



HISTORIC LANDMARKS BOARD AGENDA

REGULAR MEETING

CITY OF SAUSALITO

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

MEETING DATE: Wednesday, May 25, 2011
MEETING TIME: 5:30 P.M.
LOCATION: Conference Room, 420 Litho Street, Sausalito

1. CALL TO ORDER

Morgan Pierce, Chair Vicki Nichols, Secretary Carolyn Kiernat John Flavin

2. PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA

3. APPROVAL OF AGENDA

4. NEW BUSINESS-

A. FOOTE RESIDENCE/27 CENTRAL AVENUE

Staff: Schinsing

Project: Review of new deck to be constructed on an existing single family dwelling that is older than 50-years at 27 Central Avenue (APN 065-231-02).

B. MERRIAM BUILDING/565 BRIDGEWAY

Staff: Burns

Project: Study Session for Conceptual Façade Improvements on a non-contributing building within the Downtown Historic Overlay Zoning District (APN 065-171-02).

5. OLD BUSINESS- None

6. APPROVAL OF MINUTES – May 11, 2011 and May 17, 2011

7. COMMUNICATIONS

- A. Staff
- B. Historic Landmarks Board

**ADJOURNMENT OF MEETING TO REGULARLY SCHEDULED MEETING ON WEDNESDAY,
June 8, 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



HISTORIC LANDMARKS BOARD AGENDA

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CITY OF SAUSALITO

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	<p>City of Sausalito Community Development Department 420 Litho Street Sausalito, CA 94965 (415) 289-4128 www.ci.sausalito.ca.us</p>
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Jeremy Graves, **Community Development Director**

Mary Wagner, **City Attorney**

Heidi Burns, **Associate Planner**

Lilly Schinsing, **Associate Planner**

Alison Thornberry, **Assistant Planner**



HISTORIC LANDMARKS BOARD MINUTES

CITY OF SAUSALITO

draft

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

MEETING DATE: Wednesday, May 11, 2011
MEETING TIME: 5:30 P.M.
LOCATION: Conference Room, 420 Litho Street

CALL TO ORDER / ROLL CALL

The HLB meeting convened at 5:35 PM. Board Members Nichols, Pierce, and Flavin were present. Board member Kiernat was absent. Associate Planner Burns was also present. Members of the public included Scott and Ginger Foote, Peter Greenwood, Linda Lyons, Gilbert Purcell, Thelma Hiatt, John Sweeny, Ray Withy, Larry Clinton, Daniel and Yulian Merrimam, Roberta Maloy, and Alice Merrill.

1. **APPROVAL OF AGENDA-** No changes to agenda.
2. **PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA-** None
3. **NEW BUSINESS-**

A. PUBLIC HEARING FOR THE PUBLIC REVIEW DRAFT OF THE HISTORIC DESIGN GUIDELINES

Staff Planner Burns presented an introduction, history, and purpose of the public hearing regarding the Public Draft of the Historic Design Guidelines. The majority of the questions raised by the public during the public hearing related to a lack of understanding of the City's current regulatory process for the treatment of historic properties. Specifically, the public was interested in understanding the regulatory process regarding the historic preservation of historic properties and how the guidelines are going to relate to the process. The public also requested consideration of simplifying the current process and wanted to know how the Guidelines were going to impact structures listed on the existing Noteworthy Structures List. Other comments from the community included the following:

1. The Guidelines should consider the built-environmental conditions of an area and apply flexibility (i.e., consider allowing vinyl windows for properties inundated by salt and diesel smoke).
2. Guidelines were very well done with detailed diagrams, charts, and pictures.
3. Guidelines should include pictures of mid-century examples of architecture.
4. Guidelines should connect-the-dots in addressing future sustainability initiatives and/or a sustainability ordinance which may require modifications to some of the policies or consideration of new policies.
5. The Guidelines should be reviewed to consider possible conflicts with Title 24.
6. The current Sign Regulations should be reviewed and reconsidered.

The following statements occurred during the HLB's deliberation of the public hearing:

Board member Nichols supports the Guidelines as proposed and requested more mid-century architecture examples are included in photographs within the document.

Board Member Flavin supports the Guidelines and requested that a qualifying statement be included in Chapter 1, on page 6, to help people understand the process of gathering information to determine a building's significance, integrity, treatment strategy, and permit process.

Board member Pierce concurred with Board member Nichol's and Flavin's statements.

The HLB moved to recommend approval of the Guideline's with consideration of the comments presented at the meeting.

4. **OLD BUSINESS-** *None*

5. **APPROVAL OF MINUTES-** *Approved as amended*

6. **COMMUNICATIONS-**

Board member Pierce raised a question about the possibility of conducting a survey of the City to identify neighborhood precincts which contain clusters of historic architecture from specific periods of significance. An example would be the Glen Drive neighborhood between Johnson Street and San Carlos Avenue. Staff Planner Burns indicated that a similar task was identified in the CLG application and the City is hoping to apply for a grant to fund a future survey.

