

TOWN OF COUPEVILLE
Design Review Board Meeting
Tuesday, March 18, 2008
9:00 A.M.

BOARD MEMBERS PRESENT:

Acting Chairperson Carol Thrailkill, Boardmembers Chuck Poust, Jill Usher, Lynda Richards, Stig Carlson. Absent: Chair Millie Fonda and Boardmember Randy Williams

STAFF PRESENT:

Town Planner Larry Kwarsick, Utility Clerk Nanc Garner

CALL TO ORDER

The meeting was called to order by Acting Chairperson Thrailkill at 9:05

APPROVAL OF MINUTES

The minutes of February 19, 2008 were approved as presented.

NEW BUSINESS

DRB 08-02 - Sue Cunningham – 704 North Main Street – Painting and new rear entry porch for the Gillespie House.

Mr. Kwarsick explained that the applicant has submitted an application to paint the exterior of the James Gillespie House/Bird House at 704 North Main Street. Last year Ms. Cunningham went through the process of acquiring ownership of the property. A new parking area for the two homes operated as a B&B was constructed. Ms. Cunningham had notified Mr. Kwarsick about painting the home and the reconstruction of the rear entrance of the home which was in bad shape and unsafe to use. Ms. Cunningham chose the paint colors and building materials for design unity and to help create an identity for her business properties.

BOARD ACTION

A motion was made by Boardmember Richards, second by Boardmember Poust to approve DRB 08-02 - 704 North Main Street - painting and new rear entry porch for the Gillespie House based on the following four Findings and Conclusions:

1. The application for exterior color changes and rear porch/entry modifications, was submitted on February 26, 2008, and are consistent with the historical period during which the James Gillespie House/Bird House was constructed, and with a clear intention to highlight through color the various architectural elements;
2. Exterior color changes and alterations are reviewable inside the Historic Restoration Overlay District, in accordance with the Community Design Standards.
3. The proposal was referred to Ebey's Landing National Historical Reserve.
4. The project has been determined to be consistent with the requirements of Town Code and the Secretary of Interior Standards.

The motion passed unanimously.

DRB 08-03 – Steve Byler – 608 South Main Street – Short Plat of Property and Construction of common driveway. Proposed Lot #1 contains the A.B. Coates historic house.

Mr. Kwarsick explained that the applicant has submitted a short plat for subdivision which involves a two lot segregation of property. This parcel is less than 1 ½ acres in size and development is restricted to 2 lots. The proposal would create two residential lots, one containing the A.B. Coates house and the second containing a future home.

Mr. Byler is proposing to build a future home for himself on Lot 2 and dedicate the remaining parcel for agriculture use. The proposal before the board is to construct a driveway along the south boundary of proposed Lot 1 for the purpose of accessing the proposed interior lot. Mr. Byler addressed the board requesting that he be allowed to defer the location of the future buildings on the site until he is ready to build and has plans in hand.

A motion was made by Boardmember Poust, second by Boardmember Richards, to accept the findings, conclusions and recommendations one through nine and recommendations three through five, deferring recommendations one and two until such time Mr. Byler will come before the board with new house plans for site location and review.

Finding and Conclusions

1. The applicant submitted a short plat application on January 31, 2008;
2. The short plat application notice was forwarded to adjacent property owner;
3. The property abuts Ebey's prairie and is located at a critical entrance to/exit from the Town;
4. The site contains an important historic home with a high degree of integrity;
5. While the property is well landscaped, additional landscaping and its maintenance will be necessary to buffer the future new home from the historic home; particularly along the west boundary of the Coates lot;
6. The proposed joint access is consistent with the current site development standards;
7. The joint access should be buffered by utilizing native plant species to perpetuate and reinforce the small town feel;
8. In support of low impact development concepts paving of the interior driveway and parking area will not be required; and
9. The proposal can be conditioned to be consistent with site design guidelines.

Recommendations

1. (Deferred) The future home must be located in the northeast portion of the proposed new lot and be limited to 1 1/2 stories and not interfere with views from the historic home.
2. (Deferred) Any future agricultural structures must be of limited size and scale to sheds and small; accessory structures versus large barn like structure and not be placed against the north boundary of the property;
3. The shipping container must be removed from the property prior to final short plat approval;
4. The access, driveway, parking areas, and draining system must be constructed consistent with the terms and conditions applied by the Town Public Works Director to final short plat approval;
5. Prior to short plat approval;
 - a. a detailed landscaping plan which buffers the driveway and separate the historic home from the future home shall be submitted. The buffer must include native plant specified identified and specify the density/spacing of materials. The plan shall be submitted for Town approval and the approved landscaping installed prior to final short plat approval, and
 - b. the driveway, drainage, and parking areas shall be constructed consistent with the direction and requirements specified by the Public Works Director.

