

Historic Preservation Review Board – September 26, 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; David Waldron, Kevin Peterson, Gary Franklin and Michael Jean Carpentier

Also Present: Sandy Strehlou, HPRB Coordinator, Marilyn O'Connor, Peter Brachvogel representing the Port of Friday Harbor; Peter and Brenda Schmidt representing the Boe 470 Argyle property

Minutes

Minutes for the HPRB meeting of September 12, 2007 were approved

Design Review: Port of Friday Harbor

HPRB Reviewed the Port of Friday Harbor Front Street Project. This project is new construction and is seeking both height and parking incentives.

Architect Peter Brachvogel began the review by informing the board the Port has made 3 decisions: 1) To use composition material for the roof, not metal 2) They would like to be able to use Hardi-board siding instead of cedar and 3) instead of cast concrete will use sand based concrete. Mr. Brachvogel also explained that the windows would be simulated divided light clad with wood on the interior and aluminum on the exterior.

Design Review:

Design Considerations: Approved with considerations voiced by chair Anderson concerning compatibility of the upper part of the building to the lower part. It was suggested that landscaping be used to soften the distinction. Landscaping on upper level will be in potted, movable plants/trees.

General Guidelines: Approved

Compatibility Defined: Approved with suggestion to mitigate contrast between lower and upper sections with landscaping.

Scale: Approved

Massing: Approved

Roof: Approved with change to composition material instead of metal.

Setback: Approved with suggestion to include benches if there is enough room

Alignment: Approved

Entry: Approved

Openings: Approved with comment from board member Kevin Peterson to make the windows in the gables a little smaller.

Detailed Guidelines: Approved

Building Exterior: Approved

Materials: Approved

Landscaping: Approved: With the suggestion that trees on second floor are very important to the success of the building – suggestion to use trees with thin trunks full on top. In parking lot provide landscaping at base of retaining wall on the Legion Hall side.

Fencing: Approved, guardrail relates to rail around upper story deck.

Secondary Structures: N/A

Signage: Will be addressed at later time, concerns future tenants.

Utilities: Approved: (1) A limited number (less than ten) small hooded vents for air conditioning were approved; (2) Toilet room exhaust fan hoods will be on a side wall, or roof, rather than located on the front of the building. The applicant was notified that any visible mechanical/utility apparatus not approved as of this meeting, must be pre-approved by the historic preservation coordinator before implementation using the *Proposed Project Revision Notification Form*.

Chair Anderson recommended communicating the project modification procedure clearly with the general contractor and all subcontractors. Board member David Waldron commented that he appreciated the progress of the design and variety it offers to the community. Peterson commented that it is a difficult site and complimented the Port on their design.

Design Review Boe Danaher Project Boe 470

Peter Schmidt introduced the review of the Boe properties proposed alteration of the Alvia Carter House at 470 Argyle. The house is owned by Ron Boe, as is the other house on the property, the relocated Churchill House. (For purposes of design review, each house will be reviewed separately when building/development permits are requested.) The Alvia Carter project does not involve a request for incentives. Mr. Schmidt explained that the house would be remodeled to create three separate living spaces, each with an enclosed porch or balcony. The ground floor front unit will include enclosing the front porch with windows.

Detailed Guidelines:

Siding: Approved

Roofs: Approved

Porches: Not Approved, Does not fit HP guidelines but commented on as tastefully done. Chair Anderson suggested not enclosing in the entire back porch and that glass makes it transparent, more open and reversible. Peterson recommended that on the front, the columns be set forward, proud, of the windows and recommended use of a thinner sash.

Entryways & Doors: Approved with suggestion to retain original doors.

Windows: Approved. The new window and French doors should, to the extent possible, match the existing window.

Parking: Approved with suggestion to avoid parking in front if possible or if doing so screen with trees. It was noted by staff that the applicant could have applied for incentives to mitigate the parking issue.

Utilities: Approved. Propane tank will be buried. Venting for gas fireplace will be a direct vent. Cable will be underground. Overhead power lines will be buried. Power box will be inside back porch. Suggestion made to keep utilities covered.

Administrative Reviews

Board member Waldron initiated a discussion regarding the process for determining when projects qualify for the abbreviated administrative review process rather than the formal; process. Coordinator Strehlou noted that the current practices disqualify some admittedly straight-forward projects from

administrative review when the project involves new additions, and/or when HPRB members own the property in question, or have a role in the project.

The board asked that Strehlou communicate to Mike Bertrand, their concerns about the current policy. The Board also invited Bertrand to attend the next meeting. The Board is interested in revising the current policy to allow greater latitude for staff to conduct administrative reviews, streamline the process and improve public relations.

Mary Jane Anderson, Chair

Peggy Sue McRae
9:30: Meeting adjourned