

Historic Preservation Review Board Meeting Wednesday, September 14, 2016 6:00 PM

The meeting of the Historic Preservation Review Board was called to order by Acting Chair, David Harsh, at 6:08 PM at Town Hall.

Acting Chair, Jeff Iverson called the roll.

Board Members present: Acting Chair, Jeff Iverson; David Harsh, Mike Vouri (leaving early) and Francine Shaw. Excused Absence Margie Martin.

Also present: David Waldron, architect representing Spring Street International School. Sandy Strehlou, HPRB Coordinator; and Peggy Sue McRae, Recording Secretary.

Approval of Minutes

Minutes of June 8th, and August 10, 2016 were approved.

Spring Street Landing

HPRB Coordinator Sandy Strehlou led a brief discussion regarding the chimney above the Spring Street Landing restaurant's fireplace noting the importance of clarifying details and keeping track of projects with incentive based reviews after they are reviewed and as they proceed toward completion.

Spring Street International School

Coordinator Sandy Strehlou introduced the Spring Street International School, SSIS, review informing the board that the school campus is subject to a restrictive covenant relating to the original review. The project is in a transitional neighborhood and for the purpose of this review is classified as residential new construction.

Strehlou was then obligated to inform the applicant that the proposed project revision does require a letter of agent authorization that must be signed by, David Waldron, architect representing the project, Louis Prussack, head of the school, and Priscilla or Mike Nash whoever is acting as the legal representative of the Nash family. The signed authorization must then be returned to the town.

Strehlou read a statement explaining the process relating to the 2012 restrictive covenant and design review statement.

The staff report prepared by Strehlou was entered as **Exhibit A**.

David Waldron then addressed the board explaining the new classroom and art studio project. The proposed building will have two rooms, a new classroom that will be used for both art and other classes and a separate smaller room that will serve as the art instructor's office, prep room, and storage.

Waldron illustrated his explanation with **Exhibit C** showing the layout of the campus including the placement of the proposed new structure. The new classroom will feature a long view from the east façade looking over Friday Harbor and to the mountains. The view will be useful in teaching perspective and was one reason for the orientation of the building. Only the east façade of the building will be visible from the public right of way. **Exhibit E** showed the view from the neighboring *Village at the Harbour*. **Exhibit F** from the driveway on Spring Street, **Exhibit G** from Spring Street through existing classrooms. To summarize, the views of the new building from these variety of perspectives is primarily insignificant to the public right of way.

Because the classroom will be used for art classes it will have skylights above for natural light that can also be controlled if there is a need to restrict light. Few windows if any are desired for both control of light and needed wall space. This is also why the windows above the entry door are placed high. Waldron referred to **Exhibit B**, a collection of architectural drawings, to illustrate the placement of windows and other features of the building.

The board then asked Mr. Waldron questions. He clarified that the light coming in from the skylights would be controlled and no fir trees will be removed for this project. The canopy of the trees is above the view. While not sure, Waldron said he expected the heat to be from a ductless heat pump. In order to create a more traditional look there was some discussion of adding faux "windows" that would actually serve as show cases for student projects on either side of the entry doors. Trim and siding will match the other buildings on the campus.

Strehlou then gave staff comments noting that some irregularities such as skylights, a desired for the function of the structure as an art classroom, are mitigated by the unobtrusive placement of the building. She would prefer not having knee brace detail in keeping as much as possible to the traditional farmhouse style. She would also prefer a shed roof over the two windows above the entry doorway. Waldron said he was open to the shed roof. Strehlou requested Waldron add more detail, materials and measurements, to his drawings. She asked him to describe each window and how it opens, show columns, trim, and gutters. Also that on the drawings landscaping, fencing, and lighting need to be spelled out. Display cases on the east façade should represent traditional windows noting trim and dimensions. She also complimented the building saying it was an attractive addition to the campus.

Design Review: Residential New Construction (pages 69-72 HP manual)

Compatibility Defined

Scale – 3 yes

Massing – 3 yes

Roof – 2 yes, 1 no

Setback – 2 yes, 1 NA

Entry – 3 yes

Comments: Contingent on the following...

1. Replace roof over entry with a shed roof.
2. Display window boxes approximate double hung windows.
3. Door color be consistent with other doors

Openings – 3 NA

Detailed Guidelines

Building Exterior – 3 yes

Materials – 3 yes

Landscaping – 3 yes

Comments: Contingent on the following...

1. Not removing trees
2. Show art yard on drawings
3. Show walkways on drawing

Fencing – 3 NA

Secondary Structures – 3 yes

Comments: Contingent on the following...

1. Show where shed will go

Signage – 3 NA

Utilities – 3 yes

Comments: Contingent on the following...

Show lights, alarms, vents, heat pump (cut sheet of what exterior will look like)

Parking – 3 NA

Waldron, as requested, will be on the HPRB agenda at the next meeting on September 28 and at 8:10 pm departed.

Mural Ordinance Update

Board member Francine Shaw noted that she was working on a draft of the TFH mural ordinance incorporating some desired changes. She will share the draft for discussion when it is finished.

Meeting adjourned 8:15

Jeff Iverson, Acting Chair

Peggy Sue McRae, Recording Secretary