

Heritage Preservation Board
Regular Meeting
August 16, 2004

Miscellaneous Business

A. Call to Order

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

Present: Chair Jim Adams, Board Members Grayson Marshall, Helen Heitkamp, Nancy Curley, Heather Steil (new alternate member), Kathy Kearley Green (arrived 6:12), Planner Kristin Teiche and Recording Secretary Nathalie Bamatter.

Absent: Board Members Sallyanne Wilson and Marilyn River.

Staff Report – Kristin Teiche

- 15 Monte Vista – The building application for 15 Monte Vista which included the demolition of the existing residence was not issued prior to July 15 and therefore was sent back to Planning for Design Review. It is recommended that the property be added to the Inventory.
- 9 Ardmore Avenue: was demolished to make room for new construction.
- Dan Peterson has a new two-year contract with the City as its new Architect Historian.
- A proposed study session for 105 King (the Costello house) will discuss the possibility of converting the home into a school. The purchase of the home is pending approval.

Public Hearing Item:

DR/Exception 04-61; 95 Laurel Avenue, APN 020-233-01, 02 & 12; Rob Wilkinson, Wilkinson Architectural Group, applicant; John and Sasha Larson, owners; R-1 (First Residential) Zoning District. Applicant has requested Design Review for exterior alterations to a structure listed on the Inventory of Historic Resources, and an Exception Permit to permit the alterations on a nonconforming portion of the residence where it exceeds the 30' height limit.

Present Architect Rob Wilkinson, owners John and Sasha Larson plus two members of the construction staff. Also present Dan Peterson as Architectural Historian to the City.

Mr. Larson briefly spoke and said that he was not aware that his home was on the City's historic inventory but that it was important to him and his wife to maintain the architectural character of the home. The difficult aspect was finding

the balance between maintenance and improving function to meet the needs of a growing family. The proposal was to convert an existing attic space to bedrooms. As the attic is on the third floor it added certain limitations especially since he wished to minimize any exterior renovations. The actual footprint of the building would not change. However, they have proposed some exterior window changes and propose to reconstruct a dormer to permit a second exit from the third floor.

He then went on to discuss the renovations according to the affected elevations. He said he wished to add skylights but they would be low profile/low curb Velox type with a dark bronze exterior finish and dark glass that would minimize visibility against the dark shingle roof.

Chair Adams asked to any of the skylights would be visible. The owner responded that the skylights would not be visible from the street and was willing to move the skylights to the back of the house.

Boardmember Heitkamp noted the comments by Dan Peterson in his report and preferred to receive clarification from the Building Official regarding the use of the Historic Building Code (due to the age of the home) before making recommendations.

Consultant Peterson said it was important not to clutter the roof with skylights especially if the rooms already had windows.

Motion Adams; Moved/Seconded Heitkamp/Curley for the following:

- Proposed window on 2nd floor of East elevation is withdrawn.
- East and west side window in pediment retained as per State Historical Building Code provisions for escape windows.
- First floor powder room window proposed on North elevation acceptable.
- Second floor replacement of glass is acceptable in round window in the stairwell area.
- The arched windows on North elevation/3rd floor cannot be approved. Prefer skylights on roof as long as they remain unobtrusive. A second choice would be to allow a window on the side of the dormer or within the upper portion of the pediment. However the Board is hesitant to permit this option if skylights would work.
- South elevation dormer for second stair the preference is that Building Official eliminate dormer replacement in consideration for fire sprinklers on third floor. Failing that, prefer that the dormer be smaller as long as it steps in and creates a separation on the North and West face of wall so that it clearly stands out as a separate element rather than a continuation of the second floor.
- Somewhat comfortable with the skylights but will have to conduct site visit to make sure that skylights do not create a dominate pattern on the roof as viewed from the street and areas of the site.

Planner Teiche said that once she has received revised plans taking into account these revisions she would discuss it with the Building Official.

Boardmember Curley thanked the applicants for their cooperation in this process.

Regular Business Items

1. Preservation of Historic Residential Structures
 - Update on proposed H Overlay Zoning for the Escalle Winery property. The proposal is going to the City Council for review.
2. Possible Expansion of Downtown Historic District. Architectural Historian Dan Peterson briefly discussed the Baltimore Park neighborhood, which he believes is its own district. Houses, not already identified, should be added to the Inventory. The loss of one house on its own is not great but viewed as whole can be more substantial.
3. Items for Board Review and/or Comment:
 - Progress on the Larkspur Community Foundation
 - Program to provide on-line viewing of Historic PhotographsAs both Boardmembers River and Wilson were not in attendance these items were postponed.
4. Update of CLASP – Response to comments should be some time in October.
5. Announcements and Attachments –
 - Memo to Public Works Director Hamid Shamsapour regarding Baltimore Park platform, per HPB direction from June 28, 2004
 - Memo to Hamid Shamsapour regarding canopy overhang at the Lark Theatre per HPB direction from June 28, 2004
 - E-mail from City Manager Jean Bonander re: Downtown Digest
6. Approval of Minutes:

Board Member Marshall moved, seconded by Chair Adams to approve the minutes from meeting of the Heritage Preservation Board as presented. Board Members unanimously approved this motion.

Next Meeting: September 20, 2004

Adjournment

Board Member Curley moved, seconded by Board Member Kearley Green, to adjourn the August 16, 2004 meeting of the Heritage Preservation Board at 8:05p.m. Board Members unanimously approved this motion.

Respectfully submitted,

Nathalie Bamatter
Recording Secretary