



## ***TOWN OF LA CONNER PLANNING COMMISSION Meeting Notice***

November 18, 6PM

Upper Maple Center, La Conner WA, and Livestreamed  
Information is below and on the Town Website

Skagit County Washington  
Incorporated 1890  
[www.townoflaconner.org](http://www.townoflaconner.org)

---

### **Agenda**

- I. Convene**
- II. Public Comments** (Topics not otherwise on the Agenda) – Time Limit 3 Minutes
- III. Minutes:** Approve Minutes from the November 4, 2025 meeting.
- IV. Permit application:** Retro Diner – 313 Morris Street, sign application.
- V. Old Business**
  - 1. Status Report – Public Participation Program.
  - 2. Discussion of Historic Preservation District code: Colors
- VI. New Business**
- VII. Closing Comments:**

Live Streaming Info: <https://laconnerwa.portal.civicclerk.com/>

## TOWN OF LA CONNER PLANNING COMMISSION MEETING MINUTES November 4, 2025

---

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

Commissioners present: Tracy McCain, Maya Ojalehto, Bruce Bradburn, and Sommer Holt

Commissioners absent: Timothy Corey

Staff: Ajah Eills

---

### **PUBLIC COMMENT**

Linda Talman spoke and said that Kari Marr, the publisher of La Conner Community News, will have sporadic hours over the next few weeks due to a family emergency.

### **MINUTES:**

Commissioner Bradburn moved to approve the minutes with corrections and seconded by Commissioner Ojalehto. **Motion to approve the minutes with correction carried unanimously.**

### **OLD BUSINESS:**

Staff spoke to the La Conner Retirement Inn regarding the potential handrail at Gilkey Square. It will cost more than expected due to the small size of the job. Discussion about the handrail commenced.

Commissioners discussed the code edits in the Historic Preservation District (HPD) with a focus on color. Commissioners suggested looking at white color palettes from Sherwin Moore and Benjammin Moore as well. Commissioners requested more information on the proposed palettes and requested that staff cross-reference the colors within the historic time period with recommended exterior colors. Extended discussion ensued. Staff will present more information at the next Planning Commission meeting.

Staff presented updates to the subdivision code for unit lot subdivisions as required by State. Commissioner Holt moved to recommend the edits for Town Council approval. Commissioner Bradburn seconded. **Motion to recommend Town Council approval carried unanimously.**

### **NEW BUSINESS:**

None.

### **COMMISSIONER COMMENTS/STAFF COMMENTS:**

Commissioner McCain spoke regarding enforcement and asked about enforcement protocol. Staff explained the complaint process. Discussion on enforcement commenced.

With no further business Commissioner Ojalehto moved to adjourn the meeting at 7:04 p.m. Seconded by Commissioner McCain. **Motion carried unanimously.**

---

Chair

---

Date

## MEMORANDUM

---

TO: Planning Commission  
FROM: Planning Staff  
SUBJECT: Sign Permit Application - 313 Morris Street, Retro Diner  
DATE: November 13, 2025

Retro Diner has submitted a sign application that I have decided to refer to the Planning Commission for a final decision, as provided for under LCMC 15.115.040(2). That application is attached to this memo as Appendix A.

I am choosing to refer this application because I believe that it is representative of a larger conversation that should be had regarding decoration and signage within the Commercial District and Historic Preservation District. Currently, the definition of "sign" is as follows:

**"15.10.1035 Sign.**

"Sign" means a publicly displayed advertising, directional, or informational notice, or any other device that may be displayed to attract attention to a business or event."

My concern is that this is an extremely broad definition – anything a business puts up as a decoration could be considered to be a "sign." The problem is that while the *definition* of sign proports to include a very broad range of items, the written regulations do not appear to sufficiently address all items that may fall under this definition. For instance, many shops put up holiday specific décor and decorations – such as Retro Diner.

Retro Diner has submitted an application in order to use inflatable holiday décor as a means of drawing attention to their business. Under our current regulation, inflatable signs are not permitted. However, this has not been historically applied evenly to inflatable décor, and specifically the giant turkey has been used by Retro Diner (when it was Sliders café) in the past.

The application submitted by Retro also includes a more traditional sign change, to redo the Sliders Café sign with the new name. Color details are included with the attached application.

I am asking the Planning Commission to issue a decision on the attached permit. Please remember that you can attach conditions to the decision.

I am also asking the Planning Commission for input on decoration regulations. I believe our current sign definition is too broad, and I would like to create separate regulations for decorations that are clear and easily accessible to store owners within the community. I think it is important to have regulations that allow for people to decorate within reason.

For your convenience, below are our current sign regulations.

# Chapter 15.115

## SIGNS

Sections:

[15.115.010 Purpose.](#)

[15.115.020 Applicability.](#)

[15.115.030 Signs exempt from certificate of authorization.](#)

[15.115.040 General requirements.](#)

[15.115.050 Total allowable sign area.](#)

[15.115.060 Number of signs allowed.](#)

[15.115.070 Allowable sign types.](#)

[15.115.080 Lighting.](#)

[15.115.090 Allowable design materials and maintenance.](#)

[15.115.100 Compliance.](#)

[15.115.110 Prohibited signs.](#)

[15.115.120 Nonconforming signs.](#)

[15.115.122 Inspection.](#)

[15.115.124 Maintenance.](#)

[15.115.126 Removal.](#)

[15.115.130 Appeal of planning commission or planning director decision.](#)

### **15.115.010 Purpose.**

The purpose of this chapter is to regulate signage in an effort to keep the town of La Conner a safe and attractive place in which to live and do business, to reserve and reflect the historic character of the community and assure consideration of:

(1) Pedestrians, motorists, cyclists, visitors, residents, home occupations, shops, other buildings, and real property;

- (2) Safety through care in placement, sizing and illumination of signs so as to avoid visual clutter, distraction or obstruction of vision of pedestrians and motorists, or obstruction of right-of-way;
- (3) Economy for those erecting signs, or maintaining or modifying already-existing signs, through care in style and construction by providing adequate time to replace signs which do not comply with the new standards; by protecting property values; and by preserving the community character which attracts visitors and new residents and sustains business development;
- (4) Aesthetic benefits to business districts and the community at large through consistency in style, placement, scale and harmony of signs with buildings and natural settings;
- (5) Compatibility of signs with the architectural and historical qualities of La Conner;
- (6) General safety and welfare of the public, through fair and consistent enforcement of these sign regulations. [Ord. 1222 § 2, 2023; Ord. 671 § 7.1, 1995.]

