

Historic Preservation Review Board Meeting Wednesday, November 10, 2010, 7:00 PM

The meeting of the Historic Preservation Review Board was called to order by Acting Chair, David Waldron at 7:04 PM at Town Hall.

Acting Chair, David Waldron called the roll.

Board Members present: Acting Chair, David Waldron; Melanie Rollins, Kevin Peterson, Michael Jean Smith, and Matt Shildneck.

Also present: David Moorhouse and Lynn Danaher both representing the Ace Hardware property; Sandy Strehlou, HPRB Coordinator; Peggy Sue McRae, Recording Secretary.

Minutes

The minutes of the HPRB meeting of 10.27.10 were approved.

Design Review: Ace Hardware Canopy

Property Owner David Moorhouse addressed the board regarding the addition of a canopy to the Ace Hardware building. He explained that due to commercial zoning the property may not have outdoor storage. The addition of a wood and metal shed-roofed canopy along the south side of the building, the side facing the Bike Shop, will provide a protected area for outdoor storage. Following the fire code a metal covered, drywall firewall will be built along the south edge of the property. The new canopy will extend toward the front of the building to meet the existing canopy in the front of the building. Materials will match the existing canopy.

The project was reviewed by the board as New Construction in a Transitional Neighborhood, referring to page 73, Transitional Neighborhoods, and pages 70-73, New Construction Residential, in the HPRB manual. The first priority of the review was to assess the addition's compatibility with the existing building.

Compatibility Defined (page 70)

Scale: Yes
Massing: Yes
Roof: Yes
Setback: Yes

Detailed Guidelines (pages 71-72)

Building Exterior: Yes

Materials: Yes

Suggestions: Board member Kevin Peterson recommended creating a more fence-like appearance for the firewall. He suggested using lattice to create the look of a trellis and offered a sketch to illustrate improvement to the addition's compatibility with the front of the building.

Following the review property owners David Moorhouse and Lynn Danaher departed.

General Discussion

The board discussed improving inadequacies in the current manual for projects within transitional neighborhoods. HPRB Coordinator, Sandy Strehlou recommended the board take note and consider how to make improvements when the manual is updated. She also pointed out that positive aspects of the design review process include presenting ideas to applicants and documenting what is done to reviewed properties.

Strehlou requested that when one board member presents an idea to an applicant during a review the other board members voice feedback so that it is clear if it is a board recommendation.

Continued Ordinance Review

2.58.050 Powers and Duties – Board member Kevin Peterson presented his work on this section (KP Edits). Some discussion ensued regarding finding an appropriate alternative to the word “manage” as in, the duty of the HPRB to “manage” TFH’s historic resources ect.

Coordinator Strehlou will rewrite the ordinance conferring with Town Administrator C. King Fitch regarding 1.) Liability and 2.) Over-reaching. The board thanked Peterson for his work.

17.64.010 Purpose – The board agreed to remove section K (Coordinate with San Juan County), as there is no clear way to accomplish this. With K. removed the draft language was approved.

17.64.040 Definitions – the board approved draft language as it is acknowledging that Town Attorney Adina Cunningham will review the language.

Staff Report

Coordinator, Sandy Strehlou informed the board that the Island's Agricultural Guild has signed and purchased the Boede building. The Adam C. Brown House is scheduled to be moved to American Camp as soon as the 18th of November but most likely later. The Printonyx building will be demolished and replaced with a new two-story building.

The meeting was adjourned at 8:30

David Waldron, Acting Chair

Peggy Sue McRae, Recording Secretary