

Members

Mark McIntire, *Chair*
Ross Buffington, *Vice Chair*
Ken House
Imad Al Janabi, PhD.
Fred King
Megan Luce
Ha Pham
Pamela Sundell

Kathryn Longwell, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer



MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Date: September 9, 2009
Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16

LPC 129/09

Commission Members in Attendance:

Ross Buffington
Imad Al Janabi
Megan Luce
Mark McIntire
Pamela Sundell
Kathryn Longwell

Staff Present:

Reuben McKnight
Tonie Cook

Others Present:

Tim Medved, Tracie Medved,
Matthew Currie, Emilie Currie

Members Excused:

Ha Pham, Ken House, Fred King

Chair Mark McIntire called the meeting to order at 5:02 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioners Ha Pham, Ken House and Fred King were excused.

B. Approval of Minutes

N/A

2. DESIGN REVIEW

A. 714 North Cushman

Ms. Cook read the Staff Report:

Built in 1904, the house at 714 N Cushman is a contributing structure in the North Slope Historic District. The house was previously altered including the addition of vinyl siding and windows. The current project is to extend the existing rear attached deck to the east elevation of the house to access a proposed new French door. The proposed door will replace the two vinyl windows located on the rear of the east elevation. Deck materials will match the existing wood deck materials as shown in the submitted photo. The French door is a textured Fiberglass door and manufacturer is Codel.

Staff recommended consideration of this proposal under the North Slope Historic District Guidelines and Secretary of the Interior's Standards:

North Slope Historic District Guidelines:

#6. Exterior Materials. Goals: Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood were sided with shingles or with

lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood. Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials. New structures should utilize exterior materials similar to those typically found in the neighborhood.

#8. Additional Construction. Goal: Sensitively locate additions, penthouses, buildings systems equipment, or roof-mounted structures to allow the architectural and historical qualities of the contributing building to be dominant. While additions to contributing buildings in historic districts are not discouraged, they should be located to conceal them from view from the public right-of-way. Some new additions, such as the reconstruction of missing porches or the addition of dormers in the roof, may need to be located on the front facade of the building. When an addition is proposed for the front of the building, appropriate and sensitive designs for such modifications should follow the guidelines for scale, massing, rhythm, and materials.

Analysis to be considered:

1. The home on the property is historically significant as a contributing structure in the North Slope Historic District; it was constructed in 1904. As part of the North Slope it is listed on the Tacoma, Washington and National Registers of Historic Places.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building including new construction per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. The house has been altered including the installation of vinyl siding and windows. It appears that the wood sill and possibly the center divider are the only remaining original material on the windows.
4. The extension of the existing rear non-original wood deck will match existing deck materials in design and style which meets North Slope Special Review District Guideline #6, Exterior Materials, specifically, *"...to match, or be compatible with, the original or existing materials"* and Guideline #8 Additional Construction, specifically for, *"...should be located to conceal them from view from the public right-of-way"*;
5. The proposed replacement door is made of non-original fiberglass exterior material as the non-original vinyl windows, which appears to meet North Slope Special Review District Guideline #6, Exterior Materials, specifically, *"...to match, or be compatible with, the original or existing materials."*
6. The new opening will require removal of non-original vinyl siding and wood window sill; and the project is located on the side rear of the house, which meets North Slope Historic District Guideline #8, Additional Construction, specifically for, *"...should be located to conceal them from view from the public right-of-way."*

Staff recommended the adoption of the above as findings and recommended approval to the Commission

Commissioner Longwell asked for clarification on the other exterior door materials stating that although the windows and siding were vinyl, the proposal not meeting the guidelines because the proposed fiberglass door did not match the other wood doors on the property.

Commissioner Sundell asked the purpose of selecting a fiberglass door.

Mr. and Mrs. Medved confirmed that the material was wood on the other doors and selected fiberglass for cost savings and longevity.

Mr. McKnight asked if the surface would be painted or factory finished. Mr. Medved confirmed the proposed door was factory finished.

Chair McIntire provided clarification that the proposal for upgrading vinyl to fiberglass was approved previously by the Commission. Mr. McKnight stated that the deck is below permit level and the Commission level review versus administrative review was prompted by the change and opening size.

Commissioner Longwell stated that the fiberglass door material was an upgrade from the vinyl and noted that the door replaces an existing vinyl window.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the application as presented for the property at 714 North Cushman, finding the application meets North Slope Historic District Guidelines numbers 6 and 8 and adopt as findings items 1 through 6 of the staff analysis."

MOTION: Buffington

SECOND: Sundell

MOTION: Carried

B. 1915 – 1917½ North Steele

Mr. McKnight explained that the design review application was an emergency add-on to the regular agenda. He presented information on the status of the property; it was listed in the inventory since 1994 as a noncontributing property and lacked the detail of its historic status in the latest inventory update. Mr. McKnight stated that he considered it an incidental omission which would be corrected in the next update.

He stated that the house needed work done to it in order to meet home loan requirements on the insurance approval. The required work includes removing and replacing the non-original wood staircase and deck on the side elevation. He also reported that the only modification involved installation of a wider slat type design on the balustrade for privacy. Mr. McKnight explained that the proposal would not be presented to the Commission but the project also required approval of retaining the existing 2' setback. The owner is requesting the Commission's consideration for a waiver to the TMC setback requirement of 3 feet. The Commission has authority to request under the zoning 13.06(f) to waive the requirements.

