



HISTORIC LANDMARKS BOARD AGENDA

REGULAR MEETING

CITY OF SAUSALITO

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

MEETING DATE: Wednesday, September 14, 2011
MEETING TIME: 5:30 P.M.
LOCATION: Council Chambers, 420 Litho Street, Sausalito

1. CALL TO ORDER

Morgan Pierce, Chair
Carolyn Kiernat

Vicki Nichols, Secretary
John Flavin

2. PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA

3. APPROVAL OF AGENDA

4. NEW BUSINESS-

A. CASA MADRONA – EXTERIOR MODIFICATIONS & ENTRANCE AWNING/ 801 BRIDGEWAY (DR 10-377)

CMSC Ventures, LLC (Applicant and Owner)

Staff: Thornberry-Asseff

PROJECT: Study session review of an awning and exterior modifications to the buildings located at the Casa Madrona Hotel and Spa located at 801 Bridgeway.

5. OLD BUSINESS-

A. STATUS UPDATE ON THE NOTEWORTHY STRUCTURES ASSESSMENT

Staff: Burns

Project: Status update on the Noteworthy Structures Assessment and continue discussing a strategy for Placement of Noteworthy Structures onto the Local Register.

B. NOMINATION FOR LISTING A STRUCTURE ON THE LOCAL REGISTER

Staff: Burns

Project: Status update and discuss a strategy for the nomination and listing of the "Machine Shop" on the Local Register.

6. APPROVAL OF MINUTES- None

7. ADJOURNMENT OF MEETING TO REGULARLY SCHEDULED MEETING ON WEDNESDAY, September 28, 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



CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

Date: September 14, 2011
To: Historic Landmarks Board (HLB)
From: Alison Thornberry, Assistant Planner
Subject: **HLB Study Session Review of a Design Review Permit for 801 Bridgway (APN: 065-063-45)**

Summary:

The applicant, Ryan Schoen, on behalf of the property owner, CMSC Ventures, LLC, is requesting and after-the-fact permit to install air conditioning and heating units on the exterior of the buildings at the 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). Some of the installed units are visible from the exterior and others are hidden behind balconies of other similar features (see **Attachment 2** for plans and photograph). Also, as part of the Design Review Permit, is the proposed glass awning located above the hotel's front entrance. This awning was discussed at a previous HLB Study Session, and has not been modified since that discussion.

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.

