

October 28, 2015

STEILACOOM PRESERVATION AND REVIEW BOARD MINUTES

CALL TO ORDER:
October 28, 2015

Chair Curtis called the regular meeting of the Steilacoom Preservation and Review Board to order at 6:35 p.m. in the Town Hall.

ROLL CALL:

Present Chair Joan Curtis, Marianne Bull, Steve Gale, Michael Garza, Cindy Blair, Wolf Fletter, and Roger Jackson. Staff in attendance was Town Historic Preservation Officer Jennifer Schreck.

APPROVAL OF
MINUTES:

Ms. Bull moved to approve the minutes for September 23, 2015, second Mr. Garza. Motion passed.

PUBLIC HEARINGS:

307 Puyallup 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.

Gary Meath introduced himself, 2103 13th Street SW Puyallup. The project is to be a nice home, the property has a view to the north over the water toward the Narrow's bridge and Fox Island. It will be built for sale in the low 600,000 range. He feels it will tie in nicely with the historic district, from the front it is low rambler style but situated to take advantage of the view the back and left side have sliding glass doors to take advantage of the view.

He could answer questions if the Board has any.

Mr. Jackson asked the Steilacoom/Starling/Puyallup portion, how close is the property line? And how much impact will happen on the tunnel of trees. Mr. Meath believes 4 trees will have to come down from the right hand side of the property, significantly sized fir trees. They are keeping some trees, which is why the building hugs the property line to the left.

Mr. Meath noted there is a significant slope which is why it has a daylight basement. The proposed new house is quite a ways back from the street.

Chair Curtis noted the wetlands behind the house site, Mr. Meath noted an engineer has reviewed all of that and it has been taken into consideration for planning the house.

There is a stream at the bottom of the property which even ran in the summer which is significant. Their geo-tech planning has considered all of this.

Ms. Bull asked about the easement for accessing the property. The sale of the property included an easement that wraps around the back of the blue house to access the new site. This allowed them to have a garage off the front of the street. It is a 20' wide easement "hammerhead" allowing driving in and backing out. It is a shared driveway with the blue house and a house further to the left.

Ms. Bull asked if the entire thing will be concrete. Mr. Meath believes it will be concrete. Roughly 15' wide fanning to 20' to match the garage.

Mr. Garza asked for clarification on the side and rear elevations, will there be window trim. The plans do not depict trim. Mr. Meath noted there will be matching window trim on all four elevations.

Mr. Garza noted the front columns are 8" the back porch are 6" he recommends enlarging them to 8".

Mr. Garza also suggested that the windows appear mulled rather than small siding between at the locations where the windows have small spaces. Mr. Meath agreed to eliminate the siding between pairs and triple window configurations. They will be trimmed out to eliminate the siding between.

Mr. Garza noted the windows should have divided lites either on all or none of the windows. Ms. Bull noted that all is preferred especially considering that it was required on a new house near the location of the application reviewed today.

Ms. Bull clarified the small windows on the right elevation will be trimmed out, Mr. Meath noted they will.

Mr. Garza noted the windows should have the grid similar to the front all around the house. The doors do not need it.

Ms. Bull asked what the landscaping will be in the front of the house. Some grass and landscaping was Mr. Meath's response.

The house will be clad in hardi-lap 6" textured lap siding, and hardi-shingles.

Ms. Bull asked about the deck, it will be sealed with glass railings. She also asked if there is a fireplace or need for chimney. There is a fireplace but it will vent out the back and does not need a chimney.

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

Ms. Bull appreciated Mr. Garza's observation that window trim is necessary on all sides of the building, the back columns be enlarged to match the front columns, and eliminating the siding between windows but use the gap with trim to provide a more uniform window appearance and historic compatibility. Ms. Bull clarified the door in the plans fits the style of the house and will look like the it is drawn once installed.

Ms. Bull moved approve the certificate of approval for a single family building at 307 Puyallup with conditions in findings of fact and conclusions of law with the addition of adding matching window trim to the side and rear windows, columns on back deck match the front at 8", eliminate the siding between groupings of windows, all windows have grid except doors, and accept one of the three options regarding the shingles on the front: bring the master closet wall on the front facade in 1' and wrap the shingles around both sides of the closet space with the accompanying adjustment necessary to the hipped roof, or raise shingles just to the gable end terminating at the window trim, or no shingles at all. Second Mr. Fletcher. Motion passed.

STAFF REPORT

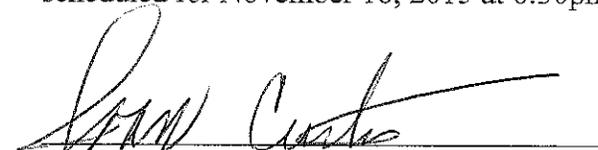
Staff introduced Cindy Blair, new Preservation and Review Board member.

ADJOURNMENT

Mr. Gale moved to adjourn at 7:30pm. Second Ms. Bull. Motion passed.

NEXT MEETING

The next regularly scheduled Preservation and Review Board Hearing is scheduled for November 18, 2015 at 6:30pm in Town Hall.


Joan Curtis
Chair, Preservation and Review Board