



CITY OF SNOHOMISH

116 UNION AVENUE · SNOHOMISH, WASHINGTON 98290 · (360) 568-3115 · WWW.SNOHOMISHWA.GOV

NOTICE OF REGULAR MEETING DESIGN REVIEW BOARD

WEDNESDAY
September 9, 2020
6:00p.m.

AGENDA ON NEXT PAGE

Remote On-Line/Telephone Access ONLY Via “Zoom”

Pursuant to City of Snohomish’s **Resolution 1408** adopting procedures for holding public meetings consistent with State law, and in accordance with the Governor’s Proclamation 20-25, “Stay Home Stay Healthy” order to reduce the risk of exposure and the spread of contagious viruses through social interactions, the September 9, 2020 meeting of the Design Review Board will be held utilizing remote access. The public is invited and encouraged to participate by calling in, and listening to the live meeting. Instructions for calling into the live meeting are provided below.

We want to hear from you. The public is encouraged to submit written comments prior to the meeting by sending it to the planner at eidem@snohomishwa.gov before 5 p.m. on Tuesday, September 8, 2020 to be included as part of the public record for that meeting. However, public testimony will also be accepted during the meeting.

To access the ONLINE Zoom remote meeting, please use the following link (external/internal speakers required): <https://us02web.zoom.us/j/81187753629>

Meeting ID: 811 8775 3629

To PHONE-IN without a computer, or if your computer does not have an audio feature, dial:

+1 253-215-8782 or
+1 669-900-6833

MEETING ID# -- 811 8775 3629

PARTICIPANT NUMBER – ENTER THE # SYMBOL

PASSCODE – 067285

Long-form meeting link:

<https://us02web.zoom.us/j/81187753629?pwd=azB6YUNzTUVKdjd6dTlFMGxEam0rUT09>



CITY OF SNOHOMISH

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NOTICE OF REGULAR MEETING

DESIGN REVIEW BOARD

Remote On-Line/Phone Access ONLY via "Zoom"

**WEDNESDAY
September 9, 2020
6:00 PM**

AGENDA

- 6:00 1. **CALL TO ORDER:** Roll Call
- 6:05 2. **PUBLIC COMMENT:** Public comment on items not on the agenda.
- 6:10 3. **APPROVE** the minutes of the August 12, 2020, regular meeting.
- 6:15 4. **ACTION ITEM:**
- DRB File:** 20-15-DRB (P. 1)
Applicant: Andrea Contenta
Proposed: Rear porch roof, window modifications
Location: 329 Avenue B
- 1) Staff presentation
 - 2) Comments from applicant
 - 3) Public comment
 - 4) DRB deliberation and recommendation
- 6:45 5. **DISCUSSION ITEMS:**
- a. **GENERAL DESIGN STANDARDS** Commercial/Mixed Use alterations (P. 14)
 - b. **INDIVIDUAL DESIGN REVIEWS** Staff summary of individual member reviews from the preceding months. (P. 16)
- 7:00 6. **ADJOURN**

NEXT MEETING: The next regular meeting is scheduled for Wednesday, October 14, 2020, at 6:00 p.m. held remotely via zoom.



CITY OF SNOHOMISH

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DESIGN REVIEW BOARD MINUTES

REGULAR MEETING
August 12, 2020

6:00 p.m.

MEMBERS PRESENT:

Allison Myers
Joan Robinett-Wilson
Phil Baldwin, Chair Pro Tem
Yumi Roth, Chair

STAFF:

Brooke Eidem, Planner
Katie Hoole, Permit Coordinator
Sharon Pettit, Building/Fire Official

MEMBERS ABSENT:

Joelle Blair

OTHERS PRESENT:

Todd Borseth
Laura Dana
Karen Guzak
Warner Blake

1. **CALL TO ORDER:** Roll Call

Ms. Roth called the meeting to order at 6:34 p.m. and roll was called. The start of the meeting was delayed due to technical issues.

2. **PUBLIC COMMENT:** Public comment on items not on the agenda.

There were no public comments on items not on the agenda.

3. **APPROVE** the minutes of the July 8, 2020, regular meeting.

Ms. Myers moved to approve the minutes of July 8, 2020, as written and Mr. Baldwin seconded. The motion passed 4-0.

4. **ACTION ITEMS:** DRB File # 20-11-DRB, 1003 First Street

Ms. Eidem presented the proposal for a replacement accessory structure with limited views on the rooftop of the building at 1003 First Street. The previous structure in the same location was the fly loft for a theater. It was originally clad in sheet metal with a shed roof and small windows. The structure was removed due to damage, and has been replaced with a structure of similar form. The new structure has corrugated metal siding and larger windows. The Board may wish to discuss whether corrugated metal is appropriate in this case. Window materials have not been submitted for review.

Mr. Blake disagreed with the staff report that there are limited views. He showed an image of the building taken from the Riverfront Trail. He said the building looks like a

watch tower. Replicating the silhouette of the old theater fly loft is appropriate, but he is not convinced that it needed to be urgently replaced.

Ms. Guzak added the windows are too big and don't meet design standards.

