



HISTORIC LANDMARKS BOARD MINUTES

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

**** DRAFT ****

MEETING DATE: Thursday, October 15, 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 Brown, and Board Member Richardson were present. Board Member Mercado was absent. Associate Planner Chan and Assistant Planner Montemayor were present.

Members of the public who signed in on the attendance sheet included: Bruce Burman, Crispin Barker, Catherine Burford, Fred Engelbrecht, and Peter Rose.

APPROVAL OF AGENDA

Board Member Richardson moved and Board Member Brown seconded a motion to approve the agenda with the continuance of Item 5, Murguia Residence at 105 Buchanan Drive, to the meeting of October 28, 2015. The motion passed 3:0.

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

1. MORETTO RESIDENCE – 220 CURREY LANE (DR-EA 15-162)

Jazz Builders, Inc. – Applicant

Staff: Chan

Robert & Josephine Moretto 2011 Living Trust, c/o Peter Abowd – Property Owner

DESCRIPTION: Jazz Builders, Inc., applicant, on behalf of the Robert & Josephine Moretto 2011 Living Trust, under care of Peter Abowd, is requesting approval of a Design Review Permit to construct an approximately 3,800 square foot, two-level, single-family residence with attached three-stall parking garage at 220 Currey Lane. An Encroachment Agreement is requested for the existing retaining wall, proposed driveway, entry stairs, fence, and gate, and landscaping in the public right-of-way along Currey Lane.

PROJECT: Review draft 50-year memorandum evaluating historical significance of the proposed project.

Associate Planner Chan provided a summary of the proposed improvements.

Chair McCoy provided a summary of the draft 50-year review memorandum.

The HLB reviewed the packet of materials for the project and evaluated the historic significance of the existing site and structure(s) on the property.

The HLB concluded their review by stating that based upon the information available and presented, the existing site and structure(s) of the property are not considered to be a significant local historic resource. As such, the HLB made the following findings:

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 no 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. BURFORD RESIDENCE – 9 BONITA STREET (ADR 15-212)

Simmonds & Associates – Applicant

Staff: Montemayor

Catherine Burford – Property Owner

DESCRIPTION: Simmonds & Associates, on behalf of the property owner Catherine Burford, is requesting approval of an Administrative Design Review Permit for a lower-level addition of 300 square feet to the existing single-family residence 9 Bonita Street.

PROJECT: Review draft 50-year memorandum evaluating historical significance of the proposed project.

Assistant Planner Montemayor provided a summary of the proposed improvements.

The HLB reviewed the packet of materials for the project and evaluated the historic significance of the existing site and structure(s) on the property.

The HLB concluded their review by stating that based upon the information available and presented, the existing site and structure(s) of the property are not considered to be a significant local historic resource. As such, the HLB made the following findings:

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 no 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.

3. SAUSALITO TOWERS – 5-65 RODEO AVENUE (DR-CUP 14-329)

Peter Rose – Applicant
Sausalito Investments – Property Owner

Staff: Montemayor

DESCRIPTION: Peter Rose, on behalf of the property owner Sausalito Investments, is requesting approval of Design Review Permit and amendment to Conditional Use Permit No. 194 for a new two-story structure to accommodate a manager's unit on the upper-level and a physical fitness center on the lower-level for the Sausalito Towers Apartment community located at 5 - 65 Rodeo Avenue.

PROJECT: Review draft 50-year memorandum evaluating historical significance of the proposed project.

Board Member Brown provided a summary of the draft 50-year review memorandum.

The HLB reviewed the packet of materials for the project and evaluated the historic significance of the existing site and structure(s) on the property.

The HLB concluded their review by stating that based upon the information available and presented, the existing site and structure(s) of the property are not considered to be a significant local historic resource. As such, the HLB made the following findings:

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 moderate significance under this criterion for recognition of the Kingston Trio being property investors in the original development. 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 for the cutaway shape and unique architectural characteristics of the structure. 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

4. ENGELBRECHT-AVITTAL RESIDENCE – 211 WEST STREET (DR-ADU 15-228)

Daren Iguchi – Applicant
Steve Engelbrecht and Anna Avittal – Property Owners

Staff: Montemayor

DESCRIPTION: Daren Iguchi, on behalf of the property owners Steve Engelbrecht and Anna Avittal, is requesting approval of Design Review Permit and an Accessory Dwelling Unit Permit for the demolition of an existing single-family structure, to be replaced by a new three-story, single-family structure, a detached accessory dwelling unit, and two-car garage located at 211 West Street.

PROJECT: Review draft 50-year memorandum evaluating historical significance of the proposed project.

Assistant Planner Montemayor provided a summary of the proposed improvements.

The HLB reviewed the packet of materials for the project and evaluated the historic significance of the existing site and structure(s) on the property.

The HLB concluded their review by stating that based upon the information available and presented, the existing site and structure(s) of the property are not considered to be a significant local historic resource. As such, the HLB made the following findings:

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 moderate significance under this criterion for recognition of prominent local architect Donald Olsen. 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 no 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.

APPROVAL OF MINUTES

Board Member Brown moved and Board Member Richardson seconded a motion to approve the September 3, 2015 meeting minutes as submitted by staff.

COMMUNICATIONS

STAFF COMMUNICATIONS

- Associate Planner Chan reviewed the remainder meeting dates for 2015.
- Associate Planner Chan provided detail on the upcoming review of Tanglewood (168 Harrison Avenue), a Local Historic Register property, requesting a Design Review Permit.

HLB COMMUNICATIONS

- The HLB discussed with Staff calendar details for the remainder of 2015.

ADJOURNMENT

Board Member Brown moved and Board Member Richardson seconded a motion to adjourn the meeting. The motion passed 3-0. The meeting adjourned at 7:25 PM.

MEETING MINUTES APPROVED	
Chair John McCoy	Date