

# HISTORIC LANDMARKS BOARD AGENDA CITY OF SAUSALITO

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



**SPECIAL MEETING – THURSDAY, JULY 28, 2016**  
**6:30 PM in the CONFERENCE ROOM at 420 LITHO STREET, SAUSALITO**

## **CALL TO ORDER**

Board Member Aldo Mercado  
Board Member Ben Brown

Board Member Nyna LeBaron  
Board Member Shasha Richardson

## **APPROVAL OF AGENDA**

## **PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA**

**OLD BUSINESS** – None

## **NEW BUSINESS**

### **1. BRACH RESIDENCE | 112 MARION AVENUE | DR-EA 16-012**

Applicant/Property Owner: Darshan Brach  
Staff: Joshua Montemayor

**DESCRIPTION:** On June 22, 2016, information was provided by a Planning Commissioner at the public hearing that could potentially alter the HLB's CEQA historical significance determination for the subject property/site. The Planning Commission continued the public hearing to a date uncertain and referred the 50-year review memo back to the HLB for further consideration.

**PROJECT:** The HLB is requested to choose from one of the following options:

1. Assign two board members to conduct further research on the memo and produce revised/updated document for subsequent HLB and Planning Commission review.
2. Determine the original, completed memo is adequate and provide Staff direction for transmittal to the Planning Commission.
3. Direct the applicant/property owner to provide a Historic Resource Evaluation completed by a qualified professional.

### **2. WOODMAN RESIDENCE | 220 WEST STREET | ADR-EA 16-172**

Applicant: Michael Rex Architects  
Property Owners: Jane and Dean Woodman  
Staff: Joshua Montemayor

**DESCRIPTION:** Michael Rex Architects, on behalf of property owners Jane and Dean Woodman, request an Administrative Design Review for an Encroachment Agreement to construct a planting area with a stone-faced retaining wall approximately 2'-6" high, fronting 220 West Street. The property contains a residential structure, Koster House, listed as "noteworthy" on the City's Historical Resources Inventory.

**PROJECT:** The project is before the HLB due to a limited portion of the overall project requiring discretionary review. The portion of the project subject to HLB evaluation is concerning a planting area with a stone-faced retaining wall. Although the Koster House structure is not located in the area of the subject improvements, the HLB is requested to review the improvements for adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties due to the potential that such improvements may affect the structure's "noteworthy" designation.

Full-size project plans are available for view at the Community Development Department and will be presented at the HLB meeting.

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings can be accessed online at:

<https://www.nps.gov/tps/standards/four-treatments/treatment-guidelines.pdf>.

**APPROVAL OF MINUTES**

June 9, 2016

**COMMUNICATIONS**

Staff Communications  
Historic Landmarks Board Communications

**ADJOURNMENT**

The next meeting is on Thursday, September 8, 2016.

	<b>City of Sausalito</b> <b>Community Development Department</b> <b>420 Litho Street</b> <b>Sausalito, CA 94965</b> <b>(415) 289-4128</b> <a href="http://www.ci.sausalito.ca.us">www.ci.sausalito.ca.us</a>	
	<b>Historic Landmarks Board</b>	<b>Staff</b>
<b>Ben Brown</b> , Board Member	<b>Danny Castro</b> , Community Development Director	
<b>Aldo Mercado</b> , Board Member	<b>Mary Wagner</b> , City Attorney	
<b>Shasha Richardson</b> , Board Member	<b>Calvin Chan</b> , Associate Planner	
<b>Nyna LeBaron</b> , Board Member	<b>Joshua Montemayor</b> , Assistant Planner	
	<b>Milan Nevajda</b> , Contract Planner	
	<b>Alberto Viana</b> , Permit Technician	
	<b>Anita Cheng</b> , Administrative Aide	

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## CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

Date: July 22, 2016  
To: Historic Landmarks Board (HLB)  
From: Joshua Montemayor, Assistant Planner  
Subject: **112 Marion Avenue (APN: 065-266-04)**

### **Background:**

On March 3, 2016, the Historic Landmarks Board conducted a 50-year review on the property of 112 Marion Avenue (see **Attachment A** for memorandum). The HLB voted 4-0 *no significance* for each of the Historical Findings and had no recommendations.

