

Members

Roger Johnson, *Chair*
 Ross Buffington, *Vice-Chair*
 Greg Benton
 Phillip Hill
 Ken House
 Tim McDonald
 Mark McIntire
 Jonathan Phillips
 Kathryn Longwell, *North Slope Ex-Officio*



MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Staff

Reuben McKnight, *Historic Preservation Officer*

Date: January 23, 2008

LPC 2908

Location: 728 St. Helens, Tacoma Municipal Building North, Room 16

Commission Members in Attendance:

Roger Johnson, *Chair*
 Ross Buffington, *Vice-Chair*
 Greg Benton
 Phillip Hill
 Mark McIntire
 Jonathan Phillips

Staff Present:

Reuben McKnight
 Tonie Cook
 Donna Bosinski

Commission Members Excused:

Ken House
 Tim McDonald

Others Present:

Jillian Lamont Bates
 Fred Roberson

Vice-Chair Roger Johnson called the meeting to order at 5:00 p.m.

1. ROLL CALL**2. CONSENT AGENDA****A. Excusal of Absences**

Commissioners House and McDonald were excused for their absences.

B. Approval of Minutes

The Minutes of December 12, 2007, were approved as submitted.

The order of the agenda was slightly altered to facilitate expediency of the meeting.

3. DESIGN REVIEW**A. 819 North J Street**

Ms. Tonie Cook delivered the staff report: Constructed in 1903, the Sotokichi Hayashi Home is a single-family residence in the American Foursquare Style and is a contributing property in the North Slope Historic District. The current proposal is to replace six existing dormer windows with seven Marvin wood, double hung and casement windows.

1. Front Elevation, Dormer 1: Replace two existing windows with Marvin wood casement windows in existing openings matching size, placement and trim.
2. Rear Elevation, Dormer 2: Replace two existing windows, widening each (using currently unfinished space from previously removed chimney).
3. Side Elevation, Dormer 3: Replace vinyl windows and use similar configuration as main floor's windows.
4. All trim will match exterior trim as in Dormer 1.

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The two front elevation casement windows proposed for replacement are identical in opening size and style matching the existing exterior trim. The proposed two new rear elevation casement windows will use space that had been used as a fireplace. Although the window openings will be reconfigured from the original, the visual impact will be minimal, as the new openings are located in the rear of the house. The proposed three new side elevation windows will replace two vinyl windows.

All replacement windows that are proposed will be Marvin wood, double hung and/or casement windows, which have been approved previously. Staff recommends approval.

The homeowner, Ms. Jillian Lamont Bates, was available to answer questions. There were none.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the application for design review at 819 North J Street, as submitted".

Motion: Phillips

Second: Benton

Motion: Carried

3. NOMINATIONS – Tacoma Register of Historic Places

Tacoma Register listing follows procedures defined in 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting determines whether the property meets the threshold criteria in the ordinance for age and integrity.

A. Olympic Garage – 1224 Tacoma Avenue South

Ms. Cook reported that Mr. Roberson presented a nomination application for the Olympic Garage building at the September 26, 2007, Landmarks Preservation Commission meeting. The application was deferred for 45 days for the purpose of the owner's reconsideration and further edits. In an October 16, 2007, letter, Mr. Roberson requested additional time to further edit the application and finalize plans for the building. Mr. Roberson was granted an additional 91 days, which expires on January 23, 2008. If the Commission finds that the age and integrity standards are met, then the Commission may move to have the nomination scheduled for a public hearing and a comment period before recommending the nomination to the City Council.

Additional information regarding the Olympic Garage was submitted by Ms. Cook, to include: In 1899, the first automobile was introduced in Tacoma; and by 1920, there were 187,000 automobiles registered in Washington State. Properties associated with early automotive service have been some of the most ever-present forms of commerce since the first automobile was introduced.

The threshold criteria for Tacoma Register listing are listed at 13.07.040B(1), and include:

1. Property is at least 50 years old at the time of nomination; and
2. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

The building appears to meet criteria "D" portraying the environment in an era of history characterized by a distinctive architectural style. The reinforced utilitarian concrete building supports the transportation-related service industry of the early automobile era.

