

**MEETING MINUTES OF THE  
HERITAGE PRESERVATION BOARD  
May 10, 2018**

**ROLL CALL**

Vice Chair Storek called the meeting to order at 7:08 p.m.

Present: Board Members: Lelia Lanctot, Scott Morgan, Hillary Culhane, Jon Knorpp, Dirk Mueller

Absent: Board Member(s): Chair Charles Sink

Staff: Kristin Teiche, Senior Planner/Recording Secretary, Consulting Historic Preservation Architect Jerri Holan

**PUBLIC COMMENT**

None.

**PLANNING STAFF'S ORAL REPORT**

Planner Teiche indicated she would defer her report due to the heavy agenda.

**PUBLIC HEARING ITEMS**

1. H/DR 18-19; 549 Magnolia Avenue; APN: 020-253-02; Mr. Bruce Fullerton, Markoff / Fullerton Architects; Lark Theatre (501c.3.), Owner; H (Historic) Overlay and SD (Storefront Downtown) Zoning District. Applicant is requesting historic review, design review and a height exception to allow installation of a new screen wall on the north elevation to screen proposed HVAC equipment.

Planner Teiche gave a brief staff report. The applicant Bruce Fullerton was introduced and asked if any of the Board Members had any questions regarding the proposal.

Board Member Morgan asked for clarity on the material to be used and the detailing for the screen wall. Mr. Fullerton confirmed the material would be metal but have a finished surface that will appear to be an extension of the stucco wall below.

*M/s Knorpp/Mueller moved and approved 6-0 (Chair Sink absent) to recommend approval of the application as proposed.*

2. Advisory Review; Sidewalk seating and landscape improvement in right-of-way fronting 549 Magnolia Ave; This proposal was originally heard and supported by the Board in September 2016. The Board will hear a presentation regarding the proposed revisions to the improvements and provide a recommendation to the Department of Public Works.

Bruce Fullerton, Markoff / Fullerton Architects, on behalf of the Lark Theatre, explained the differences between the prior "parklet" proposal, previously presented to the Board, and the current design. Due to public safety concerns the extension of the "parklet" into the parking lane in

front of the theatre has been reduced and a landscape buffer added in front. This change was not required by the City, but has been instigated by the Lark Theatre.

Vice Chair Storek invited public comment. Seeing none, he brought the discussion back to the Board.

Board Member Knorpp complimented the Lark Theatre management and the applicant and stated they have done an excellent job in integrating the theatre into the downtown, and insuring the theatre remains current.

Board Member Lanctot asked if Mr. Fullerton was aware of the new planting scheme recently installed in the medians in front of the Theatre and whether they will be using a similar planting selection. Mr. Fullerton indicated he was aware of the medians but wished to retain some flexibility in the plant selection. However, he agreed to select a pallet that would go well with the medians, and be low growing. He noted that the theatre management anticipated caring for this landscaping. Board Member Morgan asked if the watering system from the medians could be extended into the parklet landscaping. Mr. Fullerton agreed this was a good idea and he will explore this possibility with the Department of Public Works.

The Board then expressed their support for the proposal and commended the applicant.

- 3. Historic Evaluation of structures located at 12/14, 16 and 22 Onyx Street, Larkspur.** The Heritage Preservation Board is in the process of reviewing Larkspur's historic neighborhoods to determine if additional structures are eligible for listing on Larkspur's Inventory of Historic Resources. The Board has requested the Historic Architect evaluate the proposed residential structures at 12/14, 16 and 22 Onyx St. and the historic architect has concluded these buildings are eligible for listing. The Board is charged with reviewing the historic evaluation, and any information provided on behalf of any of the affected property owners, and making a formal determination as to whether the three residences are eligible for addition to the Inventory of Historic Resources.

Planner Teiche presented the staff report.

Vice Chair Storek invited public comment.

Mark Hulbert, Preservation Architect, on behalf of the property owners, stated that the owners were excellent stewards for the structure and strongly objected to their home being added to the Inventory of Historic Resources. He corrected the record to note that his review was limited to 12/14 Onyx Street only. He then noted the following:

- He did not find that the house is individually significant;
- It is not part of a potential historic district;
- There is a complete lack of facts on the origins of the house, including exact date of construction and who built it. He disputed that the Jewel-Dollivers were ever directly associated with the home.
- The City evaluation insufficiently addresses the extent of alterations. He passed around several undated photocopies of pictures that depicted the original open front porch area before it was enclosed. These pictures had been provided to the current owners by the previous owner.

Planner Teiche requested a copy for the City record. Mr. Hulbert stated that an extra copy was not available and they wanted all the pictures returned after the Board Members reviewed them.

Referencing the pictures he distributed, and based on his observations, Mr. Hulbert pointed out the following modifications to the home:

- Original open front porch has been enclosed;
  - The front wall and windows, behind the porch, have been removed and the room opened into the porch area;
  - Original entry stairs were removed and reconfigured;
  - There was an addition to the front and side of the home;
  - All 8 windows and 3 doors visible from the street have been added to the building over time;
  - He believes these items present a basic factual set of findings that are considered "desecration" in the City's scoring system.
  - When queried by the Board Members he stated there is no evidence of when the alterations were made, but estimated perhaps mid-century.
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- He also disagreed with the City's consulting architect that the house was in good repair. He found that the cement retaining wall is in bad condition and requires replacement, and the roof dormer, which is one of the few authentic pieces of the original architecture, is severely damaged and requires replacement.
  - The extent of the changes and the existing condition show the building has been substantially altered.
  - He believes this is not an individually significant resource and it is not a potential district.
  - City's evaluation and scoring for this home relied on a finding that there have been minor changes and the building is in good repair. Any change to these findings will reduce the score to less than 50 points and a C rating.
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- With a lower score, per the City criteria, you would find the house is of average quality or interest and only of value as part of the street scene.

Mr. Hulbert then compared the building to the description of category C buildings, which he finds to be a perfectly accurate statement about this house:

*These properties have value as part of the Larkspur character... Their loss or destruction would not likely cause a significant impact except within a grouping or district where their existence serves as a support, or a background building that contributes to the significance of the grouping or district.*

Mr. Hulbert then concluded that he finds this home clearly falls into the category of C and less than 50 points.

Vice Chair Storek asked if there were any questions.

Board Member Lanctot noted that Mr. Hulbert believes the new doors and windows were added mid-century.

Mr. Hulbert indicated that he did not know when they were added. He did not find any concrete information on when the changes occurred. He said there were no building or county assessor records.

Board Member Lanctot referenced the 1924 Sanborn Map and noted the house was shown to exist.

Mr. Hulbert agreed that it shows up on the 1924 Sanborn map. His report surmised that the house was constructed between 1915 -1920. Again, it is unknown exactly when it was built. Information is difficult to find.

Board Member Lanctot noted that if the modifications are old enough, they become part of the historic fabric.

Mr. Hulbert agreed, he read a portion of his report which noted that per the Larkspur criteria, changes that were made very early in date are not considered desecration. He stated there is no *very early* date on record to rely on and establish when, or by whom, the changes were made.

Board Member Knorpp asked if it was Mr. Hulbert's professional opinion that the changes were made more recently, in the last 20-30 years.

Mr. Hulbert indicated that some were older than that. Side decks are more contemporary and were likely the latter half of the 20<sup>th</sup> century. Doors at the front, maybe also in this time frame.

Board Member Culhane asked if the current home owner may have made some of the changes.

Mr. Hulbert indicated that none of the changes being discussed were made by the current home owner. He further stated that he believed the changes need to be dated back to 1930s or earlier to be considered part of the historic fabric.

Board Member Knorpp asked if the home is not qualified to have any historic value.

Mr. Hulbert indicated his evaluation found the home qualified for a score of 40 points. It has a certain contextual quality. It is recognized as a category C property, which would not elevate it to the inventory. The home has been changed substantially, it requires substantial repairs, and that is enough to say it does not belong on the inventory.

Vice Chair Storek thanked Mr. Hulbert for his presentation. He invited members of the audience to speak.

Richard Cunningham, ex-Heritage Board Member, provided an explanation of the research document he provided to the City regarding the history of the three Onyx St. homes. He noted that one can't Google this information, it has to be searched out in old City minutes, county tax materials, deeds, utility records and newspapers. He noted that some of the historic county records have been discarded. He spent several weeks researching these homes and concluded, based on the City of Larkspur Board of Trustee records from 1916, the County deed records, and the 1924 Sanborn Maps, the evidence indicates that William Jewel, husband of Ellen Dolliver, is the likely builder, and it was constructed around 1916 or later.

Board Member Morgan asked Mr. Cunningham if, during his research, there were any references to alterations to the home. Mr. Cunningham indicated he was not specifically searching for this.

Board Member Knorpp asked Mr. Hulbert if he had any idea of the date of the photographs he displayed to the Board. Mr. Hulbert indicated he did not. Mr. Hulbert also expressed some disagreement with Mr. Cunningham's conclusions from his research.

Board Member Culhane asked Mr. Hulbert if there is any information regarding the prior owners and if they may have made some of the alterations. Mr. Hulbert indicated it is very possible the early owners made the changes, but we don't know for sure.

James Holmes, Larkspur resident presented pictures of his family home which is rated a B in the larkspur inventory. He noted there are many similarities between the Onyx houses and the Holmes house, both in architectural style and with regard to physical changes that have occurred. The enclosed porch is a key feature of Larkspur summer homes. He presented information that indicated the Onyx Street homes have been attributed to local builder Joseph Nagel and made additional arguments as to why the Onyx Street homes qualified for the historic inventory. He concluded by referencing a policy consideration of the City Council, that was expressed during evaluation of 219 Hawthorne Avenue. He stated that the Council concluded that when historic architects disagree, or when a classification is subject to reasonable doubt, the decision should fall in favor of historic classification to preserve Larkspur's character.

Board Member Lanctot asked if the City knew when the second unit was added. Mr. Cunningham indicated that 1940 telephone records list two residences at this address.

Vice Chair Storek then asked Historic Architect Jerri Holan, to discuss her findings:

Ms. Holan indicated the following items supported her evaluation and qualified the three Onyx Street homes, and in particular 12/14 Onyx St. for the inventory:

- The homes was constructed pre-1924, that qualifies it for consideration.
- She noted that minor changes to the homes such as the buildings exact date of construction, original builder, and family association were not the most important considerations for this historic evaluation.
- There have been modifications, however, the original massing, roofline, clinker brick chimney etc, remain intact.
- The enclosed front porch does not disqualify this home, as this is a typical alteration.
- They are a nice example of arts and crafts architecture for the 1920's era. They all retain a high degree or architectural integrity and context.
- The damaged retaining wall does is not desecration to the home
- She takes exception to Mr. Hulbert's contention that none would qualify individually, she finds they do.
- If Mr. Holmes is correct and these are Nagel homes, that would add to the value
- 22 Onyx is in the best shape of the trio.

She then reviewed the point system, prepared originally by Dan Peterson for the 2008 inventory update. She noted the following items influenced her findings:

- The buildings are tied to a particular family;
- They retain their Arts and Crafts detailing with small carriage door openings,
- Similar siding and details,
- Porches across the front;
- Gable roofs and dormers;
- There are three together with the majority of their integrity intact.
- Same stamped concrete on the front retaining wall that runs through all three properties;
- Same stamped concrete sidewalk;

- The Dolliver home remains nearby and is on the National Register;
- They tell an important story about early 20<sup>th</sup> century craftsman architecture.

Mark Hulbert addressed the Board again and indicated that no one is arguing there is a grouping. He again referred to the definition of C rated properties. He found the damage to the wall, which is at the front of the home, is desecration. The owners have "rescued" this house. They will care for it.

Board Member Knorpp asked Mr. Hulbert to address the roof dormer. Mr. Hulbert stated that it needs to be rebuilt. Board Member Knorpp asked why the broken window was left open. It seems it would not keep the home waterproof.

Mr. Hulbert noted it is difficult to get to. They are intending to get to it. The property owner spoke up from the audience but when asked to approach the microphone, declined to speak. She then relayed information to Mr. Hulbert who stated that the owners had closed the window with a board, but have since removed it to provide air circulation in the attic.

Board Member Knorpp noted that the dormer has been allowed to remain in disrepair by the owners for quite some time. Demolition by neglect is not an appropriate argument for desecration.

Board Member Morgan referred to the 2006 evaluation by Dan Peterson which only rated 22 Onyx St with 30 points, but that his notes indicate further review and evaluation was recommended.

Historic Architect Jerri Holan went through the point system and compared her evaluation and Mr. Peterson's, and noted her higher scores in some categories were due to the availability of additional information. She also discussed assigning a lower score than Dan Peterson in one category due to the somewhat deferred condition of the building. Mr. Peterson arrived at a score of 30 and her evaluation came to 55. She added that if the building is Joseph Nagel, she will have to increase the score to 65 points.

Board Member Morgan noted that the increase would raise the National Standard to Category 4. Ms. Holan confirmed she finds the home to be a B under the local inventory rating and a 4 on the National Register.

Board Member Mueller asked Mr. Hulbert if he evaluated 12/14 Onyx using the same rating system. Mr. Hulbert indicated that he had, and he was in general concurrence with the exception of category 3 where he finds there is desecration to the building which resulted in a substantially lower score. He believes this part of Ms. Holan's review is inaccurate. However, he also gave it 5 points for quality where Ms. Holan gave it a zero. His resulting score was 40 points and a C rating, he agreed the Board may reduce his negative score in the desecration category by 5 points.

Board Member Culhane went back through, and had Mr. Hulbert confirm, his score for each category to insure the Board understood his evaluation results.

Board Member Mueller asked why the owner was so against the listing of this home on the inventory if they wish to preserve it anyway?

Mr. Hulbert indicated that there are many reasons why a person would not wish to have their home listed. He believes they are concerned that it would limit their ability to pursue their project.

Board Member Mueller expressed assurance that the Board's purpose is not to prohibit remodeling and additions, and that they have previously demonstrated they are willing to work with the owners on new improvements.

Board Member Knorpp noted that the owners submitted a rather aggressive letter regarding the potential historic designation of their home. Many people who work, or have worked, on the Board have historic homes and have worked through a process that was collaborative and respectful. It is difficult to accept that the owners find the historic designation of their home to be constraining when they have not even tried to work with the Board.

Mr. Hulbert assured the Board that he was not being disrespectful, but is present only to assist the property owner who did not fully understand the information they were given or the process.

Vice Chair Storek brought the discussion back to the Board for a determination.

Board Member Lanctot commented that this was a very important decision.

Board Member Morgan agreed that the Board is balancing property rights with historic preservation. He referenced the picture of 219 Hawthorne Avenue hanging on the wall in the council chambers and noted the historic designation of this home was also controversial, and is now being remodeled with additions. He also identified two historic homes that were recently sold that set records on the sale price. One was the highest price ever achieved for a home in Larkspur. The historic designation is intended to live beyond the Board and current residents. These homes add to the fabric of the town and are partially responsible for why people want to live here.

Vice Chair Storek asked if there was any further discussion. Seeing none he asked if any Board Member would like to entertain a motion.

Board Member Knorpp added that the historic Lark Shops have been rehabilitated and are now an even more important part of downtown Larkspur. He stated, based on the discussion tonight that he is a bit confused as to what they are voting on. What is clear is that everyone agrees it has some historic value.

Board Member Mueller stated that the Board's charge is to determine if the home should be placed on a list for addition to the inventory.

Board Member Culhane assured the property owner and Mr. Hulbert that the Board has a history of being flexible with regard to proposed improvements to a historic home to respect the needs and interests of the property owner. Most Board Members have been on the other side of this process and faced the Planning Commission. Therefore, they have sympathy for the owners, while still trying to insure the retention of the historic resource.

Staff Planner Teiche explained to the Board that their charge tonight was to review the Consulting Historic Architects evaluation, take into account the information provided by the property owners historic consultant, and determine if they find the scoring of the home to be sufficient to recommend it for listing on the historic resources inventory. If Mr. Hulbert's arguments have persuaded the majority of the Board Members that the score of this home should be lower and it should not be added to the inventory, this is a decision that is also within the Board's purview.

Board Member Mueller asked to discuss the score among the Board Members. He noted that the areas where the historic architects agreed. They then went through the differences and discussed the available information further with Mr. Cunningham.

The Board then adjusted several categories due to lack of concrete knowledge as to who built the homes. They then noted the primary difference between Ms. Holan's and Mr. Hulbert's evaluation is in the Desecration category.

Board Member Mueller indicated that Ms. Holan's score is 60 points and a B. Mr. Hulbert's comes to 45 and a C.

Board Member Lanctot discussed the alterations to this building and indicated that it appears the home has largely retained its design and appearance, and the alterations have not undermined this. It's not as changed as the report by Mr. Hulbert has indicated.

Board member Culhane asked how you put a value on the integrity of the grouping.

Ms. Holan indicated that this affects the score under "Setting". Mr. Hulbert gave the setting a 0 and Dan Peterson and she gave it a 5. Ms. Holan stated she would be comfortable with giving it 10 points but she was trying to be conservative.

Ms. Culhane indicated she agrees with the scoring.

Board member Morgan also stated he disagrees with Ms. Holan's score under No. 2 "Quality". He finds the 0 score is too low and it should be increased. Jerri Holan reviewed Dan Peterson's information and agreed that it could be give 5 points there. She noted Dan Peterson assigned 5 points here as well.

Vice Chair Storek asked if Ms. Holan would amend the score and she agreed.

Board Member Mueller stated that the changes brings the score to 65 points.

Vice Chair Storek asked for a motion.

Board Member Morgan asked that the Board identify the final score as part of their recommendation.

*M/s Mueller/Culhane moved and approved 6-0 (Chair Sink absent) that the evaluation scoring and report prepared by Ms. Holan for 12/14, 16 and 22 Onyx St be amended in accordance with Board's discussion and direction. Further he recommends that they adopt the findings of the evaluation, and recommend the City Council add the structures to the historic inventory.*

Board Member Morgan asked to address the property owner, Ms. Hindeman, who was present throughout the hearing, regarding the letter she submitted. He noted Ms. Hindeman will have a wonderful historic asset. As she thinks about her home and its value to the community, being a part of the community is really important. He disagreed with the statement in her letter that "the Board is transferring rights to themselves", as nothing could be further from the truth. He wanted this on the record. He also noted that when Board Members have visited the site, they have been approached, by an individual who purports to live there, in a rather aggressive manner. He encourages the home owner to be a part of the community a bit more.



Vice Chair Storek stated for the record that Ms. Hindeman left the meeting while Board Member Morgan was addressing her.

## **BUSINESS ITEMS**

1. Board Member Reports. Board members to share and discuss information and attachments related to historic preservation. (*Approximately 10 minutes*)

Board Member Lanctot announced that Dena Van Dermeer would be completing Helen Heitkamp's book with a grant from the Community foundation.

Staff Planner Teiche presented a group of historic menus donated anonymously to the Board.

*M/s Storek/Morgan moved and approved 6-0 (board Member Sink absent) to add the menus to archive collection.*

Historic architect Holan announced that the California Preservation Foundation is holding a conference the following weekend, Thursday through Saturday. She recommended the Board attend if possible.

2. 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 30 minutes*)

This item was continued the June 14, 2018.

## **APPROVAL OF MINUTES**      April 12, 2018

*M/s Storek/Culhane moved and approved 6-0 (Chair Sink absent) the minutes as amended.*

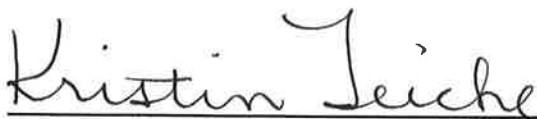
**NEXT MEETING DATE:**      June 14, 2018

The Board adjourned the meeting at approximately 9:00 PM.

Respectfully submitted,

Kristin Teiche, Senior Planner/Recording Secretary

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted during the August 9, 2018 meeting of the Heritage Preservation Board.



Kristin Teiche, Senior Planner/Recording Secretary