

Historic Preservation Commission Minutes

Public Meeting

Tuesday, April 3, 2012, 4:00 p.m.

City Council Chambers

CALL TO ORDER:

The Historic Preservation Commission meeting was called to order by Rod Burton, Chair.

Commission Members Present: Rod Burton, Chair, Jean Melious, Vice Chair, , Dave Christensen, Curt Carpenter, Sean Walbeck, Sarah Campbell, Marilyn Mastor

Commission Members Absent: Jim Talbot, George Volker

Staff Members Present: Jeff Thomas, Director, Kurt Nabbefeld, Senior Planner, Greg Aucutt Senior Planner, Katie Franks, Development Specialist II, Chris Koch, Planner II Jackie Lynch, Planner II, Fiona Starr Recording Secretary

Minutes for Approval: Dave Christensen moved and Jean Melious seconded approval of the 6/14/2011, 8/23/2011, 10/25/2011, 11/29/2011, 12/20/2011, 1/10/2012, and 1/24/2012 minutes.

Vote: All ayes, motion carries (Sarah Campbell was not in attendance for this motion)

Public Meeting:

1. Historic Preservation Commission review and recommendations on the March 20, 2012 draft of the Fairhaven Urban Village Design Standards: BMC 20.37.300, 20.25, and 21.10. (Development Regulations, Design Review Applicability, Decision Criteria, and Process)

Katie Franks provided a brief overview of the major changes made to the draft documents released on December 21, 2011, and a reminder that staff's request was for a formal recommendation from the Historic Preservation Commission.

(Sarah Campbell arrived 4:10 PM)

The major changes to the 12/21/2011 drafts reflected in the current 3/20/3012 draft include:

- **Neighborhood & Urban Village Plan**
 - Reformatted for brevity, consistency and clarity
- **Development Code / Regulations**
 - HPC comments incorporated
 - Some language moved from code to design standards
 - Sandwich board signage
- **Design Standards**
 - Reformatted document structure to categorize historic buildings as "existing buildings" (since there is no local historic district)
 - Refined and edited language for clarity
 - HPC comments incorporated

Public Comment

Vince Biciunas of 911 Wilson Ave, President of Fairhaven Neighbors, stated that she thinks the plan is great and appreciates all the work that has gone into it, especially in the last year. She said that she still has concerns for property owners on 11th Street if the Jacaranda property is built up to 66 feet and asked for the reason for that height rather than 56' and whether there is an opportunity to adjust that height maximum, or perhaps the boundaries of the Historic District.

Public Comment Closed

David Christensen moved and Jean Melious seconded to recommend the proposed maximum allowable heights as recommended in the 3/20/2012 Fairhaven Urban Village Design Standards: BMC 20.37.300, 20.25, and 21.10.

Discussion centered on the basis of determining the boundaries of the Historic District. The boundary follows the lines of the National Historic District Boundary and having this boundary will help to facilitate a future local historic district, if desired by property owners. Also discussed in length were impacts on views from the approach into Fairhaven, for both pedestrians and residents, and how the Design Standards will regulate the form of the buildings within the different Design Review Areas (DRAs).

Vote: 6 Ayes, 1 Nay (Walbeck)

Motion carries

David Christensen proposed eliminating the second step back required on a 6 story building, recommending that only one step back be required at the 4th story. Discussion points included the benefits of eliminating the second step back and how this could result in more square footage for the 6th floor, and that views would not be significantly impacted, and that design and construction would be less complicated from a structural aspect.

(Jean Melious left during the above discussion at 5:00 PM for a previously scheduled engagement)

David Christensen moved and Sarah Campbell seconded to support the proposed required step backs at upper stories in the Historic Influence, Industrial influence and Maritime Influence DRAs with the addition of an amendment to Figure.330.B requiring a 6-story building to step back only once at the 4th floor.

Vote: All Ayes

Motion carries

David Christensen moved and Sarah Campbell seconded to add their recommendation from the January 24, 2012 Historic Preservation Commission minutes that explained their preference for the use of different building materials for the upper floors of a building with step backs:

The commissioners expressed their preference for an example provided by staff of a building stepped back at the 4th floor which was designed to differentiate the stepped back floor through the use of change in material (brick and concrete for the lower floors and predominately glass on the stepped back upper level). The varied materials allowed the building to appear both contemporary, yet compatible with older adjacent buildings. (Excerpt from the January 24th, 2012 HPC Minutes)

Vote: All Ayes, motion carries

Sarah Campbell moved and Marilyn Mastor seconded to support the proposed floor-to-floor height minimums.

Vote: All Ayes

Motion carries

Sean Walbeck proposed taking 'signs' off of the exempt list in the draft development code, stating that he believed that signs should come before the Historic Preservation Commission for review. All commissioners agreed that signs are a significant element of Fairhaven and discussed how they might balance achieving compatible signage with the needs of applicants and tenants. Discussion points included review time for applicants, and that two to four weeks can be added to the process when an applicant has to go before a board for approval. Staff expressed needing the ability to exempt minor signs, offering that the Director still has the option to ask for a recommendation from the Historic Preservation Commission regarding a proposed sign.

Sarah Campbell moved and David Christensen seconded to recommend amending 20.25.20 B.1.e by adding the following language after 'signs' which the Director determines do not affect the architectural character of the building and will have minimal detrimental impact on adjacent uses and directed staff to amend the Design Standards in section 4 on page 81 of the staff report as necessary.

Vote: All Ayes

Motion carries

Meeting adjourned 6:00 PM

Minutes prepared by:



Fiona Starr, Recording Secretary

Minutes edited by Historic Preservation Commission members and various Planning Staff