



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 11, 2013
MEETING TIME: 6:30PM
LOCATION: Conference Room, 420 Litho Street, Sausalito

1. CALL TO ORDER

Morgan Pierce, Chair, Carolyn Kiernat, John McCoy, Bernard Feeney, Natascha Fraser

2. PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA

3. APPROVAL OF AGENDA

4. OLD BUSINESS-

A. VANDERLINDEN RESIDENCE/ 206 THIRD STREET

STAFF: Scoble

Michael Heacock, Architect (Applicant)/Fritz Vanderlinden Owner)

PROJECT: Conduct a 50-year review for the demolition of a building that is older than 50-years

B. NEW RESIDENCE/ 274 GLEN DRIVE

STAFF: Padovan

Douglas Childs-Architect (Applicant)/ Palmira Investments, LLC (Owner)

PROJECT: Conduct a 50-year review for the demolition of a building that is older than 50-years

5. NEW BUSINESS-

A. BARCELINO CLOTHING/ 755 BRIDGEWAY

STAFF: Padovan

Barcelino Continental Corp.(Applicant)/Ken Nadjibi (Owner of Bldg.)

PROJECT: Study Session review by the Historic Landmarks Board for the proposed use of a building located within the Downtown Historic Overlay Zoning District pursuant to Section 10.46.040.E of the Zoning Ordinance

B. IRWIN-MARK RESIDENCE/ 509 JOHNSON STREET

STAFF: Scoble

Michael Rex and Associated (Applicant)/ Russ Irwin and Fay Mark (Owners)

PROJECT: Conduct a 50-year review for proposed additions to a building that is older than 50-years

6. APPROVAL OF MINUTES- None

7. COMMUNICATIONS

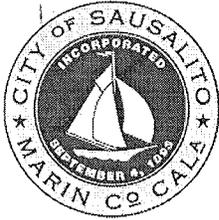
ADJOURNMENT OF MEETING TO WEDNESDAY, JANUARY 8, 2014 IN THE CONFERENCE ROOM

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 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.

	<p>City of Sausalito Community Development Department 420 Litho Street Sausalito, CA 94965 (415) 289-4128 www.ci.sausalito.ca.us</p>
Morgan Pierce, Chair	Jeremy Graves, Community Development Director
John McCoy, Secretary	Mary Wagner, City Attorney
Carolyn Kiernat, Member	Heidi Scoble, Associate Planner
Bernard Feeney, Member	Lilly Schinsing, Administrative Analyst
Natascha Fraser, Member	Steve Padovan, Contract Planner
	Rafael Miranda, Contract Planner
	Alberto Viana, Administrative Aide I



**CITY OF SAUSALITO
PLANNING DIVISION
MEMORANDUM**

Date: December 11, 2013
To: Historic Landmarks Board (HLB)
From: Heidi Scoble, Associate Planner *HS*
Subject: **HLB 50-year Memo for 206 Third Street (APN: 065-238-47)**

Request:

Conduct a 50-year review to determine the historical significance of the building located at 206 Third Street.

Background:

A 50-year review is being requested by staff to determine the historical significance of the property known as 206 Third Street. A draft memo was prepared by Chair Pierce and Board member McCoy for the property and presented at the September 11, 2013 meeting. It was determined by the Historic Landmarks Board that due to the limited information available for the subject property that a Historic Resource Evaluation Report prepared by a qualified architectural historian is required to determine the historical significance of the existing building and site.

Discussion

Carey and Co., Inc. has prepared a Historic Resource Evaluation Report for the subject property (see **Attachment**). The Report concludes that while the building is "fairly intact (on the exterior)" and represents a vernacular Craftsman-style Bungalow, the building is not considered a historic resource based on all four eligibility criterion.

Attachment

Historic Resource Evaluation Report prepared by Carey and Co. date-stamped November 5, 2013

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CAREY & CO. INC.
ARCHITECTURE

RECEIVED

NOV 3 2013

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

October 23, 2013

206 3rd Street
Sausalito, CA

HISTORIC RESOURCE EVALUATION REPORT

INTRODUCTION

A proposed project at 206 3rd Street (Block 401, Lot 206, formerly Lot 228 and 34) involves a building over 50 years old. An evaluation of the property's potential to be listed in the National Register of Historic Places through the preparation of a Historic Resource Evaluation Report is required to meet the Sausalito Planning Department project review procedures. Carey & Co. has been engaged to conduct this evaluation for the subject property. If, through research and a field visit, Carey & Co. determines the property to be a historic resource, the proposed project will be reviewed for compliance with the Secretary of the Interior's Standards for Rehabilitation per CEQA Guidelines 15064.5(b)(3).

METHODOLOGY

Carey & Co. first reviewed existing information about the property at 206 3rd Street. Staff then conducted a site visit on October 1, 2013 to complete the property description, integrity analysis, and photography sections of the report. Archival research was undertaken using the following sources: San Francisco Public Library, Calisphere, Sanborn Fire Insurance Maps, David Rumsey Historic Maps Collection, and information previously collected by the Sausalito Historic Landmarks Board. Finally, the subject property was assessed for significance using the National Register of Historic Places criteria.

SUMMARY OF FINDINGS

206 3rd Street does not appear to be eligible for listing in the National Register of Historic Places as it does not meet Criteria 1, 2, 3, or 4. Built circa 1905, it was part of the continuing residential development of the Old Town neighborhood of Sausalito, though neither an early nor a noteworthy contributor to the development. Research has concluded that neither the owners nor the occupants were persons of significance. While the house was constructed in a vernacular Craftsman style, it is not a distinguished example nor does it possess high artistic value.

DESCRIPTION

Neighborhood Setting

The residential building at 206 3rd Street is situated in Sausalito's Old Town neighborhood; the earliest part of town to be developed. The hilly landscape of the neighborhood creates sloping residential streets that allows for views east towards the water (**Figure 1**). The neighborhood is comprised entirely of residential buildings. The subject and facing blocks include one-, two-, and three-story, single and multi-family residences. The properties on the east and west side of 3rd Street between Richardson and Main Streets immediately adjoin the sidewalk, contain a full-width or postage stamp front lawn, or a full-width or single parking space at the front of the associated building (**Figure 2**). The architectural styles in the immediate neighborhood include vernacular representations of Dutch Colonial and Craftsman bungalows; some buildings contain Tudor-style details, hipped or gable-fronted roofs, and front or rear porches (**Figures 3, 4**). Building materials consist of horizontal wood cladding shingles, and brick. It appears some of the residences have been altered from their originally constructed format.

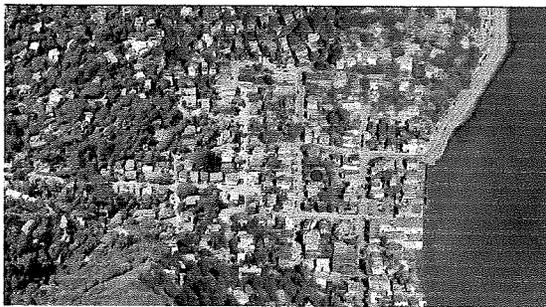


Figure 1. Aerial view of Old Town, Sausalito; red dot indicates 206 3rd Street.
Source: Bing Maps, Bird's eye view, Image Date 2013; edited by author.



Figure 2. Subject and facing blocks; red arrow indicates 206 3rd Street.
Source: Google Maps, Image Date 2013; edited by author.

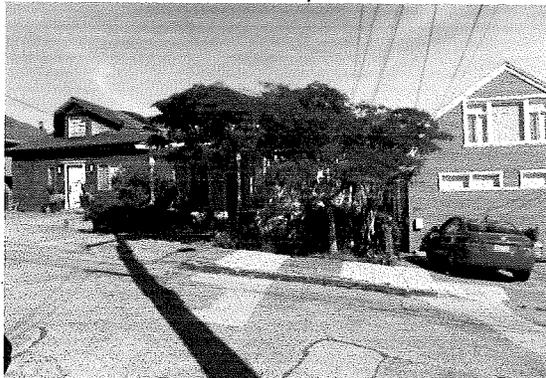


Figure 3. Buildings neighboring 206 3rd Street.
Source: Carey & Co., October 2013.

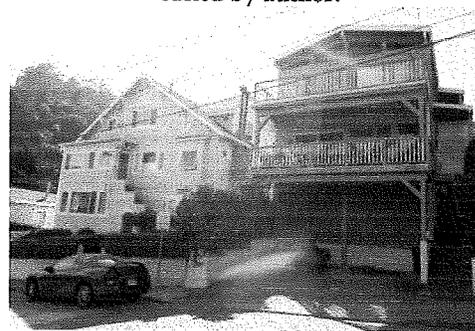


Figure 4. Buildings immediately opposite 206 3rd Street.
Source: Carey & Co., October 2013.

Site

The subject property is located on the east side of 3rd Street between Richardson Street and Main Street on a 30 foot wide by 110 foot deep lot (**Figure 5**). The primary façade of the one-and-a-half-story over basement, wood frame, low-pitched hipped roof building faces west onto 3rd Street. The building is separated from the sidewalk by a slightly sloping asphalt parking space on the north and a postage stamp lawn on the south. The north and south façades front

narrow passageways between the adjacent buildings leading to the rear yard. The eastern façade opens onto a narrow yard, which is fenced in on the north, east, and south sides of the property boundary and is not visible from the public right of way.

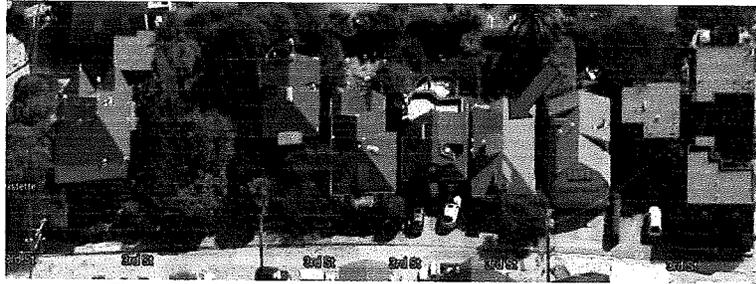


Figure 5. 206 3rd Street indicated by the red arrow.
Source: Google Maps, Image Date 2013; edited by author.

Architectural Description

Exterior

This one-and-one-half-story over basement, Craftsman-style bungalow, is rectilinear in plan. Wooden clapboard covers the wood framed building. The low-pitched, hipped roof, clad with asphalt shingles, includes deep overhanging eaves. The windows and doors are flat wood trimmed and the windows contain either 2/2 lites or no divided lites. The building is encompassed by a decorative frieze, featuring a vernacular version of an egg and dart pattern running underneath the roof line (Figure 6).



Figure 6. Primary (west) façade of 206 3rd Street.
Source: Carey & Co., October 2013.

The primary (west) façade features a partial-width, concrete-floor porch with two turned and tapered support columns (Figure 7). One column has been removed at the center of the porch to adjust for a single parking space at the north side of the elevation (Figure 8). The main entry consists of a wooden door with three narrow, vertical lite bands with small, square lites above each (Figure 9). There is a wood framed, 1/1 lite window to the north of the entrance door. The southern portion of the primary façade features a prominent bay window with three 1/1 lites (Figure 10). A hipped-roof dormer window with Prairie-style muntin pattern is situated at the center of the roof

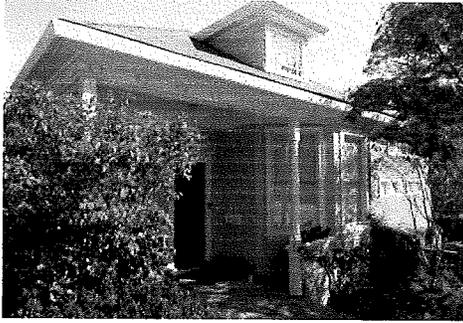


Figure 7. Primary (west) façade, looking southeast.

Source: Carey & Co., October 2013.



Figure 8. Detail of porch ceiling, decorative frieze, and removed column.

Source: Carey & Co., October 2013.

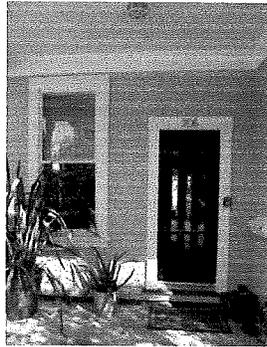


Figure 9. Detail of entranceway door and window.

Source: Carey & Co., October 2013.

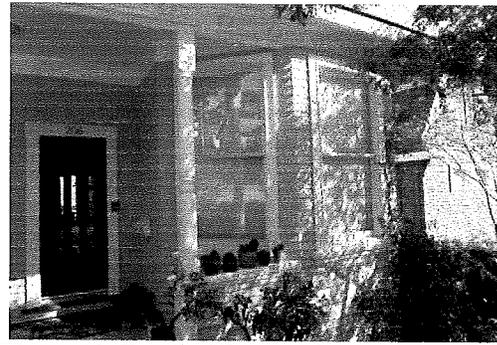


Figure 10. Detail of Bay window, entranceway, and porch support column.

Source: Carey & Co., October 2013.

The north and south elevations open onto passageways between the neighboring buildings and lead into the rear yard. The north elevation includes two single-hung, 1/1-lite windows and two double-hung, 2/2-lite windows at the main level of the building and a single-lite square window at the basement level; all wood framed (Figures 11, 12). The south elevation includes two wood framed, double-hung, 2/2 lite windows and one narrow wood framed, horizontal, single-lite window at the main level of the building (Figures 13, 14). The decorative frieze runs underneath the roofline at both elevations.



Figure 11. North elevation, looking east into the rear yard.

Source: Carey & Co., October 2013.



Figure 12. North elevation, looking east.

Source: Carey & Co., October 2013.



Figure 13. South elevation, looking east from the sidewalk on 3rd Street.
Source: Carey & Co., October 2013.



Figure 14. South elevation, looking west towards 3rd Street.
Source: Carey & Co., October 2013.

The rear (east) elevation is accessed by passageways on the north and south sides of the residence and by a set of stairs leading down from the southern side of the overhanging porch at the main level. The overhanging porch is located at the main level and is supported underneath by simple wooden columns. The porch contains sliding, glass double doors on the north and four floor-to-ceiling single lite windows on the south. The main level is capped by the hipped roof. The basement space is accessed by an opening at the southern part of the elevation at the bottom of the porch stairs. The rear yard is slightly wider than the building's footprint. A low, wooden fence marks the perimeter of the property (Figure 15), with a wooden gate separating the rear yard from the southern passageway (Figure 16). The rear yard contains grass and landscaping, including shrubbery, which largely obscure the wooden fencing. A sizeable palm tree defines the southeastern corner of the rear yard.



Figure 15. Rear yard, looking east.
Neighboring palm tree at southeastern corner of property is visible.
Source: Carey & Co., October 2013.

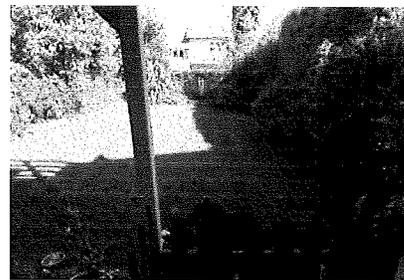


Figure 16. Rear yard, looking east. Gate on the southeastern corner of residence is visible.
Source: Carey & Co., October 2013.

Interior

The main floor of the residence includes two bedrooms, one of which has been converted into use as an office, two living rooms, a bathroom, and a combined kitchen and dining room. The entranceway (Figure 17) leads into a living room that contains a marble fireplace (Figures 18, 19). There are two rooms, one bedroom (Figure 20) and one office, located on the southern side and one bathroom, with original cabinetry (Figures 21, 22), on the northern side of the narrow hallway.



Figure 17. Entrance door, looking west from the living room.

Source: Carey & Co., October 2013.



Figure 18. Living room, looking northeast from entrance door.

Source: Carey & Co., October 2013.



Figure 19. Detail of fireplace in living room.

Source: Carey & Co., October 2013.



Figure 20. Bedroom, looking south from hallway.

Source: Carey & Co., October 2013.

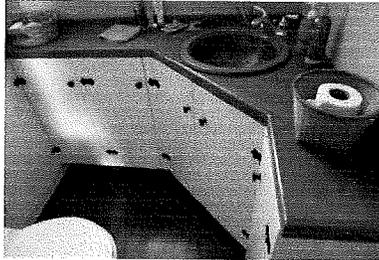


Figure 21. Detail of original bathroom cabinets.

Source: Carey & Co., October 2013.



Figure 22. Detail of original bathroom cabinets.

Source: Carey & Co., October 2013.

The hallway opens up into a combined kitchen (Figure 23) and dining room (Figure 24). The dining room includes glass, sliding, double doors that open onto the porch (Figures 25, 26). An adjoining living room was enlarged when the rear of the main level was expanded (Figures 27, 28). The living room includes floor-to-ceiling windows that look out onto the rear yard and water.



Figure 23. Kitchen, looking northwest from dining room.

Source: Carey & Co., October 2013.



Figure 24. Dining room, looking northeast from living room.

Source: Carey & Co., October 2013.



Figure 25. View from the porch, looking northeast.

Source: Carey & Co., October 2013.

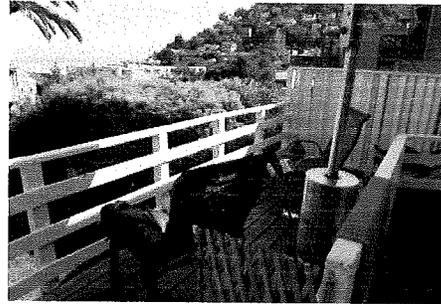


Figure 26. View from the porch, looking southeast.

Source: Carey & Co., October 2013.



Figure 27. View of the living room and windows, looking south. The beam at the ceiling indicates the extension of the space.

Source: Carey & Co., October 2013.



Figure 28. View of the living room, looking southwest. The stairs to the second level are beyond the curtained door.

Source: Carey & Co., October 2013.

The second level is accessed by a narrow staircase on the south wall in the living room (Figure 29). The second level contains a bedroom (Figure 30) with a steeply pitched ceiling and a bathroom (Figure 31), which are both modern additions to the residence. A door in the bathroom opens to show the building's original wood framing (Figure 32). The basement is accessed by an opening at the southeast corner of the building in the rear yard; it is unfinished, features sloping ground, and is currently used for laundry and storage (Figures 33, 34).

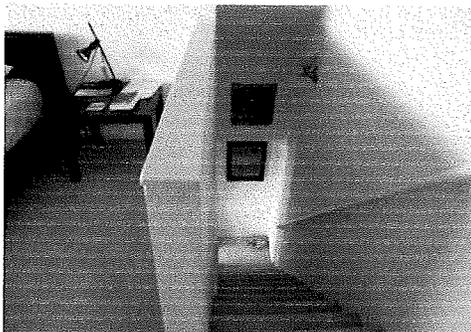


Figure 29. Staircase from living room leading up to second level bedroom.

Source: Carey & Co., October 2013.

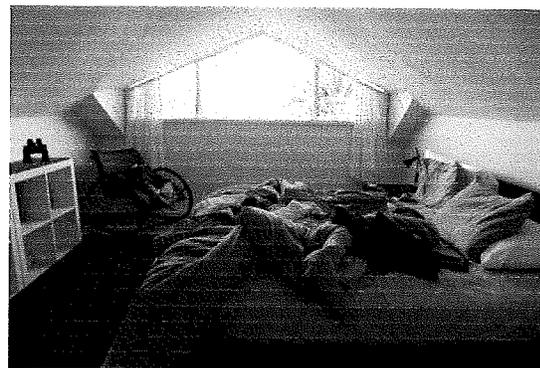


Figure 10. Second level bedroom, looking east.

Source: Carey & Co., October 2013.

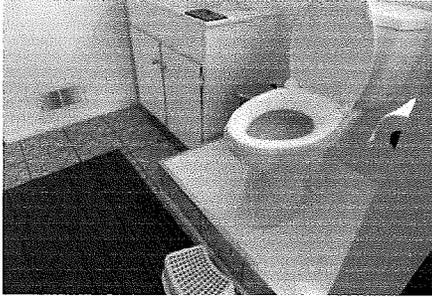


Figure 11. Second level bathroom with raised toilet.