Concerned was raised by a Commissioner that the existing structure at 112 Marion Avenue resembled work by the firm Wurster, Bernardi, and Emmons. Through research, a Commissioner determined that the firm provided design services for one Bjorn Halling, and further confirmed that he was the spouse of Ida Halling (also known as Ida Oswald). Mr. Halling was a significant figure in the Bay Area Labor Movement and was the Legislative Representative to Washington for the ILWU.

On June 22, 2016, information was provided by a Planning Commissioner at the public hearing that could potentially alter the HLB's CEQA historical significance determination for the subject property/site. The Planning Commission continued the public hearing to a date uncertain and referred the 50-year review memo back to the HLB for further consideration.

The property owner shared the original architectural plans, referencing "Worley K. Wong" and will be provided at the meeting. Additionally, the applicant provided a statement from Gary Jessen, a friend of Bjorne Halling and Ida Oswald Halling (see **Attachment B** for statement).

### **Request:**

In light of the new information, the HLB is requested to choose from one of the following options:

1. Assign two board members to conduct further research on the memo and produce revised/updated document for subsequent HLB and Planning Commission review.
2. Determine the original, completed memo is adequate and provide Staff direction for transmittal to the Planning Commission.
3. Direct the applicant/property owner to provide a Historic Resource Evaluation completed by a qualified professional.

### Attachments:

- A. HLB 50-year review memorandum passed on March 3, 2016
- B. Statement from Gary Jessen, dated June 2016

## MEMORANDUM

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TO: Sausalito Planning Commission  
FROM: Sausalito Historic Landmarks Board  
RE: 112 Marion Avenue, Sausalito, CA  
DATE: February 25, 2016

### **Methodology**

Pursuant to City Council direction, it is the responsibility of the Sausalito Historic Landmarks Board to examine any remodel or demolition application in the City if the application involves a structure of fifty or more years of age. The Board assigns two members to review each project and to consider the gathered information and produce this report. Our report is not intended to replace or augment any technical reports pertaining to this project: any comments regarding structural integrity, engineering, etc., are purely observational.

### **Architectural Research**

At the request of the Planning Department, the Historic Landmarks Board conducted research into the history of the property at 112 Marion Avenue to determine its historic significance.

### **Property Description**

The house at 112 Marion is located in a residential neighborhood in the South end of Sausalito. This area is known locally as Hurricane Gulch.

The house was originally constructed in 1951.

The house located on the downhill side of Marion Avenue and accessed via stairs from Marion Avenue. The lot size 6510 sq. ft. The house is a multi-story duplex with car parking in a separate carport on Marion Avenue.

The house reflects a mid-century modern style of architecture with exposed beam framing, large expanses of glazing with clear story windows and a low slope shed roof. The exterior is clad with horizontal lap wood siding.

Existing permit records indicate some additions and remodels occurring since the original construction. These improvements to the house appear to be minor of minimal impact to the general architectural appearance of the house, being primarily repairs and interior remodels. There have been minor additions to the parking deck as well as the addition of a lower unit to the house. This unit was made a legal ADU in August 2013.

Additionally, a Variance was granted to the property for an existing, non-conforming side yard setback in 1969.

