

## **Historic Preservation Review Board – October 22, 2008 @ 7:00 PM**

The meeting of the Historic Preservation Review Board was called to order by Chair, Mary Jane Anderson, at 7:01 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; and Peggy Sue McRae, Recording Secretary.

### **Approval of Minutes**

The minutes for HPRB meeting of October 8, 2008 were approved with several corrections noted.

### **Draft Friday Harbor Historic Landmarks Register**

The board continued discussion of proposed language for the *Friday Harbor Historic Landmark Register*. The discussion refers to the document provided by HPRB Coordinator Sandy Strehlou. Coordinator Strehlou will continue to clarify language in this section.

### **Misc Comments**

The board made a general suggestion to keep the language as simple and readable as possible. The board also recommended that historic “district” not be used in the new language whenever the list of eligible historic landmarks is referenced.

### **C. Designation Nomination**

References to the historic preservation website and Town phone number were struck.

### **D. Determination of Completeness**

First Paragraph

Reference to the word “eligibility” were struck and the last sentence was moved into the next section.

## **E. Designation Review**

In the first sentence the words “shall”, and “eligible and complete” were struck.

The Board recommended that notice of a landmark designation meeting occur thirty (30) days prior to the meeting.

In the last sentence of this subsection it was suggested that the reference to “historic district” be moved or struck. (As we have only one historic district, it was also suggested that lower Argyle be made a district.)

## **F. Effects of Listing on the Register**

#3. The Board has concerns with adding “certificates” to the ordinance.

#4. The Board felt that any modifications to a designated building should be presented to the Board as part of the meeting agenda.

Incentives will differ within or outside of the historic district and for buildings on or not on the historic register. Coordinator Strehlou will continue to adjust language.

## **G. Review of Modifications to Landmark Register Properties**

First Sentence

The word “commission” was struck, replaced with HPRB. “Appropriateness” was struck replaced by compliance.

Second Sentence

The review shall follow the **design review guidelines** as defined in Section X [the section number will be inserted later] apply to all external features. “Design review guidelines” was determined to be the essential part of this section.

Coordinator Strehlou will clarify language in this section.

## **H. Exempted Activities**

Ordinary repairs needs to be defined. Board member Kevin Peterson suggested this would be well to include in the revised HPRB guidelines. It was also noted that if an applicant must get a permit they would have to come before the HP board.

## **I. Modification Review Process**

First Sentence – was removed.

Four points to make include:

1) The board's recommendations go before the Land Use Administrator. 2) The Board's recommendations shall be in writing and shall state the findings of fact. 3) Any conditions agreed to by the applicant in this review process shall be attached to the Certificate of *Compliance*. 4) Failure to comply with these findings and/or recommendations may result in removal of the property from the registry and ineligibility for incentives.

Coordinator Strehlou will clarify language in this section.

## **J. Removal of Properties from the Register**

Coordinator Strehlou will review language in this section. Possible scenarios include sale of property to a new owner who may not wish to be on the register.

## **Board Reports**

Board member Peterson initiated a discussion regarding a system of trading development rights in order to allow flexibility and keep Friday Harbor a compact, pedestrian friendly town and avoid sprawl.

Peterson also suggested an HPRB retreat together with the planning department. Coordinator Strehlou suggested June as a possible date May being Historic Preservation month.

Board member Matt Shildneck pointed out that the Jehovah Witness remodel on Argyle exterior lights were too bright and the wrong style. The board otherwise agreed that the building except for the lighting was a big improvement.

Peterson noted that he owes the board a white paper on streetscapes.

Coordinator Strehlou suggested that as the board has four more scheduled meetings before the winter holidays it would be a worthy goal to complete the Friday Harbor Historic Landmarks Register language before the New Year.

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Mary Jane Anderson, Chair

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Peggy Sue McRae  
8:50 Meeting adjourned