

TOWN OF COUPEVILLE
Design Review Board Minutes
Tuesday, March 20, 2007
9:00 a.m.

BOARD MEMBERS PRESENT:

Acting Chairperson Larry Cort, Boardmembers Chuck Poust, Jill Usher, and Randy Williams were present. Co-Chairperson Carol Thraikill and Boardmember Millie Fonda were excused.

STAFF PRESENT:

Town Planner, Larry Kwarsick; and Recording Secretary, Karen Fuller.

CALL TO ORDER

The meeting was called to order by Co-Chairperson Cort at 9:00 a.m.

APPROVAL OF MINUTES

The minutes from the February 20, 2007 meeting were approved as presented without discussion.

NEW BUSINESS

SGN 07-05 – Frank and Michael Meyer – Miriam’s at 200 S Main Street

Larry Kwarsick explained that this project has been ongoing and is near completion. This application seeks approval of two new primary signs, in addition to the existing freestanding sign, for the four suites at 200 South Main Street. In their action to approve the freestanding sign at 200 South Main Street, the DRB authorized an additional primary sign per business provided the signage did not exceed four square feet.

Board Action: A motion was made by Boardmember Usher, seconded by Boardmember Williams, to approve SGN 07-05 subject to Conditions 1-4 as follows:

1. All exterior lighting used to illuminate signs, shall be designed to reduce glare impacts to adjacent properties and public rights-of-way, to use energy efficiently, and to reduce nighttime “light pollution”.
2. All exterior lighting proposed to illuminate signs, shall be pointed downward and shielded from direct observation from the air, adjacent properties, and public rights-of-way.
3. Any sign light fixture intended shall be “full cutoff” fixtures as defined by the Illuminating Engineering Society of North America, and
4. The entrance directional signs are eliminated.
5. The applicant and building owner must return a signed copy of the staff report acknowledging and accepting the conditions of approval.

Motion passed 4-0.

SGN 07-06 – Gary Davis – H&R Block at 200 S Main Street

Larry Kwarsick explained that this application seeks approval of two new primary signs, in addition to the freestanding sign, for the four suites at 200 South Main Street. In their action to approve the freestanding sign at 200 South Main Street, the DRB authorized an additional primary sign per business provided the signage did not exceed four square feet. In the rear office

of the applicant's suite and as viewed from the parking lot, the applicant did display an illuminated sign on an interior wall. Signs located in the interior of any building not able to be read from the outside are not counted as part of the sign allowance. In addition, the applicant also displayed a neon "open" sign. As a condition of approval of this application, no neon sign may be displayed and the interior sign must not be illuminated.

These are permanent vinyl window signage representing standard national logo for H&R Block and will be on front and rear entry doors. In this case, there were some enforcement issues with this particular case. A neon OPEN sign was placed in the business which is not permitted within the standards. Additionally, some interior signs are illuminated. They cannot be seen from Main Street, but can be seen from the back parking lot. As part of this action and my recommendation (acknowledged by the business and building owner), the interior illuminated signs are not authorized. Neon signs are not permitted. H&R Block was under the assumption that if an illuminated sign cannot be seen from the street, they would be permitted. This is not the case.

Frank Meyer, owner of 200 South Main Street, stated that he has had several conversations with the H&R Block business owner. Mr. Meyer was under the impression that the interior signs would be allowed if they were not visible from South Main Street, either driveway, or into the parking lot. If that's what the code says, he asks that the specific code be reviewed. He feels it is a stretch to restrict businesses from advertising within the interior of their business, and unreasonable to commercial businesses. How do we change the code?

Mr. Kwarsick explained that a sign is a sign whether it can be seen from the street or not. As an example, he suggested Coupe's Village. Just because the sign can't be seen from the street is without merit. At the next DRB meeting, the review of the code will be placed on the agenda.

Board Action: A motion was made by Boardmember Poust, seconded by Boardmember Usher, to approve SGN 07-06, subject to Conditions 1-5 as follows:

1. All exterior lighting used to illuminate signs, shall be designed to reduce glare impacts to adjacent properties and public rights-of-way, to use energy efficiently, and to reduce nighttime "light pollution".
2. All exterior lighting proposed to illuminate signs, shall be pointed downward and shielded from direct observation from the air, adjacent properties, and public rights-of-way.
3. Any sign light fixture intended shall be "full cutoff" fixtures as defined by the Illuminating Engineering Society of North America, and
4. No illuminated or neon signs are permitted.
5. The applicant and building owner must return a signed copy of the staff report acknowledging and accepting the conditions of approval.

Motion passed 4-0.

SGN 07-07 – Jonathan and Kristine Young – David's DVD Den at 180 NW Coveland

Larry Kwarsick explained that this application is for a new business in a building owned and primarily occupied by Platt and Arndt law firm. With this application, based on prior approvals, their signage allowance will be consumed. Yet there is one more vacant space to rent in this building. The building owner needs to acknowledge this. Without a variance, they have consumed their sign allowances for the building with this application. This business is located within the historic overlay zone. The display of movie posters and the like should not be displayed in the windows or on the exterior of the building.

