

Heritage Preservation Board
Regular Meeting
February 25, 2008

Miscellaneous Business

A. Call to Order

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

Present: Board Members Jim Adams, Nancy Curley, Helen Heitkamp, Marilyn River, Planner Kristin Teiche, Planning Director Nancy Kaufman and Recording Secretary Nathalie Bamatter.

Absent: Board Members Kathie Kearley-Green and Sallyanne Willson.

Staff Report – Nancy Kaufman briefly mentioned that the Niven application is still incomplete. One of the issues is circulation for parking.

Regular Business Items

1. Amendment of Larkspur's Inventory of Historic Resources:
Planner Teiche said that she needed the Board to agree on meeting dates to hold public hearings on this issue. It was determined meetings would be held in April. Staff to follow up with Board members to finalize dates.
2. Items of Board Review and/or Comment and Action
 - Mills Act Contract Request; John and Carol Knorrp, 55 Walnut Avenue, APN 21-102-11. Property owners have filed an application requesting to enter into a Mills Act contract with the City of Larkspur. Owner John Knorrp was present at the meeting.

Boardmember Heitkamp questioned the rating of the property as there appeared to be a discrepancy between two evaluation forms. She also asked for clarification of the construction date as it appeared as both 1875 and 1895. Planner Teiche clarified that improvements since 1979 elevated the rating to an "A" and the construction date is noted as 1895.

Boardmember River was concerned about the loss of taxes to schools and the City. She believed the intent of the Mills Act was to provide an incentive to rehabilitate/restore historic buildings where they may be in danger of being torn. She believed that the use of the State Historic Building Code was a more important incentive.

Mr. Knorrp clarified that the State Historic Building Code does not waive

everything as certain health and safety issues still need to adhere to current code.

Boardmember Heitkamp said that the ten-year improvement/repair list should focus on the main structure and not on exterior landscaping details or new construction such as a garage. Mr. Knorrp clarified that one of the exterior items was a white picket fence that they believe it was historic.

An audience member asked if the house, once it comes under a Mills Act, remains as part of the H (Historic)-Overlay. Planner Teiche clarified that houses on the historic inventory are not re-zoned to have an H-Overlay and that the home is requesting a contract agreement with the City. The contract does not alter its historic rating and it will still be listed on the Historic Inventory.

Motion/Second Adams/Marshall to recommend approval of 55 Walnut for a Mills Act contract pending some modification to the improvement list which Planner Teiche could approve. All in favor.

- Mills Act Contract yearly update; Carolyn and Paul Bednarz; 234 Hawthorne Avenue; APN 20-251-24: annual update of the ten year maintenance and improvement schedule required to allow continuance of the Mills Act Contract for this historic property.

The Board reviewed the supplied improvement list and questioned a few items such as undergrounding the utilities and restoring the chimney.

Motion/Second Adams/Heitkamp to approve the supplied list with exceptions noted. Planner Teiche authorized to review revised list and approve corrections as necessary.

3. Announcements and Attachments

- Selection of Chair and Vice-Chair. Motion/Second Heitkamp/River to nominate Boardmember Curley as Chair. All in favor.

Motion/Secon Adams/River to nominate Kathie Kearley-Green as Vice-Chair. As Boardmember Kearley-Green was not present at the meeting Boardmember River was named as an alternate in case Kearley-Green declined. All in favor.

- Custom Video Letter of Understanding – The Board said that the timing was too close to the event for the Board to make any decisions and would have to regretfully decline the proposed contract. A letter to be written to clarify the City's position.
- Boardmember River spoke of a field trip to visit a postcard/memorabilia collector who had multiple Larkspur items. The owner allowed the City to scan his collection free of charge. In addition he had a print plate

that was for the American Land Company with a view of Larkspur in it that he sold to the Heritage Board for \$250.00. It was agreed that Boardmember River would be reimbursed from the book fund.

4. Approval of Minutes:

Board Member River moved, seconded by Board Member Curley to postpone the approval of the January 28, 2008 minutes of the Heritage Preservation Board as they were not attached to the staff report for review. Board Members unanimously approved this motion.

5. Next Meeting, March 17, 2008

Adjournment

Board Member Heitkamp moved, seconded by Board Member River, to adjourn the February 25, 2008 meeting of the Heritage Preservation Board at 8p.m. Board Members unanimously approved this motion.

Respectfully submitted,

Nathalie Bamatter
Recording Secretary