



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: August 26, 2009

LPC 128/09

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

Commission Members in Attendance:

Ross Buffington
Ken House
Imad Al Janabi
Fred King
Megan Luce (arrived 5:05 p.m.)
Ha Pham
Mark McIntire
Pamela Sundell

Staff Present:

Reuben McKnight
Tonie Cook
Charlie Solverson
Lisa Wojtanowicz
Ellen Walkowiak

Others Present:

Caroline Swope, PhD, Kingstree Studios;
Kelly Smith, Blaine Johnson, Candy Tingstad,
Tom Lane, Wm C. Moore, Jr.

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

1. CONSENT AGENDA

a. Excusal of Absences

N/A

b. Approval of Minutes

N/A

2. BRIEFINGS

Luzon Building

Mr. Charlie Solverson, Division Manager, Building and Land Services Division, presented a status report on the work under the dangerous building action for the Luzon Building. He reviewed the background of the building beginning with the June action taken on moving it from derelict to dangerous building status, its public safety issues and included reports to the city council, reports from/to the owner, options of immediate concerns, public safety concerns and actions such as street closure; and the owner's renovation plans within a reasonable time period. He showed slides of the immediate structural issues including the roof sagging, sunken-sinking roof frame; number of structural members have deflected; interior collapse and the failure of floors. He also discussed next steps that included a preconstruction services contract, compliance of the property owner, proceeding with bracing and the timeline for action as well as the owner's work plan deadlines.

Commissioners asked about the feasibility of restoration, street closure, bracing, efforts of redevelopment, and paying for the demolition of the property.

Ms. Ellen Walkowiak described the possibility of another alternative, which was also amenable to the City Council and included bringing forth new partners or owners.

3. NOMINATION – PRELIMINARY REVIEW

General procedural notes were given by Mr. Reuben McKnight as follows:

The property on the agenda was nominated to the Tacoma Register of Historic Places, which follows procedures defined in TMC 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting would determine whether the property met the threshold criteria in the ordinance for age and integrity. If the Commission concluded that the age and integrity standards were met, then the Commission may move to have the nomination scheduled for a public hearing and comment period; during 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 the City Council listing on the Register, or denying the nomination. Owner consent is typically not required for the Commission to recommend designation, however it was noted that religious properties require owner consent.

The purpose of the meeting was to determine whether or not the property met the threshold criteria and should be scheduled for public testimony at a public hearing.

A. 902 Market Street (First Baptist Church / Urban Grace)

Mr. McKnight presented the Staff Report:

The Gothic Revival style First Baptist Church building is located in the downtown theatre district at the corner of Market and 9th Streets. The 1924 building is made with reinforced concrete faced with Wilkerson Sandstone. The building's location in the downtown along with its association with early leaders of Washington's Baptist community, distinctive architectural style designed by the architectural firm of Heath, Gove, and Bell, is being nominated for eligibility for the Tacoma Register of Historic Places.

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 purpose of the preliminary meeting is to determine that the age and integrity standards are met. The building was constructed in 1924 with subsequent repairs to the roof and tower due to an earthquake in 1948. First Baptist Church building meets the threshold criteria for age and integrity.

Staff recommended scheduling the nomination for public testimony at a hearing on September 23, 2009.

Dr. Caroline Swope, Kingstree Studios, introduced Jennifer Dean of Urban Grace and Historic Tacoma's intern Kelly Smith who presented the history, architecture, and significance of the Urban Grace Church building.

Commissioner Sundell stated that the exterior appeared to be the same over the years and asked about the interior of the building noting that it was exempt from review by the Commission

"I move that we, the Landmarks Preservation Commission, finds that the First Baptist Church at 902 Market Street, meets the threshold criteria for listing on the Tacoma Register of Historic Places per TMC 13.07.040B(1),

specifically that the property is 50 yrs old and 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, and scheduling the public hearing on September 23, 2009”.

MOTION: Buffington
SECOND: King
MOTION: Carried

4. NAME CHANGES – PRELIMINARY REVIEW

Mr. McKnight described the policy and procedures for name changes and referenced the written pamphlet on name change policy circulated to the Commission.

He then stated that the following three proposed name changes were recommended for public hearing on September 23, 2009.

A. Ben Gilbert Park

Mr. Blaine Johnson presented information on Ben Gilbert which is proposed as the name for the newly developed site located immediately north of the Municipal Building as Ben Gilbert Park.

There was a motion:

“I move that we, Landmarks Preservation Commission, recommend forwarding the name change of Ben Gilbert Park to City Council and scheduling a public hearing on September 23, 2009.

