



Members

Kevin Bartoy, *Chair*
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James Steel
Jeff Williams
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Alex Morganroth

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
Alison Wilkerson, Office Assistant

MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: April 11, 2018

Location: 747 Market Street, Tacoma Municipal Building, Room 243

Commission Members in Attendance:

Kevin Bartoy, Chair
Ken House, *Vice-Chair*
Roger Johnson
Lysa Schloesser
James Steel
Jeff Williams
Jennifer Mortensen
Alex Morganroth
Marshall McClintock

Staff Present:

Reuben McKnight
Lauren Hoogkamer
Alison Wilkerson
Amy Figueroa

Others Present:

Greg Doyle
April Sommerfeld
David Boe

Commission Members Absent:

None.

Chair Bartoy called the meeting to order at 5:30 p.m.

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Administrative Review
 - 714 North I Street – Non historic window upgrades/ in kind repairs
 - 501 North M Street – AC Unit

Notes: The consent agenda was approved.

3. DESIGN REVIEW

- A. 515 North J Street (North Slope Historic District) *New Garage*

Ms. Hoogkamer read the staff review.

AGENDA ITEM 4A: 515 North J Street (North Slope Historic District)

April Sommerfeld, Garages Etc. Inc.

BACKGROUND

Built in 1902, this is a contributing property in the North Slope Historic District. The applicant, is proposing to demolish the existing garage, which does not appear to be historic, and build a new 24'x36 alley-accessed, three-car garage, to the rear of the lot. The new garage will be 12' high with a 4/12 slope roof and 30-year architectural composite roofing. The applicant is proposing smooth-faced hardi siding and vinyl slider windows. The windows will face the house and will not be visible from the right of way; staff has requested that the applicant consider vertically oriented windows instead.

The entry door will be a smooth-faced, paneled, fiberglass door. The garage door will be a carriage-style metal door. The garage will be painted to match the house and all trim will match. No work is being proposed for the main house.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Design Guidelines for the North Slope Special Review District: Garages & Parking and New Construction

1. Alley accessed parking is the typical and predominant residential parking configuration in the district.

Residential driveways and garages facing the street are typically only appropriate when there is no alley access, or other site constraints prevent alley accessed parking (such as a corner lot).

2. Minimize views of parking and garages from the public right-of-way. Parking areas and garages should be set toward the rear of the lot to minimize visibility from primary rights of way. Parking lots and banks of garage doors along the front facade of a building do not conform to the character of the neighborhood. Where it is not possible to locate a parking structure to conceal it from view, it should be set well back from the front plane of the primary structure on the property. Off-street parking lots have no historic precedent in the residential areas of the neighborhoods and should be located behind the building and away from the street.

3. Goal: Balance the overall height of new construction with that of nearby structures. **Guideline:** New buildings should be comparable in height to adjacent structures. Buildings that are substantially taller or shorter than the adjacent historic buildings should be avoided.

4. Goal: Relate the size and proportions of new buildings and their architectural elements to those of the neighborhood.

Guideline: 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.

5. Goal: Break up the facades of buildings into smaller varied masses comparable to those contributing buildings in the residential historic districts. **Guideline:** Variety of forms is a distinguishing characteristic of the North Slope and Wedge residential communities. 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. Avoid large, blank planar surfaces.

6. Goal: Emphasize entrances to structures.

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Guideline: Entrances should be located on the front facade of the building and highlighted with architectural details, such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street.

7. Goal: Utilize traditional roof shapes, pitches, and compatible finish materials on all new structures, porches, additions, and detached outbuildings wherever such elements are visible from the street. Maintain the present roof pitches of existing contributing buildings where such elements are visible from the street.

Guideline:

1. Shape and Pitch: Typically, the existing historic buildings in the districts either have gable roofs with the slopes of the roofs between 5:12 to 12:12 or more and with the pitch oriented either parallel to or perpendicular to the public right-of-way or have hipped roofs with roof slopes somewhat lower.

2. Architectural Elements: Most roofs also have architectural details, such as cross gables, dormers, and/or "widow's walks" to break up the large sloped planes of the roof. Wide roof overhangs, decorative eaves or brackets, and cornices can be creatively used to enhance the appearance of the roof.

3. Materials: Roofs that are shingle or appear to be shingle, or composition roofs, are the typical historic material compatible with the district. Seam metal may be an acceptable material for simple roof structures. Slate, faux slate and terra cotta tiles are not appropriate for the districts.

8. Goals: Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope and Wedge Neighborhoods 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.

Guideline:

1. New structures should utilize exterior materials similar in type, pattern, configuration and appearance to those typically found in the neighborhood.

2. Stucco, especially commercial EIFS systems like Dryvit, is not acceptable for the historic district.
3. Faux materials, such as vinyl or metal siding, are not acceptable for the historic district.
4. Certain siding patterns, including board and batten and panel, are not historically common in the district and should not be used.
5. Cementitious products, such as Hardiplank, may be acceptable in the district if installed in a historically correct pattern (for example, horizontal lapped siding or shingle). In such cases, the product used shall be smooth in texture (faux wood grain finish is NOT acceptable).
6. Engineered products for trim and molding, if demonstrated to be similar in appearance to painted wood, may be an environmentally responsible substitute for wood on new structures. In such cases, the applicant should demonstrate to the Commission, via product literature and material samples, that the product is compatible.
9. **Goals:** Respect the patterns and orientations of door and window openings, as represented in the neighboring buildings. 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.

Guideline:

1. Placement. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. New structures should utilize this pattern.
2. Doors. Doors should be or appear to be paneled and/or contain glazed openings.

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3. Windows. New structures should utilize existing historic window patterns in their design. Windows should be vertically oriented. Large horizontal expanses of glass may be created by ganging two or more windows into a series. Historically, the typical window in the district was a double hung sash window. Casement windows were commonly used for closets, nooks, and less commonly, as a principal window type in a structure. Many double hung sash windows had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Commonly, windows were also surrounded with substantial trim pieces or window head trim.

ANALYSIS

1. This property is a contributing structure in the North Slope Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The garage is alley-accessed and sited towards the rear of the lot.
3. The garage will be minimally visible from the right of way.
4. The garage height and size is compatible with the district and the existing house.
5. The garage design is compatible with the district and comparable to neighboring garages.
6. The guidelines for garages do not address materials. Vinyl windows have been approved for garages and new construction.

RECOMMENDATION

Staff recommends approval of the application.

The applicant, Mr. Doyle, expressed he would like to expand another car over with newer materials.

Commissioner Johnson asked how old the original garage was. Mr. Doyle responded that he does not know if it was original to the house. Commissioner Williams agreed with the recommendation that the windows be single-hung and vertical instead of the side by side sliders. Commissioner Johnson commented he'd like to urge the Commission to approve this with the change in window orientation.

Commissioner Williams made a motion.

"I move that the Landmarks Preservation Commission approve the application for 515 North J Street, amended to include single-hung windows versus side by side sliders."

The motion seconded by Commissioner Morganroth.

Commissioner Steel proposed a discussion regarding revising the motion to state that the window configuration is a recommendation rather than a requirement.

9:00 Motion passed with revision.

4. BOARD BRIEFINGS

A. 616 Saint Helens Avenue, Wagner Motors (Individual Landmark) *North façade alterations*

Ms. Hoogkamer read the briefing.

AGENDA ITEM 4A: 616 Saint Helens Avenue, Wagner Motors (Individual Landmark)

David Boe, Boe Architects

BACKGROUND

The applicant is requesting feedback on proposed alterations to support a new commercial tenant. The alterations include a new blade sign and new window openings on the north façade.

ACTION REQUESTED

This is a briefing. No action is requested.

Mr. Boe discussed restoration of company building through power point. He addressed that he would like the windows to add symmetry, style and function to the overall composition to the building, and discussed the blade sign positioning. He mentioned that a current challenge right now is figuring out a way to add an additional exit to adapt to the current codes.

Commissioner Steel asked if there were joints between the terracotta for the blade sign. Further discussion ensued regarding the blade sign budget directly correlating to the size, and placement of the sign. Commissioner Steel commented that he is concerned about the sign attachment and how it would affect the terracotta panels, and suggested to lengthen the attachment bar to avoid drilling through terracotta panels. Mr. Roe believes he would like to change the location of the blade sign to the mural side of the building to avoid the terracotta panels.

Discussion ensued regarding the stairs for the property. Commissioner Johnson asked if you can't get it up through the dystopian is there a way to minimize the size of the metal duct work/shafts and still meet the exhaust requirements. Mr. Boe explained that they are already pushing the direction of the metal shafts as much as they can in regards to building code. Mr. Boe expressed he believes he is going taking the right direction, and would like to put the ducting work inside if he can, and discussed the sign size once more.

Commissioner Williams commented that the larger sign size would not be bothersome. Mr. Boe expressed he will turn in the application next week.

5. PRESERVATION PLANNING/BOARD BUSINESS

A. Events and Activities Update

34:40 Ms. Hoogkamer read the Events and Activities Update

2018 Events

1. McKinley Hill Walking Tour (1pm @ Top of Tacoma, April 14th)
2. South Tacoma Walking Tour (1pm @ TBD, April 28th)

3. Historic Preservation Month (May)

- i. City Council Proclamation (5pm @ City Council Chambers, May 1st)
- ii. Tacoma Historical Society's Historic Homes Tour (May 5th-6th)
- iii. Kick Off Salvage Art Show & Iron Art Competition (11am-3pm @ Earthwise Tacoma, May 5th)
- iv. Amazing Preservation Race: Trapped at Fort Nisqually (May 10th-11th)
- v. Historic Preservation Awards (6pm @ Stewart Middle School, May 18th)
- vi. Youth Historical Fiction Reading (7pm @ Black Kettle Bites and Brews, May 21st)
- vii. Bike Month Event (TBD, May 25th)

3. Trivia Night (6pm @ The Swiss, June 20th)
4. Fern Hill Walking Tour (1pm @ Corner of S. 84th/S. Park Ave., July 14th)
5. Stadium Historic District Walking Tour (3pm @ Stadium High School, August 18th)
6. LPC Training (September TBD)
8. Trivia Night (6pm @ The Swiss, September 19th)
9. Historic Churches Tour (TBD, October)
10. Fifth Annual Holiday Heritage Swing Dance (6-9pm @ Tin Can Alley, Nov. 4th)

Ms. Hoogkamer discussed the handout, and the upcoming walks for Historic Preservation month.

6. CHAIR COMMENTS

Commissioner Chairman Bartoy commented he has enjoyed the materials created for the event.

The meeting was adjourned at 6:05 p.m.