

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 28, 2009

LPC 141/09

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

Commission Members in Attendance:

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

Staff Present:

Reuben McKnight
Tonie Cook

Others Present:

Kris Agostini, Eric Jacobsen, Jeremy and April Keener

Commission Members Excused:

Ken House

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

1. **CONSENT AGENDA**

A. Excusal of Absences

N/A

B. Approval of Minutes

N/A

2. **SPECIAL TAX VALUATION**

OVERVIEW

WAC 254-20 enables local governments adopt local legislation to provide special valuation of historic properties that have been rehabilitated. With regard to the application review process, state law authorizes local historic review boards to determine:

1. Whether the property is included within a class of historic property determined eligible for special valuation by the local legislative authority under an ordinance or administrative rule (in Tacoma, this means properties defined as City Landmarks);
2. Whether the property has been rehabilitated at a cost equal to or exceeding 25% of the assessed improvement value at the beginning of the project within twenty-four months prior to the date of application; and
3. Whether the property has not been altered in any way which adversely affects those elements which qualify it as historically significant.

If the local review board finds that the property satisfies all three of the above requirements, then it shall, on behalf of the local jurisdiction, enter into an agreement with the owner which, at a minimum, includes the provisions set forth in WAC [254-20-120](#). Upon execution of said agreement between the owner and the local review board, the local review board shall approve the application.

Per TMC 1.42, the Tacoma Landmarks Commission is the local body that approves applications for Special Tax Valuation.

1. Properties must be listed on the Tacoma Register of Historic Places;
2. Property owner must enter into a covenant agreement with the City.

A. 1910 TO 1912 South G Street

ANALYSIS

Property Eligibility:	Designated City Landmark
Rehabilitation Cost Claimed:	\$79,993.00
Assessed Improvement Value Prior to Rehabilitation:	\$274,500.00
Rehabilitation percentage of assessed value:	29.14%
Project Period:	10/07 to 08/09 (approximately 22 mo)
Appropriateness of Rehabilitation:	Exterior work that occurred during the past two years included repair and reconstruction of stairs, handrails and decorative mouldings, which appear to meet Secretary of Interior's Standards for Rehabilitation.

Staff reviewed the itemized expense sheet and recommended approval of this application in the amount of \$79,993.00, reflecting verification of claimed expenses.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the Special Tax Valuation for 1910 to 1912 South G Street, in the amount of \$79,993.00."

Motion: Sundell
Second: King
Motion: Carried

B. 702 North I Street

ANALYSIS

Property Eligibility:	Contributing Property, North Slope Historic District
Rehabilitation Cost Claimed:	\$103,962.00
Assessed Improvement Value Prior to Rehabilitation:	\$383,000.00
Rehabilitation percentage of assessed value:	25.557%
Project Period:	08/08 to 09/09 (approximately 14 mo)
Appropriateness of Rehabilitation:	Exterior work was reviewed by the Commission in February 2009.

Staff reviewed the itemized expense sheet and recommended approval of this application in the amount of \$97,939.00, reflecting a deduction of \$6,023.00 from the original claimed amount for improvements made outside the perimeter of the property including walkway stair railing, fence, and landscaping.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the Special Tax Valuation for 702 N I Street, in the amount of \$97,939.00."

Motion: Buffington
Second: King
Motion: Carried

3. DESIGN REVIEW

A. 1220 N 5th Street (North Slope Historic District)

Ms. Cook read the staff report: Built in 1906, the house at 1220 N 5th Street is a contributing property in the North Slope Historic District. The current proposal is an application to construct a second floor primary façade wood railing based on the original design shown in the enclosed historic photo. The remnants of the original corner posts and finial show the location and dimensions; the height of the missing rail is 24 inches. Staff confirmed that 36 inches in height is the building code requirement on second story deck rails. The porch railing replacement is required for insurance purposes.

Although the design submitted with the application indicates 24 inches, staff talked with the owner who stated that he would adjust the design by increasing the rail and posts, as required. At the time of the packet mailing, Staff is working to clarify the code requirements with BLUS.

Standards to be considered:

North Slope Design 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.

Secretary of the 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 was built in 1906. As part of the North Slope it is listed on the Tacoma, Washington and National Registers of Historic Places.
2. 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. The enclosed historic photos of the house show the original deck railing; the remnants of the posts indicate it was 24 inches in height, however, the railing will be constructed at the height of 36 inches. The proposed railing includes the use of historic photos and other remaining original fabric including the finials to substantiate the missing feature in design and materials, which meets Secretary of Interior's Standard #6, specifically for, "...Replacement of missing features will be substantiated by documentary and physical evidence"
4. The replacement railing, posts and finials will be constructed matching the original design and materials thus meeting North Slope Historic District Guideline #6, Exterior Materials, for using, "... a material to match, or be compatible with the original or existing materials."

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

Mr. McKnight stated that he met with the plan review staff regarding the appropriate and safe height for the railing. He showed a design for the 36 inches comparing it to the historic photo that shows the original 24 inch height.

There was a discussion on several design possibilities that would retain the original height, however, these had been discussed with plan review staff.

Commissioner Luce stated because of the proportions of this particular house, the 36 inches can be better accommodated emphasizing the safety requirement.

Commissioner Longwell asked about the ability of the Commission's authority to waive the requirement. Mr. McKnight responded that the waiver is more appropriate for the base zoning such as setback requirements, however, safety on the second floor does not apply.

Commissioner Sundell asked about the spacing between the pickets; she asked that the space be as far apart as possible according to code.

There was a motion:

"I move that we, the Landmarks Preservation Commission, adopt the analysis as findings, and approve the application on the property at 1220 N 5th Street".

