

HERITAGE PRESERVATION BOARD

October 8, 2015

ROLL CALL

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

Present: Board Members: Lelia Lanctot, Sallyanne Wilson, Hillary Culhane, Dirk Mueller, and Chair Cunningham

Absent: Board Members: Jon Knorpp, Scott Morgan

Staff: Senior Planner/Recording Secretary Kristin Teiche,

PUBLIC COMMENT

There was none.

PLANNING STAFF'S ORAL REPORT

Planner Teiche reported on the following:

285 Magnolia Avenue – Grading permit has been issued and excavation has begun. Actual permits for the site improvements and buildings remain in process but should be issued soon.

Lark Creek Shops – Permits have been issued for the new storefronts to be installed within the historic garage door openings, as well as for window repairs, etc. A permit for exterior ground based site improvements remains in plan check. They have to correct some of the hardscaping to comply with ADA accessibility regulations. Staff and the historic architect have walked the site with the property owner's contractor and was very pleased with the meeting.

143 Madrone Avenue – The property owner has been working. The house is moved and the foundation is installed.

219 Hawthorne Avenue – Board Member Culhane inquired about this property and asked why it is wrapped in plastic. Staff provided a brief synopsis of the prior application and noted a new application has been filed and is under review.

BUSINESS ITEMS

Chair Cunningham noted that Mr. Perry Butler, of Perry's Restaurnt, and his contractor would like to be added to the agenda to discuss a modification to the scope of the approved plans. As this does not entail any change to the project itself, it has been determined the board may entertain a discussion.

234 Magnolia Avenue – Lark Creek Shops, Perry's Restaurant.

Mr. Perry Butler indicated the purpose of his attendance was to discuss the small detached carriage house located behind the restaurant building. The approved plans indicated that this building would be repaired as needed, and existing siding would be retained. Now that they are working on the structure, they have found the existing framing and exterior siding is in "tremendous disrepair". They found live rats and mice in the walls. This structure will house dry food goods and being able to adequately seal and waterproof the structure is very important. They have repaired damaged framing,

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keeping most of it in tact, but they would like to remove the siding, install paper and plywood and cover with new siding to insure the structure will be waterproof.

Contractor Josh Klein discussed the difficulty in waterproofing the building in its existing condition and the inadequacy of water proofing solutions if they retain the siding. He has shown the siding material to a local lumber company who determined this material is not original, but likely from the 1970s, based on the grain and milling. He noted this siding continues to be readily available so they can match it exactly.

Mr. Klein also stated the new siding could be given a more historic appearance if the building is sprayed then back brushed to add texture to the paint.

Board Member Culhane noted there was no eave on the gable ends of the structure which likely did not help with keeping water out. Mr. Klein noted he would love to add a small eave as it would look more attractive and improve the water proofing.

Planner Teiche indicated that that this structure on its own would not be highly rated for historic integrity, its value is related to its being part of a grouping of the structures on this property. The applicant is not proposing to change the building design, size or appearance. She has discussed this with the historic architect who indicated she is not concerned over the potential replacement of siding material on this particular structure.

Board Member Wilson stated she appreciated the depth of concern and detail the applicant was putting into this structure. She is supportive of this proposal as the historic architect does not object.

Chair Cunningham noted that the siding replacement would not detract from the historic character or appearance, and waterproofing the structure is needed to comply with health department standards for food storage. He then asked for a motion:

M/s Mueller/Lanctot moved and approved 5-2-0 (Morgan and Knorpp absent) the replacement of the rustic V groove channel siding with matching siding on the small carriage house structure, subject to the condition that the painting be sprayed and finished with a brush to provide texture to the appearance.

Board Member Culhane noted the tin roof is rusted and damaged by the adjacent trees, and is not in great condition. She asked if it should it be replaced with a new tin roof or other material.

Chair Cunningham indicated he is supportive of allowing replacement of the corrugated tin roof and also allowing a small 12 inch eave at each gable end. The new roofing should continue to be a corrugated tin in deference to the buildings historic appearance and history.

The Board made the following motion:

M/s Wilson/Culhane moved and approved 5-2-0 (Morgan and Knorpp absent) to allow the replacement of the tin roof with a new corrugated tin roof that includes a 12 inch eave at the gable ends to better protect the building.

Mr. Butler thanked the Board for their time.

1. Proposed Historic Photo Book "Then and Now". Board to discuss proposal by Helen Heitkamp and decide if they should participate in the production of a new historic photograph book.

Chair Cunningham invited Ms. Helen Heitkamp to join them. He noted that the Board had previously heard from Helen during their last meeting and asked if there was any new information she wished to add. Ms. Heitkamp and Board Member Wilson distributed written information to the Board regarding the Larkspur Community Foundation and its role.

Board Member Wilson explained to the Board that the Larkspur Community Foundation will accept the donation to cover the cost of book production. The Foundation will not manage the book project but will manage and distribute the funds to cover the cost of the book. Once complete, the books will be donated to the City as a gift.

Ms. Heitkamp provided a more detailed description regarding the concept of the book and requested the Board agree to partner with her on its production.

At the completion of the discussion, the Board then made the following motion:

M/s Lanctot/Wilson moved and the Board approved 5-2-0 (Morgan and Knorpp absent) that the Board will support, and volunteer time, for the Larkspur historic photo project in partnership with Helen Heitkamp and the Larkspur Community Foundation.

2. Review of goals and projects for remainder of 2015 (Continued from 9/10/2015)

Chair Cunningham noted that there was limited time left and he was willing to defer an in-depth discussion of this item to a future date.

He then asked Board Member Mueller if he and Board Member Morgan were able to make any progress in finding out how they can use Past Perfect to make the archival collection available online. Board Member Mueller indicated his initial investigation indicated that the cost may be prohibitive. He will work with Board Member Morgan to better investigate this.

Chair Cunningham asked Staff Planner Teiche if the Board is to expect any public hearing projects in November. Planner Teiche indicated that, to date, none were scheduled.

Board Member Reports.

Board Member Wilson announced that she and her husband attended Catherine Jones Tree walk on October 3 and found it to be wonderful. She is amazed about the variety of trees on Olive Avenue and the depth of information provided. She recommended everyone attend the next walk.

Board Member Culhane stated she attended Helen Heitkamp's Boardwalk No. 1 walk. She thoroughly enjoyed this.

Chair Cunningham distributed an official flyer for the upcoming walk of Larkspur's Historic Downtown to take place on October 17th.

Board Member Wilson asked if any members would attend the Park and Recreation Board hearing regarding tree removals at 105 King Street. Chair Cunningham indicated he would try to attend. Board Member Wilson noted that any information of substance regarding why the home and wall are important would be helpful to the Park and Recreation Board in determining if the trees may be removed.

APPROVAL OF MINUTES No minutes available for approval.

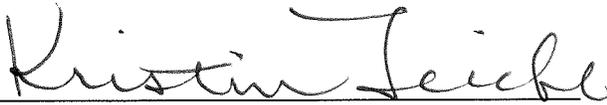
NEXT MEETING DATE: November 12, 2015

Adjourn: M/s Wilson/Culhane moved, and the Board approved 5-2-0 (Board Members Morgan and Knorpp absent), to adjourn the October 8, 2015 Heritage Preservation Board meeting.

Respectfully submitted,

Kristin Teiche, Senior Planner/Recording Secretary

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted during the November 12, 2015 meeting of the Heritage Preservation Board.

A handwritten signature in cursive script that reads "Kristin Teiche". The signature is written in black ink and is positioned above a horizontal line.

Kristin Teiche, Senior Planner/Recording Secretary