

STEILACOOM PRESERVATION AND REVIEW BOARD

MINUTES

Wednesday, October 25, 2023
6:00p.m.

A. Call to Order and Roll Call

1. **Acting Chair Bull** called the regular meeting of the Steilacoom Preservation and Review Board to order at 6:00 p.m.
2. In attendance were **Acting Chair Bull**, Board Members **Bittenbender, Saynisch, Kadel, Masterson, and Just**. Staff in attendance was Town Administrator Loveless, Town Attorney Hoffman, and Historic Preservation Officer **Schreck**.

B. Approval of Minutes

1. **Ms. Kadel** moved to approve the PRB minutes September 27, 2023. **Ms. Bittenbender** seconded. Motion passed.

C. Public Hearings

1. Acting Chair **Bull** reviewed the agenda and described the hearing process. She asked if any board member had ex-parte contact. Ms. Bittenbender noted a conversation with the applicant for 1301 Nisqually, Acting Chair **Bull** then asked if there were any objections to any board members hearing the applications, hearing none Acting Chair **Bull** then swore in those wishing to testify.
 - i. **1206 Starling Street addition to non-contributing resource.**
 1. **HPO Schreck** provided staff report.
 2. Acting Chair **Bull** called for applicant's statement.
 3. Mary Handley, 1206 Starling Street Steilacoom presented the application. The front portion of the house was an addition ca 1960 with a flat roof, which makes an ideal place for a balcony. Her dream is to have that view which she's enjoyed since childhood when her parents lived on Anderson Island. This would provide an opportunity to enjoy the view from outside. The deck will be freestanding and not put any stress on the structure.
 4. Acting Chair **Bull** called for public comments. There were no public comments.
 5. Acting Chair **Bull** opened the hearing for questions of the applicant. Acting Chair **Bull** asked about water runoff. The water runoff will be addressed. Acting Chair **Bull** then asked about the materials proposed for the project. Some drawings were 3D rendering, railing was initially proposed but realize the pickets 2x2 cedar to be more in keeping with the design standards painted to match the house to help the structure blend with the building. Ms. Saynisch asked about the photos- one example is the straight staircase the second option is a spiral staircase. There was a railing in place as recently as 2019. Mr. Masterson asked about the footings, they will be 4' deep, 2' diameter to support 6x6 posts. It is engineered. If water and debris falls through the deck it will run off the roof. The decking material will be composite decking with gaps 3/16" deck will be 1/5' above the roof. If the roof needs replacement the decking can easily be removed for access. There is a structure under the crawlspace which may have been used to access the

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prior deck but otherwise the access on that space is not evident. The prior owner did access the space to decorate for holidays. There is no access from the house to the space. Current roof is torch-down which was done when the current owner purchased the house. There are three scuppers and gutter along the back. They will be accessible for clean-outs. The stairs start at the back of the house toward the front. Ms. Saynisch noted that the selection of color to help the structure blend with the existing house.

6. Acting Chair Bull then closed the hearing for board deliberation. Board noted that this project will give more of a purpose for the flat roof and the traditional straight stairs are more appropriate.
7. Ms. Kadel moved to approve the application for 1206 Starling Street as submitted for the addition noting if this was a contributing building this would be a different review, this does not change the mass and scale of the structure. Second Saynisch. Motion passed.

ii. **1301 Nisqually Street solar addition to non-contributing resource.**

1. **HPO Schreck** provided staff report.
2. Acting Chair **Bull** called for applicant's statement.
3. Mr. Wheeler 1301 Nisqually Street, Steilacoom, presented the application. House is 20 years old, re-roofing the house with black roofing which will help the solar panels to blend with the roofing material mostly located on the east side 18 panels and additional 8 panels on the south side. The panels will be parallel with the roof pitch.
4. Acting Chair Bull called for public comments 615 7th street supports the project. Brett Levey brief comments, has not seen drawings or the house, as a members of Washington physicians for social responsibility encourages electrifying to decrease production of greenhouse gases and energy self-sufficiency and 5 years of owning solar panels the ability to help neighbors in giving power back to the town. He supports careful and thoughtful preservation of historic homes. He urges thoughtful and careful consideration of this applicatio.
5. Acting Chair Bull opened the hearing for questions of the applicant. Mr. Wheeler noted that he has a representative from the company to answer detailed questions. There were no further questions.
6. Acting Chair Bull then closed the hearing for board deliberation.
7. Ms. Kadel moved to approve the application for 1301 Nisqually Street as submitted for the installation of solar panels on a non-contributing house as submitted in the application. Second Saynisch. Motion passed.

iii.

D. Other Business

1. Review of Design Standard 9.31.
2. Special Hearing for Holidays will be December 13, 2023 in place of the regularly scheduled November and December meetings.

E. Other Comments:

No additional comments.

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F. Public Comment

1. No public comment.

G. Adjournment of Regular Meeting

1. **Ms. Bittenbender** moved and **Ms. Saynisch** seconded to adjourn the Town Preservation and Review Board Meeting of October 25, 2023 at 6:39p.m.

H. Next Meeting

1. The next meeting of the Preservation and Review Board is December 13, 2023.

Acting Chair Bull