

Historic Preservation Review Board Meeting Wednesday, July 22, 2009, 7:00 PM

The meeting of the Historic Preservation Review Board was called to order by Chair Mary Jane Anderson at 7:02 PM at Town Hall.

Chair Mary Jane Anderson called the roll.

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

Also present: Sandy Strehlou, HPRB Coordinator; Peggy Sue McRae, Recording Secretary, Mike Green and Clark Gilbert; representing the Phifer Condo Association, David Meiland of Bailer Hill Construction; representing Mulligan Residence Remodel.

Approval of the Minutes

The minutes of July 8, 2009 were approved with a minor correction.

Design Review: Phifer Condo Association Awning and Paint

Mike Green, president of the Phifer Condo Association, also called Court Street Professional Building, addressed the HP Board regarding the repainting and replacement of awnings on the 1972 building. The project is not seeking incentives. Mr. Green clarified some information in the staff report regarding the project, a) it will be 5 to 7 years before the windows will be replaced, b) the reddish brown accent color along the parapet is 24" not 32" and c) the original awnings on the second story were removed for safety reasons.

The canvas awnings, which have been expensive to maintain will be replaced with galvanized steel "blade" canopies similar to those used on the Friday Harbor Center complex. Due to the nature of the condo association, all members of the association voted on the new paint color. The signage on the outside of the building will be in black steel letters. It was suggested by the board that the association consider using the name Phifer Building to acknowledge the building's history instead of Court Street Professional Building as planned. The black steel letters will match the future window frames. There will be no signage on the canopies. Signage for association members will remain in their windows as it is now. The shed roof instead of a canopy on second-street side was a design consideration relating to the change in elevation. There will also be low subdued lighting on the building.

The board recommended the new windows reflect the style of the building with square panes instead of mimicking historic horizontal window styles.

HPRB Coordinator Sandy Strehlou referenced the Secretary of the Interior's Standards (page 83 HP Manual).

2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

The Design review referenced, Alterations of a Non-historic Structure Downtown (page 51 HP Manual). The project was approved as follows:

1. Alterations – Yes
2. Additional stories – NA
3. The proportions of primary facades – NA
4. Roof alterations – NA
5. Windows, entryways, and inset porches – NA

At 7:40 the board thanked Mr. Green. Mr. Green and Mr. Clark then departed.

Design Review: Mulligan Residence Remodel

David Meiland of Bailer Hill Construction addressed the board regarding the remodel of a freestanding unit of a residential condo development built in 1992. The project is not seeking incentives.

The proposed changes include removal of a round window to be replaced with a rectangular window that will match an existing window in size and materials.

A greenhouse window will be removed and another rectangular window installed. Shingles and trim will be painted to match existing windows and trim.

The board agreed that the proposed replacement of windows will improve the structures compatibility with the near by historic structure.

The Design review referenced, Alterations of a Non-historic Structure Downtown (page 51 HP Manual). The project was approved as follows:

1. Alterations - Yes
2. Additional Stories - NA
3. The proportions of primary facades – Yes
4. Roof Alterations – NA
5. Windows, entryways, and inset porches – NA

At 8:00 the board thanked Mr. Meiland and he departed.

Design Review Pamphlet

After general discussion about raising the profile of Historic Preservation to encourage people to come to the board before they begin their projects the board decided that producing a pamphlet would be an excellent idea. This idea will be revisited at a later time.

Administrative Reviews

Coordinator Strehlou informed the board of two administrative reviews approved by Strehlou with the concurrence of board Chair Mary Jane Anderson. One was a deck replacement for a Cannery Village condo in which the wood deck will be replaced with matching horizontal wood and replaced of the deck floor with composite material. The other was a replacement of roofing material on the fire station that will not be visible from the street.

Revised Administrative Review Policy

The board reviewed revised language, (*Revised Administrative Review Policy Updated: 07.16.09*) making a change to the last paragraph to read:

Upon his or her discretion, staff may submit any project for design review to the HPRB, regardless of complexity, similarity of materials or assumed compliance with the preservation guidelines.

Revised Perception of Fairness Policy

The board reviewed revised language of (*Revised Perception of Fairness Policy: Projects Involving Board Members or Staff: Updated 07.16.09*) making the following adjustments:

3rd Paragraph: remove underline.

4th Paragraph: Involvement is defined as any project for which a board member, staff or member of their immediate family is the property owner, has a financial or ownership interest in the project or property, or is providing voluntary or in-kind services.

The board also suggested adding "David's Draft Language, November 2007"

Coordinator Strehlou will revise the language.

Centennial Time Capsule/Memorial Park Design

Board member David Waldron gave the board an update on the Memorial Park project. Waldron showed the board revised drawings with the bench removed a revised capsule container and wider interpretive sign. The proposed date to bury the time capsule is August 20th. Coordinator Strehlou requested the soonest possible date the Park's interpretive signage will be ready and requested the board work on language for the interpretive sign.

Staff Reports

Michael Jean Smith will be Vice Chair of the HPRB board July – September.

Janet Wilson is having an open house potluck to celebrate her 100 year old house's anniversary on Saturday, 25th 4:00 PM

The board approved of schedule changes in August due to the San Juan County Fair. August meetings will be held on the 19th and the 26th. Mike Bertrand will come to the August 19 meeting. Coordinator Strehlou will work on incentive language.

Coordinator Strehlou encouraged board members to sign up to staff the historic booth organized by Ann Peterson at the County Fair.

Regarding the HP board's future sustainability workshop Coordinator Strehlou is concerned that we get the right person. The board agreed it should be someone with experience working with small communities, on small scale projects, inexpensive projects and working with non-professionals. Liz Illg suggested that this workshop be held sometime between February and April when local builders will be able to attend.

The meeting was adjourned at 8:45

Mary Jane Anderson, Chair

Peggy Sue McRae, Recording Secretary