The Olympic Garage is a two-story, reinforced concrete commercial, vernacular building constructed in 1925. The utilitarian building was part of the expanding mix of commercial and residential development in

the Hilltop Area. Although the building is currently vacant, it once housed several businesses and a Labor Ready office. There have been relatively few exterior alterations, which amounted to a row of window replacements on 13th Street. Many of the original windows have been covered. The two street garage entrances were typical of the automobile service businesses of the time. The simple original double set of wood paneled garage doors with metal trim cover nearly the full height of the first story primary elevation that faces Tacoma Avenue South. The interior main level has been altered for housing various businesses, but the original wood trusses, approximately 6,000 square feet of hardwood flooring and paned windows on the second level add richness to the simple corner 1925 building. Staff recommends scheduling the nomination for public testimony at a hearing on February 27, 2008.

The owner, Mr. Fred Roberson, was available to address any questions. There were none.

There was a motion:

"I move that we, the Landmarks Preservation Commission, find that the property at 1224 Tacoma Avenue South meets criteria, with regards to age and integrity, and appears to meet criteria D for designation: Portrays the environment in an era of history characterized by a distinctive architectural style and; further, that we schedule the nomination for public testimony at a hearing on February 27, 2008".

Motion: Phillips
Second: McIntire
Motion: Carried

5. CHAIR COMMENTS

Chair Johnson asked for an update regarding the status of the Spanish Stairs and if the work was contingent upon the purchase of the Elks Temple. Mr. McKnight replied that construction should begin in Spring 2008. He was unsure if the work on the Spanish Stairs was contingent upon construction of the Elks Temple; however, he would check with the City engineer for an update and report back to the Commission.

6. ARTS COMMISSION UPDATE

Commissioner Phillip Hill reported that the Arts Commission retreat was scheduled for March 1, 2008. Furthermore, there are four vacancies on the Commission, which currently is a four-year term limit; however, a change to a two-year term limit is underway.

7. BOARD BUSINESS/PRESERVATION PLANNING

Mr. McKnight reported that the Landmarks Preservation Commission was seeking applicants for vacancies as well: One vacancy; one vacant, unexpired term; and three Commissioners are up for re-appointment. He said that the Appointments Committee has not met since April 2007. Until some vacancies are filled and/or Commissioners are re-appointed, there will be a real possibility that the mandated quorum of five Commissioners would be in jeopardy.

~~*~*~*~*~*~*~*~*

Commissioner Hill reported that he had recently been informed that the remnant brick foundation wall in Ledger Square would be removed and replaced with a concrete retaining wall. Because of the wall's location and historical significance, the Commissioners discussed what part they could play in preserving the brick and/or the entire wall.

Mr. McKnight reported that public works engineering stated that they wanted to replace the wall because of structural reasons. There was preliminary research conducted regarding the cost of retaining the brick wall by removing it, pouring the concrete wall, and replacing the brick again. The estimated cost was \$100,000. The scheduled date for that particular component is 2009; therefore, if the additional cost was allocated by that time, it was feasible to accomplish. Previously, the Commission had discussed the appropriateness of naming the park

in honor of Ben Gilbert, who had served on the Landmarks Preservation Commission for 18 years, and who recently passed away.

There was a motion:

“I move that we, Landmarks Preservation Commission, draft a letter to request consideration of retaining the brick wall in Ledger Square – a public park”.

Motion: McIntire
Second: Phillips
Motion: Carried

Commissioner Mark McIntire thought it would be a good idea to copy the letter to Mayor Baarsma and Mr. Eric Anderson, the City Manager, as well as any other interested parties.

~~*~*~*~*~*~*~*~*

Mr. McKnight briefly commented on several communication items regarding the Heidelberg Brewery, none of which were in support of the proposed hotel. Recently, Councilmember Strickland sent Mr. McKnight an example of a Holiday Inn, in London, England, which was designed to be sympathetic to the surrounding neighborhood.

~~*~*~*~*~*~*~*~*

Commissioner Kathryn Longwell asked for an update regarding Mr. and Mrs. Xitco's appeal. Mr. McKnight reported that the homeowners had requested a new hearing date upon the Commission's denial of their proposal to simply replace the windows that are visible from the street. Commissioner Longwell inquired as to what would occur if the Xitco's sold the house before the appeal is resolved. Mr. McKnight stated that the house is in violation, regardless of whether or not it is sold. Commissioner Phillips asked Mr. McKnight to solicit an opinion from the City Attorney regarding how to ensure that a perspective buyer would be made aware of the violation on the house. Mr. McKnight stated that he would seek counsel and report back to the Commission in the future.

~~*~*~*~*~*~*~*~*

Commissioner Longwell inquired about the property at 1111 4th Street and asked for an update. Mr. McKnight reported that opening arguments should go before Superior Court, sometime early in February 2008.

The meeting adjourned at 5:35 p.m.

Submitted as True and Correct:

Reuben McKnight, Historic Preservation Officer