The review process was discussed, as the work completed to this point was done without permits. Building Official Sharon Pettit stated according to the contractors on site in May when she posted the Notice of Violation, the work began as repair of water intrusion into the building, and then other issues were noticed. There was concern for public safety and overall damage. She authorized the contractors to secure the work done to-date. Mr. Borseth stated he was not aware of what work required design review.

The Board discussed the project and agreed it does not meet standards as constructed. Mr. Borseth stated he will submit a proposal for a future meeting to modify the structure for consistency with design standards. The Board did not take action on the proposal.

5. **DISCUSSION ITEMS:**

a. **GENERAL DESIGN STANDARDS**

Ms. Eidem presented the next section of the draft General Design Standards, Commercial and Mixed Use Building Design.

In section 2.2.A.1, the Board agreed "and" should be changed to "or" when more than one element is included in the bulleted list to clarify that either item is appropriate.

In section 2.2.C.1, the Board agreed to include language clarifying that "at least one or more" of the listed items should be used.

The next section for discussion will be commercial and mixed use building alterations.

b. **INDIVIDUAL DESIGN REVIEWS**

Staff presented three individual design reviews conducted since the last meeting.

6. **ADJOURN**

The meeting adjourned at 7:31 p.m.

Approved this 9th day of September, 2020.

By: _____
Yumi Roth, Chair

Meeting attended and minutes prepared by Katie Hoole



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DESIGN REVIEW BOARD STAFF REPORT

Design Review Number:	20-15-DRB	Meeting Date:	September 9, 2020
Applicant:	Andrea Contenta		
Property Address:	329 Avenue B		
Application Date:	August 31, 2020		
Project Description:	Rear porch covering and window modifications		
Land Use Designation:	Single Family	Requested Review:	<i>Detailed</i>
Compliance with Title 14:	No land use issues have been identified.		

Subject Proposal:

The applicant is proposing several modifications to the southeast corner of a home originally constructed in 1890. The areas proposed for alteration are located on non-primary and non-street sides of the home, with limited views.

The first alteration would extend the rear porch roof over an uncovered area that extends past the house to the south and wraps around the side, measuring approximately 200 square feet. The existing turned wood post design present on the front and rear porches will be replicated and custom made for support posts. Asphalt roof shingles will be used to match the existing roof. Eave details and overhangs are proposed to match existing.

Window alterations are also proposed. One upper floor window would be removed on the rear of the home above the porch, in order to achieve symmetry in appearance. The window proposed for removal is to the side of a leaded glass window that will remain. On the south façade, one vertically oriented window is proposed to be replaced with a smaller window. A second smaller window is proposed to be installed next to the replacement. The replacement is proposed due to interior modification issues, as the room inside is a bedroom and the window extends close to the floor; the homeowner feels this is unsafe.

The applicant is proposing to use wood windows and to duplicate the existing trim found on other windows of the home. The windows would be ordered from Jeld-Wen, or custom built. Shiplap siding is proposed to cover window openings, to match existing siding on the house.

Action Item 4

Applicable Design Standards: Historic District Design Standards

Standard		Staff Comments	
Section IV. Residential Alterations			
A. GENERAL GUIDANCE			
1. Building design should exhibit and incorporate elements that reflect the identity and visual character of the Snohomish community. 2. Historic, character-defining architectural features and details should be preserved through continued maintenance or restored. 3. Modifications made to existing buildings should be sympathetic to the structure's original design, and should not significantly alter the historic appearance. Restoring original features is encouraged. 4. Before beginning any restoration work, research available documents and perform a physical investigation of the building in order to determine the historic appearance of the structure and establish the most appropriate restoration plan.		<i>The proposed modifications are sympathetic to the structure's original design, and will not significantly alter the appearance. Character-defining features are not proposed to be removed or destroyed.</i>	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4	5	We have an existing small area of covered porch on our back deck. We would like to extend the porch roof around the back South corner of the house. We will install a stick built roof, consistent with the rest of the home. It will be symmetrical with the back North corner. The back N corner includes the kitchen so on that side the roof already wraps around.
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4	5	Removing one window from the E. (back yard) side of the home, 2nd floor, we believe will restore the original design. We think the window was added later and detracts from the symmetry of the exterior wall. Replacing the single window on the S. (non-street) side with (2) horizontally oriented windows incorporates window style original to the 1890 portion of the home and replaces a window at floor level with two windows at a safer location in the room. Both adjustments are sympathetic to structure's original design.
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		
<input type="checkbox"/> CONSISTENT <input type="checkbox"/> INCONSISTENT <input type="checkbox"/> MORE INFO NEEDED			
C.1 General			
a. Architectural styles and stylistic references shall be consistent throughout one building. b. Architectural features should not be removed or changed if original to the building. c. Unpainted masonry shall not be painted.		<i>Windows are proposed for removal or replacement, however these features are not on highly visible sides of the home and replacement materials will match existing. Distinctive support posts and window trim will be replicated for consistency throughout the home.</i>	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4	5	The main architectural features are the original porch posts. There is one supporting the corner of the existing porch roof. These posts will be replicated exactly by Century Posts in Ontario, Canada. We would install 2-3 more as needed to support the porch roof extension. There is also an eave end detail that will be replicated on the new roof eaves.
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4	5	After removal of the E. side window it will be replaced with historically accurate and custom milled wood shiplap siding. The same shiplap siding will also replace the window to be removed on the S. side, and the new windows to be installed will be custom made, wood windows. All new work will be consistent with the original home.
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Action Item 4

- CONSISTENT
- INCONSISTENT
- MORE INFO NEEDED

C.2 Building Materials

Exterior surface materials shall be consistent with traditional architectural materials and shall contribute to the appearance of a 100-year functional building life. Appropriate materials include brick, stone, wood, and stucco. The following exterior surface materials are prohibited:

- a. Plain or smooth face concrete masonry unit
- b. Corrugated metal
- c. Imitation or synthetic cladding materials
- d. T1-11 siding
- e. Perforated pressure treated wood, when readily visible
- f. Plexiglass

Proposed materials are asphalt roof shingles, shiplap siding, wood posts, wood trim, and wood windows. All materials are proposed to match existing features of the home.

Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4	5	Our porch roof extension exterior surface materials will exactly match the existing roof. The end of the extension will be sided with custom milled shiplap siding that matches the original siding in all dimensions.
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4	5	Exterior surface material will be custom milled wood shiplap siding. Exactly replicating the existing original siding.
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

- CONSISTENT
- INCONSISTENT
- MORE INFO NEEDED

C.3 Porches

- a. Historic porches shall be preserved whenever possible, and shall not be removed.
- b. Porches on the primary façade shall not be enclosed.
- c. Replacement porches shall be consistent in materials and style with the building to which they are attached.
- d. The roof form and eave depth of an historic porch shall be preserved.
- e. Decorative details that help define the porch shall be preserved, including balusters, balustrades, columns, and brackets.
- f. New porch elements that did not exist historically, or are inconsistent with the overall architectural style shall not be added.
- g. Wood stairs are appropriate for wood porches.
- h. Porch details shall be retained. Replacement of deteriorated elements is appropriate. All replacement features shall match the original in material, design, scale, and placement.

The proposed porch roof extension is located on the rear of the home, and will maintain existing decorative features. The roof form will be preserved, and eave overhangs and details will be replicated.

Action Item 4

Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4	5	This porch roof extension includes complete preservation of the existing porch roof. This will only be an extension. We are matching the form and eave depth exactly. The main decorative elements will be extended with quality custom-milled replicas. We will match the original in material (wood), design and scale.
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		
<input type="checkbox"/> CONSISTENT <input type="checkbox"/> INCONSISTENT <input type="checkbox"/> MORE INFO NEEDED			
C.4 Windows a. When present and intact, existing windows shall be maintained and preserved in their original size, location, design, and proportions. b. New and replacement windows shall appear to be set back from the exterior building plane and finished with trim elements that are appropriate for the building. Vinyl is discouraged. c. New window openings shall not be added on the primary façade. d. Filling in or altering the size of the historic window openings on the primary façade is not appropriate. e. Mullions and muntins shall be vertically proportioned. False muntins, or simulated divided lites shall not be used. f. The original position, size, number, and arrangement of windows shall be retained in a building wall.			<i>The proposal will remove two existing windows, replacing one with a new proportion, and adding a new window. However, as both windows are located on non-primary sides of the home, the Board may determine this is appropriate. The small windows proposed are consistent in proportion and design with an existing window found on the front of the home. The applicant states she will achieve the appearance of a window reset (item b) through the use of trim.</i>
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4	4	All proposed work is on NON-PRIMARY sides of the home, East side (back yard) and South side (next to our neighbors, not visible from street). We do not believe the window we propose to remove on the E. Side is original to that wall. The window we propose to replace on the S. Side is at floor level in a bedroom and poses a safety risk. Our replacements will be 28" off the floor and consistent with other windows on that side of the home. Trim elements on new windows will match existing, inside and out. New windows will be wood.
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		
Roofs <input type="checkbox"/> CONSISTENT <input type="checkbox"/> INCONSISTENT <input type="checkbox"/> MORE INFO NEEDED			
C.5 Roofs a. The original roof form shall be preserved to the extent possible. b. Skylights shall be flat against/parallel with the roof plane. Other roof equipment shall not be visible from the street. c. Character-defining roof-related features such as chimneys, shingles, finials, and parapet walls shall be preserved. d. The original eave depth and configuration shall be preserved. e. Cornices shall be retained and preserved. f. Appropriate materials include metal, clay tiles, slate, and wood shingles. Architectural composition roofing is appropriate. g. Built-up and torch-down roofing are appropriate for flat roofs. h. New roof forms for building additions shall be consistent with and subordinate to the primary roof, and shall not become a dominant visual aspect of the structure.			<i>The original porch roof form is proposed to be retained, and simply extended to cover the remainder of the porch. Existing materials will be used on the new roof area, and eaves will extend as they do now. The existing roof material is asphalt shingle, which will be used on the new roof area.</i>

