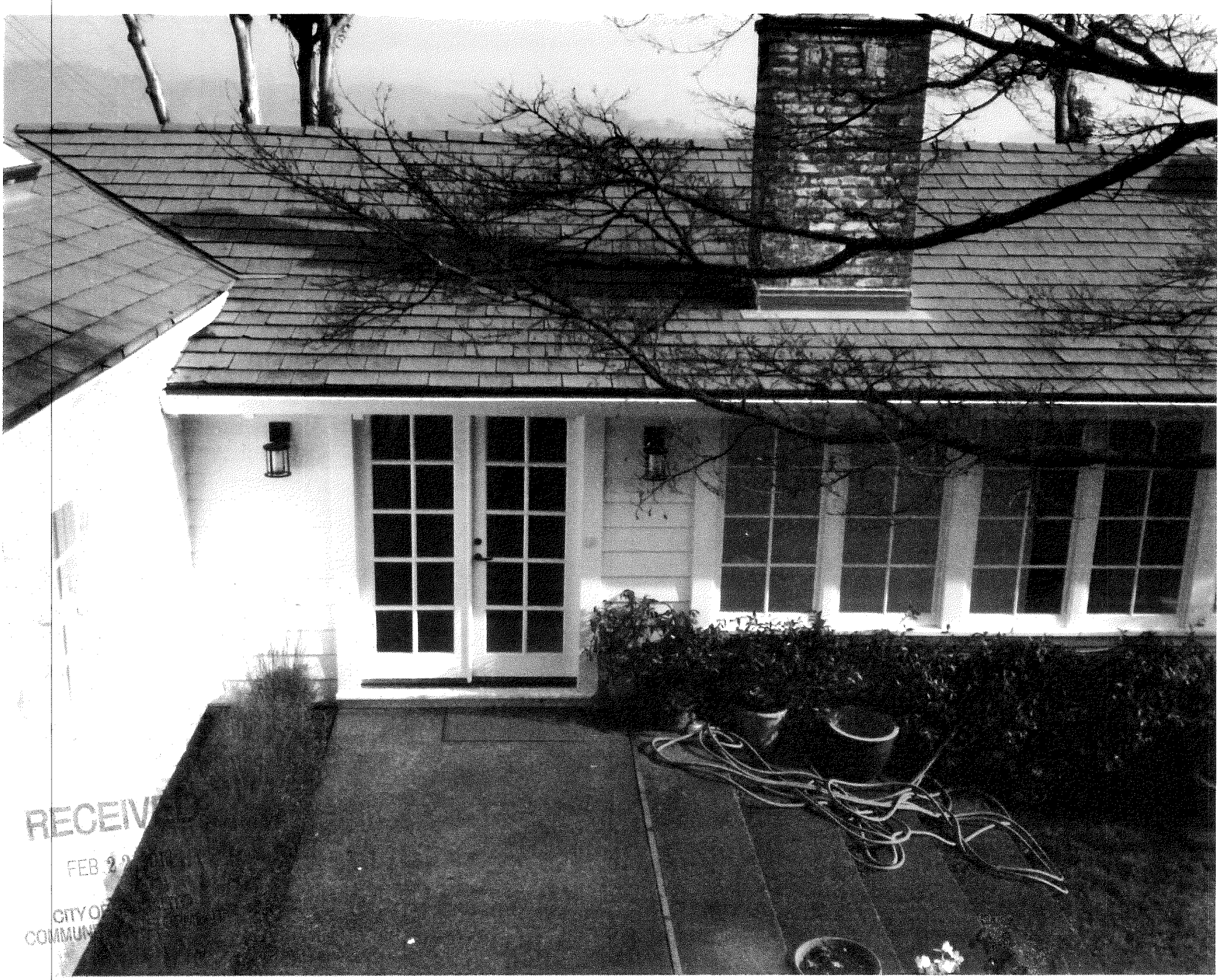

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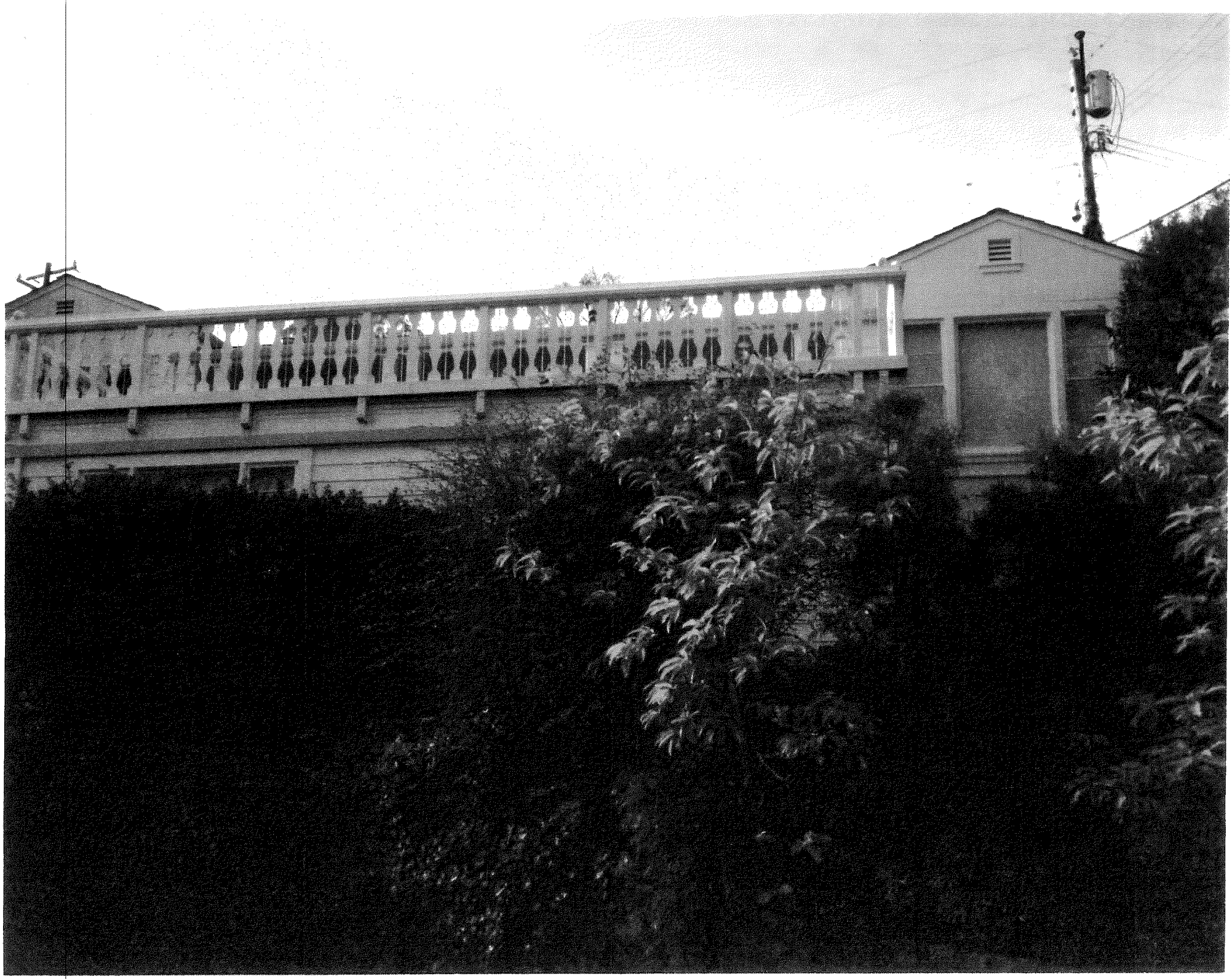

MEMORANDUM

TO: Sausalito Planning Commission

FROM: Sausalito Historic Landmarks Board

RE: 22 Atwood Avenue

DATE: **December 12, 2009 (Amendment to July 6, 2009 memo)**

Memo amended to include additional/correcting information provided by Nancy Stoltz, Historical Consultant. Her report dated December 7, 2009 follows this memo.

