



HISTORIC LANDMARKS BOARD AGENDA

REGULAR MEETING

CITY OF SAUSALITO

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

MEETING DATE: Wednesday, December 8, 2010
MEETING TIME: 5:30 P.M.
LOCATION: Conference Room, 420 Litho Street, Sausalito

1. CALL TO ORDER

Morgan Pierce, Chair
Carolyn Kiernat

Vicki Nichols, Secretary
John Flavin

Peter Supino

2. PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA

3. NEW BUSINESS-

A. CASA MADRONA ENTRANCE AWNING

Staff: Thornberry

Project: A study session for a Design Review Permit to allow the installation of a new awning and business identification signage to be placed on a commercial building located within the Central Commercial and Downtown Historic Overlay Districts at 801 Bridgeway (APN 065-133-25)

B. HENRY COMMERCIAL BUILDING RENOVATIONS

Staff: Schinsing

Project: A study session for a Design Review Permit to allow exterior design modifications to a commercial building located within the Central Commercial and Downtown Historic Overlay Districts at 660 Bridgeway (APN 065-063-45).

C. NOMINATION FOR LISTING A STRUCTURE ON THE LOCAL REGISTER

Staff: Burns

Project: Initiate the nomination of listing the "Machine Shop" building on the Local Register located within the Marinship Overlay Zoning District at 25 Libertyship Way (APN 063-100-11).

4. OLD BUSINESS- NONE

5. APPROVAL OF MINUTES – November 10, 2010 and November 16, 2010

6. COMMUNICATIONS

A. Staff

i. Status Update on the Machine Shop

B. Historic Landmarks Board

ADJOURNMENT OF HISTORIC LANDMARKS BOARD MEETING TO ITS REGULARLY SCHEDULED MEETING ON WEDNESDAY, JANUARY 12, 2011.

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 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**

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HISTORIC LANDMARKS BOARD MINUTES

CITY OF SAUSALITO

DRAFT

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

MEETING DATE: Wednesday, November 10, 2010
MEETING TIME: 5:30PM
LOCATION: City Hall Conference Room, 420 Litho Street

CALL TO ORDER / ROLL CALL

The HLB meeting convened at 5:45PM. Board Members Kiernat, Nichols and Supino were present. Board members Flavin and Pierce were absent. Associate Planner Burns was also present.

APPROVAL OF AGENDA- No changes to agenda

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

OLD BUSINESS- None

NEW BUSINESS-

A. VETERANS ADMINISTRATION RESEARCH CENTER/25 LIBERTYSHIP WAY (APN 063-100-11)

Project: 50-Year review memo for an industrial building.

Board members Kiernat and Nichols presented the information found during the research regarding the building known as the "Machine Shop" located at 25 Libertyship Way for the purposes of providing recommendations to the City Council regarding the historic significance of the building. The review of this item was continued to a Special Meeting on Tuesday, November 16, 2010 in order to include a section on the "Significance and Integrity" of the Machine Shop building, as well as have the entire Historic Landmarks Board provide collective comments and recommendations.

B. CERTIFIED LOCAL GOVERNMENT APPLICATION

Board members Flavin and Supino were appointed to a subcommittee to facilitate the Certified Local Government application to be submitted to the California State Historic Preservation Office.

APPROVAL OF MINUTES –Approved

COMMUNICATIONS - None

ADJOURNMENT – The meeting was adjourned at 7:30PM.

Meeting Minutes Approved

Secretary

Date

BLANK



HISTORIC LANDMARKS BOARD MINUTES

CITY OF SAUSALITO

DRAFT

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

MEETING DATE: Tuesday, November 16, 2010
MEETING TIME: 8:30 A.M.
LOCATION: City Hall Conference Room, 420 Litho Street

CALL TO ORDER / ROLL CALL

The HLB meeting convened at 8:37 AM. Board Members Nichols, Pierce, Supino, and Flavin were present. Board member Kiernat was absent. Associate Planner Burns was also present.

APPROVAL OF AGENDA- No changes to agenda

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

OLD BUSINESS- None

NEW BUSINESS-

1. VETERANS ADMINISTRATION RESEARCH CENTER/25 LIBERTYSHIP WAY (APN 063-100-11)

Project: 50-Year review memo for an industrial building.

Board member Nichols presented the information found during the research regarding the building known as the "Machine Shop" located at 25 Libertyship Way for the purposes of providing recommendations to the City Council regarding the historic significance of the building.

The HLB supported the contents of the research memo dated November 10, 2010 and 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 High 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 Significance under this criterion.

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

The boards finds Low Significance under this criterion.

Based on the findings of significance, the HLB provided the following recommendations:

At minimum, the Veteran's Administration should initiate the Section 106 process with the State Office of Historic Preservation to evaluate the impact that a proposed project at the Machine Shop may have on the building. The City of Sausalito should be a primary consulting party in this review process.

1. *The HLB encourages the City Council or local leadership to make immediate contact with the following agencies to discuss the proposed project and to recommend that the proper federal review process be initiated:*
 - A. *VA Federal Preservation Officer*
Ms. Kathleen Schamel
Federal Preservation Officer
Office of Construction & Facilities Management
Department of Veteran Affairs
811 Vermont Avenue, NW
Washington DC 20420
Phone: 202-461-8254
Email: kathlen.schamel2@va.gov
 - B. *Advisory Council for Historic Preservation (ACHP)*
Brian Lusher
ACHP Liaison to the VA
Phone: 202-606-8580
Email: blusher@achp.gov
 - C. *California Office of Historic Preservation*
1725 23rd Street, Suite 100
Sacramento, CA 95816

Wayne Donaldson, State Historic Preservation Officer
Phone: 916-445-7050
Email: mwdonaldson@parks.ca.gov

Ed Carroll, State Historian
Phone: 916-445-7006
Email: ecarroll@parks.ca.gov
 - D. *National Trust for Historic Preservation, Western Regional Office*
5 Third Street, Suite 707
San Francisco, California 94103
Phone: 415-947-0692
Email: wro@nthp.org

Anthea Hartig, Director
Email: [Anthea Hartig@nthp.org](mailto:Anthea.Hartig@nthp.org)

Anthony Veerkamp, Program Director
Email: [Anthony Veerkamp@nthp.org](mailto:Anthony.Veerkamp@nthp.org)
2. *The HLB urges the City Council to allocate funds for completion of a detailed historic evaluation of the Machine Shop by a qualified historian or preservation professional. If the City is able to obtain a copy of the historic evaluation commissioned by the VA, a peer review of this document may be sufficient.*

3. *The HLB encourages the City Council to begin commission the survey and inventory of the existing buildings in the Marinship that is allocated in the current budget. A historic context statement should be included in this survey.*
4. *The HLB encourages the allocation of additional staff time for review and coordination of this project. Time would be allocated toward coordination of the City's role in the Section 106 review process, coordination of public meetings, if needed; coordination of materials needed to solicit proposals for building evaluation and survey; and review of materials submitted for accuracy, clarity and consistency.*

APPROVAL OF MINUTES –None

COMMUNICATIONS - None

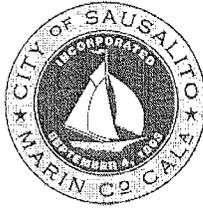
ADJOURNMENT – *The meeting was adjourned at 9:18AM.*

Meeting Minutes Approved

Secretary

Date

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CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

Date: December 1, 2010
To: Historic Landmarks Board (HLB)
From: Lilly Schinsing, Associate Planner 
Subject: **HLB Study Session Review of a Design Review Permit for 660
Bridgway (APN: 065-133-25)**

Summary:

The applicant and owner, Chris Henry, is proposing exterior renovations to an existing commercial building located in the City's C-C (Central Commercial) Zoning District and Historic Overlay District at 660 Bridgway (see **Attachment 1** for a Vicinity Map). The applicant has indicated that the renovations are required in conjunction with the new use of the upper level of the building as a restaurant and bar/bakery (see **Attachment 2** for a project description submitted by the applicant).

Proposed Exterior Renovations:

- ❖ Installation of rooftop mechanical equipment. The equipment will be screened. See proposed elevations and roof plan in **Attachment 3**.
- ❖ Installation of a new front door (not in plans—see conceptual rendering in **Attachment 4**).
- ❖ Demolition of dry rot railing and arbor in upper level deck area. Replacement with a new guardrail and trellis. See proposed elevations in **Attachment 3**.
- ❖ Installation of three skylights. See proposed roof plan in Attachment 2 and photograph (**Attachment 3**).
- ❖ Installation of a gas fireplace. See floor plans and roof plan in **Attachment 3**.

A proposed colors and materials sample board will be available at the HLB study session.

History of the Site:

The Sausalito Land & Ferry Company real estate offices constructed in 1902 at the subject site, and the upper floor was used for Sausalito's first public library (see **Attachment 6** for a photograph, circa 1910). The structure was later demolished and replaced by the Purity Market building in approximately 1935 (see **Attachment 6** for a photograph, circa 1969). In 1981, the building was remodeled to its current façade with an arched architecture common for early supermarkets (see **Attachment 7** for a photograph, 2009). The upper story was occupied by the restaurant Houlihan's from 1980 until approximately 1998, and later occupied by the restaurant Water Street Bar and Grill until 2005. The second level has been vacant since that time. The lower story is occupied by a restaurant and retail shops.

The building is listed in the California State Office of Historic Preservation (OHP)'s *National Register Status Codes* as determined to be eligible for listing as a contributor by consensus determination.

HLB Study Session:

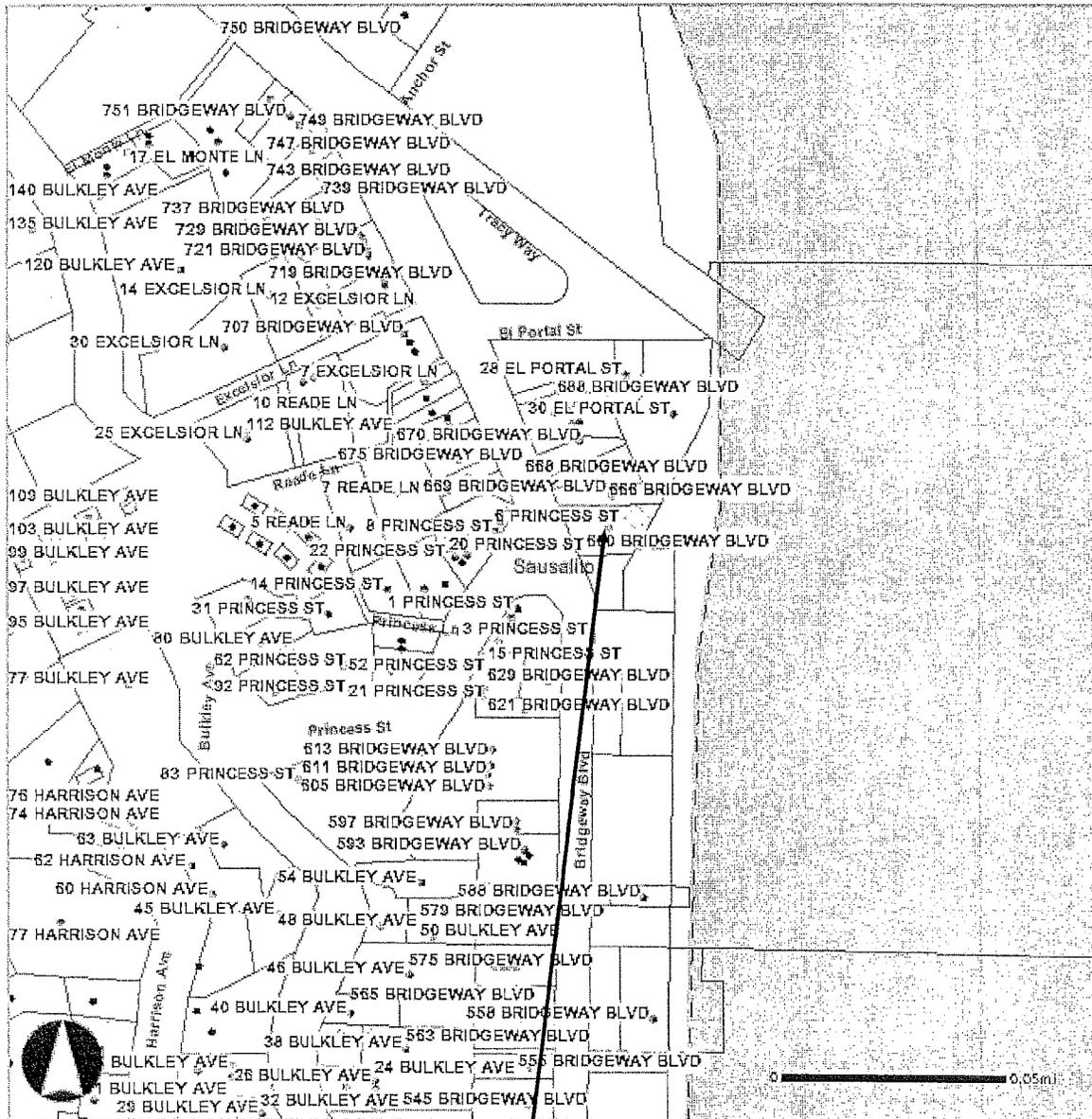
The HLB will hold a study session on December 8, 2010 to review the applicant's proposal. Pursuant to Section 10.46.060 of the Zoning Ordinance, a Design Review Permit to be jointly reviewed by the Historic Landmarks Board and the Planning Commission is required when any exterior modifications to a building in the Historic Overlay District are proposed. The purpose of the HLB study session on December 8 is to review the proposed renovations prior to the joint HLB/PC hearing (date yet to be determined) and provide direction to the applicant if necessary.

Attachments:

1. Vicinity Map
2. Project Description prepared by Chris Henry date stamped November 24, 2010
3. Plans, date stamped November 24, 2010
4. Proposed front door conceptual rendering, date stamped November 24, 2010
5. Photograph of Purity Market skylights, date stamped November 24, 2010
6. Photographs -1910 and 1969
7. Photograph- 2009

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VICINITY MAP



660 Bridgeway

Attachment I
(1 PAGE)

Chris Henry

8/25/10

Restaurant & Bar

660 Bridge way Blvd

Sausalito CA 94965

RECEIVED

NOV 23 2010

CITY OF SAUSALITO

1000 BATTERY AVENUE, SUITE 1000, SAUSALITO, CA 94965

City Of Sausalito Planning and Historic Board

420 Litho Street

Sausalito CA 94965

RE: Design Review / minor restaurant bar alteration / 660 Bridgeway

Dear Planning members and HLB Members:

I am requesting approval to move forward with a new restaurant and bar / bakery to replace existing upstairs vacant space located at 660 Bridgeway in downtown. I would like to install new cooking equipment which necessitates updated ventilation and duct work on the roof top, ADA compliant restrooms and elevator lift.

In order to move forward and get this restaurant open for business, I am requesting your approval for the following:

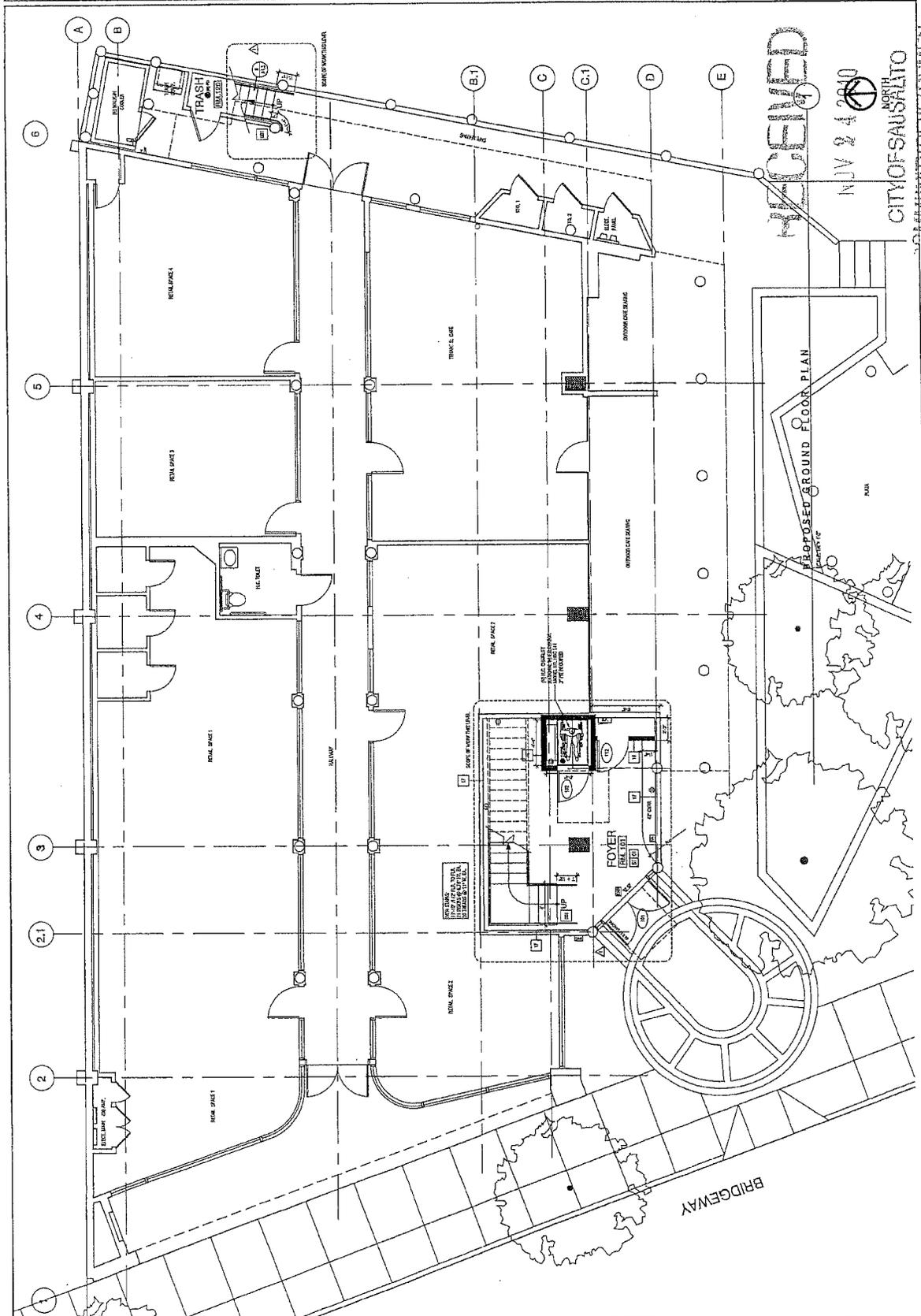
1. Install new duct work in order to upgrade kitchen equipment and ventilation system. We will screen the equipment as it is not screened now.
2. Install old style 1940's front door to go with restaurant concept.
3. Replace dry rot railing and arbor along back deck area to make safer for patrons.
4. Install 3 skylights to allow more light and ventilation. The building's history shows skylights.
5. Install fireplace along back wind bar area to create a warm atmosphere on cold foggy days where the public can hang out and observe the views.

Sincerely Yours,



Attachment 2
(1 PAGE)

PROJECT: PROPOSED GROUND FLOOR PLAN
 OWNER: MR. CHRIS HENRY
 650 BRIDGEWAY SAUSALTO, CA
 DATE: 11/24/2010
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 SCALE: 1/8" = 1'-0"
 SHEET: A1.0



RECEIVED
 NOV 24 2010
 CITY OF SAUSALTO
 NORTH
 COMMUNITY DEVELOPMENT DEPARTMENT

PROPOSED GROUND FLOOR PLAN
 650 BRIDGEWAY SAUSALTO, CA

disney lora
 ARCHITECT
 1000 S. G ST. #100
 ANAHEIM, CA 92805
 TEL: 714.771.1111
 FAX: 714.771.1112