Boardmember Cort stated that he would like to see the sign tucked below the facing of the store rather than on the second-story beam. Boardmember Williams added that the sign seems to be out of place with respect to the architecture of the building and added that it would be nice if the sign would all fit on the deck structure or hang underneath. Boardmember Poust suggested it be placed over the doorway of the business. Boardmember Williams added that with the current placement of the sign, it is confusing as to where the store entrance actually is (upstairs or downstairs).

Two options will be given to the business owner: lower the sign or place it over the business entrance.

Board Action: A motion was made by Boardmember Williams, seconded by Boardmember Poust, to approve SGN 07-07, subject to Conditions 1-6 as follows and an additional Condition number 7:

1. All exterior lighting used to illuminate signs, shall be designed to reduce glare impacts to adjacent properties and public rights-of-way, to use energy efficiently, and to reduce nighttime “light pollution”.
2. All exterior lighting proposed to illuminate signs, shall be pointed downward and shielded from direct observation from the air, adjacent properties, and public rights-of-way.
3. Any sign light fixture intended shall be “full cutoff” fixtures as defined by the Illuminating Engineering Society of North America.
4. No movie posters may be displayed on the windows or the exterior of David’s DVD Den.
5. No additional signage is allowed at 180 NW Coveland Street.
6. The applicant and building owner must return a signed copy of the staff report acknowledging and accepting the conditions of approval.
7. Relocate existing sign. (Larry, please expand this Condition)

Motion passed 4-0.

SGN 07-08 – Debra Crocker – Beyond the Sea at 23 NW Front Street

This sign application is for a new business at Mariner’s Court following renovations to that building previously authorized by the DRB. This application falls within the code. Mr. Kwarsick expressed a concern that there seems to be no DRB approval for the small rectangular signs on the southeast side of the building going down the stairway.

Boardmember Williams suggested the sign be centered over the larger of the two windows on the front of the store. The board agreed that the sign would be more aesthetically pleasing if it were centered over the larger window of the store front.

Board Action: A motion was made by Boardmember Poust, seconded by Boardmember Usher, to approve SGN 07-08, subject to Conditions 1-5 as follows and the new Condition 6:

1. All exterior lighting used to illuminate signs, shall be designed to reduce glare impacts to adjacent properties and public rights-of-way, to use energy efficiently, and to reduce nighttime “light pollution”.
2. All exterior lighting proposed to illuminate signs, shall be pointed downward and shielded from direct observation from the air, adjacent properties, and public rights-of-way.

3. Any sign light fixture intended shall be “full cutoff” fixtures as defined by the Illuminating Engineering Society of North America.
4. No illuminated or neon signs are permitted.
5. The applicant and building owner must return a signed copy of the staff report acknowledging and accepting the conditions of approval.
6. Relocate existing sign to be centered over the larger of the two windows on the store front. (Larry, please expand this Condition)

Motion passed 4-0.

DRB 07-04 – Ken Hofkamp – Prairie Center Red Apple Market Roof Extension at 408 S Main

Mr. Kwarsick explained that the applicant proposes to extend the existing roof along the east elevation to provide a covered entrance from the parking lot. Currently, the walkway is uncovered. This would provide a nice covered entry, adding some architectural features. This business also provides fuel service. The roof extension provides a clear delineation between the pedestrian walkway and the fuel service area. This property is located outside the Historic Restoration Overlay District.

Board Action: A motion was made by Boardmember Usher, seconded by Boardmember Poust, to approve DRB 07-04, subject to Conditions 1-3 as follows:

1. The pedestrian aisle along the store front must maintain an unobstructed 5 foot width.
2. All existing or modified lighting shall be shielded from direct observation.
3. The building owner must return a signed copy of the staff report acknowledging and accepting the conditions of approval.

Motion passed 4-0.

INFORMATION DISCUSSION

Rehabilitation of the A.S. Coates House at 702 S Main Street – Sandy James

Larry Kwarsick explained that Sandy James is the new owner of this property and has some prior experience with remodeling/rehabilitating an older home. This home is in proximity of historic structures. From that standpoint, it must be under DRB approval. She has gone to the archives seeking old photos of this home, without success, in an effort to restore it to original style. She presented pictures of the two homes she had restored in California. The original home was built in 1896 and the guest home in 1912. Both were restored.

Boardmember Cort acknowledged that this clearly is a 19th century home and asked if Ms. James considered stripping the existing siding from the home. The best clues to the original home may be revealed if the exterior siding were removed. Sandy stated that she had thought about it, but decided not to do that. The board liked Sandy’s ideas and is sympathetic to her efforts in restoring this home.

Boardmember Cort offered a light cautionary note: please don’t make it too fancy or something that it never was. Give some respect to the fact that it has always been a simple home.

AUDIENCE INPUT

Mark Preiss, the new director at the Ebey's Landing National Historic Reserve, introduced himself and offered his assistance to the Board.

ADJOURN

The meeting was adjourned at 10:13.