MOTION: Buffington
SECOND: Sundell
MOTION: Carried

B. Ryan’s Park - proposed new name for Celebration Park

Setting the date of September 23, 2009 for a public hearing to receive public testimony regarding the renaming request for Celebration Park to Ryan’s Park.

Commissioner Sundell asked for background information on the location, age, and history including the name of Celebration Park. Commissioner King asked about an interpretive plan for the name at the park and who requested the change. Mr. McKnight responded that this information will be provided to the Commission or forwarded to the Council as part of the Commission’s recommendations.

There was a motion:

“I move that we, Landmarks Preservation Commission, recommend forwarding the name change from Celebration Park to Ryan’s Park to City Council and scheduling a public hearing on September 23, 2009.

MOTION: Sundell
SECOND: Buffington
MOTION: Carried

C. Harry P. Cain Promenade

Ms. Candy Tingstad presented background information on Harry P. Cain Promenade which is the new name proposed for the area of Broadway Plaza between Murano Hotel and Convention Center.

There was a motion:

"I move that we, Landmarks Preservation Commission, recommend forwarding the name change Harry P. Cain Promenade to City Council and scheduling a public hearing on September 23, 2009.

MOTION: King
SECOND: Sundell
MOTION: Carried

Commissioners asked for information on an interpretive element as part of the name change.

5. DESIGN REVIEW

A. 823 N Cushman

Mr. McKnight read the staff report:

Built in 1923, this Craftsman style house is a contributing structure in the North Slope Historic District. This proposal is for replacement of the front door, staircase and railings; porch deck, ceiling, railing and pillars; it also includes the addition of a sconce to the exterior wall next to the front door. The purpose of the new staircase is for increased safety and access to the yard areas.

The materials used in the project include a custom wood door constructed in the traditional Craftsman style with new hardware; the non-original deck and ceiling will be replaced with new tongue and groove fir material; the non-original railing will be replaced with fir in the dimensions shown in the application packet and painted white matching the house trim; the existing brick pillars will be replaced with new brick veneer that will match the chimney bricks; the upper wood casings will be replaced using wood matching the original wood columns. The cement staircase will be removed and replaced with an upper wood staircase, railing and posts with an aggregate concrete walk landing; the lower case will be constructed in cement.

The Architectural Review Committee, including Commissioners Mark McIntire, Imad Al Janabi, and Ross Buffington reviewed this proposal on August 19, 2009. Commissioners asked that additional research be conducted on the historic railing styles and report on the results at the Commission meeting. There was concern expressed on removal of original porch ceiling material.

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

North Slope Historic District Guidelines:

2. Scale. Goal: Relate the size and proportion of new buildings to those of the neighborhood. Scale refers to a building's comparative relationship to neighboring structures, and its fit within the district. Building facades should be of a scale compatible with surrounding buildings, and maintain a comparable setback from the property line to adjacent buildings as permitted by applicable zoning regulations. Scale is also determined by the proportions of the architectural elements within the composition of the individual building facades. Window and door proportions (including the design of sash and frames), floor heights, floor shapes, roof shapes and pitches and other elements of the building exterior should relate to the scale of the neighborhood.

3. Massing. Goal: Break up the facades of buildings into smaller varied masses, comparable to those contributing buildings in the neighborhood. Variety of forms is a distinguishing characteristic of the North Slope residential community. Smaller massing the arrangement of facade details, such as projections and

recesses – and porches all help to articulate the exterior of the structure and help the structure fit into the neighborhood.

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.

Secretary of Interior's Standards

1. 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.

Staff provided the following analysis for consideration:

The ARC discussion is summarized as follows:

1. Concern expressed on removal of the porch ceiling original material and possibility of altering a character defining feature;
2. Requested additional research on appropriate historic railing styles for the style and era of the house and the possibility of finding a similar style for a pattern; results of this research will be reported at the Commission meeting;
3. Suggestion made to angle and extend the landing pad at the upper staircase;
4. Rails will be installed on both staircases, according to Municipal Code requirement;
5. Applicant will confirm material and design proposed for the porch's lower front wall or skirt
6. The proposed door is appropriate for the Craftsman style house.
7. The sconce is exempt from review (due to electrical items are exempt)

Additional analysis:

1. This house is historically significant as a contributing structure in the North Slope Historic District; it is a Craftsman style home built in 1923. 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 per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. Removal of the porch and stairs is appropriate to retain and preserve the historic character may or may not meet the Secretary of Interior's Standard No. 2, which states, "*The historic character of a property will be retained and preserved...*"
4. The removal of the porch ceiling original material does not meet Secretary of Interior's Standard No. 2, which states, "...*The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided*".
5. The porch ceiling may not be a character defining feature, thus the replacement of the ceiling with new matching material may meet Secretary of Interior's Standard No. 5, which specifically states, "*Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved*".

