



PLANNING AND HISTORIC PRESERVATION COMMISSION MEETING MINUTES

November 12, 2015 – 6:00 P.M.

201 S 1st, Roslyn, Washington

CALL TO ORDER, ROLL CALL, AGENDA UPDATE

Commissioner Sweet called the meeting to order and performed roll call.

Present: Commissioners Brodine, Sweet, Flowers, Bocz, and Gray. Commissioner Miltko arrived at 6:13pm.

CITIZEN'S COMMENTS:

Chris Martin, 205 E Idaho Ave, was present to express dismay with the lack of code enforcement in the City of Roslyn. The Commissioners asked Commission Chair Brodine to draft a letter to the Mayor and Council regarding Code Enforcement. Mr. Martin also asked the Commission to reconsider the formulas for roofing and signage during their code revisions as well as considering adding language regarding franchises.

DISCUSSION ITEMS:

1. Minutes

a. 9/10/2015

- i. Commissioner Flowers moved to approve the minutes as written, Commissioner Bocz seconded the motion, and the motion was approved 6-0.

b. 9/24/2015

- i. Commissioner Miltko moved to approve the minutes as written, Commissioner Brodine seconded the motion, and the motion was approved 6-0.

c. 10/8/2015

- i. Commissioner Brodine moved to approve the minutes as written, Commissioner Flowers seconded the motion, and the motion was approved 6-0.

2. Design Review Applications

a. ROSDR15-0021 – 101 W Montana Ave – Smith

- i. The Commission amended the Findings of Fact as attached.
- ii. Commissioner Brodine moved to approve Findings of Fact as amended, Commissioner Gray seconded the motion, and the motion was approved 6-0.

- iii. Commissioner Brodine moved to approve ROSDR15-0021, Commissioner Gray seconded the motion, and the motion was approved 6-0.
- b. ROSDR15-0022 – 101 E Pennsylvania Ave – RDA
 - i. The Commissioners discussed the proposal
 - ii. In the absence of a project representative, the Commissioners had the following questions before they are ready to move on the application:
 - 1. The size of the larger structure seems very tall. Will it be used to shelter a portable toilet as previously requested by RDA? Could the structure be shortened?
 - 2. The cross section in A3.2 shows that the smaller structure will cover the windows. Can it be lowered to expose the entire window and be below the window sill?
 - 3. We have a concern about the drip edge on the window sill behind the larger structure. Can this structure be lowered below the window sill?
 - 4. Is the structure shown in drawing A-3-2 up against the building?
 - iii. Commissioner Gray moved to table this application until these answers have been received, Commissioner Bocz seconded the motion, and the motion was approved 6-0.

3. Certificate of Appropriateness

- a. ROSCOA15-0002 – 100 E Pennsylvania Ave – Kitchensink/Roslyn
 - i. The Commissioners were concerned that the application still includes the removal of the interior wall, but that the attached email which was dated later states that the walls will remain, but the windows would be removed.
 - ii. The Commissioners felt that the removal of the windows would be appropriate if the glass were safely stored and could be put back in at a later date.
 - iii. Commissioner Gray moved to table the application until their concerns have been addressed, Commissioner Bocz seconded the motion, and the motion passed 4-2. (Commissioners Brodine and Bocz were the nay votes)

4. Code Revisions

- a. Architectural Design Review Code Revisions
 - i. The Commissioners felt that there was not enough time to address these code revisions
 - ii. The Commissioners agreed to hold a Special Meeting on November 30, 2015 6:00-8:00 to address these code revisions, and to allow the applicants to respond to the questions above with a 5-10 minute limit per applicant.

5. Adjournment

Commissioner Flowers moved to adjourn the meeting, Commissioner Miltko seconded the motion, and the meeting was adjourned at 8:00pm.



Janine Brodine - Chair

Shawna Graham - Planner



CITY OF ROSLYN

National Historic District and Preserve America Community

FINDINGS OF FACT

Architectural Design Review:

Bill & Nancy Smith – 101 W Montana Ave – New Residential/Commercial Primary Structure and Garage

Description of Proposal:

On November 3, 2015, the City of Roslyn received a completed application for Design Review for a new residential/commercial primary structure and garage located at 101 W Montana Ave. On November 5, 2015, The Planning Department approved the application for Roslyn Planning and Historic Preservation Commission review at the November 12, 2015 meeting.

Location:

101 W Montana Ave
111034
20-15-17053-0612

Required permits & Approvals:

Architectural Design Review (Class 1A)
Building Permit (Class 1)
New Water/Sewer Connection
Stormwater Plan Review

Applicable Codes:

Architectural Design Review Standards

Project Description

New primary structure and garage on vacant lot in the residential with commercial overlay zone for possible mixed use apartment rental and office spaces.

Code Review Summary:

The lot is located in the Residential with Commercial Overlay 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 with Commercial Overlay Zone
Design Review Application is complete

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

The proposed roof pitch is 9:12, with 24.8% of primary structure at 4:12, and 19.5% of garage at 4:12.

The proposed roofing is black composite shingle, and non-reflective.

The proposed exterior lighting is downward facing, shielded, and not mercury or sodium vapor. The tallest fixture is 10'.

The proposed footprint is 1392 sq ft for the primary structure, and 707 sq ft (11%) for the garage.

The proposed building height is 22' for both structures.

The proposed setbacks are 15' in the front, 5' on the sides, and 20' in the rear, with 17' between structures.

The proposed windows include 24 vertically oriented rectangular windows.

The proposed siding is Hardie Board and Cedar Board and Batt.

The proposed trim is 3.5" wide and ¾" thick.

The proposed posts and railings are 6x6 posts wrapped in cedar with a simple wood railing.

The proposed patio is exposed concrete.

The proposed foundation is not exposed beyond 2'.

The proposed front façade faces W Montana Ave, features an open and dominant porch.

The proposed structures feature 5 French Doors.

The proposed impervious surfaces is 3832 sq ft, which is 55% of the lot

There is no proposed 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:

None

Staff recommends the Commission require clarity on the following items:

None

Staff recommends the Commission approve this Design Review Application with the following conditions:

The window glass be non-reflective

The Commission recommends the following:

The primary front door should be single and with wood at the bottom – not full glass.

The structure should not be painted red – but a color that “matches existing houses in the area” as per the Guidelines: trim color should be from “The Historic Color Collection: by B. Moore or the Heritage Colors by S. Williams”.