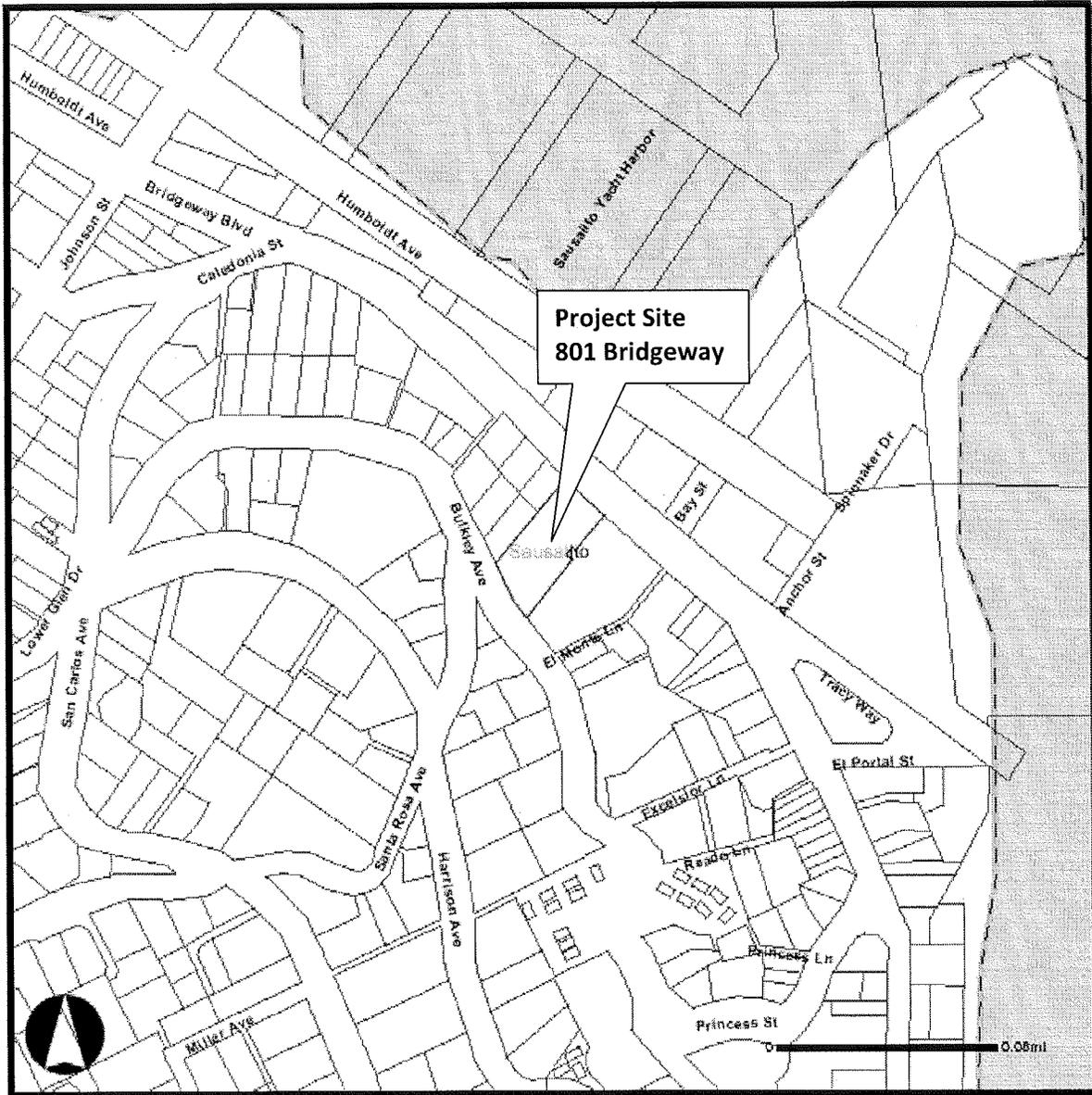
HLB Study Session:

The HLB will hold a study session on September 14, 2011 to review the applicant's proposal. Pursuant to Section 10.54.050 of the Zoning Ordinance, a Design Review Permit to be jointly reviewed by the Historic Landmarks Board and the Planning Commission is required when a Design Review Permit for a business in the Historic Overlay District is proposed. The purpose of the HLB study session on September 14, 2010 is to review the proposed exterior modifications 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 September 6, 2011 and Photograph, date stamped July 6, 2011

Vicinity Map

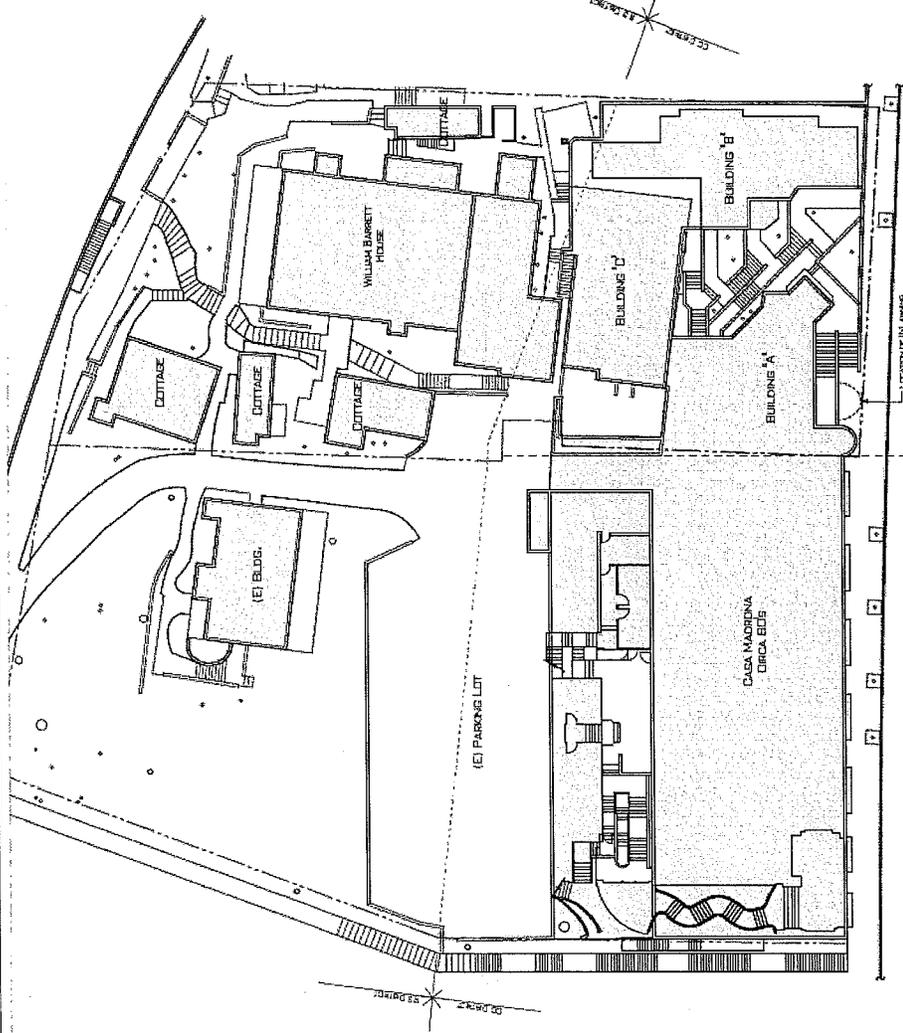


**CASA MADRONA
HOTEL & SPA**

**ENTRY CANOPY &
HVAC EXTERIOR
MODIFICATION
APPROVAL DRAWINGS**

7/11/2011

A1.0



① SITE PLAN

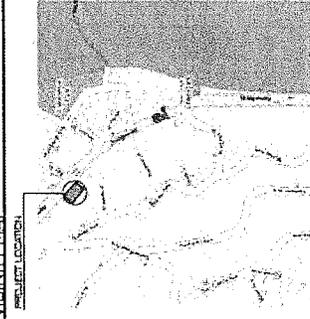
GENERAL NOTES

1. RULES & REGULATIONS: ALL WORK SHALL CONFORM TO THE 2010 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), 2010 CALIFORNIA PLUMBING AND MECHANICAL CODES (2010 CALIFORNIA PLUMBING CODE AND 2010 CALIFORNIA MECHANICAL CODE), AND ALL APPLICABLE ORDINANCES, CODES AND REGULATIONS FOR EACH JURISDICTION INCLUDING STATE OF CALIFORNIA TITLE 24.2 & 8, 153 REGULATIONS AND CITY OF SAUSALITO SECURITY ORDINANCE, AND CITY OF SAUSALITO THE DISTRICT ORDINANCE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS WITH THE APPROVED PLANS, SPECIFICATIONS, AND ALL CODE REQUIREMENTS UNDER WHICH THE PLANS AND SPECIFICATIONS WERE APPROVED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF WORK.
4. EXISTING CONDITIONS: IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL APPLICABLE EXISTING CONDITIONS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF WORK.