The motion passed unanimously.

SGN 08-03 - Boys and Girls Club – 203 North Main Street

Mr. Kwarsick explained that the Boys & Girls Club had previously asked for a temporary sign permit which has now expired. The applicant is requesting a permanent double-sided freestanding sign, for public/quasi-public use, at 203 North Main Street. The sign will have the traditional logo of the Boys and Girls Club.

BOARD ACTION: A motion was made by Boardmember Poust, second by Boardmember Usher to approve SGN 08-03 – Boys and Girls Club – 203 North Main Street based on the following three Findings and Conclusions:

1. The application submitted a complete application and review fee on February 28, 2008, in accordance with CTC 16.28;
2. As a change to a primary sign, the sign at 203 North Main Street is reviewable by the Design Review Board at a public meeting;
3. The proposal can be conditioned to be consistent with all primary sign standards contained in CTC 16.28.040(A), including those related to size, placement, height, colors, materials, and lighting.

Recommendations - Should lighting be proposed in the future:

1. All exterior lighting used to illuminate the sign, shall be designed to reduce glare impacts to adjacent properties and public rights-of-ways, to use energy efficiently, and to reduce nighttime “light pollution”.
2. All exterior lighting used 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. Any additional incidental signage (per the following definition) must be approved prior to installation.

“incidental sign” means a permanent sign meeting definition of an “on-premises” sign, nonelectrical and nonilluminated of a noncommercial nature, which is permanently affixed on a place parallel to the wall, on walls or windows located entirely on private property (address, hours of operation, historic register, directions, help wanted, public telephone, restores, etc.). Such signs are not included in the number of primary signs so long as the individual incidental signs do not exceed two square feet in surface area.

5. The applicant must return a signed copy of the approval letter acknowledging and accepting the conditions of approval.

The motion was passed unanimously.

Audience Input - None

Informal Discussion

DRB 08-04 – Viewridge Investments – 20 NW Front Street – Construction of new waterfront mixed use building (No Staff Report)

Mr. Kwarsick explained that when there is a project in the town which involves a new building it is necessary to go through an informal review process before going through the formal process. The applicant, Dan Miranda, has filed a shoreline substantial permit on Front Street for a two story structure supported by pilings and is over land and not over water with the exception of a public viewing deck. The first story is proposed as a sit down restaurant and second story as residential use. Mr. Miranda has done an excellent job in design with elements of different façades viewed from the water side and main street side. Mr. Kwarsick stated the application has gone through several discussions with Ebey's Landing National Historic Reserve and appreciates their input. Mr. Miranda was available to answer any questions and Mr. Kwarsick asked for comments from the board.

Boardmember Thrailkill asked if the project is one building with two façades and if you can pass through both buildings inside. She also wanted to know if the proposed structure will be placed to the road or sit back. It will be located the same as the adjacent bookstore structure. The current small white structure on the property will be taken down and replaced by the new building.

Boardmember Carlson asked about the proportions of façade and if they were similar to the adjacent buildings which they are. The viewing deck will have access on both sides of the new building, including a ramp to the water that will be wheel chair accessible.

Boardmember Poust commented that in looking at the drawings he thought there were a lot of wall space adjacent to the bookstore. Mr. Miranda responded that he could add a few faux windows that could contain decorative posters on the side of the building.

Boardmember Carlson suggested that the faux windows be functional and active in order to be able to add other material inside the windows. He also wanted to know the size of the viewing deck and if there would be tables and chairs.

Boardmember Richards asked if the upper unit would be a permanent resident and Mr. Miranda responded it would be as a vacation rental.

Audience comment: Sue Cunningham asked if the public viewing deck would be in front of the restaurant and was there a boardwalk that will loop around the building. Gordon Burton commented he thought it was a good job overall.

After no further comments, Mr. Kwarsick stated he would meet with Mr. Miranda in the next couple of days to make any additional adjustments needed to the design. The DRB will hold a public hearing at its regular meeting on April 15, 2008 to decide on the design review application.

ADJOURNMENT – 10:04 a.m.

Submitted by:
Nanc Garner
Recording Secretary