

Heritage Preservation Board
Regular Meeting
November 21, 2005

Miscellaneous Business

Call to Order

Vice-chair Marilyn River called the meeting to order at 6:05 p.m.

Present: Boardmembers Sallyanne Wilson, Nancy Curley, Grayson Marshall Kathy Kearley Green, Chair Jim Adams (arrived at 6:09), Planner Kristin Teiche, Planning Director Nancy Kaufman (arrived 6:05), Senior Engineer Phiroze Wadia, Public Works Director Hamid Shamsapour (arrived 6:08) and Recording Secretary Nathalie Bamatter.

Absent: Board Member Helen Heitkamp.

Staff Report – Kristin Teiche

- Red Riding House is for sale. Interested parties are inquiring as to what could be done to enlarge the home.
- 234 Hawthorne, our sole Mills Act property, has submitted plans for an addition in the existing attic. Architectural Historian Dan Peterson already reviewed a preliminary plan and did not believe the remodel would impact the historical integrity of the home. The Board may review the application in December.

Regular Business Itemss

1. Phase II: Evaluation of Potential Additions to Larkspur's Inventory of Historic Resources. On hold until January 2006.
2. Possible Expansion of Downtown Historic District: (ON HOLD pending completion of inventory update)
3. Items for Board review and/or Comment and Action
 - Council Chambers ceiling and light fixture replacement: Planner Teiche passed around photos of the existing fixtures in the library and the fire station (fixture choices were enclosed in the packet). The Fire Station fixtures are circa 1930 and the library are reproductions. Director of Public Works (DPW) Hamid Shamsapour briefly explained that PG&E sets aside monies for grants, which the County of Marin has been able to tap into. The School District and Larkspur City Hall have been chosen as models for this pilot project. The fixtures, especially those in the Fire Station, are not energy efficient. The City's architect Eric Glass has generously donated his time to this project.. DPW Shamsapour also

explained that the ceiling tile would be replaced. Additional molding will be added to the ceiling to create a cove type ceiling. The two doors leading into the Council Chambers will be replaced with solid core doors affixed with proper ADA hardware. The current wood wainscoting would be cut down to the level of the window sill and a shelf molding would be added. The current speakers will be removed. Public Works verified that the walls contain studs at 16" which will allow for the newly framed historic photos to be affixed directly to the wall without having to suspend them from the ceiling.

At the upcoming December 7th City Council meeting the donors toward the framing project will be publicly thanked for their donations.

Boardmember Curley asked if the decision made tonight would be a long-range decision or if any proposed seismic upgrade would damage these proposed upgrades. DPW Shamsapour confirmed that the decisions tonight would be long-range decisions. He also confirmed that the vintage fixtures in the fire station would be removed and stored.

Boardmember River said the building is in a Mission Revival style and that some of the more modern fixture choices were not appropriate. Chair Adams on the other hand preferred the simplicity of the modern choices. He felt that some of the options were too fussy and were more appropriate for a residence and not a public building setting. DPW Shamsapour said that these fixtures normally retail between \$1,000-1,500. DPW Shamsapour displayed several some color copies of fixture choices, which the vendor will provide at a 50% discount. The board's first choice was one presented in the packet. DPW Shamsapour said he would prefer that he receive at least two choices. The Board decided on the following:

- Stellar STD with rods, faux alabaster bowl and a sungold/brass finish (first choice)
- Calypso CLD with rods, faux alabaster bowl and an antique bronze finish(second choice)

A motion Boardmember Curley/Wilson to allow the above choices as the replacement fixtures for the City Council chamber. All approved.

The discussion then went on to discuss the ceiling tile. Currently the tiles are 12x12. The new tiles would be 24x24. The Board agreed that the larger tiles would be more appropriate but had a strong preference that none of the gridlines show. They also preferred a less textured finish than what is in the room currently. DPW Shamsapour said he would, based on their recommendations, come back with some choices for the Board to review.

DPW Shamsapour also said that the Chambers would be re-painted and asked if the Board had any concerns about painting the wood wainscoting. The Board felt that it would be fine to paint the wainscoting. He also asked if the Board had any preference for the flooring material. The Board was open to either replacing the linoleum or installing a light-colored bamboo floor. Some other improvements would be a new cabinet to house the recording equipment and a removable

wheelchair ramp to the dais.

- Preserving original interview tapes: Planner Teiche phoned the video production group and clarified the bid that was presented by Boardmember Heitkamp. They said they would provide a revised bid. Planner Teiche said if the bid is within the Board's budget we will move ahead with the project.
 - Discuss whether an alternative street species should be considered for downtown Magnolia Avenue (Historic Downtown). Planner Teiche briefly recapped the City Council's motion directing DPW Shamsapour to revisit the Downtown Streetscape tree selection. Also, as monies become available trees could be replaced. Boardmember River, who was present at the Council meeting, said that three members of the Council were of a mind to continue with the Carob trees. Chair Adams offered several variety of trees (variety of Liquid Amber, Evergreen Elm, and Ash). His main concern was that the trees be deciduous, limbed to 16' in height, have stature and a lacy canopy. The Carob trees, to him, seemed very heavy. Other choices he felt were not appropriate for a commercial street were ficuses, crepe myrtles and privets which he felt were too ornamental. He said that the roots would always be an issue but if planted properly it shouldn't be a problem. Boardmember Wilson was pleased that the City Council adopted the plan and felt it was good to have a formal procedure in place. DPW Shamsapour confirmed that the plan that was recently adopted would not be altered but if a tree is to be removed he wanted to know if a new species should be considered now rather than later. Boardmember River recommended a Tristania Laurina tree as a possibility as it could be grown in large tubs, which could be a solution for areas with underground utilities. Chair Adams had some concerns with this idea. The Board agreed to discuss an alternative. Chair Adams office would put together a list of some choices and DPW Shamsapour said he would coordinate with his landscape architect and come back to the Board with some color photos of possible choices.
4. Update on CLASP – Planning Director Kaufman said that it was unlikely that another meeting would be held in December. The meeting should resume in January. Boardmember River, who was present at the last CLASP meeting, said the consultant, Bill Smith, had given moving the Railroad buildings as an option and that the City Council did not feel it was appropriate to move historic buildings. Boardmember River was appreciative that the Council had an understanding of preserving historic elements.

Planning Director Kaufman said that it should be clear that the City only owns the parking lot. There are several public buildings on private land. At some point the value of the land is gone.

Planning Director Kaufman said the next meeting will concentrate on the vision for housing and hopefully not focus on numbers.

5. Announcements and Attachments:
 - Boardmember Curley confirmed that she sent a thank you to the Cunninghams for their good work in providing historic walking tours.
 - Planner Teiche passed around a letter from the Marin History Museum requesting a donation.
 - Boardmember River said that she was concerned with the many Floor Area Ratio (FAR) Exception being approved by the Planning Commission. She is concerned that these larger homes will change the character of the neighborhoods. She felt that the Planning commission didn't seem to mind the amount of square feet of the home as long as the bulk of the home was reduced. Planning Director Kaufman said that the Planning Commission is concerned with this issue and has already had one special study session to discuss this subject.
6. Approval of minutes. Chair Adams, seconded by Boardmember Curley to approve the minutes from the October 17, 2005 meeting of the Heritage Preservation Board as amended. Boardmembers unanimously approved this motion.
7. Next Meeting: December 19, 2005 tentatively canceled

Adjournment

Boardmember Wilson, seconded by Boardmember River to adjourn the November 21, 2005 meeting of the Heritage Preservation Board at 8:05 pm.
Boardmembers unanimously approved this motion

Respectfully submitted,

Nathalie Bamatter
Recording Secretary