MOTION: Al Janabi

SECOND: Sundell

Commissioner Luce offered an amendment that the baluster spacing be as far apart as possible per code. Commissioner Imad Al Janabi concurred with the amendment. The amendment carried.

Chair McIntire proceeded to a vote on the motion with the amendment:

MOTION: Carried

Ms. Cook stated that the written approval notice will be issued within the next few days.

4. NAME CHANGES – FINDINGS AND CONCLUSIONS

A. Celebration Park

Mr. Reuben McKnight delivered the staff report: The Celebration Park is located at 423 S 80th Street. The name was selected as a way to commemorate the life of the person, Ryan, who is now again being remembered in the same location, the same park area, but with the use of his name. This request is to make the name "Ryan's Park" the legal name of the park.

On September 23, 2009, the Landmarks Commission held a public hearing to take testimony on this item.

He stated that no additional comments have been received on this proposal.

The standards of criteria that apply for name changes were adopted by City Council and this proposal appears to meet the criteria and; therefore, staff recommends that the adoption of the name of Celebration Park be forwarded to City Council for their approval.

There was a motion:

"I move that the Landmarks Preservation Commission finds that the request to name the park at 423 S 80th Street that of Ryan's Park meets the appropriate criteria for name change and recommend that we forward our findings to the City Council for adoption, as submitted".

Motion: Buffington
Second: Sundell
Motion: Carried

B. Harry P. Cain Promenade

Mr. McKnight presented the staff report: The proposed Harry P. Cain Promenade is located at the 1300 Block of Broadway Plaza between the Murano Hotel and the Convention Center. Currently there is no name for this pedestrian area. This request is to make the name "Harry P. Cain Promenade" the legal name of the area.

On September 23, 2009, the Landmarks Commission held a public hearing to take testimony on this item.

On October 20, 2009, a notice was re-sent to residents within 400' of the proposed area which corrected the address of the proposed naming of the pedestrian area. The notice announced the October 28, 2009 deadline for submitting comments.

Several written letters submitted were concerned with the possibility of change to addresses. Mr. McKnight explained that the submittals were responded to by staff, notifying each that the intent is to not change the address. He added that several comments were submitted that expressed favorable support to commemorate a Mayor who was part of Tacoma's history.

The standards of criteria that apply for name changes were adopted by City Council and this proposal appears to meet the criteria and; therefore, staff recommends that the adoption of the name of Harry P. Cain Promenade be forwarded to City Council for their approval.

There was a motion:

"I move that the Landmarks Preservation Commission finds that the request to name the pedestrian area at 1300 Block of Broadway Plaza that of Harry P. Cain Promenade meets the appropriate criteria for name change and recommend that we forward our findings to the City Council for adoption, as submitted".

Motion: King
Second: Sundell
Motion: Carried

C. Ben Gilbert Park

Mr. Reuben McKnight delivered the staff report: The proposed Ben Gilbert Park is located at 728 St Helens, specifically, the area immediately north of the Tacoma Municipal Building. Currently there is no name for this area other than north of the Tacoma Municipal Building North. This request is to make the name "Ben Gilbert Park" the legal name of the area.

This request is to make the name "Ben Gilbert Park" the legal name of the area. Per Council Resolution 30525, this request was forwarded for consideration by Mayor Baarsma.

On September 23, 2009, the Landmarks Commission held a public hearing to take testimony on this item. He stated that several comments in support of the proposal have been received.

The standards of criteria that apply for name changes were adopted by City Council and this proposal appears to meet the criteria and; therefore, staff recommends that the adoption of the name of Ben Gilbert Park be forwarded to City Council for their approval.

There was a motion:

"I move that the Landmarks Preservation Commission finds that the request to name the park area at 728 St Helens that of Ben Gilbert Park meets the appropriate criteria for name change and recommend that we forward our findings to the City Council for adoption, as submitted".

Motion: King
Second: Sundell
Motion: Carried

Mr. McKnight talked about a previous suggestion made by the Commission to include a recommendation for an interpretive element or monument to go along with name changes and to consider policy for how changes could be interpreted.

Commissioner King talked about private fundraising to include an interpretive mural panels/photographs in the Ben Gilbert Park. He added that the fundraising has not been completely successful.

Chair McIntire talked about the possible grant opportunity through the Neighborhood Council.

Commissioner Sundell talked about sign name change policy and the importance of a mechanism to include an interpretive element.

Mr. McKnight stated that the recent name change policy recommendation from the Commission did include the concept of a honorary name for a commemorative street sign.

There was a motion:

"Chair McIntire offered a motion to include correspondence for consideration by council on how the city might provide an interpretive element and include the same interpretive element recommendation for the name change policy".

SECOND: King
MOTION: Carried

5. CHAIR / STAFF COMMENTS

There were no comments.

6. BOARD BUSINESS/PRESERVATION PLANNING

A. Bylaws

Mr. McKnight presented the following recommendations that would not require a public hearing:

1. Recommend 24-hour period from the existing 48 hour for turn-around notice to the Commission on policies for administrative review;
2. Prioritization process on violations for the enforcement guidelines

The Commissions discussed the notice time, efficiency for customer service, and coordination with the enforcement staff.

B. October 21, 2009 Architectural Review Committee Meeting Report

The Architectural Review Committee reported on the feedback provided to staff on conceptual sign designs for the Tacoma Municipal Building. The ARC meeting comments on the signage were reviewed by the Commission. It was noted that the exterior building items will come before the Commission in a formal design review application.

Meeting adjourned at 6:29 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer