

**Call to Order:** The Design Review Board met in a regular session on June 6, 2019 at City Hall, 1339 Griffin Avenue. Vice-Chairperson Lawlis called the meeting to order at 6:00 p.m.

**Attendance:** Members present: Nick Cochran, Bill DuBray and Wyatt Lawlis. Member absent: Bryan Christiansen. Staff members present were Dawn Moser, Senior Planner, and Cathy Burbank, Board Secretary.

**Minutes:**

Cochran moved to approve the minutes March 21, 2019 as submitted. DuBray seconded the motion, motion carried 3-0 vote.

**OLD BUSINESS:**

Thai Restaurant will be coming forward at a future date with a proposal.

**NEW BUSINESS:**

**LUA2019-0010 – COMMERCIAL BUILDING FACADE RESTORATION – JOHN AND WENDY SANTAMARIA – 1107 GRIFFIN AVENUE (236180-0065)**

Staff reported that the project site is located near the northwest corner of the intersection of Railroad Street and Griffin Avenue, north of The Lee Restaurant. The project site is in the Central Business (CB2) Zoning District with Old Town and Mixed Use Overlay. The proposed project is exterior façade restoration of the existing building located at 1107 Griffin Avenue, commonly known as “the carpet/flooring store” and location of the former Hoffman Chevrolet Co. The proposed façade restoration involves the approximately 51 linear feet of building fronting Griffin Avenue and the 90 linear feet of building from the intersection of Griffin Avenue and Railroad Street north along Railroad Street. The existing one-story building is rectangular, with an average height of approximately 18 feet. King County Assessor’s property records show the year built date as 1916. The building is not listed as a King County landmark site or on the National Register of Historic Places. The scope of work includes removing the existing nonstructural plywood, and deteriorating false stucco façade. The existing painted finish will be removed, and the underlying brickwork will be restored to the original mottled red brick color. The architectural features of stepped dentil brickwork will be restored and square brick columns with step tapered capitals will provide architectural emphasis. Window replacement will reference the historic design, and include both wood and steel construction. Trim will be minimal, accenting the doors and window frames. Trim, window frames, casings, and doors will be painted with a white paint color such as Behr Pro e600 or similar white shade of paint. There are no landscaping or site treatment requirements. This meets standards for pedestrian orientation, color, windows.

Board thought it would be a nice upgrade to the building.

DuBray moved to find that the proposed façade improvements are consistent with EMC Section 19.12 Design Regulations.

Cochran seconded the motion, and motion carried unanimously 3-0 vote.

**HOUSE PLANS 4219 AND 4221 – FOR PULTE HOMES IN PINNACLE PEAK  
SUBDIVISION – DEVIATE FROM RESIDENTIAL DESIGN STANDARDS**

Pulte Homes is constructing homes in Pinnacle Peak Phase 1 and want to deviate from design standards which needs to have approval from DRB on the garage setbacks for House Plan 4219 and 4221. The original guidelines are in place to keep vehicles off of sidewalks.

Discussed lot size and meeting setbacks.

Cochran moved to find that house plans 4219 and 4221 as submitted is consistent with Chapter 19.12.075(B,) and is hereby approved with the condition that the setback from the garage to the front property line is a minimum of 23 feet.

DuBray seconded the motion, and motion carried unanimously 3-0 vote.

**BOARD COMMENTS:**

Taco Bell – Questioned the park area. Discussed the street trees being removed along Stevenson. Liked that the parking lot did not go through to Starbucks.

Old Thai Restaurant – asked about the mural on the wall. It is not on a historic site, but the applicant is looking at different ways to protect and/or preserve the mural.

**STAFF COMMENTS:**

Drafting design standards for single family. Looking for comments on EMC 19.12.075 from board members. Will email a draft to the Board Members for comments.

**COMMENTS FROM AUDIENCE:**

None

**ADJOURNMENT:**

Cochran made a motion to adjourn the meeting at 6:37 p.m. DuBray is seconded the motion, and he motion carried unanimously. The meeting was adjourned at 6:37 p.m.

Respectfully submitted,

*Approved November 7, 2019 - cb*

Cathy Burbank  
Secretary of the Board