



Fw: Fairhaven Design Standards from JIM TALBOT
Kathryn E Franks to: Nicole C Oliver
Cc: Fiona E Starr, Kurt Nabbefeld, Jackie Lynch, Chris J Koch

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FYI and to post

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From: James Talbot <James.Talbot@wwu.edu>
To: K Franks COB <KFranks@cob.org>
Date: 01/13/2012 11:46 AM
Subject: Fairhaven Design Standards

Re Draft of Fairhaven Urban Village design standards.

1. Distinction between Standards and Guidelines.
You stated this was essentially the difference between "Shall" and "Should". If so, the following examples of "Should" in the standards might be better in the guidelines, or don't use that distinction:
P28. Standard: Building materials in and directly adjacent to the HD DRA shall be primarily brick or stone. Stucco, wood and metal may be used in subordinate proportions to masonry. Brick should have a similar modular dimension to that or historic buildings.
P36. Standard: Low-profile or recessed mechanical units shall be used on rooftops, and should not be visible from adjacent sidewalks.
P37. Standard: Screen a service entrance with a wall, fence or planting. A service area screen should be in character with the building and site it serves.
P42. Standard: Reconstruct the original element if adequate evidence exists. The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's history.
P45. Standard: Muntins that divide a window into smaller panes of glass should be either genuine or simulated divided lights on key facades and other highly visible locations. Muntins should have a depth and shadow line similar to originals.
P45. Standard: When a new door is needed, it should be in character with the building. This is especially important on primary facades. Do not change the position of an original front door.
P47. Standard: The balcony should appear mostly transparent. Achieve solid-to-void ratios with balusters and rails. Glass and plexiglass are not appropriate.
P47. Standard: Balconies should be of simple design.
P52. Standard: When replacing a porch is necessary, it should be similar in character, design, scale and materials to those seen traditionally. The most important aspects of a replacement design are its location, scale and

materials.

2. The document gives the suggestion that eligible buildings be listed in the Influence area, but not in the core. See 5 on P16: "List eligible buildings on the National, State, and/or Local Historic Registers." Is that an oversight?

3. P29 Standard: Imitation or synthetic materials, such as aluminum or vinyl siding, imitation brick or imitation stone and plastic, are inappropriate. But we approved a composite for the BNB.

4. P42. Minor problem proof reading.

5. Stakeholders' comments.

A. I'm sympathetic to their objections to height limits. I think the 4 storey limit is reasonable.

B. Parking will always be a problem, but can't we be more definite about the expansion of the urban village and define the required parking arrangements for that expansion?

C. There are repeated comments about the speed of the process. Is there a deadline, and if so, why?

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