

CALL TO ORDER:
August 26, 2015

Chair Curtis called the regular meeting of the Steilacoom Preservation and Review Board to order at 6:45 p.m. in the Town Hall.

ROLL CALL:

Present Chair Joan Curtis, Marianne Bull, Carol Saynisch, Roger Jackson, and Michael Garza. Staff in attendance was Town Historic Preservation Officer Jennifer Schreck and Larry Hoffman.

APPROVAL OF MINUTES:

Ms. Bull moved to approve the minutes, second Mr. Jackson. Motion passed.

PUBLIC HEARINGS:

Chair Curtis asked if any board member had ex-parte contact or any objection to any board members hearing the applications. Hearing none, she then swore in those wishing to testify.

306 Main Street

Staff presented the staff report.

Neitha Wilke, James Guerrero Architects, presented the application. She noted the consideration of addition including: dormers include more modest detailing on the bargeboard to distinguish old from new and the desire to keep the new from competing with the original structure. The deck will be 12'x8' built in the same style railing as the current with a notched upright. She would be happy to answer any questions the PRB may have.

Mark Pedersen is the contractor on the project introduced himself.

Neitha noted the windows need to be modified from the original drawings from single-hung windows to casement windows that appear the same as the drawn single-hung in proportions and openings. This is necessary for egress requirements. Casements provides more square footage. The proposal also includes increasing the window opening on the downstairs near the deck which will be two windows paired in a historical manner.

Ms. Bull asked on the drawings of the back side of the building the deck appears to stop in the middle of the house. Neitha noted the deck stairs and the railing somehow didn't make it into the as-built drawings.

Ms. Bull noted that she is careful about Steilacoom Design Standards 7.4 and removal of architectural details, but there are not any historic photos of the side of the building. The proposed casements are probably not original size but it appears to meet the intent of the standard.

Mr. Garza asked if the two new dormer windows, why the sill trim is different than the other windows. Mr. Pedersen noted there are window boxes on the front windows which may make it appear like there are different trim details.

Ms. Bull asked if the weathervane still exists. It does and it will remain.

Chair Curtis called for further questions. Hearing none, she closed the public hearing.

Ms. Bull moved to approve the Certificate of Appropriateness for the addition of dormers and deck as they appear to meet the standards (listed). Second Mr. Jackson. Motion passed.

307 Martin Street

Chair Curtis asked if any board member had ex-part contact or any objection to any board members hearing the applications. Hearing none, she then swore in those wishing to testify.

Staff presented the staff report.

Michael Bracher, the house was just purchased by Mr. Lynch and Ms. Steward. There is no outside access from the main living space. The other issue is to enjoy the view and provide an alternate escape route.

Chair Curtis asked if any member of the audience had a question or wished to speak the application.

Ms. Bull asked why the deck did not extend to minimize covering the window. Mr. Bracher discussed options for the location of the stairs with the Board. He also noted that he's trying to keep the size with 20' so he doesn't have to splice boards. Mr. Bracher noted he could expand the deck if he turned the decking at the landing which would locate the stairs so they do not block the window below.

Ms. Bull moved to amend the FFCL to adjust the stair length, change door to French door with grids, and adjust deck to be centered with the goal of not having the window on the lower level covered by the stairway. Second Mr. Jackson. Motion passed.

Ms. Bull moved to approve the Certificate of Appropriateness for the addition of a second story deck, subject to the amendments stated in the previous motion.

Briefing from Town Attorney

Mr. Hoffman reviewed legal responsibilities of the Preservation and Review Board.

Mr. Jackson moved to adjourn at 7:44pm. Second Mr. Garza. Motion passed.

The next regularly scheduled Preservation and Review Board Hearing is scheduled for September 23, 2015 at 6:30pm in Town Hall.

Joan Curtis
Chair, Preservation and Review Board