City of Langley

Design Review Board

AGENDA

August 20, 2013 – 6:30 PM

LANGLEY CITY HALL  112 2nd Street, Langley WA

1. Call to Order

2. Approval of Minutes – July 16, 2013

3. Audience Input on Non-Agenda Items

4. DRB-13-018 – Exterior Paint Colors at 104 Second Street (Langley Library)

5. DEB-13-019 – Exterior Paint Colors at 150 Fourth Street (Brookhaven Apartments)

6. Adjourn

Next Regular Meeting: September 17, 2013
Bob Dalton called the meeting to order at 6:35.

ATTENDANCE

Members Present: Bob Dalton, Cathy Rooks, Kari Gunderson and Paul Sarkis
Members Absent: Janet Ploff, Ron Kasprisin
Staff Present: Bob Snyder

MINUTES

Kari Gunderson moved to approve the minutes of the June 18, 2013 meeting. Paul Sarkis seconded. The minutes were approved unanimously.

DRB 2013/017 – Janet and Frank Ploof Deck Addition, Remove Existing Window and Add New Door -221 Anthes

Paul Sarkis moved to approve the proposed alterations and additions as presented. Kari Gunderson seconded. The motion was approved unanimously.

ADJOURN

The meeting adjourned at 6:50. The meeting was held at Langley City Hall. The next Design Review Board meeting is scheduled for August 20, 2013. Bob Snyder recorded the minutes for the meeting.
STAFF REPORT
Design Review Board

Staff Contact: Jeff Arango, AICP – Director of Community Planning

Meeting Date: August 20, 2013

Application: DRB-13-018 – Exterior Paint Colors @ 104 Second Street (Langley Library) by the City of Langley

PROJECT DESCRIPTION

The proposed paint colors for the project are blue for the building siding with white and purple trim [See attached color samples].

ANALYSIS

The proposed colors are reviewable by the Design Review Board in accordance with Langley Municipal Code (LMC) Sections 18.34.030(B). The consistency of this color scheme with LMC Chapter 18.34 is examined below:

Purpose and Intent Statements. The proposed color scheme is consistent with the Purpose and Intent statements stated in the Langley Municipal Code that establish design approval requirements and procedures to promote, preserve and enhance the city’s architectural heritage and visual character, while recognizing the existing variety of architectural styles within the city, allowing maximum flexibility for building design, and encouraging individual initiative in the development process. Rather than requiring replication of a particular architectural style, the purpose of design standards should be to emphasize desirable functional characteristics to be incorporated in new development/ redevelopment.

Design Standards. The following adopted design standards are applicable to this application:

Surface color, finishes and articulation should be appropriate to the building and the townscape. Long, monotonous, unlandscaped [sic] walls shall be avoided.

The library was painted with a blue color and white trim in the 1980’s [See attached photos], but did not include the purple trim. A limited number of other buildings are blue in the downtown including the “Giraffe Building” at 197 Second Second Street and the addition to Good Cheer at the corner of Second Street and Anthes Avenue. The original portion of the Langley Library is on the local historic register.

The facade material above the clapboards and below the roofline is cedar shingles and could be distinguished from the rest of the building facade through the use of a different paint color.

It is also unclear exactly where the white and purple trim will be used or the proposed color for the concrete façade along Second Street and the Arbor [See Figure 1 below].
PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application on July 22, 2013, for proposed changes to the building color scheme.

2. In accordance with Section 18.34.030(E) of the Langley Municipal Code, planning staff has reviewed the application for consistency with LMC Chapter 18.34 and recommends approval.

STAFF RECOMMENDED ACTION:

Staff recommends the DRB direct the applicant to respond to the following issues:

1. Define the use of white and purple trim
2. Address the color of the arbor and concrete façade along Second Street
3. Consider using a separate color for the cedar shingles above the clapboard

ATTACHMENTS:
Photos
Color Samples
Circa 1980.
Windows to the north of the door on the east side of Original Library. (R. Waterman. 8/10/09).
STAFF REPORT
Design Review Board

Staff Contact: Jeff Arango, AICP – Director of Community Planning

Meeting Date: August 20, 2013

Application: DRB-13-019 – Exterior Paint Colors @ 150 Fourth Street
(Brookhaven Apartments) by Island County Housing Authority/Island Partners Painting

ATTACHMENTS: Master Permit Application, Design Review Checklist, Photos w/Color Chips

PROJECT DESCRIPTION

The Brookhaven Apartments consist of 10 individual with multiple rowhouse type units in each residential building. All buildings currently have the same color scheme consisting of a beige color. The length of the existing buildings is generally out of scale with surrounding buildings in Downtown Langley as each individually dwelling unit is not emphasized with the existing color scheme. The applicant is proposing to use an alternating color pattern for each dwelling unit that emphasizes a more human scale design (See attached color samples).

ANALYSIS

The proposed colors are reviewable by the Design Review Board in accordance with Langley Municipal Code (LMC) Sections 18.34.030(B). The consistency of this color scheme with LMC Chapter 18.34 is examined below:

Purpose and Intent Statements. The proposed color scheme is consistent with the Purpose and Intent statements stated in the Langley Municipal Code that establish design approval requirements and procedures to promote, preserve and enhance the city's architectural heritage and visual character, while recognizing the existing variety of architectural styles within the city, allowing maximum flexibility for building design, and encouraging individual initiative in the development process. Rather than requiring replication of a particular architectural style, the purpose of design standards should be to emphasize desirable functional characteristics to be incorporated in new development/redevelopment.

Design Standards. The following adopted design standards are applicable to this application:

Surface color, finishes and articulation should be appropriate to the building and the townscape. Long, monotonous, unplanned [sic] walls shall be avoided.

The existing color scheme has the effect of creating the appearance of long and monotonous facades on the existing buildings. The proposed alternating color scheme will emphasize each individual dwelling unit and add more variety to the continuity of the existing architecture.
PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application on July 31, 2013, for proposed changes to the building color scheme.

2. In accordance with Section 18.34.030[B] of the Langley Municipal Code, planning staff has reviewed the application for consistency with LMC Chapter 18.34 and recommends approval.

STAFF RECOMMENDEDATION:

Approve DRB 2013-019 and adopt the findings and conclusions as noted in the staff report dated August 20, 2013.

ATTACHMENTS:
Site Plan
Photos
Color Samples
Re:

Brookhaven Apartments Painting Project

July 30, 2013

We will be using the following colors to paint the Brookhaven project:

The apartments:
1. Georgian brick
2. Shelburne buff
3. Great barrington green
4. Sandy hook gray

In alternating colors.

The community building:

1. Brewster gray
2. Coventry gray

The laundry room:

1. Stratton blue

*see colors attached
# Brookhaven Apartments

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<thead>
<tr>
<th>Unit</th>
<th>Apt.#</th>
<th>Color scheme</th>
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<tbody>
<tr>
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<tr>
<td>A</td>
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<table>
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<td>Community Bldg.</td>
<td>Brewster gray and coventry gray</td>
</tr>
<tr>
<td>Laundry room</td>
<td>Stratton blue</td>
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georgian brick
HC-50

This colour is part of the Historic Colour Collection. A collection of 174 time-honored hues comprises our most popular palette. Steeped in tradition, these refined, elegant colours of the Historical Collection deliver timeless colour that can be used in traditional as well as contemporary spaces. Inspired by the documented colours found in 18th- and 19th-century architecture, these classic, inviting tones continue to serve us well today.

SEE COLOUR IN ROOM

GOES GREAT WITH

SIMILAR COLOURS

MORE SHADES
shelburne buff
HC-28

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great barrington green
HC-122

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sandy hook gray
HC-108

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brewster gray
HC-162

Timeless and traditional, this gracious blue-gray recalls historic, ivy-covered stone buildings on a storied college campus.

(This color is part of our Candice Olson Designer Picks collection.)

SEE COLOUR IN ROOM

GOES GREAT WITH

SIMILAR COLOURS

MORE SHADES

coventry gray
HC-169

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stratton blue
HC-142

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