

Historic Preservation Review Board Meeting Wednesday, March 11, 2015, 6:00 PM

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

Acting Chair, David Harsh called the roll.

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

Also present: Jason Williard, architect for The Port of Friday Harbor, Marilyn O'Conner, Port Director; Mike Ahrenius, Port Commissioner; Debbie Rishel, business owner (Downriggers); Brian Goodremont, business owner (San Juan Safaris, San Juan Outfitters); Roger Bennett, property owner, Sandy Strehlou, HPRB Coordinator; and Peggy Sue McRae, Recording Secretary.

Design Review Update: Spring Street Landing

HPRB Coordinator Sandy Strehlou introduced the review reminding board members that the project has already been reviewed and approved and has been granted incentives. What the board is reviewing tonight are modifications to the approved plan. She mentioned that bringing a sense of the familiar to a contemporary design not creating a "fake history" is the HP's goal as set forth in the HPRB Manual. She also noted that while little remains of Friday Harbor's early working waterfront, in style distinct from the shops and residences of the town, there are historic photographs to refer to. Finally she reminded the board that decisions they make now are likely to set a long term precedent and urged them to consider the consequences of their decisions.

Jason Williard, RMC architect for the Port of Friday Harbor (Port) addressed the board going over the modifications to the approved plan. RMC Architects took over the Spring Street Landing project when the Port terminated the services of BC&J. Mr. Williard explained that some of the modifications were necessary because some aspects of the original plans found to be unfeasible. The most significant change is that there will be no underground parking due to the property being on bedrock. Mr. Willard continued, going over each modified element as detailed in Coordinator Strehlou's Staff Report.

Acting chair Harsh invited the others attending the meeting to speak. Debbie Rishel, Downriggers Restaurant, said she hoped they would build the best possible building that can be afforded. Brian Goodremont, owner of San Juan Safaris and San Juan Outfitters said he would like to see the plan move forward. Port Director Marilyn O'Conner thanked the HP Board and said she would like to see a practical and great looking building that would be there for a long time.

Port Commissioner Michael Ahrenius commented that they tried very hard to stay close to the approved plan. Mr. Bennett declined to speak at this time.

Brian Goodremont departed at 7:20
Debbie Rishel departed at 7:45

Following a discussion of the proposed modifications the HPRB then proceeded to review them. Due to time constraints only part of the modifications were reviewed and the remaining were postponed until the March 25th HPRB meeting.

Discussion

Roofing Materials: Roofing materials will be 40-year composition siding.

Cladding/Siding:

The board unanimously approved the use of formed concrete on the lower retail structures and retaining walls, and the suggested styles of smooth Hardi siding on the restaurant building and ancillary structures.

The proposal to use cement board panels on the utility chase and lower retail area was approved with the caveat that the individual panels be smaller in scale. The vote on this design element was **3 - Yes** and **1 - no**.

Windows and Trim:

The entry and gabled windows were approved with no transoms was approved.

Upper gable windows - [research decision]

The elimination of the solid bottom panels for the restaurant entry windows and the lower retail storefronts was not approved. It was agreed that the applicant will come back with a new design for the storefront appearance.

Some of the clearstory windows have been eliminated. Unanimously approved.

Aluminum clad (wood inside) windows approved for the restaurant structures was unanimously approved. The option to use fiberglass instead was not approved.

The use of all-metal Kynar material for the lower retail windows was approved.

The request to use small, square single-paned windows (instead of two-over-two divisions) on the small shed section of the restaurant was unanimously approved.

Decking Pavers: Postponed

Doors: Postponed

Railing: Postponed

Stairs and Landings: Postponed

Mechanical: Postponed

Retail Awnings (lower level):

Originally proposed and approved as shown for all retail entrances. (flat metal, wood top, suspended by cables from face of building.) Port is postponing this decision.

If in the future they decide to hang awnings they must be of the approved design. If they then prefer a different design, it must come back before for an administrative review and approval.

Signage: Postponed

Per each lower retail unit, would like to use both flat and blade signs.

Strehlou recommends that they bring out a definite proposal later for approval.

Complex Directory Sign: same as above.

Detached Retail Building: Postponed. This element of the design has been put on hold for now, as Mr. Williard explained, due to expenses.

Approval of Minutes

HPRB minutes for the meetings of December 10, 2014 and February 25, 2015 were approved.

Meeting adjourned 8:20

David Harsh, Acting Chair

Peggy Sue McRae, Recording Secretary