



PLANNING AND HISTORIC PRESERVATION COMMISSION MEETING MINUTES

September 10, 2015 – 6:00 P.M.

201 S 1st, Roslyn, Washington

CALL TO ORDER, ROLL CALL, AGENDA UPDATE

Present: Commissioner Flowers, Sweet, Brodine, Miltko, Bocz

Absent: Commissioner Gray

CITIZEN'S COMMENTS:

Doug Johnson, 317 S 3rd St Alley, discussed their plans for installing solar arrays on their home, and their reasons for doing so. Mr. Johnson's application will hopefully be on the next agenda. The Commission stressed the importance of the solar panels being placed unobtrusively.

Maria Fischer, 203 N 1st, wanted to remind the Commission that they had already approved one solar panel installation, and there is another unpermitted solar panel installation in town. Ms. Fischer felt that the Commission would have to approve more Solar Panel installations. Ms. Fischer also believes that the goal of maintaining the historical integrity of Roslyn is unobtainable, she also believes that the historic designation is due to the forested setting rather than the integrity of the structures.

Jason Andrews, 101 W Nevada Ave, was present to discuss his sliding glass door with the Commission. The Commissioners discussed what is meant in the Roslyn Municipal Code when it states that sliding glass doors may be permitted if they have the appearance of a French Door. Mr. Andrews presented an option for applying mullion to the door which will give it the appearance of a French door while allowing it to still function as a sliding door. The Commissioners agreed that this is what was intended in the Code.

DISCUSSION ITEMS:

1. Minutes

a. 8/13/2015

- i. Commissioner Miltko moved to approve the minutes as amended, Commissioner Bocz seconded the motion, and the minutes were approved unanimously.

2. Design Review Applications

a. ROSDR15-0014 (revised) – 409 N B St – Weis – Porch Addition w/o Roof

3. The siding will be extended down 2-3 inches to reduce the amount of visible foundation.
- iv. Mr. Wargo and Montgomery Designs are working on reducing the percentage of roofing pitch below 9:12 to less than 25%.
- v. The Commission advised Mr. Wargo to work on the non-compliant portions of the Design Review Application and resubmit the plans to the City's Planning Department.

3. Adjournment

Commissioner moved to adjourn the meeting, Commissioner seconded the motion, and the meeting was adjourned at 7:08PM.



Janine Bradine - Chair



Shawna Graham - Planner



CITY OF ROSLYN

National Historic District and Preserve America Community

FINDINGS OF FACT

Architectural Design Review:

Gary & Lynn Wargo – S 3rd St #19499 – New Residence

Description of Proposal:

On September 3, 2015, the City of Roslyn received a completed application for Design Review for new residential structure located on parcel #19499. On September 9, 2015, The Planning Department approved the application for Roslyn Planning and Historic Preservation Commission review at the September 10, 2015 meeting.

Location:

S 3rd St
19499
20-15-20056-0528

Required permits & Approvals:

Architectural Design Review (Class 1A)
Building Permit (Class 1)

Applicable Codes:

Architectural Design Review Standards

Project Description

New Owner-Occupied Residential Structure

Code Review Summary:

The lot is located in the Residential Zone and **is not on** the Roslyn Register of Historic places. As proposed for Design Review this project does meet the requirements of the Roslyn Development Regulations as applicable to this application.

MISC

Property **is not on** the Roslyn Register of Historic Places
The use is a permitted use in the Residential zone
Design Review Application is complete

The lot is **not** on a plowed alley
The lot is 7000 Square Feet

The proposed front façade faces ~~the side of~~ the street, featuring a 8 foot entrance

The proposed roof is composition shingle with a pitch that is 9:12-12:12, except for 1738% which is at 6:12

The proposed exterior lighting is downward facing & shielded

The proposed footprint is 1112 square feet, with 25.3% total lot coverage

The proposed building height is 26' 10.5"

The proposed setbacks are 15' in the rear, 5' of the sides, and 71' in the front

The proposed windows are 33 35 Vertical Rectangles, ~~and 1 Square~~

The proposed siding is Painted Hardy Board

The proposed trim is Painted Wood

The proposed posts and railings are wood ~~and rock~~

There are no proposed accessory structures on the lot

There is no change to fencing

There is no change to landscaping

There are no Personal Wireless Communications Proposed

There are no Non-Residential Satellites Proposed

Does not create a nuisance in the area, or threaten the air or water quality, or present the potential to adversely affect the health and welfare of the city

Recommendation:

Staff recommends the Commission discuss the following items:

~~The front facade is not facing the street, which is non-conforming
38% of the roofing is 6:12, which exceeds the legal limit of 25%
There is one square window high on the left side of the house, if this is predominant, then it must be vertical
The plans call for rockery on the posts, which is non-conforming
There is more than 2' of exposed foundation, which is non-conforming~~

Staff recommends the Commission require clarity on the following items:

Will Non-Reflective Glass and Roofing be utilized?
Will the trim be a minimum of 3" wide and ½" thick?
Will there be mercury or sodium vapor exterior lights used?
The door on the rear elevation is a French Door?

Staff recommends the Commission approve ~~DENY~~ this Design Review Application ~~for the following reasons:~~

~~The front facade is not facing the street
38% of the roofing is 6:12
There is one square window high on the left side of the house
The plans call for rockery on the posts~~

There is more than 2' of exposed foundation

100 E. Pennsylvania Ave., P.O. Box 451, Roslyn, WA 98941
PH 509-649-3105, FAX 509-649-3174
Roslyn@inlandnet.com

