SAUSALITO PLANNING COMMISSION NO. 2021-23
September 8, 2021
12 El PORTAL AND 690 BRIDGEWAY
DR-MUP-EA 21-00131

ATTACHMENT 2: HPC RESOLUTION 2021-01 CERTIFICATE OF APPROPRIATENESS

RESOLUTION NO. 2021-04

RESOLUTION OF THE SAUSALITO HISTORIC PRESERVATION COMMISSIONFOR A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR RENOVATIONS FOR THE STORE FRONTS OF THE CAFÉ AND ART GALLERY, SIDEWALK DINING AT THE CAFÉ, AND NEW SIGNAGE FOR THE ART GALLERY AT 12 EL PORTAL AND 690 BRIDGEWAY
APN: 065-133-17
PROJECT ID: 2021-00131

WHEREAS, an application has been filed by the applicant, Michael Rex on behalf of property owner Loron Investments – Pete Petri, requesting Historic Preservation Commission approval of a Certificate of Appropriateness for exterior renovations for the store fronts of the café and art gallery, sidewalk dining at the café, and new signage for the art gallery at 12 El Portal and 690 Bridgeway (APN 065-133-17);and

WHEREAS, the project site is designated as a contributing property to the Sausalito Downtown Historic District; and

WHEREAS, a Certificate of Appropriateness is required per Sausalito Municipal Code Section 10.46.060.B because the subject property is within a historic overlay district; and

WHEREAS, the Historic Preservation Commission conducted a duly-noticed public hearing on July 22, 2021 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Historic Preservation Commission considered the information containedin the staff reports, the Certificate of Appropriateness Application (**Exhibit C**); and

WHEREAS, the Historic Preservation Commission finds that the required findings listedin Sausalito Municipal Code Section 10.46.060.F (**Exhibit A**) can be made based on the information provided in the Certificate of Appropriateness Application and Historic Resource Summary Report.

NOW, THEREFORE, THE HISTORIC PRESERVATION COMMISSION HEREBY RESOLVES:

Section 1. Approves a Certificate of Appropriateness for exterior renovations for the store fronts of the café and art gallery and sidewalk dining at the café, while excluding review of the proposed signage, exterior lighting, and planter boxes until a later date for 12 El Portal and 690 Bridgeway (APN 065-133-17) based on the information provided in the Certificate of Appropriateness Application (**Exhibit C**), the Project Plans (**Exhibit B**), and the Findings listed in Sausalito Municipal Code Section 10.46.060.F (**Exhibit A**).

RESOLUTION PASSED AND ADOPTED, at the special meeting of the Sausalito Historic Preservation Commission on the 22nd day of July 2021, by the following vote:

AYES: Commissioner: Berkowitz, Nichols, Wildman, Werner, Chair Neuman
NOES: Commissioner: None
ABSENT: Commissioner: None
ABSTAIN: Commissioner: None

Lilly Whalen
Community Development
Director

EXHIBITS

A. Sausalito Municipal Code Chapter 10.46.060.F Findings
B. Project Plans
C. Certificate of Appropriateness Application

EXHIBIT A: CERTIFICATE OF APPROPRIATENESS FINDINGS

In order to issue the advisory Certificate of Appropriateness, the Historic Preservation Commission must determine whether the project is in conformance with the required Findings (Section 10.46.060).

1. The Secretary of the Interior's Standards for the Treatment of Historic Propertiesand any applicable State or local ordinances and adopted guidelines or other policies have been used to review and consider the proposed work.

   The Secretary of the Interior's Standards for the Treatment of Historic Properties,the 2011 Sausalito Historic Design Guidelines, and Chapter 10.46 of the Sausalito Municipal Code have been used to review and consider the proposed work.

2. Additional Findings for Local Historic Register Properties.

   a. The proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the structure and,where specified in the designating ordinance, its major interior architectural features; and

      The proposed work retains any character-defining exterior forms and features, spaces and spatial relationships of the Hotel Sausalito building and its property. The proposed work will preserve the existing architectural features by replacing the storefronts at the ground floor to complement the overall building.

   b. The proposed work shall not adversely affect the special character and/or special historic, architectural or aesthetic interest or value of the structureand its site, as viewed both in themselves and in their setting, nor of the historic overlay district, if located within one.

      The proposed work is focused at replacement storefronts at the ground floor, where there are no character defining features. As no repair or replacement of historic features are proposed and will be preserved.

3. Additional Findings for Properties in Historic Overlay Districts.

   This structure is within the Historic Overlay District and will not make major alterations or modifications to the historic façade on the second floor. The work of solely focused on the ground level, where there is are no character defining features.

4. Additional Findings for Sign Applications.

   a. *The proposed sign complies with all applicable provisions of Chapter 10.42 SMC (Sign and Awning Regulations);*

b. *Is consistent with the applicable sign standards and adopted guidelines, where applicable; and*
c. *The proposed color, design, material, and location of the proposed sign are compatible with the architectural design of the building and historic overlay district.*

The gallery sign proposed to be installed on the fascia at both sides of the existing cornice will identify the gallery's name, "Ian Ely Gallery" and include the company's "E" logo. The lettering will be metal channels painted dark bronze with internal illumination to create a soft backlit silhouette. In addition, a metal see-through logo of the letter "E" (as depicted in the project architectural plans) will be suspended above the entry doors. The size of the signs conform to the size allowed for the length of the storefronts. The proposed location, design and dark bronze material appear to be compatible with the Mission-style architecture exemplified by the character-defining-features of the building at the second story, and the historic overlay district. However, the proposed gallery sign may not be in compliance with Chapter 10.42.070 SMC (Sign standards for designated historic structures and properties within a historic overlay district), as internally illuminated signs are listed under F. Sign Types Strongly Discouraged.

5. Additional Findings for Landscaping Applications.

   a. The proposed removal or alterations will not affect the character of the property on the local, State or National Historic Register or in the historic overlay district; or

      This is not a landscaping application and therefore this finding is not applicable.

   b. The safety of persons or property requires the removal or alteration.

      The proposed changes are not related to the safety of persons or propertyand therefore finding 5b is not applicable.

6. Additional Findings for Demolition Applications.

   This is not a demolition application and therefore this finding is not applicable.

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2021-04
July 22, 2021
12 El Portal and 690 Bridgeway
APN: 065-133-17
PROJECT ID: 2021-00131

EXHIBIT B: PROJECT PLANS

ABBREVIATIONS

Adj	Adjustable
AFF	Above Finish Floor
Approx	Approximate (-ly)
Arch	Architect (-ural)
Bd	Board
Bitum	Bituminous
Bldg	Building
Blk	Block
Bkg	Blocking
Bm	Beam
Bot	Bottom
Btwn	Between
Cab	Cabinet
Cer	Ceramic
CH	Ceiling Height
Clg	Ceiling
Cl	Closet
Clr	Clear
Col	Column
Conc	Concrete
Constr	Construction
Cont	Continuous
Ctr	Center
D	Dryer
Dbl	Double
Dia	Diameter
Dim	Dimension
Disp	Disposal
Dn	Down
Dr	Door
DS	Down Spout
DW	Dish Waser
Dwg	Drawing
(E)	Existing
Ea	Each
Elev	Elevation
Elec	Electrical
Eq	Equal
Ext	Exterior
FD	Floor Drain
Fdn	Foundation
Fin	Finish
Flr	Floor
Fluor	Fluorescent
FOC	Face of Concrete
FOF	Face of Finish
FOS	Face of Stud
Ft	Foot or Feet
Ftg	Footing
Furr	Furring
Ga	Gauge
Galv	Galvanized
Gyp Bd	Gypsum Board
GFI	Ground Fault Interupter
HB	Hose Bibb
HC	Hollow Core
Hdwd	Hardwood
Horz	Horizontal
Hr	Hour
Insul	Insulation
Int	Interior
Lav	Lavatory
Max	Maximum
Mech	Mechanical
Memb	Membrane
Mfr	Manufacturer
Min	Minimum
(N)	New
NIC	Not In Contract
Nom	Nominal
NTS	Not To Scale
O/	Over
OC	On Center
Opng	Opening
Pl	Plate
PLam	Plastic Laminate
Plywd	Plywood
Pr	Pair
PT	Pressure Treated
R	Riser or Radius
RA	Return Air
Ref	Refrigerator
Req	Required
Rm	Room
RO	Roug Opening
Rwd	Redwood
RWL	Rainwater Leader
SBO	Supplied By Owner
Shtg	Sheathing
Sim	Similar
SLD	See Landscape Drawings
SS	Stainless Steel
SSD	See Structural Drawings
Std	Standard
Stl	Steel
Stor	Storage
Strl	Structural
T	Tread
Tel	Telephone
T&G	Tounge & Groove
TV	Television
TOW	Top of Wall
Typ	Typical
UON	Unless Otherwise Noted
Vert	Vertical
VIF	Verify in Field
W	Washing Machine
W/	With
WC	Water Closet
Wd	Wood
W/O	Without
Wp	Waterproof
WR	Water Resistant
@	At
℄	Centerline
Ø	Diameter or Round
ℙ	Property Line
±	Plus or Minus

