



Members

Ken House, *Chair*
Edward Echtle, *Vice Chair*
Katie Chase
Jonah Jensen
Megan Luce
Daniel Rahe
James Steel
Duke York

Ross Buffington, *Wedge Neighborhood Ex-Officio*
Marshall McClintock, *North Slope Ex-Officio*

Staff

Reuben McKnight, *Historic Preservation Officer*
Lisa Spielmann, *PDS Office Assistant*

MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: October 23, 2013

Location: 747 Market Street, Tacoma Municipal Building, Room 248

Commission Members in Attendance:

Ken House *Chair*
Edward Echtle, *Vice Chair*
Ross Buffington
Katie Chase
Jonah Jensen
Megan Luce
Marshall McClintock
Daniel Rahe
Duke York

Staff Present:

Reuben McKnight
Lisa Spielmann

Others Present:

Roy Kissler
Greg Pelland
Tim Nelson, *Signs By Tomorrow*
Ben Mauk, *UWT*
Donna Price

Commission Members Absent:

JD Elquist
Duke York

Commission Members Excused:

Katie Chase
Jonah Jensen

Chair Ken House called the meeting to order at 6:36 p.m.

1. ROLL CALL

2. CONSENT AGANDA

A. Excusal of Absences:

Commissioners Katie Chase and Jonah Jensen were excused

B. Administrative Approvals

C. Introduction of Lisa Spielmann (Temporary Landmarks Coordinator) to Commissioners

3. SPECIAL TAX VALUATION

A. 1401 N 5th Street

Under the Special Tax Valuation program, outlined by state law under the Washington Administrative Code 254.20, local governments are able to adopt local legislation to provide for special valuation of historical properties that have been rehabilitated. With regard to the application of review process, state law authorizes local historical review boards to determine:

1. Whether the property is included within a class of historic property determined eligible for the program

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 24 months prior to the date of the application
3. Whether the property has been altered in any way which adversely affects those elements which qualifies it as historically significant.

If the local review board finds the property satisfies all three of the above requirements then it shall, behalf of the local jurisdiction, enter into an agreement with the owner which at minimum includes the provisions set forth in the WAC, including ongoing design review and preservation of property. Upon execution of the set agreement between the owner and the local review board, the review board shall approve the application. Per the Tacoma Municipal Code, the Tacoma Landmarks Preservation Commission is the local review board

The application that the Commission has before it is 1401 North 5th Street, which is in the North Slope Historic District. The property is a contributing property within the North Slope Historic District which by ordinance is considered to be among the class of historically eligible properties. The cost claimed in the application was \$238,212. The assessed improvement value prior to the rehabilitation was \$207,300. The rehabilitation percentage of the assessed value is 115%. The project period was December 2011 to July 2013, which was 19 months. The appropriateness of the rehabilitation – exterior work included siding, windows and doors as approved by the Landmarks Commission on October 26th and December 14th, 2011. Staff has reviewed the itemized expense sheet and recommends approval of this application in the amount of \$208,940, which reflects accounting corrections and deductions totaling \$29,272 for non-eligible expenses which include fencing, driveway walkways and appliances.

Chair Ken House called for discussion or any questions from the Commission. Mr. McKnight also mentioned that pictures of the before and after are up on the screen as well. He also stated that this building was the former NW Kinetics building and due to that medical use this building had major additions done mainly for office space inside.

Commissioner Marshall McClintock, North Slope ex-Officio stated that what the owner has done at this property has really reinvigorated that area, which was a particularly problematic area because of NW Kinetics operation there. Mr. McClintock encouraged the Commission to support the application.

Mr. Echte agreed with Mr. McClintock and also commented that the work done was amazing.

There was a motion:

"I move that the Tacoma Landmarks Preservation Commission approve the application for Special Tax Valuation for the property at 1401 North 5th Street, Tacoma in the amount of \$208,940. "

MOTION: Echte

SECOND: Luce

MOTION: Approved

Mr. McKnight stated that he will work with the legal department to draft the agreement and that he would be in contact to get the documents signed and sent to the county assessor.

4. DESIGN REVIEW

A. 1712 Pacific (Union Depot/Warehouse Historic District) Blade Sign

Mr. McKnight began the staff report by saying that the two sign applications on the agenda are very similar applications, and although they are separate items in the staff report, he would not read both of the staff reports into record because they are very similar. The first application is 1712 Pacific Avenue, which is in the Union Depot Historic District. The property is known as the Russell T. Joy building, which was recently rehabilitated by the University in 2011. This application is to install a single 35" by 15 ½" non-illuminated blade sign using lag screws and lead expansion shields drilled into the mortar joints for a new restaurant tenant. The action requested is approval of the sign application. The Union Depot sign guidelines apply.

Mr. McKnight read the Staff Analysis:

1. The Russell T. building is a contributing structure within the Union Depot/Warehouse Historic District and as such installation signs require Landmarks Preservation Commission approval per TMC 13.05.04.7.4.
2. The proposed sign is non-illuminated and will be attached using lag screws and mortar joints and will be located near the business entrance, and will not obscure or cover any architectural elements on the building.

Based on the analysis, Mr. McKnight recommended approval of the application that as submitted. He noted that this is a fairly typical installation for the Depot District regarding blade signs.

Chair House invited discussion or questions from the Commission.

Mr. Steel asked if there were any images of the proposed sign. Mr. McKnight said photos were included in the packet.

There was a motion.

"I move that we approve the proposal for the blade sign for 1712 Pacific Avenue."

MOTION: Luce

SECOND: House

MOTION: Approved

B. 1716 Pacific (Union Depot/Warehouse Historic District) Blade Sign

Mr. McKnight began the staff report for the second blade sign by saying that this a 3' x 3' (or 36" x 36") non-illuminated blade sign installed using wedge anchors drilled into the mortar joints, again for the restaurant

tenant at 1716 Pacific Avenue. He noted that the staff analysis was similar to the previous application, and recommended approval of this application.

