



HISTORIC LANDMARKS BOARD MINUTES

CITY OF SAUSALITO

DRAFT

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

MEETING DATE: **Wednesday, October 13, 2010**
MEETING TIME: **5:30 P.M.**
LOCATION: **City Hall Conference Room, 420 Litho Street**

CALL TO ORDER / ROLL CALL

The Historic Landmarks Board (HLB) meeting convened at 5:35 PM. Chair Pierce and Board Members Nichols, Supino, and Flavin were present. Board member Kiernat arrived at 5:37PM. Associate Planner Burns was also present. Property owner Ray Withy representing 99 Miller Lane, architects Michael Rex and Paolo Crossing, and non-resident Johanna Garcia were also present.

APPROVAL OF AGENDA- Agenda modified as reflected in the minutes.

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

APPROVAL OF MINUTES –Approved the September 8, 2010 minutes.

NEW BUSINESS-

1. WITHY RESIDENCE/MILLER LANE (APN 065-151-41)

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

Board members Nichols and Supino presented the information found during the research regarding 99 Miller Lane as described in the HLB's 50-Year Memo dated October 13, 2010.

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 Low 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 High 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 High Significance under this criterion.

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

The boards finds No Significance under this criterion.

Based on the findings, the HLB determined that the existing residence is considered to have historic significance based on findings 2 and 3.

The HLB reviewed the proposed project and moved to provide a recommendation to the Planning Commission to approve the proposed additions based on the architects creative approach which is consistent with the Secretary of the Interior Standards for new additions and includes a design and materials which honors the historic integrity of the existing residence.

OLD BUSINESS-

1. ADMINISTRATIVE REVIEW OF DRAFT HISTORIC DESIGN GUIDELINES

The HLB reviewed the revised Administrative draft of the Historic Design Guidelines and requested staff forward the draft to the City's consultant.

COMMUNICATIONS

STAFF- *None*

HLB- *The HLB would like staff to pursue whatever process is necessary to transfer the Noteworthy Structures list to the Local/State/or National Register to ensure the preservation of these structures.*

ADJOURNMENT – *The meeting was adjourned at 7:05PM to a regularly scheduled meeting on November 10, 2010 at 5:30PM.*

Meeting Minutes Approved

Secretary

Date



CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

Date: November 10, 2010
To: Historic Landmarks Board (HLB)
From: Heidi Burns, Associate Planner
Subject: **50-Year Review of the Veteran's Administration Research Center**

The Veteran's Administration (VA) is considering developing the property known as 25 Libertyship Way (APN 063-100-11) for a Research Center. The project site is known to be the former "Machine Shop" building that was utilized by the Marinship Corporation, a shipbuilding company, during the World War II era. The Marinship Corporation was known for building a combination of 93 Libertyships and Tankers from 1942 to 1945.

Although no formal application has been submitted to the City for the development proposal, on October 5, 2010, representatives of the VA provided a presentation to the City Council (see attached slide presentation). The presentation states that the structural integrity of the building and its support members are compromised and that the VA decided the demolition and new construction of the subject research facility would be more cost effective.

Due to the age of the building, and the fact that the VA's project will be federally funded, a Section 106 Permit will be required. Section 106 of the National Historic Preservation Act (NHPA) requires federal agencies to take into account the effects that their federally funded activities and programs have on significant historic properties. "Significant historic properties" are those properties that are included in, or eligible for, the National Register of Historic Places. The National Register is a list of districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, and culture. The National Register is administered by the National Park Service in conjunction with the State Historic Preservation Offices (SHPOs).

Once the VA submits the Section 106 to SHPO (no formal application has been submitted as of the writing of this memo), the City will be given an opportunity to provide comments on the contents of the Section 106 Permit. In preparation of the City providing a response, staff has requested to HLB prepare a 50-year review memo. The memo is being prepared by HLB members Vicki Nichols and Carolyn Kiernat and will be reviewed at the November 10, 2010 HLB meeting.

