

**TOWN OF COUPEVILLE
DESIGN REVIEW BOARD MEETING
MINUTES
Tuesday, July 19, 2011
9:00 A.M.**

BOARD MEMBERS PRESENT: Boardmembers Chuck Poust, Stig Carlson, and Randy Williams
Absent: Chair Lynda Richards

STAFF PRESENT:
Planner Larry Kwarsick, Recording Secretary Nanc Garner

CALL TO ORDER
The Meeting was called to order by Chairperson Poust at 9:10 a.m.

APPROVAL OF MINUTES
The minutes of June 28, 2011 were approved as presented.

PUBLIC HEARING
DRB 11-04 - Chris Taylor – New Home and Garage at 301 NE Front Street (Demolition or Relocation of Existing Home is proposed)

Planner Kwarsick stated this is a public hearing and explained the process.

Planner Kwarsick explained that the applicant, Chris Taylor, has submitted an application for design review to demolish the existing residence to make way for a new residence, and detached single car garage at the northeast corner of NE Front Street and NE Kinney Street. The existing cottage will be renovated to match the exterior material and colors of the new buildings. The site is located within the Historic Restoration Overlay District, although the existing residence is not considered to be a contributing structure. The project was reviewed and approved by Ebey's Landing National Historical Reserve.

The Public Hearing was declared open at 9:20 a.m.

The project designer, Matthew Sweet, was in attendance and spoke to the board about the proposal. He provided a detailed explanation of the overall project, as well as the exterior materials and landscaping to be used. The existing foundation will be used and the structure, height, roof style, siding design and materials are all elements that should harmonize with adjacent historic buildings. There will be additional parking provided. The new home is designed for energy efficiency – utilizing the basement as a cistern, a portion of the roof will be a green or living roof, and the possible addition of a Trombe Wall. Mr. Sweet stated that Habitat for Humanity was interested in procuring the existing structures, if a lot can be found to locate them on. A short discussion by the board followed and were in overall agreement that this project and its unique design will be a positive addition to the town.

There were no letters of comments or statements from the public.

The Public Hearing was declared closed at 9:30 a.m.

BOARD ACTION: Motion was made by Boardmember Fonda, second by Boardmember Carlson to approve DRB 11-04 – New Home and Garage at 301 NE Front Street (Demolition or Relocation of Existing Home) as submitted with the following Findings 1-4 and recommendation.
Findings

1. Applicant completed an application on June 8, 2011 to demolish the existing residence and construct a new single-family residence and detached garage at 301 NE Front Street.
2. This proposal is located within the very heart of the Historic Restoration Overlay District and adjacent to four National and Coupeville Register properties. Specifically, the Capt. Thos. Kinney House at 207 NE Front Street (across Kinney Street), the Conard House at 902 NE Kinney, the Coupeville Courier Printing Office at the intersection of NE 9th and NE Kinney Streets (south of the proposed garage), and Captain Clapp House at 307 NE Front Street (the NE corner of the block). The existing residence is a rectangular, flat roofed-style home dating from the 1950s or 60s. All 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 applications, the Design Review Board finds that the application is consistent with the appropriate review standards for new constructions within the Historic Restoration Overlay District.

Recommendation

The applicant will be required to conform to the recently adopted tree canopy standards of the Town of Coupeville. The applicant is referred to ORDINANCE NO. 688, which is available for review on the Town’s web site. A plan to conform must accompany the building permit application.

Motion Approved 4-0

NEW BUSINESS

DRB 11-05 – Roof Replacement @ 2 NW Front Street

Planner Kwarsick stated that this application had just been submitted to Town Hall and wanted to bring it before the board this morning to review in order for the applicant to move ahead. The applicant, Judy King, proposes to replace the existing asphalt roof using new asphalt roofing materials identical to the adjoining historic building, Knead and Feed. Boardmember Poust asked the applicant if all the paperwork required had been completed and submitted and applicant responded that she will be paying her fees and meet with the Town’s building official as soon as the meeting adjourns. She will also complete a Shoreline Exemption application.

BOARD ACTION: Motion was made by Boardmember Fonda, second by Boardmember Williams, to approve DRB 11-05 – Roof Replacement @ 2 NW Front Street as submitted, based on the following Findings and Conclusions 1-3.

Findings and Conclusions

1. Applicant submitted a complete application and review fee on July 18, 2011 in support of a request to replace the roof of the F. Puget Race Drug Store at 2. NW Front Street. The building is a designated Town of Coupeville Historic Site and is listed as a contributing structure within the Ebey’s Landing National Historical Reserve.
2. The exterior repair of a historic is reviewable by the DRB; and
3. The proposed replace and replacement in-kind is consistent with the Town’s guidelines and with the Secretary of the Interior’s Standards for Rehabilitation of Historic Structures.

Motion Approved 4-0

OLD BUSINESS

SGN 11-06 - Jared Ware (511 Morris Street LLC)

Planner Kwarsick asked the board for their response to the revised sign proposal submitted by Jared Ware for the historic town fire hall. The sign application had previously been before the board at the June 28, 2011 meeting. The revised blade sign (eyebrow shaped) would not include a picture scene but the colors would remain black, gold and red. It is not considered a commercial sign, but just identifies the building.

BOARD ACTION: Motion was made by Boardmember Carlson, second by Boardmember Williams to approve SGN 11-06 - Jared Ware (511 Morris Street LLC) with revisions as proposed in the email correspondence previously sent to the board for review.

Motion Approved: 4-0

AUDIENCE INPUT

ADJOURN

The meeting was adjourned at 9:42 a.m.