Action Item 4

i. Shed roofs are appropriate for small accessory structures and subordinate roof forms, such as porches, canopies, or upper floor projections.																
Fully Complies	5	<table border="1"> <tr> <th colspan="2">SCORE:</th> <th>COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):</th> </tr> <tr> <td>Moderately Complies</td> <td>4</td> <td rowspan="5"> Our plan will preserve all features of the original roof form. No skylights. Original eave depth will be maintained with decorative eave ends. No cornices. Porch roof will be stick built and covered in the same asphalt shingles as existing. </td> </tr> <tr> <td>Neutral</td> <td>3</td> </tr> <tr> <td>Moderately Inconsistent</td> <td>2</td> </tr> <tr> <td>Does Not Comply</td> <td>1</td> </tr> <tr> <td>Not Applicable</td> <td>0</td> </tr> </table>	SCORE:		COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):	Moderately Complies	4	Our plan will preserve all features of the original roof form. No skylights. Original eave depth will be maintained with decorative eave ends. No cornices. Porch roof will be stick built and covered in the same asphalt shingles as existing.	Neutral	3	Moderately Inconsistent	2	Does Not Comply	1	Not Applicable	0
SCORE:			COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):													
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Does Not Comply	1															
Not Applicable	0															
	5															
<input type="checkbox"/> CONSISTENT <input type="checkbox"/> INCONSISTENT <input type="checkbox"/> MORE INFO NEEDED																
C.7 Architectural Details b. Architectural detailing may include...columns, pilasters, balusters, or any other decorative or character-defining feature. 1. Architectural detailing shall not be removed or changed if original to the building. 2. If possible, architectural features shall be repaired rather than replaced. If replacement is necessary the appearance, profile, and texture of the original materials shall be approximated in the replacement. 3. New architectural detailing may be added to a building if historic evidence indicates it is consistent with the original building or buildings of similar design and age in the surrounding area.		<i>The porch includes turned wood support posts. The applicant is proposing to replicate these on the new roof supports by having the same design custom milled.</i>														
Fully Complies	5	<table border="1"> <tr> <th colspan="2">SCORE:</th> <th>COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):</th> </tr> <tr> <td>Moderately Complies</td> <td>4</td> <td rowspan="5"> All existing porch roof will be preserved. Architectural details will be duplicated to match existing. No ramps, balconies, exterior staircases, chimneys or masonry involved. </td> </tr> <tr> <td>Neutral</td> <td>3</td> </tr> <tr> <td>Moderately Inconsistent</td> <td>2</td> </tr> <tr> <td>Does Not Comply</td> <td>1</td> </tr> <tr> <td>Not Applicable</td> <td>0</td> </tr> </table>	SCORE:		COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):	Moderately Complies	4	All existing porch roof will be preserved. Architectural details will be duplicated to match existing. No ramps, balconies, exterior staircases, chimneys or masonry involved.	Neutral	3	Moderately Inconsistent	2	Does Not Comply	1	Not Applicable	0
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Does Not Comply	1															
Not Applicable	0															
	5															
<input type="checkbox"/> CONSISTENT <input type="checkbox"/> INCONSISTENT <input type="checkbox"/> MORE INFO NEEDED																

Action Item 4

APPLICATION FOR DESIGN REVIEW

JOB ADDRESS: 329 Avenue B, Snohomish WA		HISTORIC DISTRICT
Land Use Designation:	Property Tax #:	<input type="checkbox"/> Yes <input type="checkbox"/> No # 20-15-DRB

APPLICANT: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Architect/Designer <input type="checkbox"/> Other:	
Property Owner: John Contenta	Applicant/Contact: John and Andrea Contenta <input checked="" type="checkbox"/> same as owner
Address: 329 Avenue B	Address:
City/St/Zip: Snohomish, WA 98290	City/St/Zip:
Phone: 206-679-1653	Phone:
Email: andrea@snovalleyprocess.com	Email:

PROJECT DESCRIPTION:

Briefly describe the project and proposed materials below. "Refer to plans" is not appropriate. Use additional sheets if necessary.

<p>Type of Work:</p> <input type="checkbox"/> New Construction <input type="checkbox"/> New Addition <input checked="" type="checkbox"/> Exterior Renovation <input type="checkbox"/> Demolition <input type="checkbox"/> Awning <input type="checkbox"/> Signage <input type="checkbox"/> Fence <input type="checkbox"/> Landscaping <input type="checkbox"/> Historic District Register <input type="checkbox"/> Special Tax Valuation <input type="checkbox"/> Mobile Vendor <input type="checkbox"/> Other	<p>Remove one window from East (back yard) wall, 2nd floor. Remove one window on South (non-street side) wall, 2nd floor and replace with two windows. New windows will be wood, 30" x 20". Horizontal orientation. Historically accurate, house has two existing windows in original 1890 part of home that are horizontal.</p> <hr/> <p>Extend an existing outdoor porch roof at the rear of the house (East side) around the South corner of the house. This will make the lower roof symmetrical when viewed from the back yard.</p>
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NOTE: Construction, Signs, and Fences require a separate building permit application

- Conceptual Review** for direction and feedback on a preliminary design, with the understanding that the project will be reviewed in greater detail at a future meeting. Detailed drawings are not required, however no determination will be issued.
- Detailed Review** to obtain a design review determination. Detailed drawings are required. See the Submittal Checklist.

REPRESENTATION AT DRB MEETING:

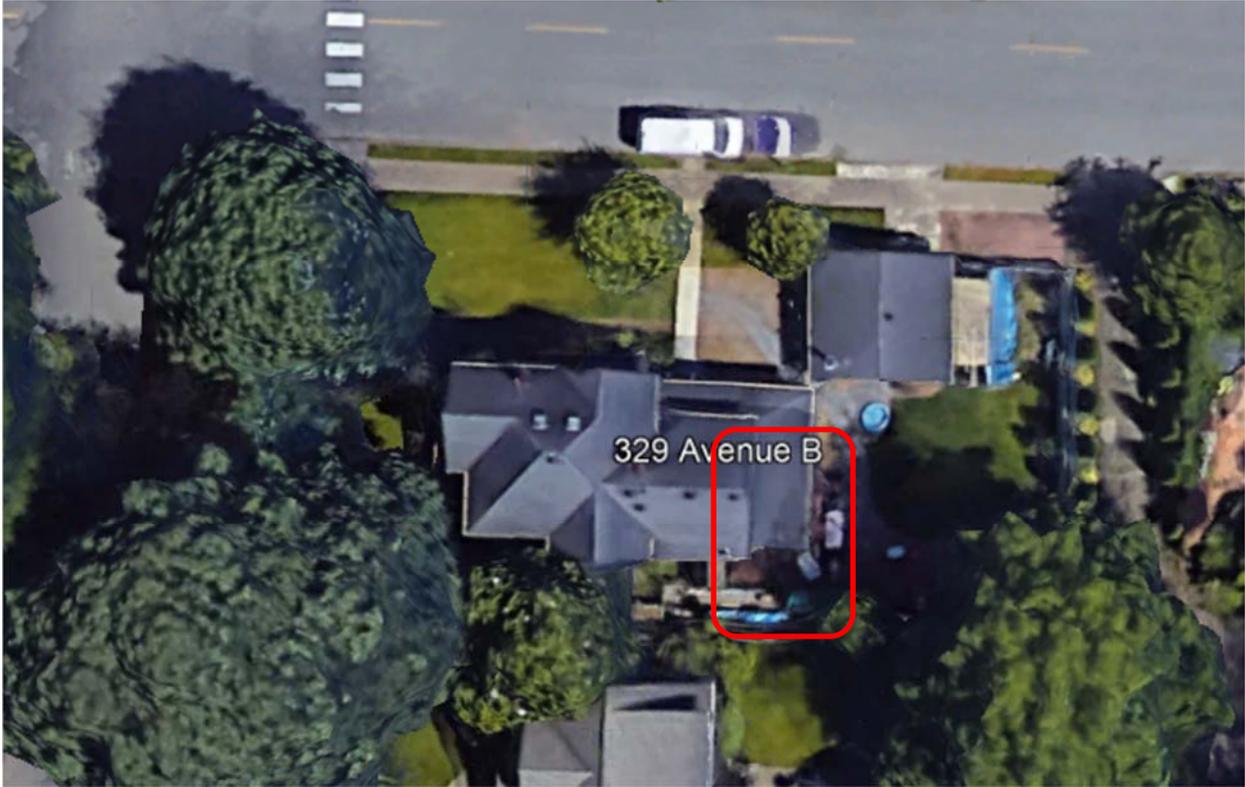
The representative should have the authority to commit the applicant to make changes that may be suggested or required by the Board.

Name: Andrea Contenta	Relationship to applicant: same
Phone # 206-679-1653	Email: andrea@snovalleyprocess.com

I hereby certify as applicant that the project will be carried out as approved. If subsequent design changes are made, I understand that the application must be amended and resubmitted for consideration and approval prior to the start of construction.

 Signature of Owner or Authorized Agent	Andrea Contenta Printed Name	31 August 2020 Date
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Action Item 4



Area of work proposed (Fourth Street to north, Avenue B to west)



