

Members

Roger Johnson, *Chair*
Ross Buffington, *Vice Chair*
Greg Benton
Phillip Hill
Ken House
Imad Al Janabi, PhD
Fred King
Megan Luce
Mark McIntire
Caroline Swope, PhD

Kathryn Longwell, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer



MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Date: May 28, 2008

LPC107/08

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

Commission Members in Attendance:

Imad Al Janabi
Ross Buffington
Phillip Hill
Ken House
Roger Johnson
Fred King
Kathryn Longwell
Megan Luce
Mark McIntire
Caroline Swope

Commission Members Excused:

Greg Benton

Staff Present:

Reuben McKnight
Brian Boudet
Tonie Cook
Donna Bosinski

Others Present:

Reverend Frances Lorenz
Marshall McClintock
Daniel Polley
Tom Kositzky
Rob Collins

Chair Roger Johnson called the meeting to order at 5:03 p.m.

1. ROLL CALL

2. CONSENT AGENDA

A. Excusal of Absences

Greg Benton

B. Approval of Minutes

The minutes of April 9, 2008, were approved as submitted.

3. NOMINATIONS – Tacoma Register of Historic Places (preliminary)

Ms. Tonie Cook cited the general procedural notes, followed by the staff report:

Tacoma Register listing follows procedures defined in TMC 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting will determine whether the property meets the threshold criteria in the ordinance for age and integrity. 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 comment period, at which the public may enter comments into the record for consideration. Following the comment period, the Commission may deliberate on the nomination for up to 45 days before recommending to City Council, listing on the register or denying the nomination.

A. Park Universalist Church (206 North J)

Constructed in 1909, the Park Universalist Church was being nominated as a significant example of craftsman-style church architecture and the only extant example in Tacoma; retaining its original design and most of its materials and workmanship. As one of Tacoma's oldest church buildings, it was designed by Woodroffe and Constable, two of the City's early advocates of the craftsman style. The building has

been continually used as a church and as one of the sites of progressive, free-thinking communities throughout the development of the west including Tacoma; several individuals, Reverend William Buchanan, Reverend Henry V. Morgan and author Murray Morgan, were associated with the church. The building is located within one-half block of the North Slope Historic District, which is listed on the Tacoma, the Washington, and the National Registers of Historic Places. In addition, a Tacoma landmark property, The John A. Shackelford House is located near the property.

The threshold criteria for Tacoma Register 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 purpose of the preliminary meeting was to determine that the age and integrity standards were met. The building was constructed in 1909 and has retained much of its detailing, including windows, cladding, trim and woodwork.

Mr. Marshall McClintock, Chairman of the North Slope Historic District Board, narrated a slideshow depicting newspaper articles and photographs of the building, as well as of prominent individuals associated with the church in the past. He stated that in 1893, Charles Wright (associated with Northern Pacific Railroad), donated land at the corner of Division and North I for the new church. Tacoma's first female pastor, Reverend Abbie Ellsworth Danforth, ministered in 1903.

Reverend Frances Lorenz stated that, in light of the recent occurrence of United Methodist Church having been demolished, she and the Board members were very eager to have the designation take place in order to preserve the sacred heritage.

There was a motion:

"I move that we, the Landmarks Preservation Commission, find that the property at 206 North J Street, Park Universalist Church, meets threshold criteria for the Tacoma Register listing and recommend scheduling the nomination for public testimony on June 25, 2008".

Motion: McIntire
Second: Hill
Motion: Carried

Vice-Chair Ross Buffington stated that Park Universalist Church was part of the Mothers Day Wright Park Church Tour in 2007. He said that Reverend Lorenz and her congregation were very gracious in greeting everyone on the tour.

4. DESIGN REVIEW

A. 1414 North 7th Street

Constructed in 1928, the house is a contributing structure in the North Slope Historic District. The main roof is a side-facing gable with hipped corners and has a prominent front-facing gable. The proposal was to remove the rear chimney and extend the existing rear dormer to allow space for the 10' x 6' 8" bathroom addition. The addition would match the roof pitch of the existing dormer, adding a new double-hung wood window and trim, matching the existing window, trim, roof and siding in design, size, color and materials. The existing property photos, proposed design plan, Marvin wood window specification sheet and color samples for exterior paint were enclosed with the staff report.