SYMBOLS

Section Tag:
- Drawing Number
- Sheet Number

Detail Tag:
- Detail Number
- Sheet Number

Interior Elevation Tag:
- Elevation
- Elevation Series
- Sheet Number

- (E) Wall to Remain
- (E) Wall to Remove
- Revision number
- New Wall
- Sheet Note
- Ceiling Height
- Dimension to Face of Finish
- Dimension to Face of Stud or Framing

OLD SAUSALITO HOTEL

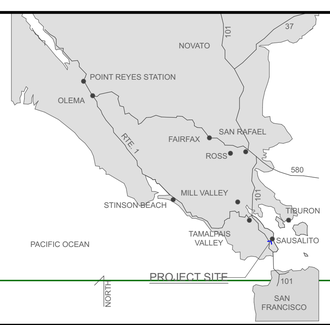
12 EL PORTAL & 690 BRIDGEWAY, SAUSALITO, CA 94965
APN 065-133-17



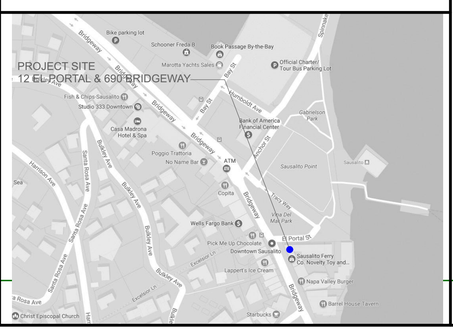
PROJECT INFORMATION

ADDRESS:	12 El Portal & 690 Bridgeway	
ASSESSOR'S NUMBER:	065-131-17	
ZONING DISTRICT:	CC-H	
PROPOSED LAND USES:	First Floor:	Retail Use and Restaurant Use
	Second Floor:	N/A
TOTAL PARCEL AREA:	N/A	
PARCEL TYPE:	Level lot due to <1 degree slope	

VICINITY MAP



LOCATION MAP



PROJECT TEAM

Owner:
LORON INVESTMENTS
P.O. Box 558
Tiburon, CA 94920
PH 415-407-9660
Contact: Pete Petri
E-mail: ppetri@plastikon.com

Architect:
MICHAEL REX ARCHITECTS
1750 Bridgeway, Suite B211
Sausalito, CA 94965
PH 415-331-1400
FX 415-331-5463
Contact:Michael Rex
E-mail: rex@michaelrexarchitects.com,

Structural Engineer:
Gregory Paul Wallace, SE
5865 Doyle Street, Suite 112
Emeryville, CA 94608
PH 510-654-6903
Contact: Gregory Wallace
E-mail: gregory@gpwse.com

Geotechnical Engineer: TBD

General Contractor: TBD

Historical Consultant:
PRESERVATION ARCHITECTURE
446 17th Street, Suite 302
Oakland, CA 94612
PH 510-418-0285
Contact: Mark Hulbert
E-mail: mhulbert@earthlink.net

SHEET INDEX

ARCHITECTURAL

G-000	TITLE SHEET
V-00	CITY SURVEY
V-01	DETAILED SIDEWALK TOPOGRAPHIC SURVEY
AS-100	SITE PLAN
AD-100	PROPOSED FIRST FLOOR DEMOLITION PLAN
A-100	PROPOSED FIRST FLOOR PLAN
A-200	PROPOSED EXTERIOR ELEVATIONS
A-201	PROPOSED EXTERIOR ELEVATIONS-PARTIAL
A-202	FRONT ELEVATION HISTORICAL TO PROPOSED COMPARISON
A-900	3D RENDERINGS
A-901	3D RENDERINGS
EC-100	EXISTING FIRST FLOOR PLAN
EC-200	EXISTING EXTERIOR ELEVATIONS

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LICENSED ARCHITECT MICHAEL REX No. C-017003 REN. 09-30-17 STATE OF CALIFORNIA

LORON INVESTMENTS
12 EL PORTAL & 690 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-133-17

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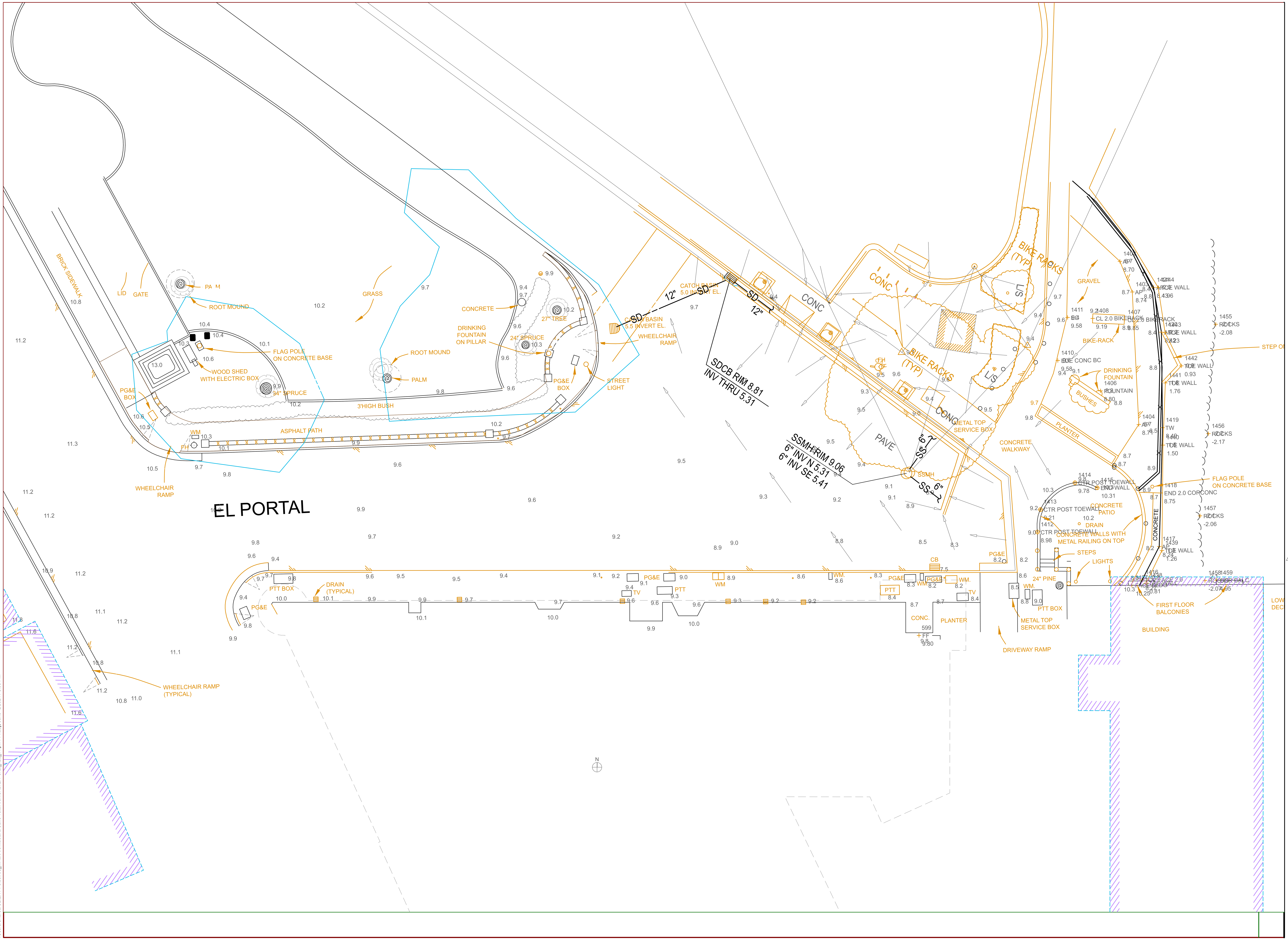
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COVER SHEET

