

HERITAGE PRESERVATION BOARD

July 9, 2015

ROLL CALL

Chair Cunningham called the meeting to order at 7:05 p.m.

Present: Board Members: Lelia Lanctot, Sallyanne Wilson, Jon Knorpp, Scott Morgan, Chair Richard Cunningham

Absent: Board Members: Vice Chair Hillary Culhane, Dirk Mueller

Staff: Planning and Building Director Neal Toft, Planner/Recording Secretary Kristin Teiche, Consulting Historic Architect, Jerri Holan. Director of Public Works Mary Grace Houlihan (7:08)

PUBLIC COMMENT

There was none.

PLANNING STAFF'S ORAL REPORT

- Planning Director Toft provided the Board with an update of the process and progress for the Community Facilities Building.
- Board Member Wilson requested an update on the status of 234 Magnolia Avenue. Planner Teiche indicated that the applicant was provided a list of conditions that would allow him to begin demolition of some exterior materials and move the home. He has not responded yet to this information.

PUBLIC HEARING ITEM

1. **H/DR 15-34; 400 & 420 Magnolia Avenue, Larkspur; APN: 020-263-05 & 06; City of Larkspur, Applicant; City of Larkspur, Owner; SD (Storefront Downtown) Zoning District.**

Director Houlihan provided the Board with an explanation of the reports regarding existing window conditions for Fire Station #15 and City Hall. The City has been monitoring the buildings condition and the primary goal is to make City Hall safer, water tight and to protect the structure. She also noted that she had met with the City's consulting Historic Architect who has prepared a letter with recommendations regarding how to approach repair or replacement of windows in the historic City Hall and Fire Station.

The City intends to complete necessary repairs and secure the building while it remains open for business. Depending upon the type of window that the Board recommends for City Hall, the cost implications could require staging the window replacements. Those windows in the worst condition would be replaced first.

Board Member Morgan expressed concern over potential mismatched windows on the same façade.

Board Member Knorpp indicated that he has experience with rehabilitating historic structures and noted that it is more efficient and cost effective to scaffold the entire side of the building and complete

the window replacements on that entire side in one go, rather than returning several times to replace a few windows at a time.

Director Houlihan indicated that the budget allotted to this job is limited and has to be stretched as far as possible. Therefore, the type of window that she must use will greatly impact the number of windows she can replace in a given year.

Chair Cunningham questioned the Consulting Historic Architect, Jerri Holan, regarding window options. Ms. Holan provided an explanation of several lesser expensive window options. She recommended that windows on the prominent elevations be replaced with single pane, wood construction, true divided light windows. She noted, if preferred, the less costly fiberglass and wood windows could be used on less prominent elevations. She has used the Marvin Integrity Series on her projects to great effect. To produce a wood window with true divided lights and double glazing requires a fatter mutton that does not provide the same historic appearance as a single glazed window.

The Board noted that City Manager Dan Schwartz was in the audience and invited him to join the discussion. When questioned by the Board, Mr. Schwartz acknowledged that the buildings deteriorating condition was due to "action paralysis" on the part of staff and the Council. There was every expectation that the City would eventually qualify for a grant for seismic upgrades, and the needed repairs and remodeling would then be completed in conjunction with this work.

The Board then questioned if the windows would have to be replaced again when the seismic work is done. Ms. Houlihan indicated that the seismic work would be completed from the inside, and windows would not be affected.

Chair Cunningham noted that it appeared that Director Houlihan was asking the Board to weigh in on appropriate window style and priority and/or sequencing of window replacement as it affected exterior perceptions of the building.

Ms. Houlihan amended this to state that sequencing of window replacement needed to be left to staff.

Chair Cunningham noted that one advantage of factory made windows, as opposed to smaller wood window shops, is that the finished product would be more consistent. Historic architect, Jerri Holan agreed with this statement in theory.