North Slope Design Guidelines for height, scale, roof shapes, exterior materials, rhythm of openings, additional construction, numbers 1 – height; 2 – scale; 5 – roof shapes and materials; 6- exterior materials; 6 – rhythm of openings; and 8 – additional construction; as well as Secretary of the Interior's Standards, number 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided; and 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The chimney is not being used; its removal does alter the appearance of the original structure; however, it is located at the rear of the house and the overall proposal accommodates additional living space for the property owners. The addition of the rear dormer extends to the side hip gable that does appear to alter the original historic gable feature; it will not be visible from the front elevation but it will be visible from the side. The dormer addition would not meet the North Slope Historic guidelines because of the alteration of a distinctive architectural feature that helps define the property as a contributing property. The construction could possibly impact the structure with removal of historic materials.

The Tacoma Municipal Code would require a rear yard setback of 25 feet and a side yard setback of 5 feet. The new shed dormer would be located 9 feet from the rear property line and 0 feet from the north side property line. The Commission would have to specify a waiver of these code requirements if the dormer addition's design review application was approved. The purpose of the request for the dormer addition was to increase living space with the addition of a bathroom. Staff talked with the applicant to consider reducing the impact to the side hip gable; the applicant was available to speak to this concern. Staff deferred recommendation to the Commission.

Mr. Reuben McKnight wanted to inform the Commission that the basic zoning within the historic district had stipulations for setbacks for front, back, and sideyards. The Landmarks Preservation Commission can request that certain elements be waived if they conflict with the Commission's application of its standards within the historic district. If there is a negative affect on the historical appropriateness of a proposal from those zoning standards, the Commission could have those waived by the Land-Use Permitting Planners.

Regarding impact to the roof, Mr. McKnight stated that because of the hip gable roof line, there would be approximately one foot where the actual ridgeline would begin. The addition is intended to go out to the edge of the eave line. Mr. Polley said that the wall of the addition would meet the wall of the house. After submitting the application, the applicant worked on an alternate design, which may not have an impact on the roof.

Commissioner Phillip Hill asked for clarification of what was meant in the staff report: "The dormer addition would not meet the North Slope Historic guidelines because of the alteration of a distinctive architectural feature that helps define the property as a contributing property". Ms. Cook explained that was referencing the side hip gable. Mr. McKnight further clarified that the principle guideline referenced was relative to North Slope Historic District Guideline, Number 8, Additional Construction; as to how the barge board intersected the hip, which would be on the rear elevation and not on the principle façade of the house. He said that the project meets all of the other design guidelines.

There was a motion:

"I move that we, the Landmarks Preservation Commission, accept the proposal to add the dormer and the window and remove the chimney".

Motion: Hill
Second: King

Chair Johnson stated that the window was not discussed. Commissioner Kathryn Longwell inquired as to which proposal (drawing) was being moved to accept. Commissioner Hill replied that it was the original drawing.

Commissioner Longwell felt that the second drawing preserved the integrity of the roofline somewhat better than the original application. She added that since the project would require two variances, one being a zero lot line variance, and if it were to be approved and waiver the variances, it would deprive the neighbors of proper input and comment. Mr. McKnight interjected that the provision in the Code was to allow the Commission to have precedence over any conflict in the Code.

Commissioner Caroline Swope stated that, in her opinion, the original drawing was preferable.

Chair Johnson stated that the motion was to accept the proposal as submitted.

Commissioner Mark McIntire offered a friendly amendment:

“I move that the Landmarks Preservation Commission approve the alternative design, in which the original hip on the ridgeline is preserved; with the condition that the new gable on the side elevation of the dormer is constructed without the hip that is depicted on the alternative elevation; and that the Commission finds that application of the basic zoning setbacks are not compatible with the historic district standards and should be waived”.

Amendment: McIntire

Accepted by: Hill and King

Motion: Carried

B. 1415 North 5th Street

Ms. Cook delivered the staff report: Originally constructed in 1901, this building was one of two residences that had been combined for use as an office/medical center from the 1940's to 1960's. In 2007, the non-original additions were approved for removal, and well as subsequently infilling the openings created by the demolition. This proposal was to remodel the house for use as the applicant's home. Some of the following items were confirmed, per telephone conversation or at the meeting, such as the porch materials. An historic photo was enclosed.

The applicant met with the Architectural Review Committee on April 16, 2008. The preliminary design plans were reviewed including materials for the windows, porch, columns, siding, doors, and roof.

The project includes the following items:

Windows and trim: There was an attached worksheet. Replace the existing windows with new Marvin clad or Bear wood windows; the one arched south elevation window would be retained; where needed, new trim would match the existing wood trim in design and materials. *Note*: The third floor windows (five dormer windows) would be retained; however, the applicant may request approval for future replacement of existing windows, which appear to be vinyl, with double-hung, wood Marvin clad windows and wood trim to match the existing original windows.

Siding: Remove and repair deteriorated siding with new cedar lap siding, matching existing siding. Also, install smooth and painted Hardie-lap siding on alley and North 5th Street elevations.

Porch: Construct a new porch on first level, rear and primary elevations, and second floor primary elevation as shown in a 1906 historic photo and design plan. Install new fiberglass composite columns; T and G ceiling; decking, and complete balustrade railing system, as shown in the design plan and similar to the historic photo. There were no images of the rear porch.

Other: Replace two doors (rear and primary entrances) with new Hemlock-fir wood doors, Simpson or equivalent Craftsman series; applicant will review designs. Removal of chimney to allow for additional living space in the interior; paint the exterior; repair exterior corner trim as needed.

North Slope Design Guidelines for height, scale, roof shapes, exterior materials, rhythm of openings, and additional construction.

Secretary of the Interior's Standards:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture; and, where possible, materials. Replacement of missing features will be

substantiated by documentary and physical evidence.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

This previously altered property would be remodeled to return it to its original use as a residence. There would be no change to the original form, massing or roof pitch and the applicant would repair or match existing materials where possible. The openings for the windows would be relocated on some elevations; however, the proposed materials are wood windows and trim matching the existing design and style. The material proposed for the porch columns and the number of columns (on the front elevation) would need to be confirmed with the applicant, as one option was painted composite and either a grouping of one, two or three columns are shown in the proposal near the steps. The chimney's removal would alter the appearance of the original structure from the primary elevation view; however, most of the chimney was located at the rear of the house and its removal accommodates additional living space for its new use as a residence. The porch and second level deck, original windows and door on the primary elevation have been missing for numerous years. Although the new plan was not completely identical to the original, the design for these features was based on the historic photo to help bring back the original historic character. Staff deferred recommendation to the Landmarks Preservation Commission.

Mr. Kositzky stated that he would be using wood (rather than fiberglass composite) columns. Commissioner Longwell inquired about the proposed usage of Hardie-lap siding. Mr. McKnight said that the siding had previously been discussed during the ARC meeting. He said that the guidance that the Committee gave at that time was that if the reveal pattern was matched and the smooth texture was used, that the substitution material would be acceptable. Regarding a waiver or variance for the front porch, Mr. McKnight said that the front porch re-construction was within the setback for the lot that was created when there was a boundary line adjustment done. As part of its decision, the Commission could request a waiver, and staff recommended that it does so.

Chair Johnson inquired about the movement of the windows. Mr. Kositzky explained that the main window movement would be on the second floor, on the elevation of the alley. Mr. McKnight stated that he had conducted a site visit and discovered that there was evidence that the windows had previously been relocated.

Commissioner Hill inquired as to what were some of the comments from the ARC meeting. Ms. Cook replied that the railings on the porch were discussed, as well as the spacing details, the materials on the south elevation – using smooth and painted Hardie-plank, removing and replacing the aluminum/vinyl windows with wood, the columns, etc. The chimney was not discussed; however, it will be removed.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the application, as submitted for the renovations at the 1415 North 5th Street, citing conformance with Secretary of the Interior's Standards, Numbers 1, 2, 5, 6, and 9".

Motion: Buffington

Second: Hill

Commissioner Longwell stated that the project met the North Slope Historic District Guidelines, with the exception of the Hardie-plank siding, which does not meet guideline number 6, "...*New structures should utilize exterior materials similar to those typically found in the neighborhood*". She further declared that in the interpretation of exterior materials, it clearly stated that modern materials, including Hardie-plank, Hardie-shake, and other compatible products are appropriate only for new construction and accessory structures. She said that if the Commission approved the use of Hardie-plank for this project, it would set a precedent. Otherwise, Commissioner Longwell approved of the project. Commissioner Swope concurred with Commissioner Longwell's assessment.

Commissioner House asked for clarity regarding the motion, and whether or not the chimney would be removed. Vice-Chair Buffington replied that his motion referred to the removal of the chimney.

Because the motion appeared to lack clarity of some issues, Vice-Chair Buffington withdrew the motion.

Commissioner Hill inquired about the leaded glass in the front door and whether or not it was common for the style and time period. Commissioner Swope stated that the doors typically did not have leaded glass for Colonial Revivals. The applicant indicated that his intention was to use clear glass on the door.

There was a new motion:

“I move that we, the Landmarks Preservation Commission, approve the application, as submitted for 1415 North 5th Street, citing the North Slope Historic District Guidelines and Secretary of the Interior’s Standards, numbers 1, 2, 5, 6, and 9; the approval to include removal of the chimney, but the approval does not include the use of Hardie-plank siding. The Commission directs the applicant to use cedar siding on all four sides of the building and also to refrain from using leaded glass in the entrance doors.”

