

Heritage Preservation Board
Regular Meeting
September 22, 2003

Miscellaneous Business

A. Call to Order

Chair Adams called the meeting to order at 6:05 p.m.

Present: Boardmembers Marilyn River, Nancy Curley, Sallyanne Wilson, Helen Heitkamp, Grayson Marshall, Kathy Kearley Green (arrived at 6:30), Planning Director Nancy Kaufman and Recording Secretary Nathalie Bamatter.

Absent: Planner Kristin Teiche.

Staff Report – Nothing to report

Public Hearing Items

Amendment to UP/DR 01-77; Janice Clement of Yankee Pier/Lark Creek Inn Partners, L.P. applicants; Sue P. Schaefer, owner; 286 Magnolia Avenue; APN 21-104-03; GD Zoning District. Applicant is requesting to amend condition #3 of UP/DR 01-77 which limits use of the seasonal enclosure over the front patio from November 1 through March 31 of each year. The applicants would like to extend the use of the enclosure to run from October 1 through April 30 of each year.

Present at hearing: Janice Clement of Yankee Pier

Ms. Clement was asked to explain the reasoning for extending the time period for the enclosure. She explained that the Yankee Pier was a family/neighborhood restaurant and that the clientele enjoyed being out on the patio. Last year in April it rained quite a bit so the business would like to have the enclosure up longer just in case.

Boardmember Curley asked if space heaters were used. Ms. Clement said yes. She also asked if there was any problem with the wisteria in relation to the enclosure which was initially one of the Board's main concerns. Ms. Clement said that their gardener seemed to think that the wisteria was fine and did not foresee any problems. The gardener and Yankee Pier are very attentive to the health of the wisteria.

Boardmember Rivers was concerned that if the enclosure was up for a longer period of time then it could no longer be considered a temporary structure.

Boardmember Curley said that as the enclosure can be easily removed it would not qualify as permanent.

Chair Adams said that 2 years ago when the Board initially heard the project they were concerned about the look of the enclosure but now believes that the Board took the right direction and therefore he felt comfortable allowing extra time.

Planning Director Kaufman noted that the structure could still be viewed from the side.

Boardmember River said that she could be flexible on the dates. She thought that the time period should be a set number of months and not necessarily a fixed timeframe.

M/s Wilson/Curley to approve the extension of the time period to 6 months.
All in favor.

Regular Business Items:

1. Preservation of Historic Residential Structures:
The Board complimented architectural historian Dan Peterson on the excellent job he has done to date. They feel he definitely was the right person to hire and that his work has been a labor of love.

The Board then went on to discuss the recent number of teardowns in Larkspur. 225 Monte Vista was used as an example.

Chair Adams wondered if there was some sort of mechanism that could be used for notification. He felt that the character and scale of historic neighborhoods was not being maintained especially when Floor Area Ratio is used as the only criteria.

Boardmember Wilson suggested that perhaps the Board get monies from the community to fund Phase 2 instead of waiting for funding. She felt that time was slipping by. She was willing to co-chair an investigation into what this would entail. Boardmember Kearley-Green volunteered to co-chair.

Chair Adams asked Boardmember Heitkamp if Mr. Peterson has formalized areas that could be considered historic districts. She said that he had verbally but that he would need to conduct a more formal assessment. She said that he had worked on a historic district in Santa Rosa.

Chair Adams suggested that Mr. Peterson look into how much more funds would be needed to expand the study to look into historic districts. He could also develop criteria/guidelines for new development to maintain neighborhoods.

The Board continued to discuss getting the community involved in maintaining their neighborhood's character and scale and various modes for possible funding.

Boardmember Heitkamp suggested walking tours as a method to educate various neighborhoods so they can appreciate what they have.

Boardmember Heitkamp again asked about the issue of teardowns. Planning Director Kaufman said that there was not much that could be done, particularly if they are not historic structures. She suggested that Boardmembers attending the conference on Friday should take the opportunity to ask other communities what they have done.

Boardmember Rivers said that several communities have design review already in place and we should do some research into what they were doing.

2. Possible Expansion of Downtown Historic District. Planning Director Kaufman said that the Planning Commission is hearing a business item at their next meeting on whether to initiate a rezoning for the Escalle Winery property. If it is approved then public hearings will be conducted to discuss the rezoning.
3. Items for Board Review and/or Comment: Nothing to report at this time.
4. Update on CLASP: Planning Director Kaufman said that she is currently reviewing the 2nd Administrative Draft of the EIR and thought that it might be ready in about a month.
5. Announcements and Attachments:

Boardmember Curley said that she spoke to Sue Cunningham about the possibility of conducting historic walking tours to replace Donna Riordan who is retiring. She said that Ms. Cunningham was interested and that maybe she would be interested in getting involved in more projects.

Boardmember Heitkamp said that the buyer for the Lark Theater backed out and the property was back on the market.

Boardmember Wilson said that the City should look into the possibility of creating a Community Foundation as an avenue to collect funds. She said many older residents might want to contribute to a fund to aid their community.

Planning Director Kaufman said that Planner Teiche approved minor changes to the Blue Rock's proposal including the addition of steps at the rear of the building and windows in the upper level of the turret. She also said there would be a workshop on October 20th at 7:30 p.m. regarding the Housing Element. She hoped this would not conflict with the Board's regular meeting. The Board agreed that they could adjourn early if any of them were going to attend the workshop.

6. **Approval of Minutes:**
Board Member Heitkamp moved, seconded by Board Member Marshall to approve the minutes from meeting of the Heritage Preservation Board as amended. Board Members unanimously approved this motion (Boardmembers River, Kearley-Green and Chair Adams abstaining)
7. **Next Meeting: October 20, 2003**
8. **Adjournment**
Board Member Heitkamp moved, seconded by Board Member Marshall, to adjourn the September 22, 2003 meeting of the Heritage Preservation Board at 7:10p.m.. Board Members unanimously approved this motion.

Respectfully submitted,

Nathalie Bamatter
Recording Secretary