



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE □ SNOHOMISH, WASHINGTON 98290 □ TEL (360) 568-3115 FAX (360) 568-1375

NOTICE OF REGULAR MEETING

DESIGN REVIEW BOARD

In the
Postmaster Conference Room
Snohomish City Hall
116 Union Avenue

WEDNESDAY
February 8, 2017
6:00 PM

<p>PLEASE NOTE START TIME 6:00 P.M.</p>
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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 January 11, 2017, regular meeting.
- 6:15 4. **ACTION ITEMS**
- a. **DRB File: 17-01-DRB (P. 1)**
Applicant: Van Tormohlen for Channel Crest Condominium HOA
Proposed: Tree removal/replacement
Location: 509 First Street
- 1) Staff presentation
 - 2) Comments from applicant
 - 3) Public comment
 - 4) DRB deliberation and recommendation
- b. **DRB File: 17-02-DRB (P. 9)**
Applicant: Bob Hart
Proposed: Two carports, storage shed
Location: 1020 First Street
- 1) Staff presentation
 - 2) Comments from applicant
 - 3) Public comment
 - 4) DRB deliberation and recommendation

c. **DRB File:** **17-03-DRB (P. 18)**
Applicant: Elizabeth Adams
Proposed: Off-street parking plan for Conditional Use Permit
Location: 1012 Fourth Street

- 1) Staff presentation
- 2) Comments from applicant
- 3) Public comment
- 4) DRB deliberation and recommendation

d. **DRB File:** **17-04-DRB (P. 21)**
Applicant: Paula Denney and Cindy Taylor
Proposed: Front porch modification and rear addition
Location: 315 Avenue B

- 1) Staff presentation
- 2) Comments from applicant
- 3) Public comment
- 4) DRB deliberation and recommendation

6:45 5. **DISCUSSION ITEM: INDIVIDUAL DESIGN REVIEWS (P. 28)** Staff
summary of individual member reviews from the preceding month.

7:00 6. **ADJOURN**

NEXT MEETING: The next regular meeting is scheduled for Wednesday, March 8, 2017, at 6:00 p.m. in the Postmaster Conference Room, Snohomish City Hall, 116 Union Avenue.



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DESIGN REVIEW BOARD MINUTES

Snohomish City Hall
116 Union Avenue
Express Mail Conference Room

January 11, 2017
6:00 p.m.

Members Present:

Darcy Mertz Krewson, Chair
Joan Robinett-Wilson
Phillip Baldwin
Ron McNurlen
Yumi Roth

Staff Present:

Brooke Eidem, Associate Planner
Angela Evans, Office Assistant II

Others Present:

None

1. **CALL TO ORDER** at 6:00 p.m.
2. **PUBLIC COMMENT**

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

3. **ELECT** Chair for 2017

Ms. Robinett-Wilson nominated Ms. Krewson to serve as the Board Chair. Mr. Baldwin seconded the nomination. Ms. Krewson accepted the nomination. The nomination was approved 5-0.

4. **APPROVE** minutes of the November 9, 2016 meeting:

Mr. Baldwin moved to approve the minutes of the November 9, 2016 meeting as written. Ms. Roth seconded the motion. The minutes were approved 5-0.

5. **DISCUSSION ITEMS**

- a. **HISTORIC DISTRICT DESIGN STANDARDS UPDATE:**

Ms. Eidem presented two sections of the draft standards; Commercial Alterations and Development in the Right-of-Way.

The section on Commercial Alterations was previously discussed in November of 2016. At that time, the Board suggested revisions that were incorporated into the section. The Board approved the final revisions.

The chapter on Development in the Right-of-Way is divided into two areas; sidewalks and vehicle travel lanes. Staff also integrated some standards addressing sidewalk cafés, which is not addressed in the existing standards but is regulated in the Municipal Code.

The Board discussed the draft language. For consistency and clarification, it was suggested the word “materials” be added after the word “plastic” in “Plastic is prohibited” (Section B.2., last sentence). *Plastic materials are prohibited.*

The Board discussed the next steps. Ms. Eidem is scheduled to brief the City Council at their next meeting, and Ms. Krewson agreed to attend. Once the draft language is completed, the public outreach process is anticipated to take the better part of the next year.

b. INDIVIDUAL DESIGN REVIEWS

There were no individual design reviews conducted the previous month.

6. ADJOURN at 6:30 p.m.

Approved this 8th day of February, 2017.

By: _____
Darcy Mertz Krewson, Chair

Meeting attended and minutes prepared by Angela Evans



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DESIGN REVIEW BOARD STAFF REPORT

Design Review Number:	17-01-DRB	Meeting Date	February 8, 2017
Applicant:	Van Tormohlen for Channel Crest Condominiums HOA		
Property Address:	509 First Street		
Application Date:	January 3, 2017		
Project Description:	Street tree removal/replacement		

Subject Proposal:

The Homeowner's Association of the Channel Crest Condominiums is proposing to remove 12 street trees and replace them with seven new trees. The building was constructed in 1996 according to the Snohomish County Assessor's records; the trees were installed as part of the development. All 12 are birch trees, which are not known for having a long lifespan. According to the applicant's arborist, several of the trees are already dead or in decline, likely because they were planted too densely. The area in question is a five-foot planter strip that is constrained by underground utilities.

The replacement plan is to install fewer trees to avoid similar problems in the future. Seven *Cercidiphyllum japonicum* (katsura) replacement trees are proposed. According to the JF Schmidt Tree Reference Guide the species can reach up to 40 feet in height and 40 feet spread at full maturity. They have good fall color and a rounded crown. Katsura trees were installed across the street at 502 First Street, so they will create a consistent streetscape.

The proposal has been reviewed by City Project Manager Denise Johns, who did not have specific concerns about the proposal, however given that the site is constrained, recommended that root barrier is used to contain roots within the limited planting area.

Project Location:

The site at 509 First Street, inside the Historic District.

Land-Use Designation:

The project area is within the public right-of-way and is not designated on the Land Use Map.

Requested Review:

The applicant has requested a *detailed* review.

Compliance with the Land Use Development Code - Title 14 SMC

The proposal does not appear to conflict with development regulations in Title 14 SMC.

Discussion Item 4a

HISTORIC DISTRICT DESIGN STANDARDS

1.A.11.LANDSCAPING IN PARKING AREAS

Street trees are required.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: Seven new street trees are proposed. The proposed katsura tree is listed among the approved trees in Appendix E of the Design Standards and is commonly used as a street tree in the Historic District. The species is listed as a small tree with 16-foot maximum spacing recommended.