Methodology

Pursuant to City Council direction, it is the responsibility of the Sausalito Historic Landmarks Board to examine any remodel or demolition application in the City if the application involves a structure of fifty or more years of age. The Board assigns two members to review each project and to consider the gathered information and produce this report. Our report is not intended to replace or augment any technical reports pertaining to this project: any comments regarding structural integrity, engineering, etc., are purely observational.

Architectural Research

The Historical Landmarks Board conducted research into the history of the property at 22 Atwood Avenue in response to a request by the owner to modify windows on all three stories of the south elevation and increase the height of the roof. This work was previously approved in 2000 but the associated permits expired. Previously no HLB memo was prepared for this project.

This building is built in the Mission Revival style and Marin County assessor's records list it as being built in 1925. It does not appear in the 1924 Marin County Tax Assessment. It is one of three buildings on Atwood Avenue built by Ms. Kate Gleason of Rochester, New York.

Catherine (Kate) Anselm Gleason was born in Rochester, New York on November 24, 1865 to William and Ellen McDermott Gleason both émigrés from Ireland. William Gleason received his training through apprenticeships at Rochester machine shops and also worked in Connecticut at Colt's Armory during the Civil War. He returned to Rochester to open his own machine shop. His special emphasis was engine lathes and planers. The company later became Gleason Works. Kate's mother, Ellen, was a friend with Susan B. Anthony. Her parent's technical and suffragette sensibilities would influence and shape Kate's formative years.

Kate was the first born having two brothers and one sister as well as her half-brother, Tom, from her father's first marriage. Tom served as his father's personal assistant and upon his early death in 1877; Kate asked to help out in the office of her father's tool shop. She began working Saturdays at age twelve and by 1880, as a fourteen-year old high school student, Kate was the company's bookkeeper. At age 19 she became the first woman to study engineering at Cornell University. She was called back to work in the family business and attended Cornell again briefly in 1888 with some part-time work as a student at Sibley College of Engraving and the Mechanics Institute which is now the Rochester Mechanics Institute. Unable to continue and receive a formal degree this was the extent of Kate's formal education.

The Kate Gleason College of Engineering (KGCOE) is one of Rochester Mechanics Institute original colleges. In 2007, Rochester Institute of Technology included 16% KGCOE students in its enrollment. It continues to claim a high ranking among engineering colleges that offer the master's degree.

Kate's knowledge of the financial conditions of her father's company prompted her to take a sales role and she soon began business trips to Ohio. Her financial duties became official with the Gleason Tool Company's incorporation in 1890. She served as Secretary/Treasurer from 1890 to 1901. By 1893 it is reported that she helped her father design and perfect a machine that produced beveled gears quickly and cheaply. Although William is acknowledged for developing the first bevel gear planer in 1874, it is perhaps an improved design of this planer that Henry Ford is said to have credited Kate, rather than her father for inventing. He remarked that it was "the most remarkable machine work ever done by a woman." **Kate herself in an edition of the New York Times corrected this attribution as being incorrect. Her correction attributes the invention of the bevel gear to her father and brother. She states that her contribution was performing as the Secretary/Treasurer of the company.** This technology allowed standardization previously unachievable when gears had to be cut by hand. This advancement was important to the mass production that Ford spearheaded in the automobile industry. It may have been the germination of Kate's later endeavors that resulted in the production of housing using a mass produced design concept.