NO.	DATE	DESCRIPTION
1	04/15/10	FOR PERMIT

NEW RESTAURANT | BAR
 860 BRIDGEWAY SAUSALITO, CA
 OWNER: MR. CHRIS HENRY

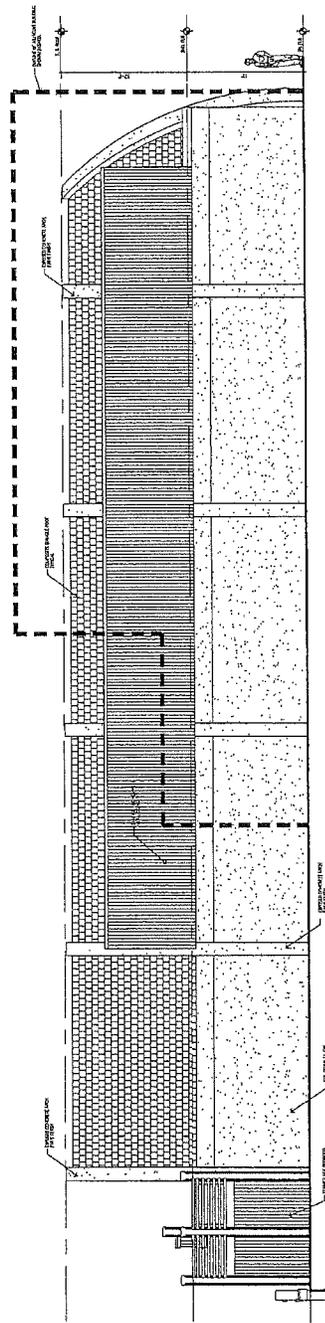
APR 08/10/09

EXISTING
 NORTH ELEVATION

FILE	SCALE	TITLE
	AS SHOWN	EXISTING NORTH ELEVATION

A2.1

SHEET



NORTH ELEVATION

1

RECEIVED

NOV 24 2010

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

660 Bridgeway

Entry Door



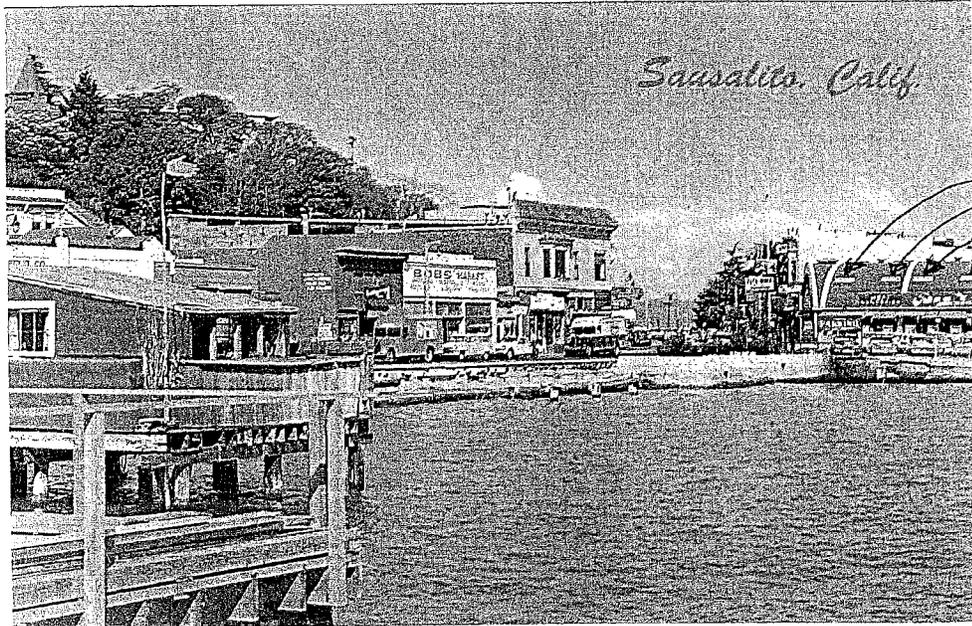
Leaded Glass

WOODEN DOOR

RECEIVED

NOV 24 2010 Attachment
(1 PAGE)

SAUSALITO
CITY OF SAUSALITO



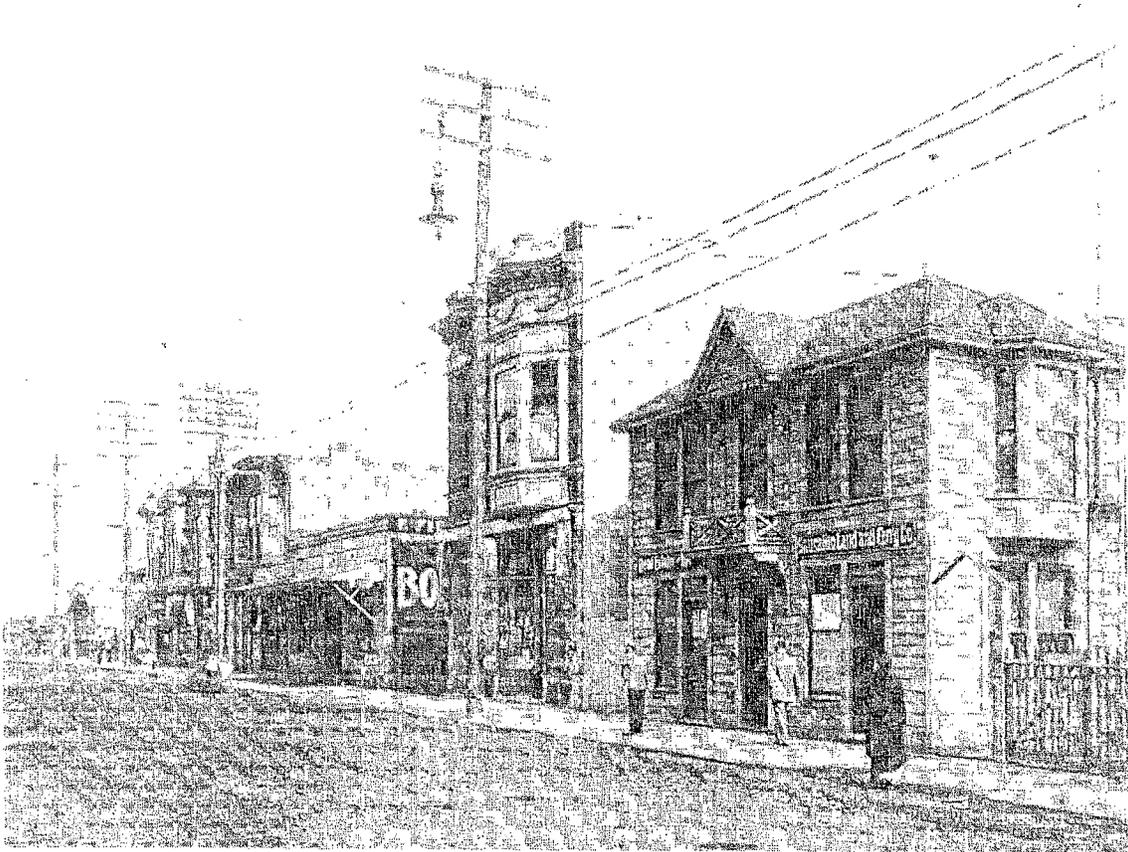
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NOV 24 2003