# EXHIBIT

# A

**Sausalito City Permit Records Reviewed:** Yes

**Construction Date:**

112 Marion was constructed in 1951

**Address Change:** No

**Alterations:** Yes

Alteration 1: Add roof & east wall to the existing parking deck - 1955

Alteration 2: Construction of an access ramp and stair – 1959

Alteration 3: Addition of a room and bathroom in the basement area – 1961

Alteration 4: Addition of a closet and “Rat-proofing “of the basement – 1966

Alteration 5: Stair & Deck repair – 1988

Alteration 6: Re-roofing – 2000

Alteration 7: New Entry and stair to lower level – 2008

Alteration 8: Front & Rear deck repair - 2010

**Historical Society Archive Property File Available and Reviewed:** N/A

**Marin County Assessor’s and Recorder’s Office Records Reviewed:** Yes, limited information available

**Ownership History:**

1. M.W. & Ida Oswald
2. Ida Halling
3. Darshan Brach

No other persons were found listed as owners in the available materials researched.

**Historical Significance Listings:**

Historical Information About Owners: None discovered

Architects of Record: None discovered

Landscape Architect: Yes

- Royston Hanamoto & Mayer provided landscape designs for the property in 1958. Research found that Royston Hanamoto had multiple third partners over their years over practice. The available materials did not list Mayer as partner but it is likely that this is the same firm.

- The still active firm of Royston Hanamoto Allen & Abbey has been working in the Bay Area for 57 years (per their website) with offices in San Francisco and Mill Valley.
- Royston Hanamoto Allen & Abbey has received multiple awards and recognitions for landscape design; however, the earliest design distinction associated with the firm found was in 2007. Forty-nine years after they may (or may not) have provided the landscape design for this property.

Sausalito List of Notable Structures: No

Previously Identified as a Historic Resource: No

Architectural Drawings Found:

- Not for the original house. Landscape designs from 1958 and some drawings for the improvements over the years are available at the CDD desk.

### **Memo prepared by John McCoy**

### **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.

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.

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.

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

**Recommendations:**

None

**The Sausalito Historic Landmarks Board, at their publicly noticed meeting of March 3, 2016  
acknowledged this memorandum:**

AYES: Brown, Lebaron, McCoy, Richardson

ABSTAIN:

NOES:

ABSENT:



Image #1

Parking Deck & Carport at Marion Avenue



Image #2

Roof & Yard with Entry stair



Image #3

“Rear” Elevation facing the Bay

**Statement of Gary Jessen  
Friend of Bjorne Halling and Ida (aka Nikki) Oswald Halling  
June, 2016**

I am a contractor and property manager and have taken care of the 112 Marion Ave property for several decades. I was also a long time friend of both Nikki and Bjorne Halling. In the late 1960's, I became friends with Bjorne when we both worked at the docks, he as a longshoreman and I as a shipwright. We commuted together for a couple of years. Around that time, I also started helping to take care of Nikki's house at 112 Marion Ave. I have worked on and managed both Bjorne's house at 213 North and 112 Marion over the decades since then.

Darshan has asked me to share about any connections between Bjorne Halling and her residence at 112 Marion Ave. She told me there were two questions: 1) whether Theodore Bernardi (of Wurster, Bernardi and Eammons), through Bjorne (or anyone), did any work on 112 Marion and 2) whether Bjorne was associated with 112 Marion significantly or while he was active in the labor movement.

The answer to all of these questions is "no". Bernardi did work on Bjorne's home at 213 North Street, not 112 Marion Ave.; and Bjorne had minimal connections with 112 Marion Ave. While I am clear on this, the dates I cite are approximate.

1. Bjorne's Association with Bernardi

I know of no association of Bernardi with 112 Marion. Nikki told me that Bjorne was acquainted with Bernardi when Bjorne lived at 213 North and was married to Jean Chamberlain, his first wife. Bjorne and Bernardi were in different political parties but drank together. According to her, when Bjorne and was expecting children with Jean (sometime in the 1940's), Bernardi assisted him with designing an enclosure of part of his house that was on stilts to add rooms for his children. I remember this because I have cared for 213 North Street and am well acquainted with the property and the renovations that were made.