CITY OF SAUSALITO REGULATIONS

1. DEBRIS BOX SERVICE: ALL DEBRIS BOX SERVICE MUST BE BY CITY REUSE.
2. ENCROACHMENT PERMITS: CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY ENCROACHMENT PERMITS FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY SUCH AS CONSTRUCTION STAKING, TEMPORARY POWER, PORTA POTTI, DEBRIS BOX, TERMINATION OF SITE DRAINAGE INTO CITY CURBS AND GUTTERS, SEWER WORK, TRENCHING, INSTALLATION OF UNDERGROUND UTILITIES (ELECTRIC, GAS, WATER, ETC.) AND SIGN BOLLARDS. CONTACT CITY ENGINEERING DIVISION AT 415-253-4112 FOR DETAILS.
3. INSPECTIONS: ALL INSPECTIONS AND/OR INDIVIDUALS AND SHOP FABRICATORS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO THE WORK BEING PERFORMED. SUBMIT ALL DOCUMENTATION FOR APPROVAL.
4. SUPPLIES & STORAGE: ALL WORK AND STORAGE OF MATERIAL TO BE LOCATED ON PRIVATE PROPERTY. LOADING AND UNLOADING OF SUPPLIES TO TAKE PLACE ON DRIVEWAY APRON. AT NO TIME WILL ANY VEHICLE BE LOCATED ON THE PUBLIC ROAD WAY.
5. REVISIONS: ANY REVISIONS TO THE APPROVED PLAN SET SHALL BE SUBMITTED TO THE SAUSALITO COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW. INSPECTIONS FOR REUSED WORK SHALL NOT BE REQUESTED UNTIL THE REVISION IS APPROVED BY THE SAUSALITO COMMUNITY DEVELOPMENT DEPARTMENT WITHIN A MINIMUM OF 2 WEEKS FOR THE SAUSALITO COMMUNITY DEVELOPMENT DEPARTMENT REVIEW.

VICINITY MAP



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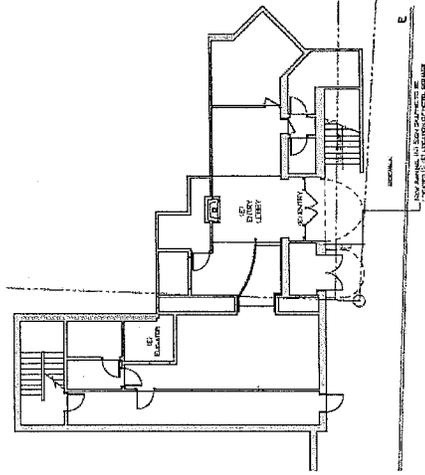
SEP - 6 2011
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