6. The deteriorated brick pillars will be replaced with brick faced cinder block core pillars matching the bricks used on the fireplace exterior in size, shape and color, thus meeting North Slope Historic District guideline No. 6, which states, "*Exterior Materials. Goals: Use compatible materials that respect the visual appearance of the surrounding buildings...*"
7. The porch railing system proposed for replacement will be presented at the Commission meeting per additional research by the property owners.
8. The proposed upper staircase will be constructed in wood material; the lower staircase in cement; the handrails in wood. In addition, the tongue and groove material proposed for the deck and ceiling and the railing material proposed is wood material. The proposed exterior materials appear to meet North Slope Historic District Guideline No. 6, "*Exterior Materials. Goals: Use compatible materials that respect the visual appearance of the surrounding buildings...*"

The ARC recommended adopting the above analysis as findings per additional receipt of information reported by the Applicant to the Commission. Staff deferred recommendation to the Commission.

Mr. Evensen reported that the skirt wall is brick face and provided sample photos of options from the neighborhood; the rail style would have two horizontal beams. He stated that the lengthened staircase was due to code issues; the original ceiling will be retained and refurbished; and no historic photos are available.

Mr. McKnight noted that the joist holding the porch deck and lattice does not appear to be original fabric; the pillars and staircase may be the only original fabric.

Mr. Evensen confirmed that the four-inch railing, if approved by the Commission, would be acceptable to the building department. Mr. McKnight stated that the building department has previously reviewed the components of the design and nearing final approval.

Commissioners discussed the number of steps, two bar railings on Craftsman style; size of pillars and railings and reviewed photos selected as a sample for use as a design. Mr. McKnight offered consideration that the property owner selected a Craftsman style element that matches the appropriate style of the property which is also Craftsman style.

There was a motion:

"I move that we, the Landmarks Preservation Commission, find that the proposal, at the property located at 823 N Cushman, as presented, meets the North Slope Historic District guidelines, specifically, for Goal number 2 for scale, number 3 for massing, number 6 for exterior materials, and Secretary of Interior's Standards numbers 2, 5, and 6; and adopt staff analysis items 1,2,3, 4, 6, and 8 as findings; and note that the Commission's decision is made under the assumption the proposed rail will meet safety standards of the City of Tacoma".

MOTION: Buffington

SECOND: King

MOTION: Carried

Mr. McKnight stated that a written decision would be forthcoming within a few days, however, permits can be signed by Staff.

B. 801 North L Street

Ms. Cook read the staff report:

Constructed in 1891 this Queen Anne era house is a contributing structure in the North Slope Historic District. The current proposal is a retroactive application for repair including replacement of elements on the primary elevation hipped roof porch due to deterioration and rot. The applicant submitted a historic photo which appears to show the original porch details; in addition, a 1977 photo shows the porch, which appears to have had minimal change from the historic photo date, however, a rail is in the 1977 photo; and the 1996 photo shows alteration to the porch wall siding.

The conditions and proposed repair/replacement items described in the application follow:

1. Some post caps & bases previously repaired did not match; two different types of wood
Replaced posts, caps and bases with matching new material (12x12 caps)
2. Hip roof was detached from house and losing elevation
Hipped roof was elevated to prior height & anchored w/steel brackets (to a turn-buckle above front door). It is not visible from porch.
3. Portions of rotten columns removed and replaced
Because of length of tapered post – necessary to add 12x12 columns below each one (see photo)
4. Porch Walls raised to a height of 36 inches per municipal code; the new porch wall material matched the previous drop siding

North Slope Historic District Guidelines to be considered:

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.

Secretary of Interior's Standards to be considered:

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.
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.
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.

Staff analysis to be considered:

1. This 1891 house is historically significant as a contributing structure in the North Slope Historic District. 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 buildings as well as streetscapes and right of ways per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.