ADJOURNMENT – *The meeting was adjourned at 7:35 PM*

Meeting Minutes Approved

Secretary

Date



HISTORIC LANDMARKS BOARD MINUTES

CITY OF SAUSALITO

draft

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

MEETING DATE: Tuesday, May 17, 2011
MEETING TIME: 5:45 P.M.
LOCATION: *Edgewater Room, 420 Litho Street*

CALL TO ORDER / ROLL CALL

The HLB meeting convened at 5:50 PM. Board Members Nichols, Pierce, Kiernat, and Flavin were present. Associate Planner Burns was also present.

1. **APPROVAL OF AGENDA-** *No changes to agenda.*
2. **PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA-** *None*
3. **NEW BUSINESS-**
 - A. **STATE OF CALIFORNIA- THE RESOURCES AGENCY DEPARTMENT OF PARKS AND RECREATION (DPR) 523 FORM TRAINING**
Board member Kiernat provided a training session on how to read, understand, and prepare California State Department of Parks and Recreation 523 Forms.
4. **OLD BUSINESS-** *None*
- j. **APPROVAL OF MINUTES-** *None*
6. **COMMUNICATIONS-** *None*

ADJOURNMENT – *The meeting was adjourned at 7:10 PM*

Meeting Minutes Approved

Secretary

Date



CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

Date: May 25, 2011
To: Historic Landmarks Board (HLB)
From: Lilly Schinsing, Associate Planner
Subject: **HLB 50-year Review of a Design Review Permit for 27 Central Avenue (APN: 065-231-02)**

Summary:

The applicant, Peter Greenwood, on behalf of Mason and Ginger Foote, is requesting an after-the-fact Design Review Permit for exterior renovations to an existing residence in the City's R-2-2.5 (Two-Family Residential) Zoning District (see **Attachment 1** for a project description submitted by the applicant). The original project was a replacement of the upper level deck in kind; during the construction process the deck project was expanded without appropriate city permits. After review of the modified plans by City staff it was determined that the project had the potential to impact views. The project is required to be heard by the Planning Commission as a Design Review Permit as it has been identified that there is the potential to impact private views. See **Attachment 2** for a project description letter.

Front Elevation:

- Rebuild upper level deck including an expansion of the deck approximately ten feet to the north and two feet to the east.
- Remove vertical siding on front façade and replace with horizontal siding.
- Consolidate and relocate windows on attic portion of front façade.

The exact year of construction is unknown, although the owner has stated that it was sometime in the 1890's See **Attachment 3** for a permitting history. A historical significance memo will be prepared by two Board members is expected to be provided at the May 25 Historic Landmarks Board meeting.

Attachment

1. Proposed Plans
2. Project Description Letter
3. Permitting History

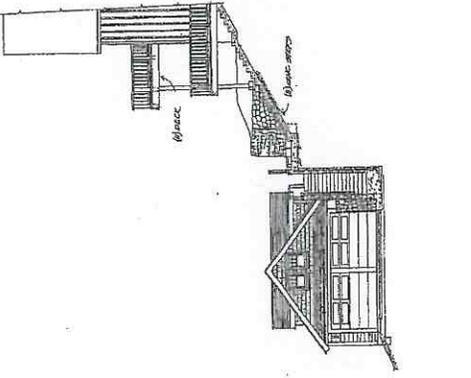
I:\CDD\PROJECTS - ADDRESS\C\Central 27\DR\HLB Routing Memo-revised by HB regarding correct property owner information.doc

NO.	DATE	BY	REVISIONS
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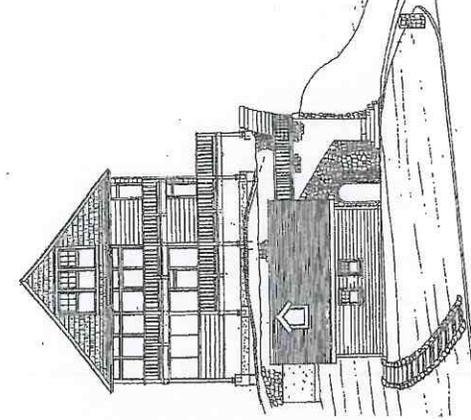
FOOTE RESIDENCE
 27 CENTRAL AVENUE, SAUSALITO, CA 94965
 AP 063-291-02

ARTEK DESIGN GROUP
 ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT
 323 CAMDEN DRIVE MIL VILLE, CA 94941 (415) 381-2828

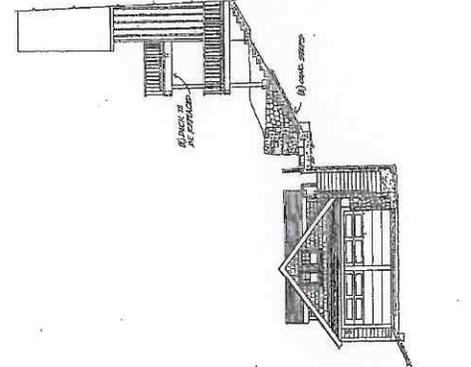
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 DRAWN: TSC
 SCALE: 1/8" = 1'-0"
 SHEET: 10 OF 10
 PROJECT: 063-291-02



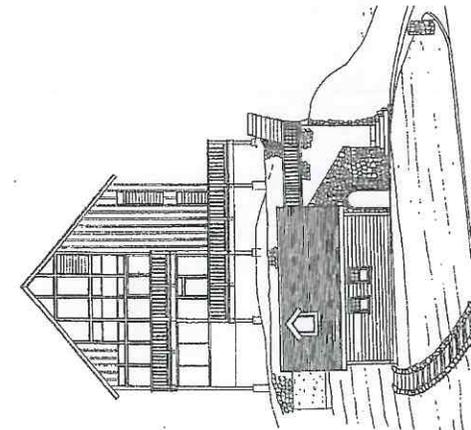
4 SOUTH ELEVATION (PROPOSED)
 (NO. 1) NORTH ELEVATION SIMILARS SCALE 1/8" TO 1'-0"



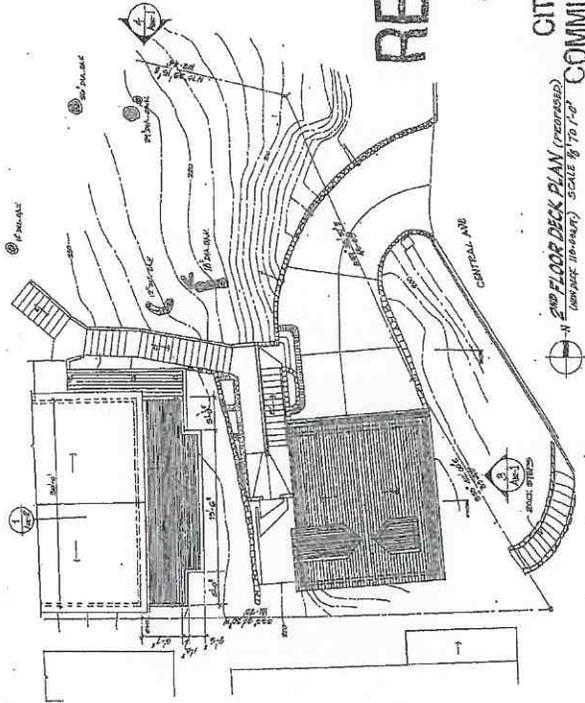
3 EAST ELEVATION (PROPOSED)
 SCALE 1/8" TO 1'-0"



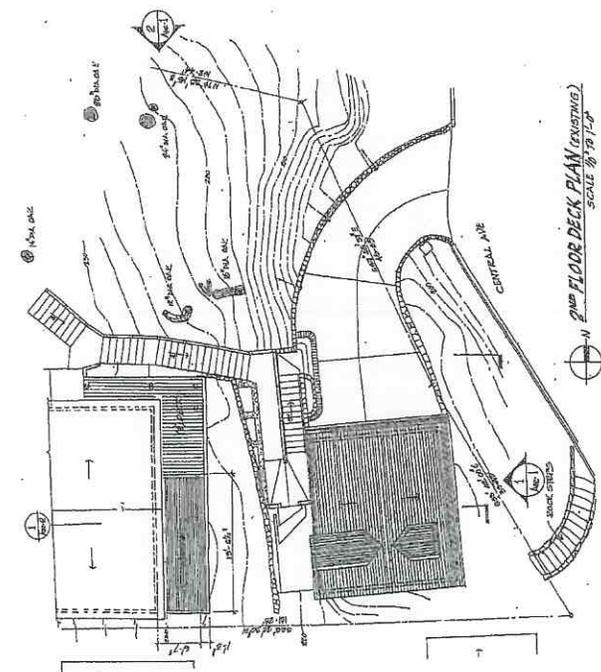
2 SOUTH ELEVATION (EXISTING)
 (NO. 1) NORTH ELEVATION SIMILARS SCALE 1/8" TO 1'-0"



1 EAST ELEVATION (EXISTING)
 SCALE 1/8" TO 1'-0"



4 2ND FLOOR DECK PLAN (PROPOSED)
 (NO. 1) NORTH ELEVATION SIMILARS SCALE 1/8" TO 1'-0"



1 2ND FLOOR DECK PLAN (EXISTING)
 SCALE 1/8" TO 1'-0"

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APR 26 2011

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

APR 26 2011

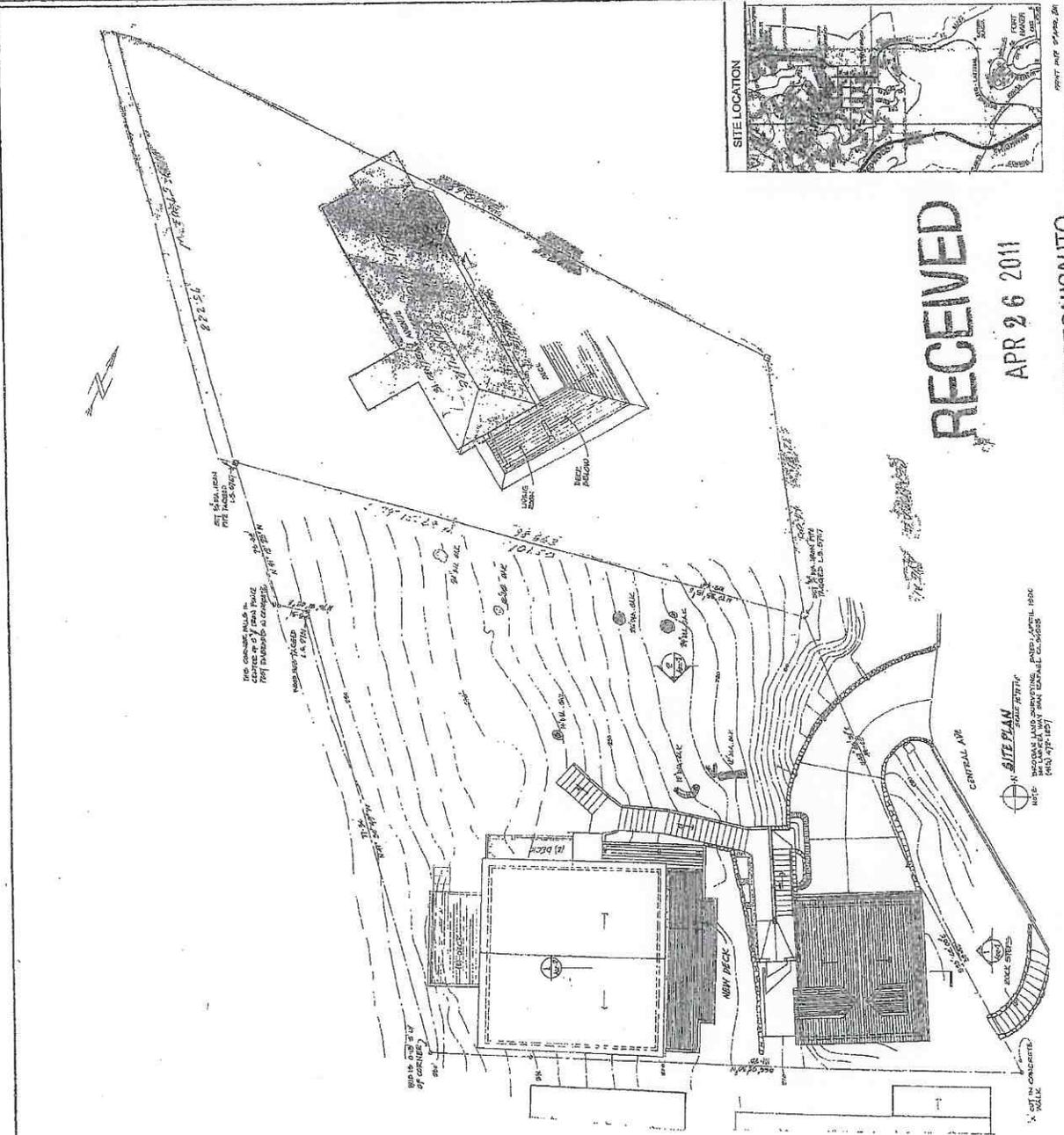
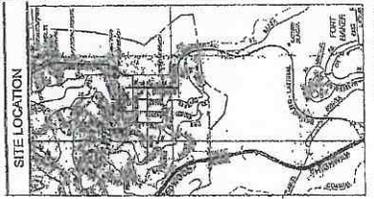
PROJECT NO. 063-291-02

REVISIONS	BY

FOOTE RESIDENCE
 27 CENTRAL AVENUE, SAUSALITO, CA 94965
 SECOND FLOOR DECK REPAIR
 AP 083-831-02

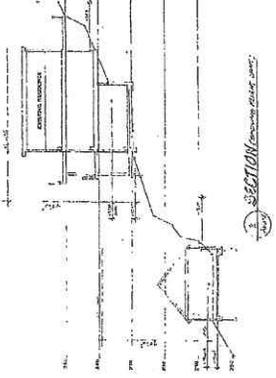
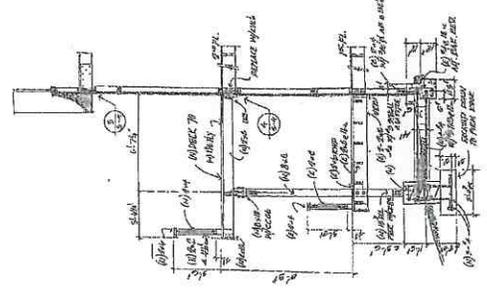
ARTEK DESIGN GROUP
 ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT
 228 CLARK BLVD. MILL VALLEY, CA 94541 (925) 234-8888

