

HERITAGE PRESERVATION BOARD

May 14, 2015

ROLL CALL

Chair Cunningham called the meeting to order at 7:00 p.m.

Present: Board Members: Dirk Mueller, Lelia Lanctot, Vice Chair Hillary Culhane, Scott Morgan, Chair Richard Cunningham, Council Liaison, Catherine Way

Absent: Board Members: Sallyanne Wilson

Staff: Planner/Recording Secretary Kristin Teiche, Jerri Holan Consulting Historic Architect

PUBLIC COMMENT

There was none.

PLANNING STAFF'S ORAL REPORT

Staff Planner Teiche informed the Board of the following:

- 143 Madrone Ave. Property owner Keith Fontana has filed both building and demolition permit applications. He is asking for the demolition permit first to move the house and demolish decks and exterior features per the plan.
- 480/482 Magnolia Avenue. Demotion has begun and the foundation work will start soon
- 219 Hawthorne Ave. Property owner Dennis Gilardi has informed Planning Director Toft that he may be pursuing a new application to remodel and expand this residence.
- Lark Creek Shops. Planning staff have met with the property owner's architect who will be preparing a comprehensive landscape plan for the front area along Magnolia Avenue. She provided a brief description other possible improvements that may be proposed.

NEW BUSINESS ITEMS

Due to the absence of either the property owner or applicant for agenda item No. 1, DR/HR 15-12 (51 Locust Avenue), Chair Cunningham proposed amending the agenda to move project to the third hearing item and the Board concurred.

1. **H/DR/FAR/V 15-14; 114 Acacia Ave; APN: 021-175-19; Kristina Watkins, Applicant/Owner; R-1 (First Residential) Zoning District.** Applicant is proposing a 336 square foot master bedroom addition at the rear of the historic residence.

Brady Watkins, property owner joined the Board Members at the table to represent the project.

Planner Teiche provided a brief staff report. It was noted that this project will be heard by the Planning Commission as the addition requires a variance to the side yard setback. The Board's

recommendation will be presented to the Commission for consideration. Board Member Morgan confirmed with the historic architect that she had no concerns regarding the design. Board Member Lanctot acknowledged that the surrounding neighbors submitted letters of support for the project.

Mr. Brady Watkins, property owner, discussed the design approach and his intention to retain the historic character of the home.

After a brief discussion, the Board made the following Motion:

M/s Morgan/Culhane moved to recommend approval 5-1-0 (Wilson absent) of the project plans as proposed, subject to the recommended conditions of approval in the staff report

2. **H/DR 15-15; 30 Palm Ave; APN: 021-102-10; Wagstaff and Rogers Architects, Applicant; Ms. Maria O'Rourke, Owner; R-1 (First Residential) Zoning District.** Applicant is proposing exterior alterations to an existing historic residence, including replacement of remaining original windows with new dual pane, true divided lite, wood windows, new front entry porch roof and stairway.

Applicant Brock Wagstaff and property owner Maria O'Rourke joined the Board Members at the table to represent the proposed project.

Planner Teiche presented a brief staff report and recommendations of the historic architect.

Architect Brock Wagstaff discussed the design and remodeling program. He noted that the home is difficult to see from the roadway and surrounding properties. Many of the original windows were replaced approximately 21 years ago, but this effort was discontinued due to cost concerns. Ms. Maria O'Rourke provided the Board with the history of the home and further explained the proposed modifications.

The Board examined the proposed changes on each elevation of the residence and consulted with the historic architect on various details. Staff then provided the following synopsis of the Board's design recommendations:

- **North Elevation.** The second floor window in the upper left corner must include a divider or mutton that will make it appear to be two separate windows, to more visually match the appearance of the original sliding windows. At the right side above the porch, fixed windows must have the same approach, divided to visually mimic the sliding design of the original windows. The porch roof is not approved, but the applicant may install a roof top railing on the flat roof so it can be accessed from the second floor library. On the ground floor, if the applicant wishes, they may maintain the porch entry deck (left of the front door) currently proposed to be removed, and install a railing to match the historic railing.
- **East Elevation.** Applicant may move or remove the existing door and/or window at the master library.
- **West Elevation.** The second floor French doors may be shifted as proposed in the plans. The second floor Master library windows must appear to be divided into two windows to be more visually in keeping with the historic sliding windows.
- **South Elevation.** The additional bathroom window may be installed as proposed.

The Board then made the following motion:

M/s Morgan/Mueller moved to recommend approval 5-1-0 (Wilson absent) of the project plans, subject to the amendments outlined in the staff synopsis, and conditions of approval in the staff report.

3. **DR/HR 15-12; 51 Locust Ave; APN: 021-243-05; Dennis Ludlow Designer, Applicant; Eric Widera and Wendy Greenberg, Owner; R-3 (Third Residential) Zoning District.** Applicant is requesting to remove and replace the front entry stairway with a new stair and landing, replace existing fixed front windows with new wood windows to match those on the south side of the residence, and replace front door.

Staff Planner Teiche presented the staff report and recommendations of the Historic Architect.

After a brief discussion the Board made the following motion:

M/s Mueller/Lanctot moved to recommend approval 5-1-0 (Wilson absent) of the project plans, subject to the amendments outlined in the Design Analysis prepared by the historic architect, and conditions of approval in the staff report.

ONGOING BUSINESS ITEMS

4. Update of Larkspur's Historic Resources Inventory. Board to continue discussing the process and work program necessary to implement a future update of Larkspur's Historic Resources Inventory.

The Board discussed the current list of structures 50 years and older, as prepared by staff and how to incorporate the missing addresses that may be worthy of an historic evaluation. The Board generally decided to work with the existing list and Board members would walk neighborhoods. Based upon this visual survey, addresses would be omitted and added to the list. The Historic Consultant noted that any structure from the WWII era with some original integrity should probably be evaluated.

The Board and historic architect discussed possible reference material that would aid the Board Members when walking the neighborhoods and finalizing the list of potential resources. Staff presented the Board with a publication from Oakland entitled "Rehab Right". This publication identified the typical architectural styles found in California and around the Bay Area. Some of this material can be copied for the Board Members.

BOARDMEMBER REPORTS

- Vice Chair Culhane presented the Board with a picture of a historic district sign located in the historic downtown. The sign was deteriorating and appeared to need some maintenance. She asked who would be responsible for this. As the sign is in the public right-of-way, she was directed to bring this to the attention of the Department of Public Works.

APPROVAL OF MEETING MINUTES

M/s Cunningham/ moved, and the Board approved 5-1-0 (Wilson absent) to approve the April 9, 2105

minutes as amended.

Adjourn: 9:23 PM

Respectfully submitted,

Kristin Teiche, Senior Planner
Acting Recording Secretary