City of Langley

Design Review Board

AGENDA

September 17, 2013 – 6:30 PM

LANGLEY CITY HALL  112 2nd Street, Langley WA

1. Call to Order

2. Approval of Minutes – August 20, 2013

3. Audience Input on Non-Agenda Items

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

5. DRB-13-021 – Second Street Project (Streetscape Improvements)

6. DRB-13-022 – Exterior Modifications at 222 Anthes (Porter Building)

7. DRB-13-23 – New Signage at 216 McLeod Alley #22 (Robert C. Thurmond, Financial Advisor)

8. Adjourn

Next Regular Meeting: October 15, 2013
Bob Dalton called the meeting to order at 6:32.

ATTENDANCE

Members Present:  Bob Dalton, Kari Gunderson, Janet Ploof and Cathy Rooks
Members Absent:  Paul Sarkis and Ron Kasprisin
Staff Present:  Jeff Arango

MINUTES

Motion by Janet Ploof to approve the minutes of June 18, 2013, Seconded by Kari Gunderson.  Motion passed 4-0.

DRB-13-018 – NEW PAINT COLORS 104 SECOND STREET (LIBRARY)

The board reviewed the colors presented and had concerns about the combination of the blue and purple colors proposed and whether it would fit in with the design and character of Downtown Langley.

Motion by Janet Ploof to table application pending the submittal of additional color options.  Seconded by Kari Gunderson, 4-0.

DRB-13-019 – NEW PAINT COLORS AT 150 FOURTH STREET (BROOKHAVEN APARTMENTS)

Motion by Cathy Rooks to approve the project as presented.  Seconded by Janet Ploof.  Motion passed 4-0.

DRB-13-020 – EXTERIOR PAINT (MURAL) AT 565 CAMANO AVENUE (WICA)

The board inquired as to whether or not the mural is proposed to be permanent.  WICA will provide a specific timeframe for the mural for DRB approval within 6 months.

Motion by Janet Ploof to approve as a super graphic for six month subject to further review and presentation from applicant.  Seconded by Cathy Rooks.  Motion passed 4-0.

DRB-13-015 – NEW SIGNAGE AT HLADKEY PARK (WHALE BELL)

Motion by Kari Gunderson to approve the mustard color for whale bell sign lettering.  Seconded by Janet Ploof.  Motion passed 4-0.

The meeting adjourned at 7:24 pm.

The next Design Review Board meeting is scheduled for September 17, 2013.
STAFF REPORT
Design Review Board

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

Meeting Date: August 20, 2013, September 17, 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].

Update 9/13/13 – The applicant has revised the proposed colors to including Edgecomb Grey (Siding), Bordeaux red [trim in areas where existing building is purple] and brilliant white [trim where existing building is white]. The concrete facade along the Second Street entrance will be charcoal slate [See Attached 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).

![Figure 1: Painting Details](image)

Update 9/17/13 - The proposed colors are appropriate to the building and townscape and honor
the historic features of the building.

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. The applicant colors were revised on September 10, 2013.

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:

Staff recommends the DRB adopt the findings and conclusions above and approve DRB-13-018 as
revised and presented.

ATTACHMENTS:
Photos
Color Samples
STAFF REPORT
Design Review Board

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

Meeting Date: September 17, 2013

Application: DRB-13-022 – Exterior Modifications of Existing Building (Porter Building)

PROJECT DESCRIPTION

Non-structural exterior modifications to the building including new trim and paint, a cedar trellis and entry, clock tower element with the intention being to break up the long horizontal façade of the existing building into smaller vertical elements (See attached plans).

ANALYSIS

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 style 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.

Buildings shall be appropriate to the scale of Langley. Large, monolithic buildings shall be avoided.

The proposed modifications reflect the small human scale design of Downtown Langley by breaking up the long and monotonous façade on the existing building into smaller vertical elements through the articulation, materials and color scheme.

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application on September 10, 2013 for new exterior modification to the existing building including new trim and paint, new cedar trellis and clock tower element.

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:

Staff recommends the DRB adopt the findings and conclusions above and approve DRB-13-022 as presented and with the following conditions:

1. The signage referenced in the application shall be approved in the future by the DRB based on final designs.
The information contained on these drawings is proprietary and confidential, and may not be used in any way contrary to the interests of Flat Rock Productions, LLC.

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WEST ELEVATION (EXISTING)

WEST ELEVATION (PROPOSED)

PORTER BUILDING
09.09.13

JIM'S OFFICE SPACE

AMAZING LANGLEY BUSINESS

Island Pilates Center

Add small parapet segment to square out corner; wrap with cornice

Whidbey Island Yoga

FIRST FLOOR PLAN (PROPOSED)

West elevation (proposed)

New "chimney" with clock to break up elevation. Rusty metal finish?

West elevation (existing)

Replace tile roof with rusty corrugated

Heavy timber trellis with concrete plinths; rough-sawn cedar with clear finish

Multi-layer cornice with metal coping

Thick "cornerboard" to break up elevation
darker shade at ends

New bigger trim; P-4 paneled between window sets

Add small parapet segment to square out corner; wrap with cornice

First floor plan (proposed)

Center door set; reuse existing & paint

Black metal coping

14" angle shade sign fixture

15" gooseneck arm

"brilliant white" semi gloss

1" drake" wall sconce

12" shade

Bronze

Light LF-1

Light LF-2
The information contained on these drawings is proprietary and confidential, and may not be used in any way contrary to the interests of Flat Rock Productions, LLC.
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STAFF REPORT
Design Review Board

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

Meeting Date: September 17, 2013

Application: DRB-13-023 – New Signage at 216 McLeod Alley #202 (Robert C. Thurmond, Financial Advisor)

PROJECT DESCRIPTION

New projecting sign [2 sf], wall sign [22"x22"] and a window graphic on the door [not visible from the public right of way] for Robert C. Thurmond, Financial Advisor (See attached graphics).

ANALYSIS

The proposed signs are reviewable by the Design Review Board in accordance with Langley Municipal Code [LMC] Sections 18.34.030(A) and 18.35. The consistency of these signs with LMC Chapter 18.35 is examined below:

1. **Purpose and Intent Statements.** The proposed sign is consistent with the Purpose and Intent statements regarding signage stated within the Langley Municipal Code. The signs are visually appropriate for the unique building-scape of the city, expressive of the identity of the store, without violating the character of the surroundings in which they are placed, and legible at the distance and pace at which they are to be seen.

2. **Size.** The signs comply with all the necessary standards associated with the size of signage.

3. **Placement.** Placement of the signs over the public right of way must comply with the provisions LMC 18.35.060 (D).

4. **Lighting.** None Proposed

PROPOSED FINDINGS AND CONCLUSIONS:

1. The City of Langley received a complete application on September 10, 2013 for new projecting and wall signs.

2. In accordance with Section 18.35.060(D) of the Langley Municipal Code, the Director of Public Works must grant written approval to install signs or stencils affixed to awnings which projects over public right of way, prior to installation.

3. In accordance with Section 18.35.060(D) of the Langley Municipal Code, the applicant shall provide to the City, a hold harmless agreement prior to installation of the signage.
4. 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 RECOMMENDEATION:

Staff recommends the DRB adopt the findings and conclusions above and approve DRB-13-023 as presented.
This is above the sidewalk at 215 1st Street
This is at the top of the stairs at 216 McLeod Alley.
Door Sign. 216 McLeod Alley #202.