



HISTORIC LANDMARKS BOARD MINUTES

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

MEETING DATE: Wednesday, June 11, 2014
MEETING TIME: 6:30 PM
LOCATION: City Hall Conference Room, 420 Litho Street, Sausalito

CALL TO ORDER

The HLB meeting convened at 6:30 PM. Chair Pierce, Secretary McCoy, Board Member Feeney, and Board Member Fraser were present. Board Member Kiernat has since resigned and her position is vacant. Assistant Planner Calvin Chan was present. Members of the public included Alex Kashef, project applicant for the Valhalla development application, representatives from Jazz Builders, Inc., project applicant for 19 Toyon's Design Review and Tree Removal Permit, and Tom Daniels, resident at 31 Toyon Lane.

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA

No public comments received

APPROVAL OF AGENDA

Approved, Vote: 4-0

NEW BUSINESS

1. GRATTAN & McCURDY RESIDENCE – 19 TOYON (DR/TRP 13-273)

Jazz Builders, Inc. (Applicant)

Staff: Card

Christian Grattan & Lisa McCurdy (Owners)

DESCRIPTION: Design Review and Tree Removal Permit for the remodel of an existing single family residence into a two-story single-family residence

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

Chair Pierce recused himself from this portion of the meeting. Secretary John McCoy reviewed the 50-year memorandum prepared by the HLB for 19 Toyon. The project applicant corrected the owner's name to be "19 Toyon Partners LLC" instead of "Grattan & McCurdy." The HLB was provided with a correspondence from Tom Daniels, resident at 31 Toyon, in support of the determination that the building is historically significant. Mr. Daniels was concerned with the Design Review portion of the project and was advised by the HLB that the project's design aspects would be considered by the Planning Commission at a separate date. The HLB concluded their review by stating that based upon the information available, the building at 19 Toyon is not considered to be a significant local historic resource. As such, the HLB made the following findings for the building at 19 Toyon:

1. *Is the structure associated with events that have made a significant contribution to the broad patterns of the history, culture, or heritage of Sausalito, California, or the United States? Such structures may include but are not limited to civic structures, properties featured in publications, and sites where significant events occurred.*

*The Board finds **No Significance** under this criterion. Vote: 3-0.*

2. *Is this structure associated with the life or lives of one or more people important in our past? Such structures may include but are not limited to homes of prominent persons and places referenced by prominent persons.*

*The Board finds **No Significance** under this criterion. Vote: 3-0.*

3. *Does the structure embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values? Such structures may include but are not limited to exceptional examples of architecture or an architect's work; more ordinary examples of such work are emblematic of a particular style or era; and any works by prominent creative individuals.*

*The Board finds **Moderate Significance** under this criterion. Vote: 3-0.*

4. *Has the structure yielded, or may it be likely to yield, information important in prehistory or history? Such structures may include but are not limited to archeological sites.*

*The board finds **No Significance** under this criterion. Vote: 3-0.*

2. CASA MADRONA – 801 BRIDGEWAY (DR 10-377) Modification

Safdie Rabines (Applicant)

Staff: Chan

DESCRIPTION: At the February 12, 2014 HLB meeting, the applicant was instructed by the HLB that the National Register of Historic Places Nomination Form must be revised and submitted to the California Office of Historic Preservation. The submission would require prior review by the HLB and upon approval, support from the HLB for the retroactive Demolition Permit for the Outbuilding would be granted. The final Occupancy Permit would also be conditioned on the proof of submittal of the Nomination Form to the California SHPO office.

RECOMMENDATION: Review revised Nomination Form and offer comments for edits, as necessary.

Chair Pierce rejoined the HLB meeting at 7:00 PM. The HLB reviewed the Nomination Form and gave approval for the applicant to submit the revised form to the California Office of Historic Preservation. Vote: 4-0.

OLD BUSINESS

3. VALHALLA RESIDENTIAL CONDOMINIUMS – 201 BRIDGEWAY/206 SECOND STREET (GPA/ZO/PA/CC/EA 13-150)

Alex Kashef, DDS, MD (Applicant)

Staff: Noble (PlaceWorks)

DESCRIPTION: Review of the Valhalla Residential Condominiums

RECOMMENDATION: Review memorandum prepared for HLB determining significance of Valhalla project design to determine compliance with the Secretary of Interior's Standards for Rehabilitation

Board Member Fraser recused herself from this portion of the meeting. The HLB reviewed the memorandum and approved it with the clarification that the text concerning the veranda brackets visible from the Bay could appear slightly less "curvy" stems from the Board's desire to see those elements be more reminiscent of the Valhalla's historical architecture wherein those brackets are more flat or rectilinear. This clarification is to be made before submittal of the memorandum to the Planning Commission. Vote: 3-0.

COMMUNICATIONS

STAFF COMMUNICATIONS

Staff requested an update on the status of several outstanding 50-year Memo requests to the HLB. The HLB provided dates for the completion of the memos.

HLB COMMUNICATIONS

The HLB discussed the potential to establish a Historic District Overlay for Toyon Terrace and other interest areas within the city. The HLB directed Staff to provide information regarding the procedures for establishing an overlay district.

ADJOURNMENT

The Meeting was adjourned at 7:30 PM. Vote 4-0.

Meeting Minutes Approved:

Secretary

Date