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APPLICATION FOR DESIGN REVIEW

JOB ADDRESS: 509 FIRST ST. SNOHOMISH		HISTORIC DISTRICT
Land Use: HISTORIC	Property: 00854000010100 TO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Designation: BUSINESS DIST.	Tax #: 00854000030500 (S) OWNERS	# 17-01-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: CHANNEL CAST CONDO ASSOC.	Applicant/Contact: <input type="checkbox"/> same as owner VAN TORMOHLER	
Address: 509 FIRST ST.	Address: 509 FIRST ST. #301	
City/St/Zip: SNOHOMISH, WA 98290	City/St/Zip: SNOHOMISH, WA. 98290	
Phone: -	Phone: 425-334-1255	
Email: -	Email: VTORMOHLER@GMAIL.COM	

PROJECT DESCRIPTION:

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

Type of Work:

- New Construction
- New Addition
- Exterior Renovation
- Demolition
- Awning
- Signage
- Fence
- Landscaping
- Historic District Register
- Special Tax Valuation
- Mobile Vendor
- Other

REPLACEMENT OF STREET TREES -
REMOVE (12) DYING BIRCH &
REPLACE W/ (7) NEW TREES

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: VAN TORMOHLER	Relationship to applicant: BOARD MEMBER
Phone # 425-334-1255	Email: VTORMOHLER@GMAIL.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. By signing below I further certify that I have read and understand the Historic District Design Standards that are applicable to my project.

[Signature]

VAN G. TORMOHLER

12/26/14

Signature of Owner or Authorized Agent
Application for Design Review

Printed Name

Date

April 2014

Discussion Item 4a



December 26, 2016

City of Snohomish / Design Review Board
116 Union
Snohomish, WA. 98290

Re: Street tree replacement at 509 First St.

Gentlemen,

The Channel Crest Condominium Association would like to request the approval of the attached plan for the replacement of the street trees, along the right of way at 509 First Street, which is within the Historic District. We presently have twenty birch trees, that were planted approximately 18 years ago, which are dying. (Please see the attached letter from Skinner Landscape.) Twelve of those trees are within the City right of way. Two of the trees are dead, two more are partially dead, and the tops of most all of the trees are showing signs of decline. We have concerns with the dying trees, which are dropping branches continually onto the street and sidewalk, that there could be potential damage.

The existing trees are 30'- 35' high and are planted only 15' apart. They are overcrowded and create a near solid wall of vegetation in the summer. To replace these trees we are proposing trees that are on the City's approved list of street trees, and at a spacing of 20' to 28'. We are trying to place the trees along the street in a pattern that is symmetrical with the building, avoiding as much as possible planting directly on top of the existing trunks when removed, and also avoiding utilities and power poles. Please note that the plan also indicates four additional trees to be planted behind the sidewalk within our existing landscaping. These would be offset to the street trees to provide additional screening.

We look forward to meeting with you at your next Design Review Board meeting. If you have any questions we will be happy to provide any answers that we can or any additional information.

Sincerely,

Channel Crest Condominium Association Board

Discussion Item 4a



December 5, 2016

City of Snohomish Design Review Board
116 Union Ave.
Snohomish, WA 98290

RE: 509 First St. Channel Crest Condominium Association

To whom it may concern,

I recommend that the twelve (12) birch trees along the City R.O.W. be removed and replaced. The existing trees could have a combination of a fungal disease and infected with the "Bronze Birch Borer" insect, which often invades weakened trees. In time, I believe all of the trees will decline and may die.

They are unsightly currently and should be removed at the earliest convenience. Any control, is costly, repetitive, and may not be effective over time. New suitable trees will be planted properly and would add a beautiful asset to the city.

Sincerely,

Brian C. Skinner
ISA Certified Arborist
PN-6975A



Dead tree

Discussion Item 4a



East side of building, from First Street



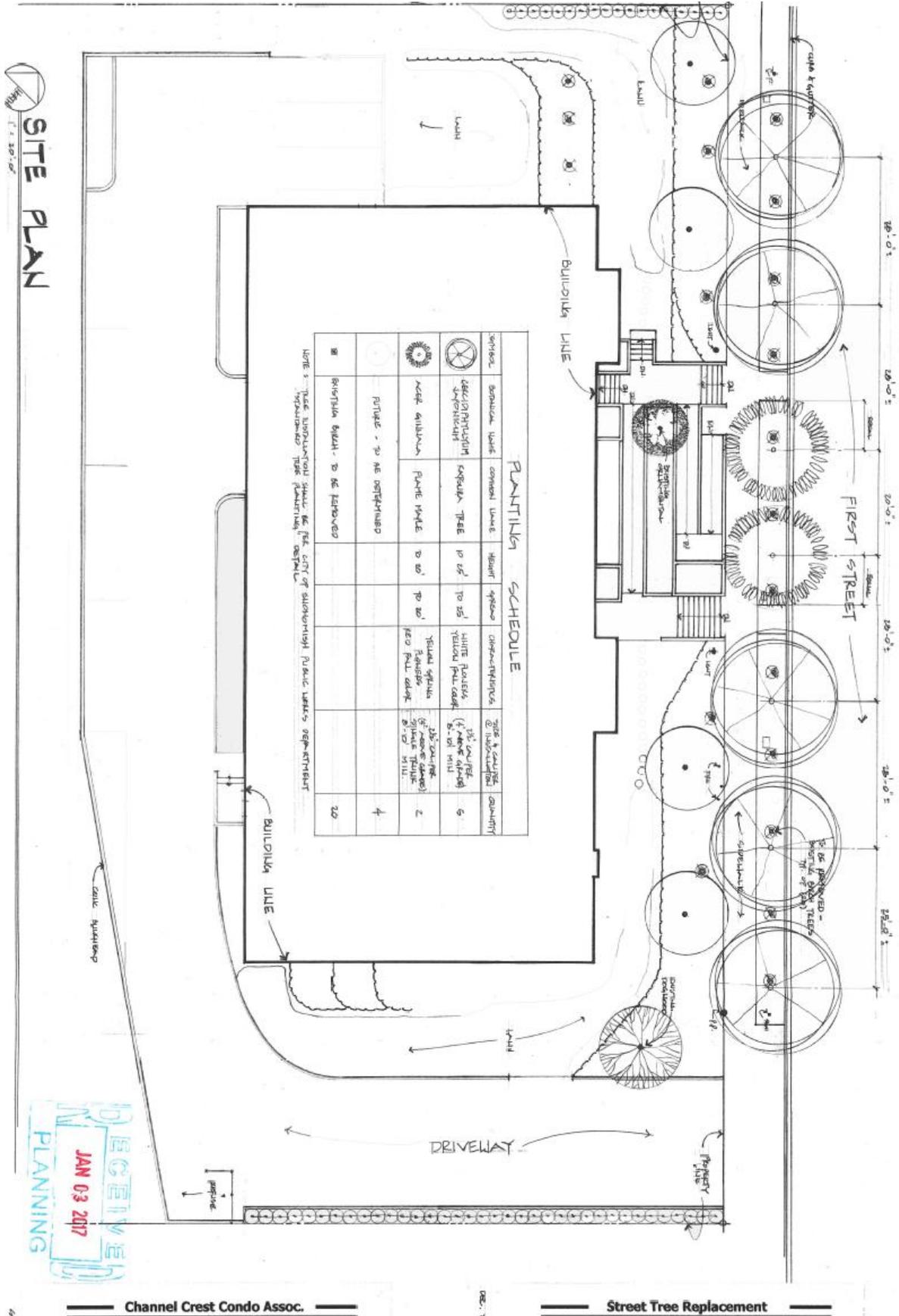
Center of building, from First Street

Discussion Item 4a



West end of building, from First Street







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DESIGN REVIEW BOARD STAFF REPORT