She branched out globally by traveling to Europe returning with new orders for machine parts from France, Germany, England, and Scotland. Traveling to Paris in 1900 she represented the company at the Paris Exposition. Gleason Works today (Now Gleason Corporation) "is the world's most comprehensive resource for the development and manufacture of technologically advanced gear production machine and tooling.... with a worldwide reputation". Kate's savvy international marketing is said to have contributed to the company's current international success.

Ellen McDermott Gleason's friendship with Susan B. Anthony exposed Kate to the suffragette movement and she considered Susan a mentor and sage adviser. Kate claimed that Susan's advice on methods of advertising and self-promotion served her well. In

1906 Kate and her father hosted Susan B. Anthony's final birthday party at a well-attended event in their home.

Kate's financial acumen allowed her to pledge $1200 to the work of the suffrage movement, one of its largest pledges. She and her father continued to be supporters. Her many interests drew her to several professional organizations. She was among the first women members of the Verein Deutscher Ingenieure (1913), the American Society of Mechanical Engineers (she is said to have become the first full woman member in 1914), and the Rochester Engineering Society (1916). Her community affiliations included the Rochester Chamber of Commerce and the Rochester Rose Society with organizational help from Assistant Superintendent of Parks John Dunbar in 1919.

Kate's financial accomplishments were honed after leaving the company in 1913 having had numerous disputes with her brothers and others. She was appointed to the receiver in bankruptcy for the Ingle Machine Company of East Rochester, New York. It is believed that she was the first woman to be appointed as a receiver by the bankruptcy court. She handled this challenge in only 18 months by reorganizing the company and paying all its debt. The shareholders received a profitable business upon its return.

In 1918, Gleason was appointed president of the First National Bank of East Rochester. She assumed the role when the bank's president, H. C. Eyer, left the position to serve in the war effort. Kate's role as bank president lasted until the end of World War I. While in this position she started eight businesses and became interested in construction and development. One of the businesses, the Concrest Community, built affordable houses for working people in East Rochester. This development is commemorated by a plaque designating it as a point of East Rochester local history saying, "Concrest, This neighborhood of poured concrete houses was developed by Kate Gleason in the 1920s. These European-like structures were built to last 100 years".

A 1920 publication stated that "Kate Gleason of 1893 Gear Planer fame pioneers low-cost concrete development housing with a project at East Rochester, N.Y. Houses up to now have all been custom-built and relatively expensive, but young families can buy Gleason's mass-produced units for a small down payment plus $40 per month". A 1921 description provides that "Kate Gleason sells six-room concrete block houses at East Rochester, NY. for $4,000. Included are built-in mirrors, bookcases, ironing boards, and gas ranges". Building was done using unskilled labor. She became the first woman member of the American Concrete Institute.

The houses are still inhabited today and a representation is shown as an attachment to this memo. They are designed "to resemble a southern French village, with tiny lots and narrow, winding streets". Perhaps Concrest was inspired by a restoration project after the end of World War I. Kate helped rebuild the French village of Septmonts including a public library, movie theater and the restoration of the village's twelve-century castle. The castle became her annual autumn vacation site.

In the early 1920s Kate turned her interest to adobe buildings and their construction. She toured California to study them and in 1924 Berkeley requested her advice on rebuilding after a devastating fire, which consumed 640 structures, including 584 homes, in September of 1923. It is publicized in 1927 that "Contractor Kate Gleason, now 62, builds a concrete community at Sausalito, California, based on principles of Indian adobe construction. Suburbs all over America have begun to follow her example". This development was not completed when Cal Trans condemned the designated land for the construction of the Golden Gate Bridge. At the same time, Kate embarked on developing an artist and writers' community in the Sea Islands near Beaufort, South Carolina where she spent her winters. In 1930 she served as the American Society of Mechanical Engineer's representative to the World Power Conference in Germany.

Ms. Gleason died January 9, 1933 in Rochester, New York. She left an estate of $1.4 million. A large portion was used to set up a Kate Gleason Fund for charity and education. Rochester Institute of Technology was one of the beneficiaries. Her development at Beaufort, South Carolina was unfinished at the time of her death but was completed with the assistance of her younger sister.

