

**MEETING MINUTES OF THE
HERITAGE PRESERVATION BOARD
November 8, 2018**

ROLL CALL

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

Present: Board Members: Lelia Lanctot, Jan Hobbel, Hillary Culhane, Fran Cappelletti, Vice Chair Storek, Chair Sink (arrived at 7:09)

Absent: Board Member(s): Charles Sink

Staff: Planning Director Neal Toft, Kristin Teiche, Senior Planner/Recording Secretary

PUBLIC COMMENT

None

PLANNING STAFF'S ORAL REPORT

Senior Planner Teiche informed the Board that the remodeling and expansion project for 12/14 Onyx Street will be proceeding to the Planning Commission.

BUSINESS ITEMS

1. Joint Session

Vice Chair Storek complimented Chair Sink on his presentation to the City Council on November 7, 2018. Board Member Storek indicated he sensed the Council is receiving some push back on the Board's efforts to update the historic inventory.

Senior Planner Teiche informed the Board that staff and the City Manager have met to discuss the joint session and Planning staff will prepare a comparison of the forms used by prior historic architect Dan Peterson, and those used by Jerri Holan for the City Council. This will allow the Council to see the criteria is the same, it's just that the presentation is somewhat different.

The Board Members then discussed if there were any incentives to encourage a property owner to buy into the preservation effort for their single family residence. There was additional discussion regarding the differences in approach by the Heritage Board regarding new additions verses the typical approach taken by the Planning Commission.

The Board and staff then discussed the review and hearing process established for the 2008 Inventory Update. The Board also considered other possible public outreach methods to educate the Larkspur public on the value of historic preservation, and potentially raise the Board's appeal. Ideas discussed included:

- Establishment of a Historic Society;
- Organizing, events and public mixers or tours of historic properties;
- Creating a Larkspur Heritage Preservation Facebook Page;
- Participate in the Facebook page "Lost Marin" to share stories and historic information;
- Hand out an informational flyer on what it means to buy a historic home

The Board then continued to discuss their Joint Session with the Council and the concerns they heard expressed by council members. Chair Sink noted that the actual number of properties that may qualify has proven to be quite small in comparison to the number of homes evaluated.

The Board acknowledged Ms. Laura Eiffel, a resident on Onyx Street who was in attendance and listening to the Board discussion. Board Member Storek asked staff to address Ms. Eiffel's comments during the Council meeting the night before regarding the role of the historic architect during the review of a filed application. Senior Planner Teiche noted that the property owners are not specifically required to hire the historic architect as stated by Ms. Eiffel. The City contracts with the historic architect to advise staff on how a proposed remodel/addition may, or may not, impact the historic character of the building, and whether the proposed project meets the Secretary of the Interior's Standards. The applicants may hire a different historic architect to advise them if they wish. Planning Director Toft noted that the City also has Garavaglia Architecture on contract for project reviews. The Board agreed that it would be helpful to be able to utilize an alternative consultant when appropriate.

It was generally agreed that instead of completing the survey of all the historic neighborhoods and presenting the full outcome to the Council, the Board will present the outcomes and recommendations to the Council in limited groups of 2-3 neighborhoods at a time. This addresses the Council's concerns that properties identified as eligible for inclusion to the inventory would be held in limbo for lengthy periods of time while the Board completes the survey of additional neighborhoods.

The Board also concluded that structures that have previously been evaluated and dismissed for the 2008 Inventory update should not be re-evaluated. This would address the Council's concerns over how the City can explain the difference in scoring between the two architects if a previously dismissed property is now determined to be eligible for inclusion to the inventory.

The Board then began a discussion on strategies for public outreach for property owners whose homes are determined to be eligible for inclusion. It was agreed that this discussion would be re-scheduled to the next regular meeting.

2. Board Member Reports.

None

APPROVAL OF MINUTES None Available

NEXT MEETING DATE: December 13, 2018

The Board adjourned the meeting at approximately 8:42 PM.

Respectfully submitted,

Kristin Teiche, Senior Planner/Recording Secretary

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted during the February 14, 2019 meeting of the Heritage Preservation Board.



Kristin Teiche, Senior Planner/Recording Secretary