### **15.115.020 Applicability.**

- (1) This chapter shall apply to all signs as defined by this code except traffic signs erected under the authority of the town, signs directing traffic or parking on private property, signs stating business hours, vending machines, and state agency recommended signs. Private traffic and parking signs shall not exceed two square feet in area.
- (2) The town council intends that to the fullest extent authorized by Chapter [47.42](#) RCW, the Highway Advertising Control Act – Scenic Vistas Act, now or as hereafter amended, shall also govern any street, bridge, pier or dock in the town of La Conner. [Ord. 1222 § 2, 2023; Ord. 671 § 7.2, 1995.]

### **15.115.030 Signs exempt from certificate of authorization.**

The following signs are exempt from the permit requirements of this chapter, and shall not be included in the computation of sign size area for regulated signs. This shall not be construed as relieving the owner of the sign from the responsibility of its erection and maintenance and its compliance with any other applicable law or ordinance. Exempt signs are:

- (1) Signs associated with active construction posted during the construction period, and 30 days after an occupancy permit has been issued, subject to the following:
  - (a) One unilluminated, double-faced sign is permitted for each public street upon which the project fronts;
  - (b) No sign shall exceed 24 square feet in area or eight feet in height, or be located closer than 20 feet from the property line of the adjoining property; and

- (c) Signs must be removed by the date of first occupancy of the premises or one year after placement of the sign, whichever occurs first;
- (2)(a) Signs up to eight square feet in area that are posted on developed residential property or buildings actively for sale, lease, or rental, limited to one sign per street frontage. Signs must be removed within 30 days of the sale, lease, or rental process being completed; and
- (b) Signs up to 24 square feet in area that are posted on undeveloped residential property or commercial or industrial property or buildings actively for sale, lease, or rental, limited to one sign per street frontage. Signs must be removed within 30 days of the sale, lease, or rental process being completed;
- (3) Traffic control signs established by the Manual on Uniform Traffic Control Devices (MUTCD), installed by a government entity, or authorized by the public works department;
- (4) Signs required by law pursuant to LCMC [15.115.020](#);
- (5) Temporary signs no larger than 16 square feet, to be removed within five days following cessation of the activity related to the sign. New businesses may have temporary signs in addition to their permitted signs, for a period of not more than 30 days from the date of their opening. Temporary signs shall not incorporate or include flags, spinners, pennants, ribbons, balloons, or similar devices;
- (6) Signs relating to construction in progress, which shall total no more than 16 square feet;
- (7) Signs posted on or attached to the inside of store front windows; provided, that such signs do not occupy more than 40 percent of the window;
- (8) Signs within a building (not in a window) that are not intended to be viewed from a public right-of-way;
- (9) The flag of a government or noncommercial institution, such as a school. Such flags are not to exceed 48 square feet. Flags greater than 48 square feet are permitted in Commercial, Transitional Commercial, and Industrial Zones; provided, that any square footage of such flag greater than 48 square feet shall be applied to the overall permitted signage of the property;
- (10) Window merchandise displays;
- (11) Commemorative plaque signs, in compliance with LCMC [15.115.040](#);
- (12) Signs required for the safe navigation of the Swinomish Channel;
- (13) Vehicle signage, except that large, billboard-type signs are not permitted on vehicles;
- (14) Official or legal notices issued and posted by any public agency or court; and

(15) Temporary signs shall not be placed on any sidewalk or other public right-of-way. [Ord. 1222 § 2, 2023; Ord. 1211 § 2(A), 2022; Ord. 1030 § 1, 2009; Ord. 963 § 2, 2005; Ord. 671 § 7.3, 1995.]

### **15.115.040 General requirements.**

(1) All signs to which this chapter applies shall conform to the general requirements set forth in LCMC [15.115.050](#) through [15.115.100](#) regardless of whether a certificate of authorization is required.

(2) The planning director shall review all sign permit applications for compliance with this code. At the discretion of the planning director, a sign permit application may be referred to the planning commission for final decision. [Ord. 1222 § 2, 2023; Ord. 1030 § 1, 2009; Ord. 671 § 7.4, 1995.]

### **15.115.050 Total allowable sign area.**

Includes all signs and all sides and stories of buildings unless otherwise exempted under LCMC [15.115.030](#).

(1) The total allowable sign area per building shall be the larger of 20 square feet or seven percent of any facade. Facade square footage shall be calculated as the vertical surface between the ground and roof line including all doors, windows, and parapet walls. Seven percent shall be determined by an as-built drawing or legal verification if deemed necessary by the planner or planning commission.

(2) A directory sign on a multi-business building shall not exceed five square feet per business to a maximum of 30 square feet per building and shall not be included in the total allowable sign area.

(3) Commemorative plaques or other signs in a residential zone shall be no larger than three square feet. [Ord. 1222 § 2, 2023; Ord. 671 § 7.4.A, 1995.]

### **15.115.060 Number of signs allowed.**

(1) Single Business Buildings. No more than three signs, one of which may be freestanding or projecting.

(2) Multi-Business Buildings.