Source: Carey & Co., October 2013.

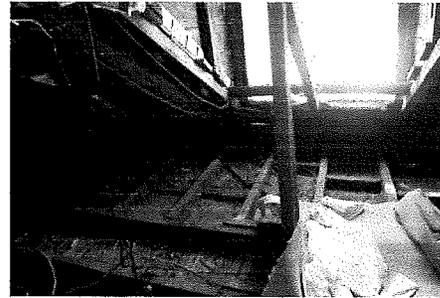


Figure 12. Rafter space at second level, looking west.

Source: Carey & Co., October 2013.

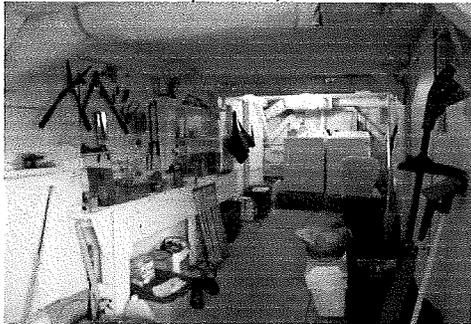


Figure 33. Basement space, looking north.

Source: Carey & Co., October 2013.

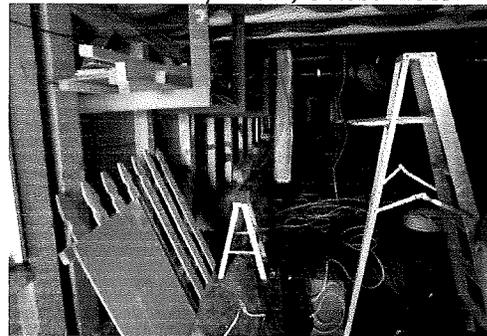


Figure 13. Basement space, looking west.

Source: Carey & Co., October 2013.

HISTORIC CONTEXT

Brief History of Sausalito

The City of Sausalito is located in the San Francisco Bay area, just north of San Francisco across the Golden Gate in Marin County, facing east onto the Bay (**Figure 35**). It has been said that Sausalito "...is a strange combination of fishing village, residential suburb, and literary art colony, with a polyglot population."¹ Indeed, from European discovery in 1775 to official incorporation as a city in 1893 to industrialization during World War II, Sausalito's development has been both sleepy and concentrated and hosted both working-class and elite residents of varied ethnic backgrounds.



Figure 14. The San Francisco Bay Area. Sausalito is indicated by the red arrow.
Source: Bing Maps, image date 2013; edited by author.

The area that would become Sausalito was once a Native American village called Liwanelowa², which was occupied by the Coastal Miwok tribe for over 3,000 years.³ In August 1775, the first European explorers arrived in the Bay Area on the Spanish ship, *San Carlos*, under Lieutenant Juan Manuel de Ayala and pilot Don Jose de Cañizares.⁴ Because of the many willow trees on the northern portion of the inlet, the Spanish named the area *saucito*: Spanish for little willows.⁵ This would later be altered to create the present name.

In 1776, the year following the Spanish exploration to the Bay Area, the military garrison at the Presidio and the religious compound at Mission Dolores, across the Bay in San Francisco, were established. In 1822, the Mexican War of Independence, a violent conflict against Spanish rule,

¹ Federal Writers Project of the Works Progress Administration, *California in the 1930s: The WPA Guide to the Golden State*, (Berkeley, CA: University of California Press, 1939), 367.

² Knapp & VerPlanck, *Historic Context Statement: Marinship*, Prepared for Community Development Department, Sausalito, California (June 2011), 7.

³ Sausalito Chamber of Commerce, History, <http://www.sausalito.org/pages/History/> (Accessed October 2013).

⁴ Knapp & VerPlanck, *Historic Context Statement: Marinship*, Prepared for Community Development Department, Sausalito, California (June 2011), 7.

⁵ Sausalito Historical Society, *Images of American Sausalito*, (San Francisco, CA: Arcadia Publishing, 2005), 9.

ongoing since 1810, ended⁶ and the area of what would become Sausalito was transferred from Spanish to Mexican rule.

In 1825, William Richardson, an English sailor, became a Mexican citizen and one of Sausalito's earliest non-native settlers (**Figure 36**). By 1836, Richardson had become successful enough in the area to become the captain of the Port of San Francisco and husband to the daughter of the commander of the Presidio.⁷ In 1838, he was awarded a land grant from the Mexican government consisting of 19,571 acres in southern and western Marin County, called Rancho Sausalito (**Figure 37**). In 1841, Richardson built an adobe house for his family near Caledonia Street in town.⁸ The Richardson Rancho produced and sold freshwater, grain, lumber, and cattle and associated materials.⁹

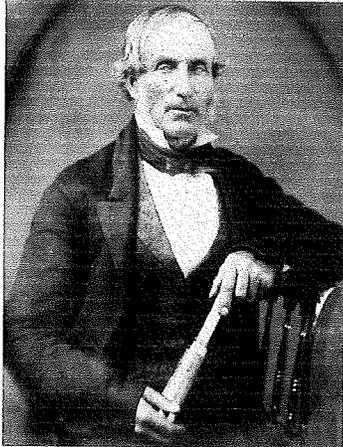


Figure 15. William Richardson, 1854.

Source: Sausalito Historical Society, *Images of American Sausalito*, (San Francisco, CA: Arcadia Publishing, 2005), 11.



Figure 37. Map of Marin County (6 November 1861). Rancho del Sausalito is indicated by the red arrow.

Source: Sausalito Historical Society, *Images of America Sausalito*, (San Francisco: Arcadia Publishing, 2005), 14; edited by author.

The Mexican American War, which began in 1846 due to Mexican outrage that the United States had annexed Texas, ended in 1848. The resulting Treaty of Guadalupe Hidalgo required Mexico to cede California and New Mexico to the United States. Thus, the lands comprising Rancho Sausalito were transferred from Mexican to American authority. Immediately following the Mexican American War, gold was discovered at Sutter's Mill in Northern California and the Bay Area was inundated with fortune seekers from all over the world. A series of bad investments caused Richardson to incur heavy debts and he was forced to sell his land holdings. In 1849, he sold 650 acres of his Rancho to Charles T. Botts, a San Francisco lawyer and the remaining acres were forfeited to his lawyer, Samuel Throckmorton.¹⁰ In 1856, Richardson passed away with greatly diminished holdings to his name.

⁶ National Park Service, Presidio of San Francisco, Mexican Period: 1822-1846, <http://www.nps.gov/prsf/historyculture/mexican-period.htm> (Accessed October 2013)

⁷ Sausalito Historical Society, *Images of American Sausalito*, (San Francisco, CA: Arcadia Publishing, 2005), 9-10.

⁸ Knapp & VerPlanck, *Historic Context Statement: Marinship*, Prepared for Community Development Department, Sausalito, California (June 2011), 7.

⁹ Sausalito Historical Society, *Images of American Sausalito*, (San Francisco, CA: Arcadia Publishing, 2005), 10.

¹⁰ Sausalito Historical Society, *Images of American Sausalito*, (San Francisco, CA: Arcadia Publishing, 2005), 10.

Charles T. Botts eventually founded "Old Saucelito" on the banks of Shelter Cove. Throughout the 1850s, Botts introduced a series of unrealized development plans for his land holdings, including a U.S. Navy Yard.¹¹ Despite none of his grandiose plans coming to fruition, this strip of land along the waterfront would become a small residential neighborhood known as Old Town (Figure 38).¹²



Figure 38. Sausalito, 1859.

Source: Entrance to San Francisco Bay, California, 1859,
U.S. Coast Survey Chart, Washington D.C., Plate 1. Via
David Rumsey Map Collection.

In 1868, nineteen businessmen from San Francisco purchased 1,164 acres of land from Samuel Throckmorton. The following year, nine members of this group organized the Sausalito Land and Ferry Company. This organization created a street grid system, subdivided the hills and waterfront area into blocks and lots, and initiated ferry service from San Francisco.¹³ New Town began to develop as a residential community beginning in the 1870s. The residential lots in the steep hills above the water were developed by wealthy San Franciscans as summer resorts.¹⁴ In 1893, Sausalito was officially incorporated as a city and consisted of New Town (Figure 39), Old Town (Figure 40), and Downtown (Figure 41).

¹¹ Sausalito Historical Society, *Images of American Sausalito*, (San Francisco, CA: Arcadia Publishing, 2005), 23.

¹² Knapp & VerPlanck, *Historic Context Statement: Marinship*, Prepared for Community Development Department, Sausalito, California (June 2011), 8.

¹³ Sausalito Historical Society, *Images of American Sausalito*, (San Francisco, CA: Arcadia Publishing, 2005), 23-24.

¹⁴ Knapp & VerPlanck, *Historic Context Statement: Marinship*, Prepared for Community Development Department, Sausalito, California (June 2011), 9.



Figure 39. New Town, 1880s.
Source: Sausalito Historical Society, *Images of American Sausalito*, (San Francisco, CA: Arcadia Publishing, 2005), 19.



Figure 40. Old Town, 1903.
Source: Calisphere.

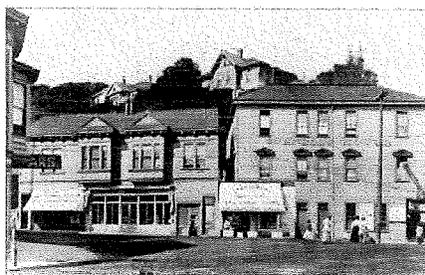


Figure 41. Downtown, intersection of Princess and Water Streets, circa 1900.
Source: Sausalito Historical Society, *Images of American Sausalito*, (San Francisco, CA: Arcadia Publishing, 2005), 32.

Sausalito's location just north across the Bay from San Francisco and at the southern tip of Marin County enabled the area to become a transportation hub. In 1875, the North Pacific Coast Railroad extended its tracks south to Sausalito where a ferry connected to San Francisco.¹⁵ An automobile ferry transporting vehicles from Sausalito to the Hyde Street Wharf in San Francisco was active between 1926 and 1941. Ferry and Northern Pacific electric rail service were terminated shortly after the Golden Gate Bridge was completed in 1937 as the need was greatly reduced.¹⁶

The economy and population of Sausalito was greatly impacted during the World War II era. "As the country retooled to fight a global war, the federal government identified property north of Sausalito's downtown for a massive shipyard. Within months, the government commissioned W.A. Bechtel Company to raze neighborhoods, fill in portions of the bay, and build the sprawling Marinship complex."¹⁷ Marinship turned Sausalito into a center for shipbuilding and associated developed followed.

Sausalito's development has continued to include a blend of working class and elite residents. At present, Sausalito is a quaint summer tourist destination with views of the San Francisco Bay and a residential community with easy access to San Francisco and points north.

¹⁵ Knapp & VerPlanck, *Historic Context Statement: Marinship*, Prepared for Community Development Department, Sausalito, California (June 2011), 8.

¹⁶ Joseph P. Schwieterman, *When the Railroad Leaves Town: American Communities in the Age of Rail Line Abandonment, Volume 2*, (Kirksville, Missouri, Truman State University Press, 2004), 84.

¹⁷ Joseph P. Schwieterman, *When the Railroad Leaves Town: American Communities in the Age of Rail Line Abandonment, Volume 2*, (Kirksville, Missouri, Truman State University Press, 2004), 84.

Property History

The following chronology is taken from a variety of sources. Unfortunately, ownership information prior to 1958 was not available.

- 1903 A structure is shown in the general vicinity of the subject lot on the U.S. Coastal Survey Map. This is likely a building that existed on the lot prior to the construction of the subject residence (**Figure 42**).
- 1905 The subject building is constructed, according to information from the Marin County Assessor.
- 1907 A structure is shown in the general vicinity of the subject lot on the U.S. Coastal Survey Map (**Figure 43**).
- 1909 The property first appears on the 1909 Sanborn Fire Insurance Map. The building is shown as a wood frame, one-story over basement dwelling with a partial-width frame porch at the northern half of the primary (west) elevation. At this time, the eastern side of 3rd Street between Richardson and Main Streets contains two vacant lots and six dwellings, all but one are single-story. The opposite blockface contains four vacant lots and six, single-story dwellings (**Figures 44, 45**).
- 1919 The property appears on the 1919 Sanborn Fire Insurance Map. The building is shown as having the same footprint as on the 1909 Map, with the addition of a one-story, partial-width, frame porch at the northeastern corner of the rear (east) elevation. At this time, the eastern side of 3rd Street between Richardson and Main Streets contains two vacant lots and six, single-story dwellings. The opposite blockface contains one vacant lot, six residential dwellings, and one multi-story apartment building (**Figures 46, 47**).
- 1945 The property appears on the 1945 Sanborn Fire Insurance Map. The building is shown as having the same footprint as on the 1919 Map. At this time, the eastern side of 3rd Street between Richardson and Main Streets contains one vacant lot and seven dwellings, of which two are two-stories in height. The opposite blockface has been entirely developed and includes eight one- and two-story residences and one multi-story apartment building (**Figures 48, 49**).
- 1958 The property was purchased by John and Louise Forsdal.
- 1960 A fence is installed at the property boundary (building permit #2469).
- 1971 The property was purchased by David R. Weerts.
- 1977 The appraisal record for the residence lists the building as one floor with 991 square feet and a 240 square foot unfinished basement on a 3,300 square foot lot 30 feet wide and 110 feet deep. The building has a concrete foundation, wood framing and siding, and a composite shingle roof. It was noted that in 1972, during a visual inspection, a rear porch had been constructed; this likely occurred sometime between 1970 and 1972. The interior of the residence

- contained one living room, one dining room, one kitchen, two bedrooms, one bathroom of the "old" type, and two supporting rooms, with inadequate parking.
- 1979 The property was purchased by Peter January.
- 1980 Alterations to the building (building permit #8279). The property was in foreclosure and ownership was transferred to the Pacific Coast Title Company.
- 1982 The property was purchased by Janet A. Johnson at market value for \$180,000, from the estate of Raleigh R. Porsche Jr.
- 1983 The property was purchased by Alberto R. Orsini.
- 1984 The property was purchased by Richard J. and Michelle D. Stratton, Lewis John Bangham, and Gabrielle M. Disario.
- 2009 The property was purchased by Frits and Letty Vanderlinden.
- Present The subject building appears to have the same footprint as the 1945 Sanborn Map. However, the building is now one-and-one-half-story over basement, as a remodel of the attic space created an additional bedroom and bathroom. A parking space was added at the northern portion of the front of the building by removing the center porch support column. A remodel of the rear of the house included an extension of the porch to the full width of the rear elevation, which allowed for the living room to be enlarged. According to the present owner, alterations occurred at the interior without building permits, including the remodel of the attic space and the modernization of the existing living spaces.



Figure 42. Sausalito, 1903. 206 3rd Street indicated by red arrow.

Source: San Francisco Entrance, California, September 1903, U.S. Coast Survey, Washington D.C.; edited by author. Via David Rumsey Map Collection.

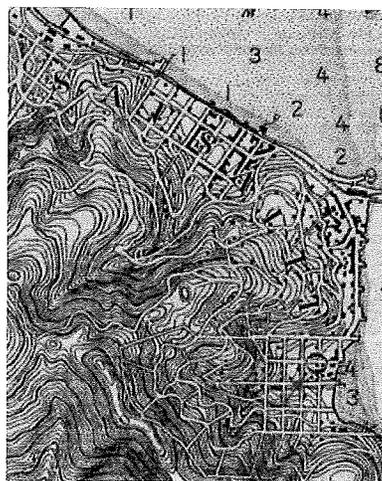


Figure 43. Sausalito, 1907. 206 3rd Street indicated by red arrow.

Source: San Francisco Entrance, California, January 1907, U.S. Coast Survey, Washington D.C.; edited by author. Via David Rumsey Map Collection.

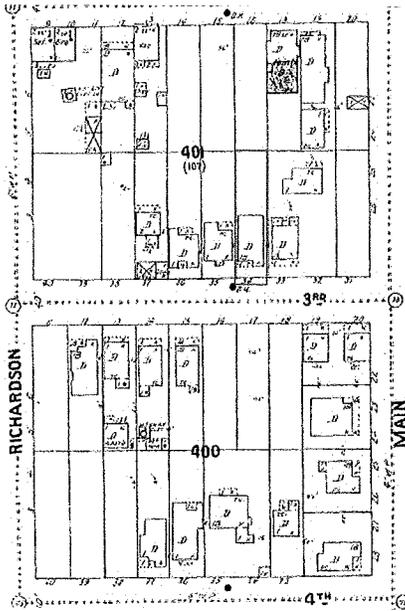


Figure 44. Subject and facing blocks, 1909. 206 3rd Street outlined in red.

Source: 1909 Sanborn Fire Insurance Map, Volume 1, Sheet 10; edited by author. Via San Francisco Public Library.

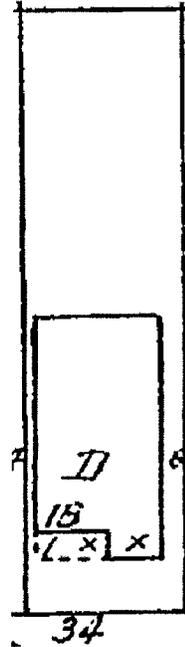


Figure 16. Detail of 206 3rd Street, 1909.
Source: 1909 Sanborn Fire Insurance Map, Volume 1, Sheet 10. Via San Francisco Public Library.

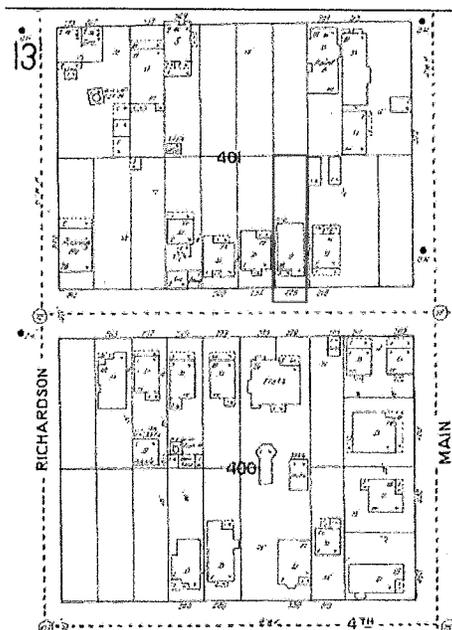


Figure 46. Subject and facing blocks, 1919. 206 3rd Street outlined in red.
Source: 1919 Sanborn Fire Insurance Map, Volume 1, Sheet 14; edited by author. Via San Francisco Public Library.

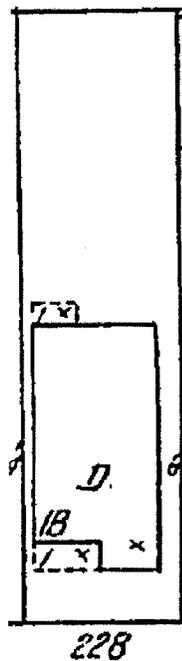


Figure 47. Detail of 206 3rd Street, 1919.
Source: 1919 Sanborn Fire Insurance Map, Volume 1, Sheet 14. Via San Francisco Public Library.

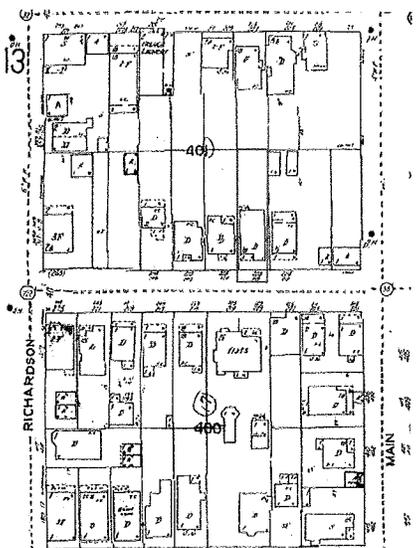


Figure 48. Subject and facing blocks, 1945. 206 3rd Street outlined in red.
Source: 1945 Sanborn Fire Insurance Map, Volume 1, Sheet 14; edited by author. Via San Francisco Public Library.