The written staff report follows:

Built in 1904, the house at 1915 N Steele is an apartment structure in the North Slope Historic District. The original inventory narrative states that the exterior was stucco; it appears that it was covered in wood cladding after 1996. It also states that the building was moved to its present location in 1940. The current proposal is to remove and replace the non-original wood staircase and deck on the side elevation.

The enclosed design plan shows the proposed new 4' X 7' wood deck, railing and stairs with pressure treated beams and joists under the deck area. The owner would like the rails on the 42 inch deck portion to be constructed with 1X4 cedar overlapping for privacy.

The stair provides access and egress to the second level living area. The owner requests the Commission's consideration for a waiver to retain the existing 2' setback. Tacoma Municipal Code setback requirement is 3 feet.

The owner requested an emergency review by the Commission of the application in order to meet the insurance requirement for the owner's loan. The owner purchased the home in July 2009 and proceeded to do the project to comply with the insurance requirement, however, a stop work order was issued for

non-permitted work. The insurance company issued a pre-cancellation notice of the home-owners policy with an October deadline. The Commission's review would assist the owner to meet the insurance deadline which will also help in finalizing the loan.

Staff recommended consideration of this proposal under the North Slope Historic District Guidelines and Secretary of the Interior's Standards:

North Slope Historic District Guidelines:

#6. Exterior Materials. Goals: Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood were sided with shingles or with lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood. Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials. New structures should utilize exterior materials similar to those typically found in the neighborhood.

#8. Additional Construction. Goal: Sensitively locate additions, penthouses, buildings systems equipment, or roof-mounted structures to allow the architectural and historical qualities of the contributing building to be dominant. While additions to contributing buildings in historic districts are not discouraged, they should be located to conceal them from view from the public right-of-way. Some new additions, such as the reconstruction of missing porches or the addition of dormers in the roof, may need to be located on the front facade of the building. When an addition is proposed for the front of the building, appropriate and sensitive designs for such modifications should follow the guidelines for scale, massing, rhythm, and materials.

Analysis to be considered:

1. The home on the property is historically significant as a structure located in the North Slope Historic District; it was constructed in 1904. As part of the North Slope it is listed on the Tacoma, Washington and National Registers of Historic Places.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building including new construction per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. The house has been altered including the installation of vinyl windows and wood exterior and possibly the side stairs and deck have also been altered.
4. The removal of the side alley stairs and deck and replacement with new wood stairs, railing and deck on the existing side elevation will match appropriate wood materials in design and style which meets North Slope Special Review District Guideline #6, Exterior Materials, specifically, *"...to match, or be compatible with, the original or existing materials"*
5. The purpose of replacing the stair and deck is for increased safety and access to the second floor apartment as well as satisfaction of insurance requirements for the new homeowner's loan authorization. The existing side alley setback is two feet which is one foot less than the TMC requirement. The owner proposes to retain the existing setback and requests the Commission's consideration of a waiver to the requirement. The Commission has previously approved recommendations to waive the setback requirement per TMC 13.06.118F.
6. The owner would like the rails (42-inch in height) on the deck portion to be constructed with 1X4 cedar which is overlapped for privacy screening. It is visible to the alley boundary of the North Slope Historic District and to commercial businesses. There were no historic photos of the original side elevation submitted nor were side elevation photos available in the library; the

proposed deck railing is a minimal construction element located on the side alley elevation which meets North Slope Historic District Guideline #8, Additional Construction, specifically, for, *“Sensitively locate additions... to allow the architectural and historical qualities of the contributing building to be dominant...and, further, ...located to conceal them from view from the public right-of-way...”*

Staff recommended the adoption of the above as findings and recommends approval including the request for the setback waiver requirement to the Commission.

Commissioners briefly discussed the request on the setback requirement within the existing footprint of the existing stairway and deck.

There was a motion:

“I move that we, the Landmarks Preservation Commission, approve the proposal at property at 1915-1917 ½ North Steele Street, finding the application meets North Slope Historic District Guidelines numbers 6 and 8; in addition, accept as findings the staff analysis items 1 through 6, and recommend waiver of the setback requirement per TMC 13.06.118F”.

MOTION: Sundell
SECOND: Luce
MOTION: Carried

3. CHAIR COMMENTS

Chair McIntire announced the upcoming Historic Tacoma tour scheduled for Church buildings.

4. STAFF COMMENTS

Mr. McKnight presented an update of photos showing the west wall deflection on the Luzon Building. Commissioners discussed demolition survey documentation.

5. BOARD BUSINESS / PRESERVATION PLANNING

A. COMMUNICATION ITEMS / CORRESPONDENCE

Mr. McKnight highlighted the meeting packet materials that responded to Commissioner’s questions regarding the Celebration Park’s location, history of the park including its name; he noted this information was to assist the decision-making for the proposed name changes scheduled for public hearing on September 23, 2009.

Mr. McKnight also mentioned the copy of the letter in response to the Commission’s request for communicating the importance of retaining the Pacific Avenue storefronts as retail in the University of Washington Tacoma’s plans for renovation of the Russell T. Joy Building.

There was a brief discussion on the upcoming Commission appointment process. Mr. McKnight will bring information regarding the application procedures.

Mr. McKnight reminded Commissioners of the following meetings:

Architectural Review Committee meets on Wednesday, September 16, 2009
Public Workshop on the Historic Preservation Plan Update scheduled for September 23, 2009.

The meeting adjourned at 5:58 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer