

**Heritage Preservation Board**  
Regular Meeting  
January 29, 2007

**Miscellaneous Business**

**A. Call to Order**

Chair Grayson Marshall called the meeting to order at 6:35 p.m.

Present: Chair Grayson Marshall, Board Members Sallyanne Wilson, Marilyn River, Kathleen Kearley-Green, Helen Heitkamp, Jim Adams, Nancy Curley, Planner Kristin Teiche, Planning Director Nancy Kaufman and Recording Secretary Nathalie Bamatter.

Absent: None

**Staff Report – Kristin Teiche: None**

**Public Hearing Items:**

1. DR/FHE/H/HT/V 06-41; Ken Linsteadt Architects, applicant; John and Carol Knorpp, owners; 55 Walnut Avenue; APN 21-102-11; R-1 Zoning District. Applicant is proposing to remodel and construct additions to an existing single family residence listed on Larkspur's Inventory of Historic Resources.

*Also present: John and Carol Knorpp, Architect Ken Linsteadt*

Planner Teiche presented the staff report.

Mr. Knorpp spoke briefly to say that he and his wife respected the town and the process.

Architect Lindsteadt provided elevations plus a scale model of the proposed modifications. He said currently the home is an existing two bedroom with an attic accessible only by a ladder and a non-habitable basement. Modifications would include moving the master bedroom to the attic; use the current master space as a family room; use other bedroom as an office and create two new bedrooms in the basement. Dormers would be needed in the attic on west and south facing sides for the bedroom and bath and a dormer on the east to allow headroom for a new set of stairs accessing the attic. Other modifications include removing an addition that was added in the 1950's and add a new addition that better fits the house but doesn't compete with the historic resource. The existing garage would be converted into a recreation room and a new garage

added off to the Walnut side of the property. An earlier proposed porch has been eliminated from the application. Some grading is requested to match the opposite side of the building and help allow windows in the proposed lower bedrooms. Regarding the proposed Conditions of Approval he had issues with the recommended revisions to the westerly roof dormer proposed by the City's Historic Architect Dan Peterson, and condition 2 that had the City's consultant reviewing and approving the final building and structural plans submitted to building. Architect Lindsteadt preferred his dormer proposal and that condition 2 was "too nebulous".

Chair Marshall polled the Board as to their comments:

Boardmember Heitkamp asked if there were any other proposed locations for the new garage. Architect Lindsteadt said that the proposed location was the best choice as the Onyx side would require too much excavation and that the current location was unsafe.

Boardmember River felt that Consultant Peterson's dormer design for the west side was more in keeping with the elevation and didn't think light would be a problem.

Consultant Dan Peterson said that the porch and right side are the primary public view façade. The other sides were not as significant. The current proposed garage location was not an issue for him. His dormer recommendation allowed dormer to be less obtrusive. He also addressed Architect Lindsteadt concern regarding condition 2 of the Conditions of Approval and said that his review of the final permitted work is to make sure that some details that affect the exterior (windows, siding) are compliant with what was approved.

Chair Marshall opened the hearing to the public.

Maria O'Rourke, 30 Palm, lives adjacent to subject property and her views are of the "non-primary" side and looks at the current garage entrance. She expressed concern that all the home activity areas were being moved to the southwest and southeast sides, which would be a huge impact on her. She also wondered if other garage locations were considered. (Ms. O'Rourke's concerns about drainage were more appropriately addressed at the Planning Commission level per Planning Director Kaufman.)

Kathy Dennison, friend of the family, spoke of the family's restoration of other properties and felt they would do the same with this property and safeguard it's historic integrity.

Marcia Dalva, 33 Walnut, had no issues with the garage location. However, the current fence is a picket fence and felt that the new

proposed fence was larger and would change the feel of the house and place.

Jennifer Tippit, 45 Diane Lane, said she shared a similar peninsula property and was allowed to move the driveway on her property. She said that these type of properties with high visibility create a sense of ownership by the neighbors.

Consultant Peterson said that the character defining features are the front and west elevations through peninsula space and open area. Regarding the garage a previous proposed location obscured the resource and he had no issue with the new proposed location and does not have any suggestions for alternative locations.

Moved/seconded River/Wilson to close the public hearing.

Boardmember Adams said that the setting makes the property unique. He thought that the proposed fence protruded too much in front of the house and even if it were made with transparent materials it would still block basement window views. He did not have an issue with the dormer as proposed.

Boardmember Kearley-Green said that this is a beautiful home but also felt that the front fence would impact the openness of the peninsula property. She said the proposed fence didn't work for her and thought that a wrought iron fence would not deter from the overall site. Regarding the dormer she had no issues. Maintaining the openness of the site was her primary concern.

Boardmember River said that regarding the driveway/garage placement that the Walnut side was the safest but is in front of the house. She loved that the garage is separated from house as it maintained the public view. Agrees with Boardmember Adams regarding the fence. The proposed fence jogs out toward street and should be moved back. Agrees with Consultant Peterson proposal regarding the dormer.

Boardmember Heitkamp agreed with Boardmember Rivers comments. She had no problem with proposed rear or side improvements. Had no issues with the proposed grade and the bulk view will remain the same. Agreed that the fence should be pulled back. No problem with garage location. Preferred Consultant Peterson's dormer proposal especially as it was placed over a bath.

Boardmember Curley agreed with the fence being pulled back which would maintain the openness and provide a clear view of the resource. Preferred Consultant Peterson's dormer proposal. She thanked all

involved for their hard work.

Boardmember Wilson thanked the owners. She lives on Walnut and was concerned about the future of the home.

She shared Boardmember Adams concern about the fence and supported Consultant Peterson's dormer proposal. She felt item 2 of the Condition of Approval was important to ensure that during the construction process things didn't slip through the cracks.

Chair Marshall believed that the grade issue was a non-issue at this point. Also expressed concern regarding the fence location and transparency. Also agreed with Consultant Peterson's dormer proposal.

The Board then provided the following recommendation for the Planning Commission:

Boardmembers Adams/Wilson, moved to recommend approval of DR/FHE/HT/V 06-41 subject to the following: 1) Deny the Fence Height Exception for construction of a six foot wood fence within the 20' front yard setback, require the fence not extend beyond the front wall of the residence and it be constructed with an open design and appropriate materials that would allow views through of the westerly side of the residence. 2) The dormer design on the westerly elevation must meet the design recommendation of the consulting Historic Architect in his January 17, 2006 review letter. 3) Recommend approval of the height variance to allow the new dormers to exceed the 30' height limit to ensure their design is appropriate and compatible with the historic character of the structure.

**Tree Replacement Plan and Preliminary Streetscape Improvement Plans for Larkspur's Historic Downtown. Hamid Shamsapour, Director of Public Works, applicant; City of Larkspur, property owner. 1) The Board is requested to review and provide a recommendation on new tree species, tree layout, grates and guards in the historic downtown. 2) The Board is requested to review and provide a recommendation on conceptual streetscape improvement plans for the historic downtown.**

*Also present Director of Public Works Hamid Shamsapour and City Consultant Cordy Hill of Royston, Hanamoto, Alley & Abbey*

Public Works Director Hamid Shamsapour made a brief introduction spoke of some recent tree removals in the downtown area and then introduced Ms. Hill to continue with the presentation. Larkspur decided several years ago to plant male carob trees. There have been some difficulties with the carob trees primarily being able to properly sex the trees and with the overall health of the

remaining trees. The purpose of the meeting tonight was to decide if the City of Larkspur should continue using Carob trees or over time incorporate other species. At the same time it was thought that an overall downtown plan could be reviewed and changes could be incorporated over several years.

Several options for new tree species were introduced as well as a proposal for tree guards and grates and various ideas to widen the sidewalk.

Boardmember Adams said that if the intention is to broaden the sidewalk than species other than the recommended could be considered.

Boardmember Heitkamp thought that the canopy of the London Plane was too wide and would require extensive maintenance. This tree was not a good choice for Larkspur's narrow sidewalks.

Boardmember Rivers thought that the Victorian Box had a more rounded canopy. She thought interspersing other species that were similar in features would work. She wondered if there were other improvements that could be introduced, such as engineered soil, to ensure the health of any new trees.

Boardmember Heitkamp asked about rubber sidewalks. Consultant Hill said that all the sidewalks would have to be changed and that the sidewalks would have a much different look.

Boardmember Wilson preferred that the downtown maintain an evergreen look but to have a mix of trees.

Consultant Hill went on to discuss some new grate possibilities. Her preference would be one were interior rings could be removed as the tree grew.

Boardmember Adams said that he would prefer trees that created more "dappled" shade and not such dense shade. He didn't necessarily want to duplicate the Carob but instead preferred a tree that was more delicate and lacy.

Hearing opened to the public.

Marti Weisensee, owner of County Gardens, said she preferred that Larkspur stick with the carobs. She called Sunnyside Nursery and they had carob trees in stock. She went on to say that she did not understand the process. She also preferred evergreen trees.

Sandra Bird said she preferred the "green" look and that the proposed tree guards did not look like Larkspur. Larkspur is a country town not Paris.

Bill Howard (one of his trees was recently removed) said he was fine with the Carob as long as they were healthy and the sidewalks can be fixed. He went on to discuss some pros and cons of the various choices. He also thought that tree guards were more of a problem than a help.

Consulting Historian Dan Peterson thought the trees should be well spaced and lacy so that Larkspur could show off the buildings too.

Public Hearing closed.

Boardmember Heitkamp did not like the idea of crepe myrtle and considered it invasive.

Boardmember Adams agreed about the crepe myrtle. He preferred using the red maple as a gateway tree based on the soil and ground water issues. He wanted to make sure that the canopies did not create too dense a shade.

Boardmember Rivers said the Carobs continue to present a problem but she liked the rhythm of having evergreen trees and would like to add them to both side of the street. She too thought the canopy should be less dense. She thought the proposed grates and guards were too fussy.

Boardmember Wilson like Option 2 with the red maples as gateway trees. She preferred a simpler grate but thought they were important to the survival of the tree.

Boardmember Green also liked Option 2. She liked the maples at the entrance. She also thought the tree guard should be a less obtrusive design

Consultant Hill said she knew of simpler versions of tree guards and would submit some additional suggestions to Public Works.

PW Director Shamsapour said that the logistics of how the cost of this improvement will be funded is still not clear.

Motion Marshall/Wilson recommended the tree plan identified as Option 2 of the submitted choices. Brisbane Box to be considered as replacement tree for the Carob. Grates as proposed but a simpler tree guard recommended for overall sidewalk improvement. Use of Cornel mix recommended. Alternative plans for widening sidewalk to be considered to balance all needs (i.e., pedestrian, traffic and bike circulation).

## **Regular Business Items**

1. Phase II: Potential Additions to Larkspur's Inventory of Historic Resources: Review prepared documents for upcoming joint session between City Council and HPB. Organize Public Outreach program for presentation to City Council and assign tasks for preparing information. Continued to 2/12/07.
2. Items for Board Review and/or Comment:
  - Appointment of Chair and Vice Chair. Grayson Marshal reelected as Chair and Nancy Curley as Co-Chair.
  - Report on Centennial Celebration. Chair Marshal said as the meeting was running late we would discuss this item at an upcoming meeting
  - ReStore Loan and TOT update: Consensus was to not offer ReStore loans as the loan amounts have become too little to attract participants. Suggested looking into alternative uses for the funds. Boardmember River asked when the Board should "get in line" for TOT funds.
3. Discuss progress on CLASP (Central Larkspur Specific Plan)
4. Announcements and Attachments: None
5. Approval of Minutes:  
Board Member Heitkamp moved, seconded by Board Member Wilson to approve the minutes from meeting of the Heritage Preservation Board as amended. Board Members unanimously approved this motion.

Next Meeting: Tentatively January 23, 2007 (16<sup>th</sup> is MLK holiday)

#### Adjournment

Chair Marshall moved, seconded by Boardmember Heitkamp, to adjourn the January 29, 2007 meeting of the Heritage Preservation Board at 9:30p.m. Board Members unanimously approved this motion.

Respectfully submitted,

Nathalie Bamatter  
Recording Secretary