I asked another neighbor, Doug Barkdull, who lives at 104 Spencer, contiguous with Mr. Bernardi's house on 99 Miller Lane (present home of former Mayor Withy), who also was friends with Nikki and Bjorne, whether Bernardi did any work on 112 Marion and he said no, he would have known, and that Bernardi did do work on 213 North Street.

2. Bjorne's Association with 112 Marion Ave.

By the time I met Bjorne (sometime around 1969 – 70), he was not politically active nor did he even talk much about his labor history. Bjorne lived at 213 North Street until he married Nikki in 1965, well after Nikki had commissioned the building of 112 Marion Ave in 1951. By the time he married Nikki, he had pretty much retired, and his health was suffering.

**EXHIBIT**

**B**

Once they were married, they bought land on Yuba River outside Nevada City, CA. While they lived at 112 Marion, they started spending summers on the Yuba, and moved to the Yuba house by degrees, eventually spending much of their time there. In the late 1960's or early 1970's, Nikki got a job as Water Commissioner for Nevada County, and Bjorne stopped working and pretty much moved to the Yuba house.

To my knowledge, he never worked on or had any interest in 112 Marion Ave. Everything I have ever done for this house has been at Nikki's individual behest. Sometime around 1970, they moved up to the Yuba and rented out 112 Marion Ave (to the Brewsters) and I was the property manager. Later, Nikki would come back and forth. Bjorne stayed mostly on the Yuba, and that is where he died in 1979.

Thus, the only time Bjorne and Nikki Halling spent together at 112 Marion was between around 1965 - 1970, and this was concomitant with their growing commitment to their home on the Yuba.

I'm more than willing to answer any questions. Feel free to call me anytime. I'm sorry I can't be more specific about dates.

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Gary Jessen  
415 492 2044



# HISTORIC LANDMARKS BOARD MINUTES

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

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**DRAFT**

**MEETING DATE:** Thursday, June 9, 2016

**MEETING TIME:** 6:33 PM

**LOCATION:** City Hall Edgewater Room, 420 Litho Street, Sausalito

## **CALL TO ORDER**

The Historic Landmarks Board convened at 6:33 PM. Chair McCoy, Board Member Richardson, Board Member Mercado (joined later at 7:00 PM), and Board Member LeBaron were present. Board Member Brown was absent. Assistant Planner Montemayor and Associate Planner Chan were present. Michael Rex on behalf of the applicant parties for the Garnick residence and Wechsler residence was present; Crome Architecture; the Garnicks, owners of 26 Atwood Avenue; the Wechslers, owners of 1 Cloudview; and representatives of Mollie Stone's were also present.

## **APPROVAL OF AGENDA**

Chair McCoy motioned for approval of the agenda as submitted by Staff. Board Member LeBaron seconded the motion. Motion passed 3-0.

**PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA – None**

**OLD BUSINESS – None**

## **NEW BUSINESS**

### **1. WECHSLER RESIDENCE – 1 CLOUD VIEW CIRCLE (DR-VA 16-099)**

Applicant: Michael Rex Architects

Property Owner: Jennifer and Michael Wechsler

Staff: Calvin Chan

**DESCRIPTION:** Michael Rex Architects, on behalf of Jennifer and Michael Wechsler, is requesting a Design Review Permit and Variance for improvements to the existing single-family residence.

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

Michael Rex provided an explanation of the proposed improvements.

Board Member LeBaron and Chair McCoy presented the 50-year review memorandum of the subject property. Chair McCoy noted that per his review, he found no historical significance of the architecture or the property.

Associate Planner Chan stated the findings.

The Board concluded their review and determined the structure/site to not be historically significant (Vote: 4-0). No recommendation was forwarded to the Planning Commission.

### **2. MOLLIE STONE'S – 100 HARBOR DRIVE (DR-MUP 16-118)**

Applicant: Crome Architecture

Property Owner: Goldstein Improvement Company

Staff: Calvin Chan

DESCRIPTION: Crome Architecture, on behalf of the Goldstein Improvement Company, is requesting a Design Review Permit and Minor Use Permit for improvements to the existing grocery market.