(a) No more than one per business outside an entrance or dock, flat mounted or projecting.

(b) Additional signage per business is allowed if it is part of building directories.

(c) One building identification sign per side facing a public thoroughfare will not be counted in the seven percent allowable sign area.

(3) One flatly affixed commemorative plaque allowed per building. [Ord. 1222 § 2, 2023; Ord. 1132 § 3, 2015; Ord. 671 § 7.4.B, 1995.]

### **15.115.070 Allowable sign types.**

All signs shall conform to the height and setback requirements of the zone in which they are located. Signs may not exceed the height, width and depth of the building to which they are attached.

(1) Awning/Canopy Sign.

(a) Minimum eight feet clearance from ground;

(b) The entire awning shall not be considered a sign, except the face area of the awning to which the advertising copy is attached or placed, shall be considered a sign.

(2) Directional Sign.

(a) May be no more than nine square feet;

(b) Shall provide directions to public facilities such as restrooms, parks, parking lots, museums, and marinas;

(c) Directional signs may be off premises.

(3) Directory Sign.

(a) One per right-of-way or public access venue for multi-business buildings;

(b) Shall not exceed five square feet per business to a maximum of 30 square feet per building per directory;

(c) Shall not be included in the total allowable sign area;

(d) A business is allowed one off-premises sign in an approved directory with the written permission of the property owner.

(4) Freestanding Sign.

(a) May not exceed 10 feet in height;

(b) Shall have a landscaped area twice the size of the sign area at the base of the sign;

(c) Limited to one per building regardless of the number of businesses within the building;

(d) Not allowed if a building already has a projecting sign.

(5) Projecting Sign.

- (a) Shall project no more than four feet from building;
- (b) Must leave at least eight feet of clearance from the ground;
- (c) Are limited to one per building entrance regardless of the number of businesses within the building or advertised on the sign;
- (d) Are not allowed if the building already has a freestanding sign;
- (e) If projecting over a public right-of-way, a hold harmless agreement must be provided to, and approved by, the town of La Conner;
- (f) If the same copy is on both sides, count one side in the sign area allotment; if different copy is on both sides, count both sides in the sign area allotment.

(6) Window Sign.

- (a) Window graphics may not occupy more than 25 percent of the total area of the window in which they are displayed.
- (b) Not to be included in total sign area allotment.

(7) Sandwich Board Sign.

- (a) Siting.
  - (i) Only one sign allowed per business on private property but not in a designated parking area or fire lane. The sandwich board sign can be no larger than two feet wide by three feet high;
  - (ii) Not included in the total sign allotment;
  - (iii) Not permitted on public property, except those businesses without adequate space on their property may place a sandwich board sign within the right-of-way (as close as practical to the business building), providing it can be placed in a safe location and meets the following requirements, as approved by the planning director:
    - (A) Must comply with the clear visibility triangle requirements set forth in LCMC [15.75.130](#).
    - (B) Ensure drive access aprons and ADA access are kept clear.
    - (C) Allow the minimum standard of four feet clear pedestrian passage on the sidewalks.
    - (D) No sandwich board signs on the boardwalk.

(8) Signs painted on walls.

(9) Official Community Event Banners.

(a) Banners may only promote official community events or events approved by the town council.

(b) Proposed banner design must be submitted to the planning department for approval at least six weeks in advance of the event.

(c) All approved banners must meet current banner specifications provided by the town public works department.

(d) Banner Message and Content.

(i) Primary content: event name and date;

(ii) Secondary content: sponsor logos only – fonts must be 50 percent of primary content font;

(iii) There should be no commercial content through sponsorship identity.

(e) Display Limitations.

(i) The banner may be displayed a maximum of three weeks prior to the event.

(ii) Where time conflicts occur, the town council will decide the priority display of the banners.

(f) Installation and Removal. All banner installations and removal will be conducted by the public works department staff.

(10) Flat affixed signs.

(11) Wayfinding Signs. Wayfinding signs are deemed essential to the orderly growth of the community, and especially the downtown area. Wayfinding signs shall be permitted for groups of three or more users, with designs and locations approved by the town council. When located on public property, users shall pay an annual fee to the town, which fee shall be established and amended from time to time by resolution of the town council. Users shall be selected on a first come, first served basis.

(12) Reader Board Signs. Reader board signs are intended to provide information to the community. Reader board signs are permitted only on public property. If an electronic message is used, that message is not defined as internally illuminated. [Ord. 1222 § 2, 2023; Ord. 1211 § 2(A), 2022; Ord. 1167 § 2, 2018; Ord. 1132 § 3, 2015; Ord. 1084 § 1, 2012; Ord. 1030 § 1, 2009; Ord. 963 § 2, 2005; Ord. 887, 2003; Ord. 671 § 7.4.C, 1995.]

## **15.115.080 Lighting.**

(1) Indirect lighting only allowed.

(2) Colored, flashing or intermittent lighting not allowed. Exterior neon signs are prohibited. [Ord. 1222 § 2, 2023; Ord. 887, 2003; Ord. 671 § 7.4.D, 1995.]

### **15.115.090 Allowable design materials and maintenance.**

(1) Signs shall be made of professional quality and durable materials, such as metal or wood.

(2) Sign design shall be consistent with the district and neighborhood when in the Historic Preservation District.

(3) Signs must be maintained and not left in disrepair, damaged condition, or in need of painting or material replacement. [Ord. 1222 § 2, 2023; Ord. 1030 § 1, 2009; Ord. 887, 2003; Ord. 671 § 7.4.E, 1995.]

### **15.115.100 Compliance.**

All signs requiring a certificate of authorization must comply with this code. No sign shall be permitted unless it conforms to the provisions of this chapter. Any sign located within the town's Historic Preservation District shall be made of materials compatible with the historic nature of the town and surrounding buildings, and colors selected from the historic palette. [Ord. 1222 § 2, 2023; Ord. 1030 § 1, 2009; Ord. 671 § 7.4.F, 1995.]

### **15.115.110 Prohibited signs.**

The following exterior signs are prohibited:

(1) Abandoned signs or signs in poor repair. Obsolete signs shall be removed within five days following termination of use;

(2) Bench signs;

(3) Billboards;

(4) Flashing, revolving or any other moving signs, including streamers, banner signs (except those approved as temporary signs), and sandwich board signs worn by a person. A clock with moving hands and a barber pole are permitted;

(5) Off-premises signs except those exempted in LCMC [15.115.030](#) and [15.115.070](#)(3)(d) and directional signs;

(6) Roof mounted signs, including any signs painted directly on a roof surface;

- (7) Signs which restrict the visibility of traffic or traffic control devices, which block fire lanes, create a safety hazard for pedestrian or vehicular traffic or block vistas, viewpoints, view corridors or visual access to the shoreline;
- (8) Signs attached to rocks, trees, utility poles, street signs or any other public property;
- (9) Backlighted signs;
- (10) Signs with colored lighting;
- (11) Portable signs other than sandwich board signs;
- (12) Any sign that is otherwise allowed, but does not comply with the provisions of this chapter;
- (13) Signs that purport to be, or are, an imitation of or resemble an official traffic sign or signal;
- (14) Signs that are the primary use of the land on which they are located;
- (15) Signs that are attached to fences; and
- (16) Inflatable signs. [Ord. 1222 § 2, 2023; Ord. 1084 § 2, 2012; Ord. 963 § 2, 2005; Ord. 887, 2003; Ord. 671 § 7.5, 1995.]

### **15.115.120 Nonconforming signs.**

(1) Signs with certificates of authorization granted before the present sign ordinance adoption may be continued subject to provisions of subsection (2) of this section. Any sign without a current certificate of authorization shall be removed within 10 days of notice. The burden of establishing a sign to be legally nonconforming under this section rests upon the person or persons, firm, or corporation claiming such legal status for a sign.

(2) Loss of nonconforming status occurs when:

- (a) A sign is altered or replaced in any way in structure. Change of lettering style and routine maintenance are permitted.
- (b) A sign is relocated.
- (c) Any new sign is erected or placed in connection with the business using the nonconforming sign.
- (d) The type of a business changes.
- (e) Change of business name in a directory sign does not constitute loss of nonconforming status.

(3) With notification of loss of nonconforming status, the sign must be brought into compliance with this chapter and a new sign permit secured. An increase in nonconforming status will be construed to be a violation of this chapter and such sign will be subject to removal.

(4) Structural repairs to nonconforming signs shall not be permitted. [Ord. 1222 § 2, 2023; Ord. 887, 2003; Ord. 671 § 7.6, 1995.]

### **15.115.122 Inspection.**

Signs may be inspected periodically by the planning director, code enforcement officer, or other administrative official for compliance with this and other codes of the municipality. [Ord. 1222 § 2, 2023.]

### **15.115.124 Maintenance.**

All signs and components thereof shall be kept in good repair and in a safe, neat, clean and attractive condition. Any sign not maintained in accordance with this section shall be subject to the enforcement and removal provisions contained in LCMC [15.115.126](#). [Ord. 1222 § 2, 2023.]

### **15.115.126 Removal.**

(1) If any permanent sign shall be unlawfully installed, erected or maintained in violation of any provisions of this chapter, the owner or the person or firm maintaining same shall, upon written notice by the administrative official, make such sign conform to the provisions of this chapter, or shall remove it within 30 days. Said party shall only be authorized to exercise the appeal rights set forth in LCMC [15.115.130](#) after application has been made and permit fees paid, if applicable. Provided, the 30-day appeal period shall commence upon the date of notice, whether a permit was applied for or not.

(2) If any temporary sign shall be unlawfully installed, erected or maintained in violation of any provisions of this section, the owner or the person or firm maintaining same shall, upon written notice by the planning director, code enforcement officer, or other designated administrative official, make such sign conform to the provisions of this chapter, or shall remove it within two business days. In the event compliance is not obtained, enforcement action including the imposition of penalties shall be brought by the town attorney.

(3) If any order of the planning director, code enforcement officer, or other designated administrative official, as set forth in subsection (1) or (2) of this section, is not complied with, the official may cause such sign to be removed at the expense of the owner or lessee.

(4) Signs which the planning director, code enforcement officer, or other designated administrative official finds upon public streets, sidewalks, rights-of-way, or other public property may be immediately removed by the official without prior notice. For signs that appear to the code administrator to have substantial value (that is, other than poster board types of signs), the sign will be retained for five business days and the code administrator shall make a reasonable attempt to notify the sign owner that the sign has been confiscated and extend an offer

for the owner to retrieve the sign within this five-business-day time period. Hazardous signs shall be removed in accordance with the International Building Code. This section does not create any liability by the city for failing to retain the sign for the time specified or for the manner in which the sign is stored, maintained or disposed of, or for failure to notify the owner. [Ord. 1222 § 2, 2023.]

### **15.115.130 Appeal of planning commission or planning director decision.**

An appeal of a planning commission or town planner decision may, by any aggrieved person, be made to the hearing examiner, in writing, within 10 days of the decision and payment of an appeal fee hereby set at one-half the original fee for a sign permit. The decision of the hearing examiner is final. [Ord. 1222 § 2, 2023; Ord. 1030 § 1, 2009; Ord. 671 § 7.7, 1995.]