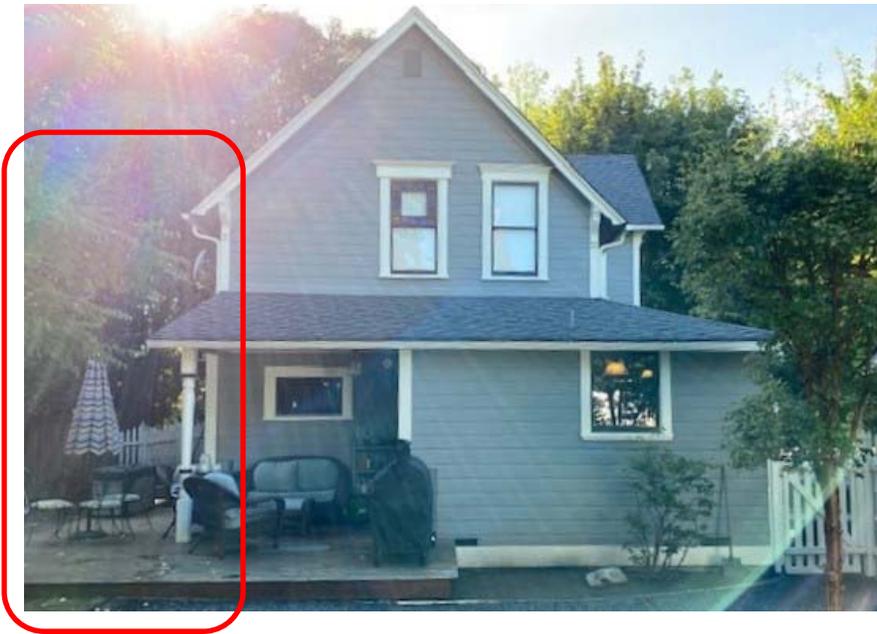
Front of the home

Action Item 4



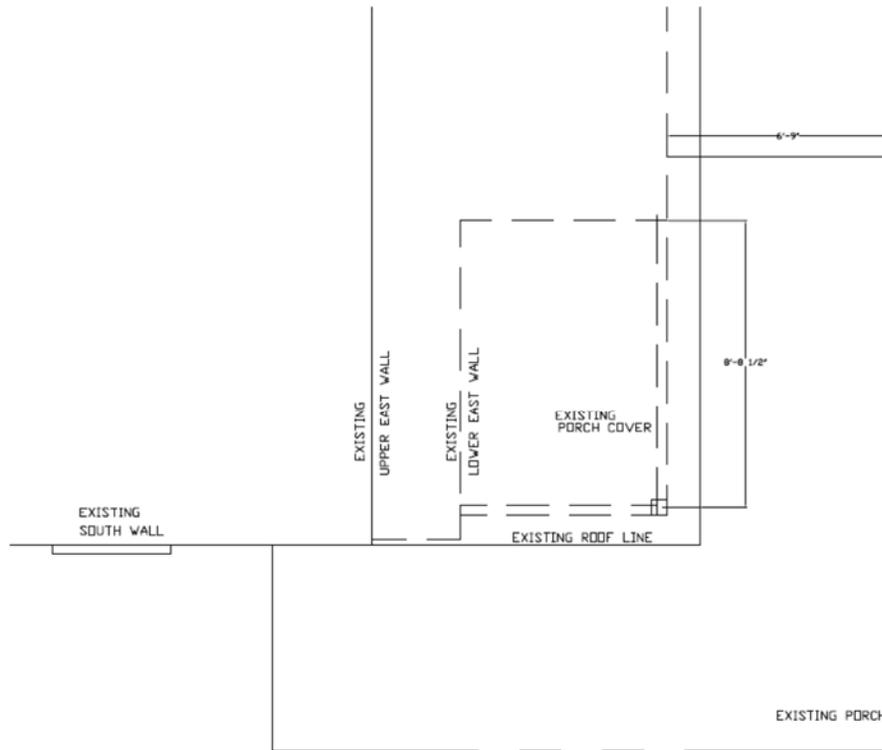
Proposed side windows will match this one (on the front of the home)

Support posts for porch roof will be custom milled to match these (found throughout the home)



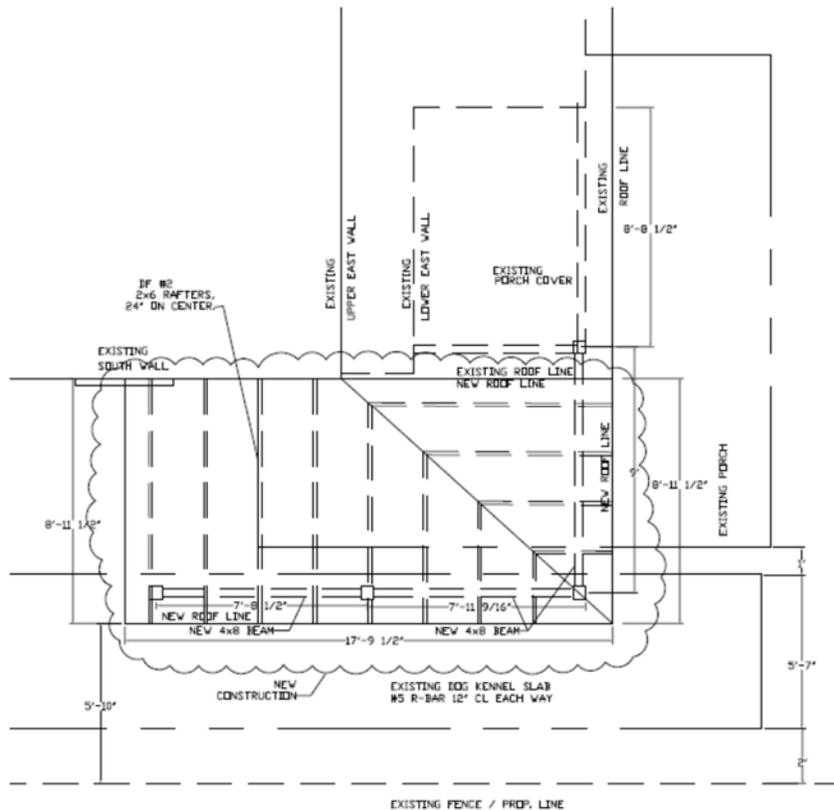
Roof covering proposed in this area. New support post will match existing.

