

**TOWN OF COUPEVILLE
DESIGN REVIEW BOARD MEETING
Tuesday, October 18, 2011
9:00 A.M.**

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

STAFF PRESENT:

Town Planner Larry Kwarsick, Recording Secretary, Nanc Garner

CALL TO ORDER

The Meeting was called to order by Chairperson Richards at 9:05 a.m.

APPROVAL OF MINUTES

The minutes of August 16, 2011 were approved as presented.

PUBLIC HEARING

1. DRB 11-07 – Relocation of the board and batten outbuilding used by Horace Holbrook as a boat building shop, a designated contributing structure, located on the Assessor’s Parcel R13233-344-3640 (corner of Grace Street and 8th Street NW), to the Town of Coupeville Community Parking lot, Assessor’s Parcel #R13233-344-3260, for future restoration and adaptive reuse. (Relocation to Town property pending Town Council approval.)

Planner Kwarsick explained the hearing process. He will present the staff report after which the Design Review Board can ask questions. Dan Miranda, the applicant, will answer any questions and can address the Design Review Board with comments of his own. Members of the public are invited to provide testimony and to ask questions of the board and of the applicant. The public hearing will then be closed for comments.

Chair Richards declared the public hearing open at 9:10 a.m.

Chair Richards asked if any board members had any possible conflict of interest or appearance of fairness problems. Boardmember Carlson acknowledged he will be consulting with a steering committee hired by the town to develop a master plan for the community green. Boardmember Richards stated she owns property across the street from the proposed new construction.

Planner Kwarsick explained that there are two items that are related yet independent of each other on the agenda to be addressed as a public hearing. The applicant is requesting the authorization to relocate a contributing historic structure to a new location within the Town. The property is zoned commercial. While the outbuilding is a contributing historic structure within the Ebey’s Landing National Historical Reserve, it is not listed as a protected accessory structure under CTC 15.16. The applicant has sought some opportunities and alternatives in terms of the use of the building to save it and it is to his credit that he is sensitive to preserving historic structures vs. demolition. This building is a contributing structure not identified as a protected historic structure under the Town’s demolition ordinance. It may be removed from its current place and the relocation to town property is subject to the Council’s approval. The structure is approximately the size of a two-car garage and could be used for storage and/or possible

restroom facilities. The current public restrooms located at the old fire house may not be available for use in the future. The proposed relocation site and use of the building for restrooms and/or storage could benefit the community. The project is clearly supported in the community design standards and supported by the Secretary of Interior Design Standards for reuse and rehabilitation of a structure. This subject was discussed with Ebey's Reserve design review committee who offered their support. The structure could also be used as a restoration project for their field school. The relocation itself would come at no expense to the Town. The expense to the town would be with the reuse of the building and for other community purposes. Planner Kwarsick provided board members with pictures of the presumed location showing the height of the building which would not obstruct the view and would be lower or nearer the height of current structures in the background. Relocation would require a building permit and come with historic recognition of the building's connection to the Town and historical events associated with the structure. The Town Council is required to approve the building relocation as has been done in the past.

John Kohlman - 603 Krueger Street stated his house is sided to see the Town green and parking lot and would be looking directly at the relocated building. He does not have issue with relocating the structure and its re-use but does have a problem with the proposed relocation site and the style of the building. He feels it is not consistent with the architecture of buildings located around the park and would not fit in. He agrees there is a need for public restrooms in the town green but that it should be a low profile structure for such facilities. If there is a desire to relocate the structure, he suggested it be relocated behind Town Hall or to the corner of 9th and Main Street. The cost of rehabilitating the structure and turning it into a restroom would be too costly. He recommends that before the decision is made, a steering committee look into this proposal before moving forward.

John Bolte - 804 Krueger Street stated he agrees with the comments from John Kohlman. He agrees that the building should be restored but that the building is inappropriate for the proposed area. He likes the open space on the green and does not want his view disturbed by the proposed location of the structure as his home would directly face it. If restrooms are needed at some future time, his thought is that a more modern, smaller building would be more appropriate in that area and would cost less. He opposes the move and thinks there are other locations more appropriate.

