

HERITAGE PRESERVATION BOARD

June 22, 2015

ROLL CALL

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

Present: Board Members: Dirk Mueller, Lelia Lanctot, Scott Morgan, Jon Knorpp, Vice Chair Hillary Culhane

Absent: Board Members: Chair Richard Cunningham, Sallyanne Wilson

Staff: Planner/Recording Secretary Kristin Teiche

PUBLIC COMMENT

There was none.

PLANNING STAFF'S ORAL REPORT

Staff Planner Teiche informed the Board of the following:

- 105 King Street. This historic home was recently sold very quietly and off-market. New owners are John and Joan Miller. Joan Miller's maiden name is Costello, daughter of William Costello who previously owned the home.
- August Meeting. Staff asked the Board if they were intending to take an August recess in keeping with the City Council. If so, she noted that there is at least one application that will need to be heard, and she suggested adding another special hearing date to allow the application to move forward and the Board an extended summer break. After some discussion, it was agreed that the majority of the Board Members present could attend a Monday, August 3, 2015 meeting date.

PUBLIC HEARING ITEM

1. DR/H 15-29; 234 Magnolia Avenue, Larkspur; APN: 021-104-34; Steve Lieberman, Architecture and Light; Applicant; West Shore Investments, LLC, Owners; GD (Garden Downtown) Zoning District.

Senior Planner Teiche presented a synopsis of the written staff report.

Vice Chair Culhane invited interested members of the audience to speak.

Ms. Catherine Way, 111 Elm Avenue, stated she was in support of the application and wanted to express her support for the proposed color scheme.

Applicant Mr. Steve Lieberman discussed the submitted design and reviewed the points raised by the Historic Architect in her written report and reiterated in the written staff report.

Vice Chair Culhane brought the discussion to the Board and invited input from the historic architect, project applicant and Mr. Perry Butler, business owner of Perry's Restaurant. Based upon this discussion, the Board and applicant agreed on the following plan amendments:

- New Front Elevation. – The existing front door shall be replaced with a more historically appropriate Victorian style door in keeping with the architecture of the historic structure. Final style and design shall be subject to the review and approval of the Historic Architect.
- New Front Elevation. Wisteria shall be removed from front porch roof and landscaping as recommended by the historic architect.
- New North and New East Elevation. Double hung windows at non-historic addition (Garden Room) may be replaced with rectangular shaped fixed glass windows with a centered vertical divider that is proportional in width to be architecturally sympathetic to the historic Victorian structure. Final design shall be subject to the review and approval of the historic architect.
- New East Elevation. Proposed women's restroom window, at second floor of historic structure, shall match existing window at men's restroom, located on Existing and Proposed West Elevations. New window and trim shall be in line with the existing historic window and shall include matching cornice and trim work.
- New East Elevation. Existing office window will be altered to add new cornice and trim to match the historic windows.
- New West Elevation. The four existing double hung windows (two second floor and two ground floor) that are missing the original divided lites in the upper sash shall be repaired to include, true divided lite wood muntins, to match the remaining windows on same elevation.
- New West Elevation. Door replacement for existing utility closets shall be blind doors to minimize their visibility. The electrical closet shall be reconstructed to the greatest extent possible to remove the existing encroachment into the window trim of the adjacent historic window and window trim shall be repaired.
- Color Pallet. The proposed color pallet is approved as proposed.

The historic architect requested the applicant provide the Planning Department with a piece of the original historic siding to allow a determination of the original color scheme for the historic building.

M/s Lanctot/ moved 6-1-0 (Chair Cunningham absent) to approve the application subject to the plan revisions as agreed upon during the hearing.

NEXT MEETING DATE July 9, 2015

Adjourn: 8:40 PM

Respectfully submitted,

Kristin Teiche, Senior Planner
Acting Recording Secretary