Motion: Buffington
Second: Hill
Motion: Carried

Mr. McKnight stated that, under the administrative rules of the Commission, if the windows are to be upgraded at a later date, staff would be authorized to administratively review and approve.

5. BOARD BRIEFINGS

A. Design Review Project

Mr. McKnight explained that he and Mr. Boudet had been working on the feasibility of a City-wide Design Review process. Mr. Boudet was present to discuss the scope of schedules, status update, background of the project, etc. Staff was interested in obtaining insight from the Commission regarding functionality and practicality of such a program.

Mr. Boudet stated that in 2005, Tacoma City Council adopted a Resolution and provided some funding to explore the possibility of a Design Review process. In response, the Planning Division enlisted Makers Architecture and Urban Design as consultants in accomplishing the first phase, which was to analyze the existing policies and how they reflect the desires and interests of the community. Through the public outreach conducted during the first phase, it was determined that there was a need to study the Comprehensive Plan and better describe Tacoma’s vision and goals to the community. During the first half of 2009, phase two will focus on the implementation in achieving the vision and goals.

Commissioner Hill asked how it would be possible to have a City-wide design review program because of the diversity throughout the different areas, and trying to achieve different aesthetics. Mr. Boudet replied that the objective was more to focus on the basics of quality urban design, such as being pedestrian-oriented, etc. rather than architectural style. Commissioner Hill commented that, in his opinion, the goals and/or objectives would be to have builders be respectful of the neighborhood while still being creative. Mr. McKnight added that a major complaint expressed throughout the community was developments that are insensitive to their context and compatibility. At this time, staff was in the process of beginning to develop regulatory code by seeking guidance from the public.

Commissioner Hill inquired as to what the AIA (American Institute of Architects) thought about a design review program. Mr. Boudet replied that some members of the AIA felt that design was important; however, they were cautious that design review could potentially squelch an architect’s artistic creativity. Mr. McKnight quoted a conversation with an architect who stated that he had never had a pleasant design review experience in his career.

Commissioner Fred King agreed with Commissioner Hill’s comment regarding context and creativity as being the most important objectives and/or goals and capturing the essence of what design review should be. He continued to state that it was critical to keep the process free of politics and commercial interests as much as possible.

Mr. Boudet indicated that the Planning Commission would be having a public hearing in September 2008

regarding draft amendments to the Comprehensive Plan for Design Review; in December 2008, the amendments would be forwarded to the City Council. Mr. McKnight stated that any further comments and/or opinions that the Commissioners wanted included in the process could be transmitted to either Mr. Boudet or himself.

6. CHAIR COMMENTS

There were none.

7. STAFF COMMENTS

Mr. McKnight reported that the 1111 North 4th Street appeal, in which the Commission's decision of denial was upheld, garnered a court order to remove the 1/1 double-hung, Pella aluminum windows, as well as some of the siding and trim. He asked for the Commission's guidance in determining the final outcome for compliance. Staff recommended that the Commission draft a letter, in which it would clearly state a number of specific products that would be suitable for the replacement windows, as well as a deadline for the homeowner to accomplish satisfaction of the order. It was agreed that the letter would indicate brand specifications, along with a list of options that had previously been approved by the Commission.

8. BOARD BUSINESS/PRESERVATION PLANNING

Mr. McKnight reported that the deadline for the Pierce County Grant Program would be July 7, 2008. He asked that the Commissioners discuss and determine the best method for determining which requests for grants would receive supporting letters.

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The Historic Property Surveys staff report had been included in the Commissioners' packets, to include a map indicating where surveys were conducted and which surveys had been updated. The staff report included areas and subjects that represent critical needs and which should be considered as potential survey-funding priorities, to include Religious Structures and Properties; Educational Facilities; Mid-century Buildings; Surveys to Establish Historic Districts; West End, East Tacoma, and Central Area; and Development of a City-wide Preservation Plan.

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The Historic Preservation Month Committee members Megan Luce, Phil Hill, and Mark McIntire met and recommended to the Landmarks Preservation Commission a total of seven awards in four different categories for 2008 recognition by the City of Tacoma. The Commission packet included a memorandum outlining the categories, nominees, and description for each award. The next step would be to include official Commission action with acceptance and recommendation to the City Council.

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Ms. Cook announced that an ARC meeting would occur on June 4, 2008.

The meeting adjourned at 7:07 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer