

Historic Preservation Review Board – October 8, 2008 @ 7:00 PM

The meeting of the Historic Preservation Review Board was called to order by Chair, Mary Jane Anderson, at 7:03 PM at Town Hall.

Chair Anderson called the roll.

Members present: Mary Jane Anderson, Chair; David Waldron, Michael Jean Carpentier, Matt Shildneck and Kevin Peterson.

Also Present: Sandy Strehlou, HPRB Coordinator, Carol Anderson, applicant property owner and Jonathan Hu, applicant representative.

Approval of Minutes

The minutes for HPRB meeting of September 10, 2008 were approved with two spelling corrections.

Design Review 455 Argyle

Carol Anderson and Jonathan Hu addressed the board regarding modifications to the house at 455 Argyle. Modifications include extending the existing hipped-roof to the front of the house over a new porch and the addition of French doors on the second floor above the porch, opening onto a narrow balcony. The proposed project also includes the addition of a dormer window on the north side of the house to accommodate standard headroom above the interior stairway. Ms. Anderson and Mr. Hu are taking cues from the Christopher Burke House on Argyle, and Crème Brule (Wright House) on Spring Street. Mr. Hu asked the board for advise regarding porch decking and siding materials.

This project is a rehabilitation of a historic building in a transitional neighborhood and is not seeking incentives.

General Guidelines: Complies

Compatibility Defined:

- Scale: Complies – Comment: (not a recommendation) consider shallower slope on porch roof.
- Massing: Complies
- Roof: Complies
- Setback: Complies
- Entry: Complies
- Openings: Does not comply - Comments: Use traditional trim on windows, (as on Burke House and Crème Brule), Narrow window by front door is not true

to vernacular architecture. French doors opening on upper balcony do not fit HPRP guidelines. Consider two windows side by side or one window and one door that look like a window.

Detailed Guidelines:

A. Building Exterior:

1. Siding – Complies. The applicant intends to use Dutch lap siding as the existing aluminum siding is replaced. (Recommendation: Instead of lattice between porch and ground consider using vertical boards or match siding.)
2. Large Areas – Not applicable
3. Windows – Does not comply
4. Roof Elements – Not applicable

B. Materials: Complies. (Recommendation: Use solid island fir, with no gaps, for the new porch flooring.)

C. Landscaping: Not applicable (Recommendation: Add garden landscaping to the front yard setback.)

D. Fencing: Not applicable

E. Secondary Structures: Not applicable

F. Parking: Not applicable

G. Utilities: Complies. The applicant indicated that all utilities enter the house on the right (or north side of the house). She intends to encase the utility lines and hardware with a box painted to match the siding.

In answer to Mr. Hu's inquiry regarding material for the porch decking board member, David Waldron recommended, and the board agreed, using solid tongue and groove. Decking should be solid, without gaps. Traditionally painted fir was used. Traditional horizontal siding was also recommended.

Continued Discussion: Draft Friday Harbor Historic Landmarks Register

Location: The board continued to discuss draft language. The board agreed that #6 of the qualifications for landmark status, with the removal of "original location", be incorporated into the introductory paragraph. The issue of location will be dealt with in #7 of the qualifications.

Incentives: Special tax credits will be available when and if our ordinance meets the requirements of a certified local government (CLG). Adding the Landmarks ordinance will provide HPRB with an opportunity for incentives (existing and future) to be extended to qualifying historic sites within the town boundaries, but outside the historic district. Coordinator Strehlou pointed out that the board's

existing incentives of height and parking are not readily applicable to residential houses. She suggests tying the incentives to local landmark designation. Waldron expressed that he is in favor of adding incentives, but would be opposed to limiting eligibility of existing incentives (parking and height) to only those historic district buildings that qualify for landmark designation after the program is implemented. The Board was unanimous in agreement that eligibility for any new incentives could be tied exclusively to future landmark designation. Any changes to the existing historic preservation ordinance will have to be approved by Town Council and written into ordinance. Coordinator Strehlou will bring revised draft language to the next meeting.

Vice Chair

Chair Anderson requested the board select a Vice Chair. It was decided to appoint a rotating Vice Chair with the sequence decided by drawing straws. Each term will be for three months. The Vice Chair sequence will be as follows:

October – November – December.....David Waldron
January – February – March.....Matt Shildneck
April – May – June.....Kevin Peterson
July – August – September.....Michael Jean Carpentier

Mary Jane Anderson, Chair

Peggy Sue McRae
9:00 Meeting adjourned