

**Members**

Mark McIntire, *Chair*  
 Ross Buffington, *Vice Chair*  
 Phillip Hill  
 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: April 8, 2009  
 Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16

LPC63/09

*Commission Members in Attendance:*

Ross Buffington  
 Ken House  
 Imad Al Janabi, PhD.  
 Fred King  
 Megan Luce  
 Mark McIntire  
 Pamela Sundell  
 Ha Pham (arrived at 5:25 p.m.)

*Staff Present:*

Reuben McKnight  
 Tonie Cook

*Commission Members Excused:*

Megan Luce  
 Kathryn Longwell

*Others Present:*

Brooke Manning, Mark Bardwil

*Commission Members Absent:*

Phillip Hill

Chair Mark McIntire called the meeting to order at 5:00 p.m.

### 1. CONSENT AGENDA

#### A. Excusals

Commissioners Longwell and Luce were excused.

#### B. Approval of Minutes

The minutes of March 11, 2009 were approved.

### 2. NOMINATION – NATIONAL REGISTER REVIEW

#### A. Washington Building - 1019 Pacific Avenue

Mr. Reuben McKnight read the staff report: Constructed in 1925, the Washington Building contributes to the history, development and ongoing preservation of Tacoma's downtown financial district, and has been home to several banks, doctors, dentists and professional businessmen; the seventeen-story Beaux Arts Style building retains its exterior character-defining features, massing, and scale.

Per Federal Law, as the appointed historic commission for the Certified Local Government of Tacoma, the Landmarks Preservation Commission is required to comment on this nomination before it is considered by the State Historic Preservation Office.

The Commission may (1) recommend to the SHPO listing on the National Register of Historic Places, (2) may recommend against listing on the National Register of Historic Places, or (3) may decline to

make any recommendation. If the Commission and City Council recommend against listing on the National Register, the nomination process is halted. However, if either the Commission or Council vote to support the nomination, it will proceed.

Mr. McKnight presented the Standards for National Register listing.

To be eligible for National Register listing, the property or object must meet the “seven standards of integrity” as well as one of four listing criteria. The seven standards are: Location, Design, Setting, Materials, Workmanship, Feeling and Association.

He stated the criteria under which the Washington Building is nominated included the following:

A: Property is associated with events that have made a significant contribution to the broad patterns of our history

C: Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

Mr. McKnight said that the Washington Building is being nominated for its association with broad patterns of history, specifically in the development of downtown Tacoma into a commercial center, and as a good local example of the Beaux Arts style of architecture.

Recommendation:

Staff recommended that the Commission, representing the Certified Local Government of Tacoma, make a “Do Pass” recommendation regarding the nomination to the State Advisory Council.

Commissioner King asked if there was a quorum of the Commission for this meeting.

Chair McIntire confirmed there were currently nine appointed Commissioners and five were present, which met the quorum requirement.

There was a motion:

*“I move that we, the Landmarks Preservation Commission, approve the recommendation to support the nomination of the Washington Building at 1019 Pacific Avenue, to the National Register of Historic Places”.*

Commissioner Sundell asked if the property owners were in favor of the nomination. Ms. Manning affirmed the owners were in favor of the nomination. Mr. McKnight provided clarification that owners are required to support the nomination to the National Register of Historic Places.

MOTION: King

SECOND: House

MOTION: Carried

Commissioner King asked if the property was listed on the Tacoma Register. Mr. McKnight stated that the building was not on the local register.

Chair McIntire offered that during the Board Business agenda item, the suggestion to write a letter to the property owners supporting their efforts to nominate the building to the local register would be discussed.

### **3. DESIGN REVIEW**

#### **A. 1501 North 5<sup>th</sup> Street**

Ms. Cook read the Staff Report: Built in 1904, the home at 1501 N 5th is a contributing property in the North Slope Historic District. During the past three years, the owners returned the converted duplex to the original single family residence utilizing the Special Tax Valuation incentive for historical property. The Commission previously approved the exterior rehabilitation projects, which returned the windows and doors to original locations and used salvage historically appropriate doors and windows that included leaded glass.

The current proposal is to install a new window opening, trim and salvage leaded glass matching the design and materials of the existing "V-shaped" windows. The window will be on the rear second story elevation as shown in the submitted photo.