CASA MADRONA
HOTEL & SPA

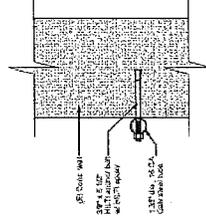
ENTRY CANOPY
DESIGN

7/11/2011

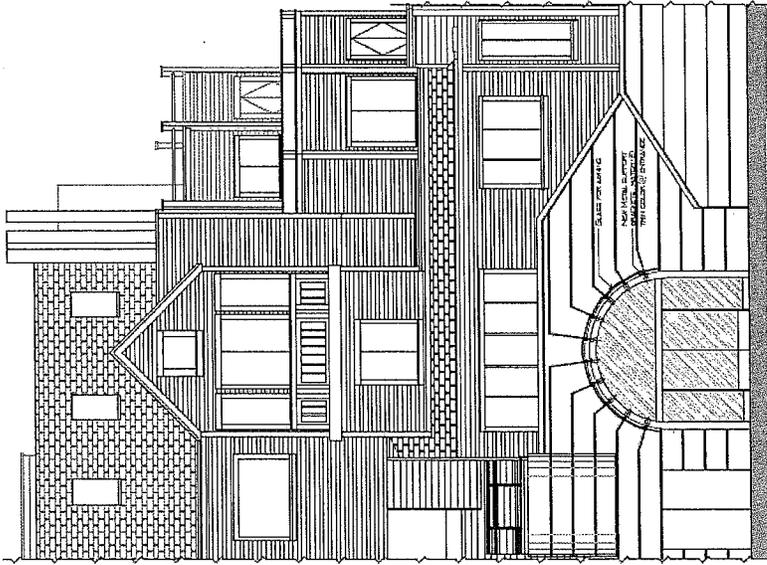
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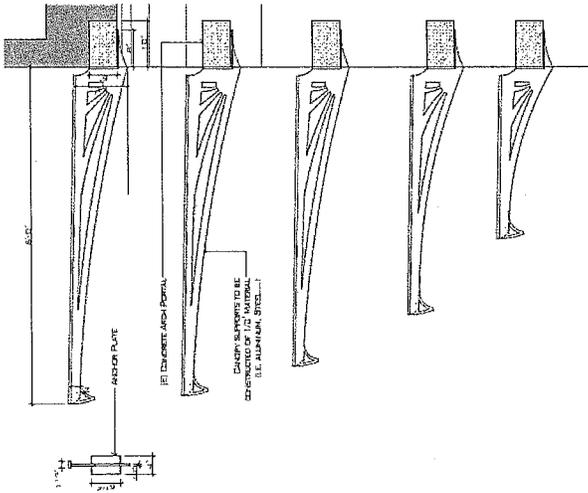
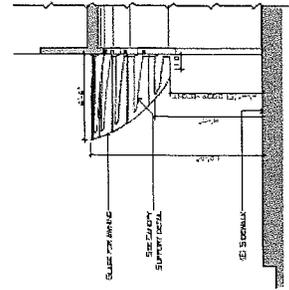
LOBBY ENTRANCE PLAN



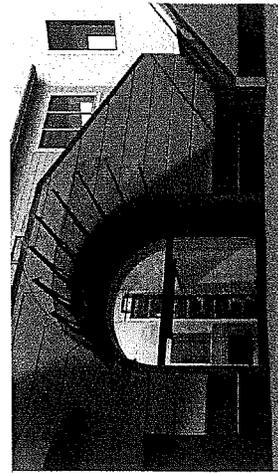
Anchor Bolt Notes:
 Bolt Type - A325 HD Epoxy system
 Bolt Type - 3/4" x 6 1/2" Threaded Carbon Steel Rod
 10 Bolts total mounted, 2" OC @ rear bow of frame.
 Strength: bolt - 3,055 lbs. Tension (pullout)
 4,400 lbs. shear
 Totals: Hidden Load 30,640 lbs pull out / 44,000 shear
 Frame Dead Load 285 lbs
 Frame Live Load 4,820 lbs (wind load - exposure B)



