

Heritage Preservation Board
Regular Meeting
January 27, 2004

Miscellaneous Business

A. Call to Order

Boardmember/Acting Chair Nancy Curley called the meeting to order at 6:08 p.m.

Present: Board Members Sallyanne Wilson, Grayson Marshall, Kathleen Kearley-Green, Planner Kristin Teiche, Planning Director Nancy Kaufman and Recording Secretary Nathalie Bamatter.

Absent: Chair Jim Adams and Vice Chair Marilyn River.

Staff Report – Kristin Teiche

- Escalle Winery: The H-Overlay is on hold until the February 24th Planning Commission meeting. The owner is trying to come up with an alternative to identify the area for the H-Overlay. Supposedly a letter was sent but has not yet been received.
- Lark Theater: The rental negotiations have finally been settled and plans should be submitted by the end of the month. Dan Peterson acted as the Historical Architect on behalf of the prospective tenant. Boardmember Heitkamp said she recently went by the Theater to take some photos and by chance ran into one of the owners, Michael Gottlieb, who allowed her to view the interior. She said that there were some wall sconces which were of interest. She also noted that the front seats towards the stage were flooded which appears to be an on-going problem. Apparently repairs were being made to the sump pump. Planning Director Kaufman also said that there was some old equipment and shut off levers upstairs that were interesting.

Boardmember Wilson said she heard from David Samuel (he appeared before the Board last year to discuss his proposed plans for the theater prior to it being sold). She said Mr. Samuel as well as Mike Lewis, a contractor, were both still interested in the future of the theater. The Board thought that Mr. Samuel should be put in touch with the current tenant, Bernice Beaza, as they shared a similar plan for its use.

- Alexander Bridge: Planner Teiche spoke with DPW Director, Hamid Shamsapour, who said that they were receiving bids for the retrofit of three bridges. He stated that the City would still receive 80% State funding but was finding it difficult to raise the 20% City contribution. He said his repair schedule would be in the order of the Doherty Bridge, Alexander Bridge and then the Bon Air Bridge. The Board stated a preference for moving the Alexander Bridge to the first position due to some safety concerns.

- Planner Teiche also mentioned that 5 Ardmore was slated for demolition. The Board thought that of the 3 buildings at that address, this house was the least valuable from a Heritage point of view. The music studio and main house have both maintained their historic value. Planner Teiche mentioned that the other two buildings would probably be demolished soon, as well.

Regular Business Items

Regular Business item 4 was discussed first in consideration of Planning Director Kaufman's schedule. A motion (Wilson/Heitkamp) to start with item 4 was agreed to by all members.

1. Preservation of Historic Residential Structures – Update from Dan Peterson on status of inventory evaluation
Planner Teiche reported that Dan Peterson's goal for completion of the first phase was for the end of January. Planner Teiche hoped to have Mr. Peterson come to the February meeting to present his work.
2. Possible Expansion of Downtown Historic District. On hold pending completion of inventory update
3. Items for Board Review and/or Comment:
 - Larkspur Community Foundation – Sallyanne Wilson
Boardmember Wilson said she has City Manager Jean Bonander's permission to set up a fund through the city to receive contributions that would have tax-free status to fund Dan Peterson's work on Phase 2 of the Inventory Update. Councilmembers Joan Lundstrom and Ron Arlas were both enthusiastic about setting up a community foundation to raise private money for projects in the city and were looking to find a lawyer to work pro bono to file all the necessary paperwork. Boardmember Wilson said that she would be attending a meeting Wednesday to continue discussions about creating a Foundation. It was agreed by all the Boardmembers to continue this discussion to the February 23, 2004 meeting.
 - New source of historic photographs – Helen Heitkamp
Boardmember Heitkamp said she met a Larkspur native, Rosemary Uren Walker, who had an extensive collection of photos from her childhood growing up in the 50's. Her brother also maintains a website (www.sonic.net/~tterraces/index.html) with several photos. Boardmember Heitkamp thought it would be interesting to invite them to an upcoming meeting to show their photos.
4. Update on CLASP: Heritage Board discussion and response to EIR regarding potential archeological resources at Niven Nursery.

Boardmember Heitkamp said there is a strong potential of Indian remains on the property especially in the area of the former Bickerstaff house knoll and the Doherty house knoll (gas station). She feared that if the Site Plan was drawn prior to a survey we would be condemning the site to destruction. She also stated

that the General Plan calls for a survey first so that if remains are discovered the area can be used for a road or park instead of a building. A building foundation would potentially be dug far down enough to disturb a site whereas a road or park would be less invasive. She stressed the difference between disturbed sites versus intact sites. She suggested that borings be conducted around the location of the former Bickerstaff house. Borings would have to be deep as a nearby knoll was leveled to create fill for the nursery.

There was also some discussion regarding whether it would be viable to preserve some of the greenhouses. It was thought that the greenhouses were in such dis-repair that there might be safety concerns. Boardmember Heitkamp suggest that the the structural framing of a greenhouse be used as a landscape feature to give the "essence" of a greenhouse and allow for a rose garden or park, perhaps even incorporate the Indian midden.

Boardmember Wilson will draft a letter to incorporate the Heritage Board's concerns and e-mail it to Planner Teiche.

5. Announcements and Attachments:
Recently several homes have been built without public hearings because they do not require Variances or FAR exceptions. Typcially the smaller home is demolished and a much larger home is put in its place. Planner Teiche and Planner Karl Guiler will be looking into possible solutions to this problem.
6. Approval of Minutes for 11/24/2003
Board Member Wilson moved, seconded by Board Member Heitkamp to approve the minutes from the 11/24/03 meeting of the Heritage Preservation Board as presented. Board Members unanimously approved this motion.
7. Next Meeting February 23, 2004. Upcoming dates were tentatively discussed to accommodate Chair Adams schedule. Possible upcoming meeting dates are: March 15th; April 19th; May 17th; June 28th.

Adjournment

Board Member Heitkamp moved, seconded by Board Member Marshall, to adjourn the January 27, 2004 meeting of the Heritage Preservation Board at 7:45p.m. Board Members unanimously approved this motion.

Respectfully submitted,

Nathalie Bamatter
Recording Secretary