Design Review Number:	17-02-DRB	Meeting Date	February 8, 2017
Applicant:	Bob Hart		
Property Address:	1020 First Street		
Application Date:	January 19, 2017		
Project Description:	Two carports and one storage shed		

Subject Proposal:

The applicant is proposing to construct two carports and one storage shed in the parking lot behind the River Street Plaza building. One carport is on the north side of the parking lot next to the dumpster; it will cover seven parking stalls and measure 1,300 square feet. The second carport is on the south side of the parking lot adjacent to the River Street Plaza building. This carport will cover five parking stalls and measure 1,020 square feet. The carport structures are proposed to be constructed of 6x6 posts with a two-foot concrete sonotube at the base, and a 3:12 pitch roof covered in composition shingles.

The storage shed is proposed directly east of the southern carport, between the building and a rockery. The shed will actually be located in the rear of the vacant property at 104 Avenue A, which is on the same parcel as River Street Plaza. The shed structure will be 240 square feet, with an 84 square foot extension of the roof for weather protection on the west side. The structure will be clad in cement fiber lap siding and appears to match the 3:12 roof pitch proposed for the carports.

Project Location:

The site at 509 First Street, inside the Historic District.

Land-Use Designation:

Historic Business.

Requested Review:

The applicant has requested a *detailed* review.

Compliance with the Land Use Development Code - Title 14 SMC

The proposal does not appear to conflict with development regulations in Title 14 SMC.

Discussion Item 4b

HISTORIC DISTRICT DESIGN STANDARDS

1.B.2. COMMERCIAL BUILDING STYLE

Each façade shall be finished with architectural detail.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: The proposed buildings are all relatively small and subordinate to the overall development. The shed will have lap siding, but the carports will be open. Staff would appreciate input from the Board on whether architectural detail would be appropriate on these accessory structures.

1.B.2. COMMERCIAL BUILDING STYLE

Building design shall reflect and augment the identity and visual character of Snohomish.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: Proposed materials are consistent with historic structures. The Board may wish to comment on whether the overall design is consistent with the visual character of Snohomish.

1.B.2. COMMERCIAL BUILDING STYLE

A building's style shall be consistent throughout; details from different eras shall not be mixed on a single building.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: The standard appears to be met.

Discussion Item 4b

1.B.2. COMMERCIAL BUILDING STYLE

Appropriate building materials.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: Wood posts, architectural composition roofing, and cement fiber siding are proposed. All have been approved for use in the Historic District. The Board may wish to confirm that if pressure treated, the posts will not have incised perforations.

1.B.2. COMMERCIAL BUILDING STYLE

Historically appropriate building storefronts and roofs: Parapets, flat roofs, 8:12 and steeper sloped roofs, and hipped roofs are historically appropriate.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: Proposed roof slope appears to be 3:12 on all structures. Shallow roof slopes have been approved in the past for accessory structures and subordinate roof pitches.

1.B.2. COMMERCIAL BUILDING STYLE

Undifferentiated façades shall not exceed 20-feet horizontally or 15-feet vertically.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: The standard is met. The proposed carports have dimensions in excess of 20 feet, however both are open-sided structures. The shed is fully enclosed but is not 20 feet wide.

Discussion Item 4b



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JAN 19 2017

APPLICATION FOR DESIGN REVIEW

JOB ADDRESS: 1020 First St.		HISTORIC DISTRICT
Land Use Designation: HB	Property Tax #:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No # 17-02-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: Kwast Plaza Associates	Applicant/Contact: <input type="checkbox"/> same as owner
Address: 406 Wood St. #101	Address:
City/St/Zip: Snohomish,	City/St/Zip:
Phone: 206-300-3100	Phone:
Email: bhartjkd@gmail.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 checked="" type="checkbox"/> New Construction <input type="checkbox"/> New Addition <input 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>Construct 2 carports and one storage shed.</p> <p>Pictures, sketch & details included in attached letter.</p> <p>Site plan attached.</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: Wes Felts	Relationship to applicant: Partner
Phone # 206-849-1582	Email: wes@pebblebuilt.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. **By signing below I further certify that I have read and understand the Historic District Design Standards that are applicable to my project.**

	Bob Hart	1-17-17
Signature of Owner or Authorized Agent	Printed Name	Date

Application for Design Review

April 2014

Discussion Item 4b

Marhart Properties, LLC
406 Wood St. #101
Snohomish, WA 98290
206-300-3100; bhartjkd@gmail.com



January 17, 2017

Brooke Eidem
City of Snohomish

RE: 1020 First St. (Riverstreet Plaza)
Carport and shed addition

Dear Brooke,

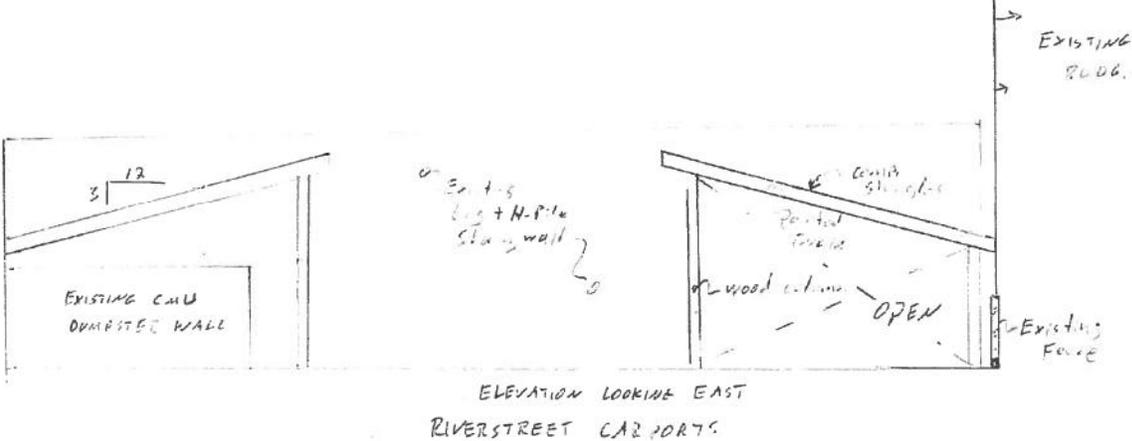
Attached is a design review application to construct two carports and one storage shed at 1020 First Street. (Riverstreet Plaza). The storage shed will not be at all visible to the public, and the carports will be only partially visible.