PROFILE / ENTRANCE ELEVATION



CANOPY SUPPORT ARMS



CONNECTION DETAIL RECEIVED

SEP - 6 2011

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

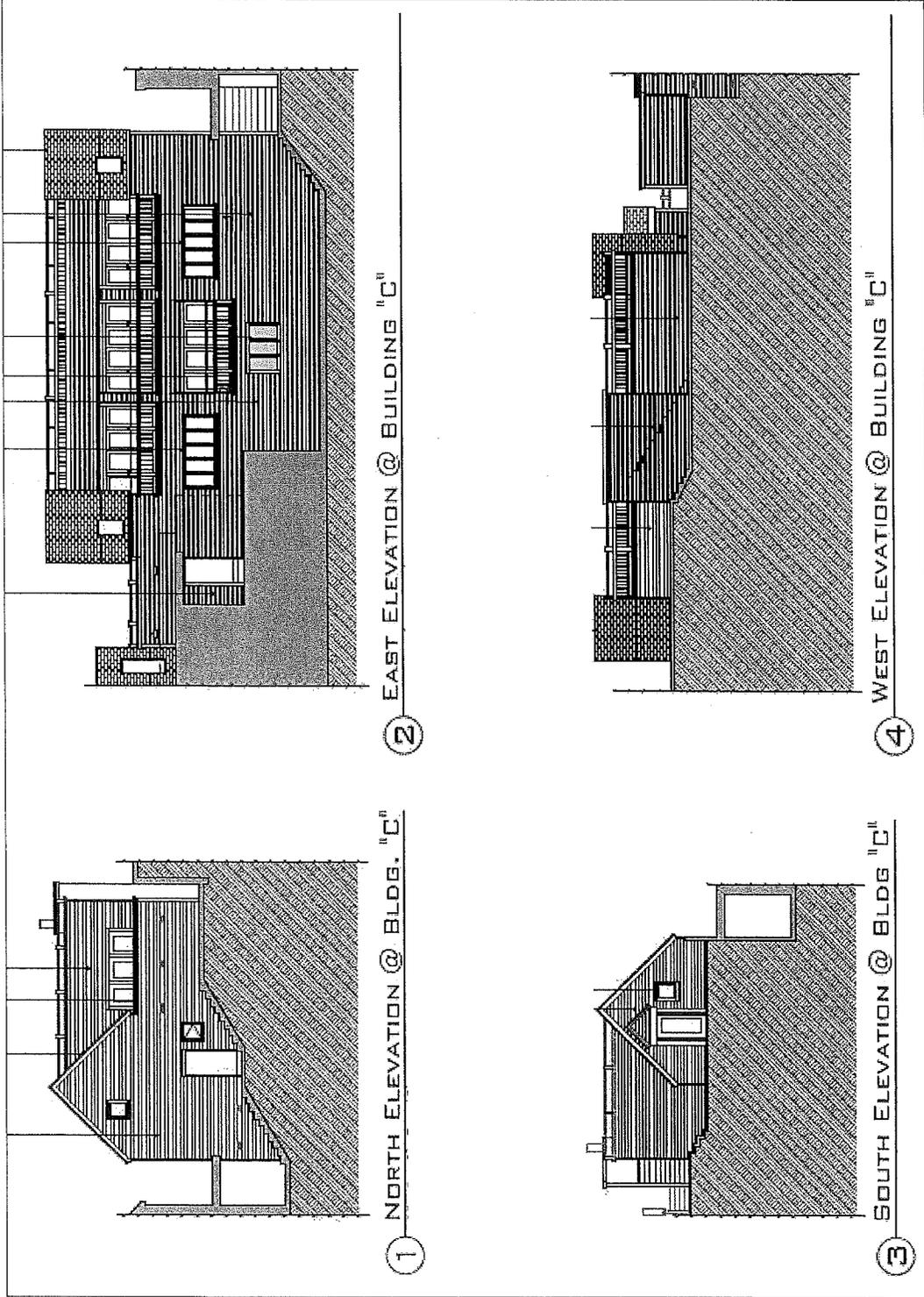
CASA MADRONA
HOTEL & SPA

EXTERIOR LOCATIONS
7/11/2011

HVAC KEY MAP
LOCATIONS

- 1 - VISIBLE ON FAÇADE
- 2 - HIDDEN BEHIND BALCONY
OR SIMILAR FEATURE

A3.0



