

HERITAGE PRESERVATION BOARD

November 12, 2015

ROLL CALL

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

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

Absent: None

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

PUBLIC COMMENT

There was none.

PLANNING STAFF'S ORAL REPORT

Planner Teiche reported on the following:

City Hall Remodel. Interior remodeling of the second floor will begin during the holiday closure in December. It appears the new windows will arrive in January.

Lark Creek Shops – Proposed color scheme amendment. The project architect has informed staff that they have installed a mock-up of a proposed revised color scheme for the Lark Creek Shops. Staff sent a late e-mail to Board Members informing them. The amendment would replace the sage green on several buildings with grey, retaining the white trim and add black window sashes, similar with the color pallet used for Perry's of Larkspur. The existing white buildings would have contrasting trim in the same grey with black window sashes. The Board was in general agreement that the new color scheme would better unify the center as a whole. The Board encouraged painting the white buildings also to create a more historic color pattern (lighter body color, white trim, darker window sashes).

BUSINESS ITEMS

1. H/DR/SUP/HT/FHE 15-44; Polsky Perlstein Architects, Applicant; Dennis and Susan Gilardi - Marin County Exchange Corporation, Owner; 219 Hawthorne Avenue; APN: 020-222-02; R-1 Zoning District

Staff planner Teiche presented the staff report.

Architect Jered Polsky, Polsky Perlstein Architect described the design and identified modifications they had made to address the preliminary comments provided by the historic architect. He also addressed the height issue raised by the consulting historic architect in her written evaluation. He noted that the new addition matches the existing plate and floor heights of the historic home. They do not wish to create an addition where you have to step down into it. To lower the overall height, they modified the roofline to create a lower pitch and ridgeline so it is below the height of the existing historic home. He was not comfortable with lowering the pitch further as he did not believe it would remain compatible with the historic home and its roofline. He answered additional design and setback questions from the Board.

- Nancy Nakai, 14 Cedar Avenue. She presented a drawing of the intersection at Hawthorne Avenue and Ajax Street and discussed her concerns regarding on-street parking, site lines for vehicles rounding the corner, traffic on the roadway and public safety.
- Carol Williams, 30 Cedar Avenue. She thanked the architects for contacting her after they designed the project and offering to discuss the design. She agreed with the comments provided by Nancy Nakai.

She also noted that this design creates a very large home for the neighborhood. The location of the addition is very close to the front entry of her home and will impose on their privacy. She loves the historic home and noted it is very visible on this hillside. She finds the addition will take away from the architectural character and prominence of the home. She will defer further comments until the story poles are installed.

- Jeremy Drucker, 207 Hawthorne Ave. He does not believe there is any historic value to the existing home. It's a travesty to try to match the historic design. He likes clear distinction between the old and new. Believes this is an over-reach of heritage concerns. There should be no creation of "false historicity". Would like to see a new home or alternative design.
- Lee Uniak, 136 Ward Street. Agreed with the opinions presented by Jeremy Drucker. Property has been abandoned for years and he would love to see a project move forward as quickly as possible.

Chair Cunningham closed the public hearing and brought the discussion to the Board Members.

Chair Cunningham noted staff would like the Board to address comments A-D in the report prepared by the Consulting historic architect. He also suggested the Board approach their discussion in light of the required findings.

Board Member Morgan, thought it was interesting that four individuals are speaking out. It seems that some concerns, such as site lines at the corner, are really public works issues, not heritage board issues. He asked the Board if they should take the concerns raised by Carol Williams at 30 Cedar Ave into consideration.

Board members and Planner Teiche discussed the Board's responsibility regarding historic review. It was agreed the Board should focus on whether the proposed work was compatible with the historic resource. Planer Teiche advised the Board that if they felt the bulk and massing required some modification to be more compatible with the historic structure, they could ask the Commission to take this concern into consideration. Likewise, if you believe the addition may have a significant impact on the neighbor, the Board could suggest the Commission explore this issue.

Board Member Lanctot stated the design is a fairly creative way to keep the old home intact while creating a modern home that lives up to today's standards and expectations.

Board Member Wilson agreed with Board Member Lanctot. She noted that no design would be perfect. She applauds the owner and architect for coming up with a design that preserves the historic home. She agreed that it may be advisable to lower the ridge line on the addition so it is more visually subservient.

Chair Cunningham asked the Board to discuss the project with the required findings in mind. Board Member Culhane suggested the Board first address the design issues raised by the historic architect.

It was noted that several recommendations have already been addressed and No. C. pertaining to the ridgeline height and the master bedroom window, remain the outstanding issue.

Applicant Jared Polsky indicated that they have no objection to adding divided lites to this window. This was an oversight on their part.

Consulting historic architect Jerri Holan asked the Board to also consider the size of the window area at the master bedroom addition. The large volume of glass is somewhat contemporary and is not in character with the historic home. At a minimum, the Board should consider requiring removal of the transom windows above the door.

The Board considered this and determined that they were willing to let the new addition retain the more contemporary transom windows and sizing at this location.

The Board then discussed the height of the addition. The historic architect stated her concern was the height would cause the addition to stand out and not be adequately visually subservient to the historic structure. She discussed ways to retain the roof pitch and lower the ridge height.

The Board discussed the ridge height, and relationship of the addition to the historic structure. The board then generally determined the addition would be adequately subservient to the historic home for the following reasons: 1) the home sits uphill some distance from the street; 2) the addition is narrower; 3) it steps back from the front plane of the historic structure; and, 3) the ridgeline is over 1-foot lower.

With regard to the heritage findings, Board Member Lanctot noted that the homes in the neighborhood were all very different. The Board generally agreed the addition would be compatible with the historic structure and the project would remain compatible with the neighborhood. The Board agreed that all the findings can be made based upon their discussion during the hearing.

M/s Knorpp/Cunningham moved and approved 7-0-0 to recommend approval of DR/H/SUP/FHE/HT 15-44 for 219 Hawthorne Avenue subject to the recommendations of the historic architect in her November 6, 2015 report, excepting condition C.1. addressing the ridge height of the addition. Any change in the proposed color scheme should be reviewed by the consulting historic architect.

Miscellaneous Discussion

The Board then continued to discuss roadway safety for locations around town. It was the consensus of the Board that the City should pursue new road safety improvements that have been requested by residents.

Chair Cunningham asked about the landscape plan for the Lark Creek Shops. He noted that Perry's has not retained the fountain at the front, and this was the basis for the addition of fountains at the remainder of the site. He asked if the center could also eliminate the fountains? They are not in keeping with the historic character of the shops. Staff Planner Teiche indicated she would discuss this with the Planning Director. She reminded the Board that the landscape and design review plans have been approved by the Planning Commission and she is obligated to hold the property owners to this approval.

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

It was agreed that this item would be continue to the December 10, 2015 meeting.

3. **Board Member Reports.**

Board Member Wilson noted:

- They were not able to complete the interview with Helen Heitkamp due to illness. The interview has been rescheduled to December.
- She also noted that she has visited the Perry's restaurant site and found the quality of work to be terrific.
- The Heritage Tree regulations do not address trees that are located on heritage properties. She felt that the Board should participate when a tree removal application impacts a tree on the inventory or on a historic property. She provided a letter she drafted regarding the 105 King Street tree removal and wanted staff to include this in the December packet for the Board to review. The Board agreed that a discussion regarding heritage trees should be added to the agenda.

Board Member Lanctot stated she will defer a presentation regarding book sales to the December agenda.

Board Members Morgan and Mueller provided the Board with a synopsis of their discussion with Past Perfect staff regarding offering on-line access to the historic database to the public. Chair Cunningham requested a written summary of the information for the Board's review.

Chair Cunningham stated he completed the downtown history walk on October 14, with approximately 14 people in attendance. He also attended and spoke at the heritage tree removal hearing for 105 King Street. He noted the hearing before the Parks and Recreation Committee was rather confused.

4. **Cash Flow Report – HPB Yearly Budget for Fiscal Year 2015-2016**

Chair Cunningham noted the Board had money available to cover the cost of setting up on-line access to the historic database. It was agreed that the Board would hire consultant Heather Fordham to assist in this process.

APPROVAL OF MINUTES

M/s Wilson/Culhane moved and approved 7-0-0 the September 10, 2015 minutes, as amended.

M/s Knorpp/Wilson moved and approved 7-1-0 (Morgan abstain) the October 8, 2015 minutes, as amended.

NEXT MEETING DATE: December 10, 2015

Chair Cunningham reminded the Board that the election of a new Chair should occur at the December meeting.

Adjourn: Meeting was adjourned at 9:36 PM

Respectfully submitted,

Kristin Teiche, Senior Planner/Recording Secretary

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted during the December 10, 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