A 7-stall carport shall be installed from behind the dumpster to the east retaining wall and a 5-stall carport to be installed opposite of that. The carports are only for the residential units which leaves 12 uncovered retail parking stalls at the west end of the parking lot. The picture below is taken from inside the fence along Ave. B looking east. Further obstructing the view to the parking lot is the wrought iron fence and landscaping next to the sidewalk at Ave. B. (Not shown but behind the camera)



Discussion Item 4b

The sketch below depicts the simple carport design: open roof structure at a 3:12 pitch covered with composition shingles. Painted fascia boards surround the roof structure. Rain will fall onto the asphalt from the back end of each structure and sheet flow to the existing catch basins.



The storage shed shall be attached to the back of the existing east stairwell per the attached site plan. A section/elevation is shown on the site plan as “Section C-C”. The materials shall be horizontal lap Hardi-siding and composition shingles to match the existing mechanical structure shown below.



Discussion Item 4b

Again, the structure will be screened from view from all sides. The picture below shows the view from Ave. A. The higher elevation screens the view and we hope to build soon on this vacant lot which will also provide screening.



We have also submitted detailed structural details and calculations for building permit of the three structures.

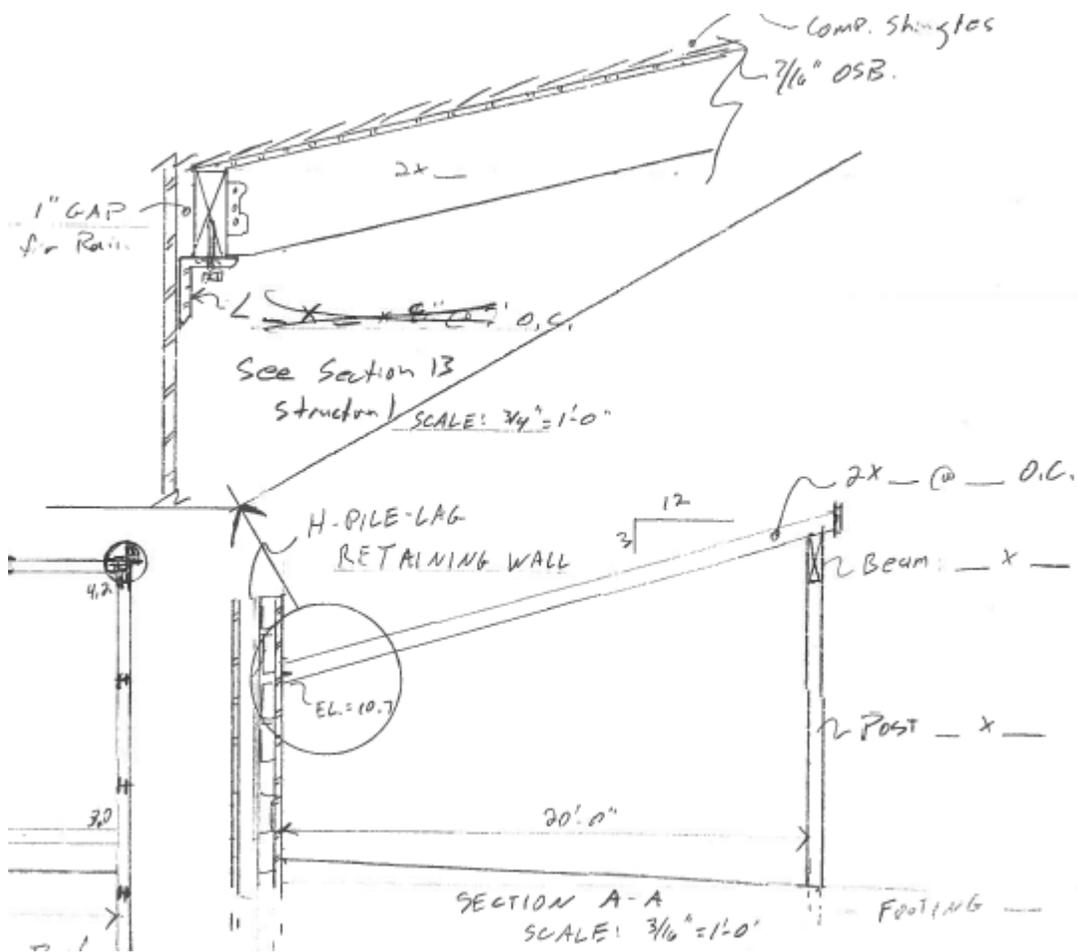
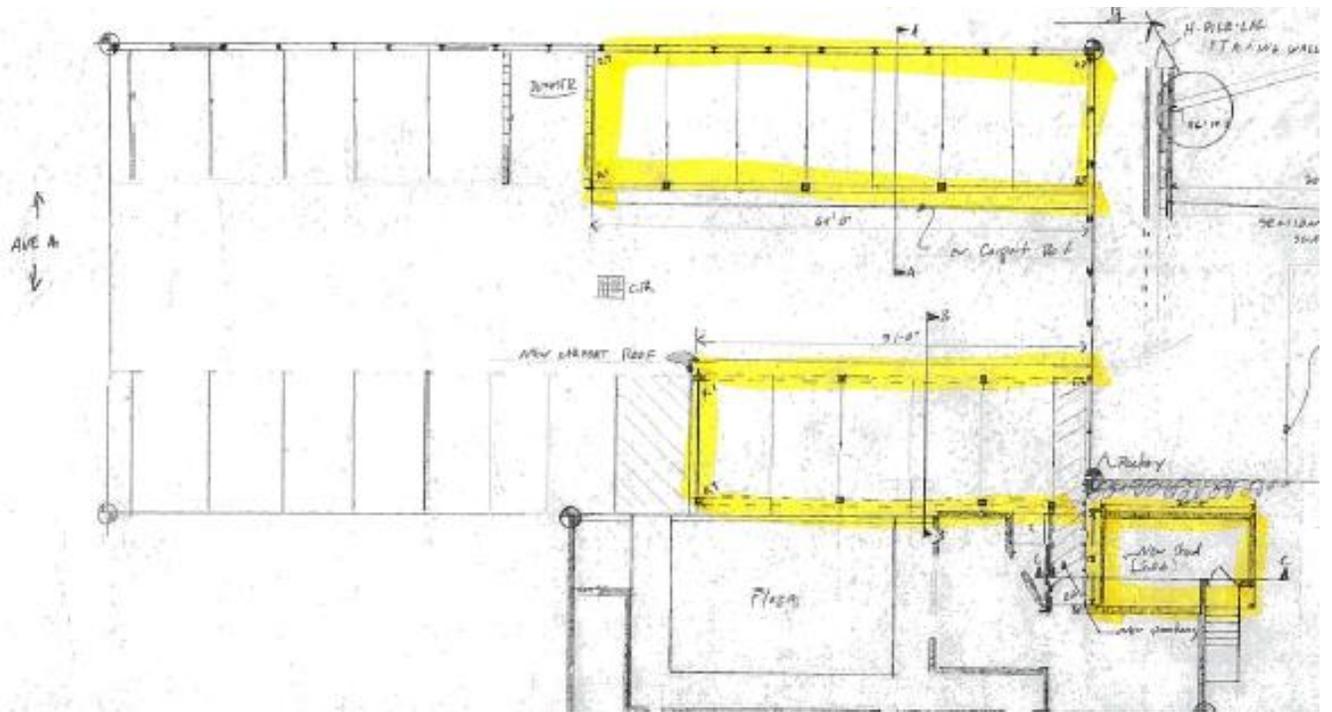
As I now reside in Cle Elum and the proposal has minimal, if any public impact, I request an abbreviated design review process. Should a meeting be necessary, I would have my partner, Wes Felts attend to represent me.

~ 206-849-1582

Sincerely,
Marhart Properties, LLC

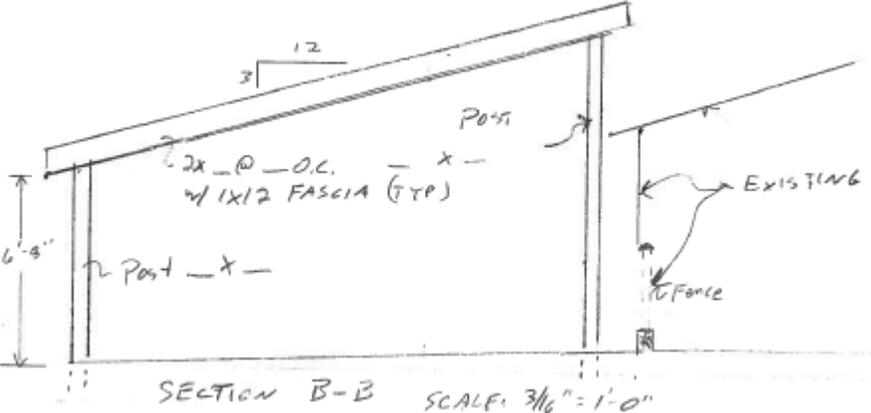
Robert Hart
Manager

Discussion Item 4b

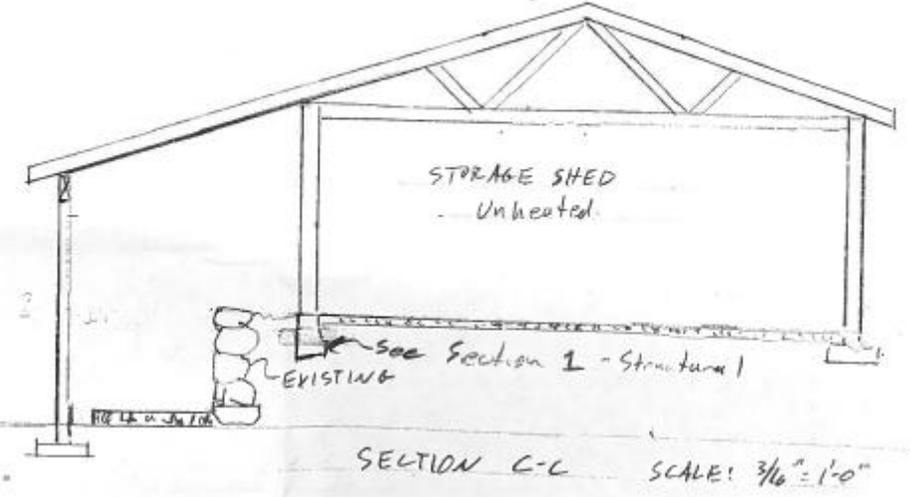


Carpport profiles

Discussion Item 4b



Carport profile



Shed profile



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DESIGN REVIEW BOARD STAFF REPORT

Design Review Number:	17-03-DRB	Meeting Date	February 8, 2017
Applicant:	Elizabeth Adams		
Property Address:	1012 Fourth Street		
Application Date:	January 23, 2017		
Project Description:	Parking plan for Conditional Use Permit		

Subject Proposal:

The property owner has applied for a Conditional Use Permit to operate a Bed and Breakfast facility within an existing building in a single family neighborhood. The code requires certain conditions for Bed and Breakfasts in the Single Family zone, one being review of the parking plan by the DRB (SMC 14.207.070(4)b: *The Design Review Board must review the plan for off-street parking and, if the property is located within the Historic District, the design of the sign.*)

No sign is proposed at this time. The project requires four off-street parking spaces, in addition to the two spaces required for the residential use. The applicant is proposing five spaces, which are all located behind the building and accessed from the alley. The residential parking will be contained within the garage.

Project Location:

The site at 1012 Fourth Street, inside the Historic District.

Land-Use Designation:

Single Family Residential

Requested Review:

The applicant has requested a *detailed* review.

Compliance with the Land Use Development Code - Title 14 SMC

The parking plan does not appear to conflict with development regulations in Title 14 SMC, however the underlying proposal is subject to approval of a Conditional Use Permit. The required public hearing has been scheduled for 10am on March 1, 2017.

Discussion Item 4b

HISTORIC DISTRICT DESIGN STANDARDS

1.A.10. REDUCE THE VISUAL IMPACT OF PARKING

Where off-street parking is required, it shall be partially screened from adjacent rights-of-way. Parking shall be located to the side or behind buildings.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: The parking area is proposed behind the building, accessed from the alley. There are several mature trees along Fourth Street that screen parked vehicles from the public street (see image on Page 20).

1.A.10. REDUCE THE VISUAL IMPACT OF PARKING

Parking lots shall not be located between streets and building entrances.

