



STAFF REPORT

DRB-18-002: Exterior Modifications to the Black Box Theatre, Pole Building at the Fairgrounds

MEETING DATE: April 17, 2018

STAFF CONTACT: Brigid Reynolds, MCP, MCIP, RPP – Director of Community Planning

ATTACHMENTS: Design drawings, photographs

PROJECT DESCRIPTION

The proposed improvements to the building are to install a code compliant secondary exit door, landing and staircase on the west side of the theatre. Move an existing (shed) door. A window will also be removed.

ANALYSIS

The proposed developments are reviewed by the Design Review Board (DRB) in accordance with Langley Municipal Code (LMC) Sections 18.34.030 A) and 18.35. Consistency of the proposed remodel with LMC chapter 18.34 and 18.35 is examined below.

This building is on the Langley register of historic places pursuant to LMC 15.10.050. Pursuant to LMC 15.10.060 the Historic Preservation Commission reviewed the proposed remodel and issued a Certificate of Appropriateness at its regular meeting on February 13, 2018.

Purpose and Intent Statements:

1. The proposed exterior remodel is consistent with the Purpose Statements regarding development as stated in the LMC. The proposed improvements are necessary to meet minimum building safety of persons visiting the building.
2. The proposed remodel is minor and will be consistent with the existing exterior character of the building.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application from Driftmier Architects, on behalf of the property owner, Port of South Whidbey, to undertake minor exterior improvements. The proposed exterior renovations include installing a code compliant exit door, landing and staircase on the west side of the theatre, moving the shed door and window on that elevation.
2. Design style and construction techniques will match existing elements and will be sympathetic to existing structures. The new door will be metal and painted to match the exterior walls. As much

siding as possible will be salvaged and reused. The landing and stairs will be made of a composite fiberglass matching the adjacent stairs.

3. A certificate of appropriateness has been issued by the Historic Preservation Commission.
4. In accordance with LMC Section 18.36.025 C), 18.34.030 (A) and (B) planning staff have reviewed the application for the remodel for consistency with Section 18.35 of the Municipal Code and recommends approval subject to conditions:

RECOMMENDATION

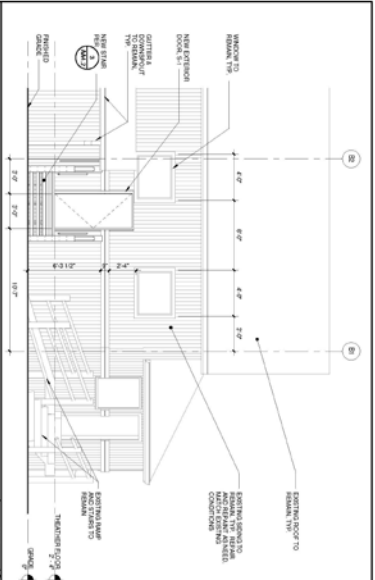
To recommend approval of DRB-18-002.



Photos of Location

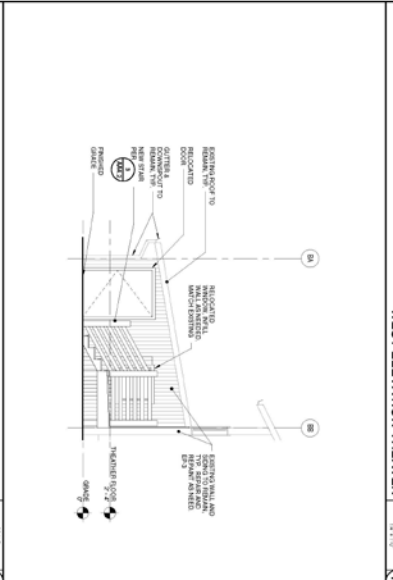


Design Drawings



WEST ELEVATION-THEATER
SCALE: 1/4" = 1'-0"

13



SOUTH ELEVATION AT STAIRS-THEATER
SCALE: 1/4" = 1'-0"

14

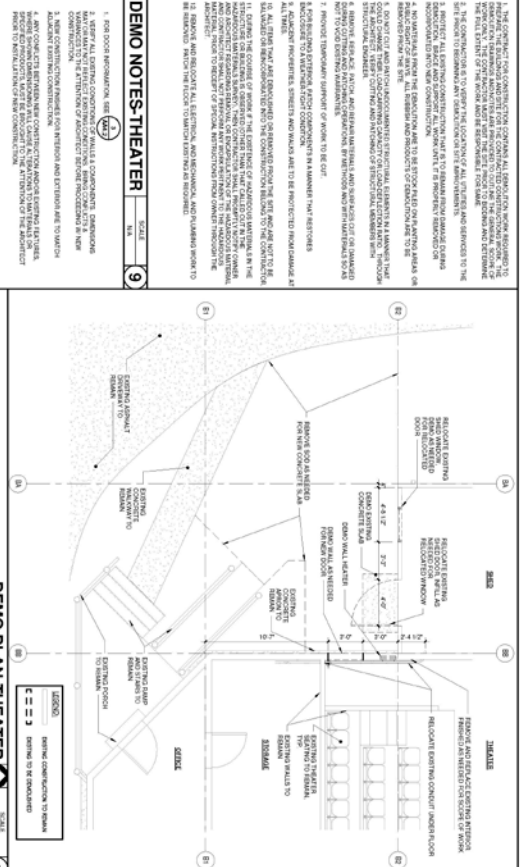
DEMO NOTES-THEATER
SCALE: 1/4" = 1'-0"

