

## Historic Preservation Review Board Meeting Wednesday, September 10, 2014, 6:00 PM

The meeting of the Historic Preservation Review Board was called to order by Acting Chair, Nina LeBaron at 6:01 PM at Town Hall.

Acting Chair, Nina LeBaron called the roll.

Board Members present: Acting Chair; Nina LeBaron, Elizabeth Anderson, and David Harsh.

Also present: Barbara Rouleau, property owner representing 475 Argyle; Edward Brown, Sandy Strehlou, HPRB Coordinator; and Peggy Sue McRae, Recording Secretary.

### Minutes

HPRB Minutes for the meeting of 08.27.2014 were approved.

### Design Review: Rouleau House 475 Argyle

HPRB Coordinator Sandy Strehlou introduced the review explaining that the property is transitioning from a residential, long-term rental, to use as commercial vacation rentals. The owners wish to add skylights to the historic Argyle house. Strehlou suggested that there may be ways to mitigate adding the contemporary element of skylights to a historic residence possibly by offering parking solutions. Currently parking is in front of the house.

Barbara Rouleau introduced the project of rehabilitating the house originally built in 1895. She explained that to preserve the integrity of the building the skylights would be as unobtrusive as possible and be placed so as not to compromise the structural integrity of the roof. The business will have 6 units, 2 in front and 4 in back.

Design Review (pages 59-61 HP Manual)

### A. Principals for Rehabilitation of Historic Structures

- A. 1. The distinguishing original qualities or character of a historic building, structure, or site and its environs should not be destroyed or obscured. Avoid the removal or alterations of historic material or distinctive architectural features – **Yes**
- A. 2. Additions or alterations to structures should be done in such a manner that if the changes or alterations were later removed, the essential form and integrity of the structure would remain unimpaired.  
- **Yes**

- A. 3.** All buildings, structures, and sites should be recognized as products of a particular era. **NA**
- A. 3. a.** Additions and exterior alterations should be consistent with the architectural integrity and historical context of the historic structure being modified. Careful attention should be paid to the materials, size, scale, proportion, and massing to protect the particular character of the property and streetscape. **2 No - 1 NA**
- A. 3. b.** Components of architectural style should be consistent with Friday Harbor's Historic "vernacular" architecture. Such components include roof, siding, windows, doors, porches, trim, supports, chimneys, and the like. **1 No – 2 NA**
- A. 3. c.** Alterations that have no historical basis and seek to create an imitation "early style" are discouraged. **NA**

**B. Preservation of Significant Original Qualities – Yes**

**C. Replacement or Substitution of Original Features**

**C.4** Avoid combining features that did not historically coexist. – **Yes**

**Detailed Guidelines** (pages 62-67 HP Manual)

B. Roofs: Preserve or maintain a majority of the original roof form. Maintain goal pitch. Limit skylights, solar panels, and new dormers to secondary roof slopes not visible from the street. Maintain the original roofing materials (shingles or shakes). If not possible, use a modern material (like composition shingle) that closest resembles the original texture, color, and overall appearance **2-No 1-Yes**

**Final Vote – The proposed building project complies with the guidelines.**

After the review there was some discussion regarding how the town might help the applicant mitigate the issue of front yard parking. The following suggestions were made.

1. They could give up one of their curb cuts replacing it with a regular curb which would then provide one more on-street parking site and avoiding the need for 2 onsite parking spaces in front of the building.
2. They could take a parking incentive as a mitigation for the impact of the skylights, relieving them of the added off-street parking spaces required.
3. Should they choose to apply for it, the applicants will be eligible for a 10% federal tax credit for rehabilitation work once the program is in place.

**Story Poles**

The board discussed the topic of Story Poles and whether the board should require story poles for certain projects on the waterfront. Coordinator Strehlou noted that the HPRB may request Story Poles but Land Use Administrator Mike Bertrand would make the final decision. She suggested that the board have an internal process in place and explained that a requirement of Story Poles would add significant time to the applicant's process. Board member Nina LeBaron will draft language to review at the next HP meeting.

### **Solar Panels**

The possibility of placing solar panels on the roof of Town Hall was discussed. Board member David Harsh related his experience with solar panels used by the National Park, which did not result in significant monetary savings. The board members agreed unanimously that the solar panels, they would be better sited on the roofs of the sewage treatment facility. Coordinator Strehlou will draft a response after getting more input. David Harsh will provide the cost outcome of solar panels used by the National Park.

### **Holiday Lights for Memorial Park/ Sunshine Alley/ Field Trip**

The board was invited to provide feedback regarding plans for holiday lights in Memorial Park. It was suggested the Friends of Memorial Park be asked to weigh in on the topic.

The consultants report on Sunshine Alley is online. Coordinator Strehlou will send the link to board members.

The board was asked to bring "action items" relating to the field trip of August 27 to review at the next meeting.

Meeting adjourned 7:30

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Nina LeBaron, Acting Chair

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Peggy Sue McRae, Recording Secretary