



HISTORIC LANDMARKS BOARD MINUTES

Community Development Department | 420 Litho Street | Sausalito, CA 94965 | 415-289-4128

MEETING DATE: Wednesday, February 11, 2015

MEETING TIME: 6:30 PM

LOCATION: City Hall Conference Room, 420 Litho Street, Sausalito

CALL TO ORDER

The Historic Landmarks Board meeting convened at 6:30 PM. Chair McCoy, Board Member Mercado, Board Member Brown, and Board Member Richardson were present. Secretary Fraser was absent. Associate Planner Chan, Administrative Analyst Schinsing, Contract Planner Allsep, and Community Development Director Castro were present.

Members of the public (as indicated on the sign-in sheet) included: Gennifer Choldenko (376/378 Sausalito Boulevard) and Jennifer Weiss (67 Marie Street).

APPROVAL OF AGENDA

Board Member Brown moved and Board Member Mercado seconded a motion to approve the agenda with the amendment that HLB Communication and staff presentation regarding the Ferry Landing Project be taken following the Approval of Agenda. The motion passed 4-0.

FERRY LANDING PROJECT UPDATE

Administrative Analyst Schinsing and Community Development Director Castro discussed the City Council approved public process for the Ferry Landing Project, specifically, the HLB's role in the process.

Administrative Analyst Schinsing and Community Development Director Castro left the meeting after this item.

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

1. BYLES RESIDENCE – 67 MARIE STREET

Jennifer Weiss Architecture (Applicant/Architect)

Staff: Allsep

DESCRIPTION: Design Review Permit, Accessory Dwelling Unit, and Conditional Use Permit to allow a two-story addition on the north side of the existing single family home, expansion of existing crawlspace, reconfiguration of interior space (relocating partition walls), new bathroom, and, new roof and fire sprinkler system. The proposal would remove the existing solarium that was added to the front of the home in 1997, and would add 765 square feet of floor area, increasing the total floor area to 2,436 square feet. New exterior materials and landscaping are proposed, as well as and other site improvements to correct drainage problems and improve the stability of the property. The proposal also includes a ground level Accessory Dwelling Unit (ADU) that will be ADA accessible (393 square feet of the added floor area). A Conditional Use Permit is required to allow tandem parking in front of the garage.

RECOMMENDATION: Review draft 50-year memo evaluating historical significance of the proposed project

Contract Planner Allsep and Applicant/Architect Jennifer Weiss provided a summary of the proposed project.

Chair McCoy and Board Member Brown reviewed the draft memo.

The Historic Landmarks Board concluded their review by stating that based upon the information available and presented, the structure at 67 Marie Street is not considered to be a significant local historic resource. As such, the HLB made the following findings for the building at 67 Marie Street:

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: 4-0.

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: 4-0.

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 no significance under this criterion. Vote: 4-0.

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: 4-0.

2. BROWN/CHOLDENKO RESIDENCE – 376 & 378 SAUSALITO BOULEVARD
(DR/EA 14-336)

Kimberly Jessup, Jessup Associates (Applicant/Architect)

Staff: Kaufman

DESCRIPTION: Design Review Permit and Encroachment Agreement to allow: (1) the addition of 86 square feet to the front of the upper level and the addition of 32 square feet to the front of the lower level to allow for reconfiguration of the entries at each level (including covering the entry on the upper level) and to create an interior stairway from the upper to the lower level; (2) replacement of 106 square feet of deck and stairs with 269 square feet of deck and stairs at the front of the upper floor; (3) replacement of 43 square feet of deck and stairs with 65 square feet of deck and stairs at the front of the lower floor; (4) replacement of an existing 214 square foot deck with a 251 square foot deck at the rear of the upper floor; (4) replacement of an existing 214 square foot deck at the rear of the lower floor with two separate decks, one 85 square foot deck accessed from the secondary unit and one 144 square foot deck accessed from the primary unit; (5) installation of a 2'2" high retaining wall at the front of the lot to support the west edge of the new upper level front deck; and (6) installation of a new concrete landing, new wood gateway, and new fence at street level and replacement of the existing railings on both sides of the parking deck with new wood guardrails.

RECOMMENDATION: Review draft 50-year memo evaluating historical significance of the proposed project

Associate Planner Chan and Property Owner Gennifer Choldenko provided a summary of the proposed project.

Board Member Mercado and Board Member Richardson reviewed the draft memo.

The Historic Landmarks Board concluded their review by stating that based upon the information available and presented, the structure at 376 and 378 Sausalito Boulevard is not considered to be a significant local historic resource. As such, the HLB made the following findings for the building at 376 and 378 Sausalito Boulevard:

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: 4-0.

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 / low significance under this criterion. No Significance Vote: 3; Low Significance Vote: 1 (McCoy)

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 no significance under this criterion. Vote: 4-0.

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: 4-0.

APPROVAL OF MINUTES

Board Member Brown moved and Board Member Mercado seconded a motion to approve the January 28, 2015 minutes as submitted. The motion passed 3-0 (McCoy recused).

COMMUNICATIONS

STAFF COMMUNICATIONS

- *Calendar setting*

Associate Planner Chan reviewed the 2015 meeting calendar with the HLB. The HLB set their meetings to occur on the second and fourth Wednesdays of each month to coincide with Planning Commission meeting dates. The next HLB meeting is February 25, 2015.

- *Cerre/Mason Residence – 508 Olima Street*

Associate Planner Chan transmitted staff's request for completion of a 50-Year Review Memo. Board Member Mercado and Board Member Richardson assigned to complete the draft 50-Year Review Memo.

- *Heavenly Couture – 749 Bridgeway*

Associate Planner Chan transmitted staff's request for completion of a 50-Year Review Memo. Board Member McCoy (later reassigned to Secretary Fraser) and Board Member Brown assigned to complete the draft 50-Year Review Memo.

Note: On February 12, 2015, it was clarified that a 50-Year Review Memo for this project would not be necessary. Staff requests that the HLB conduct a preliminary review of the sign proposal and provide comments along with a recommendation to forward the application to a joint Planning Commission/HLB meeting. The project will be reviewed at the next HLB meeting on February 25, 2015.

- *Certified Local Governments*

Associate Planner Chan transmitted a required document concerning the City's designation as a Certified Local Government for the HLB to complete.

HLB COMMUNICATIONS

- *Pilot Houses Subcommittee Update*
As remaining subcommittee member Fraser was absent, an update and possible assignment of another Board Member to the Subcommittee will occur at a subsequent HLB meeting.

ADJOURNMENT

Board Member Brown moved and Chair McCoy seconded a motion to adjourn the meeting. The motion passed 4-0. The meeting adjourned at 7:25 PM.

The next meeting date is February 25, 2015.

MEETING MINUTES APPROVED	
Secretary Natascha Fraser	Date