

## Members

Ken House, *Chair*  
Edward Echte, *Vice Chair*  
Katie Chase  
JD Elquist  
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

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Date: September 11, 2013

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

### Commission Members in Attendance:

Ken House *Chair*  
Edward Echte, *Vice Chair*  
Katie Chase  
Megan Luce  
James Steel  
Duke York

### *Staff Present:*

Reuben McKnight  
Lisa Spielmann  
Lisa Wojtanowicz, NCS

### *Others Present:*

Ruth Tweeten  
Don Ramsey

### Commission Members Absent:

JD Elquist  
Jonah Jensen

### Commission Members Excused:

Ross Buffington  
Marshall McClintock

Chair Ken House called the meeting to order at 5:35 p.m.

### 1. ROLL CALL

House, Echte, Luce, Steel and York were present.

### 2. CONSENT AGENDA

Commissioners Buffington and McClintock were excused.

There were no minutes for approval.

The Consent Agenda was adopted.

### 3. NATIONAL REGISTER REVIEW

A. 401 S 8<sup>th</sup> Street (Central Elementary School)

Because there were no presenters waiting for this item, it was moved in the agenda to follow the design review applications.

### 4. DESIGN REVIEW

A. 809 N Sheridan Street (North Slope Historic District)

Chair House requested the staff report.

Mr. McKnight presented. This is 809 N Sheridan Avenue which is located in the North Slope Historic District. They are applying for a new garage. The house at 809 North Sheridan is a four square form house built in 1907. This is an application to construct a new 16 x 24 foot detached garage at the rear of the property to be accessed from the alley. The garage will be sided with smooth faced Hardiplank in a bevel pattern with a 5 foot reveal.

The North Slope Historic District design guidelines apply to this application, specifically are guidelines for parking and garages. Alley accessed parking 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).

Secondly, to 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.

Guidelines for new Construction: Exterior Materials – Crementitious products, such as Hardiplank, may be acceptable in the district if installed in a historically correct pattern. In such cases the product used shall be smooth in texture.

Guidelines for new Construction: Rhythm of Openings – Any guidelines for new construction with rhythm of openings regarding windows and new structures are to utilize existing historic 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 principle window type in a structure.

Analysis - The property at 809 North "K" Street is within the North Slope Historic District and new construction requires the review and approval of the Commission per TMC 13.05.047. Secondly, there is no existing garage structure on the site. Thirdly, a detached alley access garage is consistent with the guidelines for garages. The new structure is set to the rear of the property and will be minimally visible from the street. Item 4, the proposed cladding is consistent with the guidelines for materials for new construction. Item 5, the single horizontal siding window is not typical for the historic district. A vertically oriented sash window would be more consistent with the design guidelines for new construction. However because the structure is minimally visible from the street, this will not create a significant visual impact on the district.

Mr. McKnight indicated that he did communicate with Mr. Ramsey and asked him about the possibility of a vertically oriented window and Mr. Ramsey stated that he was going to check with his contractor on that.

Staff recommends approval of the application with the additional recommendation of the owner to consider a vertically oriented window in lieu of the horizontal.

Chair House asked Mr. Ramsey if he wished to comment.

Mr. Ramsey noted for the record that the property is on Sheridan Street, and not on K Street, as it was stated in the staff analysis.

Chair House opened the floor for questions.

There were questions about the garage doors, and that there are two automobile doors on either end. Mr. Ramsey indicated it was intended to allow through access to the backyard. Mr. Ramsey indicated that an existing driveway was removed and the remainder will be part of the garage slab.

The Commission asked about the reveal width of the siding. Mr. Ramsey indicated that he changed it to be 5" under advisement from staff.

The Commission requested that the doors and windows be trimmed with casing or a brickmold.

There was a request that staff review the final permit to ensure there is trim added.

**MOTION**

"I recommend the Landmark Preservation Commission accept the proposal and approve it."

Motion Made: York  
Second: Luce  
Motion carried.