9

1. FOR DOOR RECONSTRUCTION, SEE 1001.
2. REMOVE EXISTING INTERIOR WALLS AND RECONSTRUCT WITH NEW CONSTRUCTION.
3. REMOVE EXISTING INTERIOR WALLS AND RECONSTRUCT WITH NEW CONSTRUCTION.
4. REMOVE EXISTING INTERIOR WALLS AND RECONSTRUCT WITH NEW CONSTRUCTION.
5. REMOVE EXISTING INTERIOR WALLS AND RECONSTRUCT WITH NEW CONSTRUCTION.
6. REMOVE EXISTING INTERIOR WALLS AND RECONSTRUCT WITH NEW CONSTRUCTION.
7. REMOVE EXISTING INTERIOR WALLS AND RECONSTRUCT WITH NEW CONSTRUCTION.
8. REMOVE EXISTING INTERIOR WALLS AND RECONSTRUCT WITH NEW CONSTRUCTION.
9. REMOVE EXISTING INTERIOR WALLS AND RECONSTRUCT WITH NEW CONSTRUCTION.
10. REMOVE EXISTING INTERIOR WALLS AND RECONSTRUCT WITH NEW CONSTRUCTION.

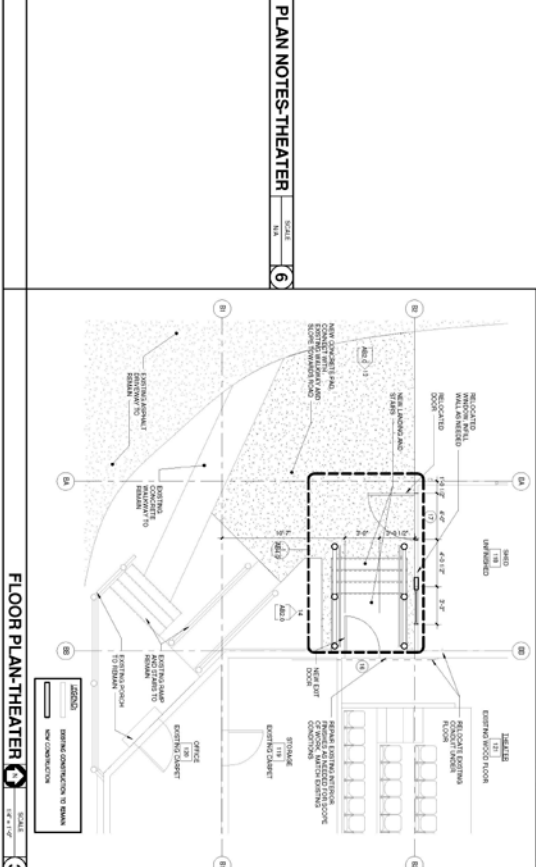
PLAN NOTES-THEATER
SCALE: 1/4" = 1'-0"

6



DEMO PLAN-THEATER
SCALE: 1/4" = 1'-0"

1



FLOOR PLAN-THEATER
SCALE: 1/4" = 1'-0"

3

PORT OF SOUTH WHIDBEY ISLAND COUNTY FAIR GROUNDS
819 CAMANO AVE; LANGLEY, WA 98260

The Driftmier Architects, ps
7953 1st Ave, N.W. #100
Redmond, WA 98052
(425) 881-7506
mail@driftmier.com

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT NAME: BLACK BOX

PROJECT NUMBER: 201701

PROJECT LOCATION: 819 CAMANO AVE, LANGLEY, WA 98260

PROJECT DATE: 11/2017

PROJECT STATUS: 201701

PROJECT VALUE: \$1,000,000

PROJECT OWNER: PORT OF SOUTH WHIDBEY ISLAND COUNTY FAIR GROUNDS

PROJECT ARCHITECT: THE DRIFTMIER ARCHITECTS, P.S.

PROJECT ENGINEER: DRIFTMIER ARCHITECTS, P.S.

PROJECT CONTRACTOR: BLACK BOX CONSTRUCTION, LLC

PROJECT VALUE: \$1,000,000

PROJECT NUMBER: 201701

PROJECT LOCATION: 819 CAMANO AVE, LANGLEY, WA 98260

PROJECT DATE: 11/2017

PROJECT STATUS: 201701

PROJECT VALUE: \$1,000,000

PROJECT OWNER: PORT OF SOUTH WHIDBEY ISLAND COUNTY FAIR GROUNDS

PROJECT ARCHITECT: THE DRIFTMIER ARCHITECTS, P.S.

PROJECT ENGINEER: DRIFTMIER ARCHITECTS, P.S.

PROJECT CONTRACTOR: BLACK BOX CONSTRUCTION, LLC

Photo of Inside

