

## 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: October 14, 2009  
Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16

LPC 140/09

### *Commission Members in Attendance:*

Ross Buffington  
Ken House  
Imad Al Janabi, PhD.  
Fred King  
Megan Luce  
Mark McIntire  
Pamela Sundell

### *Staff Present:*

Reuben McKnight  
Tonie Cook

### *Others Present:*

Robert and Marilou Caddock, Mathew Weaver,  
Alyssa Grisham

### *Commission Members Excused:*

Kathryn Longwell

### *Commission Members Absent:*

Ha Pham

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

Mr. McKnight stated that future meetings will be posted electronically on the Tacoma Culture website.

## 1. CONSENT AGENDA

### **A. Excusal of Absences**

Commissioner Longwell was excused.

### **B. Approval of Minutes**

The minutes of July 22, August 12, August 26 and September 9, 2009 were approved.

## 2. DESIGN REVIEW

### OLD BUSINESS

#### **A. 817 North I Street (North Slope)**

Ms. Cook read the staff report: The review of this application is continued from the September 23, 2009 Commission meeting because the applicants were unable to attend. This meeting's Staff Report reflects additional information provided to staff via discussions and email with the owners. A copy of the previous Staff Report is enclosed.

At the September 23, 2009 meeting, the Commission reviewed the retroactive proposal but had concerns outlined as follows:

1. Installation of half-timbers and stucco on the upper front façade: What was the condition of the building's exterior prior to the recent treatment (i.e., half-timbers/stucco)? Was the new treatment based on other evidence such as a photo or historic fabric?
2. Research: Had the applicant conducted research for historic photos to provide additional evidence of original fabric and/or alterations on the façade?

Since the September 23, 2009 meeting, Staff discussed the Commission's concerns on the property with the owner and parents of the owner. The owner's father, Mr. Robert Caddock, did the work to improve the appearance of the home for their daughter Joy Caddock. The following provides background on the current project's process:

Mr. Caddock's research of the permit history on the property showed that an architectural feature centered on the front face of the home was removed in the 1950s; the fiber-cement siding appeared to be added at the same time. The enclosed copy of the Sanborn map confirms that there had been a one or two story front bay. Mr. Caddock stated that the seams in the ship-lap sheathing showed the remodel involved "squaring-off" the front face, and seams in the concrete showed a foundation change. He did look for historic photos but none were available. He said the previous alteration on the original front façade area would make restoration difficult because the feature was removed.

Additionally, the roof gable beams were most likely added to the home in that 1950s alteration. (See the enclosed 1977 photo)

The owners looked for exterior materials and the various house styles found in the neighborhood and selected shingles and the stucco/timbers as shown in the current photos.

The below is an amended staff report which incorporates the additional clarification provided by the applicants.

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

North Slope Special Review District:

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:

#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.

#10: New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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 1890. 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 had been previously altered including the installation of asbestos siding and vinyl windows. Research on the history of City issued permits and Sanborn maps (enclosed) include the removal of a one or two story front bay during the 1950s. The gable roof beams may have been added at that time because of the removal of the front bay area.
4. Some of the original cedar shingle siding had not been removed, but was covered; the original siding was repaired and any missing shingles replaced matching in-kind, thus meeting Secretary of the Interior's Standard #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*".
5. Secretary of Interior's Standard Number 10, specifically, states, "*New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired*", which may or may not be met with this retroactive project. The overall form of the house is not being altered by this proposal. These new exterior materials can be removed in the future. However, the house has previously been altered significantly from its 1890 appearance: most likely initially in the first part of the 20<sup>th</sup> century with the addition of Craftsman elements, in the mid 20<sup>th</sup> century, with addition of fiber cement siding and other modifications, and within the last 20 years with the addition of vinyl windows. It is thus difficult to determine what its integrity is.
6. The upper front elevation was previously covered with asbestos siding with plywood underneath, thus the original siding was no longer there. The current owner removed the asbestos siding and covered the non-original plywood with stucco and half-timbers as shown in the staff photo. The earliest photos of the home, dated 1977, show shingle siding on the front elevation, which may or may not have been original.
7. The original windows were replaced with vinyl windows by a previous owner; wood window trim was custom made and installed by the current owner as shown in the staff photos.
8. Because the original integrity of the building is in doubt, the North Slope Design Guidelines should be given weight in the consideration of this project, specifically Guideline #6, Exterior Materials.
9. Covering the altered non-original front façade with an exterior material that is compatible to the historic materials of the North Slope Historic District is appropriate. Research at the Northwest Room did not result in locating an early historic photo of the home. The owner reviewed the neighborhood for possible compatible materials, which resulted in the use of stucco, which meets North Slope Historic District Guideline No. 6, Exterior Materials, specifically, for, "*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*". Several homes on I Street exhibit stucco and half timbering cladding.
10. The owner also consulted with children of the previous owners who said that there may have been a turret, which is a feature on Queen Anne era homes in the North Slope Historic District, and as stated in the District's nomination form, many of which had upper stories with stucco or shingles. The use of shingles on this type and age of home does support the use of shingles which is the case on the lower level.

Staff recommended adoption of the above analysis as findings, and approval of the proposal as submitted, based upon those findings.

Mr. Caddock stated that it was difficult to match what had been there because of previous alterations.

Mr. McKnight highlighted the Sanborn map which showed the front bay feature outlined on the map.

Commissioner Buffington asked for clarification on the report that the seams in the ship-lap sheathing showed the remodel involved "squaring-off" the front face, and seams in the concrete showed a foundation change.

Mr. Caddock responded that this indicated a significant remodel; the built out feature was removed, the indentation framed and squared off flat on the front façade.

There was a motion:

*"I move that we, the Landmarks Preservation Commission, adopt analysis one through ten as findings and approve the application on the property at 817 N I Street".*

MOTION: Buffington

SECOND: King

MOTION: Carried

Ms. Cook stated that a written decision would be issued within the next few days.

## **NEW BUSINESS**

### **B. 709 N L**

Ms. Cook read the staff report: Constructed in 1891, the Queen Anne Era house at 709 N L Street is a contributing structure in the North Slope Historic District. The house was purchased by the current owner approximately three months ago. The current proposal is a retroactive application to replace windows, repair and replace siding, and the previous owner's removal and infill of two side elevation windows. The following description summarizes the current owner's work:

- 1) repair the previous unevenly patched siding with shiplap matching the original siding (work has not been completed);
- 2) replace all non-historic aluminum windows with vinyl windows (work has been completed);
- 3) previously, the upper bay window was two paired aluminum windows which were replaced with a fixed picture window; the other two double hung were aluminum (all replace with vinyl windows);
- 4) The lower bay window was the only original window; it was stained glass but broken in two places. This window was removed but has not been replaced; it is proposed for replacement with a vinyl window. The owner was asked to bring a photo of the damaged window to the Commission meeting.

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

North Slope Special Review District:

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:

#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.

#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:

1. The home on the property is historically significant as a contributing structure in the North Slope Historic District; it was constructed in 1891. 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 recent replacement of non-historic aluminum windows with vinyl windows is considered an upgrade and per the Landmarks Preservation Commission Bylaws, specifically, "Non historic aluminum to vinyl...suitable for administrative approval", as a Type 1 Administrative Review.
4. The previous owner removed windows on the side elevation and patching the area with exterior siding; the Commission did not review this unpermitted work. Whether the removal of two side elevation windows and infilling with exterior siding meets *Secretary of Interior's Standard #2*, which states, "*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*" depends on whether the window openings on the side elevation should be considered character-defining. There is evidence that there have been previous siding infill and changes to the fenestration pattern.
5. The proposal to improve the previously patched repair of the siding matching the original shiplap siding meets Secretary of Interior's Standard #6, specifically, for, "*...the new feature will match the old in design, color, texture, and where possible, materials*". The patched infill was completed by a previous owner.
6. The removal of the original lower bay wood front elevation windows does not meet *Secretary of Interior's Standard #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*". The original window was a broken stained glass style window; a photo of the window will be presented at the Commission meeting.

Staff recommended adoption of the above analysis as findings, and recommends approval to the Commission. Mr. McKnight added that the intent was to withhold recommendation on the existing lower bay window for consideration by the Commission at the meeting.

There was discussion on the permit process and owner notice.

Commissioner Sundell asked if the lower bay original window could be repaired and re-installed.

Commissioner Buffington stated that Secretary of Interior's Standard #6 clearly states that historic features will be repaired rather than replaced, which is the procedure guidance.

Mr. McKnight asked about the FHA loan requirement to repair the broken windows or repair all of the windows or if just the panes of glass be repaired. Ms. Grisham stated that the individual panes of glass could be replaced once she could afford the repair.

Mr. McKnight stated that repair of the panes of glass would be below the permit threshold.

Commissioner King asked fellow Commissioners if the window could have been an original window. It was agreed that this type of window was common and could be repaired locally.

There was a motion:

*"I move that we, the Landmarks Preservation Commission, adopt the analysis as findings, and approve the application as submitted; noting that the lower front bay window be repaired and re-installed in the same opening when financially feasible, on the property at 709 N L Street".*

MOTION: Sundell

SECOND: King

MOTION: Carried

Mr. McKnight stated that the written decision will be issued within the next few days. He added that the enforcement division will be notified of the approval.

### **BOARD BUSINESS**

A. Appointment process

Mr. McKnight stated that the application deadline for open Commission positions was October 16, 2009, and to confirm with the Mayor's assistant if the application was previously submitted.

There was discussion on categories of open positions.

B. Bylaws

Mr. McKnight reminded the Commission to review the Bylaws and proposed amendments can be considered at the meeting in December.

C. Other

Mr. McKnight stated that in early October there was a Wedge Neighborhood tour for the Planning Commission and the proposed historic district ordinance will be presented to the Planning Commission on October 21, 2009.

Mr. McKnight stated that he was working internally with identification of derelict buildings in conjunction with the effort of the Historic Preservation Plan.

The meeting was adjourned at 5:57 p.m.

Submitted as True and Correct:

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Reuben McKnight  
Historic Preservation Officer