

**Heritage Preservation Board**  
Special Meeting of the Larkspur Heritage Preservation Board  
Proposed Amendment of the Historic Resources Inventory

May 5, 2007

**Call to Order**

Chair Grayson Marshall called the meeting to order at 10:00 a.m.

Present: Boardmembers Sallyanne Wilson, Helen Heitkamp, Nancy Curley, Jim Adams, Kathie Kearley-Green, Consultant Dan Peterson, Planning Director Nancy Kaufman, Planner Kristin Teiche and Recording Secretary Nathalie Bamatter.

Absent: Boardmember(s) Marilyn River

1. **Chair Welcome – Grayson Marshall.** Chair Marshall introduced the Heritage Board members and staff and explained briefly the format of the meeting.
2. **History of Larkspur’s Preservation Effort – Nancy Curley, Vice-Chair.** Boardmember Curley gave a brief background history of the start of the Heritage Preservation Board as a pro-active preservationist group and not the typical “social” historical society. She explained that the original inventory was created in 1978.
3. **Benefits and Restrictions of being listed on the Historic Inventory – Planning Staff.** Planner Teiche briefly explained some of the benefits to owning a historic home; Historic Building codes; pride of ownership; possible Mills Act Contract that provides tax breaks and Zoning variances to allow greater design flexibility.

She explained that Phase 1 of the project involved reassessing the original 1978 inventory which resulted in the proposal to remove 24 properties

Phase 2 of the project was the assessment of 149 additional structures of which 9 rated an A and 56 rated a B. The remaining addresses that rated a C or lower are not being proposed for addition.

She went on to stress that the purpose of the inventory was not to have the home be “frozen in time” but rather to keep the primary defining features, usually one or two elevations, intact. The interior of the home was not an issue and minor exterior modifications that complied with zoning and posed no material impact to the home would not be subject to heritage review.

4. **Power Point Presentation – Dan Peterson, Consulting Historic Architect** Mr. Peterson gave a brief overview of his involvement with the Heritage Board

dating back to the original 1978 inventory. He went on to conduct a power point presentation that explained the method of assessing a property and some examples of historic homes that were able to add sizable additions without impacting the primary historic views of the home.

**5. Open Forum – Q&A –** Chair Marshall opened the meeting to the public.

Richard Vanderdrift, 130 Magnolia, asked if being added to the inventory was voluntary. Planner Teiche explained that the State allows cities to identify homes that are 50 years or older as historic.

He then asked what was the threshold before a Heritage review was needed. Would it be required for siding, windows, exterior modification or additions? Planner Teiche said that certain exterior modifications that impacted the historic nature of the home would require Design Review such as changing lapboard siding to stucco; or making obvious window style changes as these types of improvements could have a significant impact on the resource.

Nancy Mulligan, 25 Piedmont, asked if solar panels could be added. Planner Teiche said that solar panels were exempt.

Ian Thompson, 226 Monte Vista, asked if there was an anticipated timeline before properties were added. Planner Teiche said that the first step was this series of public outreach meetings and then the discussion would move to the City Council level and would have to be scheduled according to their agenda but thought that end of summer or fall would seem feasible.

Nancy Drew, 226 Monte Vista, asked if it was coincidental that many of the properties listed were just over the threshold of 50 points. Consultant Peterson said that that was simply the way their evaluation worked out based on the rating system. Properties just over the threshold could be re-evaluated case by case if owners object to being listed.

Marc Hinshaw, 18 Acacia, asked how much additional time the Heritage review added to the case study presented in the power point. Planner Teiche said she believed it was approximately 2-4 weeks for public hearings but each application is different.

Someone from the audience asked if one objected what was the appeal process. Planning Director Kaufman said they could write a letter of objection and it would be presented to the City Council.

Someone else asked what happened if the home was destroyed (i.e., from a fire). Planner Teiche said that once the historic home is destroyed it's gone.

Douglas Main, 437 Holcomb, asked how the sale of his property would be

impacted by the historic designation. Boardmember Kearley Green related her experience in owning a historic home and how she believed it added to the value of the property.

Consultant Dan Patterson briefly explained the Mills Act that is a contract entered into with the City that decreases property tax assessments in exchange for maintaining the historic exterior of the home.

Planner Teiche stated that only homes designated "landmark" (rated an A) qualified for a Mills Act contract.

Joe Duggan, 8 Alexander, said he received a notice but did not see his property on the list. Planner Teiche said she believed his address was added later but would look into the matter.

Planner Teiche noted that a couple homes had been removed from the list when it was discovered through reviewing the building permit file that they had done extensive remodeling.

The owner of 607 Magnolia and 146 Locust said his Magnolia address was on the previous inventory but his Locust property was recommended for addition.

Robert Stewart, 116 William, stated that he does not want his property added to the list and suggested that this process was akin to eminent domain. He thought that the evaluation of his home was based on an unreliable source and conducted by untrained volunteers.

Richard VanderDrift, 130 Magnolia, asked how the Board is appointed. Boardmember Curley said they were appointed by the City Council. Boardmember Heitkamp clarified that she was a member of both the Heritage Board and the Planning Commission. Boardmember Wilson said that their findings are not arbitrary but rather are found in the H-overlay Regulations. In addition proposed work is reviewed based on the Secretary of the Interiors criteria.

Planning Director Kaufman pointed out that a historic home had some advantage in allowing variances that might not normally be approved.

As there were no additional questions or comments Chair Marshall thanked the participants and closed the meeting at 11:40 a.m.

Respectfully submitted,

Nathalie Bamatter  
Recording Secretary