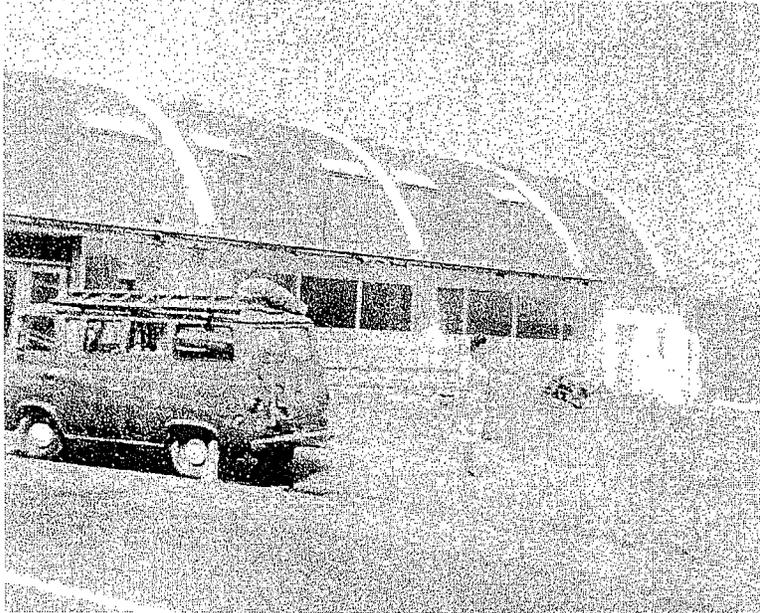
CITY OF SAUSALITO
ADMINISTRATIVE SERVICES DEPT.

Attachment 5
(1 PAGE)

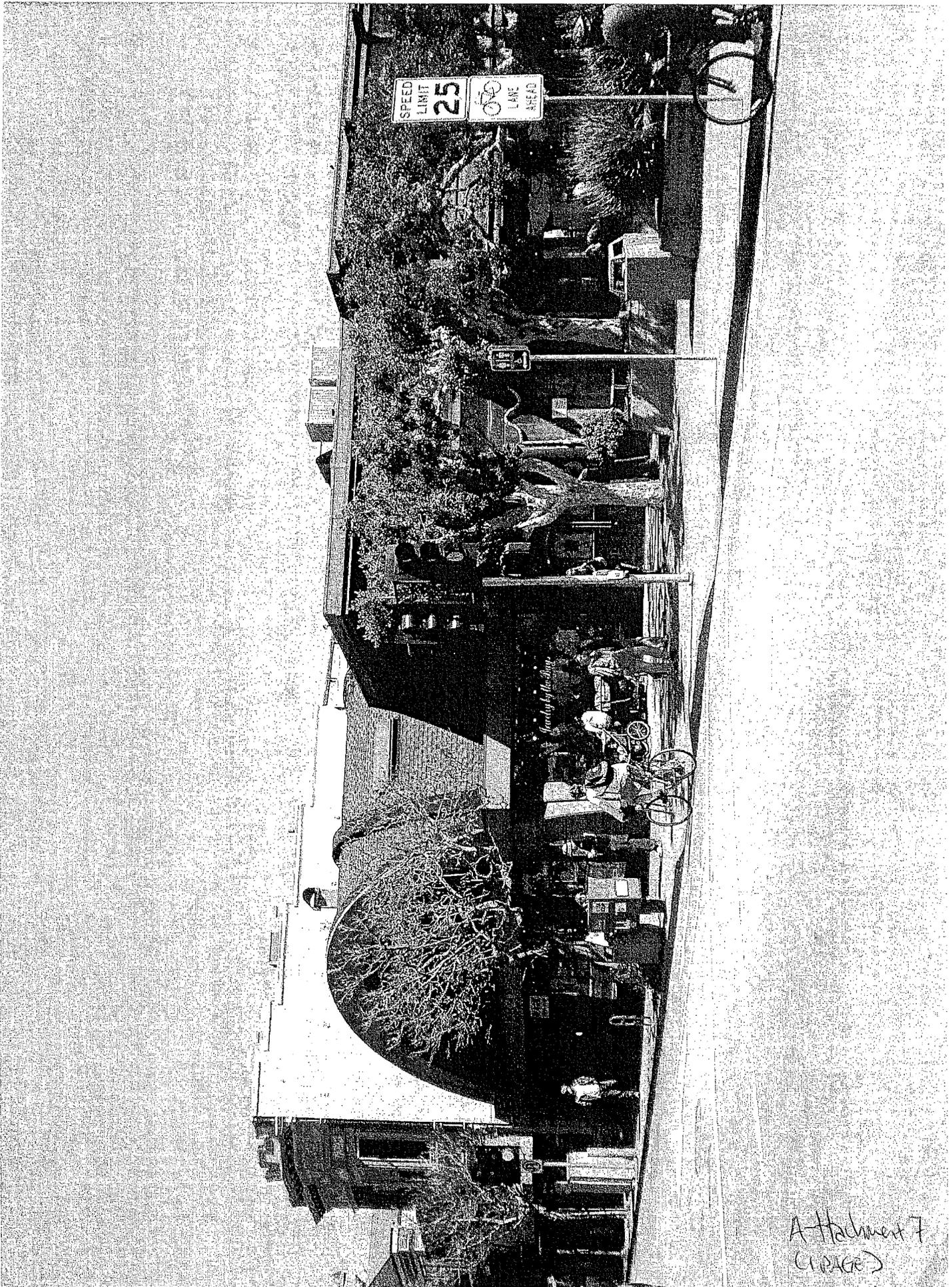
660 Bridgeway Sausalito Land & Ferry Company, 1910



Purity Market, 1969

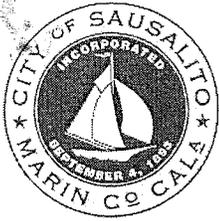


Attachment 6
(1 PAGE)



Attachment 7
(1 PAGE)

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CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

Date: December 1, 2010
To: Historic Landmarks Board (HLB)
From: Alison Thornberry, Assistant Planner
Subject: **HLB Study Session Review of a Sign Permit for 801 Bridgeway (APN: 065-063-45)**

Summary:

The applicant, Don Olsen and Associates, on behalf of the property owner, CMSC Ventures, LLC, is proposing to install an awning with signage over the entrance of the existing Casa Madrona Hotel located in the City's C-C (Central Commercial) Zoning District and Historic Overlay District at 801 Bridgeway (see **Attachment 1** for a Vicinity Map).

Awning and Sign (see **Attachments 2 and 3** for plans and photo simulation):

- ❖ Located over the Casa Madrona Hotel entrance
- ❖ Bottom of the awning is 8 feet high off the ground, and the top of the awning is a total of 15 feet 9 inches tall.
- ❖ The awning is a total of 12 feet 6 inches wide.
- ❖ The awning will be a dark blue canvas material with the words, Casa Madrona printed in white on the lower, front portion of the awning.

History of the Site:

The Casa Madrona Hotel is listed with two site addresses, 801 Bridgeway and 156 Bulkley Avenue. While 801 Bridgeway is not listed in the Office of Historic Preservation, Historic Property Directory for Sausalito, 156 Bulkley Avenue is listed. Casa Madrona Outbuildings, and Barrett Williams G. House were constructed in 1885, 1901 and 1910 at the subject site.

The buildings are listed in the California State Office of Historic Preservation (OHP)'s *National Register Status Codes as follows*: 1) a Contributor to a district or multiple resource property; 2) listed in the National Registry as an individual property; and 3) determined eligible for National Registry as a contributor to a district.

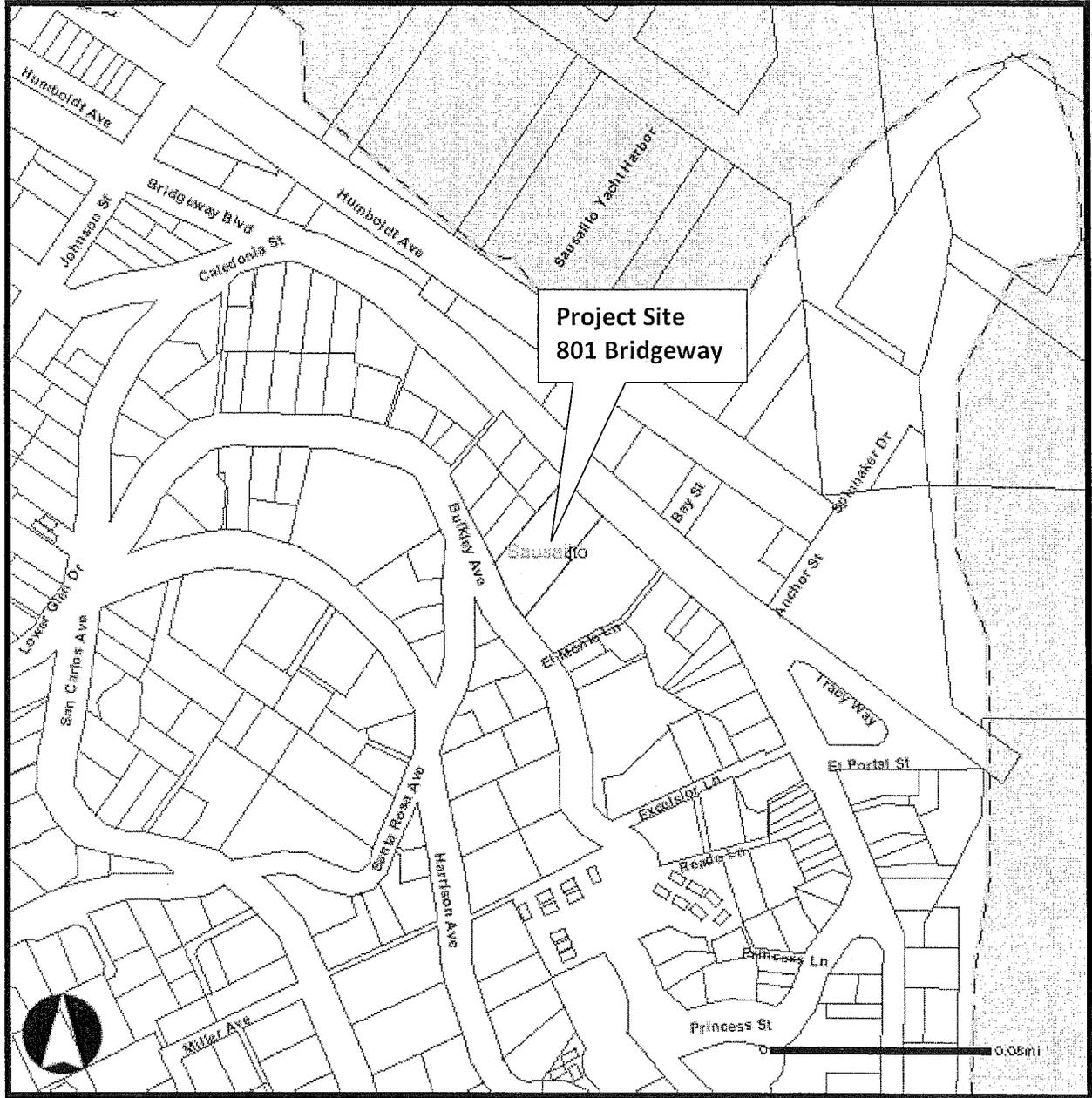
HLB Study Session:

The HLB will hold a study session on December 8, 2010 to review the applicant's proposal. Pursuant to Section 10.46.060 of the Zoning Ordinance, a Sign Permit to be jointly reviewed by the Historic Landmarks Board and the Planning Commission is required when a Sign Permit for a business in the Historic Overlay District is proposed. The purpose of the HLB study session on December 8, 2010 is to review the proposed renovations prior to the joint HLB/PC hearing (date yet to be determined) and provide direction to the applicant if necessary.

Attachments:

1. Vicinity Map
2. Plans, date stamped November 16, 2010
3. Photo Simulation, date stamped November 16, 2010

Vicinity Map





777 BRIDGEWAY
PROPOSED ELEVATION
w/ AWNING

RECEIVED

NOV 15 2010

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

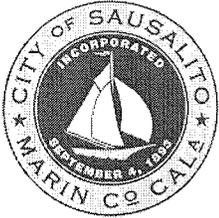


777 BRIDGEWAY
EXISTING ELEVATION
w/o AWNING

RECEIVED

NOV 15 2010

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT



CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

Date: December 1, 2010
To: Historic Landmarks Board (HLB)
From: Heidi Burns, Associate Planner
Subject: **Initiate Nomination for Listing the "Machine Shop" located at 25 Libertyship Way on the Local Register (APN: 063-100-11)**

Summary:

On November 23, 2010, the City Council directed City Staff to initiate the nomination of the Machine Shop building located within the Marinship Overlay Zoning District. Pursuant to Section 10.46.050.C, individual structures may be listed on the local register if all of the findings can be made as follows:

Findings. The Historic Landmarks Board and Planning Commission may recommend, and the City Council may approve, listing a structure or site on the local register if all of the following findings can be made:

1. The structure or site proposed for the local register is significant to local, regional, state or national history.
2. Listing the proposed structure or site on the local register has been subject to environmental review and the appropriate findings have been made.
3. Listing the proposed structure or site on the local register will preserve the historic character or integrity of the structure or site.
4. Structure or site proposed to be listed on local register has a significant architectural or historical character that can be preserved or enhanced through appropriate controls and incentives on new development and alterations to existing structures and landscaping.

Nomination Process:

The nomination of a building, structure, or site on the Local Register consists of a three part review process beginning at the Historic Landmarks Board providing a recommendation to the Planning Commission, then Planning Commission reviewing the information prepared by the Historic Landmarks Board and providing a recommendation to the City Council, and lastly, to the City Council taking final action (i.e., to approve or to deny) on the nomination.

The first part of the nomination process at the Historic Landmarks Board level regarding the Machine Shop would begin with a written report conveying the Board's recommendation on the proposed amendment to the Planning Commission. The report shall provide reasons for the recommendation to place the structure or site on the local register and address its consistency with relevant General Plan and Specific Plan policies. The report may be a modified 50-year review memo with the inclusion the following:

1. Expanded statement of the architectural or historical significance of the structure; and
2. A description of the particular features of the building what should be preserved; or
3. A Historic Resources Inventory Forms(DPR 523A&B Form) (Attachments 1 and 2); and
4. Written Findings as stipulated in Section 10.46.050.C.

The second part of the process would be for the Historic Landmarks Board to conduct a noticed public hearing. The purpose of the public hearing shall be to receive testimony from persons interested in listing the structure or site on the Local Register, and to adopt a recommendation to the Planning Commission.

Recommendation:

Staff recommends a subcommittee of two Historic Landmarks Board members is established to prepare the necessary report for the nomination of the Machine Shop on the Local Register. Staff further recommends the Historic Landmarks Board establish a time-line for the completion its portion of the nomination process.

Attachment:

1. DPR523A
2. DPR523B

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page of

*Resource Name or #:

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T

;

R

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; M.D.

B.M.

c. Address:

City:

Zip:

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)

*P9. Date Recorded:

*P10. Survey Type: (Describe)

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

Attachment A

BUILDING, STRUCTURE, AND OBJECT RECORD

Page of

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

B1. Historic Name:

B2. Common Name:

B3. Original Use:

B4. Present Use:

*B5. Architectural Style:

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect:

b. Builder:

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

B13. Remarks:

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)