Doug McFadyen – 806 Alexander stated he lives directly across from the library. He commends the applicant for wanting to move the structure and thinks that it should be moved. He thinks it is a logical location that it is going to be moved to and putting it up against the trees makes sense. He does not think the building should necessarily be used as a restroom and if new restrooms were building, they should be located closer to Front Street as possible.

John Roberts - Chair of the Design Committee for Ebey's Reserve, stated he has reviewed the project and the adoptive re-use of the structures is highly encouraged. He feels the applicant has gone out of his way not to demolish an old building and it will enhance the community by keeping it intact. The potential sites within the green should be determined by the steering committee to find a place for it. In considering location of structures within Ebey's Reserve, it is better to settle it against a background (trees) to soften its appearance rather than setting it in the middle.

Recardo Reyes - 701 NW Krueger Street stated that when he first heard about the move and the buildings proposed use as a public restroom, he took a walk to see the structure and thought it was too big for such use. Since the building is too large for restrooms, he wanted to know what the remaining space will be used for and how it will affect the structure of the building.

Joe Walck - 802 NW Krueger stated it's great that the building is going to be saved but asked if it could be placed somewhere else in Coupeville other than on the green. He doesn't think it will fit in and his house will face it.

Dan Miranda - 603 NW Lindsay stated he is the applicant and that he thought it was important to find another place and use for the building rather than tear it down. He could have taking the easy way and demolished it but thought this was important to the Town. As far as the use of the building it was suggested that it be a restroom and agrees that the steering committee should decide its use. He has offered to move it and pay for the foundation. The thought was that the interior would be modern and the framing inside re-engineered to make it more secure and stable. In Port Townsend there is a good example of public restrooms located in a historic old building. The use of the building could house restroom on one end and storage for the other end. As far as the view, the roof ridge of the structure sits below the roof ridge of the post office building. There are smaller historic structures all around town that mix with new construction.

Boardmember Williams commended Mr. Miranda for donating the building and incurring the relocation costs. He's unsure if using the structure as a public restroom might not change the character of the building.

Planner Kwarsick commented that Krueger Farms got its name because it was once a farm. He feels the introduction of this type of building to the community green setting is appropriate and helps to reinforce some of the history of Krueger farms itself. The intention of the move is to stabilize the building, which may or may not be used as a restroom, but as different space. It is important to remember historic structures are interspersed throughout the community and this structure is not being placed in a neighborhood. The green location is a large open space tract used for parking, farmers market and community events. It has the potential of being a tremendous asset to the community for whatever purpose it is used for.

Chair Richard declared the public hearing closed at 9:50 am

Board Action: Motion made by Boardmember Williams, second by Boardmember Carlson to approve DRB 11-07 – Relocation of the board and batten outbuilding used by Horace Holbrook as a boat building shop, a designated contributing structure, located on the Assessor's Parcel R13233-344-3460 (corner of Grace Street and 8th Street NW), to the Town of Coupeville Community Parking lot, Assessor's Parcel #R13233-344-3260, for future restoration and adaptive reuse, based on the following Findings and Conclusions 1-8 and Recommendation 1-5. (Relocation to Town property pending Town Council approval)

Findings and Conclusions

The Town received an application to relocated the accessory building on October 3, 2011;

The accessory structure is a contributing outbuilding associated with the historic Holbrook house;

While CTC 15.16 provide protection to historic properties commensurate with the degree of significance, the contributing outbuilding is not protected under the provisions of the law;

The original Holbrook property has been divided into small lots and no reasonable economic use of the small lots is feasible if the contributing outbuilding is kept in its current location;

Relocation to Parcel #R13233-344-3640 does not introduce a building or site feature that is out of scale or of an otherwise inappropriate design on the property;

Relocation of historic structures has a strong precedent in Coupeville and, if performed with respect

for the character-defining features of the structure, can serve to keep a significant structure in the community;

The relocated contributing outbuilding can be an example of adaptive reuse which is supportive of use and development of an important and active community area; and

Relocation, within the limits of the Town of Coupeville, is a preferred alternative to demolition.

