

**MEETING MINUTES OF THE  
HERITAGE PRESERVATION BOARD  
September 15, 2020**

**ROLL CALL**

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

Present: Board Members: Chair Hobbel, Richard Storek, Hillary Culhane, Lelia Lanctot, Sonia Gallant

Absent: Board Member(s): None

Staff: Aaron Mathews, Assistant Planner, Kristin Teiche, Senior Planner/Recording Secretary

**PUBLIC COMMENT**

None

**PLANNING STAFF'S ORAL REPORT**

- City has undergone staff reductions due to the economic impacts of Covid-19. Employee retirements include the Parks and Recreation Director, and Permit Processor Nathalie Bamatter. In addition, the daycare run by the City has been closed and is likely not going to return.
- She informed the Board of a Stop Work Order on a small adjunct building at the back of the Lark Creek Shops. The owner is trying to repair tree damage, which may include some alteration of the rear wall of the cottage. This will not be visible to the public or from the parking lot. As such, staff requested to continue handling this ministerially. The Board provided a verbal consent to do so.

**PUBLIC HEARING ITEM**

1. **DR/FAR/H #19-38; David Cvengros, Applicant/Owner; 8 Loma Vista Avenue, Larkspur; Assessor's Parcel No. 21-231-10; R-1 (First Residential) Zoning District.** The applicant is requesting permits to demo the existing rear garage and front yard pool, remodel and renovate the home and construct new ground floor and second floor additions totaling 813 square feet, including a new detached garage in the front yard, and construct a new pool in the rear yard.

Senior Planner Teiche presented the staff report.

The property owners David and Sam Cvengros provided the Board with a presentation on the design program and discussed their neighborhood outreach efforts.

Board Member Storek asked about the proposed increase in the FAR and the historic architect comment regarding reducing the massing at the rear.

David Cvengros pointed out some modifications that were completed at the rear after the letter was drafted, including removing the terrace roofs off the first and second floors. Additional changes included a modification to the house roofline. He asked that the architect Andrew Feldon be allowed

to speak to further elucidate. Mr. Feldon then further addressed the modifications that he believed reduced the massing at the rear.

Board Members Gallant and Lanctot asked if the removal of the porch roofline met the historic architect's suggestion that the massing of new additions should be reduced. Planner Teiche indicated she would have to send the revised plans to the historic architect to review and answer this question. However, Planner Teiche did agree that the removal of the rooflines did modestly reduce the visual massing.

Board Member Culhane noted that when standing on Loma Vista Avenue, she could not see the new massing of the additions. The historic front façade remains dominant. Therefore, the massing that the historic architect was referring to in her letter is not visible.

Board Member Gallant clarified that it appeared the historic architect was referring to the view from Alexander Avenue. Planner Teiche confirmed this was the case.

Chair Hobbel indicated that he walked the site and due to the large setback of the home from Alexander Avenue, it did not appear that the addition would be out of scale. The front will retain its historic features and articulation, but the view from Alexander is not currently as detailed or character defining. The new additions will make this elevation more attractive and interesting.

There being no further questions by the Board, Chair Hobbel then closed the public hearing and asked if any members of the audience wished to speak about the project. There was no public input.

Chair Hobbel then requested discussion by the Board.

Board Member Lanctot indicated that she was impressed with the property owners' presentation and their efforts to restore this residence. Board Members Gallant and Culhane agreed.

Board Member Storek asked if any Board Members had any concerns or objections to the design? The other Board Members confirmed that they did not.

Board Member Storek then noted that although there were other Planning applications that would require further consideration by the Planning Commission, the Board's focus is on the applicant's approach to the historic renovation/restoration of this resource.

M/s Storek/Culhane moved, and the Board approved 5-0, to recommend approval of the application as submitted.

## **BUSINESS ITEMS**

### 1. Election of Vice Chair

M/s Lanctot/Storek moved to nominate Board Member Culhane to serve as Vice Chair, and the Board approved 5-0.

### 2. Board Member Reports

Board Member Lanctot provided a brief background regarding the Larkspur Community Foundation and its mission. The Foundation manages the Helen Heitkamp Historic Fund which was created with donations from the late Ms. Heitkamp's estate. One recent project funded by this program, and spear

headed by Chair Hobbel, was to digitize the heritage book Larkspur Past and Present and make it available on the City website.

The subcommittee who decides how these funds can be spent has recently met and has an idea for helping to build public awareness of the City's history. They are considering creating short video vignettes of notable individuals which will relay a story on Larkspur history. They are also considering applying this approach to highlight interesting and unique architecture. Board Member Storek expressed support and the other Board Members agreed. Board Member Lanctot indicated the subcommittee is open to additional ideas and is looking for a volunteer to help organize this current effort and make it happen.

Board Member Gallant expressed support for this effort and noted that during the previous Council meeting the Council discussed their social media page and noted the best responses tend to come when the City posts historic photos. She also indicated to Board Member Lanctot that she worked at the Fine Arts Museum in the Education Department. She would be happy to assist as she can in the recent project.

Chair Hobbel queried the Board to ask if the Board wished to support this effort. The Board was unanimous in their support.

Chair Hobbel announced to the Board that when Vice Chair Cappelletti left the Board the Chair worked with him to transfer access to the Vimeo account and he now has access to this account. The Vimeo account is linked to the City website and offers access to videos and interviews with notable Larkspur residents and staff.

Board Member Lanctot requested that Chair Hobbel take Board Member Cappelletti's place on the Board's security box at the Bank of Marin. Chair Hobbel agreed.

**APPROVAL OF MINUTES**      February 24, 2020

M/s Lanctot/Hobbel moved and the Board approved 4-1 (Board Member Storek had previously left the meeting) to approve the February 24, 2020 meeting minutes.

**NEXT MEETING DATE**      TBD

M/s Hobbel/Lanctot moved, and the Board approved 4-1 (Board Member Storek absent), to adjourn the meeting.

Respectfully submitted,

Kristin Teiche, Senior Planner/Recording Secretary

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted during the May 27, 2021 meeting of the Heritage Preservation Board.



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Kristin Teiche, Senior Planner/Recording Secretary