



**City of Gig Harbor
Design Review Board
Minutes for Meeting of July 14th, 2011
Civic Center, 3510 Grandview Street**

5:00 p.m. - Call to order, roll call

Present: Board Members – Chairman Darrin Filand, John Jernejcic, David Fisher, and Kay Paterson

Staff Present: Kristin Moerler

New Business

Chairman Darrin Filand opened the meeting introduced the project and Associate Planner Kristin Moerler for staff's presentation.

1. **Harbor Home Design Inc., - Charles Bucher, 8811 N. Harborview Dr. Ste #A, Gig Harbor, WA 98332.** - Pre-Application conference for Design Review (DRB 11-0044) for the Finholms Market for changes to the exterior siding, windows and doors of the existing grocery store & laundry located at 8812 N. Harborview Dr., Gig Harbor WA.

Staff gave a brief presentation regarding the application before turning the presentation over to the applicant to discuss the proposal with the DRB members. The applicant described the intent of the proposed remodel of the Finholm Market and adjacent laundry building, and requested input from the DRB on the proposal given the requirement in the Design Manual for structures in the historic district constructed before 1950. Proposal included a number of options for the front façade of the market building.

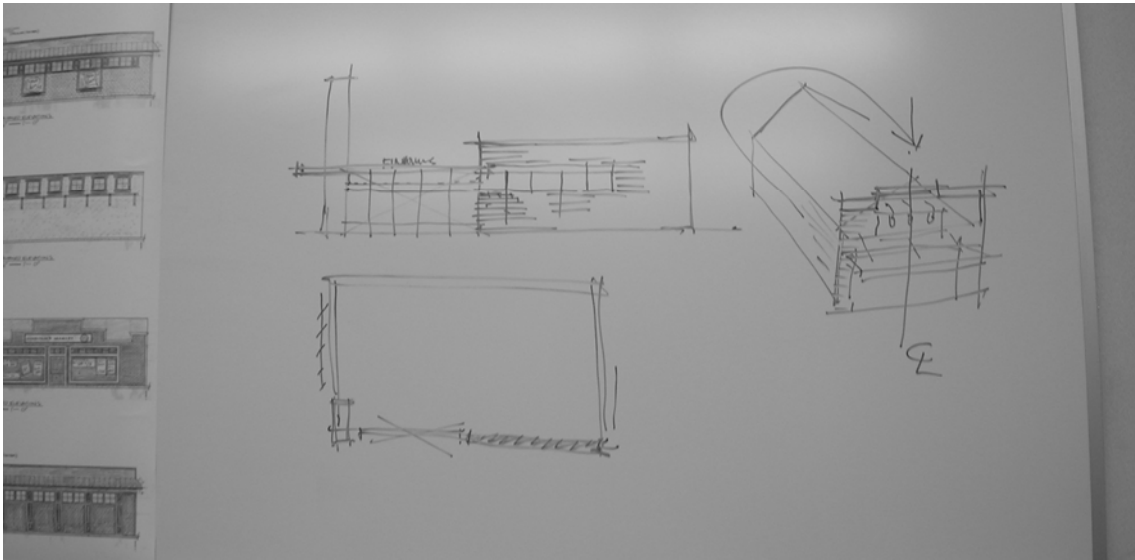
The DRB members discussed the history of the building and the 1950's era remodel which significantly altered the historic appearance of the building. Discussion included that the 1950's streamline modern design provides significant character which defines this area of town. Applicant was advised that the structure should be cleaned up and re-tooled respecting the streamline modern remodel. The applicant was encouraged to maintain a simple storefront, extend the existing canopy to provide additional interest and weather protection for pedestrian, to extend the window pattern (as possible) into the blank wall

area and to utilize rich, horizontal materials on the remainder of the blank wall. The DRB suggested the use of a liner brick or rock on this area to provide interest and texture while maintaining a strong horizontal line with the material. The DRB also discussed a desire to see neon building lighting consistent with the streamline modern architecture and requested the applicant pursue turning the existing neon signs back on.

The DRB encouraged a very simple, symmetrical, remodel of the façade of the laundry building. The applicant was encouraged not to pursue the mansard roof, and instead utilize a simple canopy, potentially reflecting the canopy on the Finholm building.

The DRB discussed the sides and rear revisions, generally liking the improvements which include the use of trellises to add interest and screen less attractive features (such as the dumpster). The DRB discussed the trellis and encouraged the applicant to look at how the trellis can reflect the horizontal lines and recommended approach for the Finholm Market.

Staff photographed sketches made by DRB chair, Darrin Filand, which document the recommended approach for the proposal.



The applicant was encouraged to continue to work on the design and return to the DRB as they move forward in permitting. No motions were made for this item.

The DRB took a 5 minute recess before moving to the next item for review. Kae Patterson, Historic Review Member of the DRB, left following the completion of the Finholm Market review. Following the recess, Chairman Darrin Filand

introduced the next project and Associate Planner Kristin Moerler for staff's presentation.

2. **Landmark Development Group, 2711 West Valley Highway N, Ste #200, Auburn, WA 98001** - Pre-Application conference for Harbor Hill Apartments to review the proposed architecture of the project related to massing and multi-family design standards. Project is located north of Borgen Blvd within the Harbor Hill Plat.

Staff gave a brief presentation regarding the status of the proposal since the last review before turning the presentation over to the applicant to discuss the revised proposal with the DRB members. The applicant presented a number of changes to the proposal which had been made based on the guidance provided at the May 26, 2011 DRB meeting. Revisions include relocation of the recreation building, inclusion of additional pedestrian connections, changes to the residential buildings to reduce the apparent bulk and mass, incorporate more windows and greater variation on roof forms.

The DRB discussed the proposed garages, recommending steeper roof pitches without dormers and potentially incorporating the gable end truss approach utilized on the residential buildings. Discussion of the recreation building included recognition that the current design is a placeholder and additional work is planned on that design. The DRB encouraged the applicant to look at how this corner can provide interest at the street while providing appropriate screening for users of the pool facility.

The DRB then discussed the proposed windows and doors as it relates to solid void requirements. Members encouraged the applicant to consider the use of single hung windows in lieu of sliders to provide a greater window area and add verticality to the window design. Discussion also included potentially taller doors or transom windows over doorways to achieve closer compliance with the administrative standard. The DRB then reviewed the revisions to the roof forms on the residential structures and suggested some additional improvements.

The applicant was encouraged to continue to work on the design and return to the DRB as they move forward in permitting. No motions were made for this item.

Other Business

None

Adjournment