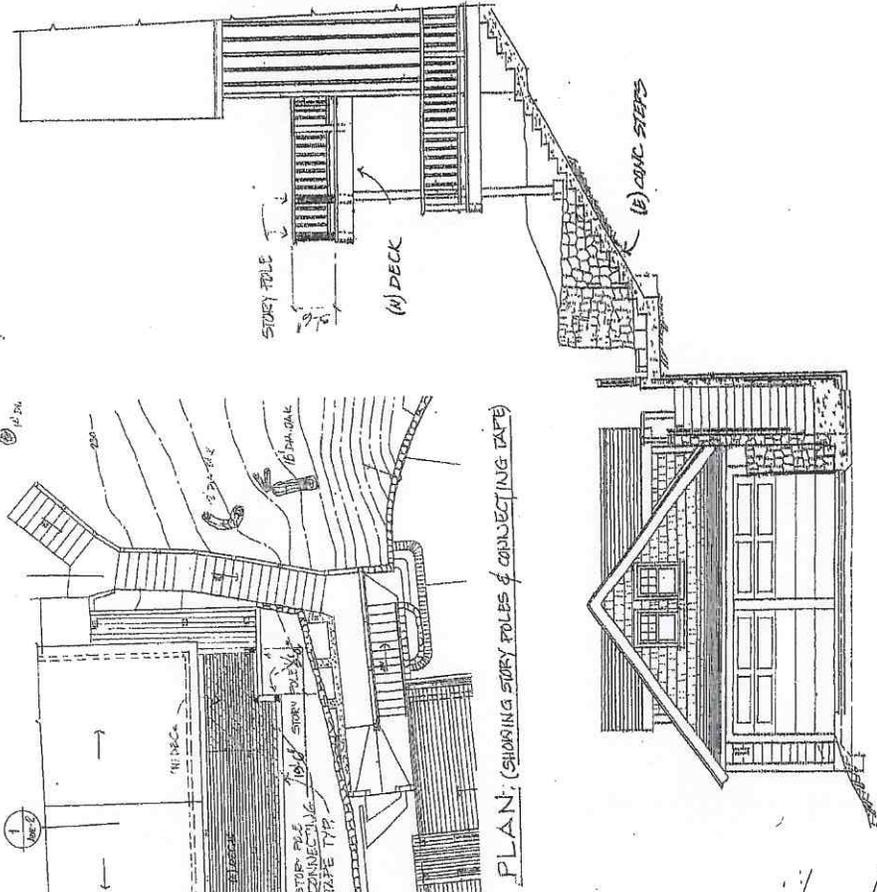
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 Project No.: 2010/010
 Sheet: A02-2
 Of: 2



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 APR 26 2011

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT





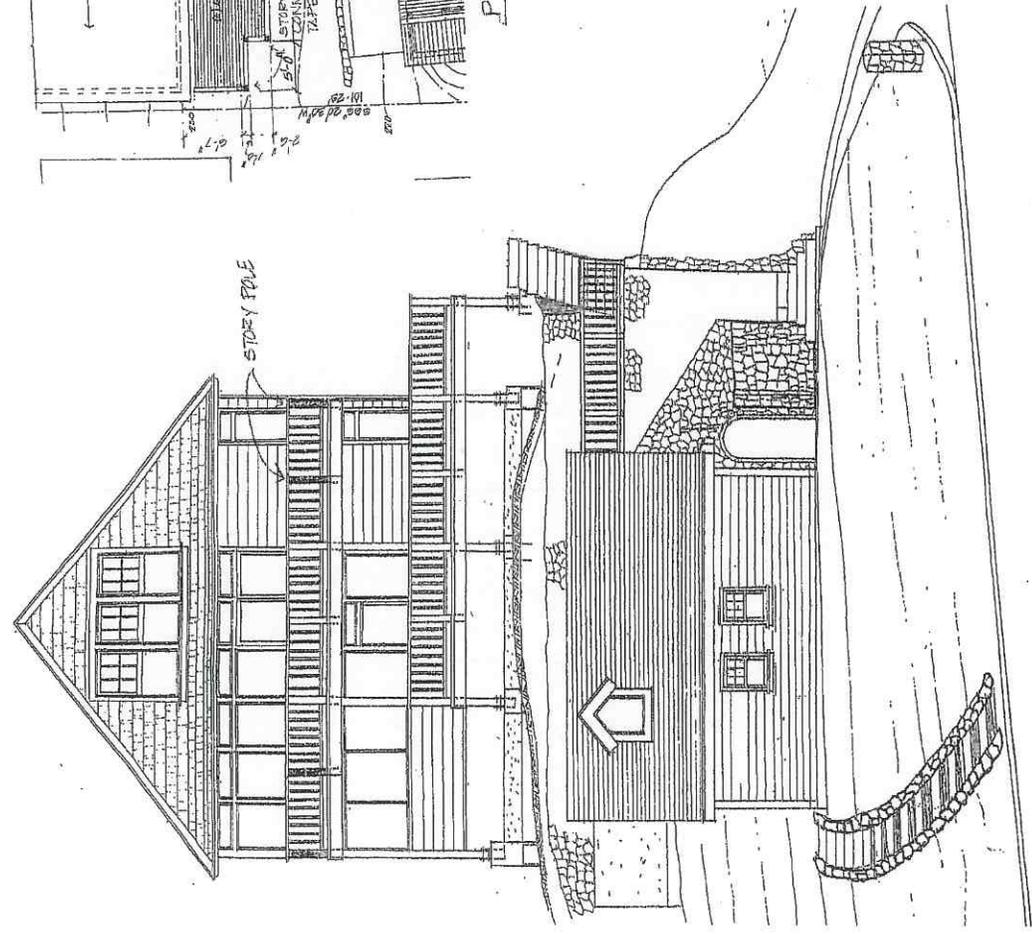
RECEIVED

APR 26 2011

4 SOUTH ELEVATION (PROPOSED)
 APR 1 NORTH ELEVATION SIMILAR. SCALE 1/8" TO 1'-0"

PRINT DATE 2011/04/26

3 EAST ELEVATION (PROPOSED)
 SCALE 1/8" TO 1'-0"



M. Scott and Ginger H. Foote
27 Central Ave
Sausalito, CA 94965
415-331-2928

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APR 26 2011

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

April 21, 2011

Planning Department
City of Sausalito
Community Development Department
Sausalito, CA

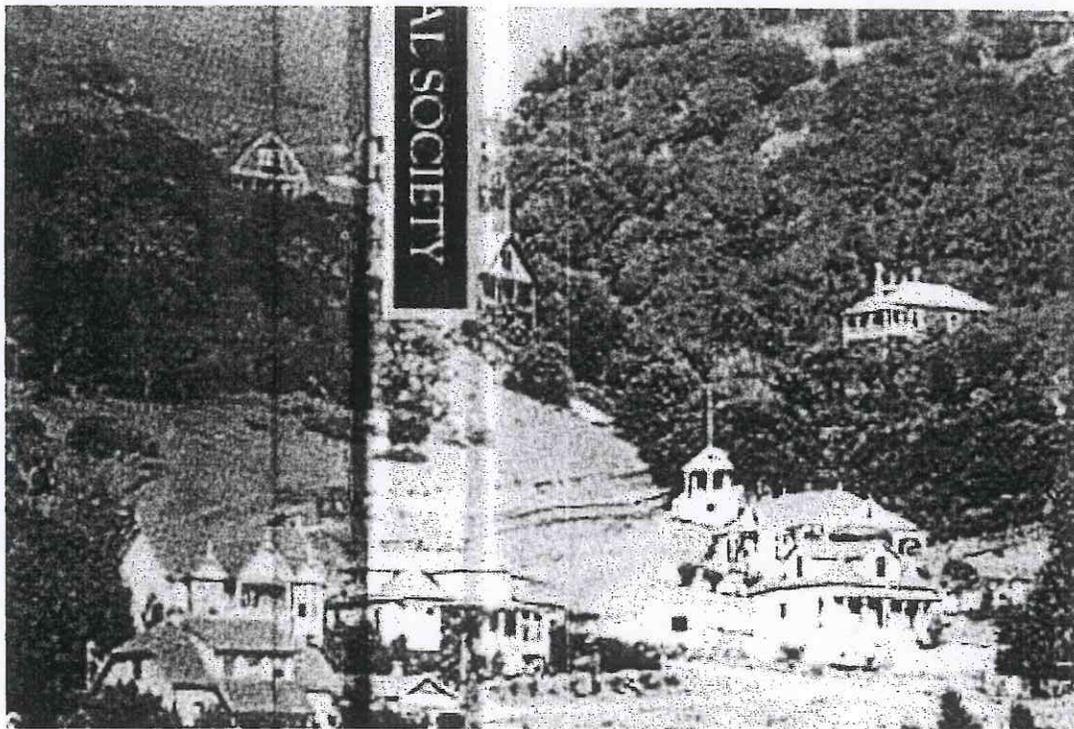
Re: Design Review Application
Deck Extension
APN: 065-231-02

To Whom It May Concern:

Please find attached the necessary materials as required for a formal review and approval of a modification to an approved deck replacement for which the original "as built" permit was issued in November 2010.

Background:

The demolition and construction of the new deck was accomplished from late November through December. During the course of construction in late December the Architect, contractor and owners decided that it would be possible to extend the deck East by 27" and North by 120". As the City offices were closed until the new year and the builders were on site we proceeded with the understanding that revised plans would be submitted to the City upon reopening.



27 Central is opposite the "y" in Society on the binding. Notice the full width deck and the four posts supporting it. Image courtesy of Images of America – Sausalito. Sausalito Historical Society. C 2005

The purpose of the deck modification was to bring the house back to its historical roots. When the house was built in the 1890's on one of two adjoining lots (26 and 27 owned by the same owner) it included a full width deck. In a remodel in the 1950's the second floor deck was cut back to 2/3rds of its original historic size.. While it can never be fully returned to its original condition we (the owners) had always envisioned the house facade to represent the 1890's "period" of its early construction. This would ultimately take the form of shingling the front upper half (former attic) and changing the window treatment. (See revised plans). Interestingly when we built the garage in 1998 (see picture below) we utilized that treatment in hopes that we could carry that theme forward in the future.



Garage view with details of facade treatment to bring to the house above. Note that colors are a soft gray with white trim.

As construction proceeded on the new deck we also believed the deck extension would be most helpful as a working platform for these facade changes. We saw absolutely no reason whatsoever that the City wouldn't approve those modified plans.

The revised plans were presented to the City on January 5th. A week later we then found out that our adjacent neighbor at 31 Central had called the City to complain about a possible view hindrance. We were absolutely shocked and had no reason to expect there would be an issue from any neighbors. And, if there was a concern by anyone, in the least, a phone call to us. The project was given a Stop Work Order in hopes that we could work out an acceptable solution. As noted in the Neighborhood Outreach Description we have attempted to work with the neighbor. In our last meeting on March 5th the neighbor firmly stated that she would not agree to any changes without the further pruning of the oak trees. She suggested a letter which we would surmise as a long term pruning agreement. She also wanted all views of the deck removed from her line of sight. We did propose that we get together and see what additional pruning was requested and a modification plan for the deck. Since that meeting of March 5th we have left three messages with no calls being returned. Finally, out of frustration, Mr. Foote asked Ms.

Schinsing, Associate Planner, if perhaps she could reach out to this neighbor and let her know we were anxious to continue the conversations. Ms. Schinsing did that and was told by the neighbor that she wanted no further communication with us. Thus, this has left us with no other choice but to proceed with Design Review for the approval of the historic façade and resolution of the deck configuration.

It should be noted that this neighbor contacted us in September of last year and requested that she be able to have some of our oak trees trimmed to improve her views. We immediately agreed to her request. Mrs. Foote visited with the neighbor at that time and assisted with the contacting and arrangement for the appointments of the tree companies. Mrs. Foote's personal visits to 31 Central were to observe and approve pruning of the oak trees. However, only tree foliage was evident between the houses. Mrs. Foote's recollection was that the neighbor's concerns were the direct views of the Bay, Angel Island, Bay Bridge, Alcatraz and partial views of downtown San Francisco, East of the 27 Central flag pole with emphasis on preventing the roof line of 25 Central to show in the sightline.

We have attempted with the latest plan submittals to the City to mitigate the neighbors concerns. The plans show a removal of 30 inches (East) x approximately 60" (North/South) on either end of deck. (See revised plans).

Proposal:

We respectfully request your approval of the most recent submittal based on the following:

- The limited percentage of the panoramic view impact by 31 Central. This would be the San Francisco waterfront view from a seating area, a love seat alcove, adjacent to the deck on the South side of the house which faces approximately due East.
- The panoramic view of 31 Central appears to be 44 degrees. With new deck modifications the deck intrudes into the view by 3 degrees (6.8%).

- No view impact of San Francisco waterfront from the North exterior deck and interior dining room area which is in parallel with the seating alcove area described above and faces approximately due East. The background is of the Sausalito hills.
- Second floor deck modifications are within height restrictions allowed by City ordinance,
- The original deck of 27 Central built in the 1890's ran full width (long before 31 Central was constructed). The proposed plans return the house and 2nd floor deck to its historical 1890 element.
- The sighting angle of the 31 Central house "borrows" its view from the property of 27 Central in so far as the original property included two lots. (See Google map).
- There are no agreements, easements, codicils or other written understandings granting specific view rights over the 27 Central property by 31 Central.
- Finally, the overall architectural coordination between the garage and house provide a pleasing sight and improvement for the neighborhood.

We thank you for your time and consideration of our request.

Sincerely,

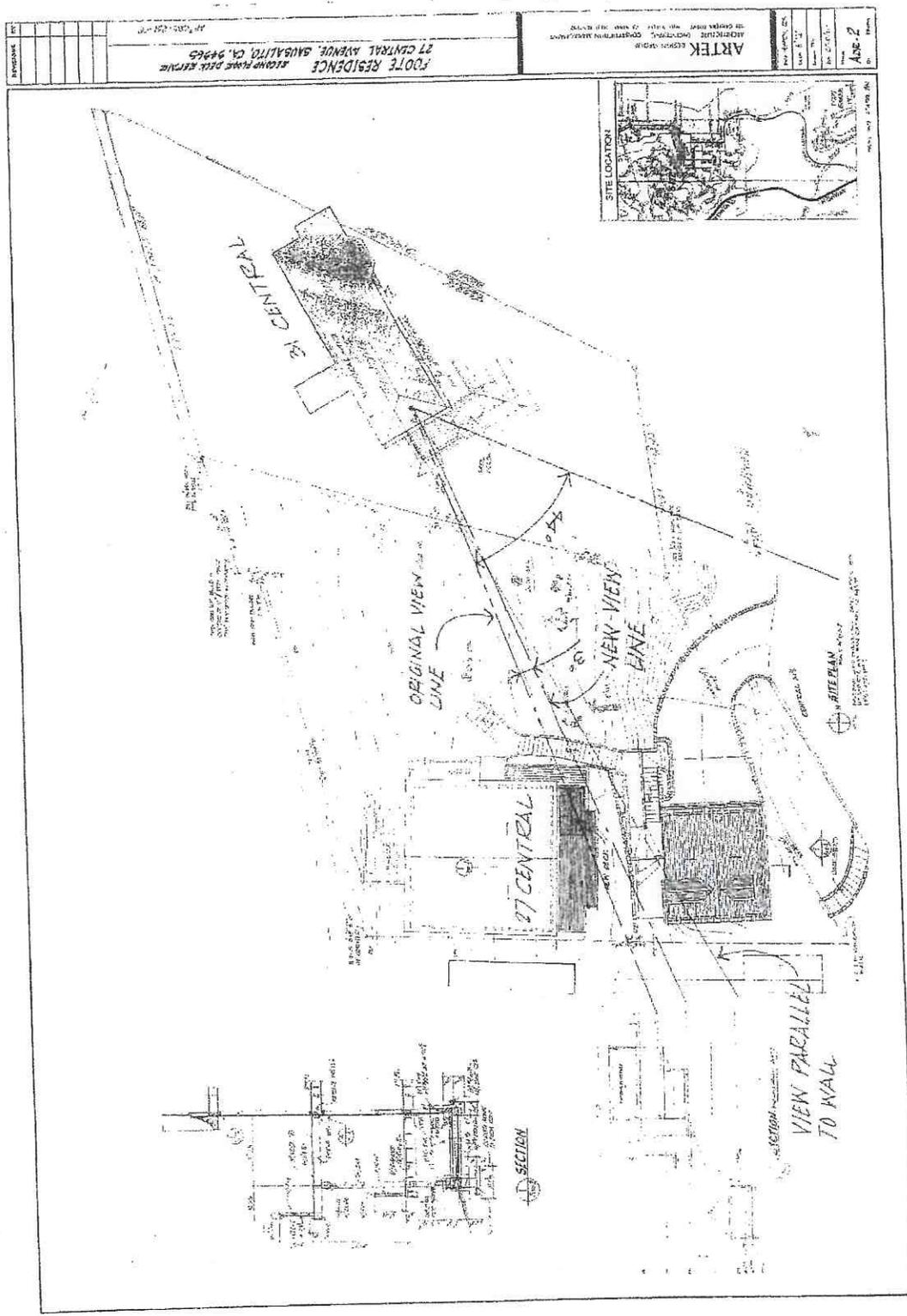
Mr. and Mrs. M. Scott Foote.