3. The primary elevation porch is in the historic photo but appeared to have been altered in subsequent photos in 1977 and 1996. Shingles were added to the porch walls; rails were added to the enclosed steps.
4. Repairing and maintaining deteriorated features including the roof and upper tapered columns meets Secretary of Interior's Standard No. 6: *"Deteriorated historic features will be repaired rather than replaced..."* The upper tapered columns and hipped roof appear to be original features on the building.
5. The replacement of deteriorated tapered round wood columns matching the design and materials also appear to meet Secretary of Interior's Standard No. 6, which states, *"...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"*
6. The use of replacement materials on the porch upper columns and siding meets North Slope Historic District guideline No. 6, Exterior Materials, specifically, for, *"Use compatible materials that respect the visual appearance of the surrounding buildings..."*
7. The addition of four corner 12x12 columns appears to be adding new features on the 1891 Queen Anne Era house. The introduction of the new element of the corner columns that was not original, according to the historic photo, also alters the drop siding wall. The new feature is not compatible to the house style, therefore it does not meet Secretary of Interior's Standard No. 3, which states, *"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."*
8. The shingles on the lower portion of the porch wall was a previous alteration according to the historic photo. Repair to the non-original shingles does not require review by the Commission.
9. A recommendation to waive the Municipal Code requirement of 36 inch height of the historic porch walls can be considered by the Landmarks Preservation Commission. The addition of the corner columns to increase the height alters the appearance of the porch which is in a prominent location on the primary elevation; the use of the columns alters the historic character of the porch.

Staff recommended adoption of the above analysis as findings and deferred recommendation to the Commission with special consideration of recommending a waiver of the Municipal Code height requirement.

Commissioners and the owner, Mr. William Moore, Jr., and Mr. Lane, discussed the exterior Dutch siding; 36 inch height of rail; deteriorated wall; visual change because of the shortened columns; the corner column bases; the applicant doing his best to preserve by reusing the materials in place, and noted there were products available to repair totally rotted out columns.

Mr. McKnight offered the Commission consideration of previous approvals in circumstances that were less than the ideal but with acknowledgement, the change to the porch had already taken place, the applicant's work to minimize the amount of change and of current costs.

Mr. Moore stated that his intention was to minimize the alterations as the project proceeded beginning with the initial repair to the separation of the porch from the primary façade.

Commissioner Buffington commented that the proposed change to the porch would have been different than as a decision after the project was started.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the retroactive proposal on the porch at the property located at 801 N L Street".

MOTION: House

SECOND: King
MOTION: Carried

Commissioner Sundell offered a change to the motion which would state that the application was retroactive; the motion was seconded by Commissioner King.

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

Mr. Moore asked about other repairs on the windows. Ms. Cook stated that if repair requires no change to the material or design then no review would be required by the Commission.

Mr. Moore also asked about potential changes to the handrails. Mr. McKnight responded that this project may be eligible for approval through administrative review and asked Mr. Moore to contact him prior to proceeding with the project.

C. 607 North K Street

Chair McIntire noted the applicants were not in attendance.

Mr. McKnight described the deterioration of the garage structure which is a secondary structure not requiring a proposal for replacement, and its current status as an enforcement issue.

The Staff Report on this item follows:

Built in 1889, this Queen Anne era house is a contributing structure in the North Slope Historic District. The proposal is to remove the deteriorated garage structure and retain the concrete pad. The garage does not have a door; the walls and roof appear to be collapsing causing a hazard. The garage is a secondary structure on this property. No other projects are proposed at this time.

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

Secretary of Interior's Standards

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.

Staff analysis to be considered:

1. This house is historically significant as a contributing structure in the North Slope Historic District; it is a Queen Anne era home built in 1889. As part of the North Slope it is listed on the Tacoma, Washington and National Registers of Historic Places. The garage is a secondary outbuilding on the property.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. Removal of the garage that is deteriorated beyond repair meets Secretary of Interior's Standard No. 6, which states, "*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.*"

Staff recommended accepting the analysis as findings and recommended approval of the application to the Commission.

Commissioners asked questions on the degree of the deterioration.

There was a motion:

"I move that we, the Landmarks Preservation Commission, grant the approval of the demolition of the garage at the property located at 607 N L Street, as presented".

MOTION: Buffington

SECOND: Luce

MOTION: Carried

5. BOARD BUSINESS/PRESERVATION PLANNING

Mr. McKnight reported on the previous meeting's decision on the mural project approved for the Rialto Theatre and presented proposed written correspondence to clarify the role of the Arts Commission. Mr. McKnight noted that it was procedural language correspondence.

Mr. McKnight noted the following:

- 1) The next meeting's business meeting beginning time on September 23, 2009 may be changed to 4:00 p.m.
- 2) The Wedge application was introduced to the Planning Commission but future meetings were not scheduled as of this date.

Commissioner King asked about the recent Rialto's mural project's review process before the Neighborhood Council. Mr. McKnight responded that most likely it would be scheduled at the Neighborhood Council because of funding.

The meeting adjourned at 7:24 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer