

Historic Preservation Review Board Meeting Wednesday, February 25, 2015, 6:00 PM

The meeting of the Historic Preservation Review Board was called to order by Acting Chair, David Harsh, at 6:03 PM at Town Hall.

Acting Chair, David Harsh called the roll.

Board Members present: Acting Chair; David Harsh, Stephen Revella, and Mike Vouri. Excused Absence: Jeff Iverson

Also present: Ron Wilson, property owner of 775 Argyle/Lizzie Lawson House, David Waldron architect for both Ron Wilson and 187 Spring Street/Carnevali. Sandy Strehlou, HPRB Coordinator; and Peggy Sue McRae, Recording Secretary.

Minutes Approval of the HPRB minutes of December 10 2014 was postponed, as there was not a full quorum of board members present who were also at that meeting.

Design Review: 775 Argyle John Firth/Lizzie Lawson House

Introducing this design review it was noted that the house at 775 Argyle was originally built by John "Jake" Firth of the San Juan Island pioneer family, and later became the retirement residence for Lizzie Lawson, daughter of SJI pioneer, Peter Lawson of Straights View Farm on False Bay.

Architect David Waldron addressed the board. Waldron described the proposed rehab of the historic house. Plans include added dormers the tops of which meet the main roof before it meets the ridge and will have the same slope as the lower roof. The front door will be relocated to its original location, and a railing added for safety.

The existing windows are not original and will be replaced with paintable fiberglass insulated window units with trim matching the style of the original windows. The proposed windows will be wider than the original in order to comply with egress safety codes.

A non-historic wood deck on the side of the house will be removed. A second exterior door, with side lights and raised porch, stair and railing will be located on the rear façade.

A Trex-type material will be used for both the front and rear porches.

Original siding will be retained if possible for reuse. If that is not possible Hardi-style siding with grain will be used. Mr. Wilson provided a sample. A new detached garage will be constructed at the far end of the property using style and materials to match the house. Landscaping will be low maintenance, English garden style with a gravel driveway to the back and a white picket fence in front.

Design Review for Rehabilitation of Historic Structure

General Guidelines – (p.59-61 HPRB manual)

A. Principal for Rehabilitation of Historic Structures

- A. 1. Original qualities – 3 Yes
- A. 2. Maintaining essential integrity – 3 Yes
- A. 3. Recognizable era – 3 Yes
 - A. 3. a. Consistent historic context – 3 Yes
 - A. 3. b. Consistent with FH vernacular architecture – 3 Yes
 - A. 3. c. Does not imitate “early style” – 3 Yes

B. Preservation of Significant Original Qualities – 3 Yes, with the
The board recommends making the windows as narrow as possible.

C. Replacement or Substitution of Original Features

- C. 1. Replacement based on accurate information – 3 Yes
- C. 2. New materials should match historic – 3 Yes

Regarding approval of C. 1. and C. 2. The board recommends that original siding material be used if possible.

- C. 3. Reconstruction based on style and era – 3 Yes
- C. 4. Avoid combining features that did not exist – 3 Yes

D. Existing Alterations on Historic Buildings – 3 Yes

E. New Additions to Historic Buildings

- E. 1. Compatibility – 3 Yes
- E. 2. Locate toward the back – 3 Yes
- E. 3. Additional stories harmonize – 3 Yes
- E. 4. Original structure as guide – 3 Yes
- E. 5. Make alterations removable – 3 No

Detailed Guidelines (p. 62 – 67 in HP manual)

A. Siding: Retain original type – 3 Yes

B. Roofs: Maintain original pitch and materials – 2 Yes, 1 No
The board recommends use of original materials.

C. Porches: Match original – 3 Yes

D. Entryways and Doors: Replace originals with closest match - 3 Yes

E. Windows: Maintain style and position – 3 Yes

Keeping windows as narrow as possible is recommended.

F. Parking: Rear of buildings, unobtrusive – 3 Yes

G. Utilities: Minimize and screen – 3 – Yes

In conclusion the board approved the review with given recommendations. All appreciated the owner's care in restoring this important piece of history. After the review, owner Ron Wilson departed.

Architect David Waldron addressed the board once more, this time on behalf of the Carnevali building at 187 Spring Street. The building was constructed in the 1950s out of wood, concrete block, with plate glass windows facing the street. The building's new tenant, who plans to make it a pizza restaurant, has had considerable input into the alteration of the building.

Mr. Waldron explained that the façade facing the street would be dark stucco with long narrow windows and a recessed entry. The style is European. The height of the façade will be raised and utilities will be located on the roof. The façade facing the theatre will have a new door. Lights and menu boxes will be on the Spring Street facade next to the door. The door will be painted wood with a window and an awning.

It was noted that the new design does not relate to the key style elements of local 1950's architecture. The European style does not fit in with the surrounding streetscape.

After Mr. Waldron presented the plans he departed.

Design Review: 187 Spring Street/Carnevali Building

Design Considerations (p. 37 – 39 HP manual) – 3 No

Guidelines for Alteration (p. 51 HP manual)

1. **Compatibility** – 3 No
2. **Additional Stories** – 3 NA
3. **Proportions** – 3 No
4. **Roof Alterations** – 3 No
5. **Windows, entryways, porches** – 3 No

Staff Report

HPRB Coordinator Sandy Strehlou provided board members with a list of former winners of the HPRB Partners in Preservation award. It is not required that the HPRB grant an award every year but if it is going to present an award this year now is the time to decide on a worthy recipient.

Administrative Review

Coordinator Strehlou informed the board of an administrative review of the new roof on the Phifer/Century Link building.

Sunken Park

Strehlou brought the attention of the board to work done by the TFH recently on Sunken Park.

Meeting adjourned 8:15

David Harsh, Acting Chair

Peggy Sue McRae, Recording Secretary