

TOWN OF COUPEVILLE
Design Review Board Meeting
Tuesday, January 15, 2008

BOARD MEMBERS PRESENT:

Chairperson Millie Fonda, Boardmembers Carol Thrailkill, Jill Usher, Chuck Poust, Stig Carlson, Lynda Richards. Boardmember Randy Williams was absent.

STAFF PRESENT:

Town Planner Larry Kwarsick, Clerk-Treasurer Judy Thomas

CALL TO ORDER

The meeting was called to order by Chairperson Fonda at 9:04 a.m.

APPROVAL OF MINUTES

The minutes from the November 20, 2007 meeting were approved with one correction to the first page, last paragraph, first sentence should read: Chairperson Fonda commented she was not in favor of the project as it was not a hardship to move a class II structure and it creates a false sense of history to the property where it is being relocated to.

NEW BUSINESS

DRB 07-21 – Rooms– Addition to Ervin Rental House at 401 NE 9th Street

Mr. Kwarsick explained that the applicant's proposal to construct an addition to the east façade of the Ervin Rental house at 401 NE 9th Street. As an historic site this project is subject to review by the Design Review Board.

Board Action

A motion was made by Boardmember Thrailkill, second by Boardmember Usher, to approve the 07-21 DRB, addition to Historic Single Family Residence at 401 NE 9th Street, based on the following Findings and Conclusions one through four:

Findings and Conclusions

1. Applicant submitted a complete application and review fee on December 11, 2007 in support of a request to construct an addition to the Ervin Rental house at 401 NE 9th Street;
2. As a designated historic site, the Design Review Board has the authority to review the proposed project for consistency with CTC 16.12.080.
3. The addition is designed to be in conformity with the Secretary of Interior Standards for additions to historic structures.
4. The addition is consistent with the community design standards.

The motion passed 6-0.

SGN 07-23 – Country Store Signage – 1 South Main Street - New Canopy Signage – (*Application Modified and New Canopy Withdrawn*)

Mr. Kwarsick explained that the original application was withdrawn and the only changes are to the façade of the gas price sign from Exxon to Valero as described in the staff report; and repainting of the canopy.

Board Action

No Board action required. *(Based on the analysis and recommendations of the Reserve Board, as identified in the staff report, staff finds that both the replacement of the gasoline price sign as planned and the repainting of the canopy are exempt actions, supported by "Ebey's" Landing.)*

DRB 07-22 – Sasso– Laundry Room Addition to Non-historic House at 4 NW 6th Street, in proximity to the Jacob Jenne House and Dr. White's Office.

Mr. Kwarsick explained that the applicant proposes to construct an addition to the home previously approved under DRB 99-01. The current proposal is to add a small shed (roofed) addition to the rear of the building.

Board Action

A motion was made by Boardmember Poust, second by Boardmember Thrailkill, to approve DRB 07-22 based on the four findings and conclusions, and one condition, as follows:

Findings and Conclusions

1. Applicant completed an application on November 12, 2007 to construct an accessory commercial structure on the back portion of the lot at 4 NW 6th Street;
2. This proposal is located within the Historic Restoration Overlay District on the same lot as Doctor White's Office and the Jacob Jenne House. Both these properties are designated Town of Coupeville Historic Sites and are listed as contributing structures within the Ebey's Landing National Historical Reserve.
3. A Design Review Board decision to approve, approve with conditions or deny this application shall be based on consistency with the Secretary of the Interior Standards for Rehabilitation of Historic Properties, the general guidelines for construction within the Historic Restoration Overlay Zone, and the community design standards in the Development Regulations.
4. After review of the proposed application, the Design Review Board finds that the application is consistent with the appropriate review standards for new construction within the Historic Restoration Overlay District. The site and architectural design are consistent with the standards for commercial/mixed use buildings listed at CTC16.12.230(C & D), with respect to design continuity, building and vehicular access, building materials and colors, height and bulk and building facades, and with the Secretary of the Interior Standards for additions to historic districts.

Subject to the following condition:

1. Construction shall be in conformance with the final plans submitted to the Design Review Board and shall be restricted to a 4 foot depth in order to preserve and maintain the functionality of the parking spaces. Any variation from these plans shall be subject to approval by the Planning Department.

The motion passed 6-0.

AUDIENCE INPUT

Mr. Kwarsick explained that a review committee had been formed to review Design Review Board (DRB) applications prior to submittal to the DRB. The committee is made up of the following: Ebey's Reserve Director Mark Preiss, Ebey's Reserve Boardmember Jon Roberts (general contractor with several years of construction experience within the Reserve), Ebey's Reserve Boardmember Hank Florence (NPS historical architect), Mayor Nancy Conard and himself.

Jon Roberts and Mark Preiss discussed the role of the committee was to work with the planner in reviewing application to ensure continuity with the Secretary of Interior Standards and Community Design guidelines, which are the guidelines for Ebey's Reserve.

ADJOURNMENT:

Meeting adjourned at 9:49 a.m.

Respectfully submitted by:

Judy A. Thomas

Clerk-Treasurer (recording secretary for this meeting)