There was no discussion.

There was a motion.

"I move that we approve the proposal for the blade sign for 1716 Pacific Avenue."

MOTION: Luce

SECOND: House

MOTION: Approved

5. BOARD BRIEFING

A. 1114 North K Street (North Slope Historic District) Proposed new construction

Mr. McKnight began his briefing by stating that this is at 1114 North K Street which is currently a vacant lot. He noted that the purpose of the briefing was for feedback and that this is not a formal review at this time. He said that the project is a proposed new detached dwelling in the North Slope. He noted that the lot is narrow and long which creates a design challenge. Mr. McKnight stated that in 2006 there was a similar long and narrow construction on the adjacent lot, as well as a proposal that was approved by this Commission in 2007 for the lot at 1114 N K Street for a similar long and narrow residence that was never built. He said that the North Slope design guidelines for new construction apply to this project.

Mr. Kissler and Mr. Pelland introduced themselves.

Mr. McKnight also noted that there are small lot development standards in the Land Use Code which may require some changes to the current design, including:

- The projecting windows on the side elevation. Zoning requires bay windows, which in the land use code means three windows together in the projection, or else the windows would have to be flat against the wall plane, out of the set-back.
- The driveway in the back has a maximum width under the code of 14 feet
- There is a requirement for 10% of the total lot area for open space, which is defined as usable space.

He noted that, since the house that was built next door in 2006, these development standards are new.

There was discussion, during which Commissioners made the following observations and recommendations:

- Mr. McClintock said that the neighborhood generally does not prefer these sort of long houses, but in this particular location there already is one built, that was approved once before.
- Mr. McClintock recommended double hung windows or casement windows instead of horizontally operated sliding windows.
- Mr. McClintock recommended a gang window, two or three windows together rather than the one large window, for the front living room window.
- Mr. McClintock said that the entry door should be distinct, and having the front living room window directly adjacent diminishes that effect. He said the window and the door should be separated by some space.
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Mr. Kissler noted that, due to the narrowness of the building, this may present a structural problem due to the need for a shear wall. He also said there may be limitations on their ability to reduce the front window size due to transparency requirements. He said they would look into that.

Mr. Steel asked for clarification from Mr. McKnight regarding whether there is flexibility in the small lot development standards if the Commission desired a historically appropriate window pattern. Mr. McKnight said that he was not that familiar with the small lot development standards, and that while the Landmarks Commission's authority can trump certain parts of the zoning when it involves a historic structure, he would have to clarify whether there is discretionary leeway in the small lot development standards for the historic district design review.

Mr. Steel noted that it seemed like the standards were requiring designs that might not be consistent with the historic district objectives.

Mr. Kissler concurred but said that they were trying to meet the transparency requirement.

Mr. Steel made the following additional recommendations and observations:

- Not using a sliding door on the second story porch.
- The second story balcony should not be full width but partial, similar to the house next door, to reduce the scale, and avoid the "portico" effect. He said a full width two story porch on such a narrow structure stands out.

There was some discussion about the development standards. Mr. McKnight said he would discuss the issues arising during the discussion with Shanta Frantz, who is doing the land use review. He said that they would avoid having the applicant "stuck" between two different city processes.

There was discussion about the garage. Mr. Steel asked if the off-centered door in the rear elevation is designed that way due to the shear wall concerns. Mr. Kissler said it was related to open space requirements. He said that they were trying to avoid building a three story building.

Mr. Steel made additional recommendations:

- Board and batten siding is not consistent with the design guidelines and historical precedent.
- A rectangular attic vent is more appropriate than a rounded one.
- Smooth faced Hardie Plank should be used instead of faux wood texture.
- Windows should be vertically oriented and preferably double hung.
- Instead of a glass railing on the second story of the porch, a pony wall railing or wood.

Mr. Steel asked Mr. McKnight whether the design guidelines allowed attached garages, because most often detached garages are desired, and the house adjacent was approved with an attached garage. Mr. McKnight noted that the house built in 2006 was constructed under the previous version of the guidelines, but also noted that the Commission approved the design on the adjacent property with the attached garage because of the narrowness of the lot, and that although attached, it was still alley accessed and not very visible.

Mr. McClintock noted that the real concern about attached garages is with front facing entrances. He said the real emphasis is maintaining that alley entrance to the extent possible.

Mr. McKnight also noted that the neighborhood also does not want to see owners attaching new garages to existing historic homes.

Chair House thanked the applicants.

6. BOARD BUSINESS-PRESERVATION PLANNING

Mr. McKnight requested feedback on a proposed minor change to the non-historic canopy at 933 Market Street. He said that typically this would be proposed as an administrative review, but that the Commission was meeting tonight and so he wanted to bring it forward. He said the change proposed was to remove the existing awning, which was approved by the Commission in 2005 and installed in 2008, and replace it with the same design but four feet narrower. He said the other change was that building code would no longer allow chains for support, and that these would be changed to support rods.

He noted that there has been past discussion about delisting the structure, but there has been no movement on that. He said that the discussion about delisting was not part of the current request. Mr. Steel noted that the building probably has great bones. Mr. Rahe noted that the interior remodel was not historically consistent.

There was a motion:

"I move that we allow the awning change at 933 Market Street."

MOTION: Luce

SECOND: Echite

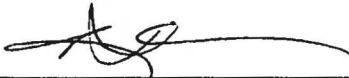
MOTION: Approved

7. CHAIR COMMENTS

There were no chair comments.

Chair Ken House adjourned the meeting at 6:36 p.m.

Submitted as True and Correct:



Reuben McKnight
Historic Preservation Officer