View of 31 Central from unfinished corner of deck of 27 Central.



Notice that the way that the 31 Central house is situated it requires the use of a major part of 27 Central for views. The white lines indicate the lot lines of each property.



View angle from 31 Central

Letter to City – 1998 re Garage Design

RECEIVED

APR 26 2011

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Request for approval of field
modifications to 27 Central garage

Submitted by M. Scott and Ginger H. Foote, Owner
September 15, 1998

Background

Ginger and I purchased 27 Central 5 years ago last month (August 1993). At the time of purchase the previous owners, Larry and Rachel Weiner, provided plans for the retaining of the hillside and the building of a garage on the property. Also, at the time of purchase little attention was paid to these "approved plans" plans and it wasn't until the heavy rains in 1995 that we became concerned about the hillside. At that time we submitted alternate plans for approval to build a retaining wall, garage pad, new entry steps and driveway to the property which were different and more substantial than the Weiners had presented and had approved in the 1990 timeframe. Construction proceeded and was completed.

In June of this year plans were submitted to complete the garage and a permit was issued. These plans were based almost 100 percent on the plans the Weiners presented in 1990 with one exception, that being the west wall (the hillside wall) of the new structure was higher to accommodate the higher retaining wall. However, the east wall (street side wall) was left at approximately 8 feet.

Since receiving the permit in June of 1998 for construction of the garage several things have happened to change the course of our thinking and direction. These are:

- 1). We have been able to locate a picture of 27 Central dating back to the early 1900's that confirms its "cottage" existence, circa 1890. The picture clearly shows 27 Central with four large beams as roof support quite isolated from other cottages and homes in the area. Three of these large beams are still in existence but no longer support the roof but only the outside deck area off the living room.
- 2). Both Ginger and I are utilizing our home office more than previously and require additional space. The upper garage area provides that additional space.

Relative to the construction, both Ginger and I feel an imperative to return 27 Central to a period in which it was built utilizing shingles, shiplap construction, true divided lite windows, coverage under the eaves, moulding, and dual barn type garage doors. In its current state it is a "modernized 1950 dwelling" without historical value and significance. While it is virtually impossible from the only picture we have available to match the original construction of the house we would like to make every attempt to bring 27 back to its heritage consistent with historical Old Town Sausalito. In that regard, many of these requests are being made now which will hopefully be carried out to the main house

structure downstream such as the modification of the windows and use of shingles to "date" the house.

27 Central Ave
02

11

APN: 065-231-

27 Central
APN 065-231-02
City of Sausalito Permitting History

Building Permit Record

1134	Emergency repairs	6/1/53
1184	Repair and remodel structure into two living units	9/16/53
2104	Build deck at rear	3/17/58
2336	Remodel attic	6/22/59
8774	Reconstruct stairway	6/3/83
A3997	Install fiberglass shingles	6/10/93
AE5191	Construct two car garage	9/14/95
A6068	Rebuild stairs to entry	6/30/97

Planning Approval Record

DR 90-57	Construction of two car garage	7/19/90
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CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

Date: May 25, 2011
To: Historic Landmarks Board (HLB)
From: Heidi Burns, Associate Planner
Subject: **HLB Study Session for 565 Bridgeway (APN: 065-171-02)**

Summary:

The applicant and owners, Yulian and Daniel Merriam, are requesting the HLB conduct a study session regarding conceptual façade modifications to a non-contributing building located at 565 Bridgeway within the Downtown Historic Overlay Zoning District.

The applicant has requested the plans be presented to the HLB at the May 25, 2011.

I:\CDD\PROJECTS - ADDRESS\Bridgeway 565\2011 HLB Study Session\Study Session Memo for 5-25-11 meeting.doc