SHEET
G-000

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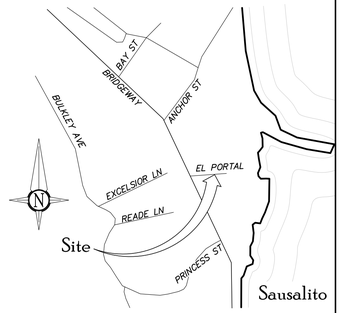
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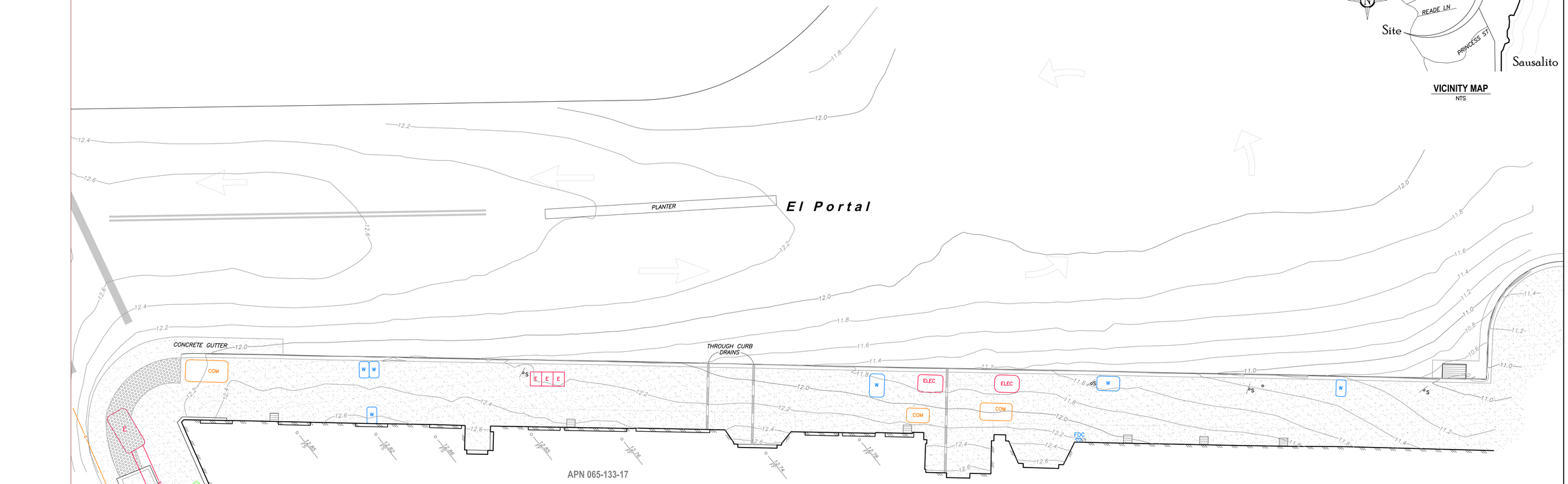
CITY SURVEY

SHEET

V00



VICINITY MAP
NTS



NOTES

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ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
C	COMMUNICATIONS
CO	SANITARY SEWER CLEANOUT
COM	COMMUNICATIONS
CONC	CONCRETE
E	ELECTRIC
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FFT	FINISHED FLOOR AT FRONT OF THRESHOLD
FS	FINISHED SURFACE (CARPET)
G	GAS
NTS	NOT TO SCALE
S	SIGN
SL	STREET LIGHT
T	TREE
W	WATER

LEGEND

- BUILDING
- THROUGH CURB STORM DRAIN CULVERT
- CONCRETE
- DOWNSPOUT
- GRATED VENT
- DROP INLET
- W — WATER METER
- C — COMMUNICATION BOX
- E — ELECTRIC BOX
- G — GAS VALVE

N

0 6 12

SCALE 1" = 6'

PROFESSIONAL LAND SURVEYOR — HARMINA TYLER — NO. 7950 — PLS — STATE OF CALIFORNIA

2021.04.28

LANDS OF LORON INVESTMENTS
12 EL PORTAL
APN 065-133-17
SAUSALITO, MARIN COUNTY, CALIFORNIA

Topographic Map

1031Survey, Inc.
HIGH DEFINITION SURVEYING
1857 Rainier Circle, Petaluma, California 94954
415-827-6370 www.1031survey.com

DATE: 2021.04.28 *SURVEY DATE: APR2021*
SCALE: 1" = 6'
FILE: 21312Topo *SHEET: 1 OF 1*

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LORON INVESTMENTS

12 EL PORTAL & 690 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965

APN 065-133-17

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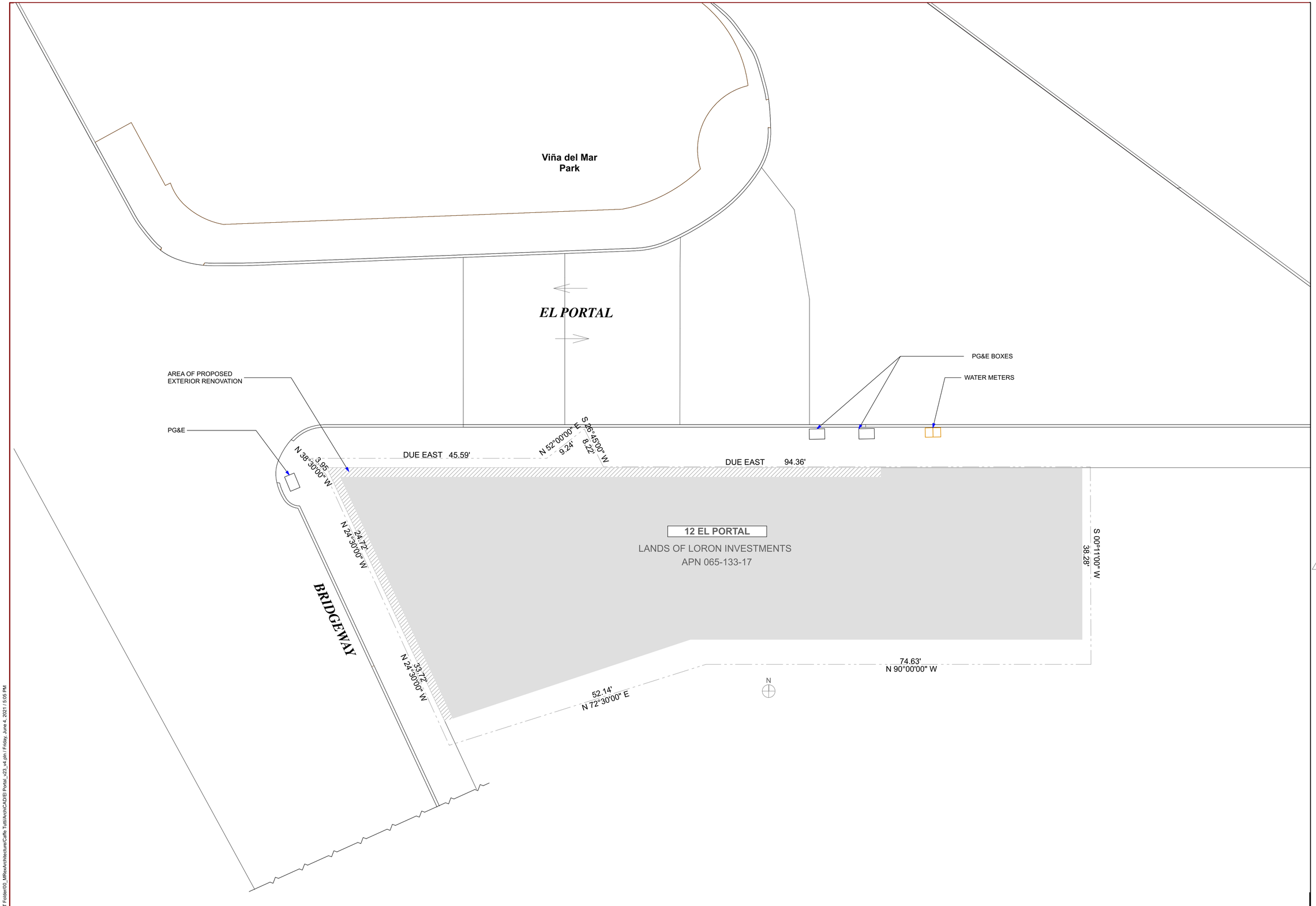
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DETAILED SIDEWALK TOPOGRAPHIC SURVEY