B. 915 N M Street (North Slope Historic District)

Chair House requested the staff report.

Mr. McKnight presented. This is 915 North "M" Street in the North Slope Historic District. This is an application to replace the windows on the front elevation. Built in 1922 the condominium building at 915 North "M" is a contributing structure in the North Slope Historic District. This is an application to replace 6 windows in the front façade with new fiberglass clad wood windows. The existing windows consist of a wood picture window flanked on both sides by non-historic aluminum casement windows. The new windows will replicate the existing dimensions and configuration of existing windows with the exception that the new casement windows will re-introduce the existing divided light pattern that was the historical window configuration. Mr. McKnight noted that there is newspaper clipping from when the building was constructed that shows that divided light pattern.

Mr. McKnight stated that the standards for the North Slope Historic District that apply include:

Guidelines for Windows - Repair original windows where possible. Original wood windows that are in disrepair should be repaired if feasible. The feasibility of different approaches depends on the conditions, estimated cost, and total project scope. Examples of substandard conditions that do not necessarily warrant replacement include: failed glazing compound, broken glass panes, windows painted shut, deteriorated paint surface and loose joinery. These conditions alone do not justify window replacement. Repair of loose or cracked glazing, loose joinery or stuck sashes may be suitable for a carpenter or handyperson. Significant rot, deterioration, or reconstruction of failed joints may require the services of a window restoration company.

Item 3 – Replace windows with a close visual and material match. When repairing original windows is not feasible, replacement may be considered. Where replacement is desired, the new windows should match the old windows in design and details and where possible the materials. Certain window products such as composite clad windows closely replicate original appearance and therefore may be appropriate. This should be demonstrated to the Commission with material samples and product specification sheets. Changing the configuration, style or pattern of original windows is not encouraged, generally. Vinyl windows are not acceptable as replacement windows in the historic district.

Mr. McKnight presented the staff analysis: The building at 915 N "M" Street is a contributing structure and requires Landmarks Commission approval for changes prior to permits being issued. Item 2 – The original casement windows are missing and have been replaced by non-historic and architecturally inappropriate aluminum casement windows. Originally the casement windows were 8 light wood windows. Item 3 – Although the existing center window is a wood framed picture window and likely original to the building, picture windows are not ornate and do not possess highly distinguishing elements. The installation of new windows with architecturally compatible casement side windows will be a significant

architectural improvement to the window configuration. Therefore staff recommends approval. Thank you.

Chair House asked Ms. Ruth Tweeten if she had anything to add.

There were questions from the Commission.

Ms. Tweeten stated that the windows are made by Milgard and the replacement will include both the casement windows and the center picture window, the latter of which is original to the building.

Ms. Tweeten said that she first started looking into replacement windows 10 years ago when we didn't have, what I felt, the options that we do now for composite materials. She said she worked with a window broker and asked him about that because her first choice was to replace the casements and he said "You'll never find an installer to do composite, or casements or around a wood window". He said it does need to be one type of material or we'll have the same problem that we have now with the aluminum.

Commissioner McClintock asked if there is a casing that wraps the window as it is now, a wood casing. Would there be, if the faux window opening were replaced, would there still be a casing that wrapped the jam and the head of the window – a wood casing?

Ms. Tweeten said the answer is yes, and where the wood needs to be replaced will be replaced.

Commissioner Steel stated that said that he thought that properly installing a casement window that would match the existing picture window in the middle and performing that in a way that is feasible and economical presented a real challenge and noted that there is always a durability question that the building owners are concerned with. He said that a reasonable compromise might be that we would allow the full window opening to be replaced as long as there is a casing at the head and the jams and perhaps even the sill depending on how that works with window manufacturer. He said that he thought it was a legitimate solution being proposed.

**MOTION:**

"I recommend that the Commission approve the replacement of windows for 915 N M Street as outlined."

Motion: Steel

Second: (Seconded but name not stated on the record)

Motion carried.