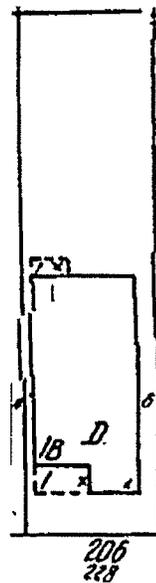


Figure 49. Detail of 206 3rd Street, 1945.
Source: 1945 Sanborn Fire Insurance Map, Volume 1, Sheet 14. Via San Francisco Public Library.

REGULATORY FRAMEWORK

State of California Criteria

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar, with emphasis on local and state significance. They are:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.¹⁸

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.¹⁹

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.²⁰

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.²¹

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."²² While a property's

¹⁸ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

¹⁹ California Office of Historic Preservation 2001, 1.

²⁰ California Office of Historic Preservation 2001, 2.

²¹ All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5, (Sacramento, n.d.) 1.

significance relates to its role within a specific historic context, its integrity refers to “a property’s physical features and how they relate to its significance.”²³ To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity, which the CRHR closely follows:²⁴

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting is the physical environment of a historic property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.²⁵

Since integrity is based on a property’s significance within a specific historic context, an evaluation of a property’s integrity can only occur after historic significance has been established.

Current Historic Status

The subject property is indicated as “B-Potential Historic Resource,” a resource over 50 years old requiring further evaluation of significance. The building is not included in any previous architectural surveys.

²² United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15, (Washington, D.C., 1997): 3.

²³ United States, *How to Apply the National Register Criteria for Evaluation*: 44.

²⁴ United States, *How to Apply the National Register Criteria for Evaluation*: 1.

²⁵ United States, *How to Apply the National Register Criteria for Evaluation*: 44-45.

EVALUATION

Criterion 1

Constructed circa 1905, the building at 206 3rd Street was part of the development of the Old Town neighborhood of Sausalito. The Old Town section of Sausalito was initially developed beginning in the 1850s as a residential neighborhood, filled with one- to two-story detached dwellings. The subject building is neither an early addition to Old Town nor a unique building type in the area. Therefore, the property does not contribute to development of the neighborhood and does not appear eligible for listing under Criterion 1.

Criterion 2

No significant persons have been found to be associated with the property. Therefore, it does not appear to be eligible for listing under Criterion 2.

Criterion 3

206 3rd Street is an example of a vernacular Craftsman-style Bungalow residence. It features typical Craftsman elements such as a low-pitched hipped roof with deep overhanging eaves, a gable dormer window with a Prairie-style muntin pattern, a partial-width front porch with turned and tapered support columns extending to the ground. This architectural style was popular for small, usually one or two-story, residential dwellings during the first quarter of the twentieth century and originated in Southern California. 206 3rd Street features limited ornamentation, with the exception of the dormer window, Prairie-muntin pattern, the minimal carvings on the turned and tapered front porch support columns, and a decorative frieze of a folk egg and dart pattern surrounding the house under the eaves.

This style of house is not a particularly distinguished or noteworthy example of the building type, even though it was constructed when this style of house was popular, especially in California, and likely features original albeit limited ornamentation. Further the building does not embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master, or possess high artistic value. Therefore, the subject property does not appear eligible for listing under Criterion 3.

Criterion 4

The property does not appear eligible for listing under Criterion 4 as it is not likely to yield information important to the history or prehistory of the city, state, or nation.

Integrity

The subject property retains integrity of location, setting, feeling, association, design, materials and workmanship. The subject building has not been moved since its initial construction and the immediately surrounding neighborhood has consistently included one- to three-story residential dwellings. Despite alterations to the attic space to include an additional bedroom and bathroom, the height of the residence has not been altered and thus it has largely appeared as a single-story cottage since its initial construction. The building retains its original footprint and detailing as a vernacular Craftsman-style Bungalow residence. There have been limited alterations to the exterior materials, though the rear porch was initially added circa 1919 and extended sometime after 1970, and the center front porch support column was removed for the addition of a paved parking space at some point in time. The windows largely appear original. However, the interior has been modernized, the rear living and dining spaces have been enlarged, and the attic space has been remodeled for additional living space; original bathroom

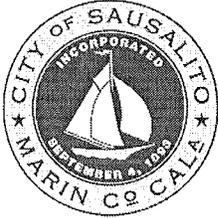
cabinets remain. Thus, integrity of the materials on the interior has largely been compromised, while its remains at the exterior of the residence.

Conclusion

While a fairly intact (on the exterior) example of a vernacular Craftsman-style Bungalow, the building is not a historic resource.

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CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

Date: December 11, 2013
To: Historic Landmarks Board (HLB)
From: Steve Padovan, Contract Planner
Subject: **HLB 50-year Memo for 274 Glen Drive (APN: 065-102-14)**

Background:

A 50-year review memo is being requested to determine the historical significance of the property known as 274 Glen Drive. This item was heard previously by the HLB on August 26, 2013 at which time a Historic Resource Evaluation was required.

The contents of the City's archive files for the property located at the Community Development Department identify the following items:

1. Community Appearances and Advisory Board Approvals
 - a. Trees and Views Committee – October 3, 1979 – approval to remove large acacia tree.
2. Building Permits Issued
 - a. There are no Building Permit records for this property.

According to the County Assessor's Records, the building was constructed in 1927 and is currently assessed as 2 units.

Discussion:

Preservation Architecture's, Mark Hulbert, completed a Historic Resource Evaluation of the property on October 31, 2013. Based on his analysis of the City's records, deeds and other county records, he determined that the structure has no historic resource potential under city or state criteria.

Attachments:

1. Vicinity Map
2. Historic Resource Evaluation

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VICINITY MAP
274 GLEN DRIVE



October 31, 2013

Linda Hothem
Palmira Investments LLC
104 Caledonia, Suite C
Sausalito, CA 94965

RECEIVED

NOV 14 2013

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

Re: Historic Resource Evaluation of 274/276 Glen Dr., Sausalito

Linda:

As requested, this correspondence addresses whether or not the existing residential structure at the above address has historic resource potential under City of Sausalito or State of California standards. The facts about this place are limited, simple and direct, thus the decision to present it in letter form, for your review and for your use in consultation with the City.

The existing building at 274-276 Glen Dr. is a two-story residential structure on an approximately fifty foot wide and irregularly deep and relatively shallow lot. Facing west, the subject structure stands directly on Glen Drive. While it is at present residential, the structure appears to have once been a garage. In fact, pre-1950 Sanborn maps (1919, 1945) indicate that it housed an auto use and very likely did so whenever it was first constructed. Importantly, both of these maps also confirm that the structure was accessory to the residence below, at 353 Cazneau St. (presently 93), as it was given the address of 353½, and where there is no dwelling use indicated (see fig.1).

City of Sausalito planning files include just several applications from the 1970s:

- A 1979 application for tree removal identifies Loran and Kay Eldred as property owners.
- A 1976 residential building report lists Kenneth C. and Cam. Haupt as then owners;
- And a pair of 1973 building reports record the owner as Robert L. Netzer.

Throughout this period, the property is identified as a duplex. The only other qualitative information included in these records is a statement in the 1976 building report addressing the property's "very marginal condition."

Deed research found property transfers to each of these owners, with Haupt deeding to Eldred in April of 1976, and Netzer to Haupt in September of 1973. The earliest identified deed is from September of 1968, when Harold J. Wilkinson granted the subject property to Robert Laurence Netzer. No search was made for a transaction to Wilkinson, but directory searches found Wilkinson residing at 93 Cazaneau/Cazneau at least during the period 1949-1958. During that same period, there were several different parties listed in residence at 274-276 Glen. So there is evidence that the duplex use existed back to the late-1940s and that it was a rental property. When the duplex use began is unknown. Yet, as mentioned above, the 1945 Sanborn map shows this property as one, with the dwelling on Cazaneau and the accessory ("auto") structure on Glen, and without any demarcation of the individual properties (though Sanborn maps aren't necessarily accurate with respect to current property lines or uses).

The question of exactly when that overall parcel was subdivided is unresolved, as no subdivision map is recorded at the County.

Based on this information, the original accessory structure at 274-276 Glen Dr. may have been converted to duplex residential use in the 1940s by its then owner Wilkinson, who owned the

overall property until 1968, when the upper parcel was deeded away. When Wilkinson first acquired the property is unknown, yet he may also have been the one to subdivide it into two parcels.

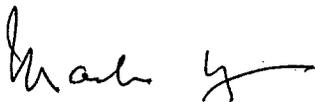
The residence at 93 (formerly 353) Cazneau is not under evaluation. Yet, understanding that the Glen Dr. residence was once a part thereof, city planning and building files were reviewed. Those files include only a set of applications from 1976. There are no earlier records or any information about the uphill structure. Additionally, from the uphill perspective, the residence at 93 Cazneau has no apparent architectural or historic architectural noteworthiness.

With respect to the question of the historic resource potential of 274-276 Glen Dr.:

- This structure was not built as a residence, but was an accessory structure to a formerly associated residence.
- Since the mid-19th century, that original association to an overall property and main house was severed.
- Its conversion to a duplex residential use may also date to the 1940s.
- Since its conversion, the subject structure has been a rental, not owner occupied.
- There are no permit records for this property earlier than 1973.
- The original date of construction is unknown – the earliest identification of the property dates to the 1919 Sanborn map, when it is identified as an accessory “auto” use to the residence at 353 (93) Cazaneau.
- There are no identifiable original or early associations to events or persons of interest related to this property.
- The design of the structure at 274-276 Glen Dr. is of no architectural interest or importance.
- From the uphill perspective, the previously associated residence at 93 Cazneau is not noteworthy.

These facts are sufficient to conclude that the structure at 274-276 Glen Drive in Sausalito has no historic resource potential under either City of Sausalito or State of California historic resource criteria.

Sincerely:



Mark Hulbert
Preservation Architect

cc: Douglas Childs, Tactics Studio



Fig.1: 274-276 Glen Dr. (arrow) – 1945 Sanborn Map

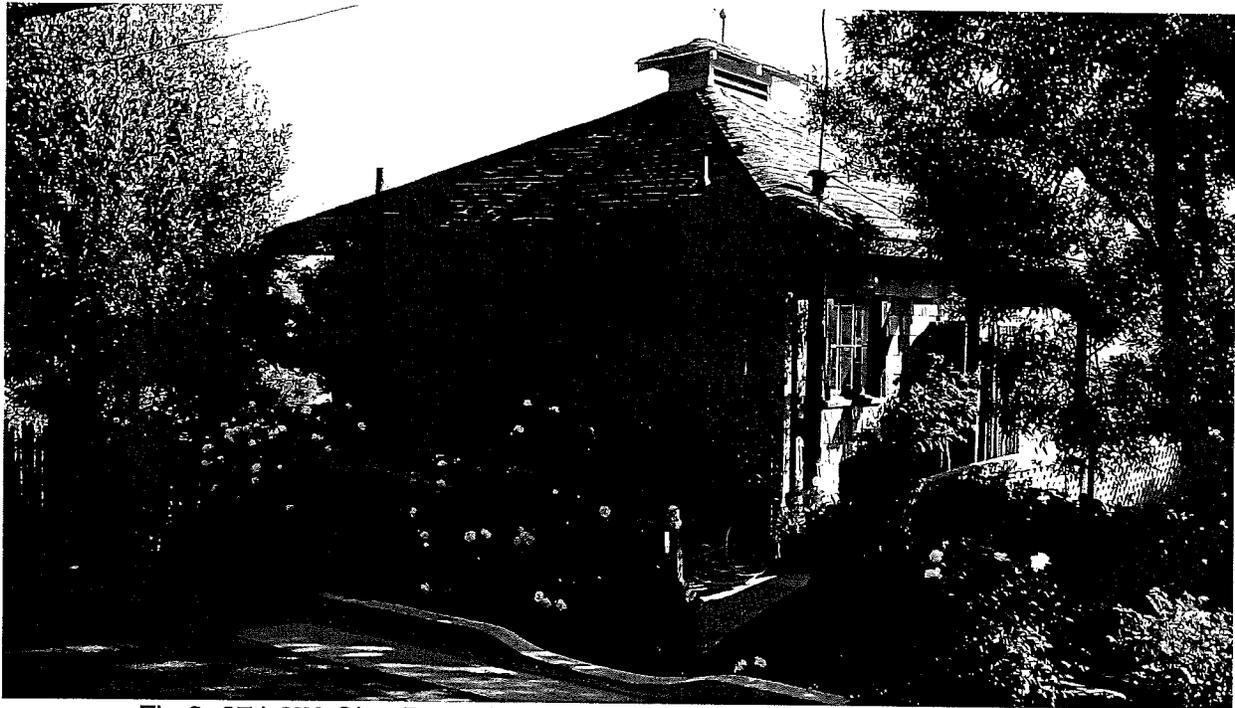


Fig.2: 274-276 Glen Dr. – view from Glen Dr. of west (front) and south side

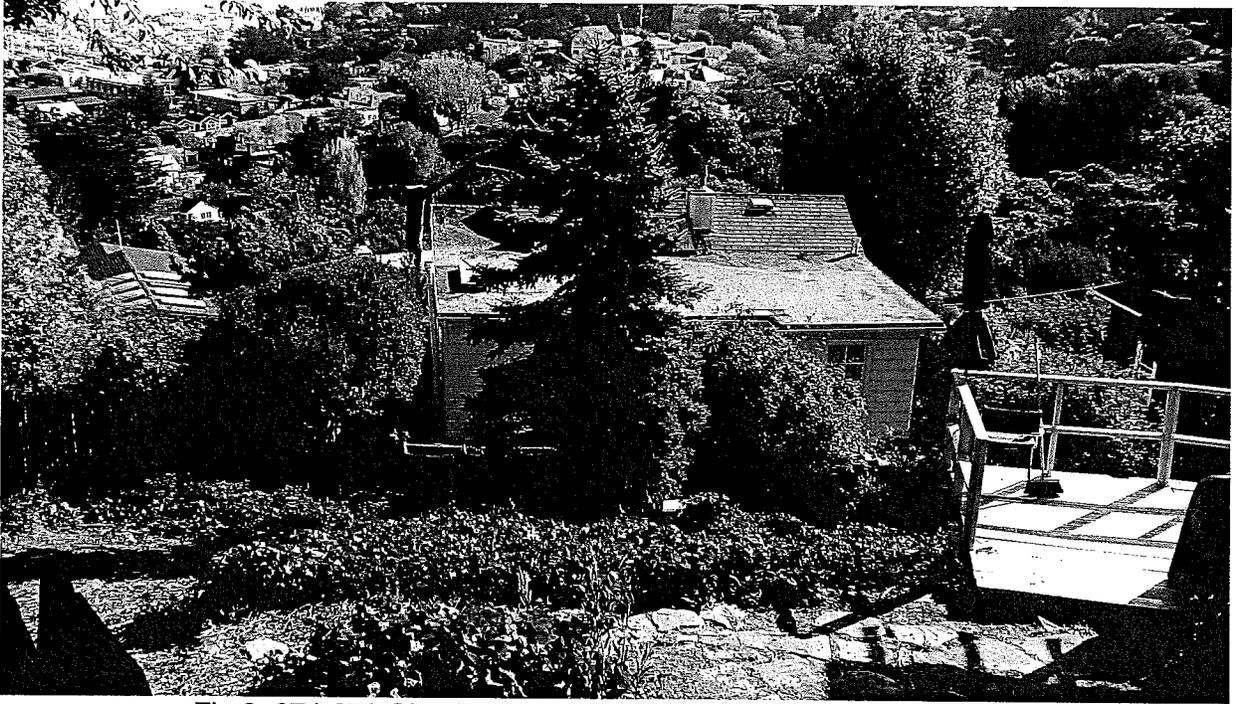
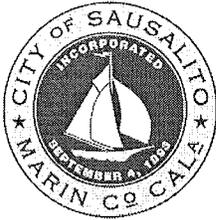


Fig.3: 274-276 Glen Dr. – View of 93 Cazneau from 274-276 Glen



**CITY OF SAUSALITO
PLANNING DIVISION
MEMORANDUM**

Date: December 11, 2013
To: Historic Landmarks Board (HLB)
From: Steve Padovan, Contract Planner
Subject: **HLB Review and Recommendation on a Conditional Use
Permit for Barcelino Clothing at 755 Bridgeway
(APN: 065-071-24)**

Background:

On November 22, 2013, an application was submitted by Barcelino Continental Corp. requesting a Conditional Use Permit to allow for the establishment of a Formula Retail clothing store in the Downtown Historic District at 755 Bridgeway. The applicant recently received an Occupational Use Permit for a non-formula retail clothing store named Per Donna. Although it is associated with Barcelino, the store will not contain any signage or other identifying marks or logos associated with a Barcelino store. However, it is the intention of the owner to open a Barcelino store at this location in the future, thus the need for a Conditional Use Permit.

The Historic Overlay District regulations in the Zoning Ordinance state under Section 10.46.040.E, that alternate uses may be allowed for structures and/or sites within the historic overlay district and/or listed on the local register with a conditional use permit provided the following findings can be made:

- A. Exception to land use regulations is necessary to permit the preservation or restoration of an historic or architecturally significant structure or site;
- B. Proposed use of historic or architecturally significant structure or site will require minimal alterations to structure;
- C. Alterations will be consistent with the Secretary of the Interior's Standards for Rehabilitation;
- D. A preservation agreement has been prepared and recorded specifying the uses allowed on subject property and preserving property from demolition;
- E. The Historical Landmarks Board has considered the proposed use and recommends approval; and

F. A public hearing has been noticed and held in accordance with Chapters 10.60 (Conditional Use Permits) and 10.82 (Public Notice and Hearings) SMC.

Based on these findings, the Historic Landmarks Board must consider the proposed use and recommend approval prior to Planning Commission review.

The contents of the City's archive files for the property located at the Community Development Department identify the following items:

1. Planning Commission Review:
 - a. Use Permit #312 and Variance #122 – June 18, 1963 - Retail sales use approved with no on-site parking
 - b. Variance #406 – January 25, 1977 – Additional 2nd floor area and ground floor area denied
 - c. Variance #414 – June 15, 1977 – Additional ground floor area denied
 - d. CUP 99-59 – June 23, 1999 – Holiday Shoppe retail gift shop use approved
 - e. DR 02-39 – August 14, 2002 - Business Identification Signage approved for Holiday Shoppe

2. CAAB Review:
 - a. May 12, 1965 – Approval of wall sign
 - b. July 6, 1976 – Approval of window air conditioner
 - c. January 1972 – Review of enclosure at the rear of the property. Not approved.

3. Building Permits Issued
 - a. 4420A – September 9, 1964 – Alteration of building
 - b. 4475 – January 12, 1965 – Replace masonry wall and add mezzanine
 - c. 5937 – July 25, 1972 – Concrete slab in rear of building
 - d. A7764 – May 18, 2000 – Re-roof of building
 - e. B2013-648 – October 9, 2013 – Reroof of building

The County Assessor's Records do not indicate when the subject building was constructed. However, the adjacent three-story structure on the same parcel was built in 1887.

Discussion:

The building is currently undergoing a complete interior remodel for the new clothing store and no exterior changes or signage are proposed at this time. The building has been remodeled over the last 50 years for other retail uses and there are no significant unique or historic interior features remaining from the time the original structure was built. Therefore, the use of the building for a retail operation has been established and is consistent with past approved uses of the

property. The applicant will be submitting a Design Review application for exterior signage in the near future which will require a joint meeting with the HLB and Planning Commission for review and approval.

Attachments:

1. Vicinity Map
2. Application and Project Narrative
3. Floor Plans
4. Photographs

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**Conditional Use Permit Application for
Barcelino Continental Corporation doing business as
"Barcelino" or "Barcelino Per Donna"**

NOV 22 2013

Barcelino Continental Corp. ("BCC") is a Marin County based high end men's and women's clothing company, and has been in business in the San Francisco Bay Area for 30 years. BCC previously operated a men's clothing store at 819 Bridgeway from 1988 to 1997. BCC has now signed a new lease at 755 Bridgeway, to open a high end retail clothing boutique store (the "Use") in time for the upcoming 2013 Holiday Shopping Season.

