

**TOWN OF LA CONNER
PLANNING COMMISSION MEETING
APRIL 5, 2016**

The Planning Commission meeting was called to order at 6:00 p.m.

Present were Commissioners Linda Talman, Marna Hanneman, Bob Skeele and Administrator John Doyle.

OPENING COMMENTS:

There was a brief discussion about boardwalk maintenance.

MINUTES:

Commissioner Hanneman moved to approve the minutes of March 15, 2016. Seconded by Commissioner Skeele. Motion carried 3-0.

NEW BUSINESS:

- *Public Hearing – Historic Design Review for Betty Nielsen, 517 S. Third Street, File #16-09B/HDR*

The proposal is for a new single-story, 1,320 square foot residence in the historic district. Following site plan review, it was determined the project complies with residential zone dimensional standards and parking requirements.

Architect, David Hall, discussed project details relating to design, parking and compatibility with neighboring homes. He mentioned the required off-street parking has been accommodated in the front of the property directly adjacent to Third Street. The home will feature natural wood siding, a dark gray metal roof with a 4:12 pitch, and a craftsman-style he feels fits in with the neighboring homes.

Commissioner Hanneman asked if the windows are in compliance and feels the exterior doesn't really look historic with the skylight and roof design. Commissioner Talman commented she likes the design, material choices, and the scale. Mr. Doyle reviewed the general historic district requirements. Although the historic code is fairly broad, the intent is for windows to have a vertical orientation and to avoid a large expanse of plain siding. Although metal roofing is allowed the preference is a minimum 6:12 pitch.

Commissioner Talman opened the public hearing.

Carolyn Anderson, 515 S. Third Street, stated she likes the size of the home, but wishes the facade had more charm to blend a little better into the neighborhood. She feels the design is very modern.

Mr. Hall responded that although the plans don't show it there will be window trim, about 3 1/2" wide, and a kitchen bay window which will enhance the design.

Richard Anderson, 515 S. Third Street, asked what era the historic district requirements pertain to. Mr. Doyle stated anything greater than 50 years is considered historic, which encompasses several different design eras. On this block there are primarily Victorian homes but further away there are smaller bungalows. Mr. Anderson would like the design to better complement the neighborhood.

Jim Airy, 516 S. Fourth Street, is pleased with the design and scale and feels it meets historic district requirements. His own home is more modern in style, yet still blends with the neighborhood.

Joy Gardner, 504 S. Third Street, asked about the exterior colors. Mr. Hall stated the home will have natural wood cedar siding with a semi-transparent stain, and the roof will be slate gray.

Lisa Nielsen, Betty Nielsen's daughter, noted La Conner traditionally has been a working class town with a mixture of Victorian and craftsman-style homes. The exterior will be more natural with rich wood tones and the scale small, which is in keeping with a working class town. She feels the addition of a porch, patio, and the hillside landscaping will be very complimentary.

With no further comments the public hearing was closed.

Commissioner Hanneman asked for clarification on the range of color choices presented. Mr. Hall stated the siding will be in a natural color range and the roof will be gray or possibly weathered copper.

Commissioner Skeele noted the addition of window trim will make a significant difference. He appreciates the careful consideration given to the architectural style and scale, and feels the home will integrate well into the neighborhood.

There was further discussion about the scale and the fact that this home will be lower in profile than the one next door. While the historic code encourages people to design using a minimum 6:12 roof pitch, there are four other homes in close proximity that have a 4:12 pitch.

Commissioner Skeele moved to approve Historic Design permit #16-09B/HDR. Seconded by Commissioner Hanneman. Motion carried 3-0.

OLD BUSINESS:

- *Review draft code language for rain barrels in the historic district*

Discussion was tabled until the next meeting.

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With no further business Commissioner Skeele moved to adjourn the meeting at 6:56 p.m. Seconded by Commissioner Hanneman. Motion carried.

Chair Linda Talman

Date