

Historic Preservation Review Board – June 13, 2007 @ 7:00 PM

The meeting of the Historic Preservation Review Board was called to order by Chair, Mary Jane Anderson, at 7:05 PM at Town Hall.

Chair Anderson called the roll.

Members present: Mary Jane Anderson, Chair; Kevin Peterson; Gary Franklin; Michael Jean Carpentier and David Waldron

Also Present: Sandy Strehlou, HPRB Coordinator,

Minutes

- Minutes for HPRB May 23, 2007 were approved
- With a minor correction noted, minutes for HPRB April 25th meeting were approved.
- With a minor corrections noted, minutes for HPRB Board Training April 14th were approved.

Roofing Materials

After thorough discussion it was unanimously decided that the HPRB will retain its stated guidelines regarding metal roofs. Metal roofs will not be allowed with the exception of a 20% allowance for design accents. Chair Mary Jane Anderson cited references from the HB manual that support the decision including: visual continuity, fitting in with surrounding structures and not detracting from the skyline.

Existing Language (paraphrased, including 2003 modifications)

Rehabilitation of Historic Buildings: The traditional roofing materials used in Friday Harbor were wood shake or composition shingle. Replace original elements with materials that match the original materials used – if the particular element has been altered previously, use photographs to determine what the original materials actually were and use this to guide your choice in materials. Modern materials may be used if they are close in texture, color and overall appearance.

New Construction and Alteration of Non-Historic Structures: Avoid or minimize roof elements and materials that detract from the predominant historical roofing patterns. Wood is preferred but synthetic or composite materials are acceptable as long as they replicate traditional or historic materials. Concrete “shakes” are considered acceptable roofing materials. Galvanized or light gray-colored standing seam metal roofing may be used

on ancillary roof elements or shed dormers only, on areas equaling less than 20% of the entire roof area.

Inventory, Incentives and CLG

HP Coordinator Sandy Strehlou initiated a discussion regarding Historic Inventory and Historic Registries.

Inventory – is a collection of data regarding specific properties.

Registry – (Commonly referred to as landmark registries, this is the vehicle used to identify the significant historic structures, sites or objects within a specific geographic area: city, state or nationwide. State and local registry applications are generally less exacting than are those for the National Register. The HPRB is working on creating a local Friday Harbor registry.

Strehlou recommended that the board continue collecting data for the inventory of historic places in Friday Harbor, but that it should more rigorously focus on adoption of the local registry and provide leadership in designating the first 10-20 landmarks. Memorial Park, The San Juan County Courthouse, San Juan County Bank and the Whale Museum are on either the national or state registries. The local registry program could automatically designate any property already designated on the State or Federal registries.

Certified Local Government (CLG) – Strehlou also recommended that the Board move quickly on proposing that the Town re-apply for CLG status. A local registry and CLG status are requirements to implementation of a variety of historic preservation incentives, including the Special Property Tax Valuation incentive.

Next Steps: Due to the somewhat confusing nature of this information, the Board requested that Strehlou clarify the process in a two-page paper.

San Juan County Fair

Discussion ensued regarding this year's County Fair. Previously the board discussed using the waterfront as a theme. Alternatively, it was suggested that whatever the exhibit, it should be more interactive, so the Board enthusiastically endorsed an exhibit concept that would promote the Friday Harbor content on the newly released CD *revisitingwash.org*. Complications identified with the exhibit will be locating the necessary computer equipment, and ensuring its safety against theft and damage. Also considered for the Fair theme was incorporating

the Cottage Living Magazine feature on the Virgil Frits House which will be featured in the October issue.

Staff Report

Coordinator Strehlou informed the board that four lots owned by the Land Bank on Argyle Avenue will be sold with an easement that makes compliance with the Town's historic preservation guidelines mandatory on the part of the buyer and all subsequent owners of the properties. What makes this situation different from past incentive-based design reviews is that the property owner will be making the choice to comply on a mandatory basis *as a condition of the sale*, rather than as a personal decision to take advantage of incentives. The Board indicated that they understood and were comfortable with the implications of the sale as described.

Mary Jane Anderson, Chair

Peggy Sue McRae
9:05: Meeting adjourned