Action Item 4



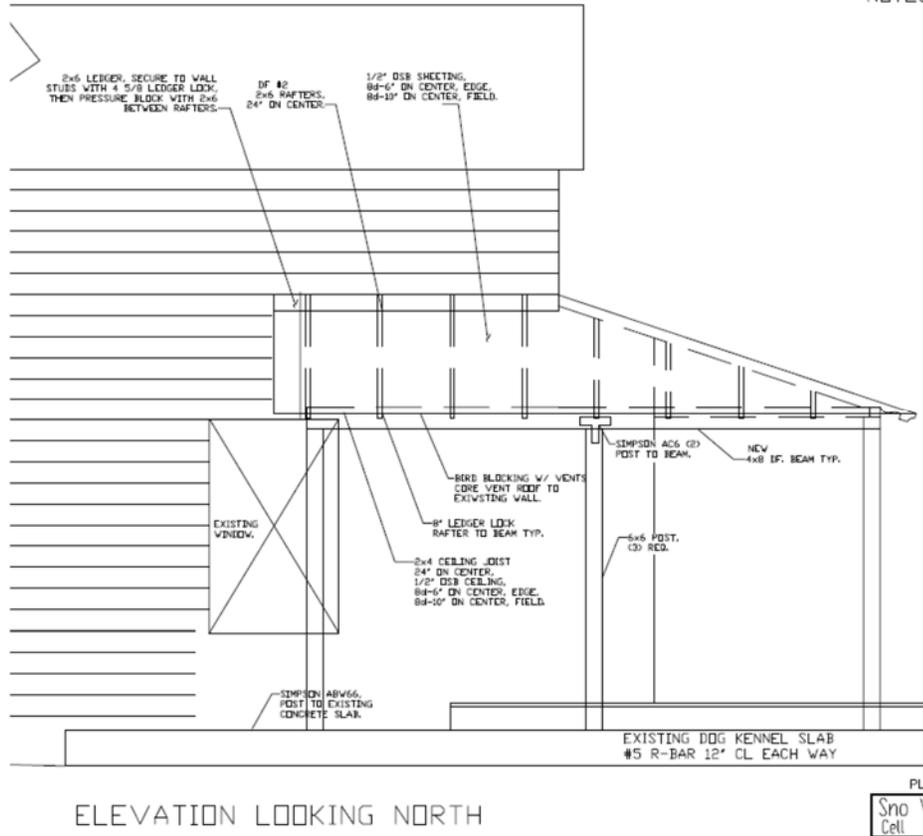
PLAN VIEW

Existing porch shown above is presently uncovered; the proposal would extend the roof over this area as shown below.



Action Item 4

NOTES



NOTICE THE DIFFERENCE

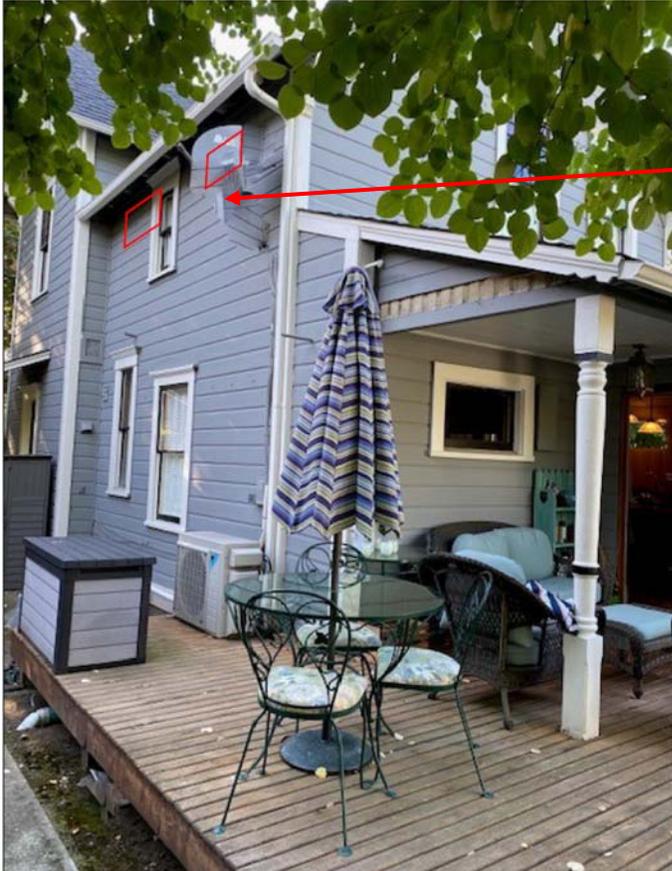
Century Porch Post Inc. uses only select clear pine lumber as opposed to the lower construction grade knotty pine. Knots will bleed through finished paintwork.