Recommendation

Final approval by the Town Council to accept the donation of the accessory outbuilding and its relocation to the Town community lot.

The existing conditions of the outbuilding must be documented both photographically and in narrative form;

The narrative must include a record of the character-defining features associated with the structure and site. Historical photos should be included. Documentation to be presented to the Town for preservation.

Relocation will require an approved building permit.

The relocated structure shall be identified with a durable sign that includes narrative description of the building's original purpose and photograph of the original location/address.

Motion Approved 4-0

2. DRB 11-08 – Construction of a new mixed use building within the historic Restoration Overlay zone overlay on Assessor's Parcel R13233-344-3640 (corner of Grace Street and 8th Street NW).

Planner Kwarsick explained that ViewRidge Investments has submitted an application for design review to relocate the existing onsite contributing outbuilding to make room for a new mixed-use residence and attached single car garage at the northwest corner of NW 8th Street and Grace Street.

This is application to reconstruct on a 75 x 80 foot lot on the corner of Grace and NW 8th Street. It is zoned commercial and the site is within the historic overlay zone. The project is nicely surrounded by historic structure with varying styles that fit together to maintain the historic integrity. The applicant has gone through several designs and review by the Ebey's Reserve Committee. The initial design had a two car garage but it has been changed to a one car garage. The intention is to try and maintain a residential appearance even though it would have commercial use and access from NW Grace Street. Chair Richards declared the public hearing open at 9:52 a.m.

Ricardo Reyes – 701 NW Krueger Street – He asked about the property zoning and mixed use. Planner Kwarsick responded that the DRB would be reviewing design and standards and not land use.

John Roberts – 2299 Roberts Pond Lane – He stated that Ebey's Reserve Design Board met with the applicant and planner and reviewed several design possibilities for this structure and would endorse the application as presented.

Doug McFadyen – 806 Alexander – Stated he lives in the neighborhood. He thinks the applicant has demonstrated his sensitivity to the historic nature of the area based upon his new building on Front Street and commends him for coming up with a design that will fit in with the surrounding area.

Dan Miranda - 603 NW Lindsay stated as the applicant, wanted to make sure that things look good in his town. He has two businesses in town. He is happy with the current design and open for other ideas and asked if there were any questions from the board.

Chair Richards declared the public hearing closed at 10:10 am

Board Action: Motion made by Boardmember Carlson, second by Boardmember Poust to approve DRB 11-08 – Construction of a new mixed use building within the historic Restoration Overlay zone on Assessor’s Parcel R13233-344-3640 (corner of Grace Street and 8th Street NW) based on the following Findings and Conclusions 1-6 and Recommendations 1-5.

Findings and Conclusions:

Applicant submitted an application on October 3, 2011 to relocate the existing contributing outbuilding and to construct a new mixed-use single family home and attached garage at 10 NW 8th Street

The Ebey’s Landing National Historical Reserve Design Committee reviewed the initial Application and the applicant responded to concerns raised by reducing the garage to a single car garage;

This proposal is located within the very heart of the Historic Restoration Overlay District and adjacent to three National and Coupeville Register properties and are listed as contributing structures within the Ebey’s Landing National Historical Reserve;

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;

As a new mixed use commercial building the application is considered in a public hearing before the Design Review Board; and

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.

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 #688, which is available for review of the Town’s web site. A plan to conform must accompany the building permit application.

The applicant shall provide a detailed landscaping plan for review and approval at the time the building permit is submitted. The landscaping plan shall include street side landscaping and landscaping in the rear yard to screen and soften the parking area on the north side, as seen from the Holbrook house.

Building setbacks applied to the site are commercial setbacks. The street setback is 10 feet.

The entry door to the studio shall include divided lights.

The applicant shall coordinate the construction of the driveway to NW Grace Street.

Motion Approved 4-0

AUDIENCE INPUT - none

Planner Kwarsick advised the board that this may or may not be the last meeting. He thanked the board for their service to the community. Beginning this month, the county and town staff will go through a joint training session to review upcoming projects.

ADJOURN 10:20 a.m.