

CALL TO ORDER:
April 24, 2019

Acting Chair Bull called the regular meeting of the Steilacoom Preservation and Review Board to order at 6:32 p.m. in the Town Hall.

ROLL CALL:

Acting Chair, Marianne Bull, Lys Opp-Beckman, Chloe Kadel, Dennis Mroczek, Judy Bittenbender. Staff in attendance was Town Historic Preservation Officer Jennifer Schreck.

APPROVAL OF MINUTES:

Ms. Kadel moved to approve the March 27, 2019 minutes as amended. Second Ms. Opp-Beckman. Motion passed.

PUBLIC HEARING:

Acting Chair Bull reviewed the agenda and described the hearing process. She 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.

**1715 Starling Street
Additions to non-
contributing house**

Staff presented the staff report including a summary of meeting with the applicants.

Jared and Sarah Wolfe, 1715 Starling Street. Jared thanked the PRB for allowing them to come and discuss their project. He noted that they purchased the house a year and a half ago knowing they planned to remodel. A lot of demo had been done before purchase. After working with designers they determined an addition was necessary. It will be 12' x 33' and a deck that sticks out additional 8'. They tried to make every effort to keep within character of the building. They didn't want to go too high and clarified that they are not adding an additional floors. They are also trying to be in line with buildings around them.

Acting Chair Bull called for public comments. Hearing none, opened the hearing up for board questions of the applicants.

Staff noted an email was received by the neighbor, John Gish at 308 Main, in support of the application.

Mr. Mroczek asked about siding on the existing building. Mr. Wolfe noted they plan to install hardi-plank over the concrete block on the existing house except around the L shape noted on plans at meeting.

Ms. Kadel asked about the windows. The plans show a variety of styles. Mr. Wolfe said they talked with the designer to use top floor divided lite at the top of the window and divided lite on the downstairs. They would like to keep as many existing windows as they can- slider vinyl windows.

Ms. Bittenbender asked about a cable rail system at the back deck. It's a floating look, also an industrial look- is the top rail and the posts wood? Original plan was not wood. The details are not a huge deal to the applicants.

Mr. and Mrs. Wolfe noted that what is important to them is being able to see through it. The wood posts dial back the industrial look. Ms. Bittenbender noted that the left elevation looks like two different systems on the left elevation for railing. Both should be the same, and would be beneficial to do wood railing and 4x4 posts will soften the industrial look.

She also noted the overall look of the addition looks nice and will have a stronger presence on Starling.

Acting Chair Bull asked about the closed up door and decking. Existing concrete stairs lead to the side to access the deck. No interior access to the deck. Acting Chair Bull asked what the red spot in one of the photos submitted with the application, it is a deck that's existing. Under the deck is a concrete foundation and no plans to remove it even if they will close it off. Because of the needs of the interior there was no way to keep the door. The side deck is tied into the front patio and has a nice view even if not accessed from the inside any longer.

Acting Chair Bull asked about the half timber detail on the front elevation and left, they will remove those and install hardi-plank. She also asked about the posts supporting the overhang at the front door. Current posts are 4"x4" (every 8' along the sidewalk) they plan more substantial posts.

Ms. Bittenbender suggested chamfered posts to provide more interest or detail. Acting Chair Bull noted the posts should have a base.

When asked about the upper door onto the deck, the applicants noted they are sliders that look like French doors with a wider frame.

Acting Chair Bull asked what roofing they planned. It's a 30 year composite shingle but the color hasn't been selected yet.

Mr. Wolfe passed around color samples for their color scheme. Acting Chair Bull suggested grey would be more compatible roofing color with their color scheme.

Acting Chair Bull noted that the left elevation especially, the windows are a lot of variety. She discussed how the PRB works to keep continuity of

window type and style. Ms. Opp-Beckman commended them for electing the multi-pane windows because they're more compatible with the historic district. Mr. Wolfe felt the multi-pane windows feel less exposed for views inside the house.

Acting Chair Bull also clarified the addition will not go all the way to the alley. The garage doors will be removed and converted into storage space that will be eventually finished.

Acting Chair Bull called for further questions.

Mr. Wolfe asked about the left elevation if the Board is preferring two styles of windows which would wrap around the building.

Acting Chair Bull noted clarifications: half timbering covered with hardi-board lap siding, the concrete block, covered with hardi-board lap siding except with the L area noted in plans and unify the windows two window types- electing the upper window styles. The two window styles will help distinguish old with new.

Discussion ensued regarding the windows on the lower level, Ms. Opp-Beckman noted the datum line up and she isn't bothered by the configuration.

The front door will be changed to have three rectangular lites.

The existing railing is vertical. That will be retained, but will match the new deck when renovated.

Acting Chair Bull called for further questions. Ms. Bittenbender noted that when completed this house will fit better with their neighbors.

Acting Chair Bull closed the hearing for board deliberation and called for comments or questions from the Board. Determining that most of the discussion occurred with the applicant she called for a motion, noting that conditions should be clearly noted for staff to review.

Mr. Mroczek summarized that when the permit is submitted staff will review to make sure that the plans submitted reflect what was reviewed by the board.

Ms. Kadel moved to approve the addition at 1715 Starling with the following conditions to be administratively approved by staff: drawings show half timbering will be removed and replaced with hardi, hardi will extend along elevations that show concrete block except brick entry accent, limit window mullion style to single valiance style and remove the multi pane, railing to match the cable proposed in the drawing and simplify the doors. The post options will be sturdier that could be approved at a later date. Second Ms. Opp-Beckman.

April 24, 2019

STEILACOOM PRESERVATION AND REVIEW BOARD MINUTES

BOARD REPORTS:

Ms. Bittenbender noted that she was approached by Mayor and Administrator for serving on the PRB, currently serving on Planning Commission. She can read plans and felt serving on the PRB was a natural progression. She appreciates a more singular type project.

Mr. Mroczek said Joan Curtis twisted his arm. He served on the Planning Commission and lives in a historic house. Believes it was built in 1903. He's a civil engineer working for Washington State Ferries in Seattle 4 days a week. He's the business manager for the Coleman Dock remodel. He is interested in history, historic preservation, and can read plans.

Acting Chair Bull noted she lives in the historic district in a house built in the 1860s who loves design and preservation.

Ms. Kadel has a museum background, archival masters, has always worked in museum archives. She lives in an 1899 house on Champion.

Ms. Opp-Beckman lives in the historic district, is a historic preservationist on JBLM.

Ms. Gottshall lives in historic district 1910, her background is museum studies, archaeological resources.

Acting Chair Bull asked about an informal meeting with the PRB to welcome the new members. Staff volunteered the Mayor's Conference room to make sure to follow open public meetings act.

Acting Chair Bull noted NPS proposed National Register changes, calling for action from preservationists PreservationAction.org

A study by the Washington Chamber of Commerce craft guidance for everyone to be good neighbor's deadline for comment is April 30th. She'll send the link.

Ms. Opp-Beckman noted another opportunity to comment to the Department of Commerce about military and community compatibility.

ADJOURNMENT:

Motion to adjourn Mr. Mroczek, second Ms. Opp-Beckman. Motion adjourned at 7:48pm.

Ms. Bittenbender has a prior commitment and unable to attend the May meeting.

NEXT MEETING:

The next Preservation and Review Board Hearing is scheduled for May 22, 2019 at 6:30pm in Town Hall.

Marianne Bull
Acting Chair, Preservation and Review Board