

**MEETING OF THE
HERITAGE PRESERVATION BOARD
October 12, 2017**

ROLL CALL

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

Present: Board Members: Lelia Lanctot, Chair Hillary Culhane, Richard Storek, Jon Knorpp, Scott Morgan, Vice Chair Charles Sink

Absent: Board Member(s): Dirk Mueller

Staff: Kristin Teiche, Senior Planner/Recording Secretary

PUBLIC COMMENT

None.

PLANNING STAFF'S ORAL REPORT

Staff planner Teiche reported on the following:

- 116 William Avenue – Planner Teiche presented the Board with a building permit request from the property owners at 116 William Avenue proposing to replace three upper story window sashes. Existing window sashes are non-original inserts. They propose to replace the existing window sash inserts with three new metal clad window sashes that are designed to better match the original historic pattern. The historic architects initial review indicated that wood (no cladding) should be installed as this is an A rated structure and the windows are on the front elevation. However, as the existing windows are not original, she also recommended staff take this to the Board for their input. The property owner noted that the muttons on the replacement windows would be closer to the existing and the new windows will be more visually compatible. At the conclusion of their discussion, the Board determined that because the new windows were replacing existing non-historic sashes/glazing, were a better match, and are located on the second floor, staff may issue the building permit application to change the windows as proposed.
- She reminded the Board that the Council will consider additional regulations regarding the legalization of cannabis. One Ordinance, to be heard November 1, will regulate personal cultivation, the second Ordinance, to be heard November 15, will extend a moratorium on commercial uses.

HEARING ITEMS

H/DR 17-48; 500 Magnolia Avenue; APN: 020-254-02; Ms. Nora Frei, Frei Design & William Howard Applicants; American Legion Post 313, Owners; H (Historic) Overlay and SD (Storefront Downtown) Zoning District.

M/s Storek/Knorpp moved, and the Board approved 6-0 (Board Member Mueller absent) to recommend approval of application H/DR 17-48 as proposed.

Board Member Storek asked if applications that are this limited in scope could be further streamlined. After a discussion, the Board agreed that Staff Planner Teiche can use her discretion to approve a

building permit for minor changes, subject to the additional review and approval of the Historic Architect.

Advisory Review; Planting Plan for Magnolia Ave Medians fronting 549 Magnolia Avenue; Larkspur Department of Public Works;

Director of Public Works, Julian Skinner introduced Laura Lovett with the California Native Plant Society. He noted that a group of volunteers, with the support of the Native Plant Society, proposed to replant three small medians in Magnolia Avenue. All plants will be native, drought tolerant, and low growing. He noted that the plant scheme will be a big change in a highly visible location at the entry to the historic district, so they wanted to present this to the Board for their input. Ms. Lovett distributed some information on the selected plants. Nothing will exceed 3 feet in height. The medians already have irrigation that will exceed the needs of the planting plan. Director Skinner explained how they will improve the irrigation to better serve the plants and reduce water use.

Board Member Morgan noted that this is a great partnership.

M/s Morgan/Knorpp moved and the Board approved 6-0 (Board Member Mueller absent) to recommend the Department of Public Works move forward with the plan as presented.

Board Member Knorpp asked if the Lark Theatre can coordinate with this project to use plants for their proposed "parklet" in front of the theatre. Director Skinner agreed and stated that is the intension.

Board Member Culhane asked about the status of the new trash receptacles that were brought to them for a recommendation. Director Skinner noted the replacement cans, with recycling bins, were delayed due to the current contract limits with the Marin Sanitary. There is a grant for the cans that has to be used soon, or it will be lost. So the change out will occur in the relatively near future. Board Member Storek asked a question regarding the style and capability of the can. Director Skinner offered to provide the can selection to Planner Teiche for distribution, to refresh the Board's memory. The Board can choose to revisit this matter if determined to be necessary.

Preliminary Presentation; 120 King Street; APN: 020-261-36; Archdiocese of San Francisco / St. Patrick School, Owner; Polsky Perlstein Architects, Applicants; R-3 (Third Residential), (GD (Garden Downtown) and H (Historic) Zoning Districts.

Richard Perlstein introduced Ron Cotani who represents St. Pat's School. Mr. Cotani presented a brief background on the school and the explained the schools need for the new structure. The school itself is capping enrollment at the current levels, but needs to expand the capital improvements (building) to offer more amenities. The new building would allow them to separate the Jr. High students from the elementary students, and repurpose the empty class rooms as "break out" rooms dedicated to art, music, advanced math, etc. These improvements would allow St. Pat's to better compete with other private schools.

Richard Perlstein then reviewed the existing and proposed layout, the exterior design of the new building and proposed landscaping to be installed on the Locust Ave frontage. He explained that part of the basement level of the new building would be dedicated to the Thrift Shop for storage and organizing donations.

The Board then held an interactive discussion with Mr. Perlstein and Mr. Cotani regarding the school's student numbers, the compatibility of the proposed structure with the church and school buildings, and the possible impact of the building on the historic downtown, and adjacent neighborhood.

BUSINESS ITEMS

Board Member Reports. Board members to share and discuss information and attachments related to historic preservation. (*Approximately 20 minutes*)

- Board Member Storek noted that he has met with Mr. Archer, who proposed the installation of a pergola over the public bench dedicated to Francis Archer, located on the south side of City Hall. They talked over the Boards design concerns and recommendations. Once he revises the design, he will return and present it to the Board.
- Board Member Sink provided an update on the distribution of the historic Publication “Larkspur Past and Present” and provided Planner Teiche with additional cash donations collected at the various distribution points.
- Board Member Knorpp raised the issue of parking in the historic downtown and the ongoing parking problems created by the success of the existing commercial mix. He asked if it would be appropriate for the Board to spearhead an effort to address this matter. He also noted that it would greatly improve things if the lots at St. Pat’s could be available for use by the restaurant valet services. Overflow parking from the downtown is affecting the adjacent residential neighborhood. There was general agreement that the Board may wish to further discuss this matter.
- Board Member Morgan noted that projects such as the proposed school building could have a real impact on the historic downtown corridor. He asked if the Board would like to invite past Board Member and Chair Richard Cunningham to review and discuss the Boards responsibilities and obligations. Having led the board through numerous public hearings, he felt Mr. Cunningham’s input would be a benefit to all, particularly newer members. Being an ex-college professor, he also has a talent for framing the issues and inviting discussion. It was agreed that Board member Morgan would contact Mr. Cunningham and invite him to attend a meeting.

Update of Larkspur’s Historic Resources Inventory. Board to continue their effort to identify a list of structures that may qualify for addition to Larkspur’s Historic Resources Inventory. (*Approximately 20 Min.*)

Discussion deferred to the November 9th meeting.

APPROVAL OF MINUTES M/s Storek/Culhane moved and approved the minutes 6-0 as drafted (Mueller absent).

The Board adjourned the meeting at 9:10 PM.

NEXT MEETING DATE: November 9, 2017

Respectfully submitted,

Kristin Teiche, Senior Planner/Recording Secretary

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted during the December 14, 2017 meeting of the Heritage Preservation Board.



Kristin Teiche, Senior Planner/Recording Secretary