

September 23, 2015

STEILACOOM PRESERVATION AND REVIEW BOARD MINUTES

CALL TO ORDER:
September 23, 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, Steve Gale, Michael Garza, Wolf Fletter. 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. Fletter. Motion passed.

PUBLIC HEARINGS:

1915 Rainier Street

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.

Staff presented the staff report.

Chair Curtis asked for clarification as to why there is not a current set of plans with Town for what was built.

Mr. Hoffman noted that the plans submitted to the PRB.

James Gallegos noted that the Town of Steilacoom elected to have DuPont review the plans. He stated that once they started construction they realized they didn't meet the height requirement so they adapted the plans to make sure they met the height requirements. He stated that the plans are essentially 95% the same on the elevations. When they met with Rich Aldrich, the DuPont inspector, Mr. Gallegos informed him they were going to reduce to one story to meet the height requirements.

He noted that they have revised drawings they plan to submit to the Town once complete with PRB review. And they are ok with the double columns.

Ms. Bull asked how the building could progress without plans. Mr. Gallegos noted the building official knew they were going to go with single story which was ok because it was engineered for two stories.

Ms. Bull asked about the additional 6' he confirmed that it will go toward the north elevation. Ms. Bull asked for information regarding the window changes. Specifically the north elevation grid, west elevation, and east

elevation. Ms. Bull noted there are substantial changes to the windows. Ms. Bull asked about wrapping the deck columns- which will be 6" posts.

Mr. Gallegos noted that the doors on the garage will be similar to the house on Fredericks. Ms. Bull asked about the window in the dormer on the east elevation which will have a grid. All windows on the west and east elevations will have grids.

Mr. Gallegos noted that the windows on the west elevation will have a slider at the lower portion.

Ms. Bull noted that she would prefer the windows on the water elevation to have a grid as previously approved and would be more in keeping with the historic character of the historic district. Without grids the façade will appear more of a modern wall different from the windows on the rest of the house.

Mr. Gallegos noted the window in the upper level will have a grid, adding the grid to the windows on either side of the set of doors will be acceptable.

Mr. Fletter asked why this was necessary, Ms. Bull noted that the plans previously approved included the grid and was more in keeping with the district. The windows on that wall were not affected by removing the second story. It is not the purview of the board to worry when materials are ordered and installed without prior approval when plans change without review.

Mr. Garza confirmed that the divided lights are more in keeping and shouldn't be too challenging.

Mr. Gallegos noted that he removed the pair of columns because he felt it was too much like a new neighborhood and less like historic district but he is ok with adding back the pairs of columns.

Chair Curtis called for any further questions. Hearing none she closed the public hearing for the board to deliberate.

Mr. Fletter asked Mr. Hoffman what would happen if they did not want to proceed with the PRB requirements. Mr. Hoffman summarized the procedure.

Ms. Bull moved to accept the revisions to the new structure at 1915 Rainier Street acknowledging the analysis bulleted in Findings of Fact and Conclusions of Law with the following modification: grid in upper level of north elevation installed, the side windows on the north elevation first level have upper grid, the columns in the front entry shall be double 6"x6" post that will be wrapped, supports for the deck also be wrapped 6"x6" posts, vents in the west windows shall be accepted, the garage door windows which show as single pane shall be accepted as 16 light versus 8 light. The Findings of Fact and Conclusions of Law are as written with the exception of number 12 where other amendments were added to the Findings of Fact and this supports the design standard 9.4 as noted in the analysis. Second Mr. Gale. Motion passed 4-1.

202 Sixth 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 staff report.

Mark Bender, spoke to the application. The 1904 house had 3 part windows with two casements on either side of a fixed window.

Staff clarified that the issue with the proposal is the solid to void relationship and rhythm of openings is not historically appropriate.

Mr. Bender noted the need to move the widows to the center is to meet the shear wall requirements. The proposed plans show the minimal space necessary to meet the shear wall requirements.

Mr. Garza noted that the window could move from the door a bit and divide the facade from floor to roof which will create a 3 part division of the façade, which will help with the rhythm of openings and solid to void relationship. The division could be approximate 6" trim piece between the door and windows.

Chair Curtis called for further questions of the applicant. Hearing none she then closed the public hearing.

She called for further questions or discussion amongst the board.

Ms. Bull moved to approve the cert of app for the revision of the windows in the addition to the house at 202 Sixth with at least a 6" distance between the door frame and the start of the window separating it from the doorway than expressed in the drawing and keeping the casement with one larger and one smaller and the separation going all the way to the roof. This adaptation most clearly supports design standard 7.8 with window that are similar in character to those on the main structure. Second Mr. Garza. Motion passed.

Staff Report:

Staff noted that Ms. Saynisch has resigned from her position on the PRB due to a new job overseas and she will be sorely missed. The Board expressed appreciation for all her work while serving on the Board.

Adjournment:

Mr. Gale moved to adjourn at 7:42pm. Second Ms. Bull. Motion passed.

Next Meeting:

The next regularly scheduled Preservation and Review Board Hearing is scheduled for October 28, 2015 at 6:30pm in Town Hall.

Joan Curtis
Chair, Preservation and Review Board