

**CALL TO ORDER:**  
**March 25, 2015**

Chair Curtis called the regular meeting of the Steilacoom Preservation and Review Board to order at 6:30 p.m. in the Town Hall.

**ROLL CALL:**

Present were Chair Curtis, Ms. Bull, Carol Saynisch, Roger Jackson, Steve Gale, Wolf Fletter, and Michael Garza. Staff in attendance was Town Historic Preservation Officer Jennifer Schreck.

**APPROVAL OF MINUTES:**

Mr. Jackson moved to approve the minutes from February 18, 2015 with revisions as noted. Second Ms. Saynisch. Motion passed.

Chair Curtis swore in those expecting to speak to the hearing and explained the process of conducting a public hearing.

**PUBLIC HEARINGS:**

Chair Curtis asked if any Board member had any ex parte contact with the applicants. Chair Curtis asked if anyone wished to challenge any board member for hearing the application.

**2007 Lafayette Street**

Chair Curtis noted that the PRB will revise the agenda to hear the application for 2007 Lafayette Street because the representatives for 1206 Rainier Street are not present.

Chair Curtis swore in those wishing to testify then opened the hearing.

Staff read staff report.

James Guerrero 10025 Lakewood Dr SW, architect representing the new homeowners. It's in a beautiful spot. The new owner is a car officianato and would like protective parking on the site for the new owners. They explored alternatives for parking and ended up with what is proposed which is thebest design to respect the historic nature of the house matching the site very well.

He'd be happy to answer any questions they may have. Chair Curtis looked at the property and is delighted with the design and hopes they keep the fruit trees.

Ms. Bull asked if there was room to keep the flowering trees and wanted the dimensions on the addition.

Mr. Guerrero noted the trees will remain. The garage is 24'x27'6" sliding partially under the existing deck. The den is underneath the house. Sheet

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1 shows the layers. The carport is 20'x20'. Ms. Bull noted page 2 third on the bottom is the door to the den. The garage will have garage door but with a carriage style door.

Ms. Bull asked what the deck material will be. Mr. Guerrero noted it will have to be impervious because it is over a garage. The garage roof will be impervious surface with 2% grade and wood decking over to match the existing.

Ms. Bull clarified the railing system will be glass with aluminum frame in complimentary color. Ms. Bull suggested as neutral of a color as possible rather than accent color to not call attention to it.

Ms. Bull agreed the design is a good fit for the property site.

Ms. Bull asked if the chimney has a fireplace. It is a gas insert.

Ms. Saynisch noted that she appreciated the stepped design.

Ms. Bull asked about the fencing down the side of the property. The owners have 2 little dogs that will need some fencing. The fence is for perspective. The PRB noted that they don't have purview over the fence.

Chair Curtis closed the hearing for deliberation.

Mr. Jackson noted he's prepared to make a motion to approve the application as submitted. Mr. Fletter agreed.

Ms. Bull moved to approve the application as submitted. Second Ms. Saynisch. Motion passed.

**1206 Rainier Street**

Chair Curtis swore in the applicant's representative for 1206 Rainier Street.

Jennifer Wedderman 5517 63rd Ave Ct University Place. The plans were revised because of cost due to amount of water on the property. They do plan to accept the staff recommendations for the windows in the kitchen and powder room. The overhang on the deck has been scaled back from teh original plan. Ms. Bull asked Ms. Wedderman to address the changes. They plan to stack a second french door above the 4 double hung windows in the kitchen are going to be scaled back to line up more with the window

above. Ms. Bull noted if 3 windows below more centered, the odd number will be more traditional.

Ms. Bull noted 3 windows on the upper level above the front door and three windows at the kitchen centered with the window above.

The garage will be accessed via alley which the applicant has permission to add gravel to improve.

The builder dug for the sign and the water was an immediate issue.

Chair Curtis called for questions of the applicant from the PRB.

Ms. Bull asked about the railing on the front porch. The proposed is cable which is a transitional look but a good investment for the view from the inside of the house.

Chair Curtis called for more questions, hearing none she closed the hearing.

Ms. Bull moved the design for 1206 Rainier St be approved with the following conditions: according to staff recommendations remove one of the 4 windows in the kitchen and one above the front door centering both banks eliminating need for small window in powder room in front, no need for concrete driveway as reflected in the drawings. Since new drawings are being made staff will review the revised drawings before issuing building permit to make sure they are what the PRB has reviewed and approved. Second Mr. Jackson. Motion passed.

Chair Curtis congratulated the applicant on the approval and improved design.

**OTHER BUSINESS:**

Rick Clark 2223 Oak Drive, represents a small group of citizens trying to save the Steilacoom Depot. He's been talking with the RR PR person. The structures division is ready to take the building down if it is not moved off RR property. In looking at parcels, it may be possible to shift the depot slightly south and slightly east onto Town property, the McNeil parking. There are logistical issue of where the parking lot will go. Several companies have said if the building is standing it can be moved. The width of the building limits how far it moves- cannot go around a corner. The parking lot is the most logical location. Keeping it close the the RR tracks

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make sense. Working with National RR Society, John O'Neil Topside Bar and Grill, Lewis CO Museum, fairly certain they can get funding and support needed. Use the building in RR base on history of RR in the area. Would like a small coffee counter to enjoy the ferries and trains. Still in very early planning stages. Has worked out that it can be moved. He is optimistic. The obstacles in the past are navigable. He wanted to give a heads up on their work. The group has met twice already and plan to meet again on Saturday.

Ms. Saynisch noted that she had investigated saving the station and would share her grant research that she's found. And use the building as a visitor center.

Mr. Clark noted that moving forward they will continue to ask for advice and recommendations on properly renovating the depot.

Mr. Clark showed the map of parcels where the depot could be located. Gary Emmons has photos of the interior when the Depot was in operation and is actively involved in preserving the Depot.

Ms. Bull suggested that Mr. Clark contact John Korsmo regarding moving buildings- he knew who to move the Orr Home when it fell. He's local and may be a good resource.

Mr. Clark said his the next issue to work over is the loss of revenue to Town by losing leased parking- \$20,000-\$30,000/year.

The PRB thanked Mr. Clark for sharing what was happening with the building.

Ms. Saynisch provided an update on accessory buildings and temporary structures.

Staff updated the board on the Town Council Hearing April 21, 2015.

**ADJOURNMENT:**

Mr. Jackson moved to adjourn at 7:40pm. Second Ms. Saynisch. Motion passed.

**NEXT MEETING:**

The next regularly scheduled Preservation and Review Board Hearing is scheduled for April 22, 2015 at 6:30pm in Town Hall.