Staff recommended the following North Slope Historic District Design Guidelines and Secretary of Interior's Standards be considered:

North Slope Historic Guideline #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.

Secretary of the Interior's Standard for Rehabilitation #3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Secretary of the Interior's Standards for Rehabilitation # 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.

Staff provided the following analysis:

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 property is protected by a covenant between the owner and the City related to historical property tax abatement (Special Tax Valuation), which remains in effect through 2019.
4. The use of salvage leaded glass and window materials that matches other existing windows meets North Slope Historic District Guideline #6, Exterior Materials, for, "*Use compatible materials that respect the visual appearance of the surrounding buildings...Additions to existing buildings...be compatible with, the original or existing materials...*"; it also meets Secretary of Interior's Standard #9, specifically for, "*...The new work...will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment*".
5. The addition of a new rear window that uses salvage glass and matches other original windows 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*";

6. The addition of a rear historically appropriate window on the Foursquare house meets Secretary of Interior's Standard # 3, because the feature, while not original, does not create a false sense of historical development. It is an element already present on the house, and does not create a character-altering feature that will adversely affect the historic character of the house by obscuring, de-emphasizing or competing with the original features of the building.

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

Mr. Bardwil added that the proposed installation of salvage windows was similar and consistent to the previous rehabilitation work on the house.

There was discussion that the proposed windows were salvaged from a different house and confirmed that the rear door was original to the house.

There was a motion:

*"I move that we, the Landmarks Preservation Commission, adopt as findings the staff analysis, and approve the application for the window proposal at the 1501 North 5<sup>th</sup> Street, as presented."*

MOTION: Buffington  
SECOND: Al Janabi  
MOTION: Carried

Ms. Cook stated that a written decision would be forthcoming within a few days.

#### **4. CHAIR COMMENTS**

Chair McIntire asked if there was interest in writing a letter to encourage the owners of the Washington Building to apply to the Tacoma Register of Historic Places.

There was a motion:

*"I move that we, the Landmarks Preservation Commission, write a letter to encourage the owners of the Washington Building, at 1019 Pacific Avenue, to apply to the Tacoma Register of Historic Places."*

MOTION: King  
SECOND: Buffington  
MOTION: Carried

#### **5. STAFF COMMENTS**

There were no comments.

#### **6. BOARD BUSINESS/PRESERVATION PLANNING**

##### **A. Preservation Month**

i. Final Selection of Preservation Month Achievement Awards

Chair McIntire referenced the Preservation Month recommended award recipients listed in the Staff Report:

Historic Preservation Nominations:

Park Universalist Church, 206 No. J Street--Congregation  
St. Luke's Memorial Church, 3615 No. Gove Street--Congregation  
Frisko Freeze, 1201 Division--Marshall McClintock and Owner  
Blue Mouse Theater, 2611 No. Proctor--Blue Mouse Associates

Historic Preservation: 1416 South 5th Street, Dr. Jason Karro and Tracy Karro

Public Service: Historic Tacoma, for outreach, advocacy and education to the community

Church Buildings which deserve Designation:

First Congregational Church, 209 So. J Street  
First Lutheran Church, 524 So. I Street  
First Church of Christ Scientist, 902 Division Avenue  
Sixth Avenue Baptist

Chair McIntire asked if there were questions regarding the recommendations listed in the staff report.

There was a motion:

*"I move that we, the Landmarks Preservation Commission, adopt the award recipients' list for Historic Preservation Month Awards, as presented."*

MOTION: Buffington

SECOND: King

MOTION: Carried (1 recusal – House)

ii. Final Update on Preservation Month Activities:

There was mention of the proposal to schedule a Commission social activity in May.

iii. Draft Annual Report to Council:

There was discussion on potential topics for the annual report to the Council.

Chair McIntire stated that he received a reply to the Commission's letter from Councilmember Anderson who emphasized her support to strengthen the appointment process in the future.

Commissioner House stated that he would like to include the Wedge application as a report item to the Council.

Mr. McKnight said that he would let the Commission know the date of the council meeting as soon as the date is confirmed.

The meeting adjourned at 5:30 p.m.

Submitted as True and Correct:

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Reuben McKnight  
Historic Preservation Officer