www.centuryporchpost.com/porch-posts/

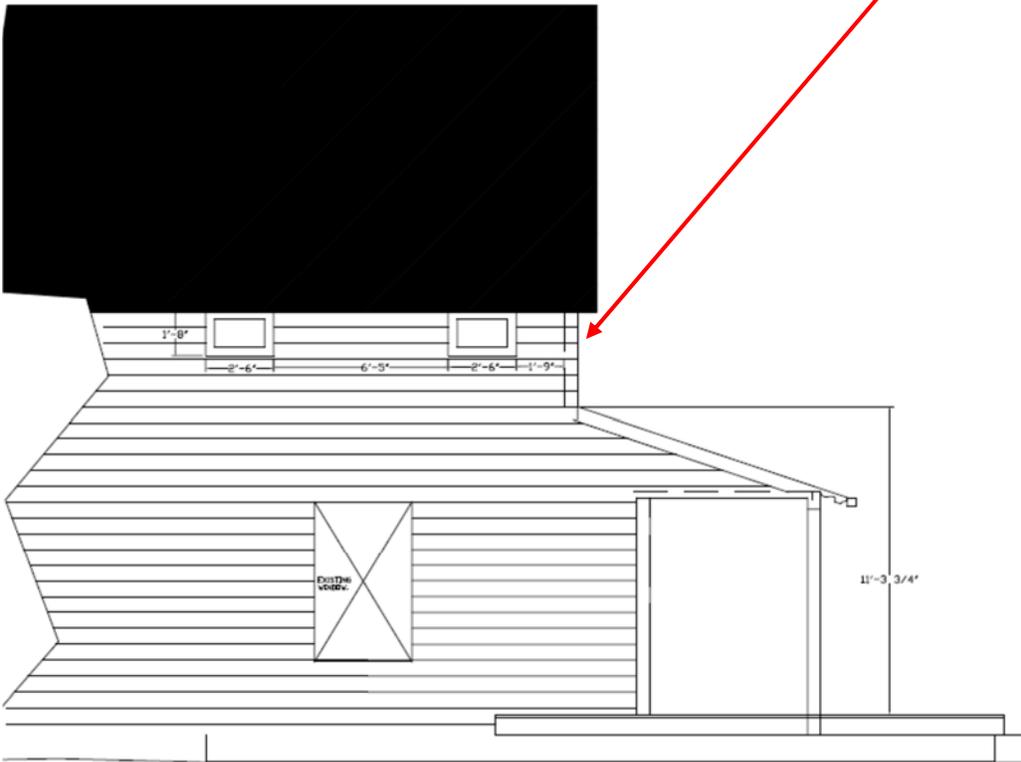
According to the website, Century Porch Post is a woodturning company that offers custom mill work. The applicant selected this company because they can customize the new support posts to match the existing posts on the home.

Action Item 4



Two new windows proposed, designed to match the window on the front of the home (page 8). One window will replace the existing vertically oriented window shown.

Proposed windows measure appx 1'10" wide by 1 foot in height. Shown here with trim at 2'6" wide by 1'8" in height.



ELEVATION LOOKING NORTH

Action Item 4



Action Item 4



Proposed for removal as shown above.

Leaded glass window to remain.

Discussion Item 5a

Date: September 9, 2020
To: Design Review Board
From: Brooke Eidem, Planner
Subject: General Design Standards

Continuing the Board's ongoing discussion of the General Design Standards (for use outside the Historic District), the next section presented is Commercial and Mixed Use Alterations (section 2.3). This section is significantly shorter than the others reviewed to-date, and only has one image. As with previous sections, this image is a placeholder to illustrate the concepts of the standards and may be replaced if a more illustrative image is found.

General Design Standards

1. Introduction (Purpose, Authority)
2. Commercial and Mixed Use Development
 - 2.1 Site Design
 - 2.2 Building Design
 - 2.3 Alterations
3. Multi-Family Development (2+ units)
 - 3.1 Site Design
 - 3.2 Building Design
 - 3.3 Alterations
4. Single-Family Development (PRDs)
 - 4.1 Site Design
 - 4.2 Building Design
 - 4.3 Alterations
5. Glossary

Discussion Item 5a

2. Commercial and Mixed Use Development

2.3 Alterations

2.3.A. Site alterations

Alterations to the site shall not defeat or destroy existing site design elements that meet the standards of section 2.1, unless replaced or restored.

2.3.B. Building alterations

Reduce the apparent bulk of buildings and maintain town scale. This standard does not apply to industrial development.

1. Additions of floor area to existing buildings shall be compatible with the main building in material, character, and scale.
2. Additions of floor area to existing buildings shall be compatible with the main building in material, character, and scale.
3. New building entries shall incorporate weather protection.
4. Minor modifications to existing buildings shall be compatible with the original building in material, character, and scale, and consistent with the architectural character. New elements shall not defeat or destroy existing elements that meet the standards of section 2.2.
5. Modifications that significantly alter the original building's appearance shall be consistent with the standards of section 2.2.



The entry element was added to this building for weather protection. Window proportions, scale, and overall character are consistent with the original building.

Discussion Item 5b

Date: September 9, 2020

To: Design Review Board

From: Brooke Eidem, Planner

Subject: Summary of Individual Member Design Reviews – August 6, 2020 – September 3, 2020

File #	Location	Proposal	Review
20-12-DRB	329 Avenue B	Fence and arbor	Approved by Ms. Blair
20-13-DRB	811 Rainier St	Wall sign	Approved by Ms. Myers
20-14-DRB	114 Avenue C	Landscaping and street trees	Approved with condition by Mr. Baldwin

Design materials from the files will be available at the meeting.