

Members

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

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
Amylena Figueroa, Office Assistant



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: June 27, 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
Amylena Figueroa

Others Present:

Ben Gleason
Larry Corkins

Commission Members Absent:

Roger Johnson
Jeff Williams

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

1. ROLL CALL

2. CONSENT AGENDA

A. Excusal of Absences

The consent agenda was approved. The design review for 616 North K Street was moved to the front of the Design Review because the applicant was present first.

3. DESIGN REVIEW

A. 616 North K Street (North Slope Historic District) *New Garage*

Ms. Hoogkamer read the staff report.

BACKGROUND

Built in 1913, this property is a contributing structure in the North Slope Historic District. This home was badly damaged by fire, a few years ago, and subsequently water intrusion. The owner is in the process of rehabilitating the home. The current application is for a 36'x30' alley-accessed garage, with a 4/12 roof. The garage would have two paneled garage doors, a man door, and single-hung vinyl windows. The siding and trim would match the home.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

North Slope Historic District Design Guidelines

Guidelines for Parking and Garages

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. **Attached garages and carports are inappropriate.**
4. **New curb cuts are discouraged.** Residential driveways requiring curb cuts from a street or arterial are generally prohibited, unless the applicant can demonstrate by clear and convincing evidence that because of special circumstances not applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the strict application of this standard prevents alley-accessed parking. If approved, such curb cuts and approaches shall be consistent with the standards approved for the historic districts and on file in the Public Works Department.

Guidelines for New Construction

1. **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.
2. **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.
3. **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.
4. **Goal:** Emphasize entrances to structures. **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.
5. **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.

6. 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.

7. 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.
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 exterior material will match that of the main house.
4. The garage size, height, and style are compatible with the home and the overall district design guidelines.

RECOMMENDATION

Staff recommends approval of the application.

Mr. Gleason stated that he included pictures of the siding. Commissioner Steel asked how old the house was. The applicant responded it was built in 1913. Mr. McKnight stated that this project was approved by the commission last year, when the home was burnt.

Commissioner McClintock asked if he could hear more about the house. The applicant stated that they had to strip the home as it was so warped. The windows had to become single hung. Mr. McKnight stated that the design is only adding a garage and will still follow the same design review as before.

Commissioner Schloesser made a motion.

"I move that the Landmarks Preservation Commission approve the application for 616 North K Street, as submitted."

Commissioner Mortensen seconded the motion, and the motion passed unanimously.

811 North Ainsworth (north Slope Historic District) *Garage Design Amendment*

This item was rescheduled by the applicant.

B. 805 North J Street (North Slope Historic District) *New Construction*

Ms. Hoogkamer read the staff report.

The property at 805 North J Street was built in 1965 and is noncontributing to the North Slope Historic District. The owner is proposing to demolish the existing structure and replace it with a 2000 square foot, two-story, duplex with a 5/12 roof. The new building would have Andersen Fibrex doors and windows and cementitious lap siding. The Landmarks Preservation Commission was briefed on June 13th, the applicant has submitted updated plans which reflect the Commission's request for smooth-faced Hardi siding and vertically oriented windows with no grids.

ACTION REQUESTED

Approval of the above scope of work, including a finding confirming that the 1965 structure is noncontributing and may be demolished, and approval of the design.

STANDARDS

North Slope Historic District Design Guidelines Guidelines for New Construction

- 1. 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.
- 2. 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.
- 3. 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.
- 4. Goal:** Emphasize entrances to structures. **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.
- 5. 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.

6. 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.

7. 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.
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 located within the North Slope Historic District and, as such, additions, demolition, and new construction are subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047.
2. The structure to be demolished is noncontributing to the district.
3. The LPC was briefed on June 13th and the applicant has provided updated drawings that reflect the Commission's requests.
4. The overall height and size of the new building is appropriate to the district.
5. The design and materials are compatible with the district design guidelines.
6. The design has been updated to reflect a window pattern and type that is compatible with the district.

RECOMMENDATION

Staff recommends approval of the application.

Commissioner Steel made the recommendation to get rid of the apron under the sill – the trim piece below the window sill. Often on houses that have this type of detail only have the siding under it, not the apron. He recommended to look at the detailing in the other homes in the neighborhoods. To have a chunky sill, and not an apron is what you'd typically see.

Mr. Corkins agreed with that recommendation.

Commissioner Schloesser made a motion.

"I move that the Landmarks Preservation Commission approve the application for demolition of the 1965 structure at 805

North J Street, and approval of the new structure, as submitted.”

Commissioner Morganroth seconded the motion. The motion passed unanimously.

Mr. Corkins asked what type of documentation he would need to submit for the building permit.

Mr. McKnight answered that when you apply for your building permit it automatically routes to the staff and when it does he will attach the documents to the application and then that would conclude that application.

C. 714 Pacific Avenue (Old City Hall Historic District) *Sign*

Ms. Hoogkamer read the staff report.

Built in 1888, this is a contributing structure in the Old City Hall Historic District. The applicant is proposing a 3'x3' circular sign between the entrance and the sidewalk cafe. The sign would have a white background with a black and grey logo that reads, "WOODEN CITY, TACOMA, WA." The sign would be attached with a bracket anchored to the masonry.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

ANALYSIS

1. This property is a contributing structure in the Old City Hall Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.

2. No historic material is being removed or destroyed. The sign is compatible with the building and can be removed without harming any character defining materials.

RECOMMENDATION

Staff recommends approval of the application.

The applicant was not present. Chair Bartoy opened discussion to the Commissioner's.

Commissioner Schloesser asked what it meant to be powder coated. Mr. McKnight stated that powder coating is a cover with a polyester or epoxy powder, which is then heated to make a protective layer. Chair Bartoy asked if there were any further questions. There were none.

Commissioner Steel made a motion.

"I move that the Landmarks Preservation Commission approve the application for 714 Pacific Avenue, as submitted."

Commissioner Mortensen seconded the motion. The motion passed unanimously.

4. PRESEVATION PLANNING/BOARD BUSINESS

A. Events & Activities Update

2018 Events

1. Trivia Night Recap

2. Fern Hill Walking Tour (1pm @ Corner of S. 84th/S. Park Ave., July 14th)
3. Stadium Historic District Walking Tour (3pm @ Stadium High School, August 18th)
4. LPC Training (9am @ TAM, September 25th)
5. Trivia Night (6pm @ The Swiss, September 19th)
6. Building Research Workshops (September-October, TBD)
7. Historic Churches Tour (TBD, October)
8. Fifth Annual Holiday Heritage Swing Dance (6-9pm @ Tin Can Alley, Nov. 4th)

Ms. Hoogkamer stated that the trivia night went well, and the walking tour had 200 people that have signed up on the Facebook Page. Staff is hoping for at least 30 people to show up, and there will be a taco bar.

Ms. Hoogkamer mentioned that the lineup of speakers is a little different this year for the CLG Training. They are also working on some building research workshops – one in south Tacoma and east Tacoma. Brian Kamens will help lead this, along with Susan Johnson and Katie Pratt.

5. CHAIR COMMENTS

Chair asked if Mr. McKnight would provide a little information on the fire station situation.

Mr. McKnight said that this will be a robust conversation.

The just is that the fire station 5 is presently vacant and was built in 1928 on the national and local register. The building itself is one of the only properties that is owned in proximity. As part of the environmental the fire department is required to provide a response unit. They currently don't have one due to budget reasoning's. The fire chief and public facilities have briefed City council. They first explored upgrading the station but have decided to demolish instead. They are aware that in order to proceed down this path, the LPC weigh in is required. When that occurs, or if that occurs, the commission will be required to make assessments and provide a public hearing. Commissioner Mortensen asked if they are looking for other sites for purchase. Mr. McKnight answered that he doesn't have specifics on alternatives. It's going to be something that attracts a lot of public interest. Mr. McKnight said it's good to be aware that it's potentially a commission application.

Chair Bartoy then wanted to address that this is Commission Steel's last meeting. He has appreciated Commissioner Steel's knowledge and tenacity to ask questions, and the commission stated they would miss Commissioner Steel's presence.

The meeting was adjourned at 6:00 p.m.