On October 16, 2013, BCC applied for and the City issued an Occupation Use Permit for "retail men/women clothing and accessories," and in reliance on that permit, BCC made interior tenant improvements to its lease premises, which consist of approximately 3200 square feet, to create a high end retail shopping experience. BCC submitted an application and accurately answered all questions set forth on its "Supplemental Questionnaire for Occupancy Permit in the Center-Commercial Zoning District. Nothing in that questionnaire revealed the City's concern about formula retail. The approval in fact states, "Retail – non-formula." In reliance upon issuance of the Occupation Use Permit, BCC sign its lease for the premises at 755 Bridgeway.

On November 20, 2013, the City revoked BCC's Occupation Use Permit, citing Section 10.44.240B of the Sausalito Municipal Code (SMC), contending BCC's approved clothing store is a "Formula Retail" use and requires a conditional use permit because it operates other stores under the same logo, "Barcelino." The revocation, issued just days before Black Friday and the start of the holiday shopping season, presents a catastrophic economic impact to BCC for its retail store at 755 Bridgeway. The City based its decision on the fact that BCC operates other retail locations. The facts are: BCC presently operates only four stores: two in San Francisco and two in San Mateo County. Two of the stores operate under the "Barcelino" name and sell men's clothing, and two of the stores operate under the "Barcelino Per Donna" name, and sell women's clothing. A fifth store located in the Financial District in San Francisco selling both men and women's clothing, will close at the end of this month. The City's actions have placed BCC at risk where it reasonably relied upon the City's use permit, and spent substantial sums of money to purchase inventory and construct tenant improvements.

On November 21, 2013, after negotiations between BCC's counsel and the City, the City agreed to allow BCC to open a clothing store at 755 Bridgeway under the name "Per Donna," with specific conditions prohibiting the use of the "Barcelino" trade name on any signage, banners, signs in the store, or on shopping bags until such time as a conditional use permit may be issue. It is anticipated the limited Occupation Use Permit allowing BCC to open under the name "Per Donna" will be issued on November 26, 2013. The City directed BCC to submit a CUP application to determine if its alleged "formula retail" will be permitted.

Findings under SMC Section 10.60.050 to approve the requested Conditional Use Permit exist:

- A. The proposed use is allowed with issuance of a conditional use permit, pursuant to Chapters 10.20 through 10.28 SMC (Zoning Districts Regulations), or SMC 10.46.040 (Conditional uses), Chapter 10.44 SMC (Specific Use Requirements) or any other applicable section of this title.

Finding: Retail clothing sales is allowed.

- B. The proposed use is consistent with the general plan, the purposes of the Zoning Ordinance, and the purposes of the applicable zoning district.

Finding: Retail sales at this location are consistent with the general plan, and zoning ordinance.

- C. The proposed use, together with the applicable conditions, will not be detrimental to the public health, safety, or general welfare of the City.

Finding: Retail sales of high end clothing will not be detrimental to the public health, safety or general welfare of the City. Sales will support the City's sales tax base and add to its general fund.

- D. The proposed use complies with each of the applicable provisions of the Zoning Ordinance.

Finding: While Barcelino Continental Corp. does operate four other locations, each store, other than a common name, each store is unique and does not present a chain or formula retail the City seeks to avoid in presenting high end unique retail shopping experience for residents and tourists.

- E. The proposed use or facility is properly located relative to the community as a whole and to land uses and transportation and service facilities in the vicinity.

Finding: The proposed use is appropriately located in the downtown business district with other types of retail uses.

- F. The size and shape of the subject property is adequate to provide features needed to ensure reasonable compatibility with land uses normally permitted in the surrounding area. Features may include but not be limited to yards, open spaces, walls and fences, parking, loading, landscaping, and such features as may be required by this title or the Commission.

Finding: The proposed use is located within an existing building and will have no visual impact or change on the zoning district.

- G. Public utilities and facilities are or will be adequate to serve the proposed use, including streets and highways paved (and of adequate width) for the quantity and type of traffic it will generate.

Finding: Prior use in this location has been retail clothing and there will be no significant change in utility use.

H. The proposed use will not materially adversely affect nearby properties or their permitted uses.

Findings: The proposed use will not materially adversely affect nearby properties and will likely benefit them if the use is successful attracting retail customers to the area.

I. Findings required by Chapter 10.44 SMC (Specific Use Requirements) for the approval of specific uses are made. [Ord. 1167 § 2, 2003.]

Findings: The following findings are required under Section 10.44.240(D):

1. The formula retail establishment will be compatible with existing surrounding uses, and has been designed and will be operated in a non-obtrusive manner to preserve the community's distinctive character and ambiance;

Finding: Retail sales of men and women's clothing will be compatible and an enhancement to the retail offerings in the area. The use is providing within an existing building and accordingly be non-obtrusive.

2. The formula retail establishment will not result in an over-concentration of formula retail establishments in its immediate vicinity or the City as a whole;

Finding: There appear to be no other similar women's clothing uses in the immediate vicinity, and only one other high end men's clothing store.

3. The formula retail establishment will promote diversity and variety to assure a balanced mix of commercial uses available to serve both resident and visitor populations;

Finding: There appear to be no other nearby similar women's clothing uses, and there is a need for high end women's retail clothing. As for high-end men's clothing, there is one nearby men's retailer of clothing, but the applicant will be selling different and distinguishable private label clothing, with different selections of styles and tastes.

4. The formula retail establishment will contribute to an appropriate balance of local, regional or national-based businesses in the community;

Finding: The proposed use is highly unique and presents, at most, a regional use because there are only four other retail store locations in the Bay Area.

5. The formula retail establishment will be mutually beneficial to and would enhance the economic health of surrounding uses in the district;

Finding: The proposed use, if successful will likely bring retail customers to the district.

6. The formula retail establishment will contribute to an appropriate balance of small, medium and large-sized businesses in the community; and

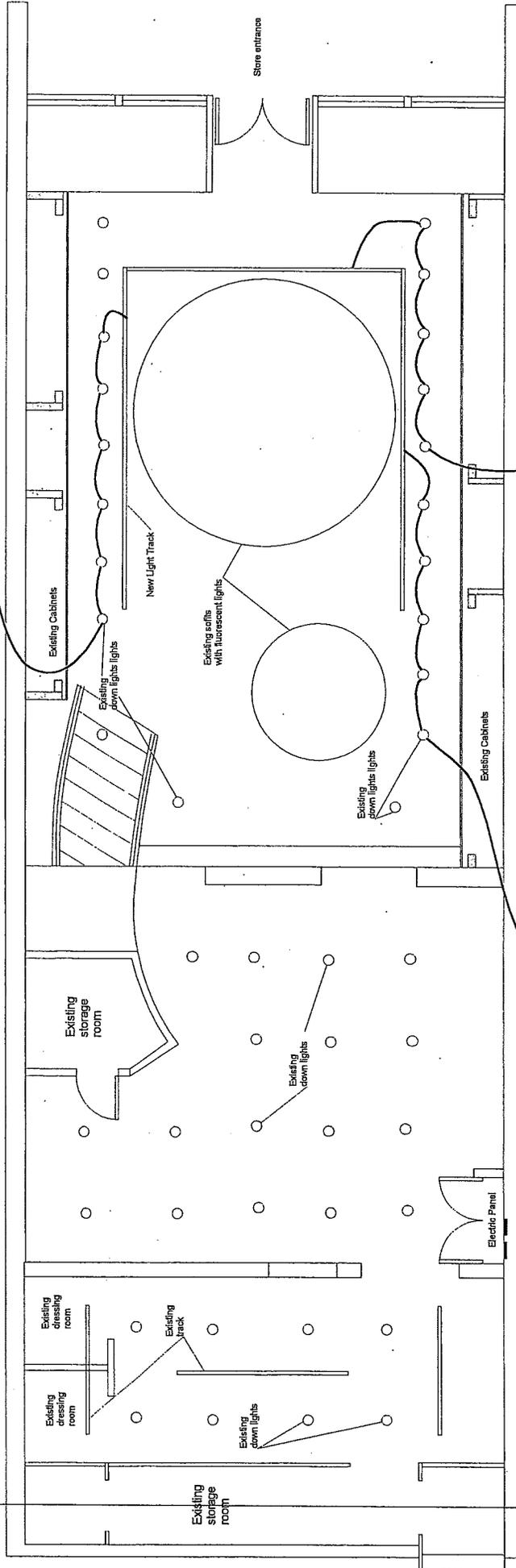
Finding: The use is medium size in the district at 3,200 square feet, and there is a need for such size businesses in the district.

7. The proposed use, together with its design and improvement, is consistent with the unique historic character of Sausalito, and would preserve the distinctive visual appearance and shopping experience of Sausalito for its residents and visitors.

Finding: The proposed use will be located wholly within an existing building. There will be no change to the visual environment, except approved signage.

Per Donna, 755 Bridgeway, Sausalito, CA 94965

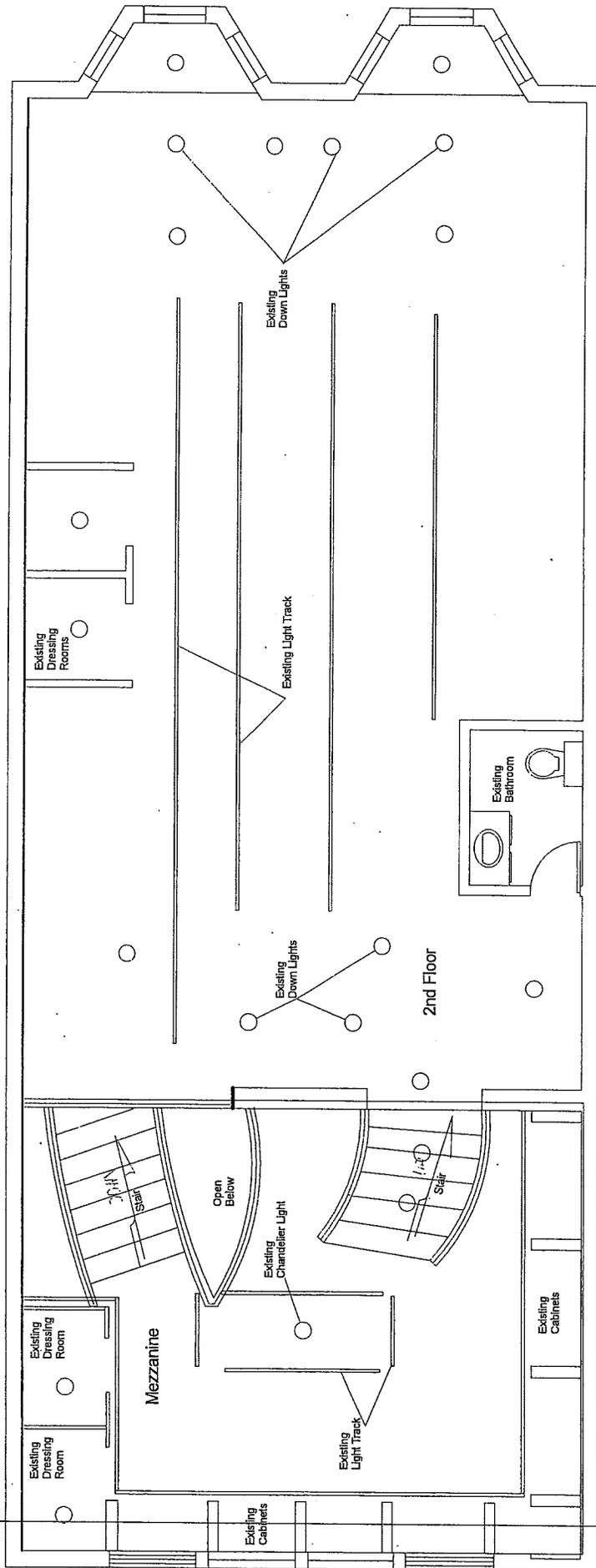
Circuit #10B, 20 amp Breaker, 442 watts total (22% of capacity)
6 down lights @ 23w CF = 138 watts
16 track lights @ 19w LED = 304 watts



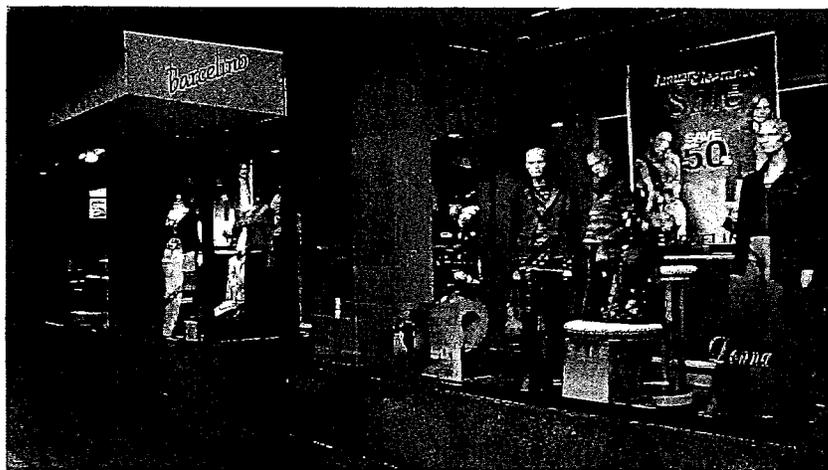
Circuit #10A, 20 amp Breaker, 419 watts total (22% of capacity)
5 down lights @ 23w CF = 115 watts
16 track lights @ 19w LED = 304 watts

Circuit #12A, 20 amp Breaker, 419 watts total (21% of capacity)
5 down lights @ 23w CF = 115 watts
16 track lights @ 19w LED = 304 watts

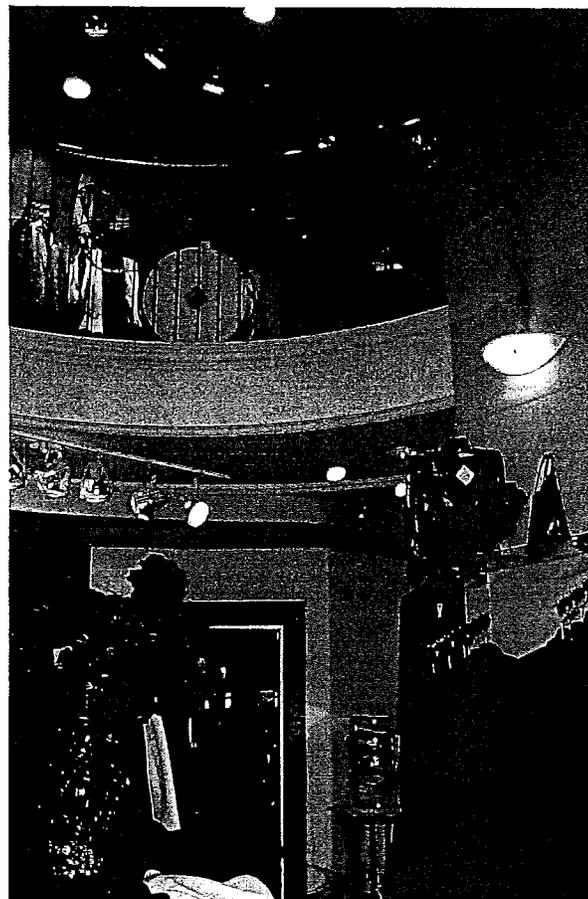
Per Donna, 755 Bridgeway, Sausalito, CA 94965



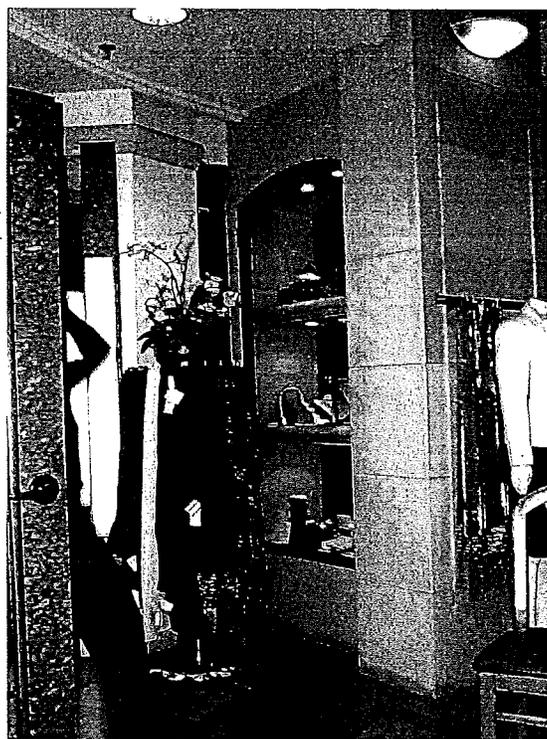
Barcelino Per Donna,
476 Post St, San Francisco, Ca 94102



Store Exterior



Store Interior

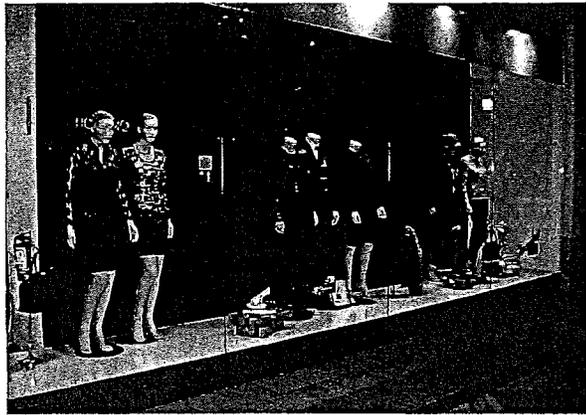
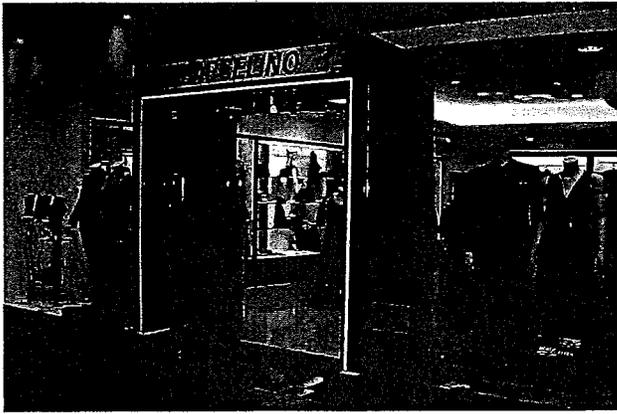


Store Interior

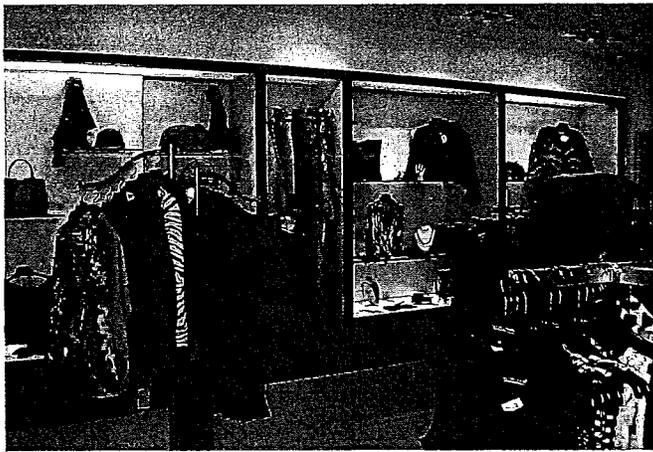


Store Interior

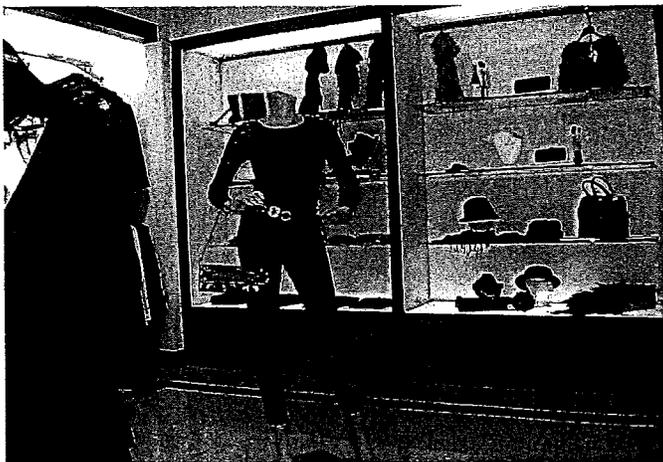
**Barcelino Per Donna,
126 Hillsdale Shopping Center, San Mateo, Ca 94403**



