



CITY OF BAINBRIDGE ISLAND
DESIGN REVIEW BOARD
Regularly Scheduled Meeting Minutes
Monday, November 2, 2015 at 2:00 p.m.
City Council Conference Room
280 Madison Ave N
Bainbridge Island, Washington 98110

Call to Order (Attendance, Agenda, Ethics)
Approval of Minutes – October 19, 2015 Meeting
Jones House/Manzanita Partners PLN50311 PRE, Pre-application
Old and New Business
Adjournment

Call to Order (Attendance, Agenda, Ethics)

Chair Alan Grainger called the meeting to order at 2:04 PM. Other Design Review Board (DRB) members present were Jim McNett, Chuck Depew and Susan Bergen. Peter Perry was absent. City Staff present were Senior Planner Heather Beckmann and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. The agenda was reviewed and no conflicts were disclosed. Chair Grainger reminded the City that the DRB had two vacancies and filling them would help guarantee a quorum.

The DRB asked Planner Beckmann to ask Director Cook about the information she and the City Attorney were to supply regarding the 30% guideline. Chair Grainger encouraged the DRB members to sign-up on the City's website for listserv e-mailing. Ms. Beckmann reported Director Cook would have the information to the DRB by this Friday, November 6, 2015.

Approval of Minutes - September 21, 2015

Motion: I move approval of the minutes.
Depew/McNett: Passed Unanimously 4-0

Jones House/Manzanita Partners PLN50311 PRE, Pre-application

Planner Beckmann was asked why the applicant was titling his project a remodel when it clearly was not since the building was being torn down.

Ms. Beckmann gave an overview of the application stating it was a good candidate for a variance based on the heritage tree on the property as well as their desire to maintain the character of the historical building. Mr. Depew stated there was not historic preservation going on since the historic building on the site was being torn down. He also mentioned this would have been a great example of collaboration with another City commission, specifically the Historic Preservation Commission. Ms. Beckmann stated she would keep that in mind when it became time to present the site plan review. Mr. Depew asked about the access road going through the setback in the rear of the property. Ms. Beckmann stated that was allowed, but they would have to move it further toward the front because of the geotechnical requirements.

It was discussed that the building was being torn down because the foundation was in a state of disrepair. Mr. Grainger asked why they did not lift the house and fix the foundation as opposed to tearing it down. He also stated they could move it forward if they needed to add parking underneath. Ms. Beckmann felt that was a valid question to ask the applicant. Mr. McNett asked if the applicant was asking for anything extra like square footage. Ms. Beckmann replied they might choose to apply for the density bonus and a setback change, but otherwise, no.

The applicant was invited in at 2:25 PM.

Mr. Thornburgh presented his project to the DRB describing the properties his family owned. He spoke about the garage on the back of the property that was extensively remodeled in the 70's and was in good condition. He stated the small building on the front of the property was in very bad shape and they had decided that it was too ungainly and expensive to renovate the building, so they had opted to retain the character of the Ericksen guidelines in a new building. He also stated they planned to save the gum tree at the front of the property as well as a line of black locust trees that screen the ravine in the back. Ms. Bergen asked if they had enough property to put another building on the back of the property where the parking was. Mr. Thornburgh agreed they did, but that they were trying to keep the character of the neighborhood. Mr. Grainger asked whether they had considered picking the house up and adding a basement and new foundation and then adding a second story. Mr. Thornburgh stated it would cost more to do that than to build an entire new building.

Mr. McNett asked about the size of the building and thought it looked like the front was showing as a larger mass than the current house presented as. Mr. Thornburgh stated the proposed building was not much bigger than the original building and had only a 1500 square foot footprint. Mr. Depew stated he liked that they were creating underground parking but what he struggled with was that they were not retaining any of the original building. He spoke about building onto the back of the building thereby keeping the character of the existing house. He also mentioned there were tax breaks available for retaining part of the historic structure. Mr. Thornburgh stated they were trying to preserve a courtyard in the back of the building that was very pleasant, thoughtfully constructed and frequently used. Discussion continued about building out toward the back instead of the side of the building in order to keep the front façade of the building. Mr. Grainger stated extruding the house sideways was not in keeping with the Ericksen Ave Guidelines. Mr. McNett stated he would like to see the width stay similar to what was currently there. Mr. Grainger mentioned he could keep the 9 foot ceilings on the ground floor and get 9 foot ceilings on the top floor as well without looking out of proportion. He also asked if they needed to keep the 2 parking spaces in front of the building. He felt it would go a long way toward creating the historic feel to take those out and put landscaping back in it. Ms. Beckmann asked about handicapped parking and whether they would have that underground. The need for an elevator in that case was brought up. Mr. Grainger was concerned about the width and length of the driveway and whether it would be too tight for turning around in.

Discussion concerning the allowable height of the overall building with and without underground parking continued. Ms. Beckmann confirmed it was 25' base and 35' with underground parking. The DRB's general consensus was they could get 9' foot ceilings on both floors within the 25' limit. It was decided this project would be held over again to accommodate the changes Mr. Thornburgh would be asking his architect to explore. They agreed to accommodate Mr. Thornburgh's schedule to come before the DRB again in the near future.

Old and New Business

Mr. Schmid asked about the letter the DRB sent to Director Cook and how he could get a copy of it and comment on it. Mr. Grainger stated there were actually two letters and the one they were speaking of had to do with the Ericksen Avenue Guidelines and the use of the words "should" and "shall" contained in them.

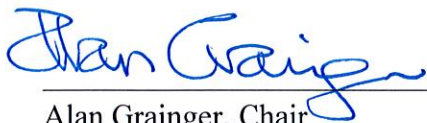
Mr. Grainger was concerned that pressure from Ericksen Avenue property owners would result in a lowest common denominator sort of guideline as opposed to guidelines with a particular vision. Mr. Schmid asked where he could send a comment letter. Ms. Rasely asked him to send any comments to the PCD e-mail and she would see it was disseminated to all those concerned.

A discussion of underground parking in general ensued.

Adjournment

The meeting was adjourned at 3:26 PM.

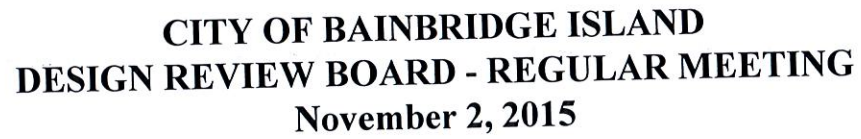
Approved by:

 11/16/2015

Alan Grainger, Chair



Jane Rasely, Administrative Specialist



**Join
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Yes/No**

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