

**TOWN OF COUPEVILLE
DESIGN REVIEW BOARD MEETING
Tuesday, October 20, 2009
9:00 A.M.**

BOARD MEMBERS PRESENT: Boardmembers Lynda Richards, Stig Carlson, and Randy Williams, Jill Usher. Absent: Millie Fonda, Chuck Poust

STAFF PRESENT:

Town Planner Larry Kwarsick, Recording Secretary, Nanc Garner

CALL TO ORDER

The Meeting was called to order by Chairperson Richards at 9 a.m.

APPROVAL OF MINUTES

The minutes of September 15, 2009 were approved as presented.

NEW BUSINESS

SGN 09-15 – Living Hope Foursquare Church – 105 W Broadway Street

Planner Kwarsick explained the applicant proposes to modify a previously approved two-sided freestanding sign at 105 NW Broadway Street. A temporary sign now covers the original sign. Applicant Garrett Arnold representing the church was available to answer questions.

Board Action: A motion was made by Boardmember Usher, second by Boardmember Williams to approve SGN 09-15 Living Hope Foursquare Church – 105 W Broadway Street based on the following 1-3 Findings and Conclusions and staff recommendations 1-4:

Findings and Conclusions:

1. The applicant submitted a complete application and review fee on September 16, 2009;
2. As primary signs proposed freestanding sign for the church is reviewable by the Design Review Board at a public meeting;
3. The proposal as presented is consistent with primary sign standards relating to size, design, and placement.

Recommendations:

1. All unpermitted portable signage must be permanently removed from the site and not displayed offsite.

2. 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'.
3. 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.
4. Any sign light fixture intended shall be 'full cutoff' fixtures as defined by the Illuminating Engineering Society of North America.

Motion approved 4-0.

DRB 09-04 – Sedge Building (Knead and Feed) – 4 NW Front Street –Painting – South Façade Only and Window Replacement

Planner Kwarsick explained this was an ongoing application. The owner/applicant continues to make exterior improvements on the building. The applicant proposes to replace in-kind the existing two 3/3 double hung windows and 3 pane transom windows on the south façade to match existing windows. The building is being renovated and remodeled for use as a restaurant. The other part of the application is to paint the south façade. The building is designated as a contributing property and a Class 1 structure by the Town of Coupeville. The property lies within the Historic Restoration Overlay District.

Boardmember Williams was asked to reframe from voting since he is directly involved in the project.

Board Action: Motion made by Boardmember Carlson, second by board member Usher to approve DRB 09-04 – Sedge Building (Knead and Feed) – 4 NW Front Street – painting of south façade only and window repair based on the following 1-4 Fact and Conclusions of Law and staff recommendation.

Findings and Conclusions:

1. The applicants submitted a complete application and review fee on October 8,2009 in support of a request to replace windows and paint the north façade of the Sedge Building at 4 NW Front Street;
2. The applicant attempted to refurbish the original 6-pane fixed sash and 3 pane transom windows and now proposes to replace in-kind;
3. The structure is a designated Town of Coupeville Class 1 Historic Site and is listed as a contributing structure within the Ebey's Landing National Historical Reserve; and
4. The proposed window replacement and the recommendations of the painting consultant are consistent with the Town's guidelines and with the Secretary of the Interior's Standard for Rehabilitation of Historic Structures.

Recommendation: Move to adopt staff findings and conclusions in the staff report dated October 13, 2009 and approve DRB 09-04 with the recommendation that the applicant consider replacing the windows within the north façade of the Sedge Building over time with windows that match the buildings historic past.

Motion approved 3-0.

STAFF REPORT

Planner Kwarsick stated there is another public hearing scheduled this evening in the Rec Hall to continue discussions of the Ebey's initiative.

The South Main Street project continues to proceed along. It is anticipated that Island Transit will be submitting signage and bus shelter plans along with an updated landscaping plan to staff for review.

Dan Miranda will be coming before the Design Review Board at its next meeting, to present colors and materials samples for the two story commercial building.

AUDIENCE INPUT – none

ADJOURNMENT 9:16 a.m.