SHEET

V01

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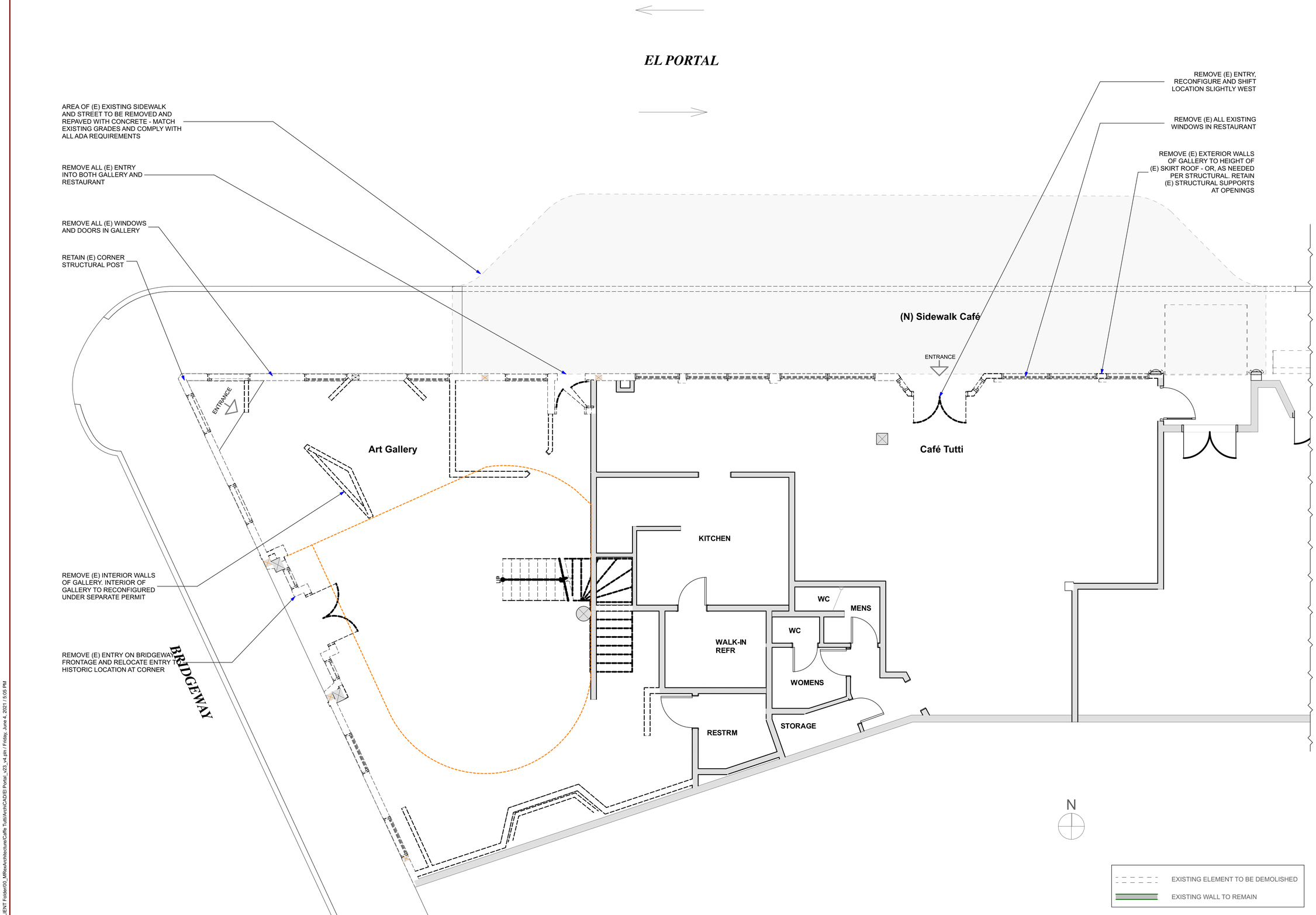
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SITE PLAN

SHEET

AS100

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PROPOSED FIRST FLOOR DEMOLITION PLAN | 1

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PROPOSED FIRST FLOOR DEMOLITION PLAN

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PROPOSED WEST ELEVATION | 2



PROPOSED NORTH ELEVATION | 1

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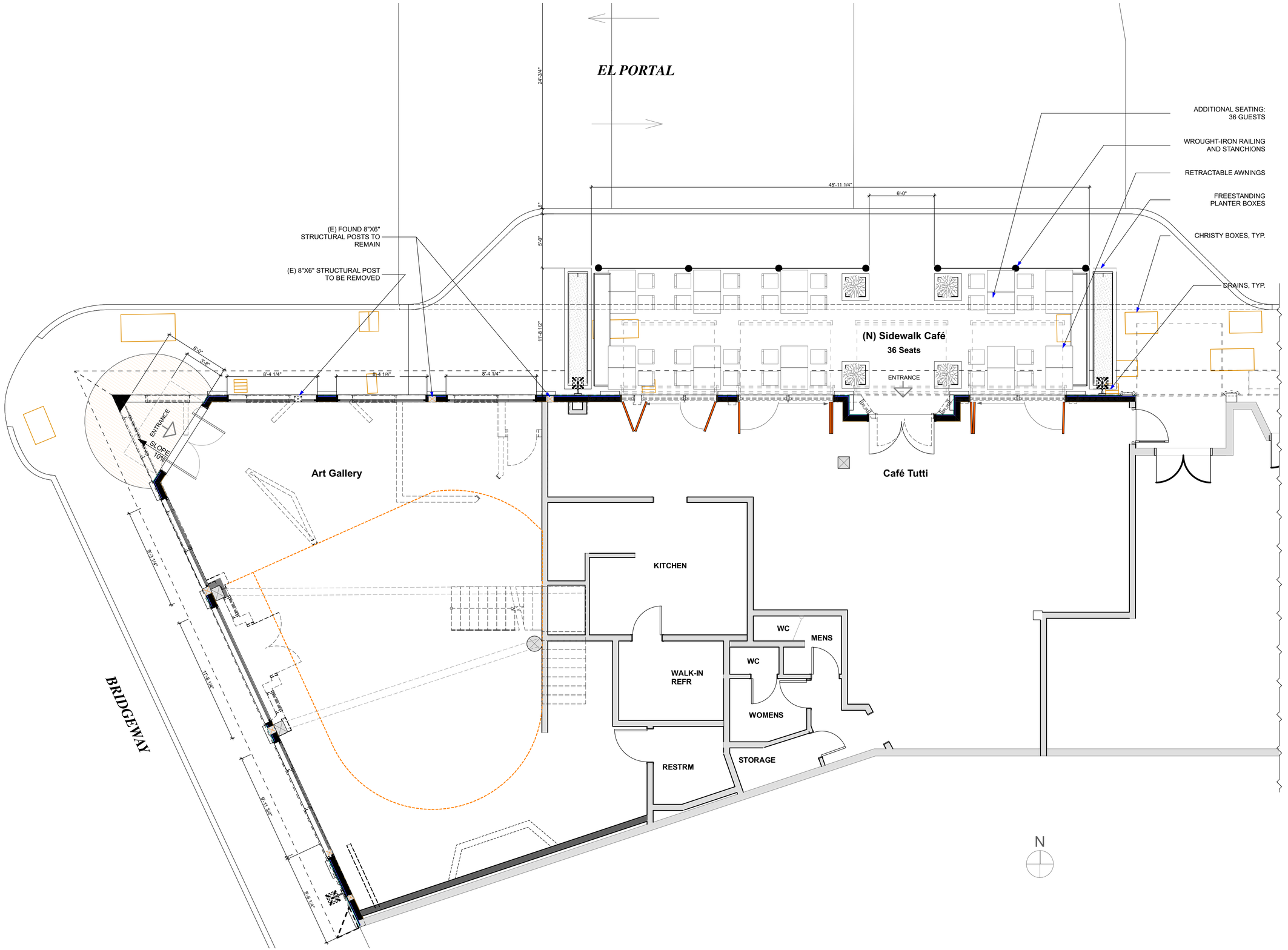
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PROPOSED EXTERIOR ELEVATIONS

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A-200

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PROPOSED FIRST FLOOR PLAN

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A-100

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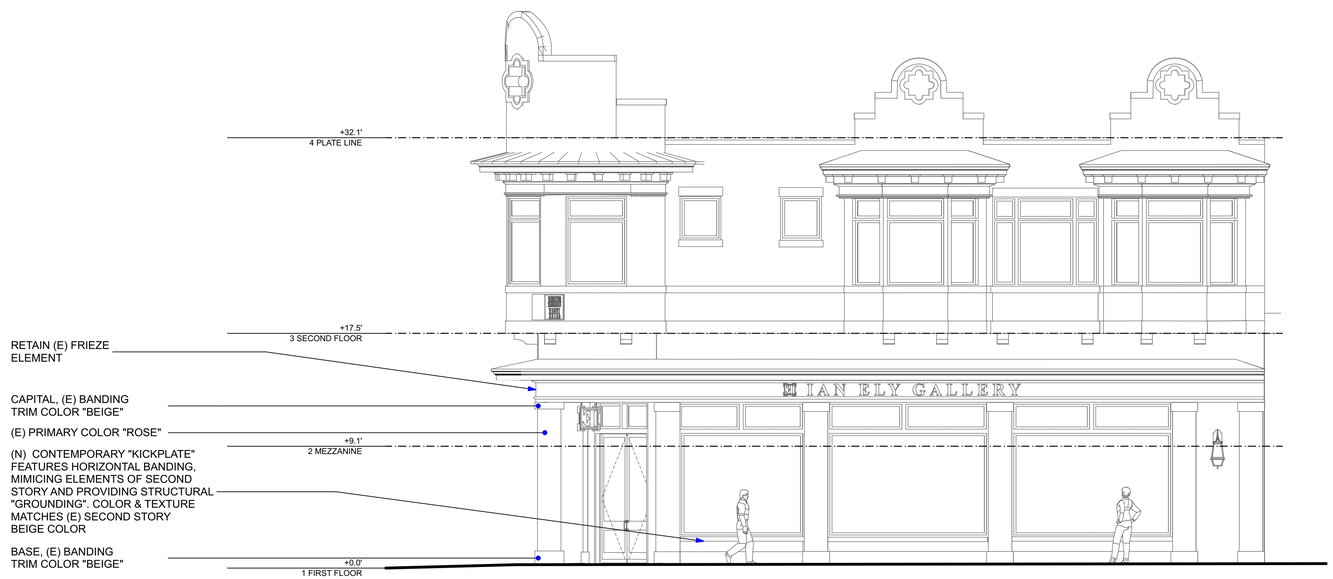


(E) DOOR & WINDOW JAMB COLOR, "EBONY"

(E) PRIMARY COLOR "ROSE"

(E) BANDING TRIM COLOR "BEIGE"

EXISTING BUILDING SHOWN FOR COLOR MATCHING PURPOSES



RETAIN (E) FRIEZE ELEMENT

CAPITAL, (E) BANDING TRIM COLOR "BEIGE"

(E) PRIMARY COLOR "ROSE"

(N) CONTEMPORARY "KICKPLATE" FEATURES HORIZONTAL BANDING, MIMICING ELEMENTS OF SECOND STORY AND PROVIDING STRUCTURAL "GROUNDING". COLOR & TEXTURE MATCHES (E) SECOND STORY BEIGE COLOR

BASE, (E) BANDING TRIM COLOR "BEIGE"

PROPOSED WEST ELEVATION | 2



(N) RETRACTABLE CANVAS AWNINGS

(N) PILASTERS ARE CONTEMPORARY NOD TO HISTORICAL PILASTERS AND CONTRIBUTE TO PROVIDING OVERALL STRUCTURAL "GROUNDING" OF BUILDING. PILASTER IS (E) PRIMARY BUILDING COLOR, BASE AND CAPITAL ARE (E) BEIGE TRIM COLOR

(E) DOOR & WINDOW JAMB COLOR, "EBONY"

(E) BANDING TRIM COLOR "BEIGE"

(E) PRIMARY COLOR "ROSE"

(E) BANDING TRIM COLOR "BEIGE"

PROPOSED NORTH ELEVATION - PARTIAL | 1

MICHAEL REX ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415) 331-1400
FAX (415) 331-5463

LICENSED ARCHITECT
MICHAEL REX
No. C-017003
REN. 09-30-17
STATE OF CALIFORNIA

LORON INVESTMENTS
12 EL PORTAL & 690 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-133-17

DATE AND DESCRIPTION:
HPC SUBMITTAL
MAY 6, 2021
1 HPC SUBMITTAL REVISION
JUN 4, 2021

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SCALE: 3/16" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS - PARTIAL

SHEET

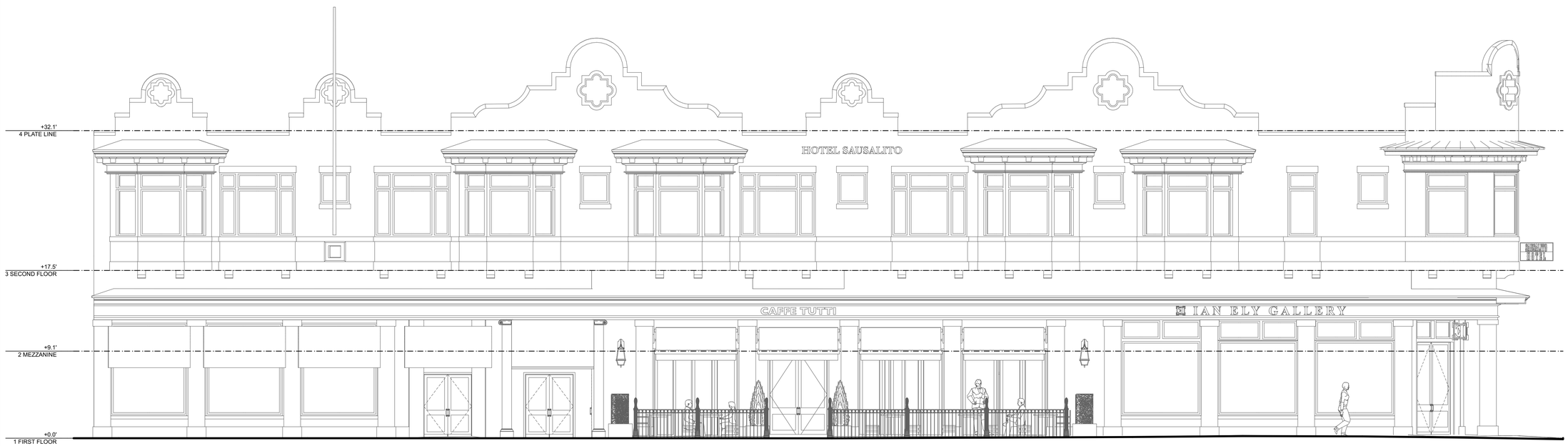
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SCALE: NTS

HISTORIC ARCHITECTURAL ELEVATION | 2



SCALE: 3/16" = 1'-0"

PROPOSED NORTH ELEVATION | 1

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SCALE: AS NOTED

FRONT ELEVATION
HISTORICAL TO
PROPOSED
COMPARISON

SHEET

A-202

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3D PROPOSED RENDERING - EL PORTAL | 3



3D PROPOSED RENDERING - CORNER | 2



3D PROPOSED RENDERING - EL PORTAL | 1

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RENDERINGS

SHEET
A-900

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3D PROPOSED RENDERING - CORNER 3



3D PROPOSED RENDERING - CORNER 2



3D PROPOSED RENDERING - BRIDGEWAY 1

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LICENSED ARCHITECT MICHAEL C. REX No. C-017003 REN. 09-30-17 STATE OF CALIFORNIA

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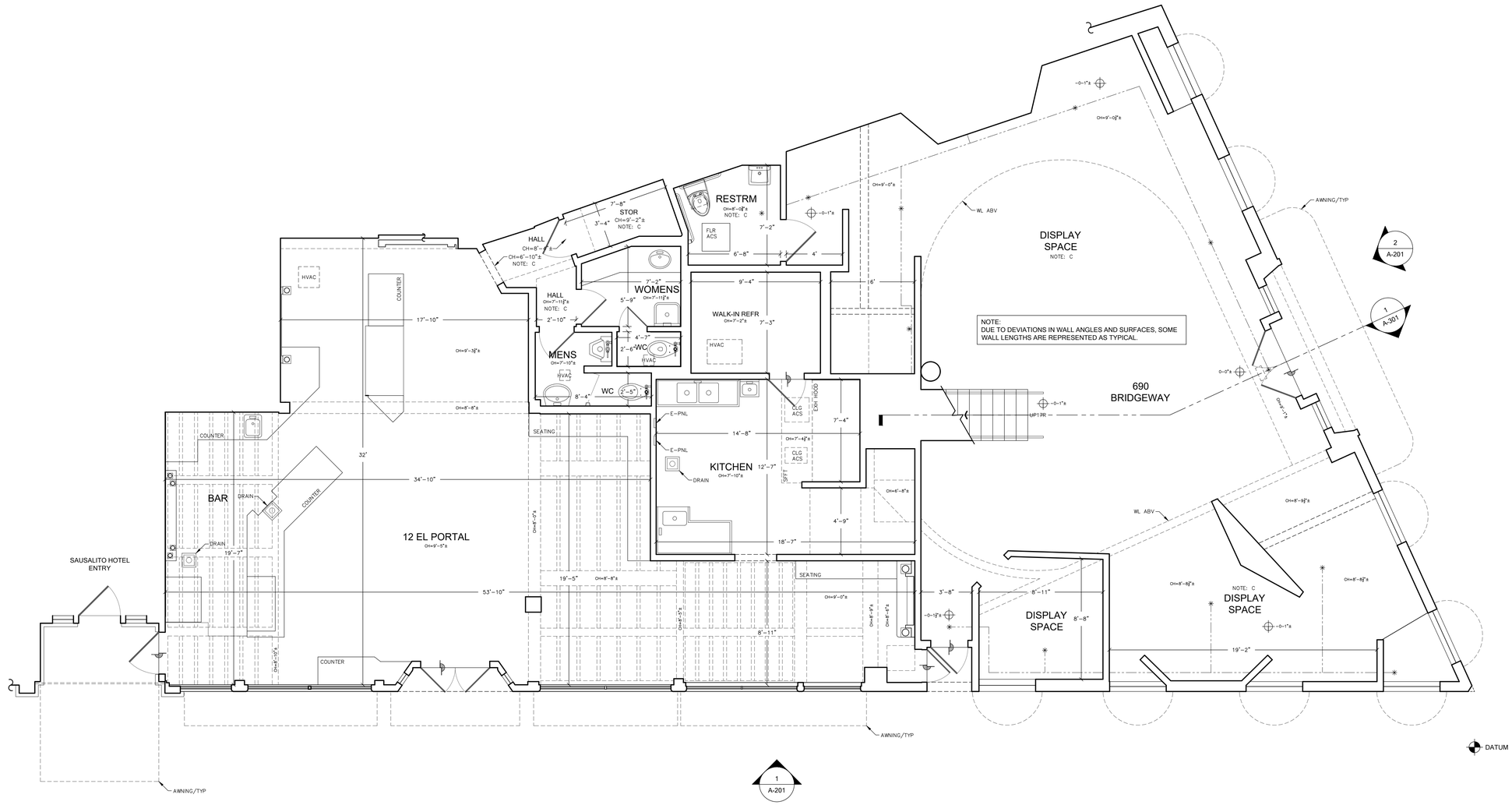
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RENDERINGS

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1 EXISTING ENTRY LEVEL FLOOR PLAN

CAFE=1,521± SQFT GROSS MEASURED AREA
GALLERY=1,386± SQFT GROSS MEASURED AREA

NOTE C:
DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.

LEGEND	
	SPRINKLER LINE
✳	SPRINKLER

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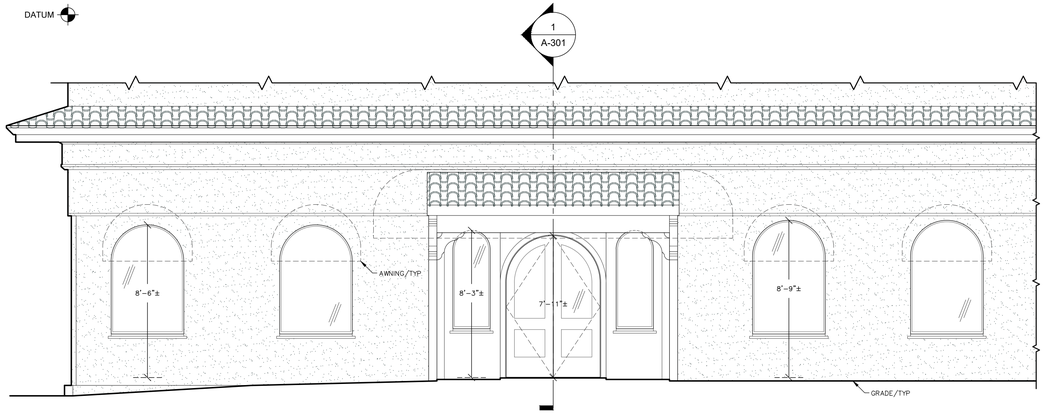
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EXISTING FIRST FLOOR PLAN

SHEET
EC-100

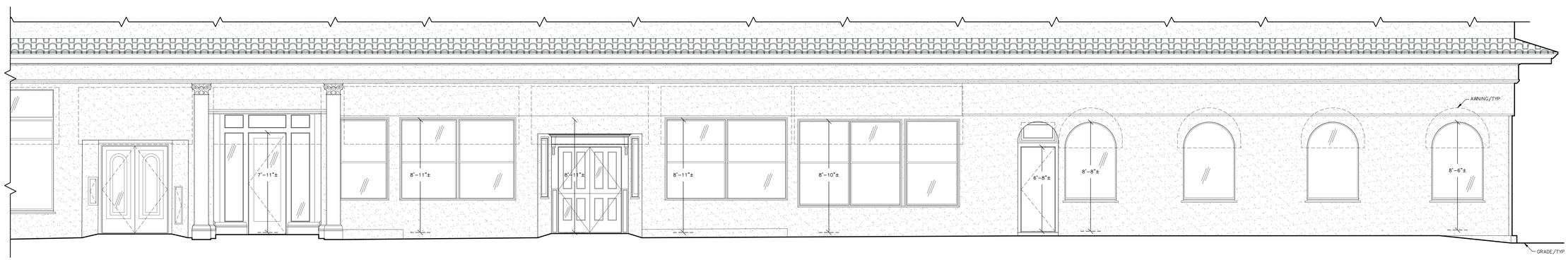
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2 EXISTING PARTIAL WEST ELEVATION

NOTE:
DUE TO DEVIATIONS IN FLOOR SURFACES, SOME WALL HEIGHTS ARE REPRESENTED AS TYPICAL.

EXISTING WEST ELEVATION | 2



1 EXISTING PARTIAL NORTH ELEVATION

NOTE:
DUE TO DEVIATIONS IN FLOOR SURFACES, SOME WALL HEIGHTS ARE REPRESENTED AS TYPICAL.

EXISTING NORTH ELEVATION | 1

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EXISTING EXTERIOR ELEVATIONS

SHEET

EC-200

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HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2021-04
July 22, 2021
12 El Portal and 690 Bridgeway
APN: 065-133-17
PROJECT ID: 2021-00131

EXHIBIT C: CERTIFICATE OF APPROPRIATENESS APPLICATION

CERTIFICATE OF APPROPRIATENESS APPLICATION

City of Sausalito | Community Development Department
420 Litho Street | Sausalito, CA 94965 | (415) 289-4128 | cdd@sausalito.gov

Incorporated into the Sausalito Municipal Code (SMC) in 2018, Chapter 10.46 (Historic Preservation) establishes Certificate of Appropriateness (COA) review by the Historic Preservation Commission (HPC).

A Certificate of Appropriateness Application must be submitted when a person, owner, or other entity seeks to restore, rehabilitate, alter, develop, construct, demolish, remove, or otherwise change the exterior appearance (including paint color) of:

1. A structure/site officially deemed a historical resource under the California Environmental Quality Act (CEQA).
2. A designated Local, State, and/or National Historic Register property.
3. A property within a Historic Overlay District.

No work or any other City of Sausalito planning/building entitlement action shall occur without the project first having undergone COA review by the HPC, unless otherwise exempted (SMC 10.46.060). The City has the authority to levy enforcement penalties for unpermitted work (SMC 10.46.080). Ordinary repair and maintenance activities may not be subject to COA review; please consult with City Staff (SMC 10.46.060).

BACKGROUND INFORMATION

The Certificate of Appropriateness review/authorization process evaluates whether or not a project may cause a substantial adverse effect on the significance of a historical resource. Substantial adverse effect includes demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired. Per CEQA, a project that demolishes or alters those physical characteristics of a historical resource that convey its historical significance (i.e. character-defining features) can be considered to materially impair the resource's significance. *Central Question: Is the project appropriately designed to not result in a substantial adverse effect to the historical resource?* At a noticed public hearing, the HPC reviews the project under Certificate of Appropriateness Findings and issues a formal advisory recommendation to the decision-making body (e.g. Planning Commission). Certificate of Appropriateness Findings include review under The Secretary of the Interior's *Standards for the Treatment of Historic Properties* (refer to Section 6). A project that has been determined to conform to the *Standards* can generally be considered to be a project that will not cause a substantial adverse effect and can be considered Categorically Exempt from further CEQA review.

INSTRUCTIONS

The information in this application is required in order to evaluate whether or not the project will cause a substantial adverse effect on the significance of the historical resource. The COA review/authorization process will begin once staff determines that the submission is complete.

You must provide the following supplemental information along with this application:

- ✓ **Drawings.** Plans and specifications showing the existing/proposed exterior appearance, including detailed drawings.
- ✓ **Materials.** Product details, cut-sheets, and samples of materials to be used, where applicable.
- ✓ **Photographs.** The application must be accompanied by current and/or historic photographs large enough to show the nature of the property and the adjacent properties and area.
- ✓ **Digital Form.** All material submitted in hardcopy must be provided in PDF via CD or USB.

The Certificate of Appropriateness Application shall be prepared by an individual that meets the Professional Qualification Standards as used by the National Park Service, Secretary of the Interior, and as published in the Code of Federal Regulations.

SAMPLE RESEARCH RESOURCES

CA Historical Resources Information System (CHRIS) Historical Resources Consultants List
This list consists of individuals who, based on the information they have provided, meet the minimum qualifications of a professional in the disciplines of Archaeology, Architectural History, Architecture, Historical Architecture, or History, as defined in the Secretary of Interior's Standards (36 CFR 61), and who have requested to be included in the list. It is not a listing of all individuals who qualify as professionals in these disciplines under the Secretary of Interior's Standards and does not constitute an endorsement of any listed individual or consulting firm by the City of Sausalito, Office of Historic Preservation, or CHRIS Information Centers.

Community Development Department at Sausalito City Hall
Archive files for past and present planning permits and building permits are available at City Hall.

Sausalito Historical Society at Sausalito City Hall
The Sausalito Historical Society is a local organization whose mission is to collect documents related to Sausalito and provide access to the collection for public and academic research. They offer outreach programs to inspire local interest in Sausalito's history, educate the visiting public, and enrich the community. The Historical Society has a library collection (including digital) with a variety of materials including histories of historic buildings, newspapers, Sanborn Maps, books, photographs and government-related documents.

Assessor-Recorder-County Clerk Office at County of Marin Civic Center
Used when researching the ownership history of a property, the Assessor-Recorder-County Clerk's Office has original deeds, sales records, and map books that show ownership history, records about owners, room counts, and building construction dates.

CA Office of Historic Preservation (OHP)
The California State Office of Historic Preservation (OHP) is responsible for administering federally and state mandated historic preservation programs to further the identification, evaluation, registration and protection of California's irreplaceable archaeological and historical resources under the direction of the State Historic Preservation Officer (SHPO), a gubernatorial appointee, and the State Historical Resources Commission.

CA Historical Resources Information System (CHRIS)
The California Historical Resources Information System (CHRIS) consists of the California Office of Historic Preservation (OHP), nine Information Centers (ICs), and the State Historical Resources Commission (SHRC). The OHP administers and coordinates the CHRIS and presents proposed CHRIS policies to the SHRC, which approves these polices in public meetings. The CHRIS Inventory includes the State Historic Resources Inventory maintained by the OHP as defined in California Public Resources Code § 5020.1(p), and the larger number of resource records and research reports managed under contract by the nine ICs.

Sonoma State University Northwest Information Center (NWIC)
The Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) is one of nine information centers affiliated with the State of California Office of Historic Preservation (OHP) in Sacramento. NWIC staff regularly assist Historical Resources Consultants undertaking research in history and archaeology as well as providing information to landowners, scholars, and the general public about archaeology, history, architecture, and historical resources legislation. Inventory access, products and services are provided on a fee-for-service basis.

SECTION 1 – CONTACT INFORMATION

PROPERTY OWNER NAME	Loron Investments c/o Mr. Pete Petri
PROPERTY OWNER ADDRESS	P.O. Box 558 Tiburon, CA 94920
PROPERTY OWNER TELEPHONE	415-407-9660
PROPERTY OWNER EMAIL	ppetri@plastikon.com
APPLICATION PREPARER NAME (PRIMARY PROJECT CONTACT)	Mark Hulbert
APPLICATION PREPARER ADDRESS	446 17th Street, #302, Oakland, CA 94612
APPLICATION PREPARER TELEPHONE	510-418-0285
APPLICATION PREPARER EMAIL	mhulbert@earthlink.net
PROJECT ID NUMBER	

SECTION 2 – PROPERTY INFORMATION

PROJECT STREET ADDRESS	12 El Portal/690 Bridgeway
CROSS STREETS	El Portal and Bridgeway
ASSESSOR'S PARCEL NUMBER(S) (APN)	065-133-17
PARCEL SIZE (SQ FT)	
PARCEL DIMENSIONS (FT)	125' (approx.N.front), 57.25' (W.front), 38.28' (E); 126.77' (S) (trapezoidal lot)
OTHER ADDRESS / HISTORIC ADDRESS (IF APPLICABLE)	16-20 El Portal, 938-948 Water, 690-694 Bridgeway
ORIGINAL CONSTRUCTION DATE	1915
ARCHITECT AND/OR BUILDER	O'Brien Bros, architects and Peter Hamilton, builder
IS PROPERTY INCLUDED IN A HISTORIC SURVEY?	**[X] YES [ ] NO**
SURVEY NAME (IF APPLICABLE)	Sausalito Downtown Historic District
IS PROPERTY WITHIN THE DOWNTOWN HISTORIC DISTRICT?	**[X] YES [ ] NO**
IS PROPERTY DESIGNATED ON A HISTORIC REGISTER	**[ ] YES [X] NO**
HISTORIC REGISTER DESIGNATION (IF APPLICABLE)	**[X] LOCAL [ ] STATE [ ] NATIONAL**

SECTION 3 – PROJECT DETAILS

RESIDENTIAL LAND USE	**[ ] YES [X] NO**
NON-RESIDENTIAL LAND USE	**[X] YES [ ] NO**
CHANGE OF LAND USE	**[ ] YES [X] NO**
FAÇADE ALTERATIONS	**[X] YES [ ] NO**
ADDITIONS	**[ ] YES [X] NO**
DEMOLITION	**[X] YES [ ] NO**
NEW CONSTRUCTION	**[X] YES [X] NO**
SIGN PERMIT APPLICATION	**[ ] YES [X] NO**
SIGN PERMIT STATUS	**[ ] NEW SIGN [ ] MODIFIED SIGN [X] N/A**

SECTION 4 – PROJECT DESCRIPTION

Please provide a detailed narrative that summarizes the project and its purpose.
Submit separate sheet(s), as necessary.

Per the project plans (Old Sausalito Hotel, 12 El Portal & 690 Bridgeway, Michael Rex Architects, 11 sheets, dated May 6, 2021), the proposed project:

- Retains existing uses, including the historic ground floor commercial uses;
- Retains all identified character defining features, which are concentrated at the building's overall form and upper façades and fronts;
- Non-historic storefronts are to be removed and replaced with new storefronts, a portion of which will be equipped with fabric awnings at proposed sidewalk dining;

SECTION 5 – CHARACTER-DEFINING FEATURES

Please identify the character-defining features of the historical resource. Character-defining features, including original materials, architectural details, and window/door openings, contribute to the integrity of a structure and should be preserved when feasible. Submit separate sheet(s), as necessary.

In sum, the Hotel Sausalito property and building's historical and historic architectural significance are on the basis of their direct association to Sausalito's historic downtown and waterfront. The Hotel Sausalito is also associated with the range of early owners of this property, from the days of the Arbordale (the Kristenbachers) to the founding and early years of the Hotel Sausalito (Henry Kruse, Henry Meyer and Rob Rose), and it is also clear that some of the early businesses and merchants associated with the businesses housed therein were important persons in Sausalito's commercial history. Additionally, a relatively large building in its downtown setting, its scalloped Mission style architectural form is iconic while its original form and upper façades are uniquely intact, so there is likewise clear architectural importance.

The following is a summary of historic characteristics:

- Overall 2-story building form with 2 street fronts, north and west
- Mixed hotel, restaurant and commercial uses
- Upper building story in largely original condition, including:

- Scalloped, Mission style parapets accented with quatrefoil openings
- Stucco wall finish with projected window heads and sills
- Bay windows supported by corbels and with tiled hoods
- Wood sash windows along with intermediate stained glass windows
- Continuous skirt roof with sheet metal (?) roofing and boxed eaves with fascia below
- USPS emblem and flagpole (added c1947)

Conversely, given the almost total extent to which they have changed, the ground floor exterior walls (below the midlevel skirt roof) have no historic integrity or historic architectural significance. Further, interiors also have no historical significance.

SECTION 6 – SECRETARY OF THE INTERIOR'S *STANDARDS* (SOI STANDARDS)

The Secretary of the Interior's *Standards for the Treatment of Historic Properties* are common sense historic preservation principles in non-technical language. They promote historic preservation best practices that will help to protect our nation's irreplaceable cultural resources.

The *Standards* are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The *Guidelines* offer general design and technical recommendations to assist in applying the *Standards* to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property. The *Standards* and *Guidelines* can be applied to historic properties of all types, materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property's landscape features, site, environment, as well as related new construction. The *Standards* offer four distinct approaches to the treatment of historic properties—Preservation, Rehabilitation, Restoration, and Reconstruction with *Guidelines* for each. In reviewing COA applications, the HPC evaluates the proposed project against the SOI *Standards*, amongst other Findings (SMC 10.46.060.F).

SOI *STANDARDS* TREATMENT APPLIED TO PROJECT DESIGN AND EVALUATION	**[ ] PRESERVATION** **[X] REHABILITATION** (most common treatment—refer to Section 8) **[ ] RESTORATION** **[ ] RECONSTRUCTION**

SECTION 7 – HISTORIC PRESERVATION PROJECT OVERVIEW

A	Is the property being used as it was historically?	**[X] YES [ ] NO [ ] N/A**
B	Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?	**[X] YES [ ] NO [ ] N/A**
C	Is the historic character of the property being maintained due to minimal changes of characteristics in Question B?	**[X] YES [ ] NO [ ] N/A**
D	Are the design changes creating a false sense of history or historical development, possibly from features or elements inspired from other historical properties?	**[ ] YES [X] NO [ ] N/A**
E	Are there elements of the property that were not initially significant but have acquired their own historical significance over time?	**[X] YES [ ] NO [ ] N/A**
F	Are the elements in Question E to be retained and preserved?	**[X] YES [ ] NO [ ] N/A**
G	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	**[X] YES [ ] NO [ ] N/A**
H	Are all deteriorating historic features being repaired per the Secretary of the Interior's *Standards*?	**[ ] YES [ ] NO [X] N/A**
I	Are there historic features that have deteriorated and need to be repaired or replaced?	**[ ] YES [ ] NO [X] N/A**
J	Do the replacement features match in design, color, texture, and, where possible, materials?	**[ ] YES [ ] NO [X] N/A**
K	Are any chemical or physical treatments being undertaken on historic materials using the gentlest means possible?	**[X] YES [ ] NO [X] N/A**
L	Are all archeological resources being protected and preserved in place?	**[ ] YES [ ] NO [X] N/A**
M	Do exterior alterations or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	**[X] YES [ ] NO [ ] N/A**
N	Are exterior alterations differentiated from the old, but still compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its surrounding environment?	**[X] YES [ ] NO [ ] N/A**
O	If any alterations are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	**[X] YES [ ] NO [ ] N/A**

SECTION 8 – FINDINGS OF CONFORMANCE TO SOI *STANDARDS FOR REHABILITATION*

In reviewing COA applications, the HPC evaluates the proposed project against the SOI *Standards*, amongst other Findings. Below are the SOI *Standards for Rehabilitation*, the most common, applicable treatment for projects in Sausalito.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

- Please describe as to *how* and *why* the project meets the ten SOI *Standards for Rehabilitation*. Submit separate sheet(s), as necessary.
- Do not merely conclude that the project is in compliance with a standard; this will automatically deem your submission as incomplete.
- If a standard does not apply to the project, you must explain why it does not apply.

NO.	SOI REHABILITATION STANDARD	PROJECT CONFORMANCE DESCRIPTION
1	A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.	The subject property was originally a hotel with commercial uses at the ground floor and hotel uses at the ground and second floors, which uses remain. As the project proposes to continue the historic uses of the property and its building without alteration of its identified historic importance or character, Standard 1 is met.
2	The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.	The identified historical character of the Hotel Sausalito. building is embodied in the distinctive characteristics of its early-20th century origins as a mixed-use building of period design, construction and detailing. As the proposed project fully retains the identified historic character and characteristics of the building and avoids the loss of any distinctive forms, spaces or spatial relationships, features or materials, Standard 2 is met.
3	Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Relative to identified historic character and characteristics, the proposed work replaces storefronts at the ground floor. Such proposed, new exterior alterations appear to be respectful of the historic building and no conjectural elements or materials are proposed, so the proposed alteration work has no potential to confound patterns of historical development. Consequently, the project meets Standard 3.

NO.	SOI REHABILITATION STANDARD	PROJECT CONFORMANCE DESCRIPTION
4	Changes to a property that have acquired historic significance in their own right will be retained and preserved.	The identified historic significance of the subject property and building is its surviving original/early character and characteristics, including several changes to the building dating to its post office use in the latter-1940s and that have acquired significance in their own right. As each of those subsequent features are being retained and preserved, Standard 4 is met.
5	Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.	All identified character defining forms, features, finishes, examples of construction techniques and craftsmanship embodied in this historic building are proposed to be retained. As the overall forms and primary characteristics of the resource will be unchanged and thus preserved, the proposed work meets Standard 5.
6	Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	The proposed work is focused at replacement storefronts at the ground floor, where there are no character defining features. As no repair or replacement of historic features is proposed, the project complies with Standard 6.
7	Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Again, the proposed work is focused at replacement storefronts at the ground floor, where there are no character defining features. As no chemical or physical treatments at historic features or materials are proposed, the project complies with Standard 7.

NO.	SOI REHABILITATION STANDARD	PROJECT CONFORMANCE DESCRIPTION
8	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Relative to the proposed building alteration work, Standard 8 is not applicable.
9	New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	No new additions are proposed and related new construction is limited to a detached sidewalk dining area consisting of low railings and planters, the designs of which appear to complement the building design and which do not detrimentally alter the building's relationship to the street. Projecting awnings are also proposed at the restaurant (north) front, and which treatment is compatible with the ground floor commercial uses of this and other buildings in the downtown. Relative to the identified historic building, proposed exterior alterations are limited to the removal and replacement of non-historic storefronts. The design of the proposed new restaurant and shop fronts are clearly intended to complement the building's historic architecture. And the two new designs – alongside the hotel front to remain – additionally reinforce the three different uses by discreetly treating each use. At the same time, the proposed designs tie the building together by: • Positively restoring the open character of the corner shop – importantly, including restoration of the original clipped corner entry; • Using stucco to relate to the historic stucco and by painting the exterior with a unified color scheme; • Introducing cast pilasters of a simplified design that relate to the original detailing above yet avoid copying the (presumed) original pilasters; • Introducing new doors and windows that are likewise similar to the original windows at the second floor yet are materially and functionally differentiated. As the proposed work will not detrimentally alter its identified historic character or characteristics and will reinforce the historic character and integrity of the building, its property and setting, the proposed project meets Standard 9.

10	New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	No new additions are proposed. Related new construction at the sidewalk dining area are readily reversed without effect on the historic building. Therefore, the proposed project also meets Standard 10.

SECTION 9 – FINDINGS OF CONFORMANCE TO SAUSALITO HISTORIC DESIGN GUIDELINES

In 2011, the City of Sausalito adopted *Historic Design Guidelines* to provide guidance to property owners, decision-makers, staff, and the public for the preservation of the architectural heritage and integrity of the City's historic resources. Sausalito's *Historic Design Guidelines* identify standards to ensure that changes to the built environment will be sensitive to the community's historical legacy.

In reviewing COA applications, the HPC evaluates the proposed project against Sausalito's *Historic Design Guidelines*. This complements project review against SOI *Standards* and any other applicable state or local ordinances and policies. Submit separate sheet(s), as necessary.

PROJECT CONFORMANCE DESCRIPTION (LIST SAUSALITO *HISTORIC DESIGN GUIDELINES* SECTIONS AND/OR PAGE NUMBERS CONSULTED)

The following Historic Design Guidelines are generally applicable to the proposed project:

Treatment of Historic Commercial Properties (*from 2011 Historic Design Guidelines, Chapter 2 - Treatment of Historic Structures Page 12-16):*

2.1 For a commercial storefront building, a rehabilitation project should preserve…character-defining features.

Treatment of Special Features (*from 2011 Historic Design Guidelines, Chapter 3):*

G. Awnings and Canopies;

3.15 A fabric awning is encouraged;

3.16 An awning or canopy should be in character with the building and streetscape.

SECTION 10 – ADDITIONAL FINDINGS FOR CERTIFICATE OF APPROPRIATENESS REVIEW

Pursuant to Sausalito Municipal Code Section 10.46.060.F, additional Certificate of Appropriateness Findings apply to projects involving the following:

- Local Historic Property
- Property in Historic Overlay District
- Sign Permit Application
- Demolition Application

ADDITIONAL COA FINDINGS	**[X] APPLY TO PROJECT [ ] DO NOT APPLY TO PROJECT**
PROJECT CONFORMANCE DESCRIPTION (IF APPLICABLE)	

The following section and provisions from Sausalito's Municipal Code have been referenced for project conformance:

10.46.060.F.3. Additional Findings for Properties in Historic Overlay Districts

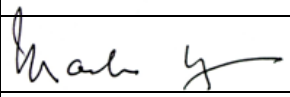
a. Any new construction, addition or exterior change shall be compatible with the character of the historic overlay district as described in the designating ordinance;
b. Exterior change shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic overlay district; and
c. For any exterior change where the subject property is not already compatible with the character of the historic overlay district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility.

In conclusion, and as summarized above under the SOI Standards and per the City of Sausalito's Review Requirements, the proposed project at 12 El Portal is highly respectful of the building's historic character so the proposed work is compatible with and will enhance the character of the historic Hotel Sausalito and of the Downtown Historic District.

SECTION 11 – APPLICATION PREPARER AFFIDAVIT AND SITE VISIT CONSENT

Under penalty of perjury, the following declarations are made:

- The facts and information submitted in/with the Certificate of Appropriateness application are true and accurate to the best of my knowledge.
- The undersigned is the owner or authorized agent of the owner of this property.
- I understand that other applications and/or information may be required and that all documents/exhibits submitted are retained for the project's permanent public record.
- I hereby authorize City of Sausalito staff and Historic Preservation Commission members to conduct a site visit of this property, making all portions of the interior and exterior accessible.
- I have provided the required supplemental information identified on page 1 of this application.

PRINTED NAME	Mark Hulbert
SIGNATURE	
PROFESSIONAL QUALIFICATION	Preservation Architect and Historic Resources Consultant
RELATIONSHIP TO PROJECT	**[ ] OWNER [X] AUTHORIZED AGENT**