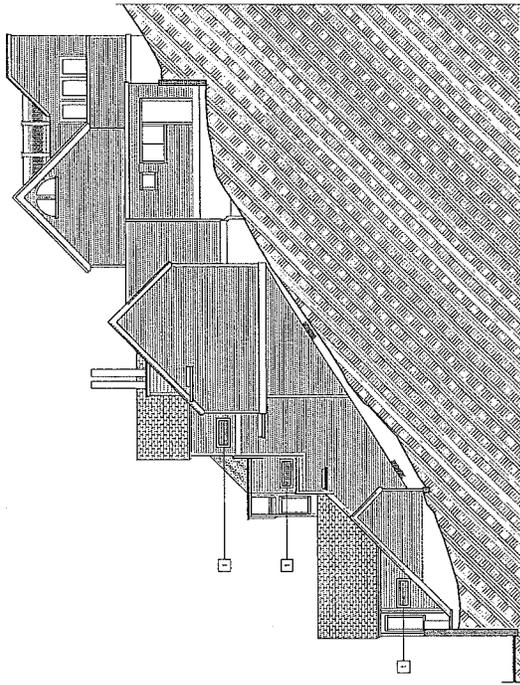
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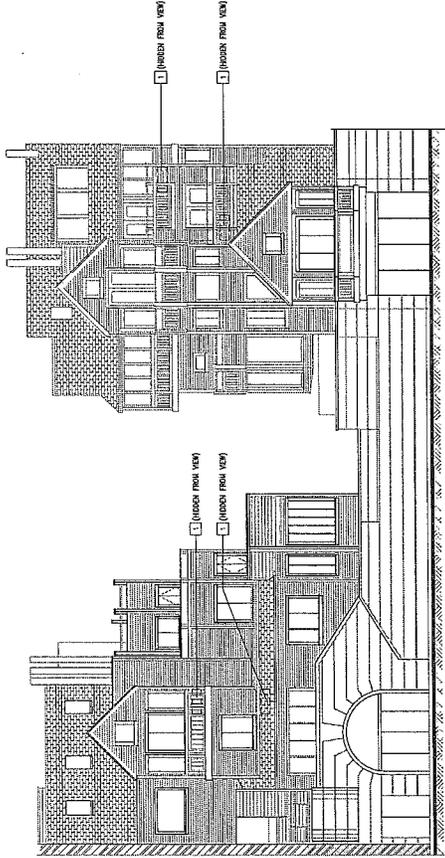
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

CASA MADRONA
HOTEL & SPA

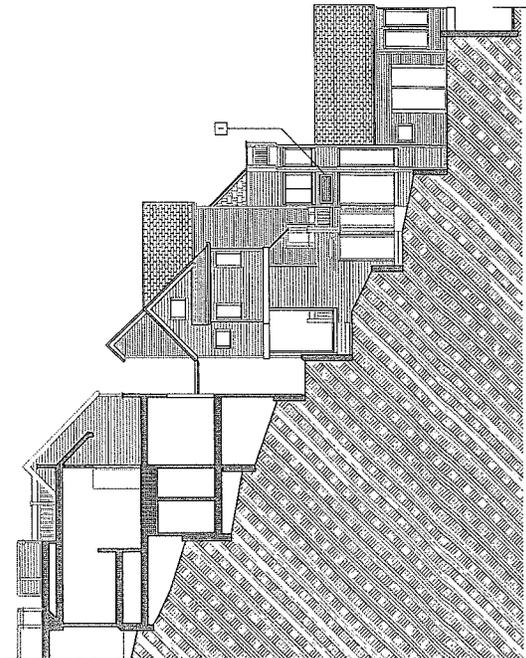
EXTERIOR HVAC
LOCATIONS
8/17/2011



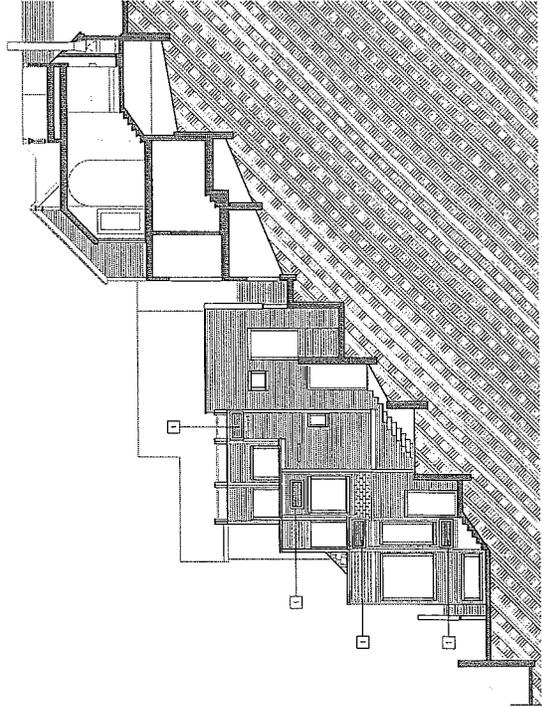
1 NORTH ELEVATION @ BUILDING "B"
SCALE: 1/8" = 1'-0"