Historical Research

This house is one of three that were built in 1925 on Atwood Avenue according to Marin County Tax Assessor records by pioneering affordable housing builder Kate Gleason of East Rochester, New York. The middle house (22 Atwood) is thought to be an example of Ms. Gleason's innovative poured concrete design. 28 Atwood has been significantly altered and retains none of its original integrity. 18 Atwood has been added to and remodeled as well. 22 Atwood has had no alterations to its footprint as determined by the 1958 Sanborn maps and visual observations.

In 1952 the owners, James (Jack) and Dorothy MacLaird asked for a variance to provide off-street parking in front of the residence. The area that was a shed facing Atwood Avenue was too narrow to accommodate a contemporary automobile. They subsequently remodeled this area to be a bedroom. Sausalito Planning Department records indicate the 1952 request included replacement of bathroom fixtures and new linoleum for a bathroom floor was added in 1960.

In the 1980s and 1990s maintenance work that included rot repair and replacement of windows and flooring and an electrical upgrade was performed. In early 2000, major structural work was required to shore up deterioration of the foundation and a retaining wall was added. A stop work order was issued for work performed going beyond the scope permitted. In September of 2000, a consolidating permit was issued to include new foundations, basement repair and a remodel that included the changes proposed to the windows on all three stories.

No names were found to be associated with this property in the files of the Sausalito Historical Society prior to its purchase by Jack MacLaird in the 1940s.

James Jackson "Jack" MacLaird was born on September 11, 1912 in Nashville, Arkansas. He married Dorothy Elaine Rost on May 14, 1942. Dorothy was born on March 6, 1914 in Nebraska. At three she moved with her family to Southern California. After graduating from the Sisters of Mercy nurses training in 1935 she moved to Marin County to begin a varied and interesting nursing career that spanned nearly 60 years. Dorothy worked at the Marinship in its infirmary during World War II. Later, while raising a family, she worked at Kaiser Hospital in San Francisco. After her sons left home during the 1960s she returned to school at UCSF for a maternity nurse practitioner license. She ended her career at Kaiser in 1985 and went on to promote emergency preparedness in Sausalito for 10 more years.

James and his wife Dorothy spent their married years at 22 Atwood. Both were active in their First Presbyterian congregation.

James died on September 7, 1996 at age 83 and Dorothy died on February 5, 1999 at age 84. Both are buried in Mt. Tamalpais Cemetary in San Rafael.

Findings

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

   The board finds **No Significance** under this criterion.

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

   The board finds **Moderate Significance** under this criterion.

3. **Does the structure embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values?**

   The board finds **Moderate Significance** under this criterion.

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

   The board finds **No Significance** under this criterion.

Recommendations

Based on the new information provided by Nancy Stoltz, an historical consultant representing the project applicant, the board agreed that 22 Atwood was not a representative example of the poured concrete houses such as Kate Gleason has become acclaimed for building. We were further not able to identify hard evidence that 22 Atwood was built either as a demonstration house or used as a lab for her future work of building affordable housing in Sausalito. For these reasons, it is recommended that a finding of "Moderate Significance" be made for this project.

As the applicant's representative, Ms. Stoltz, after discussion, recommended that the project applicant provide a photographic record of the building prior to submittal on any future land use application for renovations to the existing building. It was determined that the photographic record should include four inch by five inch black and white negatives on archival paper. Photographs should record the interior and exterior of the house and upon completion this record should be provided to the Community Development Department. The record will be stored in the appropriate address file for future research and consultation.

Researched and Submitted by: Vicki Nichols & Morgan Pierce

The Sausalito Historic Landmarks Board, at their publicly noticed meeting of _____, acknowledged this memorandum:

AYES:
NOES:
ABSTAIN:
ABSENT: