

## **Historic Preservation Review Board Meeting Wednesday, October 28, 2009, 7:00 PM**

The meeting of the Historic Preservation Review Board was called to order by Chair, Mary Jane Anderson at 7:04 PM at Town Hall.

Chair, Mary Jane Anderson called the roll.

Members present: Mary Jane Anderson, Chair; Michael Jean Smith, Vice Chair; Matt Shildneck, and David Waldron.

Member absent: Kevin Peterson

Also present: Sandy Strehlou, HPRB Coordinator; Peggy Sue McRae, Recording Secretary

### **Minutes**

The minutes of the HPRB meeting of 10/14/09 were approved as written.

### **Continued Discussion: Updating Municipal Code/Historic Preservation**

HPRB Coordinator Sandy Strehlou opened the topic of revising the historic preservation sections of the municipal code by referring to the draft document, *Friday Harbor Municipal Code Historic Preservation Chapters 2.58 & 17.64 10/14/09* which outlines the code as it is plus suggested language changes. She also introduced *Friday Harbor Municipal Code Historic Preservation Chapters 2.58 & 17.64 10/28/09* which divides board members and staff into working teams assigning teams to chapters of the code. Due to the complexity of incentives everyone was assigned to the chapter on incentive programs.

Regarding the chapters Coordinator Strehlou asked board members to consider 1) what have we agreed to? 2) Does it make sense? 3) Can I explain it? Strehlou asked board members to remain point people for the topics they work on and be prepared to present these sections to Town Council. Due to board member Kevin Peterson going to Australia staff secretary Peggy Sue McRae may also participate in this task if needed.

### **The DeStaffany House Test Case**

Board member David Waldron presented his and board member Kevin Peterson's findings regarding different scenarios of possible development for the DeStaffany property on Spring Street with regard to use of incentives.

1. One scenario would only have surface parking for seven parking spaces and build a new structure next to the historic building.
2. Another would move the house to face Nichols Street, build a new structure on Spring Street, and have underground parking with a maximum of 19 parking spaces.
3. A third would not move but restore the historic house incurring no additional parking requirements.

What Waldron and Peterson discovered is that parking incentives (and height incentives) are critically important to commercial development. Incentives make this a viable development. Special Tax Valuation could also be a valuable incentive for this property. Special Tax Valuation may be more useful for residential properties. The DeStaffany property by itself is valued at one million dollars.

This was deemed to be a valuable exercise and it was agreed to continue applying the incentives to other properties. Waldron will bring in a plot plan for the Red House on the corner of Tucker to the next meeting. Coordinator Strehlou will bring the dimensions of the house from the assessor's office.

### **Boede Building and Farmers Market**

Chair Anderson shared a draft of the HPRB letter to the newspaper in support of the Farmers Market locating in the historic Boede Cement building. Other board members gave input. Peterson responded with editing suggestions that would keep the focus on historic preservation. Other suggestions were to answer questions such as: Why save the building? How appropriate is the Farmers Market for the site? What is the value of heritage tourism? How will the community benefit from "spin off" business and shoulder season festivals?

Coordinator Strehlou noted important features of the Boede building are 1) the roofline 2) the intrinsic value of the building to the story of Friday Harbor's industrial past, and 3) the brickworks and the historic buildings still standing in the district which were made with these bricks i.e. Town Hall.

Chair Anderson will work on the letter. A public hearing on the issue is scheduled for November 19<sup>th</sup>.

### **Staff Hours Cut/Board Response**

Coordinator Strehlou left the room when, as part of Board Reports, the board brought up writing a statement of response to the news that staff for Historic Preservation will have hours cut. The cut hours will affect the ability of the board

to complete its current projects including, design reviews, achieving CLG status, developing new incentives, updating the Historic Preservation section of the TFH Municipal Code, updating the historic preservation manual, etc. Chair Anderson will prepare a draft.

### **Staff Report**

Coordinator Strehlou informed the board that she continues to work on putting together a workshop on historic preservation and sustainability. She is calling the event Rehab Green. She also reported that the bronze plaques planned for the Time Capsule and Town Hall have been ordered and are being financed fully from the remaining Centennial fund.

Board Member Shildneck inquired about progress on correcting the spelling of Web Street (Webb Street.) Strehlou responded that the Board would need to make a formal request backed by research substantiating that Webb is the correct spelling.

The meeting was adjourned at 8:30

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Mary Jane Anderson, Chair

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Peggy Sue McRae, Recording Secretary