

# CITY OF CARNATION

STOREFRONT STUDIO 2007

COLLEGE OF ARCHITECTURE  
AND URBAN PLANNING  
DEPARTMENT OF ARCHITECTURE  
UNIVERSITY OF WASHINGTON



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# Introduction

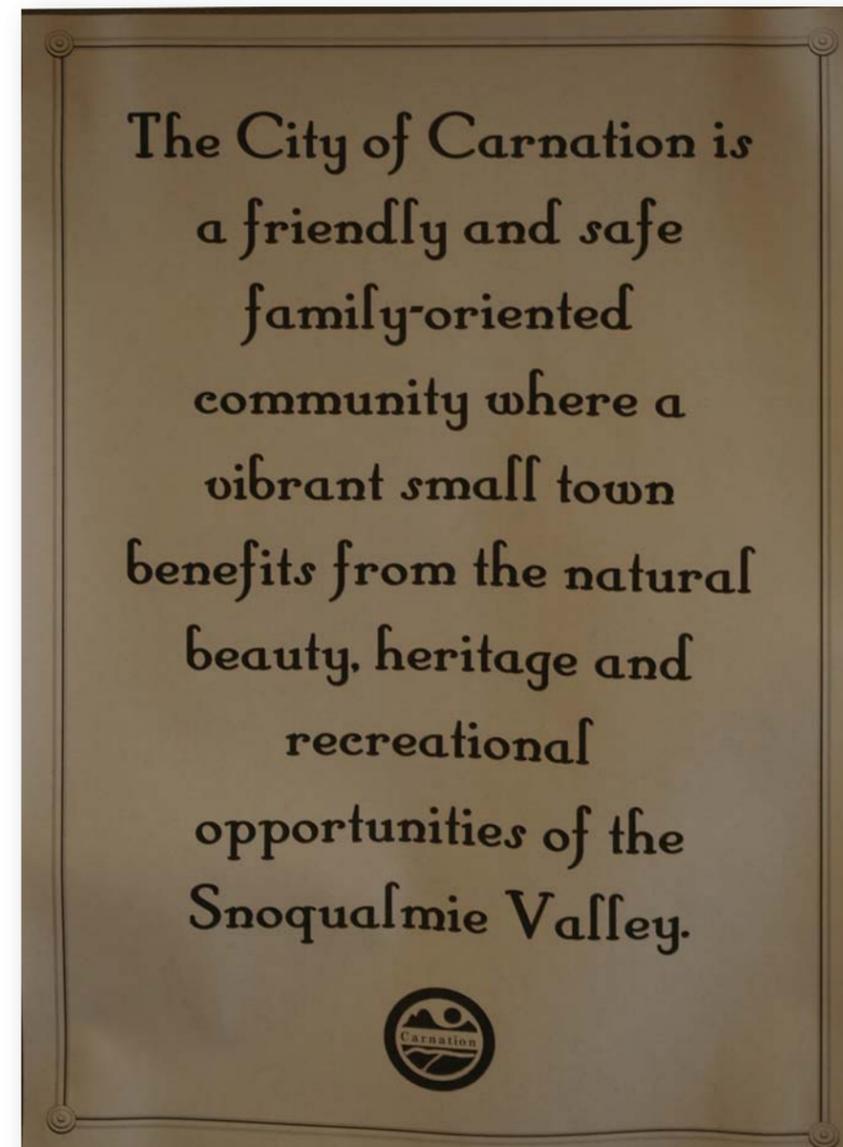
In the summer and autumn of 2007, The Storefront Studio worked in The City of Carnation, providing design assistance to business and property owners in the Downtown Business District. Collaborating with individual owners and the City of Carnation, UW architecture students developed designs for improvements to the exteriors of seven buildings on the city's main street, ranging from a hardware store to the city hall itself.

