

**MEETING MINUTES OF THE
HERITAGE PRESERVATION BOARD
June 4, 2019**

ROLL CALL

Chair Storek called the meeting to order at 7:06 p.m.

Present: Board Members: Lelia Lanctot, Vice Chair Jan Hobbel, Hillary Culhane, Fran Cappelletti, Chair Storek

Absent: Board Member(s): Jon Knorpp

Staff: Kristin Teiche, Senior Planner/Recording Secretary

PUBLIC COMMENT

None

PLANNING STAFF'S ORAL REPORT

Planner Teiche announced that Associate Planner Nick Armour will be leaving Larkspur to take a position for the City of Berkeley.

Board Member Lanctot asked about the status of the Inventory update. Staff Planner Teiche indicated she has not had time to research the properties that have been identified for potential inclusion to insure there were no alterations etc. that would lower their initial evaluation scores. In the interim, it was agreed that Planner Teiche will request the Historic Architect review the properties that have been tentatively identified for inclusion in the South Magnolia Avenue neighborhood before the fiscal year ends and those funds are lost.

Planner Teiche then noted that the Council Liaison Haroff was present and suggested the Board take up Business Item No. 2 before proceeding with the public hearing item No. 1 on the agenda.

BUSINESS ITEMS

2. Status of City Council Liaison.

Chair Storek asked Council Member Haroff (in attendance as Council liaison) what the protocol is for Council - Board communications. Council Member Morrison had occasionally attended meetings to be informed of their process and actions, and was able to answer questions and communicate with the Board on City matters.

Council Member Haroff indicated that it was a relatively informal arrangement, and regular attendance at Board Meetings was dependent upon time available and the preference of the liaison as they also represent the City at other meetings outside of the City. He invited the Board to call him directly to discuss matters. He regularly works from home and can make himself available. Chair Storek thanked Council Member Haroff for coming to the meeting.

PUBLIC HEARING ITEM

1. **H/DR 19-18; 489 Magnolia Ave; APN: 020-061-05; Mr. Richard Perlstein, Polsky Perlstein Architects; Dennis Gilardi, Owner; SD (Storefront Downtown) Zoning District.** Proposal to remodel the second floor apartments in an existing mixed use building and to remodel rear of structure, including partial reconstruction of the existing ground floor storage and cooler to add new roof decks above and a new stairway entry to second floor.

Planner Teiche presented a brief staff report.

The property owner Dennis Gilardi was invited to speak. He provided some background history on the property and answered questions regarding the old Red Robin tenant space.

The Board members took turns discussing the scope of work and questioned staff about the new window openings on the side elevations. Chair Storek asked how denial of the side window openings could impact the project if approved. Staff indicated this was a minor detail to the overall project. The Planning Director is authorized to approve minor changes in the design during the building permit review.

Board Member Culhane questioned staff about the age of the storage shed that would be partially reconstructed to support the rooftop deck. Staff Planner Teiche questioned Mr. Gilardi on this, who indicated it was built around the late 1950's.

Board Member Lanctot noted that the work was at the rear, the new entryway and decks were an improvement over the existing condition, and the historic architect found the work to comply with the Secretary of the Interiors Standards. Based on this, she had no issues. There was general agreement with this finding. The Board then made the following motion:

M/s Hobbel/Lanctot moved and the Board approved 5-1 (Board Member Knorpp absent one seat vacant) to recommend approval of H/DR 19-18 for 489 Magnolia Avenue as submitted.

Board Member Reports. Board members to share and discuss information and attachments related to historic preservation.

- Board Member Cappelletti discussed his ongoing effort to familiarize himself with the Boards archive of DVD's, recorded movies and interviews. He noted he set up the Vimeo account and several interviews and the Board's movie are now available. He recently visited the bank deposit box to get the master videos to have Custom Video produce edited versions for the Vimeo site but was not able to determine which was which. He asked Board Member Lanctot for help. She agreed to look for her list of items and to help identify the tapes in the bank deposit box.
- Board Member Culhane updated the Board on the status of the short video project starring retired Board Member Cunningham and his wife Sue. She and the videographer have met with Mr. and Mrs. Cunningham and agreed on a general format for the film, which will document the downtown walking tour. The Board discussed further details and agreed this project should move forward.

APPROVAL OF MINUTES None available.

NEXT MEETING DATE TBD (tentatively September 12, 2019)

Chair Storek adjourned the meeting with the Larkspur Heritage Preservation Board at approximately 6:58 PM.

Respectfully submitted,

Kristin Teiche, Senior Planner/Recording Secretary

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted during the September 5, 2019 meeting of the Heritage Preservation Board.

A handwritten signature in cursive script that reads "Kristin Teiche".

Kristin Teiche, Senior Planner/Recording Secretary