Board evaluation: Consistent: Inconsistent: More information needed:

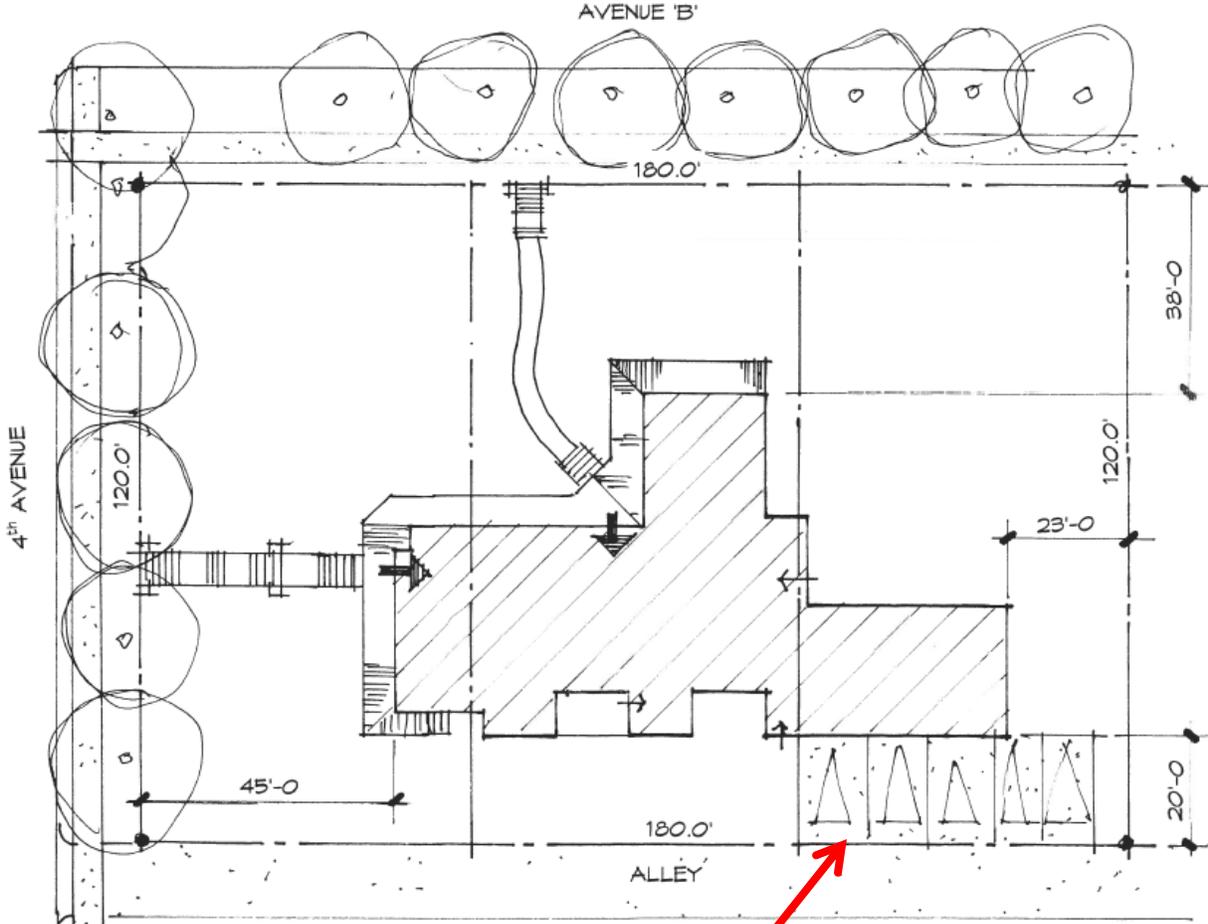
Notes:

Staff comments: The standard is met.



Aerial image of property and alley

Discussion Item 4b



Applicant site plan – five parking stalls accessed from alley



Alley entrance from Fourth Street with mature street trees blocking view of parking area



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DESIGN REVIEW BOARD STAFF REPORT

Design Review Number:	17-04-DRB	Meeting Date	February 8, 2017
Applicant:	Paula Denney and Cindy Taylor		
Property Address:	315 Avenue B		
Application Date:	January 31, 2017		
Project Description:	Revise porch roof and rear addition		

Subject Proposal:

The applicant is proposing a small rear addition and a revision to the front porch of a home constructed in 1948, according to the Snohomish County Assessor's records. The home is a simple style with a shallow hipped roof. The front porch roof has a separate hip end with narrow wood supports. The applicant proposes to remove this roof and replace it with a larger, gabled roof and more substantial support posts. The front door will be replaced with one of two options, shown on Page 27. A rear addition of approximately 120 square feet is also proposed on the north side. Siding material is proposed to match the existing lap siding with a wide reveal.

Project Location:

The site at 315 Avenue B, inside the Historic District.

Land-Use Designation:

Single Family Residential

Requested Review:

The applicant has requested a *detailed* review.

Compliance with the Land Use Development Code - Title 14 SMC

The proposal does not appear to conflict with development regulations in Title 14 SMC.

HISTORIC DISTRICT DESIGN STANDARDS

2.B.3. FRONT DOORS AND ENTRIES

Front doors shall be visible from the street. Identifying the entry path with an arbor, gate, planter, or some other architectural element is encouraged. Match the style of the door to the house.

Discussion Item 4d

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: The front door is visible from the street. The applicant is proposing a Craftsman style mahogany door with three small windows. The style of the home is simple, however the era of construction may be consistent with the Craftsman style.

2.B.4. HISTORIC BUILDING MATERIALS ARE ENCOURAGED

Building and surfacing materials are appropriate which are the proven equivalent in texture and appearance to historic materials such as wood, brick, masonry, and stucco. The use of vinyl siding is prohibited. Modern building materials may be used if consistent with historic design standards.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: New materials will be primarily wood. The applicant may be replacing the front windows with vinyl, however this will not require a permit and is not subject to review.

2.B.5. COVERED PORCHES ARE REQUIRED

Covered porches are required. A canopy may be placed over the door to provide protection and interest if a porch is not possible. Porch posts and columns shall generally be substantial. Recommended column types are: square, turned or chamfered. Wrought iron supports are not appropriate. Replacing a historic wood staircase with concrete stairs is not recommended. Use finished materials instead of incised, pressure-treated wood.

Board evaluation: Consistent: Inconsistent: More information needed:

Notes:

Staff comments: The standard appears to be met, however the Board may wish to discuss the style of the proposed support columns with the applicant. The existing staircase appears to be concrete.



