

Exhibit B September 27, 2011 HPC Meeting Minutes

**Historic Preservation Commission Minutes
Public Meeting**

Tuesday, September 27, 2011, 7:00 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, Dave Christensen, Curt Carpenter, Jim Talbot, Sean Walbeck, Sarah Campbell, Marilyn Mastor

Commission Members Absent: Jean Melious, Vice Chair, George Volker

Staff Members Present: Kurt Nabbefeld, Jackie Lynch, Fiona Starr, PCDD

ROLL CALL: Rod Burton, Chair, Jean Melious, Vice-Chair, Dave Christensen, Marilyn Mastor, Sean Walbeck, Curt Carpenter, Sarah Campbell, Jim Talbot, George Volker

WORKSESSION:

1. DRC2011-00023: Consideration of a new 8,000 square foot building on the northwest corner of 11th Street & Harris Avenue in the Fairhaven Design Review District

Jackie Lynch opened with a quick summary of the neighborhood meeting. It was well attended and the response was generally favorable to this project. This is the first time an applicant is taking advantage of the design guidance option.

Terri Treat, Ferndale, WA, is working with owner Jim Swift on operations and property management. She explained that the driving force of this project is to create a place for people to be from morning through the evening on a vibrant key pedestrian corner in Fairhaven.

Jeff McClure, RMC Architects, began the presentation stating the four goals of this project:

1. Respect the prominent location
2. Activate retail
3. Enhance pedestrian connections
4. Provide a structure of enduring design quality

Slides showed photos of existing buildings on Harris and 11th and conceptual drawings of the proposed building. Adjacent architectural styles are a mix of historic and modern day expression. The conceptual drawings show a 2-story main building tapering down to one story closest to the Fairhaven Green. The 45 degree angle of the entry on Harris and 11th responds the opening across the street on the Nelson Building and reinforces the pedestrian flow. The building is set back from the sidewalk to create an outdoor dining space along Harris Avenue. The street trees will remain but will be shaped by an arborist in a way that enhances the building. To take advantage of the water views there is rooftop dining above the one-story section. The building materials will consist of a lighter colored brick and cast concrete to look like stone. The proposed building has an art deco inspiration although it has some similar elements represented on other buildings in the area.

Rod Burton asked for public testimony at this point in the meeting and with no response, he turned it back over to Jackie Lynch to facilitate the discussion agenda. The following 8 questions were posed to the commissioners and comments follow below each question.

1. The western end of this proposal is one story tall. Comments?

- The building is on the smaller side and for urban villages the lot should be maximized, but this is a tiny site to work with.
- The two story requirement is not because of density, it's for historic reasons. Right now it looks like an add-on but likes the transition.
- The building is smaller in context than expected, but likes the one story being next to Fairhaven Green and would like it more if it had better integration.
- The building has a nice human scale to it, but the one story does have an add-on feeling to it.
- The building is compatible in size to Milagros and Tony's Coffees and likes that the one-story is nearest the walkway and brings in more light.
- The whole building feels like it should be bigger, the ceilings should be bumped up to 9 or 10 feet.

A member of the public asked to speak to this question and Rod Burton invited him up to a microphone. Jim Fotopoulos, 2402 F Street. He thinks the building looks great, he would like to see it raised up another story to match the dark area on the adjacent building.

In summary: The one-story section is okay but needs to be better integrated with the rest of the building. It is also recommended that the entire building be bumped up a little in height.

2. Is this building "square for corner lots" or are there issues with setbacks?

Setbacks are fine as it increases the interaction between the people in the dining area and the pedestrians.

3. Are the building materials compatible with Fairhaven's Significant Historic Buildings?

- Cast concrete looks great, and it will be compatible with the Nelson Building across the street.
- Likes the combination of cast concrete and brick
- Does not think the materials are compatible.

Five out the seven commissioners believed the building materials are compatible, but the consensus is they chosen materials work if it is mostly brick.

4. Should the west end of this building have a different architecture?

- Even the middle section should have different architecture
- Should be integrated better
- It could be a conservatory type addition to the rest of the building.
- Agreed that it should be a conservatory or integrated better.

No strong opinion on this, most stated that it could go either way to be better integrated or made into a conservatory.

Jeff McClure's (applicant) response: likes the idea of conservatory, making it more light and adding a trellis along the edge

5. How should the retaining walls be designed?

No strong opinions on the design except that the walls should have texture and shape.

6. Should the west end of the building be lowered?

The applicant explained the challenge of the natural slope and no issues were raised on this question.

7. Please provide guidance on appropriate signage and landscaping.

The applicant will work with the tenants to create understated appropriate signage and intends to come back with a full proposal. There are no plans for a rocket, that rocket is only at the flagship store. In response to the question of what kind of feel we will get instead of what we have now at the corner the

answer is: an effort to continue that green edge by taking care of the trees, with a slightly more manicured urbanized connection to the Fairhaven Green but still restful and peaceful.

- The signs should be consistent with other buildings and conform to look like Fairhaven.

8. Other Design Review comments?

Some of these issues were also addressed under previous questions.

- Looks like a railway station.
- Looks like Mount Baker Theatre and the Courthouse.
- The Art Deco style mixed with Victorian works well and is a good thing to break away from the 1800's look in Fairhaven
- Visiting the site was beneficial to studying this building
- Initial reaction is that it doesn't look like Fairhaven, and has a hard time imagining the brick. Concerned about the trees being too large and the signage. Has a positive reaction to the windows, especially the second story windows that allow people to look out on a busy Fairhaven Street, something that is lacking currently. Concerned that the conceptual drawing on page A8 is a rocket. (Applicant response – signage will come later, will work with businesses to create proposals, the bricks will be similar in look to the Nelson Building across the street, and trees will be shaped by a certified arborist. There will be no rockets on the building)
- Loves the Art Deco but feels that the design is a little heavy. The arch on Harris feels out of proportion to the delicate windows. Likes that the corner entrance mirrors what is across the street (Nelson Building), and is pleased with the scale.
- Likes that the building isn't pseudo 1880's, likes the rhythm and thinks the material choices are great. Does not think that the corner needs such a tapered top, that the art deco style is successful without it. Likes the inward sloping awning as it is reminiscent of the Vancouver warehouse district.
- This is a refreshing design and likes the scale, recessed back, and the front entrance corner but feels it could set a dangerous precedent allowing a 1920's style building (Applicant response: It does draw from a different historical era but the 1920's is only 30 years older than the 1880's Knights of Pythias next door building. They wanted be refreshing and diverse in design and believes this site gives them an opportunity to do that).
- Suggested that curvature could be added to some of the windows. Maybe the middle part shouldn't look like the front? The three parts of the buildings could be set apart from each other.
- Would prefer an arch on the corner entry to make it more eclectic modern, less art deco.
- Loves the beautiful blocks as it marches down the hill, but the arch seems unnecessary as well as the pyramidal Mayan top.

The applicant's response to the comments about the art deco style is to take another look at the possibility of simplifying the design.

Meeting adjourned 8:40PM