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

Associate Planner Chan provided an overview of the project and scope of work.

Crome Architecture provided a presentation on the proposed improvements to the existing Mollie Stone's grocery store.

Board Member LeBaron questioned the increased façade height and Crome Architecture responded the project would increase the facade height by four feet. Board Member LeBaron questioned lighting design and Crome responded that lighting would be downward facing, illuminating the ground.

Board Member Richardson presented the 50-year review memorandum of the subject property and discussed how historical plans showed a plaza development and reviewed previous ownership. Board Member Richardson expressed that the Mollie Stone's business contributed to Sausalito in terms of business growth but not particularly in the growth of any noted business leaders.

Chair McCoy expressed that the project is interesting to assess because it is an identifiable establishment within the community. Board Member Richardson added that there is very little to moderate significance for historical commerce. Chair McCoy agreed with Board Member Richardson's statement for some business significance in Sausalito. Chrome Architecture commented about the evolution of the Mollie Stone's business.

Associate Planner Chan stated the findings.

The HLB concluded their review by stating that based upon the information available and presented, the HLB found moderate significance under Finding No. 1 with the history of the store (not because of the structure/family) for the business' contribution to the community. Furthermore, Chair McCoy and Board Member Richardson found moderate significance under Finding No. 2 for the structure's association with the life or lives of one of more people in Sausalito's past. Board Member Mercado and Board Member LeBaron found no significance under Finding No. 2. The HLB found no significance under Finding No. 3 and Finding No. 4. Overall, the HLB determined that the structure/site do not rise to the level of being a "historically significant" resource under the California Environmental Quality Act.

The HLB did not provide any recommendation to the Planning Commission.

### **3. GARNICK RESIDENCE – 26 ATWOOD AVENUE (ADR-EA-VA 16-061)**

Applicant: Michael Rex Architects  
Property Owner: Larry and Terri Garnick  
Staff: Joshua Montemayor

DESCRIPTION: Michael Rex Architects, on behalf of Larry and Terri Garnick, is requesting an Administrative Design Review Permit, Encroachment Agreement, and Variance for improvements to the existing two-family residence.

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

Michael Rex provided an explanation of the proposed improvements which will include the removal of a roof deck above the existing carport and to modify the exterior of the residence to a rectilinear design.

Board Member Mercado presented the 50-year review memorandum for the subject property.

Chair McCoy stated that the structure has been “hodge-podge throughout the years and if there was any Victorian history, it has since then been removed.”

Assistant Planner Montemayor stated the findings.

The Board concluded their review and determined the structure/site to not be historically significant (Vote: 4-0). No recommendation was forwarded to the Planning Commission.

### **APPROVAL OF MINUTES**

Board member Richardson motioned for approval of the April 27, 2016 minutes as submitted by Staff. Board Member LeBaron seconded the motion. Motion passed: 4-0.

### **COMMUNICATIONS**

#### **HLB COMMUNICATIONS**

- Board Member LeBaron shared her experience in attending the California Preservation Foundation’s Annual Conference.
- Board Member Richardson requested clarification on the application procedures for Administrative Design Review vs. Planning Commission Design Review. Staff provided clarification.
- Board Member Richardson inquired about the protocol regarding absences. Staff requested that the Board consult the approved meeting calendar and notify Staff as early as possible for an excused absence.

#### **STAFF COMMUNICATIONS**

- Associate Planner Chan provided an overview to the HLB of potential items to be reviewed at future meetings.

### **ADJOURNMENT**

Board Member LeBaron motioned to adjourn the meeting. Board Member Mercado seconded the motion. Motion passed 4-0. The meeting adjourned at 7:30 PM.

<b>MEETING MINUTES APPROVED</b>	
Signatory	Date