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APPLICATION FOR DESIGN REVIEW

JOB ADDRESS: 315 AVENUE B		HISTORIC DISTRICT <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Use Designation:	Property Tax #: 005795-014-013-00 #	

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: DENNEY TAYLOR LLC	Applicant/Contact: <input checked="" type="checkbox"/> same as owner
Address: 1603 AVENUE D #1	Address:
City/St/Zip: SNOHOMISH	City/St/Zip:
Phone: 360.563.2480	Phone:
Email: DENNEYMGNT@MAIL.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 checked="" type="checkbox"/> New Addition <input type="checkbox"/> Exterior Renovation <input type="checkbox"/> Demolition <input checked="" 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>AWNING FRONT POARCH, RAISE ROOFLINE OF EXISTING OVERHANG (gable)</p> <p>NEW ADDITION BACK OF HOUSE BUMP OUT 10X12 APX ADD ON TO MASTER BED FOR BATH & CLOSET</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: Paula Denney & Cindy Taylor	Relationship to applicant:
Phone # 425-870-0792 425-388-1951	Email: denneymgnt@mail.com

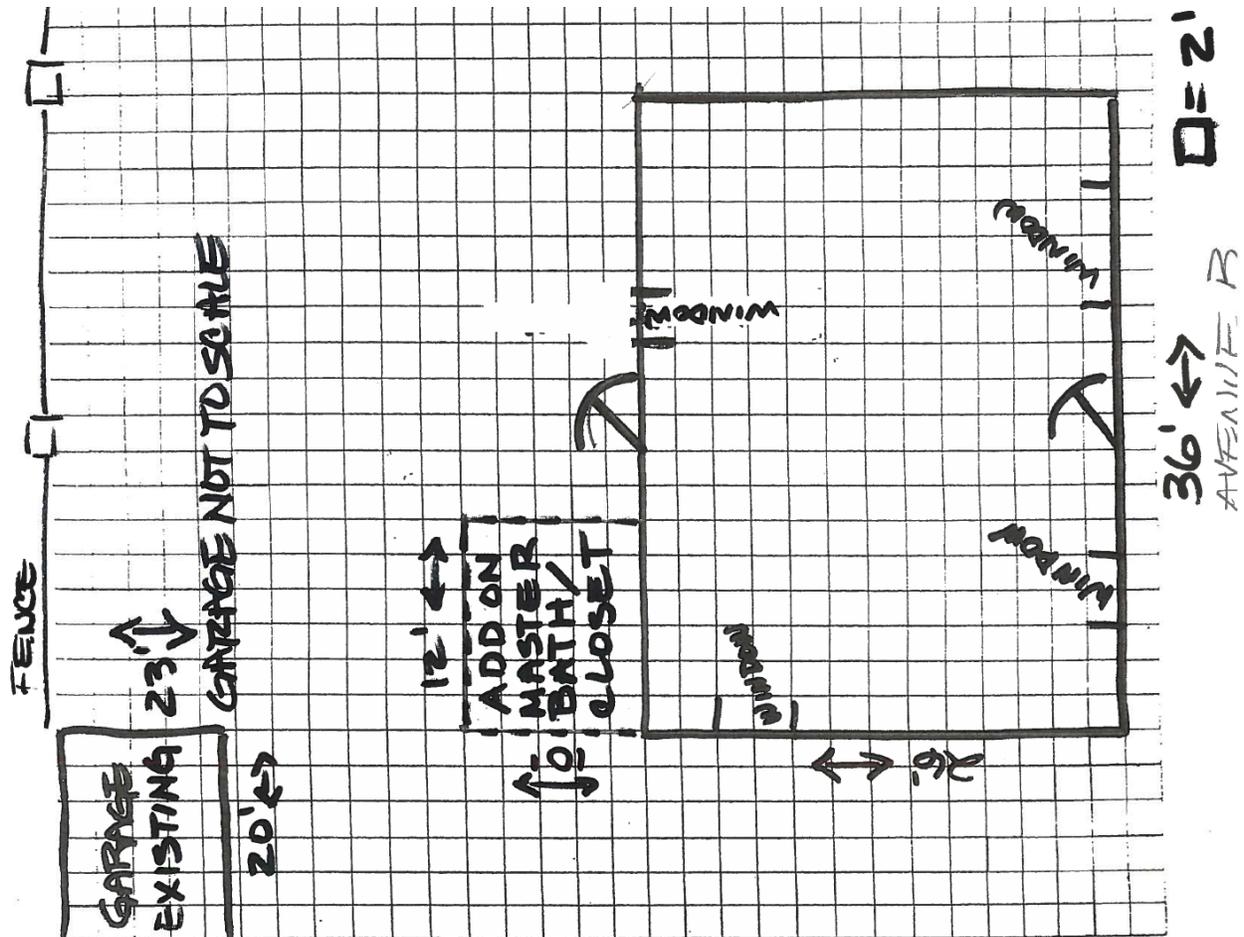
I hereby certify as applicant that the project will be carried out as approved. If subsequent design changes are made, I understand that the application must be amended and resubmitted for consideration and approval prior to the start of construction.

Signature of Owner or Authorized Agent: *Paula Denney* Printed Name: PAULA DENNEY Date: 1/30/17

