

HERITAGE PRESERVATION BOARD

February 11, 2016

ROLL CALL

Chair Culhane called the meeting to order at 7:11 p.m.

Present: Board Members: Lelia Lanctot, Vice Chair Dirk Mueller, Scott Wilson, Chair Hillary Culhane

Absent: Board Members: John Knorpp, Sallyanne Wilson and Richard Cunningham

Staff: Senior Planner/Recording Secretary Kristin Teiche

PUBLIC COMMENT

There was none.

PLANNING STAFF'S ORAL REPORT

Planner Teiche reported on the following:

- Update on City Hall remodel. Window replacements are progressing and the contractor has started to repair the stucco.
- Public Works Director Mary Grace Houlihan has resigned from her position with the City of Larkspur. Her final day is scheduled to be February 26, 2016.
- The Planning Commission recently heard an application for 577 Magnolia Avenue. This home was taken off the historic inventory in 2008 due to inappropriate alterations. The new owners were granted approvals to excavate a full basement, expand the parking pad on Magnolia Avenue and replace the mismatched dormers and turret. The new dormers and turret are reduced in scale, and will better match the Victorian architecture.

PUBLIC HEARING ITEMS

1. **DR/H 15-66; 105 King Street; APN: 021-101-41; Garavaglia Architects, Applicant; Mr. John Miller; Owner; GD (Garden Downtown) Zoning District.** Applicant is requesting design review and heritage approval for three detached accessory building(s) on a property located in the Downtown Historic District and listed on the National Register of historic places.

Staff Planner Teiche presented the staff report. She noted that the applicant has previously presented this proposal to the Board during the December 12, 2015 meeting as a Study Session item. No substantive changes have occurred since the Board's initial review. The applicant continues to propose three new structures, a two car garage in the parking area, and an office studio and an art studio in the rear behind the historic home.

Planner Teiche also acknowledged that the architect has distributed revised building elevations to the Board which lower the roof height of the proposed office and art studio. The revisions were prepared at the direction of the property owner after the story poles were installed. The property owner was concerned the proposed height of the office and art studio would make them too visually prominent.

The City's historic architect has reviewed the revisions and believes this change is very appropriate.

Architect Michael Garavaglia discussed the design program for the three detached structures and answered questions posed by the Board Members. At the conclusion of this discussion, the Board made the following motion:

M/s Morgan/Lanctot moved and recommended approval 4-3-0 (Board Members Wilson, Knorpp and Cunningham absent) of application DR/H 15-68 subject to the proposed amendment to reduce the building height of the office and art studio.

BUSINESS ITEMS

1. Review of Board Initiatives for 2016. – *Discussion deferred to March 10, 2016*
2. Board Member Reports_ Board members to share and discuss information and attachments related to historic preservation.

Board Member Lanctot presented the board with a small box frame containing mounted square nails. The nails were used in the original construction of the Larkspur City Hall. The nails had been picked out of the debris from the City Hall remodel and framed by past Board Member Helen Heitkamp. Board Member Lanctot asked the Board if they would like to accession this item into the Boards archival collection.

M/s Morgan/Culhane moved and approved 4-3-0 (Board Members Wilson, Knorpp and Cunningham absent) to accession the nails into the Board's collection.

APPROVAL OF MINUTES *M/s Lanctot/Culhane moved and approved 4-3-0 (Board Members Wilson, Knorpp and Cunningham absent) the December 8, 2015 meeting minutes as amended, and approved 4-3-1 (Board Members Wilson Knorpp and Cunningham Absent and Board Member Morgan abstained) the January 14, 2016 meeting minutes.*

NEXT MEETING DATE: March 10, 2016

Adjourn: *Meeting was adjourned at 8:05 PM*

Respectfully submitted,

Kristin Teiche, Senior Planner/Recording Secretary

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted during the March 10, 2016 meeting of the Heritage Preservation Board.



Kristin Teiche, Senior Planner/Recording Secretary