

## **Historic Preservation Review Board Meeting Wednesday, March 25, 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, Stephen Revella, and new board member Margie Martin.

Also present: Jason Williard, architect for The Port of Friday Harbor, Marilyn O'Conner, Port Director; Debbie Rishel (arriving 7:15 pm), business owner, Downriggers; Roger Bennett, property owner Pier 1; Kiara McLaughlin, Heritage Bank; Stephanie O'Day, O'Day Cottages; Barbara Merit, Port of Friday Harbor; Sandy Strehlou, HPRB Coordinator; and Peggy Sue McRae, Recording Secretary.

### **Welcoming New Board Member**

The HPRB Board was pleased to welcome new board member Margie Martin.

### **Approval of Minutes**

HPRB Minutes for the meeting of 03.11.2015 were approved with a minor correction.

### **Design Review Continued: Port of Friday Harbor/Spring Street Landing Project.**

Due to time limitations at the previous HPRB meeting, March 25, the board continued the incomplete design review of the Port of Friday Harbor's Spring Street Landing Project. This project is taking incentives and was previously reviewed and approved. Now, with a new architect for the project, the board is reviewing modifications to the approved design.

The board resumed the review with Windows and Trim.

**Windows and Trim** – 4 Yes – 1 No

**Decking and Pavers** – 5 Yes, Contingent on the approval, by a future administrative review, of the bulkhead and walkway part of the project. The current plan is incomplete in this area.

**Doors** – 5 – Yes, Approval contingent on using wood for the restaurant doors.

**Railings** – The applicant has agreed to return for an administrative review of railings.

**Awnings** – 5 – Yes, Approval contingent on materials and design staying the same and the applicant returning for review if any changes are made in the future.

**Stairs and Landings** – 5 – Yes

**Mechanical** – 5 – Yes

**Signage** – 5 – Yes, Approved contingent on bringing any modification to HP staff for administrative review.

This completed the review and at 7:35 Jason Willard, Marilyn O’Conner, Barbara Merit, Debbie Rishel, departed. Kiara McLaughlin left at 8:15.

### **Design Review: O’Day Argyle Residential Project**

Property owner Stephanie O’Day addressed the board describing proposed residential cottages, new construction, on Argyle Avenue at the property formerly owned by John and Edith Dickenson. The O’Days plan to build four rental cottages on the rear portion of the property. They intend to preserve the historic Dickenson House including the gardens, heritage fruit trees, and heirloom roses. This project is not seeking incentives.

Following the HPRB guidelines for residential new construction the board reviewed the project as follows.

### **Compatibility Defined** (pg 70 HPRB Manual)

**Scale** – 5 – No, Comment: Cottages adjacent to Rose Lane do not face Rose Lane

**Massing** – 3 – Yes, 2 – NA

**Roof** – 2 – Yes, 3 – No

**Setback** – 5 – No

**Entry** – 5 – Yes

**Openings** – 5 – Yes

**Detailed Guidelines** (pg 71 - 72 HPRB Manual)

**Building Exterior** 4 – Yes, 1 – No

**Materials** 4 – Yes, 1 – No

**Landscaping** 5 – Yes

**Fencing** 5 – Yes, Comment: Restoring the fence on Rose Lane is encouraged.

**Utilities** 5 – Yes, Comment: Mask or screen utilities from streetscape.

Meeting adjourned 8:20

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David Harsh, Acting Chair

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Peggy Sue McRae, Recording Secretary