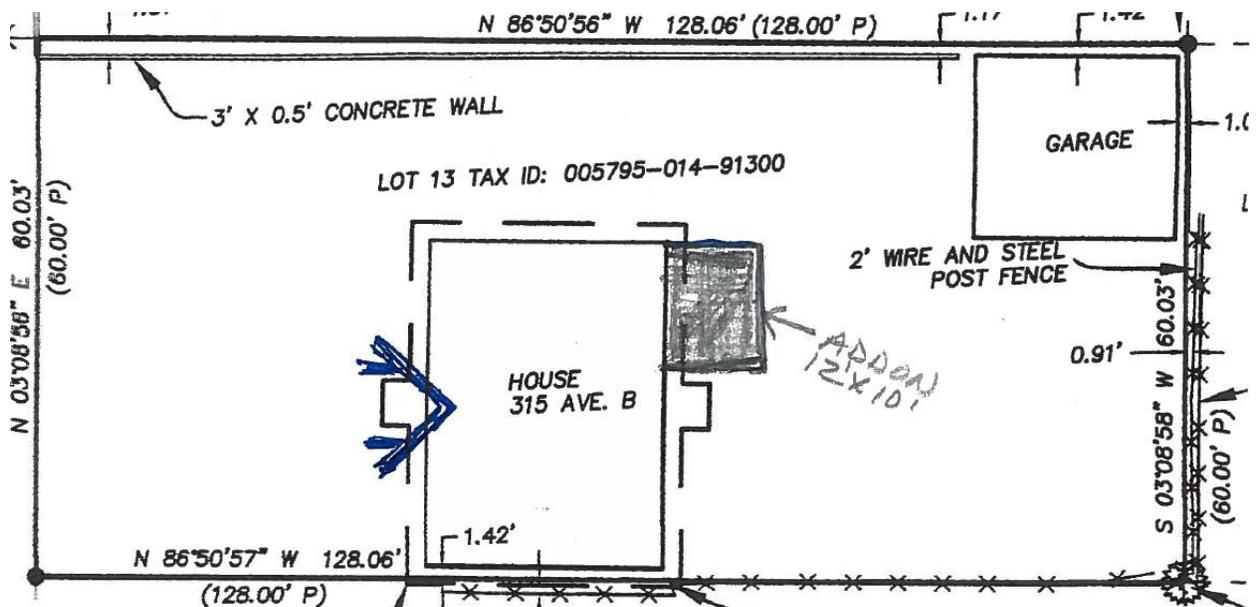
Application for Design Review

January 2013

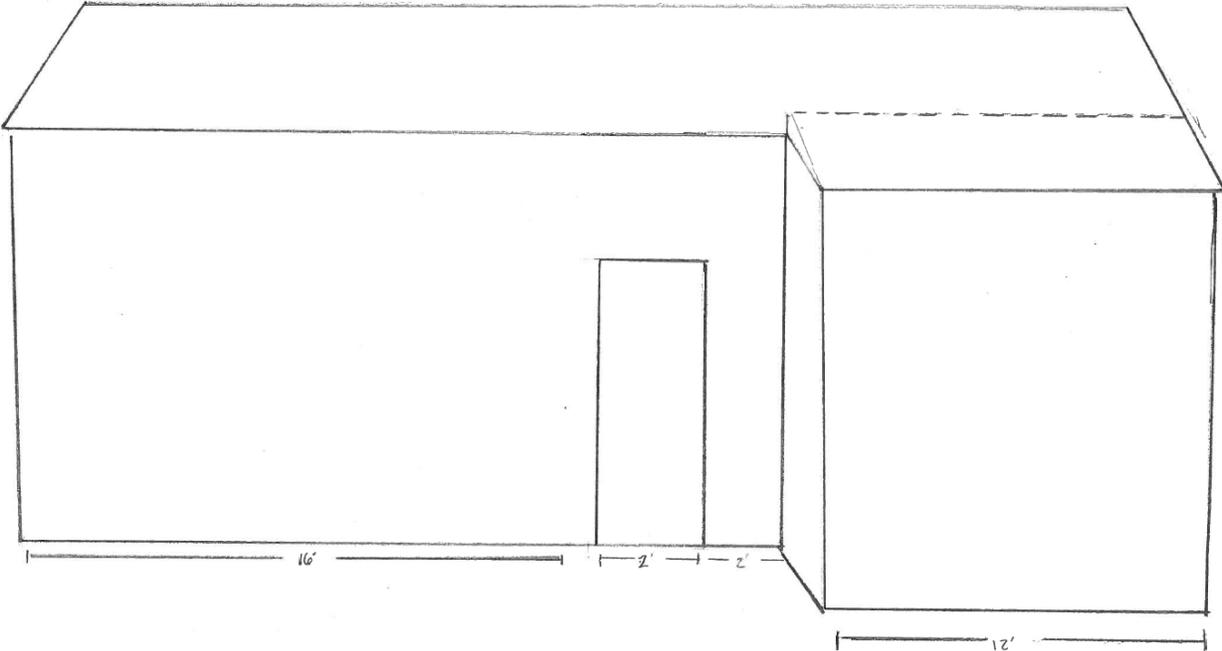
Discussion Item 4d



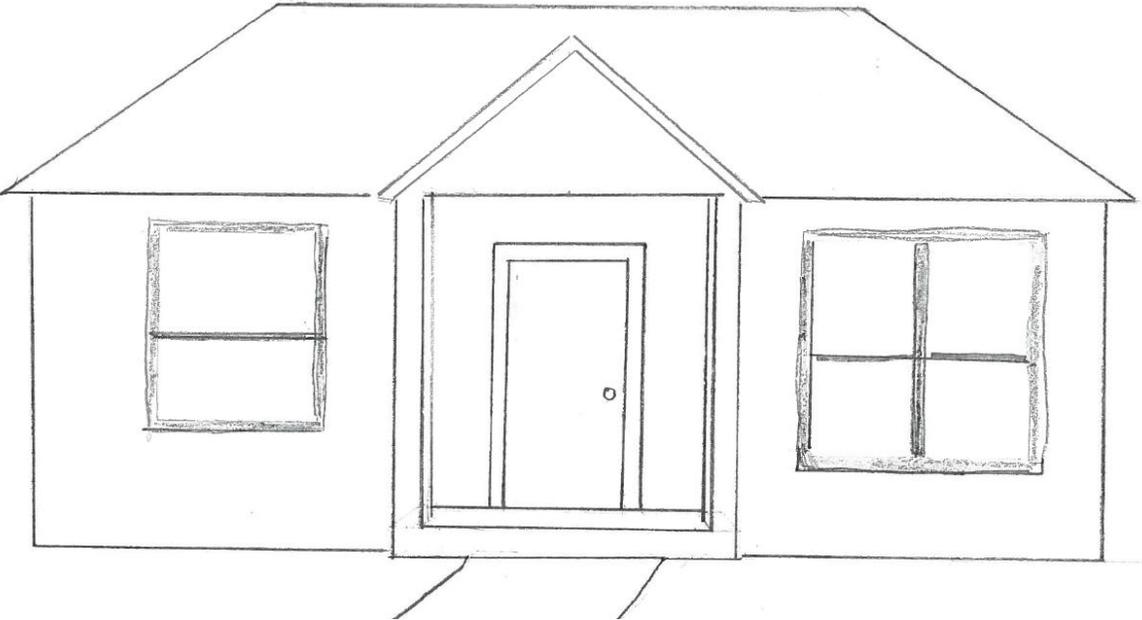
Proposed site plan



Discussion Item 4d



Rear elevation



Front elevation

Discussion Item 4d



Existing site and house



Front porch and door

Discussion Item 4d

Proposed front door options



Model WP312-1

SPECS:

- Door Type: Exterior
- Door Style: Craftsman
- Wood Species: Mahogany
- Core: Mahogany
- Construction: Engineered Stiles and Rails – Mahogany Core
- Door Thickness: 1-3/4”
- Glass Type: Dual Insulated Beveled
- Glass Style: Clear
- Glass Thickness: 5/8”



Model WP800G-1

SPECS:

- Door Type: Exterior
- Door Style: Square Top Door
- Wood Species: Mahogany
- Core: Mahogany
- Construction: Engineered Stiles and Rails - Mahogany Core
- Door Thickness: 1-3/4"
- Glass Type: Dual Insulated Beveled
- Glass Style: Clear
- Glass Thickness: 5/8"
- Paintable/Stainable: Yes/Yes
- Hurricane Rated: Yes, Code: FL11104
- FSC Certified: No

Discussion Item 5

Date: February 8, 2017

To: Design Review Board

From: Brooke Eidem, Associate Planner

Subject: Summary of Individual Member Design Reviews – January 6, 2017 – February 2, 2017

There were no individual design reviews conducted during the previous month.