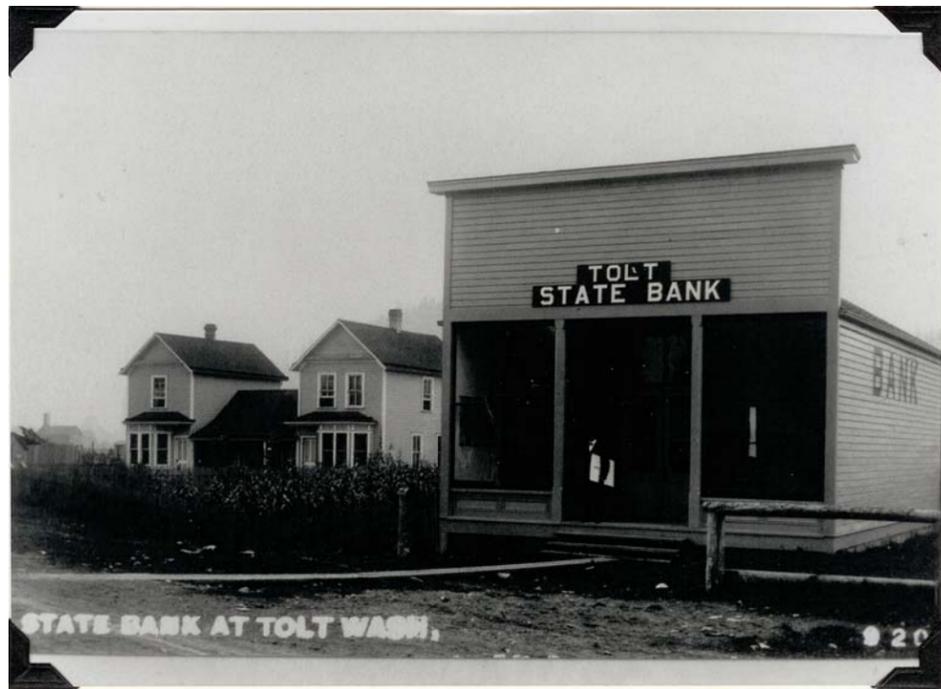
The students consulted closely with the city planner and administrator, and worked within the constraints of building and signage codes, design guidelines, and realistic budgets. Two public meetings and a newspaper article were used to encourage and solicit community involvement and feedback.

Existing street façade conditions were documented, and archives were researched for images of local historic streetscapes. Restoration proposals brought back lost architectural features. City of Carnation design guidelines were applied to renovations of existing buildings. A reiterative process of client consultations and design revisions resulted in final projects that included new paint and siding, cornices, awnings, signs, new windows, entrances, and restored window patterns.

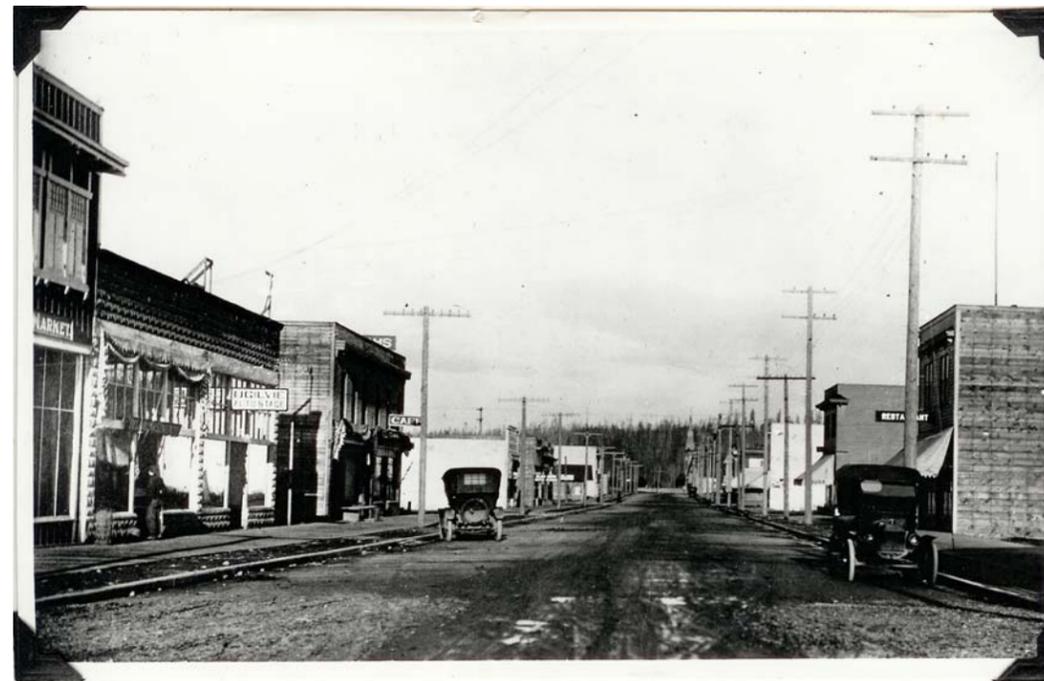
Additional design proposals included public amenities for the farmer's market, strategies for street lighting, and gateway signage. Streetscape improvements focused on Tolt and Bird, reinforcing the Downtown Business District's identity. A combined storage, stage, and picnic shelter proposed for the market area was designed as an open sided barn. The revised welcome sign used local river rock as its base, giving it the same expression as the existing historic Tolt monument.

As a visible contrast to the green landscape of the highway approaches on either side of Carnation's main street, the studio proposed bright and colorful pedestrian-scale streetlights, with event banners and planters, lining both sides of Tolt, while additional trees line the streets crossing the main street, connecting back into the community and to the green valley beyond.



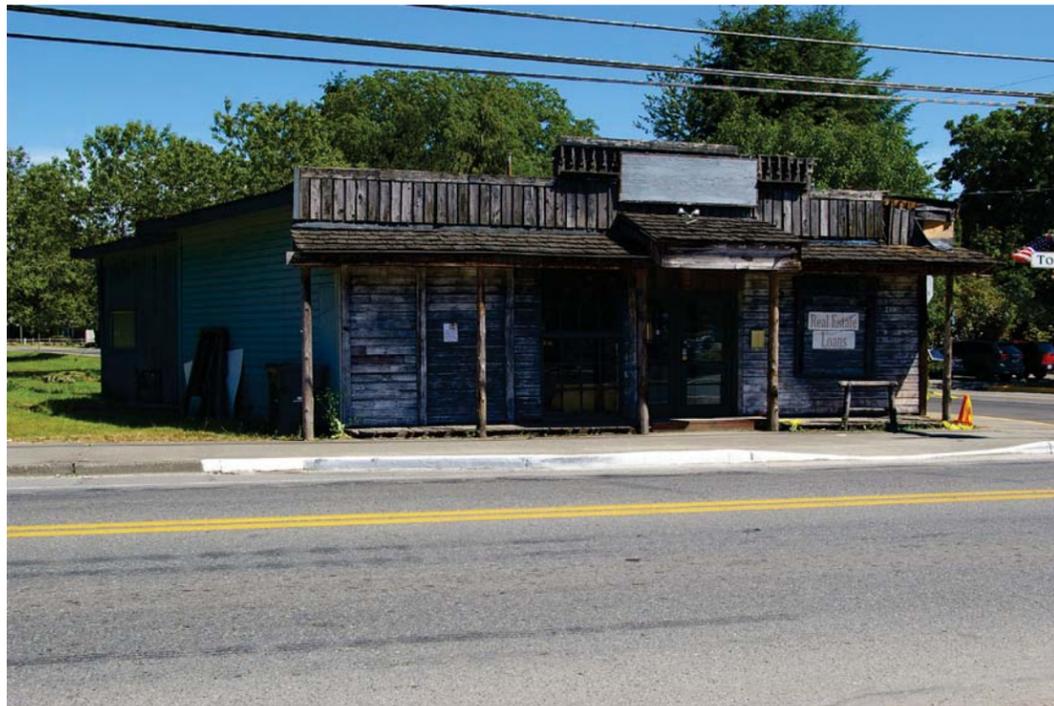


## TOLT AVE HISTORICAL PHOTOS



TOLT AVE  
HISTORICAL PHOTOS

1. FYKERUD BUILDING 4332 Tolt Ave
2. VINTAGE MOTORS 4501 Tolt Ave
3. VACANT RETAIL 4509 Tolt Ave
4. ACE HARDWARE 4521 Tolt Ave



1



2



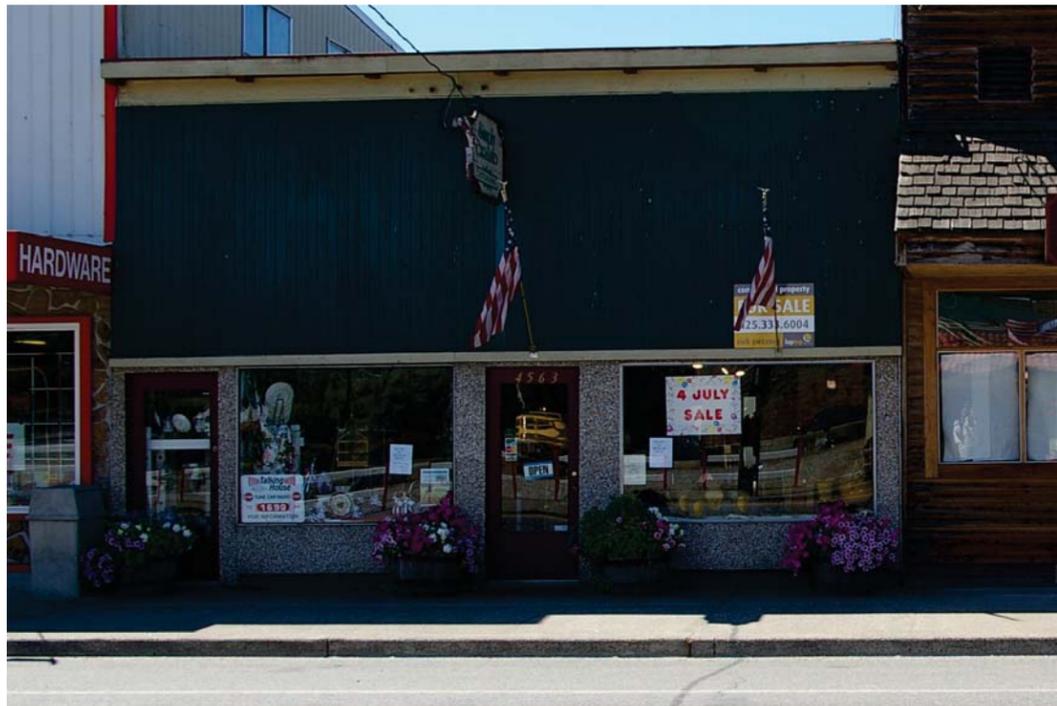
3



4

## EXISTING PHOTOS

- 1. SIMPLY GRAND 4475 Tolt Ave
- 2. MILLERS DRY GOODS 4597 Tolt Ave
- 3. CITY HALL 4621 Tolt Ave



1



2



3

## EXISTING PHOTOS

## PROPOSAL

Reinforce the downtown core with pedestrian lighting, banners, and planters. (see page 5.2)

Reinforce neighborhood links with street trees. (see page 5.4)

1. Diagram illustrating the proposed change between the green landscape of the highway and the commercial landscape of the downtown core of the City of Carnation.

2. Diagram illustrating the contrast between commercial pedestrian main street and connector streets back to community and neighborhoods.

1.



2.



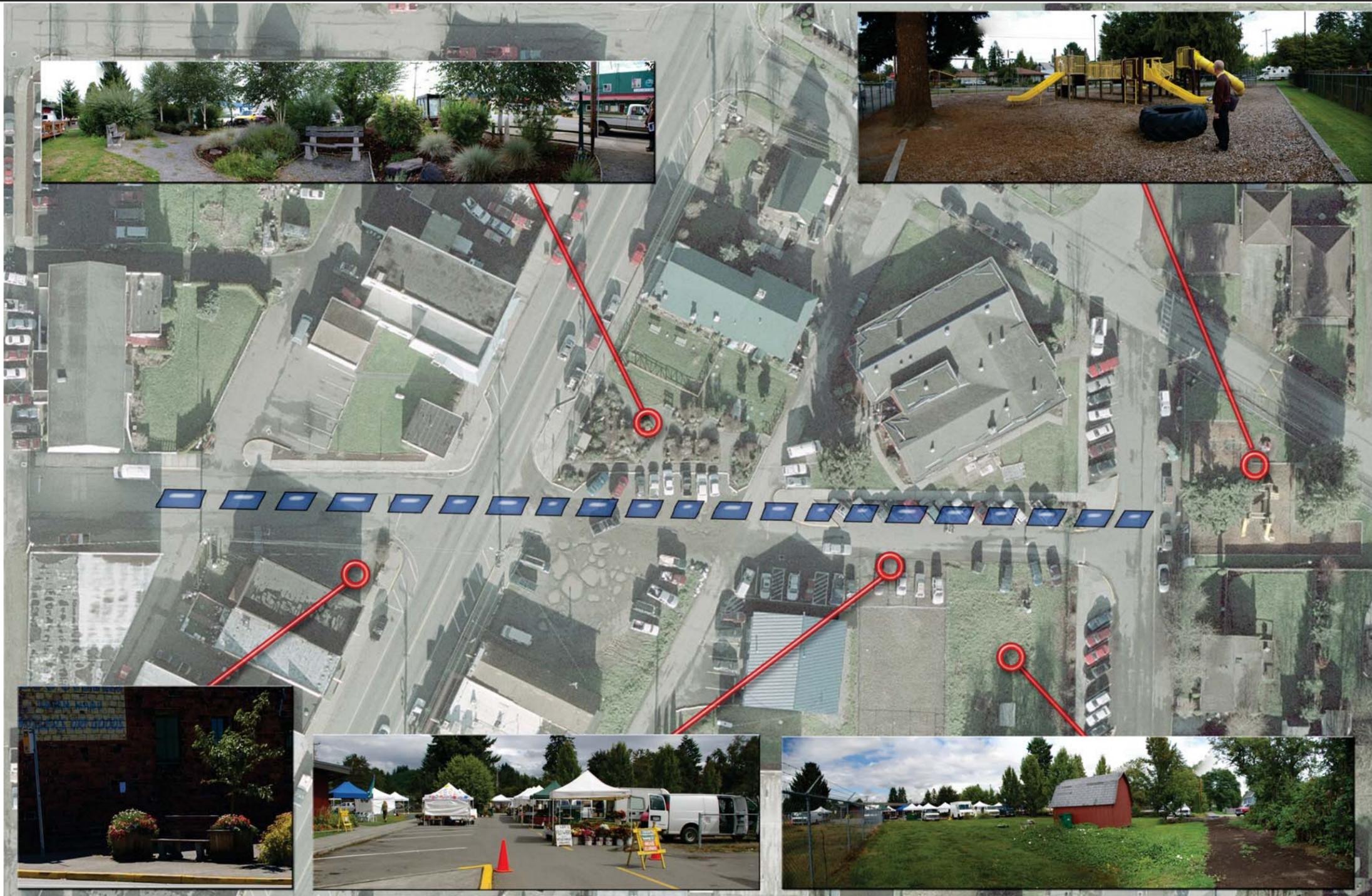
Existing Street Aerial

## CORE DIAGRAMS

## PROPOSAL

Reinforce the downtown core with pedestrian lighting, banners, and planters. (see page 5.2)

Reinforce neighborhood links with street trees. (see page 5.4)



## LINKING EXISTING ASSETS

# PROPOSAL

Additional street trees and decorative sidewalk pavers to reinforce pedestrian and market character.

Plan illustrating proposed expansion of Tolt Commons Community Stage and shelter located next to new parking lot  
Existing vacant space illustrated as occupied retail



Existing Street

## BIRD STREET PEDESTRIAN TREATMENT



# BUILDING PROPOSALS

CITY OF CARNATION  
STOREFRONT STUDIO 2007  
UW DEPARTMENT OF ARCHITECTURE

## PROPOSAL

Reinforce and maintain  
"porch" character.

Weather protection along min 75% of front façade (1.1.1)  
Change in elevation for articulated roof line (4.3.3)  
Change in color with change in building planes (4.3.2)



Existing Fykerud Building

## FYKERUD

CITY OF CARNATION  
STOREFRONT STUDIO 2007  
UW DEPARTMENT OF ARCHITECTURE

## PROPOSAL

Open buildign to green space adjacent.

Maintain open street frontage.

Weather protection along min 75% of front façade (1.1.1)

Change in elevation for articulated roof line (4.3.3)

Change in color with change in building planes (4.3.2)



Existing Fykerud Building

## FYKERUD

CITY OF CARNATION  
STOREFRONT STUDIO 2007  
UW DEPARTMENT OF ARCHITECTURE

## PROPOSAL

Provide mural and pedestrian lighting to animate blank facade.

- Weather protection along min 75% of front façade (1.1.1)
- Transparent window area along min 75% of ground floor facade between 2 ft and 8 ft (1.1.1)
- Change in elevation for articulated roof line (4.3.3)
- Corner signage with a varied elevation to provide articulated roofline (4.3.3)



Existing Building

## VINTAGE MOTORS

CITY OF CARNATION  
STOREFRONT STUDIO 2007  
UW DEPARTMENT OF ARCHITECTURE

# PROPOSAL

Provide additional operable windows and doors for flexible use and event staging

- Weather protection along min 75% of front façade (1.1.1)
- Transparent window area along min 75% of ground floor façade between 2 ft and 8 ft. (1.1.1)
- Change in elevation for articulated roof line (4.3.3)
- Corner signage with a varied elevation to provide articulated roofline (4.3.3)



Existing Building



## VINTAGE MOTORS

CITY OF CARNATION  
STOREFRONT STUDIO 2007  
UW DEPARTMENT OF ARCHITECTURE

# PROPOSAL

Restore original historic character

Reopen transom windows

- Recessed Entry (1.1.1)
- Weather protection along min 75% of front façade (1.1.1)
- Transparent window area along min 75% of ground floor facade between 2 ft and 8 ft.(1.1.1)
- Decorative lighting fixtures (4.4.1)
- Display window grids (4.4.1)



Existing Building

## VACANT STORE

# PROPOSAL

Enhance original character and local identity

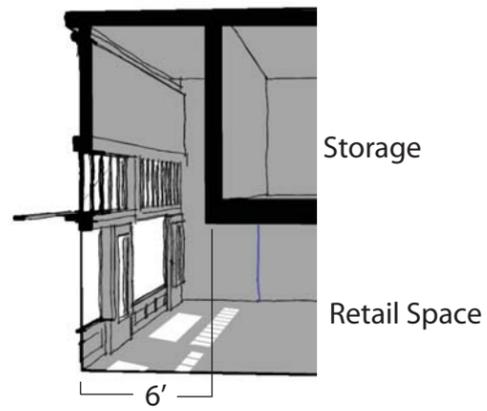
- Recessed Entry with blade sign (1.1.1)
- Weather protection along min 75% of front façade (1.1.1)
- Kickplate designs (4.2.3)
- Change in elevation for articulated roof line (4.3.3)
- Change in color with change in building planes (4.3.2)

Stucco faced buildings must have wood trim and covered protection masonry, stone or other durable materials near ground level (4.5.3)



Existing Building

## ACE HARDWARE



- Recessed Entry with blade sign (1.1.1)
- Weather protection along min 75% of front façade (1.1.1)
- Projecting cornice line with simple details (4.2.3)
- Transom windows (4.2.3)
- Change in color with change in building planes (4.3.2)

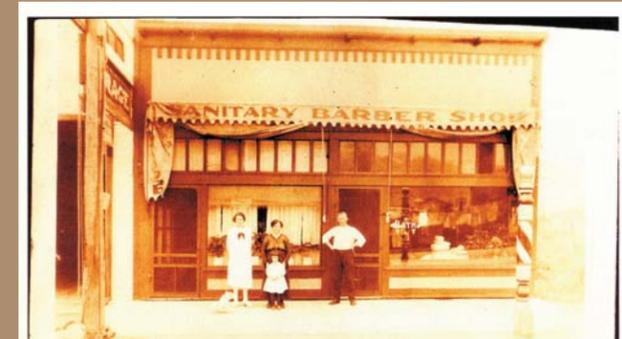
## PROPOSAL

Restore original historic character

Reopen transom windows



Existing Building



Historical Building

## SIMPLY GRAND

CITY OF CARNATION  
STOREFRONT STUDIO 2007  
UW DEPARTMENT OF ARCHITECTURE

# PROPOSAL

Provide pedestrian protection and solar shading with awnings

Enhance bus stop park area

Recessed Entry (1.1.1)  
Transparent window area along min 75% of ground floor facade between 2 ft and 8 ft.(1.1.1)  
Weather protection along min 75% of front façade (1.1.1)



Existing Building



Aerial Diagram of Plan

## MILLERS DRY GOODS

## PROPOSAL

Provide landscape treatment to link with Bird Street pedestrian improvements.

Transparent window area along min 75% of ground floor facade between 2 ft and 8 ft. (1.1.1)

Weather protection along min 75% of front façade (1.1.1)

Warmer corner with grass area and shaded seating



Existing Building



Aerial Diagram of Plan

## MILLERS DRY GOODS



## PROPOSAL

Reinforce original identity.

Restore original building character and street rhythm.

Identify Public park and civic character.

Muted or dark saturated colors to be utilized for the background of buildings (4.5.8)  
Change in building color to reinforce the area's pattern of 25' storefront spaces (4.3.1)  
Transparent window area along min 75% of ground floor facade between 2' and 8' (1.1.1)  
Desirable architectural features include recessed entry (4.2.3)



Existing Building

## CITY HALL

## PROPOSAL

Provide additional pedestrian lighting, event banners, and hanging baskets to to reinforce unique character of Tolt in contrast to typical highway condition.



Existing Streetscape

## STREET LIGHTS

## PROPOSAL

Reinforce existing scale and rhythm of street facade with pedestrian lighting.



Existing Streetscape

## STREETSCAPE

## PROPOSAL

Reinforce existing scale and rhythm of street facade with pedestrian lighting.



Existing Streetscape

STREETSCAPE

## PROPOSAL

Reinforce existing scale and rhythm of street facade with pedestrian lighting.



Existing Streetscape

## STREETSCAPE

## PROPOSAL

Reinforce existing character of carnation with welcome sign incorporating local materials and details.

River rock and concrete base  
Wood board sign face  
Cut steel lettering and graphic



Existing Sign

## WELCOME SIGN

## PROPOSAL

Enhance pedestrian character of Bird Street as market and community connector. Additional street trees and plantings with permeable decorative pavers add sustainable elements to the street.



Existing Farmers Market

## FARMERS MARKET

# PROPOSAL

Provide shelter and storage for market and community.

Proposed community stage will be located next to new parking lot and parallel to street  
Roof is designed as a barn structure  
Storage room acts as the backdrop for the stage



Existing Stage

# COMMUNITY STAGE

## PROPOSAL

Provide multipurpose shelter for market and stage events for community use.

Proposed community stage will be located next to new parking lot and parallel to street  
Roof is designed as a barn structure  
Storage room acts as the backdrop for the stage



Existing Open Space

## COMMUNITY STAGE

## PROPOSAL

Provide shelter and storage for market and community.

Proposed community stage will be located next to new parking lot and parallel to street  
Roof is designed as a barn structure  
Storage room acts as the backdrop for the stage



Existing Site



## COMMUNITY STAGE



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## Storefront Studio gives Carnation a new look *By Carol Ladwig*

Main Street Carnation (officially, Tolt Avenue) is home to the annual 4th of July celebration, fun runs, bicycle races, a lot of history, and a few dozen businesses. It is the first, and sometimes the only thing visitors to Tolt-McDonald Park see of the city.

It is also ready for its facelift, which architecture students in the University of Washington's Storefront Studio program are almost done planning. Start with the 25-foot stretch of brick wall on the front of the Giordano's Motors building, built in 1952. "This is the biggest, unadorned, blank wall in town," says business owner Jim Giordano. With his arts background, he's wanted to improve on that wall since opening shop July 4, 2005.

Or, taking a very practical approach, the Ace Hardware store needs windows. With new windows on the second floor, and a new sewer system coming online next spring, owners Bob and Ron Cox will gain almost 3,000 square feet of useable space in their circa 1970 store.

Giordano's and Ace are among the eight properties participating in Carnation's Storefront Studio project. Others include Miller's Arts and Community Center, Simply Grand, two vacant buildings, and City Hall.

Each of these Main Street "faces," as UW professor Jim Nicholls calls them, is getting a new look, on paper at least, from Storefront Studio. Nicholls and his students in the College of Architecture and Urban Planning have been working with each property owner since early summer to design fresh facades and pedestrian-friendly streetscapes that fit both the community and the businesses.

As an example, City Planner Linda Scott points out the designs for Ace, one of the most successful parts of the project. The designs called for simple color changes, new windows, and a raised roofline, all of which made for a new, old-fashioned look.

The designs were "very well done - they're not frou-frou at all. It's a hardware store, and it looks like one, real," Scott said.



A future vision of Carnation includes lots of color, and a pedestrian-friendly atmosphere, in designs created by the University of Washington Storefront Studio project team. Courtesy image

designs for an art deco style entry and roofline. "I love art deco elements, so that was really exciting to see in the design," he said. The best part, though, was the proposal for that blank stretch of brick wall fronting Main Street. Part classic car store, part museum, the business called for lots of windows, so glass garage-style doors that can be opened up in nice weather was the most logical design element.

"I really like what they came up with for my building, and I can't wait to start on it," Giordano added. All of the building designs will be



Starting with the current look of Carnation, the design team proposed a few changes ranging from the simple to the complex to make Main Street more appealing. Courtesy image

presented at an open house Thursday, Oct. 25, 6:30 to 8:30 p.m. in the count-

**Storefront Studio, cont. on page 6**

## Teens confront prejudice, bullying through Rachel's Challenge *By Lori Varosh*

Rachel Joy Scott was the first casualty of the April 20, 1999, Columbine High School massacre, the worst school shooting in the nation's history.

But it was the compassion she exhibited during her 17 years of life that prompted dozens of Cedarcrest High School students to accept Rachel's Challenge.

As they poured out of an assembly given by Sarah Dornfield, a friend of Rachel's brother, Craig, on Monday, Oct. 8, some students wept.

Others hugged their friends and shared expressions of love, following Dornfield's "final challenge": to start a chain reaction of love, kindness and compassion with family members and friends.

"I cried during the presentation," said freshman Eliza Runolfson. "I was just touched. It was amazing all about the dream and how she knew what was going to happen."

**Rachel's Challenge, cont. on back page**

< Cedarcrest High students pledge to accept Rachel's Challenge on Monday, Oct. 8, following a presentation to the freshman and sophomore classes. Photo by Jim Hallas

**Storefront Studio Designs Open House  
Wednesday, Oct. 24, 7 p.m.  
Carnation City Hall**



### 'Go with the flow. Read the Current.'

- Weather • Police Blotter . . . . . 3
- Local Sports . . . . . 4-6
- Local Arts & Culture . . . . . 8-9
- Our Health, Our Lives . . . . . 10-11
- Family & Friends . . . . . 12-13
- Just for Fun - Games & Puzzles . . . . . 14
- Community Calendar • Classifieds . . . . . 15

### Home Buyers Are Making More Contingent Offers

With market times increasing compared to the hot Sellers' market of 2005/2006 many new "move-up" Buyers are willing to enter into a contract to purchase a larger home contingent upon selling their existing home. Known as a "contingent offer", this eliminates the risk of having two mortgage payments. Sellers who accept a contingent offer can still have their Realtor market their home in hopes of getting another non-contingent offer. If you're looking for a home on acreage with a sports court, look on our website to see more of the home pictured here.



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# Local Arts, Culture

## Storefront Studio, cont. from pg. 1

It took months to get to this point, and most properties have been through several reviews and redesigns. However, that is how the project is supposed to work, to ensure that each building "has got the character of the individual owners," Nicholls said.

Giordano didn't mind going back and forth for the designs, since it was all for improvements to his business. "What was exciting for me... Is to have a professional esthetic design team come in cold and look at my building."

For each property, Nicholls and his two students met with the owners to learn about what they wanted for their buildings, and what place the buildings held in the community.

"It's really about trying to uncover what's already there, or what had been there," Nicholls said.

Carnation is a unique blend of old values and new energy, so his team also made sure to respect the historical context of properties, and to not change what didn't need fixing.

The sunflowers painted on Millers Arts and Community Center, for example, aren't going anywhere. "We love the sunflowers," said Sam McPhetres, one of the students on the project. Instead, those flowers are mirrored in a side garden in one proposed design.



Jim Giordano. Photo by Carol Ladwig



One of the most successful design transformations of the project, the Ace store proposals will be prominently featured in the Storefront Studio open house. Courtesy image

In the proposed streetscapes for the city, Nicholls capitalizes on the naturally beautiful surroundings of the city. To drive to Carnation, he said, you are on a "green ribbon" of forests and fields. When you reach the city, there should be contrast. "Lights, banners, a burst of color, almost like finding a flower in a green field - and it doesn't have to be a carnation," he said.

Street trees, almost always planted to improve a city's appearance, are not even in the Main Street designs, because there's so much green around the city.

"Carnation has an interesting opportunity," in not using trees on Main Street, Nicholls noted, because it is so unusual. "I can't believe it, because I'm a tree hugger!"

The trees won't be far away, just down the side streets, where Nicholls recommends them to continue the green element of the city.

Now, back to the practical aspect: How much does all of this cost? Nothing yet, for the property owners. The city decided last spring to assume the \$12,000 cost of the program and to pursue grant funding for it. The project list started with City Hall, the farmers market, and a review of the city's recently adopted design standards, then "we made it available to people," Scott said.

The design standards review was the starting point for the design team, and an important part of the project for Scott. "We have this plan, but what happens when architects start using it?" she wondered.

Property owners were glad for the help in interpreting the standards, too. Bob Cox, whose original window plans would not have met the design standards, noted that "It's very helpful to see [the city's] new rules applied, so we can work toward that." Also, he said, "They've been really good about applying the new design standards, and they've been great about keeping the costs down."

That was part of the deal. Scott said "The Store-



The Ace Hardware Store owners Bob and Ron Cox, had been planning to make some changes to their storefront for a while before the Storefront Studio project started.

front Studio charge was to work with individual businesses, and to be cost-sensitive."

One reason the Carnation City Council was interested in the program was because the project team would offer some cheaper, quicker fixes in their designs. Depending on the property-owner's wishes, they would also design larger-scale changes, such as the glass doors for Giordano's.

Although Giordano says the cost for the change isn't "really huge," he'll need to budget for it, and for the impact of the city's sewer project next spring, something Cox also said would determine how much of the designs he would implement.

The city will also need to budget for any proposed changes the council agrees to make, especially in the area of streetscapes. "Unfortunately, street furniture tends to be very expensive," says Scott.

Street furniture - benches, lampposts, planters - can also be part of the personality of a city. Nicholls hopes to get public feedback on the team's street beautification ideas at the open house, as well as the designs for each individual property.

"Each building greets the street," he says. He wants these storefronts to greet the street in a style that's more front porch than front entrance.

He explains "It's visual, but it's really about how you feel when you walk down Main Street."

## RESTAURANT GUIDE

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