2 EAST ELEVATIONS @ BUILDINGS "A & B"
SCALE: 1/8" = 1'-0"

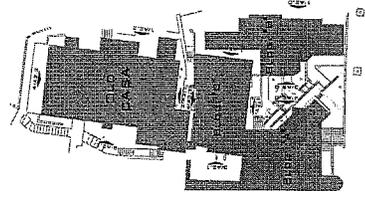


3 SOUTH ELEVATION @ BUILDING "B"
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION @ BUILDING "A"
SCALE: 1/8" = 1'-0"

KEY NOTES
 PACKAGED TERMINAL UNIT
 TRAC THROUGH WALL HVAC UNIT



KEY PLAN
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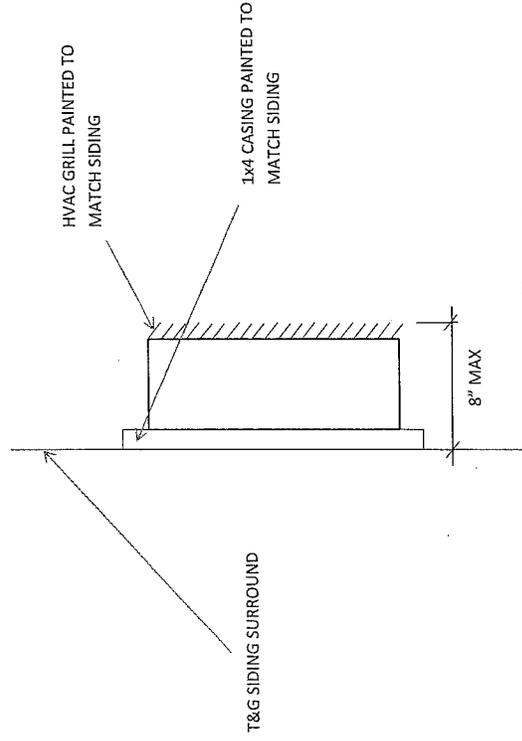
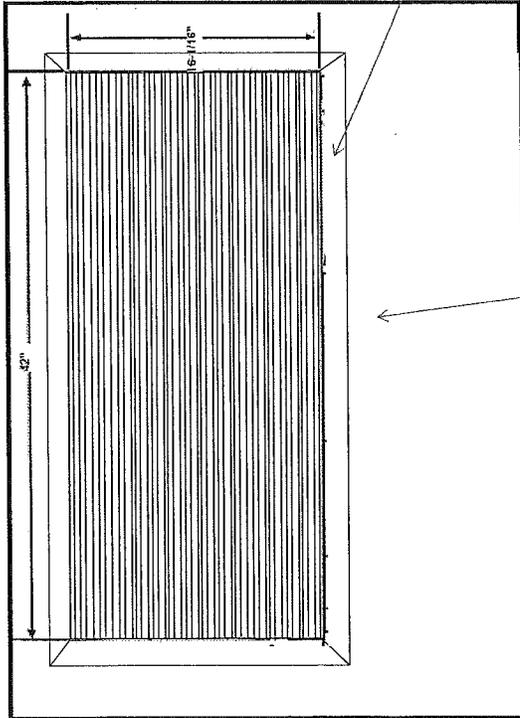
SEP - 6 2011
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

A2.0

CASA MADRONA
HOTEL & SPA

TYPICAL HVAC DETAIL
ELEVATION and Section
7/11/2011

A3.2



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COMMUNITY DEVELOPMENT

HVAC Unit Photo



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JUL 06 2011

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