Chair Cunningham indicated the Board should consider the window replacement with regard to the Secretary of the Interiors Standards and the recommendations of the State Historic Preservation officer who was consulted for the recommendation letter put together by the Historic Architect.

Historic Architect Holan indicated that the factory windows can match the historic window style, what is harder with a new dual pane window is matching the mutton profile. Board Member Morgan mentioned that other companies may provide a good match such as the Lowen brand that he used in his home.

Board Member Knorpp suggested that Ms. Houlihan return with a more comprehensive plan and several window options, both dual glazing and single glazing, for the Board to consider. It was acknowledged that if the Board insisted on all wood, single pane, true divided lite windows, this may not be feasible from a budget standpoint. He remained concerned that the allocated budget would not allow all the windows on a single façade to be replaced at one time.

Chair Cunningham suggested that what the Board really wants is a window that will provide the appearance of a historic wood window to the casual observer standing on the sidewalk. The style must be double hung with divided lites to match the original windows.

Board Member Morgan indicated that his preference is to have all windows match. Perhaps the rear elevation is not as important. He noted the window consultant's report recommended some windows on the front and street side are to remain.

It was generally agreed that all windows facing the street and street side should match.

Chair Cunningham indicated that he is more flexible with regard to application of the Standards with respect to windows. He is not married to exact replication or repair of degraded windows. He believes that if the replacement window provides the correct appearance, then this is the most important issue. He finds that the use of dual pane would be acceptable.

Ms. Holan indicated that the Board may then wish to allow the wood/fiberglass window that can offer dual pane with the correct mutton width.

Another important detail is the inclusion of horns on the upper sash. This is a key detail that needs to be included in the window design. It was generally agreed by the Board Members that this was essential.

Director Houlihan synopsisized that the windows on each side should be uniform, dual pane is acceptable, and she should look into mutton styles to best match the existing. The Board examined a window sample provided by Ms. Holan.

Planner Teiche asked if other window companies should be explored before the Board makes any decision.

Chair Cunningham asked Director Houlihan if it would be helpful if the Board formed a subcommittee to meet with her during work hours to facilitate a window selection. Director Houlihan indicated that this would be a desirable approach in the interest of time. There was general consensus among the Board Members that this was acceptable.

It was noted that the next meeting date is August 3, 2015, in approximately three weeks.

Ms. Holan questioned Director Houlihan about the sliding doors on the second floor at the front. She recommended it be replaced with a divided lite French door.

Director Houlihan will contact Planner Teiche on the timing for a meeting of the subcommittee on this matter.

It was acknowledged that the discussion did not address the Fire Station No. 15. Ms. Holan indicated that the subcommittee should insure that the windows will be divided light to match the original windows remaining in place.

Chair Cunningham asked Board Members about their availability to join the subcommittee. It was agreed that the subcommittee would be comprised of Board Member John Knorpp and Chair Cunningham. The subcommittee would bring their recommendations back to the Board either August 3, or September 10, 2015.

2. **V/DR/H 15-31; 234-286 Magnolia Avenue, Larkspur; APN: 021-104-34; Douglas Mighell, Architect, Applicant; West Shore Investments, LLC, Owners; GD (Garden Downtown) Zoning District.**

The applicant, Douglas Mighell introduced himself and Zack Faidi, Property Management. Mr. Faidi represents the property owners.

Staff provided a brief report.

Douglas Mighell, applicant, provided the Board with a description of his project and their design objectives. The primary goal is to improve the centers street presence and provide more desirable public areas that would encourage shoppers and pedestrians to come in and stay. He pointed out the design details, landscaping, handicapped access, and parking lot amendments, intended to accomplish this goal. He believed that the formal English gardens proposed along the frontage are appropriate for the site and its location. He then discussed the design details for the retail frontages, including awning design, and windows.

Upon questioning by the Board he explained that some of the existing new concrete would have to be removed and replaced to be handicapped accessible, provide an accessible threshold and to correct drainage. It was clarified that the small portion of the original green concrete that remained would not be removed as part of this project.