**SIGN PERMIT  
APPLICATION  
CLASS I**

Date of Application 11/11/25File # LU25-68SSite Address 317 Morris St. Parcel# 6 Business Name RETRO DINER**APPLICANT:**

NAME RETRO DINER - Levi & Kimberly Howell  
 MAILING ADDRESS P. O. Box 1105 PMB 69 ~~La Conner, WA 98257~~  
 CITY La Conner STATE WA ZIP CODE 98257  
 PHONE (509) 900-3536 EMAIL 50retroDiner@gmail.com

**PROPERTY OWNER:**

NAME Jason Lindeman  
 MAILING ADDRESS PO Box 397  
 CITY La Conner STATE WA ZIP CODE 98257

**SIGN TYPES**

<input type="checkbox"/> Flat Affixed	<input type="checkbox"/> Directional
<input type="checkbox"/> Projecting	<input type="checkbox"/> Sandwich Board
<input type="checkbox"/> Directory	<input type="checkbox"/> Freestanding
<input type="checkbox"/> Awning/Canopy – Existing Sq. Ft. _____	Proposed Sq. Ft. _____

TEMPORARY HOLIDAY DECOR  
Blow-ups

**EXISTING SIGNS:**Type n/a Sq. Ft. \_\_\_\_\_**PROPOSED SIGNS:**Type Holiday Decor Sq. Ft. 25?**BUILDING TYPE:** Single Business Multi-Business CHANGE STICKERIndirect Lighting: Yes X No \_\_\_\_\_ON EXISTING SIGN  
TO RETRO DINER**Material:** Wood Metal Other (please describe) Holiday Decor including blow-upsSquare Footage of Building Façade n/a on ground

Total Square Footage Allowed \_\_\_\_\_ (the total allowable sign area per building shall be the larger of twenty (20) square feet or seven (7) percent of any façade)

**PLANS AND DRAWINGS ON AN 8 1/2" X 11" SHEET MUST BE SUBMITTED TO THE PLANNING DEPARTMENT AS FOLLOWS:**

1. A drawing of the sign showing dimensions, total square footage, lettering and design features with color samples
2. A scaled drawing of the main façade of the building depicting all existing signs and area upon which the proposed sign would be placed
3. A scaled site plan showing the location of a proposed freestanding sign or sandwich board

Applicant Signature Kimberly HowellDate 11/11/25**OFFICE USE ONLY**Permit fee paid Yes \$95Date 11-12-28 Approved Denied Reason for denial \_\_\_\_\_

Planning Director \_\_\_\_\_

Date \_\_\_\_\_





Fence in blue  
Decor in red  
Yellow box is property  
line.



North Fourth Street

Morris Street

County of Skagit, Island

Mock up of  
vinyl  
Blue:  
Whipple Blue  
Benjamin Moore  
Historic Color  
Red:  
Chinese Red  
Sherwin Williams  
Historic Color



## MEMORANDUM

---

TO: Planning Commission  
FROM: Planning Staff  
SUBJECT: HPD Code Follow-Up  
DATE: November 14, 2025

### HPD Code Update for Color:

Sherman Williams has several different categories of historical time periods. Of those periods, three include 1875-1915.

Victorian (1830s-1910s) – Appendix A

Colonial Revival (1870s-1900s) – Appendix B

Arts & Crafts (1880s-1910s) – Appendix C

Below are the color palettes that I have presented previously, with tags of V, CR, or AC to indicate if the color is included in one of those palettes. If a color is not included in one of these palettes, it will have a X next to it, indicating that while it is a historic color or appears in Sherwin Williams Historic Palettes, it has not been identified by Sherwin Williams as being part of the 1875-1915 era. If a color appears in the Sherwin Williams palettes, it will be noted on the Appendixes with a red dot. Colors with no red dots do not appear in the Sherwin Williams palettes. The only historic colors recommended as “exterior main colors” by Sherwin Williams are Roycroft Copper Red and Roycroft Brass, both from the Arts & Crafts palettes. Also attached are neutral palettes from Sherwin Williams and Benjamin Moore.

Historic Color SW Palettes from Sherman Williams American Heritage Historic Color Combos are listed below. SW Palettes include Body, Trim, and two Accent colors. Sherman Williams provided these palettes; I did not pick the colors myself.

#### SW Palette 1:

Body: Renwick Rose Beige (#B18A73)  V

Trim: Renwick Beige (#C4B19E)  V

Accent 1: Pewter Tankard (#A39C90)  V

Accent 2: Polished Mahogany (#432925)  AC

#### SW Palette 2:

Body: Renwick Golden Oak (#96724D)  V

Trim: Downing Straw (#CAA97B)  V

Accent 1: Roycroft Vellum (#EBDBC0)  AC

Accent 2: Deepest Mauve (#705D5C)  V

SW Palette 3:

Body: Downing Sand (#CCBDA6)  V

Trim: Rookwood Clay (#9B7F64)  V

Accent 1: Rookwood Sash Green (#456560)  V

Accent 2: Rookwood Blue Green (#748579)  V

SW Palette 4:

Body: Sheraton Sage (#958C6D)  V

Trim: Downing Sand (#CCBDA6)  V

Accent: Rookwood Antique Gold (#A17E50)  V

Accent 2: Fairfax Brown (#64483D)  X

SW Palette 5:

Body: Eastlake Gold (#C79467)  V

Trim: Classical White (#EDE2CB)  CR

Accent 1: Curio Gray (#9B8C7A)  V

Accent 2: Downing Slate (#737A80)  V

SW Palette 6:

Body: Pearl Gray (#CDD0C5)  X

Trim: Classic Light Buff (#F0EADB)  X

Accent 1: Colonial Revival Stone (#A8947C)  CR

Accent 2: Mulberry Silk (#967A70)  V

SW Palette 7:

Body: Downing Slate (#737A80)  V

Trim: Downing Straw (#CAA97B)  V

Accent1: Rookwood Antique Gold (#A17E50)  V

Accent 2: Rookwood Medium Brown (#715544)  V

SW Palette 8:

Body: Downing Earth (#897C67)  V

Trim: Renwick Beige (#C4B19E)  V

Accent 1: Rookwood Terra Cotta (#995A42)  V

Accent 2: Rookwood Dark Brown (#5F4B41)  V

SW Palette 9:

Body: Renwick Olive (#948565)  V

Trim: Downing Sand (#CCBDA6)  V

Accent 1: Rookwood Dark Green (#575D4B)  V

Accent 2: Rookwood Amber (#BD8145)  V

SW Palette 10:

Body: Craftsman Brown (#AF9278)  AC

Trim: Roycroft Vellum (#EBDBC0)  AC

Accent 1: Rookwood Brown (#81634C)  V

Accent 2: Naval (#2D3B49)  X

SW Palette 11:

Body: Birdseye Maple (#E4C291)  AC

Trim: Roycroft Brass (#7B6A50)  AC

Accent 1: Roycroft Bronze Green (#565448)  AC

Accent 2: Aurora Brown (#6C4339)  AC

SW Palette 12:

Body: Roycroft Pewter (#5C605F)  AC

Trim: Weathered Shingle (#938068)  AC

Accent 1: Roycroft Vellum (#EBDBC0)  AC

Accent 2: Roycroft Copper Red (#793324)  AC

SW Palette 13:

Body: Antique White (#E9DCC6)  X

Trim: Roycroft Suede (#A79472)  AC

Accent 1: Creamy (#EEE7D9)  X

Accent 2: Bunglehouse Blue (#47626F)  AC

SW Palette 14:

Body: Peace Yellow (#EFCF9D)  X

Trim: Rookwood Antique Gold (#A17E50)  V

Accent 1: Classical White (#EDE2CB)  CR

Accent 2: Roycroft Bottle Green (#303E36)  AC

SW Palette 15:

Body: Roycroft Mist Gray (#C1BCB0)  AC

Trim: Downing Stone (#A4A093)  V

Accent 1: Extra White (#EDEEE9) 

Accent 2: Rookwood Dark Red (#492728)  V

SW Palette 16:

Body: Downing Stone (#A4A093)  V

Trim: Sage Green Light (#74715E)  X

Accent 1: Roycroft Bronze Green (#565448)  AC

Accent 2: Classic Light Buff (#F0EADB)  X

SW Palette 17:

Body: Rookwood Clay (#9B7F64)  V

Trim: Pure White (#EEECE5)  X

Accent 1: Downing Sand (#CCBDA6)  V

Accent 2: Teal Stencil (#688482)  V

SW Palette 18:

Body: Downing Straw (#CAA97B)  V

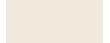
Trim: Roycroft Vellum (#EBDBC0)  AC

Accent 1: Roycroft Pewter (#5C605F)  AC

Accent 2: Classic French Gray (#888782)  X

SW Palette 19:

Body: Needlepoint Navy (#5A6A73)  CR

Trim: Classic Light Buff (#F0EADB)  X

Accent 1: New Colonial Yellow (#D9AD7F)  X

Accent 2: Antiquarian Brown (#946644)  AC

SW Palette 20:

Body: Chelsea Gray (#B6B7B0)  X

Trim: Westchester Gray (#797978)  X

Accent 1: Decorous Amber (#AC7559)  V

Accent 2: Roycroft Pewter (#5C605F)  AC

SW Palette 21:

Body: Downing Sand (#CCBDA6)  V

Trim: Classical White (#EDE2CB)  CR

Accent 1: Toile Red (#8B534E)  V

Accent 2: Rookwood Dark Brown (#5F4B41)  V

SW Palette 22:

Body: Colonial Revival Stone (#A8947C)  CR

Trim: Classical White (#EDE2CB)  CR

Accent 1: Tricorn Black (#2F2F30)  X

Accent 2: Rookwood Red (#622f2d)  V

SW Palette 23:

Body: Colonial Revival Gray (#B4B9B9)  CR

Trim: Pure White (#EEECE5)  X

Accent 1: Downing Slate (#737A80)  V

Accent 2: Harvester (#EDC38E)  X

SW Palette 24:

Body: Colonial Revival Green Stone (#A39B7E)  CR

Trim: Classic Light Buff (#FOEADB)  X

Accent 1: Polished Mahogany (#432925)  AC

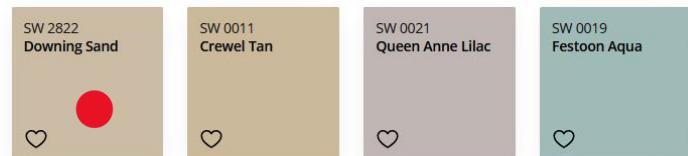
Accent 2: Roycroft Bronze Green (#565448)  AC



Calico SW 0017

## Victorian (1830s-1910s)

In an era marked by opulence, ornate detail and contrasts, palettes featured rich, saturated colors often from opposite sides of the color wheel.



## Appendix B – Sherwin Williams Colonial Revival (1870s-1900s)



■ Dutch Tile Blue SW 0031

## Colonial Revival (1870s-1900s)

Mixing paler colors with lush ones, this era reflects a return to design inspired by ancient Greece, as well as a renewed interest in America's own past.



## Appendix C – Sherwin Williams Arts and Crafts (1880s-1910s)



■ Library Pewter SW 0038

### Arts & Crafts (1880s-1910s)

Celebrating honest craftsmanship, simplicity and nature, this movement featured the natural hues of building materials and the blues and greens of handmade ceramics.

SW 0046 White Hyacinth	SW 0035 Warm Beige	SW 2833 Roycroft Vellum	SW 2834 Birdseye Maple		
SW 0036 Buckram Binding	SW 0044 Hubbard Squash	SW 2844 Roycroft Mist Gray	SW 0037 Morris Room Grey		
SW 0042 Ruskin Room Green	SW 0039 Mellow Mauve	SW 0034 Roycroft Rose	SW 2835 Craftsman Brown		
SW 2842 Roycroft Suede	SW 0043 Peristyle Brass	SW 2840 Hammered Silver	SW 0047 Studio Blue Green		
SW 0040 Roycroft Adobe	SW 0045 Antiquarian Brown <i>Expert Pick</i>	SW 2836 Quartersawn Oak	SW 2841 Weathered Shingle		
SW 0048 Bunglehouse Blue	SW 0033 Rembrandt Ruby	SW 2848 Roycroft Pewter	SW 0038 Library Pewter		
SW 2846 Roycroft Bronze Green <small>Mar. 2024 Color of the Month</small>	SW 2837 Aurora Brown	SW 2839 Roycroft Copper Red <i>Expert Pick</i>	SW 0041 Dard Hunter Green	SW 2847 Roycroft Bottle Green	SW 2838 Polished Mahogany <i>Expert Pick</i>



Alabaster SW 7008

## Finest Whites

Give yourself a clean slate for creativity with hues versatile enough to do it all. Use individually or pair with one of your favorite colors.

SW 7757  
High Reflective  
WhiteSW 7562  
Roman ColumnSW 7102  
White FlourSW 7103  
WhitetailSW 7006  
Extra White  
*Expert Pick*SW 7566  
Westhighland  
White  
*Expert Pick*SW 7551  
Greek VillaSW 7005  
Pure White  
*Expert Pick*SW 8917  
Shell WhiteSW 7004  
Snowbound  
*Sep. 2022 Color of the Month*SW 7007  
Ceiling Bright  
WhiteSW 6385  
Dover WhiteSW 7008  
Alabaster  
*Apr. 2022 Color of the Month*SW 7001  
Marshmallow  
*Expert Pick*SW 7012  
CreamySW 7002  
DownySW 7013  
Ivory LaceSW 6252  
Ice CubeSW 7009  
Pearly WhiteSW 6203  
Spare WhiteSW 6147  
Panda WhiteSW 7571  
Casa BlancaSW 7554  
Steamed MilkSW 7627  
White HeronSW 7636  
Origami WhiteSW 7626  
Zurich WhiteSW 6070  
Heron Plume  
*July 2024 Color of the Month*SW 7042  
Shoji White  
*Aug. 2022 Color of the Month*SW 9180  
Aged WhiteSW 7010  
White DuckSW 6140  
Moderate WhiteSW 7028  
Incredible WhiteSW 7014  
Eider White  
*Aug. 2021 Color of the Month*SW 7035  
Aesthetic WhiteSW 7070  
Site WhiteSW 7011  
Natural ChoiceSW 6098  
Pacer WhiteSW 7637  
Oyster WhiteSW 6119  
Antique WhiteSW 6105  
Divine White

SW 7666  
**Fleur de Sel**  
*Expert Pick*



SW 7568  
**Neutral Ground**  
*Expert Pick*



SW 7631  
**City Loft**



SW 7570  
**Egret White**



SW 7646  
**First Star**



SW 7628  
**Windfresh White**



SW 9166  
**Drift of Mist**  
*Feb. 2024 Color of the Month*



SW 9165  
**Gossamer Veil**  
*Expert Pick*



# Benjamin Moore – White Exterior Collection

33

Opulence OC-69	Opulence 879	Alabaster 876	Alabaster OC-129	Atrium White OC-145	Gardenia AF-10	Pink Damask 890
Pink Damask OC-72	Sand Dollar 877	Sand Dollar OC-71	White Zinfandel 880	Whitewater Bay OC-70	Vintage Taupe 2110-70	Opal OC-73
Opal 891	Colonial Cream OC-77	Florida Beaches 900	Parchment OC-78	Mystical Powers 901	Onyx White OC-74	Onyx White 1135
Pristine OC-75	Puppy Paws 1156	Dusty Trail 1157	Old Country OC-76	Brandy Cream 1030	Brandy Cream CC-60	Brandy Cream OC-4
Butter Pecan 2165-70	Butter Pecan OC-89	Bare OC-98	Paradise Beach 911	Sandy Beaches 946	Capri Coast OC-87	Evening White 907
Evening White OC-81	Antique White OC-83	Antique White 909	Old Fashioned Peach OC-79	Butterfly Kisses 902	Pirates Cove Beach 903	Pirates Cove Beach OC-80
Cream Froth 2158-70	Cream Froth OC-97	Sugar Cookie 2160-70	Sugar Cookie OC-93	Devon Cream 914	Devon Cream OC-102	Pompeii OC-82
Pelican Beach 908	Desolate OC-101	Windsor Cream 913	Crème Caramel OC-84	Crème Caramel 910	White Blush OC-86	Flurry CC-100
White Blush 904	Collector's Item AF-45	Sparkling Wine OC-88	Sparkling Wine 949	Sandy Shores 948	Deserted Island OC-99	Lambskin CC-340
Lambskin 1051	Lambskin OC-3	Muslin 1037	Muslin CC-110	Muslin OC-12	Cedar Key 982	Cedar Key OC-16
Timid White OC-39	Timid White 2148-60	Feather Down OC-6	Feather Down 953	Maritime White 963	Maritime White OC-5	Sail Cloth OC-142
Spring in Aspen 954	Creamy White OC-7	White Sand OC-10	White Sand 964	Clay Beige OC-11	Temporal Spirit 965	Linen White OC-146
Linen White 912	Navajo White 947	Navajo White OC-95	Natural Wicker OC-1	Natural Wicker 950	Bone White OC-143	Palace White OC-100
Palace White 956	Barely Beige 1066	Barely Beige CC-140	Gentle Cream OC-96	Frappe AF-85	Pale Almond OC-2	Pale Almond 951
Mayonnaise 2152-70	Mayonnaise OC-85	Windswept OC-94	Lily of the Valley 905	Subtle AF-310	Cameo White 915	Cameo White OC-147
Mannequin Cream 2152-60	Mannequin Cream OC-92	Antique Lace OC-104	Antique Lace 922	Corinthian White OC-111	Corinthian White 162	Montgomery White HC-33
Macadamia Nut 191	Montgomery White OC-148	Mountain Peak White 2148-70	Mountain Peak White OC-121	White Chocolate 2149-70	White Chocolate OC-127	Vanilla Ice Cream OC-90
Vanilla Ice Cream 2154-70	White Rock 918	White Rock CC-160	Creaming Cream OC-105	Antique Yellow OC-103	San Diego Cream 921	Goldtone OC-112
Goldtone 176	Simply White 2143-70	Simply White OC-117	Mascarpone AF-20	Easter Lily 2150-70	Easter Lily OC-126	Powder Sand OC-113
Powder Sand 2151-70	Angels Gate 929	Man on the Moon OC-106	Antiquity OC-107	Ambiance 309	Marble White 942	Marble White OC-34
Royal Silk 939	Opaline OC-33	White Swan 927	Grand Teton White OC-132	Monterey White HC-27	Battenberg AF-70	Albany White 944
Niveous OC-36	Spanish White OC-35	Spanish White 943	Cream Agate OC-144	Steam AF-15	White Dove OC-17	Swiss Coffee OC-45
White Down 970	White Down CC-50	White Down OC-131	Ballet White OC-9	Muskoka Trail 974	Olympic Mountains 971	Fog Mist OC-31
Edgecomb Gray HC-173	Baby Fawn OC-15	Alaskan Skies 972	Lacey Pearl 2108-70	Calm 2111-70	Calm OC-22	Silver Satin OC-26

Silver Satin 856	34	Classic Gray OC-23	Classic Gray 1548	Pale Oak OC-20	Athena 858	Balboa Mist OC-27	Balboa Mist 1549
Collingwood 859		Collingwood OC-28	Cloud White CC-40	Cloud White OC-130	Cloud White 967	Cloud Cover 855	Cloud Cover OC-25
Dune White CC-70		Dune White 968	Glacier White OC-37	Soft Chamois 969	Soft Chamois OC-13	Dove Wing 960	Dove Wing OC-18
Seapearl 961		Seapearl OC-19	China White OC-141	Wind's Breath 981	Wind's Breath OC-24	Snowfall White OC-118	Snowfall White 2144-70
Moonlight White OC-125		Moonlight White 2143-60	Snow on the Mountain 1513	Floral White OC-29	Old Prairie OC-42	Old Prairie 2143-50	Early Morning Mist 1528
Ashwood OC-47		Natural Cream OC-14	Nature's Essentials 1521	Tapestry Beige OC-32	Tapestry Beige 975	Bavarian Cream OC-123	Bavarian Cream 2146-70

Acadia White OC-38	Ivory White 925	Ivory White CC-130	Lemon Chiffon 932	Lemon Chiffon OC-109	Cream Silk OC-115	Cream Silk 2146-60
Pale Celery 2150-60	Pale Celery OC-116	Seashell OC-120	Seashell 926	Deep in Thought AF-30	Ancient Ivory 935	Ancient Ivory OC-133
Cream Cloak OC-135	Rock Candy 937	Celery Salt 938	Celery Salt OC-136	Misty Air OC-44	Pebble Rock 945	Paper Mache AF-25
Meadow Mist 936	Meadow Mist OC-134	Going to the Chapel 1527	Halo OC-46	Gray Mist 962	Gray Mist CC-80	Gray Mist OC-30
French Canvas OC-41	French Canvas 1514	Overcast OC-43	Natural Elements 1515	Sea Wind OC-139	Polar Frost 1506	Icicle OC-60
Icicle 2142-70	Cloud Nine OC-119	Cloud Nine 2144-60	Sebring White OC-137	Sebring White 1492	White River 1499	White Drifts OC-138

November Rain OC-50	November Rain 2142-60	Morning Dew OC-140	Morning Dew 1493	Stingray 1529	Hazy Skies OC-48	Frostine AF-5
Vanilla Milkshake 2141-70	Vanilla Milkshake OC-59	Winter White OC-21	Winter White 2140-70	Cascade Mountains 862	Sheep's Wool 857	Intense White OC-51
Titanium OC-49	Titanium 2141-60	Gray Owl OC-52	Gray Owl 2137-60	Snow White OC-66	Snow White 2122-70	Ice Mist OC-67
Ice Mist 2123-70	White Ice 2139-70	White Ice OC-58	White Wisp 2137-70	White Wisp OC-54	Paper White OC-55	Paper White 1590
Horizon 1478	Horizon OC-53	Moonshine OC-56	Moonshine 2140-60	Wedding Veil 2125-70	Palest Pistachio 2122-60	Marilyn's Dress 2125-60
Stone White 2120-70	Full Moon 2119-70	Genesis White 2134-70	Distant Gray 2124-70	Distant Gray OC-68	Oxford White CC-30	White Heron OC-57

Oxford White 869	Chalk White 2126-70	White Christmas 872	Winter Snow OC-63	Misty Gray 2124-60	Baby's Breath 873	Baby's Breath OC-62
Pure White OC-64	Mountainscape 870	Chantilly Lace OC-65	Chantilly Lace 2121-70	Super White OC-152	White OC-151	Ultra White CC-10
Brilliant White OC-150	Decorator's White CC-20	Decorator's White OC-149	White Diamond 2121-60	White Diamond OC-61	Harwood Putty CW-5	Geddy White CW-20
Parish White CW-15	Capitol White CW-10					