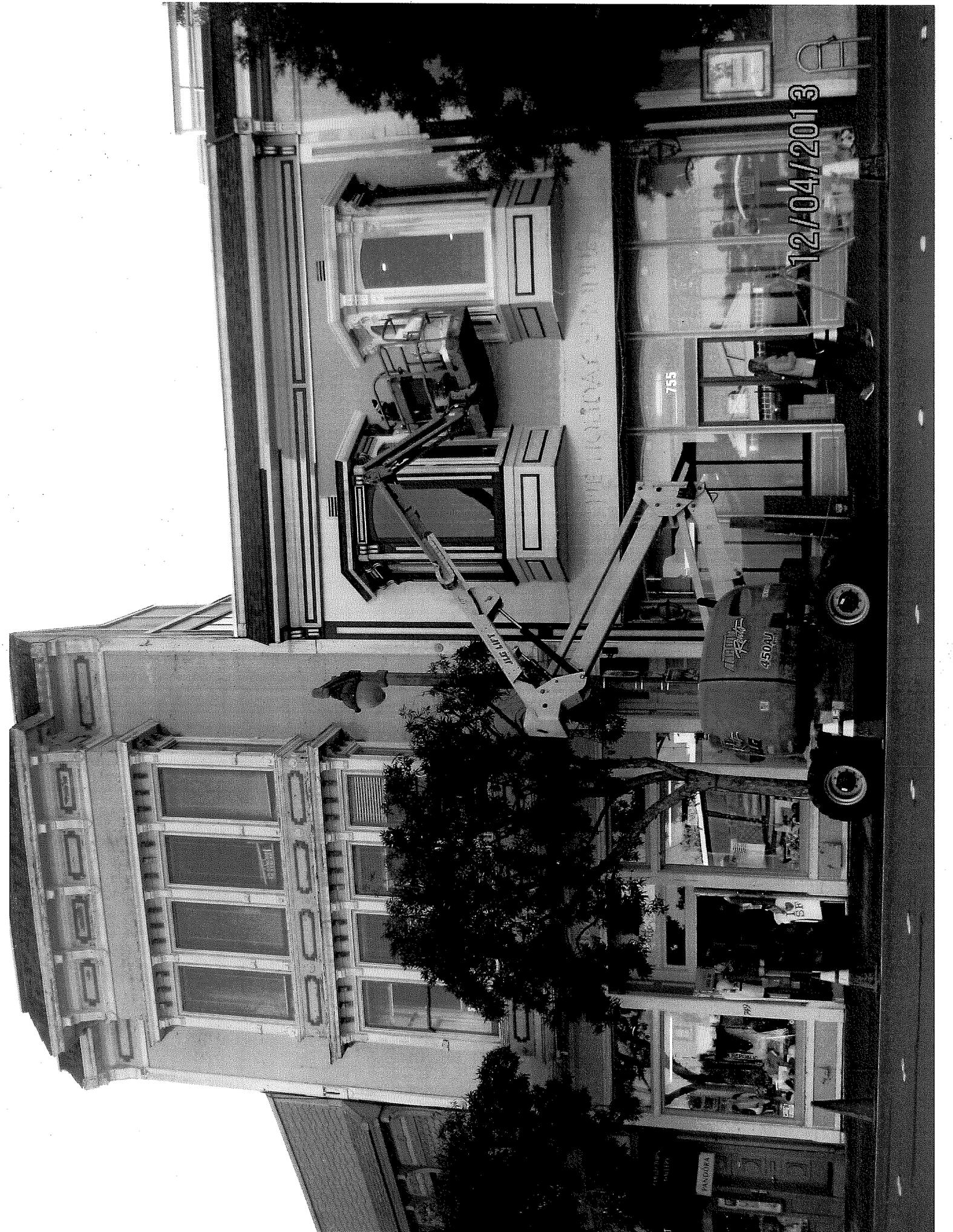
Store Exterior



Store Interior



Store Interior



12/04/2013

755

790

PANDORA

PANDORA



**CITY OF SAUSALITO
PLANNING DIVISION
MEMORANDUM**

Date: December 11, 2013
To: Historic Landmarks Board (HLB)
From: Heidi Scoble, Associate Planner *HS*
Subject: **HLB 50-year Memo for 509 Johnson Street (APN: 065-084-12)**

Request:

Conduct a 50-year review to determine the historical significance of the building located at 509 Johnson Street.

Background:

A 50-year review memo has been prepared by Historic Landmarks Board member Pierce and Fraser to determine the historical significance of the property known as 509 Johnson Street (see **Attachment 1**). The project site is located within the New Town neighborhood (see **Attachment 2**). The County Assessor's Records identifies that the building was constructed in 1910 (see **Attachment 3**).

Project Description:

The applicant, Michael Rex and Associates is requesting a Design Review Permit and an Encroachment Agreement for a remodel and addition to an existing single family residence. The Project includes constructing a two-car parking garage (parked in tandem), remodeling the main level, and constructing dormers on the roof in order to develop the attic space. See **Attachment 4** for the project plans.

Research:

The contents of the City's archive files for the property located at the Community Development Department identify the following items:

1. Building Permits Issued

- a. B2013046: Install 3 dedicated 20 amp 110 volt circuits to storage shed in the year yard and connect to existing 200 amp service (2013)
- b. B08361: Plumbing Permit for Sewer line replacement (2008)
- c. B08195: Consolidate closets in rear bedroom (2008)
- d. B08425: Replace Furnace (2008)
- e. B08226: Level grade and pour concrete slap in basement (2008)
- f. A10696: Demolish interior of basement (2004)
- g. AEP10893: Remodel, new decks, and new stairs (2004)
- h. A4150: Re-Roof (1993)
- i. 6662: Rear porch addition (1975)
- j. 2448: Install furnace (1973)
- k. 1819: Stair Repair (1956)

Attachments:

1. Draft 50-Year Review Memo
2. Vicinity Map
3. County of Marin Assessor's Record
4. Project Plans

I:\CDD\PROJECTS - ADDRESS\Johnson 509\DR-EA 13-297\HLB Memo 12-4-13.doc

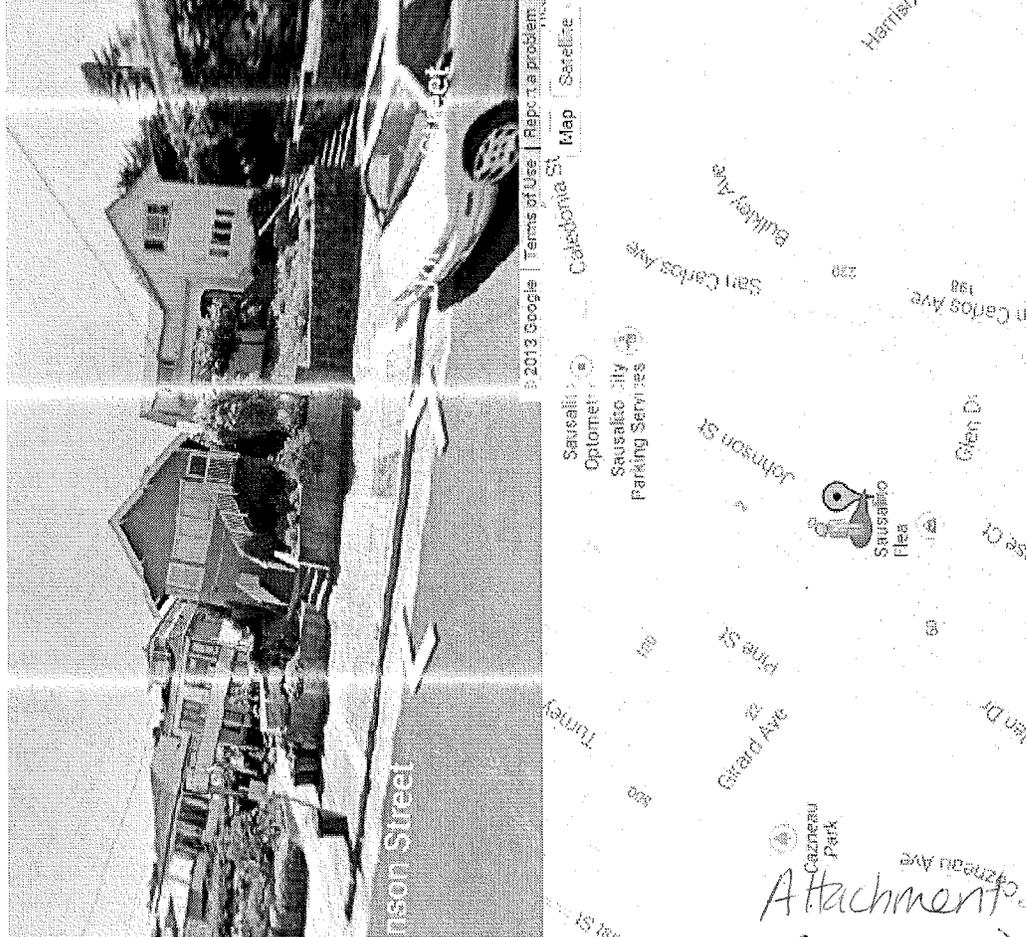
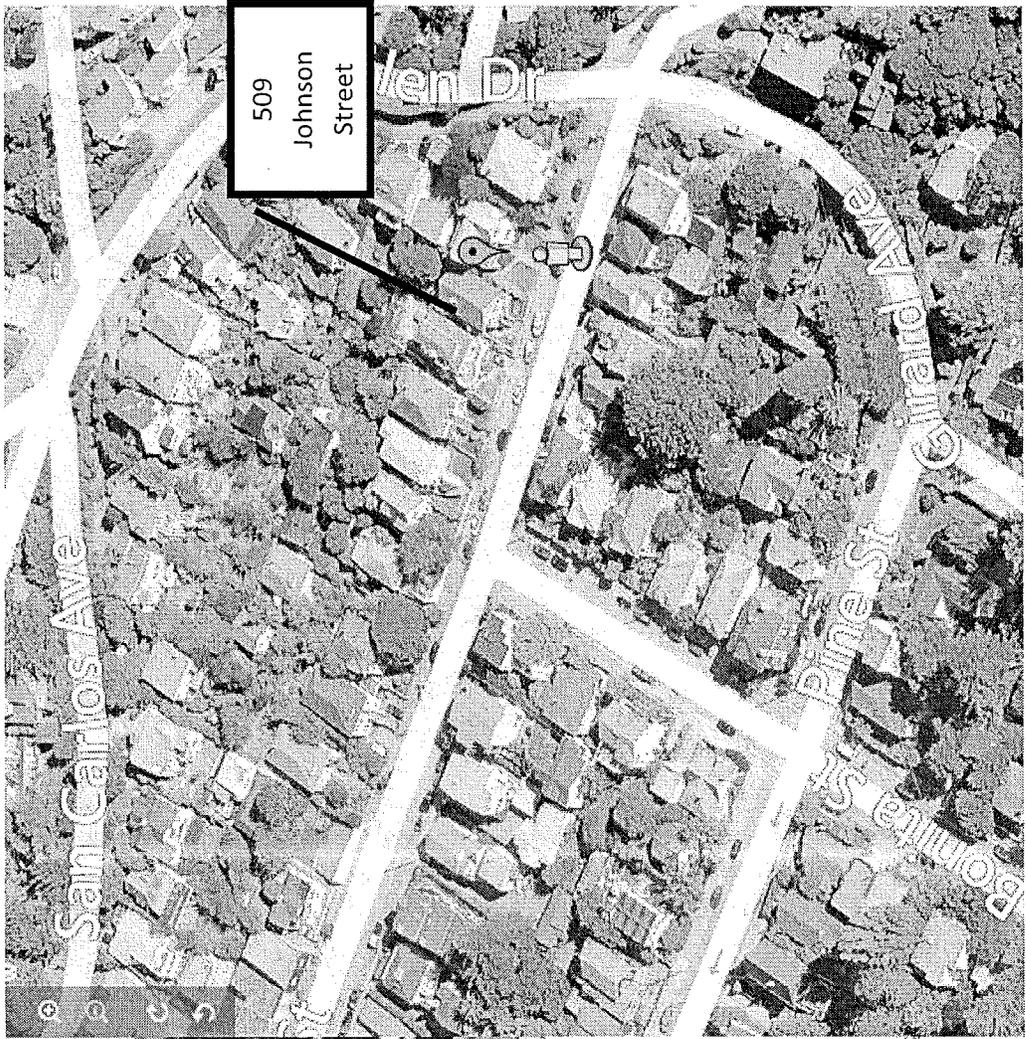
THE DRAFT 50-YEAR MEMO WAS NOT COMPLETED PRIOR TO POSTING OF THE AGENDA AND MEETING PACKET.

THE SUBJECT MEMO WILL BE FORWARDED TO THE HLB PRIOR TO THE DECEMBER 11, 2013 MEETING FOR CONSIDERATION

*Attachment 1
(1 page)*

VICINITY MAP

509 Johnson Street



Attachment 2
(1 page)

Information Back to Results New Search Print This Page

The information on this screen is for Tax Roll Year 2013: July 01, 2013 to June 30, 2014

Parcel and Deed Information for Tax Roll Year: 2013

Parcel Number	Deed Reference Id	As of Date
065-084-12	09-048450	01/01/2013

View Assessor Map (opens a new window)

Ownership Information

Owner Name	Percent
IRWIN RUSSELL P /TR/	50
MARK FAY L /TR/	50

Total Assessed Value for Tax Roll Year: 2013

Land	575,000
Improvements	390,000
Total Assessed Value	965,000

Exemptions

Home Owner	7,000
Total Exemptions	7,000

Net Assessed Value for Tax Roll Year: 2013

Total Assessed Value	965,000
Less Total Exemptions	(7,000)
Net Assessed Value	958,000

NOTE: The owner and deed information above represents the assessor's current information. The values above represent the preliminary or original bill values for the property. The tax values below represent the original secured bill or subsequent revisions to that bill. Data is updated monthly.

Property Characteristics

Land Sq. Ft.	4320
Use Code	11
Use Code Definition	Single-Resid. - Improved
Living Units	1

*Attachment 3
(3 pages)*

Construction Year	1910
Living Area Sq. Ft.	1018
Number of Bedrooms	2
Number of Bathrooms	1
Unfinished Sq. Ft.	478
Garage Sq. Ft.	0
Deck/Patio Sq. Ft.	0
Pool Sq. Ft.	0

Location Information

Tax Rate Area	009000
Census Tract	130200
Supervisor District	3
Assessment City	SAUSALITO

Property Tax Information for Tax Roll Year: 2013

Bill To	IRWIN RUSSELL P /TR/ MARK FAY L /TR/
Bill Number	13-0046591

Property Tax information is provided by the County of Marin Department of Finance: (415) 473-6133.

Property Tax Breakdown By Fund

Fund Id	Tax Rate	Fund Title	Contact Information	Amount
	1.0000	BASIC TAX		9580.00
105110		MS MOSQUITO #1	MARIA GARCIA-ADARVE-SCI CONSUL (800) 273-5167	11.56
105475		SAUS-MARIN CITY SANITARY	REBECCA VAUGHN (415) 332-5815	725.00
107761		TAM UNION HIGH SCHOOL DIST	KALEY CLONEY (415) 945-3709	253.32
108934	0.0015	MARIN COM COLLEGE2004-1 C-11/04	DEPT OF FINANCE TAX DIVISION (415) 473-6168	14.36
108936	0.0158	SAUSALITO SCH BND'05 I-11/2000	DEPT OF FINANCE TAX DIVISION (415) 473-6168	151.36
108938	0.0160	TAM UNION HIGH BND'06 A-6/2006	DEPT OF FINANCE TAX DIVISION (415) 473-6168	153.28
108942	0.0095	SAUS-MARINCITY SCHBNDS-2006A&B	DEPT OF FINANCE TAX DIVISION (415) 473-6168	91.00
108945	0.0072	MARIN COM COLLEGE2004-2 C-11/04	DEPT OF FINANCE TAX DIVISION (415) 473-6168	68.96
108948	0.0128	TAM HIGH-2010 REFUNDING BONDS	DEPT OF FINANCE TAX DIVISION (415) 499-6768	122.62
108949	0.0044	MARIN COM COLLEGE2004-3 C-11/04	DEPT OF FINANCE TAX DIVISION (415) 473-6168	42.14
108964	0.0098	TAMALPAIS UHSD GO BOND REFUND 2011	DEPT OF FINANCE TAX DIVISION (415) 473-6168	93.88
108967	0.0073	MARIN COM COLLEGE 2004-4 C-11/04	PROPERTY TAX DIVISION (415) 473-6168	69.92
109009		SAUSALITO CITY-SEWER CHARGE	NBS (800) 676-7516	492.00
109163		CITY OF SAUSALITO-RUNOFF CHARGE	NBS (800) 676-7516	15.00
109192		MMWD-FIREFLOW	OREEN DELGADO (415) 945-1404	75.00

109253	0.0181	SAUS GO BOND 2006 A&B SERIES	DEPT OF FINANCE TAX DIVISION (415) 473-6168	173.38
Total Bill Charges:				12132.78

The above information has been extracted from the Assessor's Equalized Tax Roll and reflects the most recent tax bill.
 See California Revenue and Taxation Code §408.3: Property Characteristics Information; Public Records.

Disclaimer

The Legislature finds and declares that information concerning property characteristics is maintained solely for assessment purposes and is not continuously updated by the assessor. Therefore, neither the county nor the assessor shall incur any liability for errors, omissions, or approximations with respect to property characteristics information provided by the assessor to any party pursuant to this section. Further, this subdivision shall not be construed to imply liability on the part of the county or the assessor for errors, omissions, or other defects in any other information or records provided by the assessor pursuant to the provisions of this part. California Revenue and Taxation Code section 408.3(d).

By continuing to use this application you are agreeing to this disclaimer.

Assessor's Mapbooks

This information has been scanned by the Mapping Division of the Marin County Assessor's Department.

If you have a problem with the mapping information as shown, please email Mapping.

In an effort to enhance public access to Assessor Parcel Maps, The Marin County Assessor-Recorder, in conjunction with the Marin Information Services and Technologies Department, has redesigned this webpage. All Assessor Parcel Maps have been changed from TIFF images to PDFs which should no longer interfere with your computer's applications. Please note that you must have Adobe Acrobat Reader installed on your computer.

If you do not have this application, one can be downloaded for free at this site (opens a new window).

