

Historic Preservation Review Board – July 25, 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; Gary Franklin; Kevin Peterson; Michael Jean Carpentier and David Waldron.

Also Present: Sandy Strehlou, HPRB Coordinator; Lynn Danaher, developer, Tom Boydston; Cliff Jefferies; Pat Ball; Katherine Quackenbush; Kay Kohler; Tom Boydston.

Minutes

Minutes for HPRB July 11, 2007 were approved with minor corrections.

Minutes of the HPRB April 14 Board Training were approved with minor corrections.

Communications from Town and Citizens

Lynn Danaher:

Developer Lynn Danaher addressed the board regarding her plans to develop her property on lower Argyle. Historic Preservation guidelines will be mandatory for her project due to the terms of a restrictive covenant imposed by the seller, (the San Juan County Land Bank). Danaher inquired about the availability of incentives for her project. Strehlou replied that if the project was found to be in compliance it should qualify. In answer to her request for guidance the board referred Ms. Danaher to the Historic Preservation Manual for the HP Guidelines and to Mike Bertrand, TFH Land Use Administrator. Further, David Waldron clarified certain points from the HP guidelines regarding transitional neighborhoods and recommended Ms. Danaher employ architectural mechanisms to keep the project in scale with the residential aspect of the neighborhood.

Setbacks: Maintain residential aesthetic by employing setbacks from the street.

Spaces: Create spaces between structures or create the feeling of spaces by staggering the footprint.

See: Transitional Neighborhoods, The HP Manual pages 73 - 74

At 7:30 Ms Danaher, Ball, Kohler and Mr. Jefferies departed.

Tom Boydston, 745 Argyle Avenue

Tom Boydston addressed the board with his plans to remodel the "Paine" house, a residence on Argyle across from Cahail Park requesting initial feedback from the board. He said he would be adding on to the back of the structure. HPRB Coordinator, Sandy Strehlou shared the historic color palette selected by the HPRB for this area emphasizing these are only "suggested" colors. Mr. Boydston was referred to the HP Manual. He also requested advice regarding landscaping.

At 7:45 Mr. Boydston departed

Before continuing with other business the board discussed Ms. Danaher's invitation to board members to attend her charette (September 19 from 8:00 to Noon and September 21st 9:00 – 11:00). The board concluded that to do so would create a conflict of interest. David Waldron will draft a letter to send to the charette from the board outlining board guidelines and reinforcing the HP Manual. Chair Mary Jane Anderson pointed out that the Kennedy building on Caines Street is a sterling example of a commercial building that retains the residential aesthetic of a transitional neighborhood.

The San Juan County Fair

HP Coordinator, Sandy Strehlou assured board members that she and TFH would bring all of the pieces of the Fair Booth to the exhibit hall. Chair Anderson will bring plant material for the booth. Strehlou requested all photographs to be used in the exhibit be emailed to her by Friday so she can make copies. Keep in mind that the exhibit should demonstrate the seven step criteria used to determine historic value in an interesting and readable way.

Historic Register

HP Coordinator, Strehlou will speak with TFH Attorney Don Eaton to fine tune the language regarding adding the Historic Register to the language of the TFH Historic Preservation ordinance. Strehlou shared a letter from Megan Duvall, CLG Coordinator for the state of Washington. Duvall noted that currently ours is a zone overlay historic district and that would change to designated properties. Other questions from the board included, who would make final decisions and is there an appeal process? Would there be time limits? How will it affect the HP Manual? What will be the Town/Board responsibilities?

Churchill Corner

HP Coordinator, Strehlou reported to the board on discrepancies between the HP board approved plans for the Churchill Corner and the actual construction regarding downspouts, new windows and 3 HUAC units, 12 meters on the back

of the building. Strehlou has written a letter and will meet with Charles Thomas, property owner, regarding these issues.

Administrative Review

Strehlou reported the replacement of the deck on the Harrison Street Condominiums.

Next Meeting Cancelled

There will be no HPRB meeting on August 22nd 2007

Mary Jane Anderson, Chair

Peggy Sue McRae
8:45: Meeting adjourned