ATTACHMENT

1. Veteran's Administration's October 5, 2010 presentation to the City Council

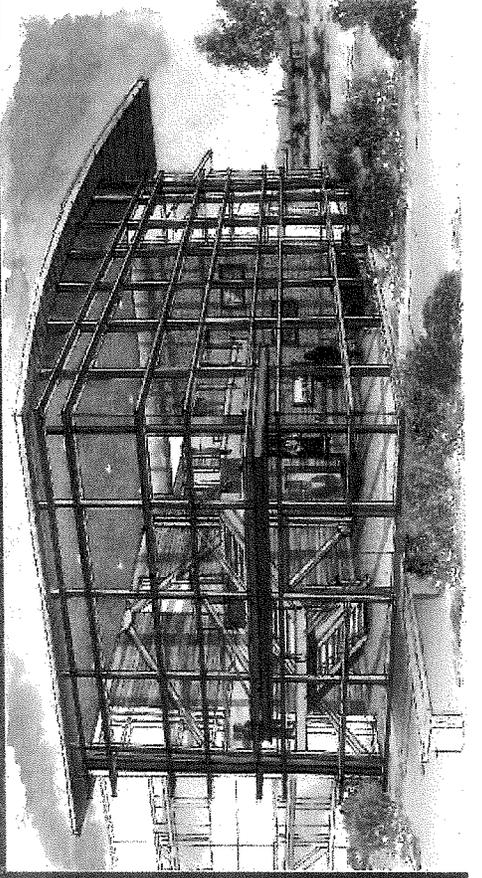
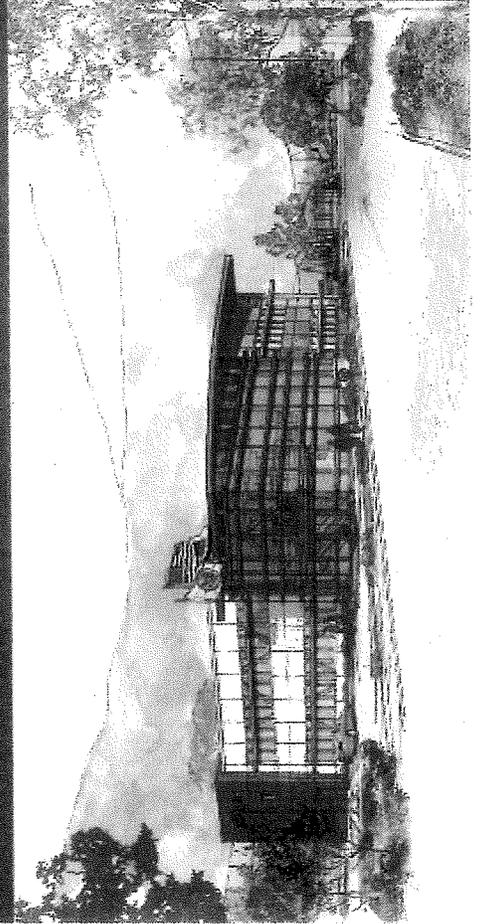


SAN FRANCISCO VA MEDICAL CENTER Sausalito Research Center Project



VA Facility Planner: John Pechman

VA Project Engineer: Matt Pechman





San Francisco VA Medical Center

Project History:

- VA originally purchased the 40,000 Gross Square Foot (GSF) building and land on 25 Liberty Ship way from the General Services Administration in 2006 with the intention of renovating the building into a Medical Research office building.
- During the geotechnical inspection of the property, it was discovered that:
 - The original timber piles supporting the building are rotted away and can no longer support the existing foundation load.
 - The cost to reconstruct the foundation and correct major seismic deficiencies was more than double the project budget.
- The SFVAMC in concurrence with, VA Central Office in Washington DC, decided that it would be more cost prohibitive to demolish the old and construct a smaller structure in its place.



San Francisco VA Medical Center

Proposed Design:

- The new design is for a smaller structure (~15,000 GSF) to be constructed on the southeast side of the property.
- The existing building is planned for demolition and will be converted to surface parking.
- New concrete walkways will be constructed connecting the Bay Model sidewalk and will allow for more public access to the Bay.
- The new structure will be built to LEED Silver specifications and will be much more energy efficient.
- An Environmental Assessment is being completed concurrently with the design under the National Environmental Protection Act (NEPA), as well as a Section 106 Historical Document.
- Project coordination is being completed with the Bay Conservation and Development Commission (BCDC).



San Francisco VA Medical Center

Proposed Design cont:

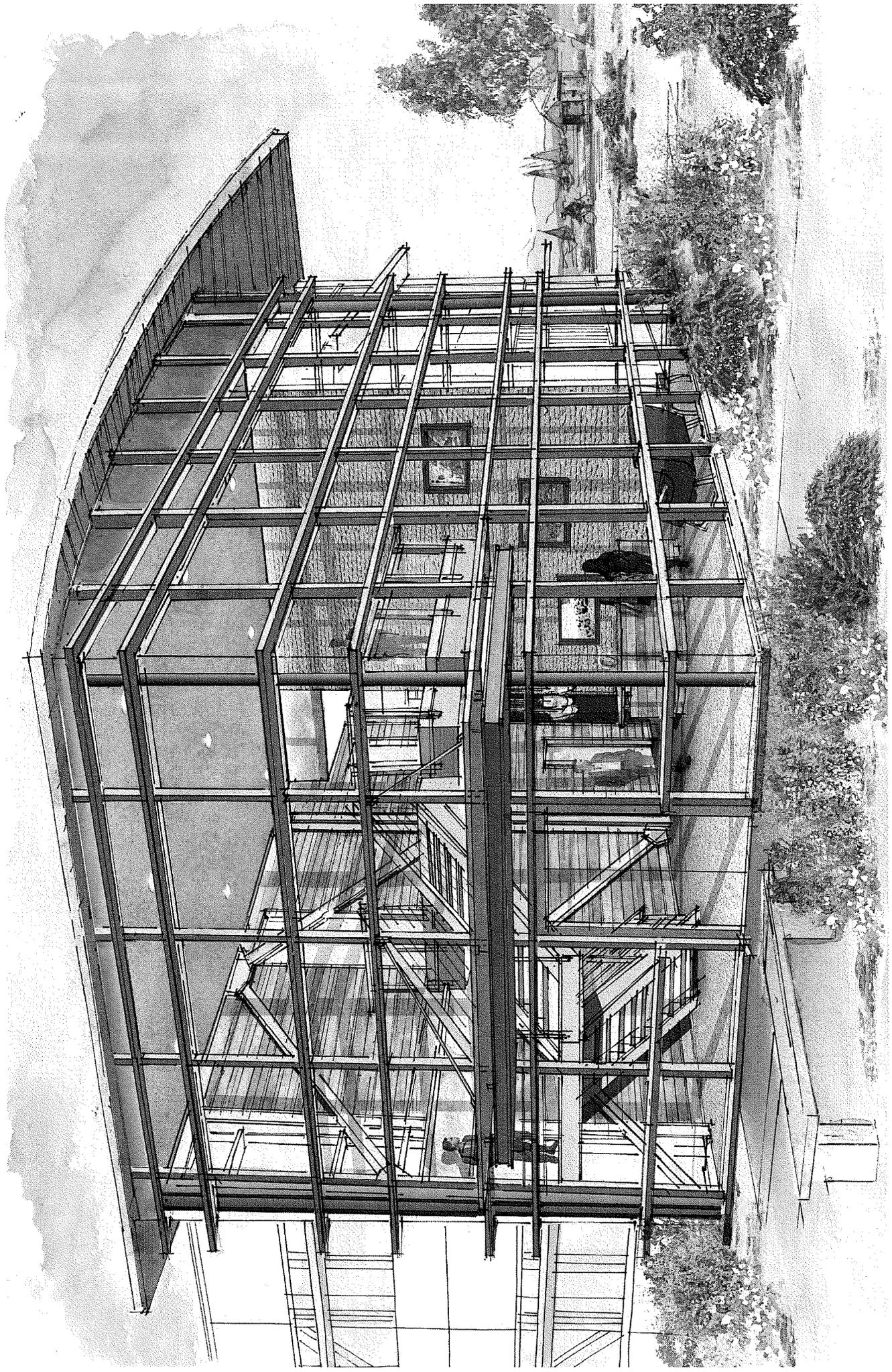
- The VA will complete a traffic survey for the project. The results and any recommendations from this study will be provided to the City of Sausalito.
- The VA will allow City and Bay Model use of the surface parking area during nights, weekends for overflow and special events.
- Our Architecture and Engineering firm will be doing their best to accommodate the Marinship Specific Plan and the Waterfront and Marinship (WAM) final report with the design.
- The VA is completing Section 106 documentation in accordance with the National Historic Preservation Act for demolition of the existing building at 25 Liberty Ship Way. The VA will allow for public comment on this process.



San Francisco VA Medical Center

Next Steps:

- Evaluate Environmental & Historical impacts from the project
- Involvement of public and City of Sausalito comments and recommendations
- Complete Environmental & Historical adverse effect actions and finalize reports
- Complete project design
- Solicitation of bids for construction
- Estimated design completion: Spring 2011





CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

Date: November 10, 2010
To: Historic Landmarks Board (HLB)
From: Heidi Burns, Associate Planner
Subject: **Certified Local Government Application**

The City Council identified during its 2010-2011 fiscal budget and priority setting that applying to the State Historic Preservation Office (SHPO) for a Certified Local Government (CLG) status is a top priority. The City Council allocated \$10,000 for the completion of the CLG application.

The CLG Program is a preservation partnership between local, state and national governments focused on promoting historic preservation at the grass roots level. The program is jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs) in each state, with each local community working through a certification process to become recognized as a CLG. Once approved, the CLG then become an active partner in the Federal Historic Preservation Program and the opportunities it provides, such as technical assistance from the NPS and SHPO and grant funding.

In reviewing the CLG application, staff suggests that the application may be able to be completed at the staff-Historic Landmarks Board (HLB) level and is requesting a sub-committee of the HLB (2 members) be appointed by a majority of the HLB to work with staff on the completion of the application submittal. If during the SHPO review of the CLG application it is determined necessary to hire a consultant, then we could pursue that alternative. If it is determined we are able to complete the application without expending the allocated money, then we could request City Council authorization to allocate those monies towards other projects related towards historic preservation (i.e., Historical Context Statement, Historic Inventories, etc.)

I:\CDD\PROJECTS - NON-ADDRESS\Historic Preservation\CLG\Memo 9-8-10 regarding CLG Application.doc

BLANK