MICHAEL REIX ASSOCIATES
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 CALIFORNIA 94965
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 FAX 415.331.5449
 WWW.REIXASOCCO.COM

IRWIN / MARK RESIDENCE
 509 JOHNSON STREET
 SAUSALITO, CALIFORNIA
 APN 065-084-12

DATE SUBMITTED: 4 NOVEMBER 2013
 COST ESTIMATING SET
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 CHECKED: HRC
 DATE: 04/11/13

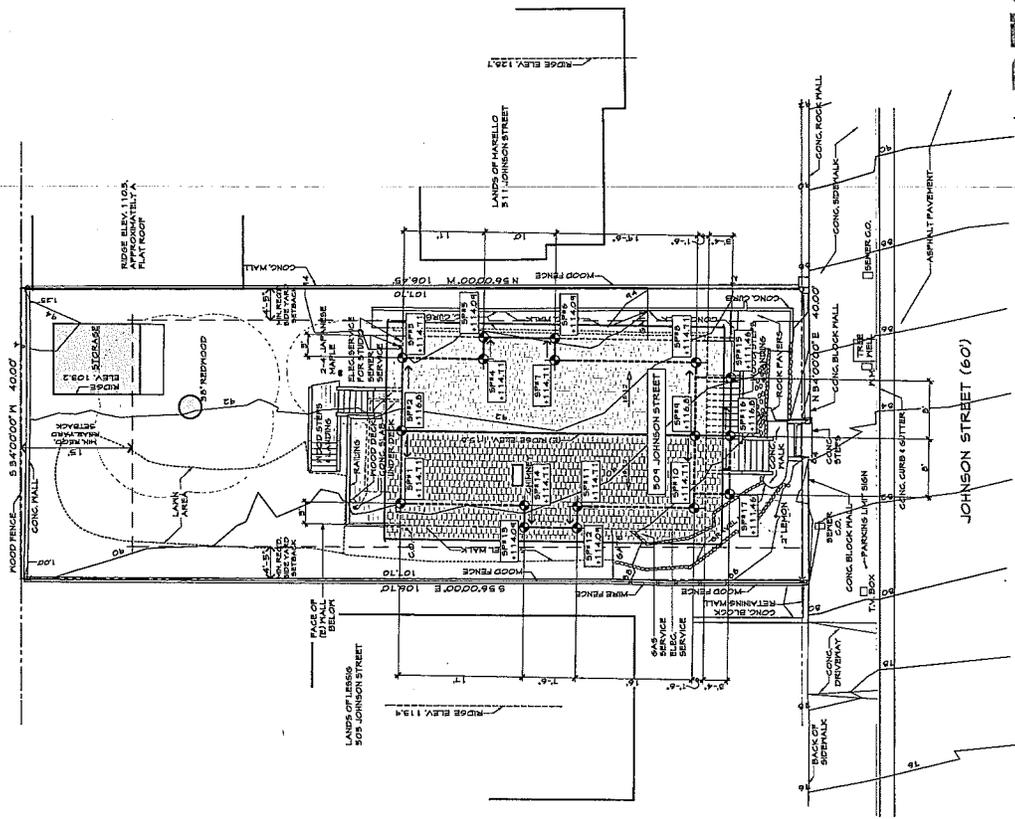
STORY POLE PLAN

A1.2

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 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

STORY POLE PLAN 1

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT



POLE #	(N) BLDG. ELEV.	(S) BLDG. ELEV.	HEIGHT OR POLE ASSET (TO) ROOF #
SPR11	±11'-0"	±15'-1 1/2"	
SPR2	±11'-0"	±15'-1 1/2"	
SPR4	±11'-0"	±15'-1 1/2"	
SPR5	±11'-0"	±15'-1 1/2"	
SPR6	±11'-0"	±15'-1 1/2"	
SPR7	±11'-0"	±15'-1 1/2"	
SPR8	±11'-0"	±15'-1 1/2"	
SPR9	±11'-0"	±15'-1 1/2"	
SPR10	±11'-0"	±15'-1 1/2"	
SPR11	±11'-0"	±15'-1 1/2"	
SPR12	±11'-0"	±15'-1 1/2"	
SPR13	±11'-0"	±15'-1 1/2"	
SPR14	±11'-0"	±15'-1 1/2"	
SPR15	±11'-0"	±15'-1 1/2"	
SPR16	±11'-0"	±15'-1 1/2"	
SPR17	±11'-0"	±15'-1 1/2"	

LEGEND

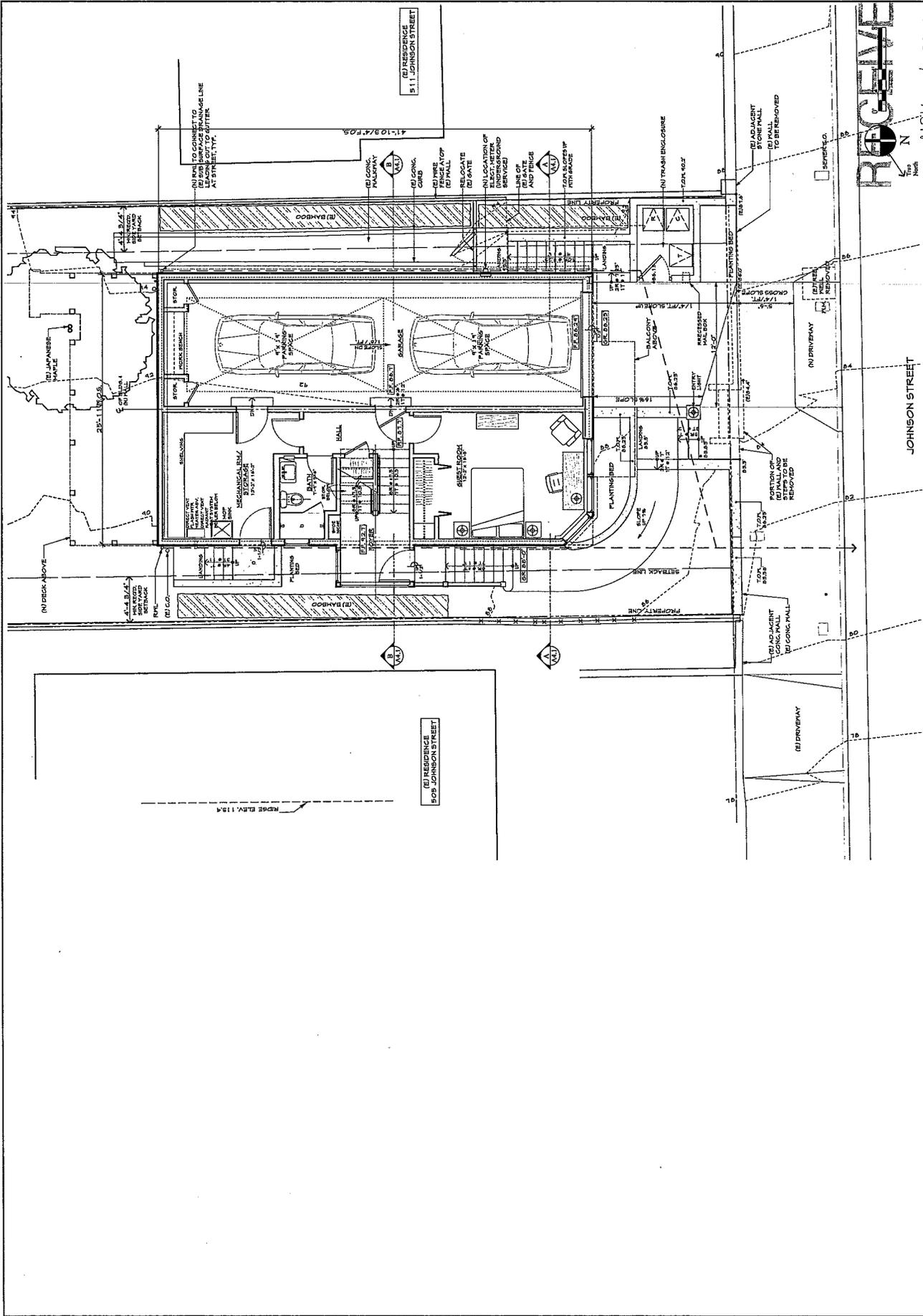
STORY POLE
 LEVEL ROPE BETWEEN POLES
 SLOPING ROPE BETWEEN POLES
 POLE NUMBER & TOP OF POLE ELEVATION

MICHAEL REK ASSOCIATES
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 SUITE 100
 SAUSALITO, CALIFORNIA 94965
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 FAX: 415.331.4663
 WWW.REKASOCCO.COM

IRWIN / MARK RESIDENCE
 509 JOHNSON STREET
 SAUSALITO, CALIFORNIA
 APN 065-084-12

DATE: 10/10/13
 2013 SUBMITTAL 1
 2013 PERMITS SET
 4 NOVEMBER 2013

SCALE: 1/4" = 1'-0"
 SHEET: A2.1
 LOWER FLOOR PLAN



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LOWER FLOOR PLAN 2013

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

MICHAEL REK ASSOCIATES
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 FAX 415 331 1180
 WWW.REKASSOCIATES.COM

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 SAUSALITO, CALIFORNIA
 APN 065-084-12

DATE SUBMITTED 4
 COST ESTIMATING SET
 4 NOVEMBER 2013

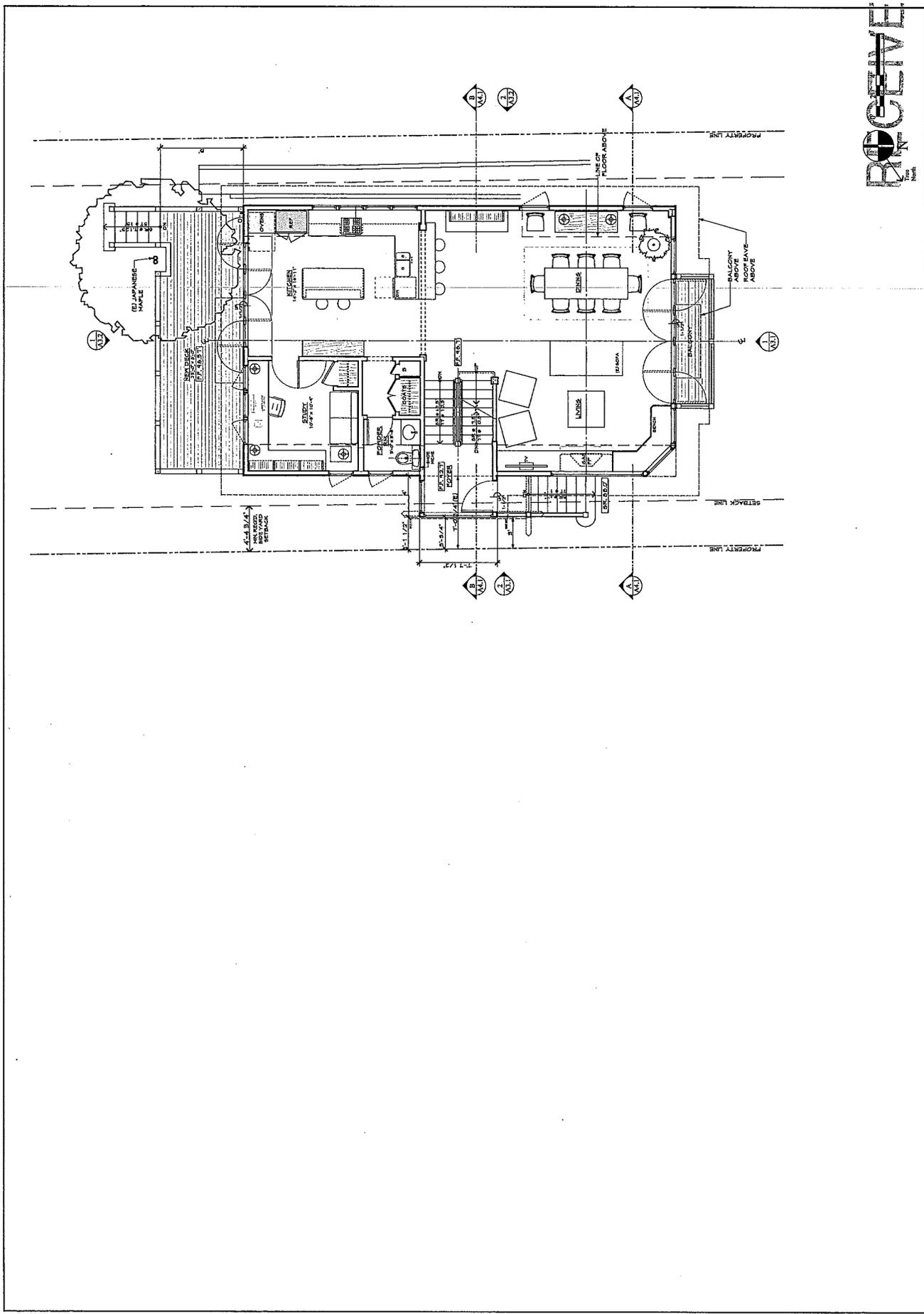
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MAIN FLOOR PLAN

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MAIN FLOOR PLAN

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT



MICHAEL REK ASSOCIATES
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 FAX: 415.453.1549
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 SAUSALITO, CALIFORNIA
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UPPER FLOOR PLAN

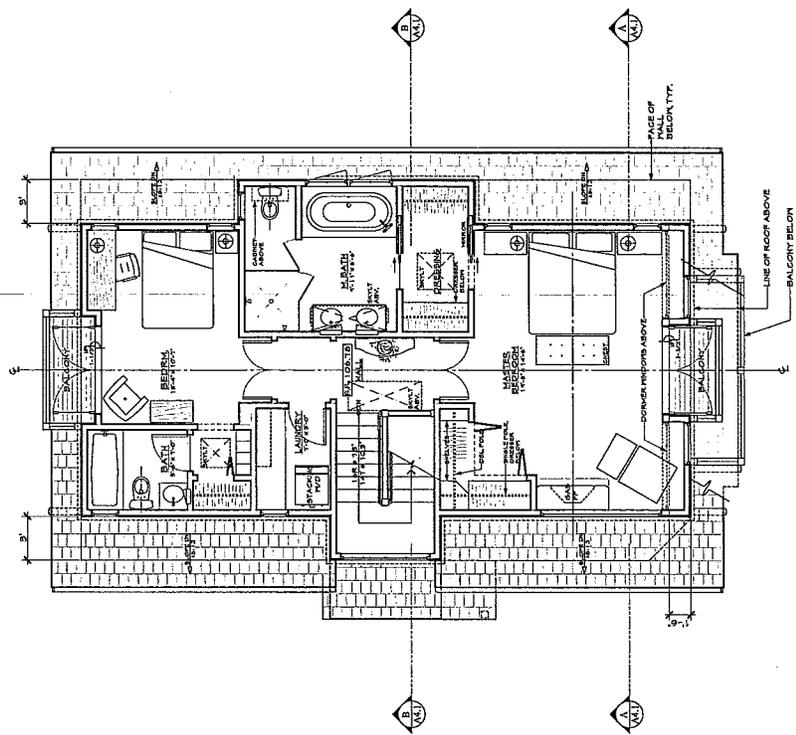
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UPPER FLOOR PLAN 1

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT



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 FAX: 415.331.1400
 WWW.MICHAELBEK.COM

IRWIN / MARK RESIDENCE
 509 JOHNSON STREET
 SAUSALITO, CALIFORNIA
 APN 065-084-12

INTRODUCTION
 DRS SUBMITTAL 1
 COST ESTIMATING SET
 4 NOVEMBER 2013

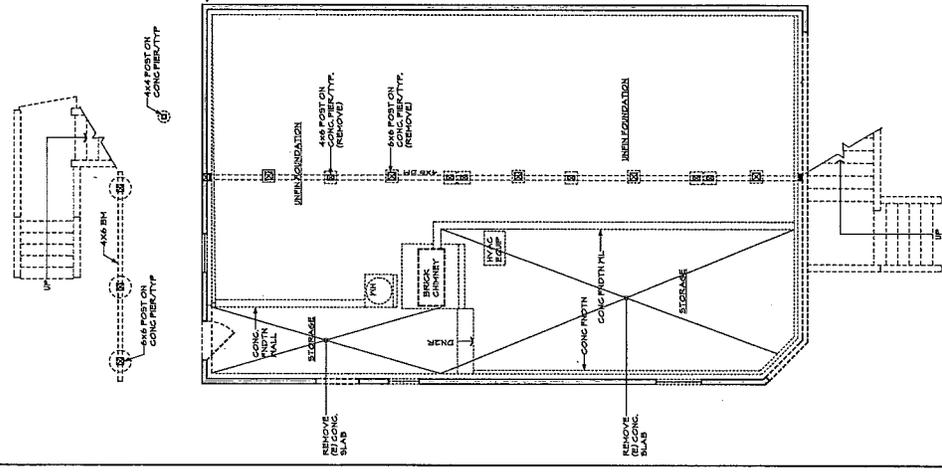
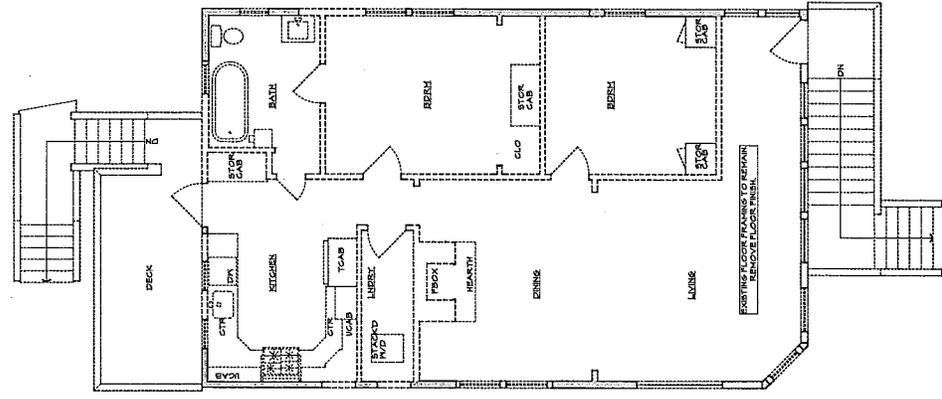
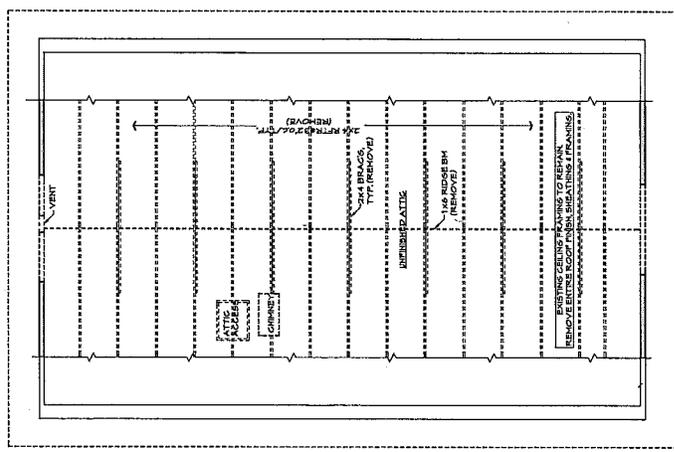
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DEMOLITION PLANS

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 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

