



# PLANNING AND ECONOMIC DEVELOPMENT

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## MEMO

**To:** Mayor Erickson and Poulsbo City Council  
**From:** Karla Boughton, PED Director and Nikole Coleman, Associate Planner  
**Subject:** Downtown Poulsbo Building Height/Design Comparison – Walking Tour  
**Date:** July 2, 2018

Following the Commercial Code Update public hearing and during deliberations, the City Council requested comparisons on downtown buildings, specifically on building height. Mayor Erickson suggested a walking tour. Based upon the recording logistics required for a walking tour as part of a Council meeting, it was decided that a self-guided walking tour be developed.

Attached please find the *Downtown Poulsbo Self-Guided Walking Tour*. The tour highlights 44 buildings in Downtown Poulsbo or near its outskirts. It includes heights for most two-story buildings, and design elements and features for all.

We encourage you to experience this tour as a pedestrian, to understand the scale and proportionality of the buildings and its relation to the sidewalk and street. A couple of items to highlight:

- Individuality in form, design and color all contribute to the eclecticism of Downtown Poulsbo.
- Most buildings are flat roofed, or have facades or mansards along the building frontage, and flat roofs behind. This is apparent from 3<sup>rd</sup> Avenue looking down to Front Street.
- The variety of heights contribute to the individualism of downtown. Most buildings are between 25-35', and a few are taller, such as Sons of Norway west side (40'), Grand Kirk peak roof at 38' (and west side is higher at 4 stories), Ebenzer at 41' (while not technically in downtown commercial, it provides a nearby height comparison), Mason Lodge at 38' and City Hall at 45' (peak at 3<sup>rd</sup> Avenue) and Atrium at 50' (from plaza). Taken collectively, the variety of stories, heights, and roof designs provides visual interest and building form diversity.
- The building features highlight the design features that are found in the commercial code update, such as shopfront assemblies (bulkhead, stall risers), prominent or recessed entrances, roofline treatment, canopies, trim treatment, transparency, window rhythm, additional floor stepbacks, forecourts, murals, materials and color.



# Downtown Poulsbo Self-Guided Walking Tour

For the 2018 Commercial Code Update

## 1. WS WORKFORCE BUILDING



Height: 23' (3rd Ave/East)  
35' (Front St./West)

Building Features: 3rd Ave side - brick is the prominent materials, weather protection, window trim, somewhat prominent entry. Front St - outdoor seating, recessed/covered entry, unique roofline with glass.

## 2. "FISHLINE" BUILDING



Height: 19' (Faux Peak)  
Building Features: window trim, tudor style details at roofline, brick façade, window rhythm.

## 3. CITY HALL



Height: 45' (peak from 3rd Ave.)  
31' (lower flat roof from 3rd)  
Building Features: hardscape (boulders, seating, potted plants), change in material, unique window shapes, varying rooflines and shapes, prominent entry,

## 4. VALHOLL BREWERY



Building Features: outdoor seating, prominent door, mural.

## 5. EBENEZER



Height: 41'  
Building Features: 4 floors as seen from 3rd Ave, slight variation in the roofline, landscaping.

## 6. LIVE/WORK UNITS



Height: 35' (to dormer)  
Building Features: pitched dormers, change in color, identifiable bottom floor, varying window styles, outdoor seating, landscaping.

## 7. BLUE SKY PRINTING



Height: 35' (lowest point to peak)  
Building Features: pitched roof, stepped back second floor, window rhythm, landscaping.

## 8. THE QUILT SHOPPE



Building Features: opportunity for infill with vacant lot to the south, covered porch entry, window trim, pitched roofline.

## 9. "FAT APPLE" BUILDING



Height:  
Building Features: old world/tudor, canopy/weather protection, brick bulkheads, outdoor seating, recessed entry, window trim, mural.

## 10. AUSTIN BUILDING



Height: 25' (top of mansard roof)  
Building Features: stepped back upper floor from Front St, mansard roof line, large deck, potted plants, window trim, roof trim.

## 11. THOR'S TATTOO BUILDING



Height: 25'  
Building Features: old world/tudor, canopy/weather protection, stone bulkhead, majority window at pedestrian level.

## 12. SENIOR CENTER



Building Features: old world style, scallops, prominent red door, muted pastel, recessed door, flower boxes, faux dormers and clock tower, window trim

## 13. BEAD STORE BUILDING



Building Features: brick building, consistent window rhythm on second floor, recessed entries, weather protection.

## 14. BLUE HERON



Building Features: old world style, shopfront features such as stall risers, color variety, and recesses entry, faux design elements on second floor façade, stepped back 3rd floor, unique deck railing and archway.

## 15. CLOSET TRANSFER



Building Features: scalloped awning, planter boxes, faux deck that provides weather protection, flat roof, bulkhead with color.

## 16. BOOMERS



Height: 25' (to top of railing)  
Building Features: newest construction on Front St., window rhythm, knee braces, scallop details, recessed door, bright color, stepped back third floor (above 25'), transom windows, faux stones to fill in space between buildings.

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## 17. TIZLEYS



Height: 27' (to gable peak)  
Building Features: old world/tudor style, prominent deck for outdoor seating, pitched gable with scalloped trim and flat roof behind, window trim, recessed entries, small Scandinavian painting.

## 18. SLUYS



Height: 20' (to gable peak)  
Building Features: faux pitched gable with mural and scallop trimming sitting on of a faux upper mansard facade with a flat roof behind, appearance of a stall riser with change in color, large windows with prominent display, unique round pillars, recessed entries.

## 19. BAD BLANCHE



Building Features: flat roof with a slight peak, awning, very transparent façade, blank walls to the south..

## 20. MARINA MARKET



Height: 14'  
Building Features: set back from street with parking in front, brick and windows serve as primary façade, blue awning sits in front of the square building with a flat roof, mural on north wall.

## 21. MYREBOW BLOCK



Height: 27' (to roof cap)  
Building Features: "western" style, flat roof, brown tones, shake mansard awning, each storefront has a different color or style, recessed entries, opportunity for infill between buildings, mural on north wall.

## 22. OLYMPIC HOTEL



Height: 28' (to roof cap)  
Design Features: minor change in material from brick to painted pale blue plaster, large windows at pedestrian level, recessed entry, weather protection, definitive top and bottom due to awning, added balcony on second level, roof cap contains cornice and dental trim.

## 23. SOGNO DI VINO



Building Features: forecourt provided for café seating, tree maintained for shading and ambience, wall and landscaping provides privacy.

## 24. MASONIC LODGE



Height: 38'  
Building Features: upper story window rhythm, bright pink door stands out, weather protection, historic building form, brick as bulkhead.

## 25. VERA SPA



Building Features: pitched roof, prominent wrap around balcony with weather protection, window trim, change in materials and direction from bottom to top on east and south facades, landscaping.

## 26. PHARMACY



Height: 23.5' (front peak)  
Building Features: tudor style, peaked dormers, unique roofline, ornate balcony railing, set back from street.

## 27. SEA DISCOVERY CENTER



Height: 32' (Liberty Bay Side)  
Building Features: sculpture, Scandinavian flags, unique roofline, set back from street.

## 28. MORA ICE CREAM



Building Features: mansard roof style, weather protection, outdoor seating, prominent corner, Scandinavian flags, windows are prominent façade material.

## 29. BATTLEGROUND COFFEE



Height: 27.5' (peak of dormer)  
Building Features: awnings, pitched roof, bold color, prominent windows at corner.

## 30. YOUNGS BLOCK



Height: 14.5'  
Building Features: flat roof, partial weather protection, change in color, unique window shapes, majority of frontage is window transparency with merchandise displays.

## 31. TICKLED PINK BUILDING



Height: 18' (to peaks)  
Building Features: faux roof peaks with minimal trim, consistent window trim without large transparency, landscaping adjacent to building, no change in color.

## 32. MENTOR BUILDING I



Height: 25' (peak of dormers)  
Building Features: mansard style roof with faux dormers, dormers are a different material and color than the primary structure, strong window and door rhythm with trim, no weather protection, bright yellow overall and bright doors, prominent corner entry.

# Downtown Poulsbo Self-Guided Walking Tour

For the 2018 Commercial Code Update

33. FLICKA



Building Features: flat roof, change in material from bottom to top, unique signage, large pedestrian friendly windows with trim and yellow awnings, knee braces, bright door color within a muted color pallet, a defined entrance.

34. CATS MEOW



Building Features: flat roof, canopy for weather protection, defined shopfront with stall risers, recessed entry, change in color, window trim, transom windows, and cornice as a rooftop trim.

35. TOLMAN BUILDING



Building Features: flat roof with minimal trim, middle unit has high transparency, law office shopfront assembly, each shopfront is individual, use of color and materials provides variation.

36. VERKSTED GALLERY



Building Features: tudor style, pitched roof, roof overhang for weather protection, pedestrian friendly signage, even with no change in materials or color, tudor trim elements provide variation.

37. MENTOR BUILDING II



Building Features: canopies, window transparency on east façade, bulkhead below windows highlighted by color, flat roof with minimal trim, blank wall (south).

38. "RED" BUILDING



Height: 34' (peak of pitch)  
Building Features: pitched roof, consistent window rhythm, thin window trim, opportunity for reinvestment.

39. "MARINE" BUILDING



Height: 25' (Front Street side)  
26' (Liberty Bay Side)  
Building Features: flat roof, majority blank wall (north), consistent window rhythm, no window trim on north and west facades, transparency at the pedestrian level (east façade).

40. SONS OF NORWAY



Height: 26.5' (Front Street side)  
40' (Liberty Bay Side)  
Building Features: scalloped rooftop trim (overall), landscaping strips adjacent to building (various), faux balconies on Front St. side, change in material and color (Liberty Bay side).

41. POULSBOHEMIAN



Building Features: bright color, scalloped rooftop trim, outdoor seating, thick window trim with contrasting color, weather protection, pedestrian friendly signage.

42. YELLOW HOUSE



Height: 30' (pitch of dormer)  
Building Features: change in material from mosaic tile to yellow siding, thick window trim, peaked dormer over entry with knee braces, prominent door, change in color at roof peak dormer (blue), consistent window rhythm.

43. GRAN KIRK



Height: 38' (peak of pitch, not steeple)  
Building Features: unique cathedral and circle windows, thick window trim, muted blue, dormers over entry ways, thick rooftop trim, prominent corner.

44. MARTHA AND MARY



Height: 33' (peak of pitch)  
Building Features: pitched roof, dormers, window shutters, ornate railing, decorate gables, change in materials, muted yellow, rooftop trim.