



STAFF REPORT

SAUSALITO HISTORIC PRESERVATION COMMISSION

PROJECT ADDRESS	426 Pine Street (APN: 065-054-11)
PROJECT ID	Historic Resources Determination 2021-00341
MEETING DATE	February 17, 2022
PLANNER	Alaina Lipp, Assistant Planner

SUMMARY

The Historic Preservation Commission (HPC) will consider a Historic Resource Determination Information Packet (HRDIP) (**Attachment 1**) for the subject property at 426 Pine Street. The parcel is a 3,598 square foot parcel (065-054-11) owned by Georgia Glassie and William J. Beyer. The single-family home is 1,319 square feet and has three bedrooms, two bathrooms, built out attic, rear deck, front porch, driveway, a rear storage shed, and a partial-width basement. The residence was originally built in 1922 by an unknown architect and builder.

The structure has a front-gabled, asymmetric entry with a low-pitched roof, moderate eaves, decorative brackets, and exposed rafters. There are two rear additions which may have been constructed in the 1950's or 1960's. Fourteen of the 24 windows have been replaced with a mixture of vinyl and wood materials. The structure is currently clad in plain shake shingles but was originally comprised of horizontal wood siding.

The applicant has provided a permit history dating back to 1979. Of note, the roof was replaced in 1995, and a gas burning fireplace installed in 2007. The kitchen was renovated in 2017, which included the removal of a non-load bearing wall. The Community Development Department's historic files did not reveal any additional detail on the original construction or the additions to the site. A list of the existing permit history of modifications to the structure can be found in the HRDIP packet provided by the applicant in **Attachment 1**.

Ownership and occupant history is inconsistent. From 1922 to approximately 1956, William C. Lewis Jr. and Alice Patricia Conroy Lewis owned and resided in the home. Mr. Lewis laid linoleum as his occupation and Mrs. Lewis kept the house. Michael Andrew Nail owned the home for some period of time around 1973, but ownership and residence history from 1956 to 1975 is not clear or unknown. Dr. Graham Maurice Widdowson and Sharon J. Bennett owned and lived in the home from 1975 to 1984. David Griffing owned the home from 1989 to 1996, but it is not clear whether he resided there. Patricia Thompson, a clinical social worker, lived in the house from 1996 to 2017, though she is not listed as an owner. William J. Beyer, a Senior Product Manager at Autodesk, and Georgia Glassie, who is a VP at Sausalito Nursery School, have owned and lived in the home since 2017 to present.

The property is located within the "New Town" area of Sausalito. The property is adjacent to one- and two-story, single-family homes constructed between 1890 and 1930 in various architectural styles. Photos of the residence and neighboring residences can be found in the HRDIP packet provided by the applicant (**Attachment 1**) and supplementary neighborhood photos provided by staff (**Attachment 2**).

The HRDIP is a submittal requirement that precedes a development application at the subject property. The development application will propose to alter an existing structure that is more than 50 years old

and subject to the California Environmental Quality Act (CEQA). The subject property is not a Designated Historic Structure or Property in a Historic Overlay District.

BACKGROUND

On December 15, 2021, the Community Development Department received an application (2021-00341) for a historic resources determination by Stacey De Shazo of Evans & De Shazo, Inc. The submittal is in preparation for a discretionary permit request which has not yet been received by the Community Development Department.

The HRDIP is included as **Attachment 1**. At this stage of the review process – the historical resource determination – the HPC is concerned only with the existing conditions of the structure/site and if the property qualifies as a historical resource according to the criteria contained in Public Resources Code Section 21084.1 and Title 14, California Code of Regulations, Section 15064.5.

STAFF ANALYSIS

Based on the information provided in the HRDIP and City Planning files, the project site does not appear to be a significant historic resource and, therefore, subject to CEQA, per the Public Resources Code. As an individual resource the site does not meet any of the four criteria.

REGULATORY ENVIRONMENT

Sausalito Municipal Code

Sausalito Municipal Code (SMC) Section 10.50.80.D (Structures over 50 Years of Age and Subject to CEQA) requires Community Development staff to review the structures or site's potential as a historic resource when an application would alter the exterior of an existing structure that is over 50 years of age and subject to CEQA. The HPC and the Community Development Department adopted the HRDIP requirement to help analyze whether a property qualifies as a historical resource under CEQA. A completed HRDIP includes:

- Property's permit and construction history;
- History of owners and occupants, to the extent available;
- Photographs that show all structures on the property; and
- Additional information as determined by the Community Development Department and/or the HPC for the review of the structure's potential as a historical resource, consistent with Public Resources Code Section 21084.1 and Title 14, California Code of Regulations, Section 15064.5.

If the Community Development Director, or their designee, determines that the property does not qualify as a historical resource, the decision must be in writing and forwarded to the HPC for final advisory historical resource determination to the decision-making body. If the HPC finds that the property may qualify as a historical resource under CEQA, then a formal historic resource evaluation (HRE) report is required.

Public Resources Code

According to Public Resources Code Section 21084.1, a historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Also, according to Title 14, California Code of Regulations, Section 15064.5, the term "historical resources" shall include the following:

- 1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR,

Section 4850 et seq.).

- 2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:
 - A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - B) Is associated with the lives of persons important in our past;
 - C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - D) Has yielded, or may be likely to yield, information important in prehistory or history.

HPC REVIEW

Based on review of the submitted HRDIP (**Attachment 1**) for the existing residence at 426 Pine Street, the HPC shall determine whether it concurs with staff's determination that the property does not qualify as a historical resource according to the criteria contained in Public Resources Code Section 21084.1 and Title 14, California Code of Regulations, Section 15064.5.

For each of the four criterion listed below, the HPC shall answer the question by determining "Historically Significant" or "Not Historically Significant." If at least one of the criterion results in "Historically Significant," the applicant shall be required to submit an application for a Certificate of Appropriateness. The HPC may also continue the public hearing for additional information.

CRITERION
1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

STAFF RECOMMENDATION

Staff recommends that the Commission review the information presented and determine whether it concurs with staff's determination that the property does not qualify as a historical resource according to the criteria contained in Public Resources Code Section 21084.1 and Title 14, California Code of Regulations, Section 15064.5.

ATTACHMENTS

1. HRDIP
2. Supplementary Neighborhood Photographs