A2.4

ATTIC LEVEL DEMOLITION PLAN 3 MAIN LEVEL DEMOLITION PLAN 2 LOWER LEVEL DEMOLITION PLAN 1

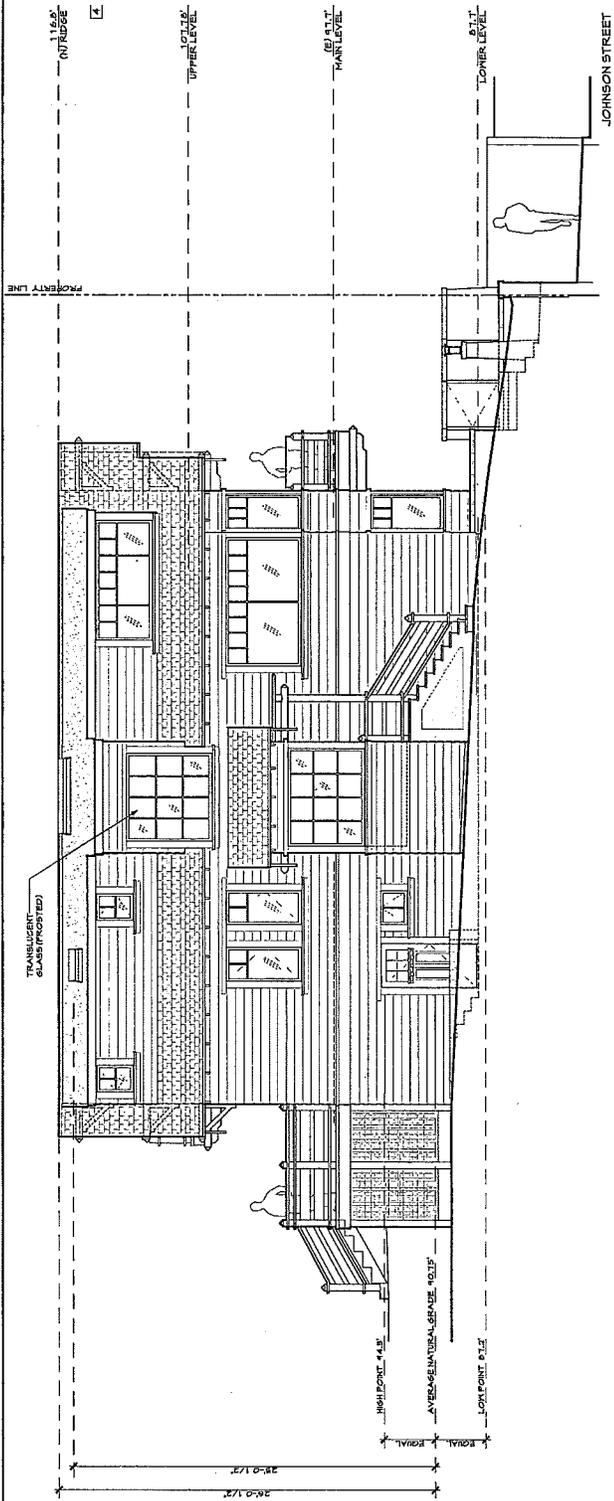


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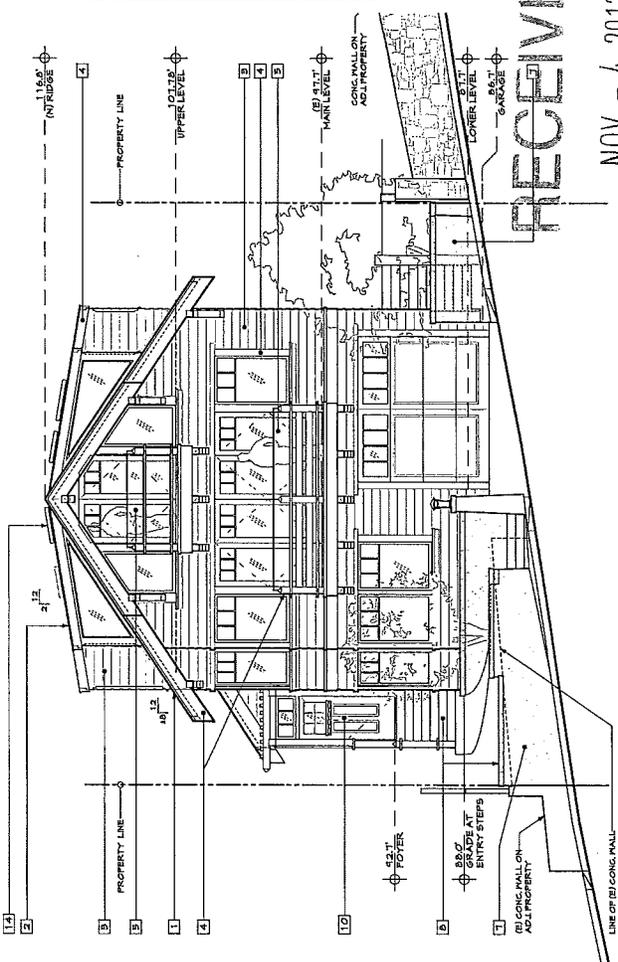
- WALLS TO BE REMOVED
- WALLS TO REMAIN
- ELEMENTS TO BE REMOVED AND REPAVED AND/OR BRICKED

MICHAEL BEK ASSOCIATES
 ARCHITECTURE & DESIGN
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 TEL: 415.331.1100
 WWW.MBEKASSOCIATES.COM

IRWIN / MARK RESIDENCE
 509 JOHNSON STREET
 SAUSALITO, CALIFORNIA
 APN 065-084-12



EAST ELEVATION 1



NORTH ELEVATION 1

EXTERIOR MATERIALS AND COLORS

- | | |
|---|---|
| 1 STEEP FITCHED ROOFING: | ASPHALT COMPOSITION SHINGLES, GAF TIMBERLINE, AMERSON HARVEST SERIES, "BIRCH/PINE DUNE" |
| 2 CHIMNEY: | CLAY TILE, "ANTHONY" SERIES, "ANTHONY" SERIES |
| 3 LAP SIDING: | JAMES HARDIE "ARTISAN LAP SIDING," PAINTED BENJAMIN MOORE CLASSIC COLORS SERIES, #48 "TERRAZZO BROWN" |
| 4 WOOD TRIM, SHUTTERS, WINDOW AND DOOR CASES: | PAINT WITH BENJAMIN MOORE COLOR REVEAL SERIES, OC-123 "BIRCH/PINE DUNE" |
| 5 BALCONY GUARDRAIL: | LAMINATED GLASS, CLEAR |
| 6 WOOD DECKING: | MULTI-WOOD, LIGHT TO MEDIUM, RESEMBLING A LIGHT OAK COLOR |
| 7 STEE WALLS: | PLASTER FINISH OVER CONCRETE, PAINT WITH BENJAMIN MOORE CLASSIC COLORS SERIES, #125 "TOURMALINE TAIL" |
| 8 STEE WALLS, ENTRY STEPS, AND LANDING FLOOR: | NEW VALLEY CAST STONE FINISH, #175, MEDIUM BETH, WITH MATCHING GROUT COLOR |
| 9 INTERIOR COLORED WOOD TRIM, DOORWAY CASES: | DAVIS COLOR, "TOURMALINE," WASHED, OR LIGHTLY SABLED |
| 10 FRONT DOOR ONLY: | PAINT WITH BENJAMIN MOORE COLOR REVEAL SERIES, #235 "CLASSIC BIRCHWOOD" |
| 11 DOOR HARDWARE: | BRUSHED NICKEL |
| 12 GUTTERS AND DOWNSPOUTS: | GALVANIZED STEEL METAL PAINTED TO MATCH ROOF COLOR |
| 13 FLUES AND VENT PIPES: | PAINTED W/FLAT PAINT TO MATCH ROOF COLOR |
| 14 SKYLIGHTS: | DARK BRONZE ANODIZED FRAME W/ LIGHT GREY TINTED GLASS |

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NOV - 4 2011
 A3.1
 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

DATE: 11/13/11
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 CHECKED BY: MKA
 SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

MICHAEL REK ASSOCIATES
 ARCHITECTURE & DESIGN
 100 BRIDGEWAY
 SUITE 200
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IRWIN / MARK RESIDENCE
 509 JOHNSON STREET
 SAUSALITO, CALIFORNIA
 APN 065-084-12

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 SCALE: 1/4" = 1'-0"

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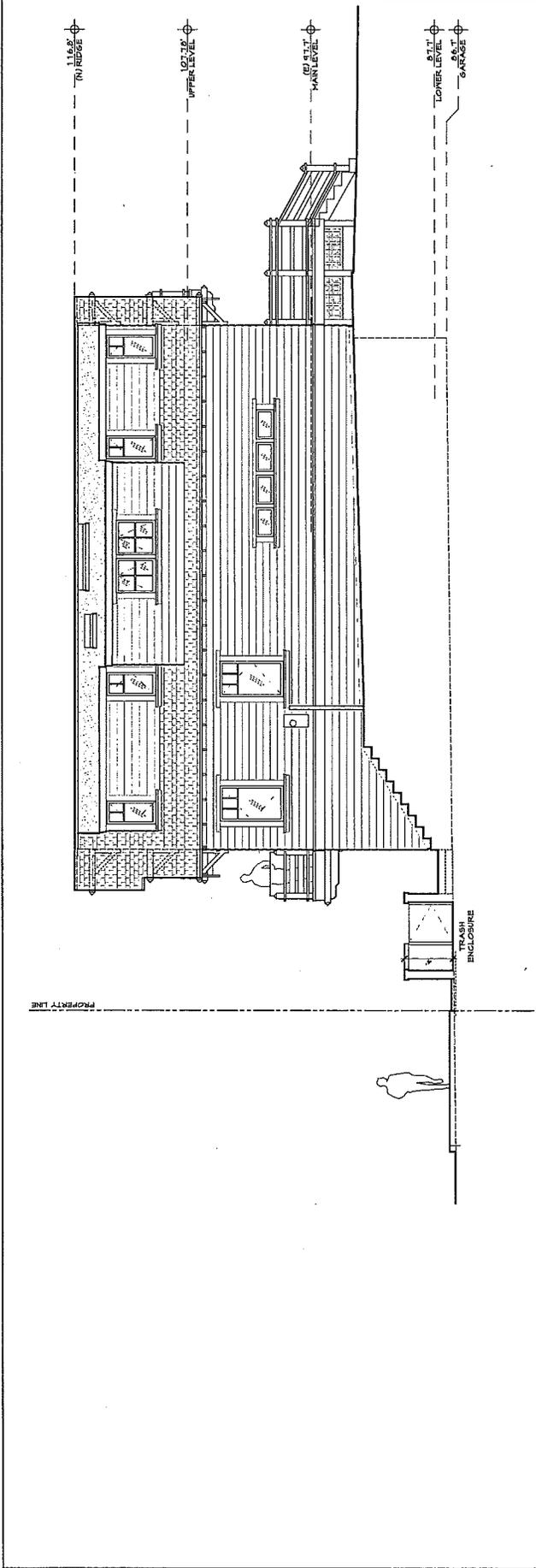
EXTERIOR ELEVATIONS

A3.2

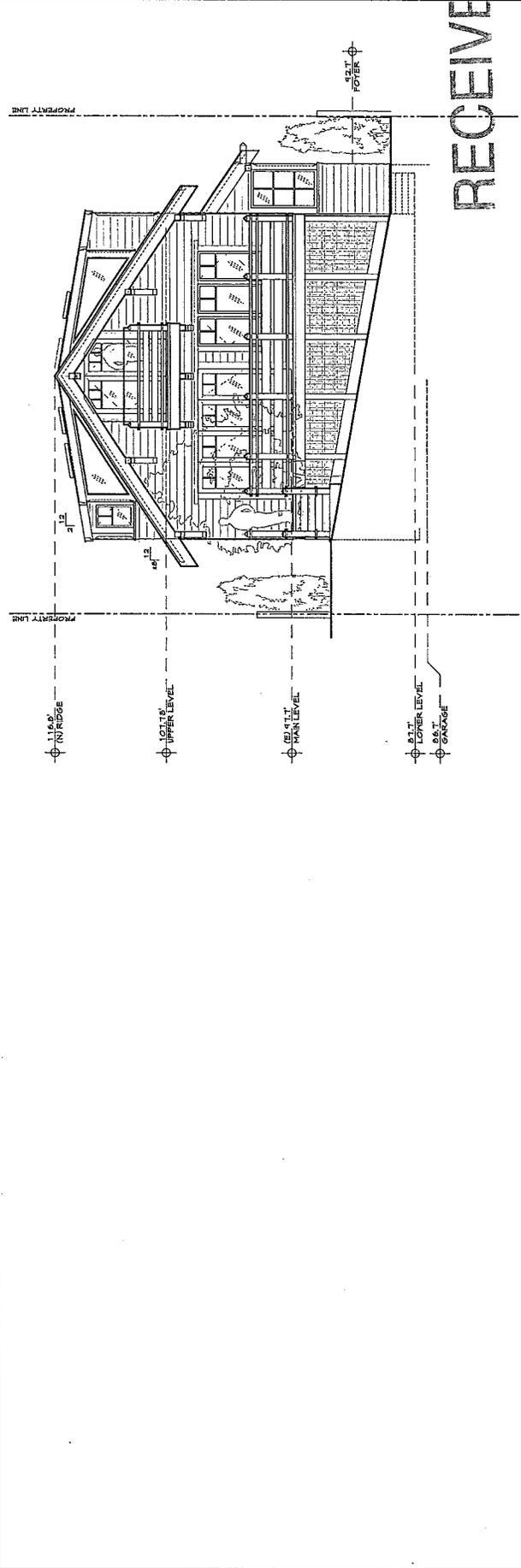
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NOV 6 2013
 SOUTH ELEVATION

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT



WEST ELEVATION 2



SOUTH ELEVATION

1/4" = 1'-0"

MICHAEL BEK ASSOCIATES
 ARCHITECTURE & DESIGN
 5730 BRIDGEWAY
 SUITE 200
 SAN FRANCISCO, CALIFORNIA 94134
 TEL: 415.774.1100
 FAX: 415.774.1101
 WWW.BEKASSOCIATES.COM

IRWIN / MARK RESIDENCE
 509 JOHNSON STREET
 SAUSALITO, CALIFORNIA
 APN 065-084-12

DATE: 11/14/13
 DRAWING NO: A4.1
 PROJECT: IRWIN / MARK RESIDENCE
 SHEET: 1 OF 1
 SCALE: 1/4" = 1'-0"

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BUILDING SECTIONS

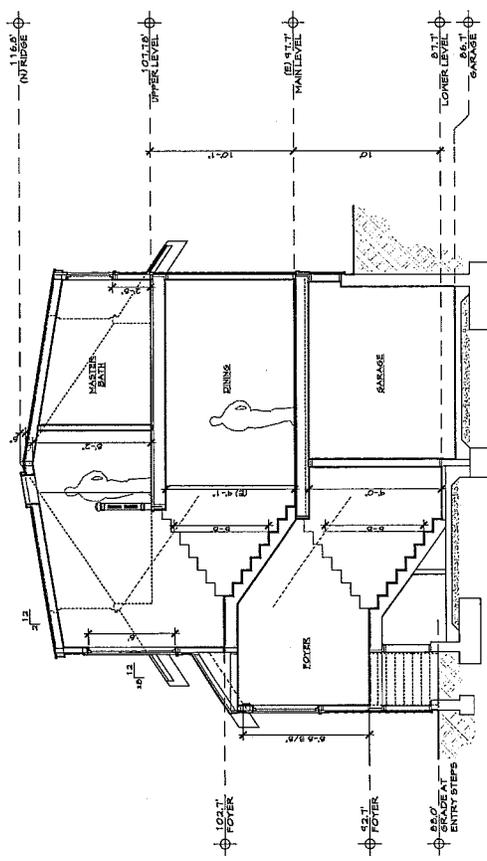
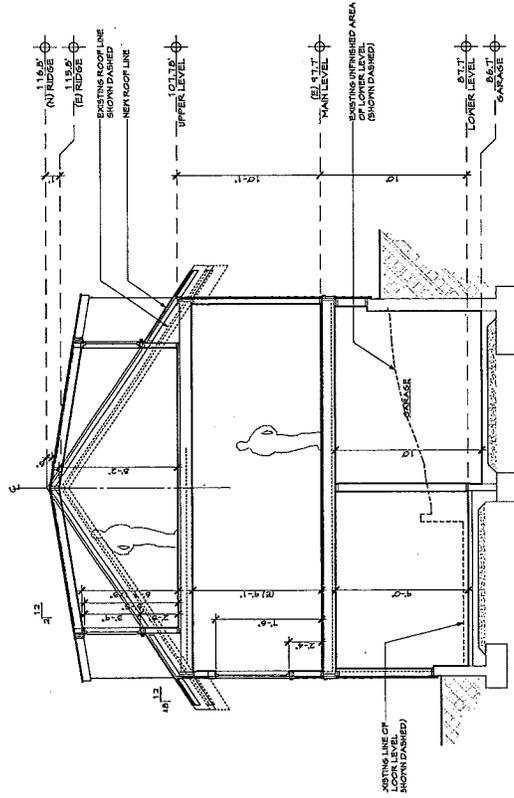
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A4.1

NOV - 4 2013

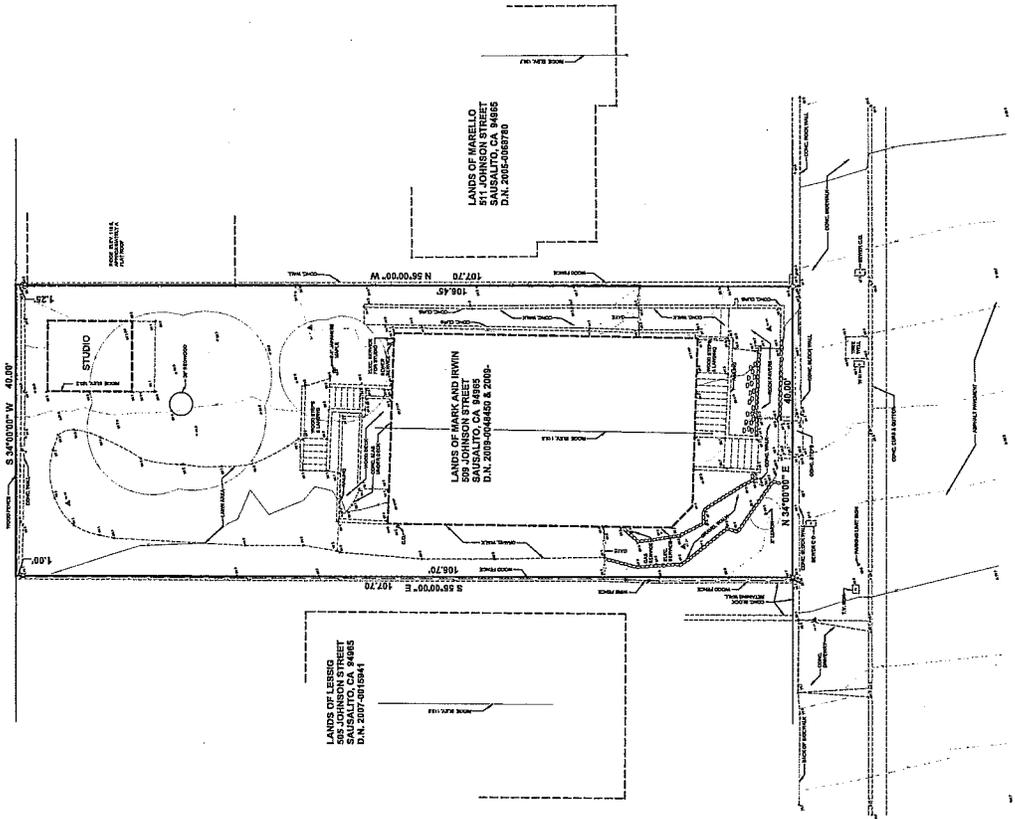
BUILDING SECTION A

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

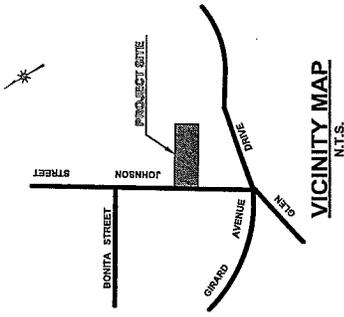


BUILDING SECTION B

LANDS OF SQUIRE
36 GLEN DRIVE
SAUSALITO, CA 94965
D.N. 2002-0092240



JOHNSON STREET (60')



NOTES:

1. UNDERGROUND FACILITIES MAY EXIST. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. CALL U.S.A. (800) 371-3880 PRIOR TO ANY CONSTRUCTION.
2. THE PROPERTY BOUNDARY FOR THIS TOPOGRAPHIC SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY ALICD ENGINEERING, INC. A RECORD OF SURVEY IS BEING PROCESSED FOR FILING WITH MARIN COUNTY.
3. BENCHMARK CITY OF SAUSALITO BENCHMARK NUMBER 29, CROSS CUT IN, ELEVATION 115.43, NEAR LOWER LOW WATER (M.L.W.).
4. THIS TOPOGRAPHIC SURVEY'S ORIENTATION IS BASED ON MAGNETIC NORTH.

LEGEND

- PROPERTY BOUNDARY LINE: SET 3/16" REBAR WITH PLASTIC CAP, RCE 24029.
- CONTROL POINTS: SET 3/16" REBAR WITH PLASTIC CAP, RCE 24029.
- EXISTING CONTOUR (2' INTERVAL): DASHED LINE WITH '2'.
- EXISTING CONTOUR (2' INTERVAL): DASHED LINE WITH '2'.
- TREE TYPE AND SIZE: CIRCLE WITH 'T' AND SIZE.
- DUMP LINE OF TREE: DASHED LINE WITH 'T'.

