



CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

DRAFT FOR HLB REVIEW AND APPROVAL

Date: May 28, 2014
To: Planning Commission
From: Ben Noble, Contract Planner – PlaceWorks
Subject: Valhalla: HLB Review and Recommendations

On April 9, 2014 the Historic Landmarks Board (HLB) held its first meeting on the proposed Valhalla residential condominium project at 201 Bridgeway/206 Second Street. At this meeting the HLB was introduced to the proposed project and discussed the historic significance of the Valhalla structure and the residence at 206 Second Street. After reviewing the two historic evaluation reports for the properties, the HLB determined that:

- The Valhalla structure at 201 Bridgeway has historic significance because it is (1) associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; and (2) associated with the lives of persons important in our past.
- The residence at 20 Second Street does not have historic significance.

The determination of historic significance enables the HLB to provide comments to the Planning Commission on the design of the proposed project.

On April 30, 2014 the HLB held a second meeting to discuss the design of the Valhalla project. At this meeting the HLB expressed strong overall support for project, finding it to be well designed, consistent with the Secretary of the Interior's Standards for Rehabilitation of a historic structure, and a positive improvement to the neighborhood and community overall.

The HLB made the following specific recommendations on the project design:

- Provide additional articulation of the roof of the garages facing Second Street so that it appears less monolithic and is more representative of the scale and composition of the residential structures that historically lined Second Street.

- Use materials and colors for the recessed inverted dormer on the Bay side, the new projecting dormers and the roof monitor that match surrounding materials so that these elements are less prominent and allow the form of the roof (which is a character-defining feature) to read as a singular mass.
- Acknowledge the history of the property through a publicly visible plaque or other feature.
- Replace the white vertical posts on the Bay-side balcony railings with elements less prominent so that the glass balcony railing is less visible and reads clearly as a contemporary feature separate from that of the solid parapet wall below it.

The HLB also suggested that the veranda brackets visible from the Bay could appear slightly less “curvy.” This suggestion was provided as an idea to consider rather than a strong recommendation to the Planning Commission.