

Heritage Preservation Board
Regular Meeting
March 17, 2003

Miscellaneous Business

Call to Order

Chair Jim Adams called the meeting to order at 6:15 p.m.

Present: Chair Jim Adams, Board Members Helen Heitkamp, Marily River, Nancy Curley, Sallyanne Wilson, Grayson Marshall (arrived just after roll-call), Kathleen Kearley-Green (arrived at 6:45), Planner Kristin Teiche and Recording Secretary Nathalie Bamatter.

Absent: None.

Staff Report – Kristin Teiche

- Status of Blue Rock Inn – Application is still incomplete.
- Silver Peso – The building is to be painted. Planning Director Jan Vazquez has administrative approval on the final color choices and recommended several historically appropriate color choices to the project's painter. Planner Teiche made it clear that the side door could be repaired but not removed. Boardmember Wilson suggested that the Silver Peso be approached about the possibility of a ReStore Loan.
- Lark Theater – The owner's architect came to the Planning Department and has indicated that the owners may have plans to move ahead with their remodel plans.
- City Parking Lot – Planner Teiche clarified that Shawn Nazari, the owner of the property behind the City Parking Lot, was likely not interested in purchasing the parking lot as he would then have to replace the lost parking with on or off-site. The Draft Specific Plan recommends that the lot would remain a parking lot or would perhaps be considered as a future site for the City's library.

Boardmember Wilson asked about the Railroad Right-of-Way area behind the Nazari property. She was concerned about the removal of bollards which allow parking adjacent to the bike path. Planner Teiche said that as far as she knew parking was not allowed and would follow up again with the Department of Public Works.

Regular Business Items

1. Preservation of Historic Residential Structures
 - Status of Inventory Update – Boardmember Heitkamp reported on her tour with consultant Dan Peterson. She said they were able to cover various locations in Larkspur including the Loop, Madrone Canyon and Baltimore Park. They both took photos and/or slides and some draft notes were prepared. Boardmember Heitkamp said the tour also attracted the attention of some residents and as a result she learned some informative things about various properties. A woman on Monte Vista offered to supply the HPB with a 1926 photo of her street.

Dan Peterson also noted that the railroad pillars near Elm Avenue had local rock imbedded in them and that perhaps a thematic history of the railroad right-of-way could be implemented. Boardmember Heitkamp also thought that the various stairways and paper streets would also make for an interesting thematic history walk.

As part of their tour Boardmember Heitkamp asked Mr. Peterson for some off the cuff comments regarding the Lark Theater and the Blue Rock Inn. Mr. Peterson thought that window on the North side of the Theater would be fine as long as they were setback far enough (beyond indentation in side). He also thought that a fourth floor roof on the Blue Rock would be architecturally degrading to the building and strongly advised against adding a fourth story.

Boardmember Heitkamp will be conducting a second tour with Mr. Peterson on March 24th.

Planner Teiche anticipates the completion of Phase 1 sometime in April or May. She distributed a sample from the new database prepared by Mr. Peterson that shows pages of the new website database created from the 1978 data.

- Funding Request to Council – Planner Teiche reported that as per her conversation with the Deputy City Clerk a City Council will not consider the HPB's request for funds to complete the inventory update until June.
 - Volunteer to attend Council budget meeting – As the meeting will not take place until June a volunteer was not selected at this time.
2. Possible Expansion of Downtown Historic District. On hold pending inventory update

3. Items for Board Review and/or Comment:
- 234 Hawthorne Avenue, Mills Act Residence. Yearly review of ten year maintenance and repair plan. Chair Adams remarked that the ten year plan listed only maintenance items and no restoration items. Boardmember Kearley-Green, the former owner of the residence, gave some input. She believed that the maintenance items were legitimate as the home requires huge amount of upkeep. She also disagreed with Year 2011 item that suggested replacing the windows in the upstairs boy's bedroom to match the existing house windows. She said that the windows currently in the room are the ones she put in which are replicas of the original casement window.

The Board noted that the 10 year plan was actually short by one year.

The Board went on to discuss the possibility of having the ogees restored. Boardmember Wilson showed a vintage photo of the residence when the ogees were still in place. The current owners have resisted replacing the ogees as they believe it would block the light. Boardmember Kearley-Green suggested that if the ogees are restored on the Hawthorne side of the residence (the most visible side) it would minimally affect the light. It was suggested that perhaps the restoration of the ogees on the Hawthorne side could be spread over two years.

Some discussion took place regarding adding a black iron fence to the property. The Board was more concerned with the residence itself and not with adding a historically accurate fence.

The board moved and seconded (Heitkamp/Curley) to continue the Mills Act Contract until the owners revised their plan. Planner Teiche to prepare a letter requesting a full 10 year plan, a change to the Year 2011 item, and perhaps add the restoration of the ogees.

- 8 Arch Street – Handrail alteration for historic railing. Planner Teiche said that the applicant, Mr. Speer, was not required to appear. She went on to say that the Building Inspector could not approve the handrail as it had been previously recommended by the HPB as it did not meet code. The Building Inspector provided drawings to show how the handrail could be finished so that it complies with code. He also noted that the ends could be much smaller than as indicated on the drawing. The handrail on the main entry stairs of City Hall was used as an example.

Motion (Wilson/Heitkamp) to recommend most minimal handrail alteration (similar to City Hall) All in favor.

4. Update on CLASP

- Volunteer to attend Planning Commission meetings – Boardmember Heitkamp said that the HPB should be represented at the CLASP/Planning Commission meeting. She said that at the next meeting two plans were to be presented. Chair Adams and Boardmember Rivers both said they would make an effort to attend.

The HPB also discussed whether they would have an opportunity to review the plans and policies prior to adoption by the Planning Commission. The idea of a joint meeting was suggested.

5. Announcements and Attachments – Boardmember Wilson reported that ReStore member, Carol Haggerty, was in the process of adding before/after photos of the 3 examples of business that benefited from a ReStore Loan to the City's website. She also added that the Carol Haggerty and Dave Kallmeyer were the new co-chairs of the ReStore Board.
6. Approval of Minutes: **Board Member River moved, seconded by Board Member Wilson to approve the minutes from meeting of the Heritage Preservation Board as submitted. Board Members unanimously approved this motion.**
7. Next Meeting: April 21, 2003

Adjournment

Board Member Heitkamp moved, seconded by Board Member Adams, to adjourn the March 17, 2003 meeting of the Heritage Preservation Board at 7:30pm. Board Members unanimously approved this motion.

Respectfully submitted,

Nathalie Bamatter
Recording Secretary