TOPOGRAPHIC SURVEY

LANDS OF FAY L. MARK AND RUSSELL P. IRWIN AS DESCRIBED IN GRANT DEEDS D.N. 2009-0012817 AND 2009-0046880, RECORDED MARCH 19, 2009 AND AUGUST 20, 2009 IN THE OFFICE OF THE COUNTY RECORDER OF MARIN COUNTY, CALIFORNIA

1111 WOODBURNING (RECORDING NO. 2009-0012817)
SCALE 1" = 40'

WILL VALLEY, CA 94924-0828

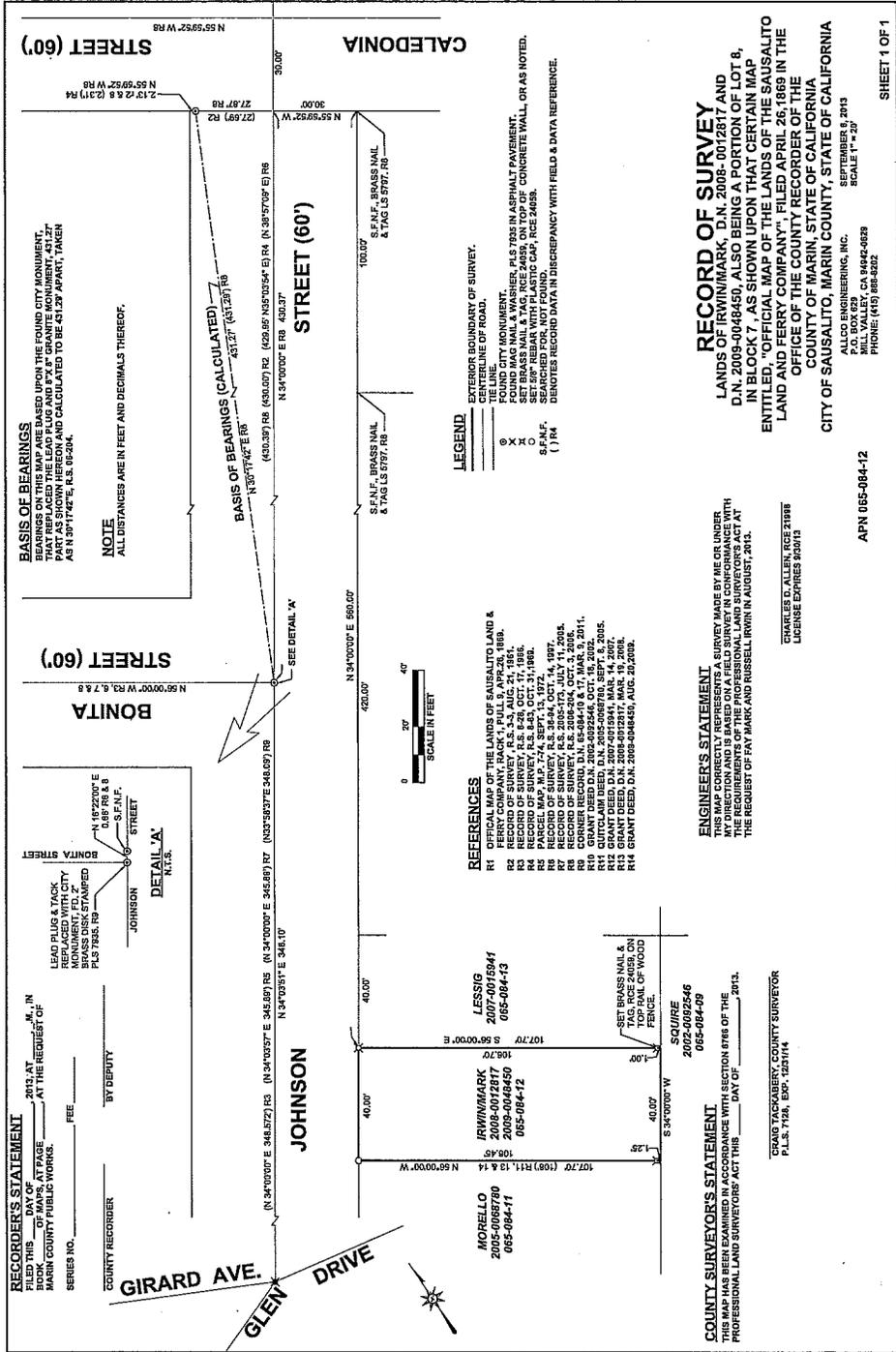
PHONE: (415) 435-1111

NOV - 4 2013

T1

APN 065-084-12

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT



BASIS OF BEARINGS
 BEARINGS ON THIS MAP ARE BASED UPON THE FOUND CITY MONUMENT,
 WHICH IS A PORTION OF THE FOUND CITY MONUMENT, PART AS SHOWN HEREON AND CALCULATED TO BE 431.237' APART, TAKEN
 AS N 30°17'42"E, R.S. 05-204.

NOTE
 ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

BASIS OF BEARINGS (CALCULATED)
 N 30°17'42"E R.S. 05-204
 431.237' R.S. 05-204
 N 30°17'42"E R.S. 05-204
 431.237' R.S. 05-204

LEGEND

- EXTERIOR BOUNDARY OF SURVEY.
- LINE
- LINE
- LINE
- FOUND CITY MONUMENT.
- S.F.A.F. BRASS NAIL & TAG L.S. 5787, R.S. 05-204.
- SET 20" REBAR WITH PLASTIC CAP, R.C.E. 2485B.
- S.F.A.F.
- (1) R.A. DENOTES RECORD DATA IN DISCREPANCY WITH FIELD & DATA REFERENCE.

REFERENCES

- R1 OFFICIAL MAP OF THE LANDS OF SAUSALITO LAND & FERRY COMPANY, P.L. 1, P.L. 2, APR. 28, 1898.
- R2 RECORD OF SURVEY, R.S. 8-29, OCT. 17, 1898.
- R3 RECORD OF SURVEY, R.S. 8-29, OCT. 17, 1898.
- R4 RECORD OF SURVEY, R.S. 8-29, OCT. 17, 1898.
- R5 RECORD OF SURVEY, R.S. 3-24, OCT. 14, 1937.
- R6 RECORD OF SURVEY, R.S. 2005-173, JULY 11, 2005.
- R7 CORNER RECORD, D.N. 82-484-10 & 17, MAR. 3, 2011.
- R8 CIVIL AND DEED, D.N. 2005-2068, OCT. 20, 2005.
- R9 GRANT DEED, D.N. 2007-23194, MAR. 14, 2007.
- R10 GRANT DEED, D.N. 2007-23194, MAR. 14, 2007.
- R11 GRANT DEED, D.N. 2005-844451, AUG. 20, 2005.
- R12 GRANT DEED, D.N. 2005-844451, AUG. 20, 2005.

ENGINEER'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF FAY MARK AND RUSSELL IRWIN IN AUGUST, 2013.

CHARLES D. ALLEN, RCE 21888
 LICENSE EXPIRES 8/30/13

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 6766 OF THE PROFESSIONAL LAND SURVEYORS ACT THIS _____ DAY OF _____, 2013.

TERESA MCKENNEY, COUNTY SURVEYOR
 P.L.S. 112A, R.S. 122010A

RECORD OF SURVEY

LANDS OF IRWIN/IRWIN, D.N. 2008-0012817 AND D.N. 2009-0048450, ALSO BEING A PORTION OF LOT 8, IN BLOCK 7, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP OF THE LANDS OF THE SAUSALITO LAND AND FERRY COMPANY", FILED APRIL 26, 1869 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MARIN, STATE OF CALIFORNIA
 CITY OF SAUSALITO, MARIN COUNTY, STATE OF CALIFORNIA
 ALLO ENGINEERING, INC.
 SEPTEMBER 8, 2013
 SCALE 1" = 20'

P.O. BOX 529
 CA 94942-0529
 PHONE: (415) 985-8262

APN 065-084-12

SHEET 1 OF 1

RECORDER'S STATEMENT
 FILED THIS _____ DAY OF _____, 2013, AT _____, IN _____ COUNTY PUBLIC WORKS.
 SERIES NO. _____ FEE _____

COUNTY RECORDER
 BY DEPUTY _____

GIRARD AVE.

GLEN DRIVE

JOHNSON

BONITA STREET (60')

STREET (60')

CALEDONIA STREET (60')



SCALE IN FEET

0 20 40

SCALE IN FEET

0 20 40

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CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

MICHAEL REX ASSOCIATES
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 1000 SANDHILL AVENUE
 SUITE 9211
 SAUSALITO, CA
 CALIFORNIA 94965
 PHONE 415.331.5463
 FAX 415.331.5463
 WWW.MRXASOCCOM

IRWIN / MARK RESIDENCE
 509 JOHNSON STREET
 SAUSALITO, CALIFORNIA
 APN 065-084-12

DATE: 11/11/11
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 DATE: 11/11/11

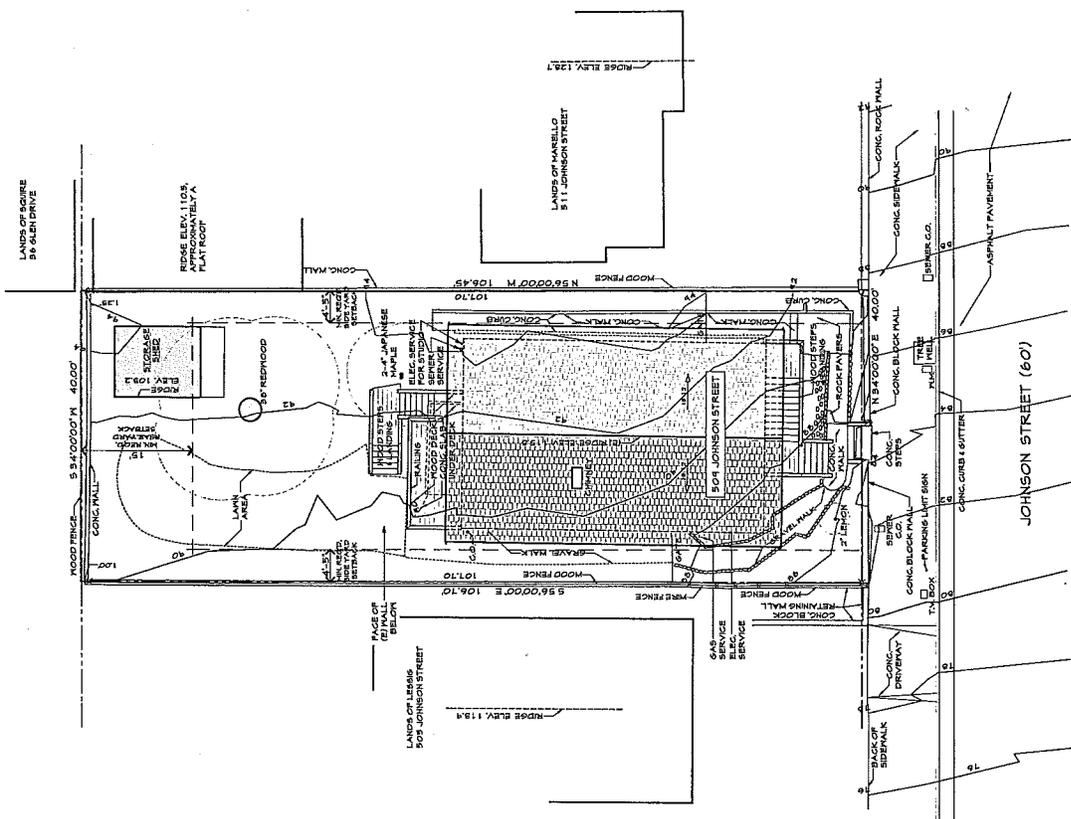
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EXISTING SITE
 PLAN

RECEIVED
 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT
 EC1.1
 SHEET

EXISTING SITE PLAN 01

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT



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 WWW.REKASSOCIATES.COM

IRWIN / MARK RESIDENCE
 509 JOHNSON STREET
 SAUSALITO, CALIFORNIA
 APN 065-084-12

DATE: 11/15/13
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 PROJECT: IRWIN / MARK RESIDENCE
 SHEET: EC2.1
 TITLE: EXISTING LOWER/BASEMENT LEVEL FLOOR PLAN

DATE: 11/15/13
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 PROJECT: IRWIN / MARK RESIDENCE
 SHEET: EC2.1
 TITLE: EXISTING LOWER/BASEMENT LEVEL FLOOR PLAN

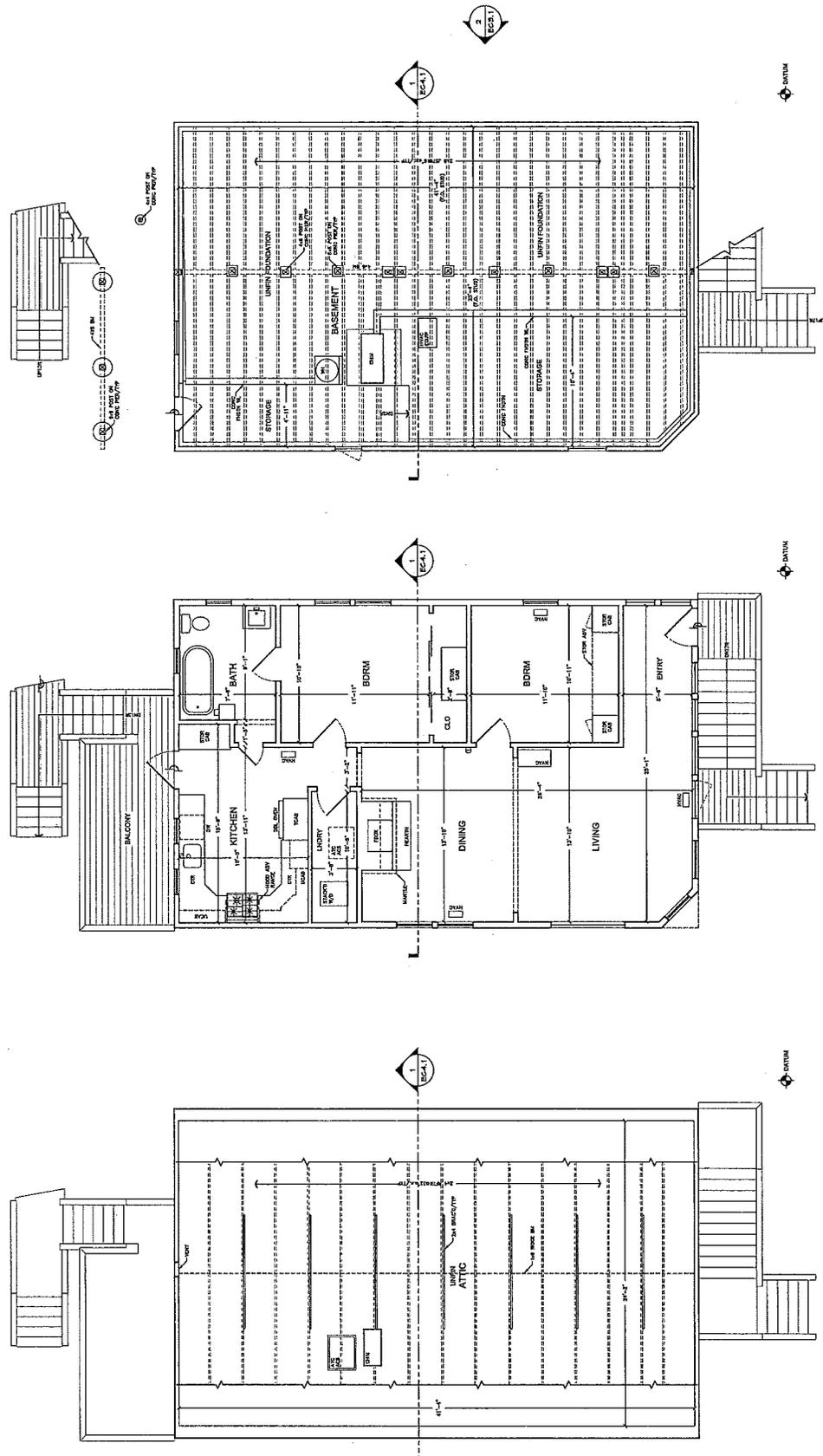
EXISTING PLANS



EC2.1

EXISTING PLANS

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT



1 EXISTING LOWER/BASEMENT LEVEL FLOOR PLAN
 1/8" = 1'-0" (SEE NOTE TO EXTERIOR WALL/FIRE) SCALE: 1/8"=1'-0"

2 EXISTING ENTRY LEVEL FLOOR PLAN
 1/8" = 1'-0" (SEE NOTE TO EXTERIOR WALL/FIRE) SCALE: 1/8"=1'-0"

3 EXISTING UPPER/ATTIC LEVEL FLOOR PLAN
 1/8" = 1'-0" (SEE NOTE TO EXTERIOR WALL/FIRE) SCALE: 1/8"=1'-0"

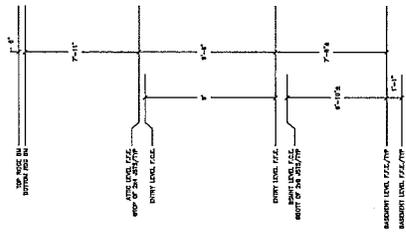
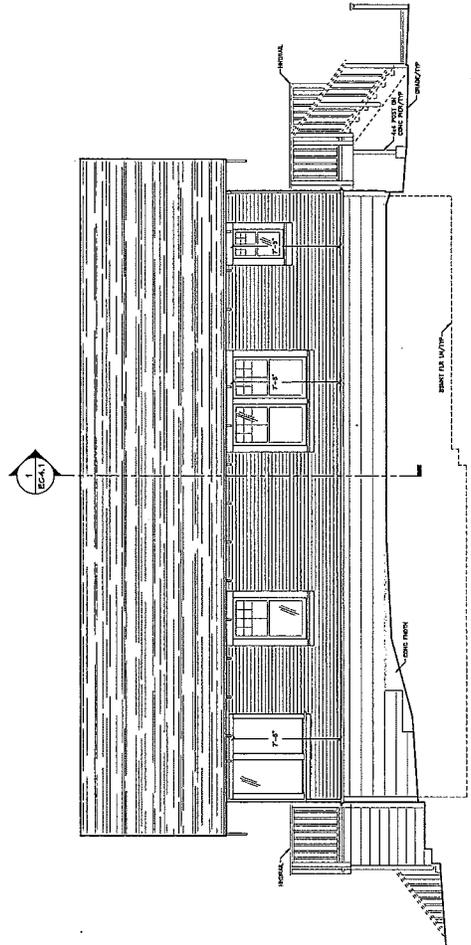
MICHAEL BEEK ASSOCIATES
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 2100 BRIDGEWAY
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 WWW.MBEEKASSOCIATES.COM

IRWIN / MARK RESIDENCE
 509 JOHNSON STREET
 SAUSALITO, CALIFORNIA
 APN 065-084-12

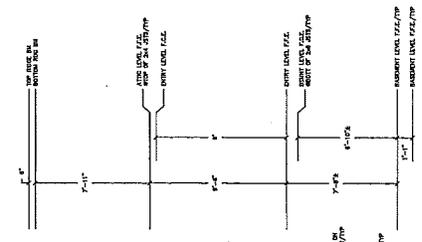
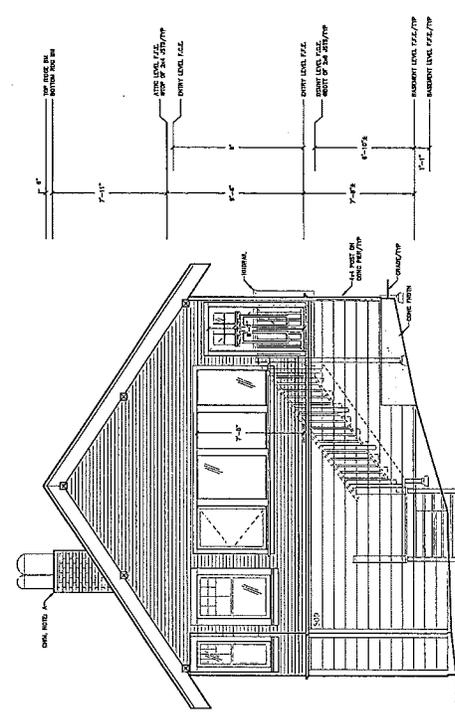
DATE: 11/15/2013
 DRAWN BY: JTB
 CHECKED BY: JTB
 SCALE: 1/8" = 1'-0"

EXISTING NORTH & EAST ELEVATIONS

EC3.1



2 EXISTING EAST ELEVATION



1 EXISTING NORTH ELEVATION

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NOV 14 2013
 EXISTING NORTH & EAST ELEVATIONS 1

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