## 5. BOARD BRIEFING

### A. Old City Hall Enforcement Action

Mr. McKnight stated that this is an update on the current status of Old City Hall and the enforcement action that is underway. The City is currently working with the owner to figure out the best way to stop the roof leak in the NE tower, which is the primary primary interest right now. There are other issues with the building, such as building code issues but the three primary things the city is interested in right now are

- The leaking roof in the NE tower
- The condition of masonry on the façade of the building
- Fire protection system for the building. He said that the building doesn't currently have utilities activated so the ownership needs to work on that as well.

Mr. McKnight noted that when he last briefed the Commission, the roof was the biggest issue that was being dealt with. He said that if the owner is not able to replace the roof or repair the leak, the City is

prepared to take action. If this occurs, the City will bring an actual specification and plan to the Commission for formal review on the 25<sup>th</sup> of September.

Mr. McKnight summarized the process and steps being taken to address the water leak, and what the Commission will be seeing in the coming weeks from staff. He presented a consultant's report from Wetherholt and Associates, a building envelope consultant, providing cost estimates and recommendations for different courses of action. He said that if the City proceeds with the project without the owner, then the Commission will see a design review application for a composition roof and removal of the copper roof and structurally failed soffit pieces. He said that there are plans in place to document this removal if it becomes necessary. Mr. McKnight also discussed how different options for stopping the roof leak were evaluated and what some of the technical constraints have been, as well as the timeline and project phases. Lisa Wojtanowicz from Neighborhood and Community Services discussed the enforcement action. There was discussion regarding how to require the storage and restoration of the copper roof.

## 6. NATIONAL REGISTER REVIEW

### 7.

#### A. 401 S 8<sup>th</sup> Street (Central Elementary School)

Mr. McKnight presented the staff report. The National Registry review process requires that if there is a local jurisdiction that has a Historic Commission that the Historic Commission be allowed to support the nomination if basically if either an elected official, elected body of officials or the areas commission in any jurisdiction support the nomination then the nomination goes forward, if the City Council disagreed with the Commission but the Commission thought it should go forward, then it would go forward. The only way to stop the nomination is if both the local legislative body and the historic commission were opposed. The State is required to consult by the Advisory Council for Historic Preservation with the local historical commission.

This is part of an ongoing long effort by the school district and historic Tacoma to bring their buildings that are historically significant to the historic register. There are 6 or 7 schools now that have been added to the local historic register, they have also been doing national register ones like Whitman Elementary as a mid-century building and then Central Administration building. And so, this is just the latest one, really all it requires is a vote of the Commission in support of the nomination. . It's an architecturally distinctive building and very significant for a number of reasons. It's also collegiate gothic, school district history, school of philosophy school of architecture.

#### **MOTION:**

"I move that the Tacoma Landmarks Commission recommend the nomination of the Central Elementary School to the National Registration of Historic Places."

Motion: Chase

Second: York

Motion passed.

## 8. BOARD BUSINESS

Mr. McKnight noted that the final reading of the Historic Property Maintenance Code was scheduled at Council for the following Tuesday.

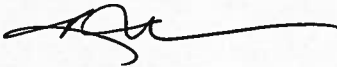
Mr. McKnight said that the Totem Pole was scheduled for the meeting on the 25<sup>th</sup>.

Commissioner Luce discussed neighborhood concerns with a catering company currently operating in the historic Weyerhaeuser Mansion at 43<sup>rd</sup> and Stevens. She stated that there have been numerous neighborhood disturbances from large weddings that have had a negative impact on the neighbors, including alcohol use and loud music. She said that there is a historic conditional use application in process for the building, but that many of the neighbors are not in favor of it because of these issues.

Mr. McKnight gave a summary of the historic status of the property and said that he would keep the Commission apprised of the permit review process.

Meeting adjourned at 6:40 pm.

Submitted as True and Correct:



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Reuben McKnight  
Historic Preservation Officer