

## **Historic Preservation Review Board Meeting**

**Wednesday, January 11, 2023 6:00 PM**

Pre-Application meeting for Andrew Fleming

The meeting of the Historic Preservation Review Board was called to order at 5:10 pm Members present:

Acting Chair Karl Eberhard called the role.

Board Members present: Karl Eberhard and Brian Carlson. A quorum was not present. Nadine Cook, Jeff Iverson, and David Harsh were absent/excused.

Ryan Ericson, Community Development Director for the Town was present, as well as Andrew Fleming, and Merriss Waters. Jed Ballew, and Andrew (last name unknown), architects for the Fleming project, appeared via ZOOM.

### **Pre Application Meeting – Nichols and A Street.**

Andrew Fleming and Merriss Waters discussed their amended plans for a mixed use structure at Nichols and A Street. After feedback from the HPRB at the meeting of December 14, 2022, the plans have been altered to include posts every 12 feet, more windows, signage underneath the second floor rather than protruding from the first floor, and opaque windows on the lower level. The applicants are eager to provide a walkable experience with a year-round market on the lower level, with expansive sidewalks. Board member Eberhard suggested a contrasting color on the beams separating the floors, and color accents on the gables, to break up the darkness of the second and third levels.

The applicants are most excited about the makers' market space on the bottom floor. They are inspired by the 4-way sliding doors at the Madrona Bar & Grill at Roche Harbor, and would like to implement similar doors for the welcoming and open feel that they provide.

Board member Eberhard spoke about the window arrays on the upper levels and suggested switching the plans to show larger windows on top of smaller windows, rather than the reverse.

The review process was briefly discussed. Mr. Ericson explained that Sandy Strehlou has been retained as a consultant, and she will be involved in the review process and will prepare the staff report. Mr. Ericson encouraged the architects to contact him with any code-related inquiries. The applicants will continue to amend the plans, and will be back for the next meeting of the Historic Preservation Review Board.

### **Staff and Board Update**

Mr. Ericson discussed the upcoming changes and amendments to Friday Harbor's sign code. The HPRB will be consulted for sign permit approvals. Board member Eberhard said that the HPRB should only focus on the design of the sign, and the location on the building. Mr. Ericson spoke about current sign permit applications, and that he would ask for input from the HPRB.

Board member Carlson inquired about the Friday Harbor House redevelopment plans. Mr. Ericson discussed the next step will be the development agreement. The Friday Harbor House will be asking for relief from the 8:12 requirement to receive the incentive for height. Mr. Ericson explained how the Town Measures the height from average grade.

Board member Eberhard commented that the Board should be involved throughout the building permit approval process, and suggested a preliminary approval before the building permit and a final HPRB approval before permit issuance.

Hearing no further comment, Board member Eberhard adjourned the meeting at 6:33p

Respectfully submitted by Kira Sable, Recording Secretary

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Nadine Cook, Acting Chairperson

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Peggy Sue McRae, Recording Secretary