Chair Cunningham noted that he was concerned the landscaping would not be replicated in front of 286 Magnolia Ave (old Yankee Pier Restaurant).

Mr. Mighell noted that the trellis and temporary canvas enclosure was permitted by the City. It is important to maintain the outdoor dining area and trellis due to sun exposure. They preferred to keep this area as it is, an alfresco dining area. He requests the Board exempt this area from this project and once they have a tenant to pay for its frontage improvements, they can revisit this area.

Historic Architect Jerri Holan pointed out that the building is part of the project as they have proposed alterations at the rear and a new garbage enclosure for the restaurant.

When questioned on how to integrate the building into the project, she suggested that they should have to extend some form of English garden style of landscaping to tie this building into the remainder of the site. It would not require removal of the outdoor dining. It would be nice if they could remove the arbor and open up views of the historic structure.

The applicant expressed resistance to this proposal as they wish to maintain the existing shaded outdoor seating area. The restaurant needed the seating to survive. Changes may also impact compliance with handicapped accessibility.

Board Member Knorpp agreed with the Historic Architect and noted that the existing condition does not fit with the remainder of the center. This building should at least be tied to the site visually by the landscaping. He noted the Board is not suggesting that the outdoor dining or an arbor is not ok.

The Board then reviewed the design recommendations provided in the Historic Architects report:

- 1) *The public sidewalk should be colored or textured along the entire frontage of the complex to tie it all together visually.*

The Board agreed that the standard grey sidewalk, to City standard, is acceptable.

- 2) *Street Trees and permanent seating should be added to the public sidewalk areas to encourage pedestrian use.*

The Board recommends that DPW investigate planting street trees along the street frontage where, and if, appropriate. Tree species should be in keeping with the approved tree planting plan for this southerly end of the historic downtown.

- 3) *Awning colors should be consistent and harmonious throughout the complex to reduce the potential for incompatibility and chaotic appearance.*

The Board recommends that the color selections for awnings should be from a pallet of muted and harmonious colors.

- 4) *Building colors should be consistent and harmonious to define the group of buildings as well as for compatibility with the adjacent, related historic home (Perry's) at 234 Magnolia Avenue.*

The Board agreed that the existing color pallet could be maintained. However, the building field color and trim color should be distinct, in keeping with a more historic approach. Additionally, the finished painting at Yankee Pier shall be consistent with the remainder of the buildings.

- 5) *The landscaping and structure at 286 Magnolia Avenue should be improved in a similar manner to the rest of the property.*

The Board agrees that the landscaping should be improved at 286 Magnolia Avenue so that it visually ties this building into the complex.

- 6) *Landscaping improvements should extend through the Redwood grove and along the sidewalk to the historic home at 234 Magnolia.*

The Board agrees that the proposed landscaping should be improved at 234 Magnolia Avenue to visually tie this building into the complex.

Board Member Lelia Lanctot had to leave at 10:32 PM to attend to a personal matter.

The Board then reviewed the recommended Conditions of Approval provided in the Historic Architects report:

There was general agreement that Conditions A, B and C were acceptable with the exception that the arbor at 286 Magnolia may be retained or replaced with a more compatible design.

It was clarified that condition No. D only required new windows at the south and east elevation to match the historic window design, or at least be designed with divided lites in keeping, and proportional to, the historic windows.

M/s Morgan/Knorpp moved and recommended approval 4-3-0 (Culhane, Mueller and Lanctot absent) of DR/H 15-31 subject to the Boards recommendations and the conditions provided in the historic architects report.

MEETING MINUTES Approval of the June 11 and June 22 meeting minutes was deferred to the August 3, 2015 meeting.

NEXT MEETING DATE August 3, 2015

Adjourn 10:45 PM

Respectfully submitted,

Kristin Teiche, Senior Planner
Acting Recording Secretary