

Historic Preservation Review Board Meeting Wednesday, November 11, 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; Matt Shildneck, and David Waldron.

Members absent: Kevin Peterson and Michael Jean Smith

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

Minutes

The minutes of the HPRB meeting of 10/28/09 were approved with corrections.

Continued Discussion: Historic Preservation/Incentives/Ordinance Update

DeStaffany Property

In order to determine the possible effect of HP incentives on real properties in Friday Harbor board member David Waldron developed three hypothetical development scenarios for the DeStaffany property on Spring Street. The projects would take advantage of HP parking and height incentives and possibly special tax valuation.

#1. The first scenario retains and rehabs the historic building plus builds 1200 sq feet of new construction. The Willow tree and the out building are removed.

1. Rehab of the historic building
2. New construction, 1200 sq ft. facing Spring Street.
2. Up to 9 parking spaces above ground on Nichols Street side.

#2. The second scenario relocates the historic structure on the property to face Nichols Street. Parking is underground. New construction 4200 sq ft. (per floor, possibly 3 floors.

1. Rehab historic building moving to face Nichols Street.

2. New Construction 4200 sq. ft. (per floor)
3. Parking 16 stalls underground

#3 The third scenario removes the historic structure from the property. New construction fills the property. Parking for 21 to 42 stalls is underground.

1. Historic structure removed
2. New Construction fills site
3. Underground parking

According to Waldron the bigger the building the more money the developer stands to make. Discussion followed weighing the value of incentives requiring mandatory guidelines for new construction against the loss of historic sites. The HPRB's incentives mainly benefit new construction. Would the special tax valuation incentive be enough to gear a developer toward scenario #1? How do we prevent demolition of historic sites?

HPRB Coordinator Sandy Strehlou pointed out that compared to other places our standards are not very strict. She suggested that the board weigh short-term versus long-term benefits while also considering what Town Council will accept.

Chair Anderson recommended the board revisit this topic when a full board is present. Coordinator Strehlou will present the board's exploration of this topic to the state HP for ideas and input. The board thanked Waldron for mapping out the three scenarios for the DeStaffany property. The board found this exercise of value and Waldron will apply the same exercise to the red house on Tucker.

Ordinance Update

Coordinator Strehlou continues to flesh out the language of the revised ordinances. She may get input from Mike Bertrand and Megan Duvall before bringing it back to the board.

Staff Cuts

Coordinator Strehlou left the room while Chair Anderson shared a draft letter to TC from the board, stating objections to the proposed HPRB staff cuts.

Boede Building

Board member Matt Shildneck will attend a meeting at the Mullis Center on November 19th at 5:30 PM. He will speak representing the HP Board's support of relocating the Farmers Market to the historic Boede Building. Board member Waldron will attend the Chamber of Commerce meeting regarding the Farmers Market/Boede building at the Earth Box. Strehlou shared a letter from Elaine Stiles from the National Trust to the Mayor. Other letters and articles on this topic

have appeared in local publications The San Juan Journal, The Guardian and sanjuanislander.com.

Staff Report

Due to budget cuts Coordinator Strehlou may apply for a matching grant to fund a future Rehab/Green HB workshop.

Coordinator Strehlou has been advising the San Juan Trails Committee regarding a Town walking tour.

Coordinator Strehlou shared her experience attending a Preservation workshop at Ebey's Landing National Historic Reserve. She shared a different approach to rehab of an historic structure where a non-historic addition is downplayed by being set back, painted darker with complementary but different siding material. The approach this board uses has been to match materials and blend in. She will show photos to the board at a later time.

Coordinator Strehlou told the board about a window restoration workshop that taught people how to restore historic windows while at the same time restoring the windows of an historic building.

Strehlou got subscriptions to *Preservation* magazine for board members. The magazines will come to Town Hall. She will also make other periodicals available for board members to check out.

The meeting was adjourned at 8:40

Mary Jane Anderson, Chair

Peggy Sue McRae, Recording Secretary