

## Members

Duke York, *Chair*  
Katie Chase, *Vice-Chair*  
JD Elquist  
Chris Granfield  
Jonah Jensen  
Lysa Schloesser  
James Steel  
Jeff Williams

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

## Staff

Reuben McKnight, Historic Preservation Officer  
Lauren Hoogkamer, Historic Preservation Coordinator



# MINUTES

## Landmarks Preservation Commission Planning and Development Services Department

Date: September 10, 2014

Location: 747 Market, Tacoma Municipal Building, Room 248

### Commission Members in Attendance:

Duke York, *Chair*  
Katie Chase, *Vice Chair*  
Ross Buffington  
Marshall McClintock  
Chris Granfield  
Jonah Jensen  
Jeff Williams

### Staff Present:

Reuben McKnight  
Lauren Hoogkamer

### Others Present:

Joel Chrisman  
Daniel Block  
Marcie Osborn

### Commission Members Absent:

JD Elquist  
James Steel  
Lysa Schloesser

The Meeting was called to order at 5:30 p.m.

## 1. ROLL CALL

## 2. CONSENT AGENDA

- A. Excusal of Absences
- B. Administrative Review
  - i. 720 N I Street (foundation) 9/4/14

## 3. DESIGN REVIEW

- A. 1021 N 10<sup>th</sup> Street (North Slope Historic District) *Stairs*

Ms. Lauren Hoogkamer read the staff report.

### BACKGROUND

1021 N 12<sup>th</sup> Street is a contributing structure in the North Slope Historic District. Built in 1900, it is a 2-story, single-family, vernacular residence. Past staff reports indicate that non-historic additions were removed in 2012 and a rear recessed window was approved. An expanded deck was approved in 2013.

The owner is proposing replacing the rear seven-step staircase with an eight-step staircase that includes a 36" landing. Currently, with no landing, there is a drop down to the first step. The new staircase will extend further onto the concrete pad, but will match the materials (tan trex boards and white railings) of the existing deck.

### REQUESTED ACTION

Approval of the proposed scope of work.

### STANDARDS

**Wedge Neighborhood and North Slope Historic Special Review District Design Guidelines for Additions:**

- 1. Architectural style should be compatible** with the era and style of the principal structure, including massing, window patterning, scale of individual elements, cladding, roof form, and exterior materials.
- 2. Additions should be removable** in the future without harming the character defining elements on the principal structure.
- 3. Additions should be sensitively located** in a manner that minimizes visibility from primary rights of way. Where this is not possible, the design should respect the style, scale, massing, rhythm, and materials of the original building.
- 4. An addition should be subservient** in size, scale and location to the principal structure.

**ANALYSIS**

1. The building is located in the North Slope Historic Special Review District, and as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications to the structure.
2. The deck and staircase are not original, but the replacement staircase and materials would match the existing structure.
3. The staircase could be removed without harming the building's character defining elements.
4. The changes would be visible from the primary right-of-way, but the current deck and staircase were approved by the LPC and the proposed changes do not affect the design or introduce new elements.
5. The changes would be subservient to the main structure in size, scale, and location.

**RECOMMENDATION**

Staff recommends approval of the application.

Mr. Reuben McKnight commented that there is no landing present beneath the door and from a safety perspective, there should be.

There was question about what style of railing would be used. Ms. Marcie Osborn responded that it would match the deck railing. There was a mention that the Commission had previously approved the deck. There was some general discussion in approval of the addition.

There was a motion.

*"I move that the Landmarks Preservation Commission approve the application for 1021 N. 10<sup>th</sup> Street as submitted."*

Motion: Jensen

Second: Williams

The motion passed unanimously.

**B. 732 Pacific Avenue (Old City Hall Historic District): Exterior paint**

Ms. Lauren Hoogkamer read the staff report.

**BACKGROUND**

The 1888, Romanesque revival, Davies Building, at 732 Pacific Avenue, is a contributing structure to the Old City Hall Historic District. The owner is proposing cleaning and removing loose paint from the façade, which will include filling in cracks with a lightweight concrete, sanding, caulking all windows, and repainting with a three-color paint scheme, which will be appropriate to the Victorian period.

The owner has provided four potential paint schemes.

**REQUESTED ACTION**

Approval of the above scope of work.

**STANDARDS**

**Secretary of the Interior's Standards for Rehabilitation:**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

#### **ANALYSIS**

1. The building is located 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 to the structure.
2. New paint scheme will be compatible with the Victorian era and the surrounding properties.
3. Products used will be compatible with the materials and period.
4. Physical cleaning will repair existing features and not introduce new harm.

#### **RECOMMENDATION**

Staff recommends approval of the application when final color and product specifics are provided.

Chair Duke York asked if there were any comments or questions from the commission.

There was a question on whether a component of the roof was terracotta. Mr. Joel Chrisman answered that it was actually the original metal roofing and that the plan was to repair it as replacement was not cost efficient.

There was a motion.

*"I motion to approve the paint scheme as provided."*

Motion: Williams

Second: York

The motion passed unanimously.

#### **4. NATIONAL REGISTER REVIEW**

##### **A. 3713 N 19<sup>th</sup> Street (Cushman Substation)**

Ms. Lauren Hoogkamer cited the general procedural notes followed by the staff report.

#### **BACKGROUND**

This National Register nomination for the Cushman Substation, at 3713 N 19<sup>th</sup> Street, includes the 1926 neoclassical revival Cushman Substation, the North 21<sup>st</sup> Street steel lattice towers, and the noncontributing switchyard. The property represents the region's growth as a result of hydroelectric power production. The period of significance is 1926 to 1949, which is the date of construction up until the transmission line was rerouted. This was the only urban building constructed for the Cushman Hydroelectric Project.

#### **EFFECTS OF NOMINATION**

Effects of Listing on the National Register: Projects subject to review under SEPA, NEPA, or Section 106 that occur on or near the site of a listed property may be required to employ measures to reduce or mitigate impacts to the historic property. The property may be eligible for historic rehabilitation tax credits if listed or determined eligible for listing. The NR listing by itself does not restrict future alterations, nor does it affect future use of the property.

#### **STANDARDS**

To be eligible for **National Register** listing, the property or object must meet the "seven standards of integrity" as well as one of four listing criteria. The seven standards are: Location, Design, Setting, Materials, Workmanship, Feeling and Association.

The criteria under which the Cushman Substation is nominated include:

- A. *Property is associated with events that have made a significant contribution to the broad patterns of our history.*

*C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.*

#### **ANALYSIS**

The Cushman Substation meets the "seven standards of integrity." It is associated with the development of Tacoma and hydroelectric power. The property also embodies the distinctive characteristics of a type, period, and method of construction; at the time of construction it was noteworthy for its design and engineering.

#### **RECOMMENDATION**

Staff recommends inclusion on the National Register of Historic Places under criteria A and C.

#### **ACTION REQUESTED**

The purpose of this review is to make a recommendation to the Advisory Council regarding the historic significance of the nominated property.

There was a question about whether the origin of the nomination. Mr. McKnight answered that the nomination came as a mitigation step for federal licensing that is being done for the Cushman Dam.

There was a motion.

"I move that the Tacoma Landmarks Preservation Commission recommend the Cushman Substation as eligible for National Register to the Washington State Advisory Council on Historic Preservation."

Motion: Chase

Second: York

The motion passed with unanimous approval.

#### **5. ARCHITECTURAL REVIEW COMMITTEE**

A. 1218-1220 N I Street (North Slope Historic District): *Porch balcony*

Mr. Reuben McKnight noted that the item did not require action from the Commission and provided a summary of the staff report.

#### **BACKGROUND**

The owners of 1218 and 1220 N I Street are proposing to build matching second story porch balconies on their homes in the North Slope Historic District.

The homes are mirror images of each other and were built in 1889 by the Washington Building Association, a building and loan association that functioned as a cooperative to allow middle class individuals to purchase homes with a low interest rate and fixed payment. The architectural design was created by the well-known firm Proctor & Dennis, and was used to build at least 7 homes in Tacoma in the North Slope/Stadium area and Hilltop.

The examples at 505 and 511 N E Street, as well as 718 S J Street, have modified front porches with an added balcony.

The adjacent houses to the south of the 1218 and 1220 N I Street all have second story balconies, although these houses architecturally differ. In 2009, the Landmarks Commission approved the second story balcony at 1214 N I Street under the previous design guidelines.

The houses are across the street from Lowell Elementary and have unobstructed views.

#### **ACTION REQUESTED**

This is a no action briefing. The owners are requesting feedback from the Commission on the proposed concept for a second story balcony, similar to the one shown at 511 N E Street, along with any direction or concerns the Commission may have.

#### **STANDARDS**

The North Slope Design Guidelines for Porches

**1. Retain existing porches and porch details.** The original design elements of existing historic porches, when present, should be maintained. Major changes to configuration or ornamentation should be avoided. Missing or deteriorated details, such as columns and railings, should be repaired or replaced in kind.

**2. Avoid adding architecturally inappropriate details.** Items such as porch columns reflect the architecture of the home. Tapered columns atop piers are emblematic of Craftsman homes, but are not appropriate on Victorian era houses. Likewise, scrollwork, turned posts or gingerbread, are not appropriate on a Craftsman home. Replacement elements that have no historic design relationship with the architecture diminish the historic character of the building.

**3. Replace missing porches with designs and details that reflect the original design, if known. Avoid adding conjectural elements.** Photographic or other documentary evidence should guide the design of replacement porches. Where this is unavailable, a new design should be based on existing original porches from houses of similar type and age.

### **SUGGESTED DISCUSSION POINTS**

1. Is the concept appropriate under the design guidelines? Based upon similar examples, can a second story porch balcony be incorporated into both houses without harming the essential character of the historic district?

2. What are the significant design elements/points that should be considered by the architect?

3. Any other recommendations or feedback.

Mr. Daniel Block provided a brief overview of the project, with the idea initially being brought up by the neighbor in the adjacent home. One question that Mr. Block had for the commission was whether the construction of a balcony could be done on only one of the homes, considering that the houses are mirror images of each other aside from his home having the original columns.

There was a question about whether Mr. Block intended to match the shingled center portion on the wall, with Mr. Block stating that he would.

There was some discussion commenting that there wasn't any reason only one of the homes could add a balcony.

One comment voiced disapproval to making any changes to the front façade of either house, calling attention to the visibility of the homes.

There was also concern expressed about whether the balcony would be purely decorative or requiring a door and a railing. Mr. Block later commented that they would intend to replace the window with a door. Discussion ensued about code compliance for balcony railings.

There was a comment that a railing in compliance with present day code would change the balance, symmetry and ultimately the architectural look of the house. Alternatively, if the railing were put in while maintaining balance it would likely not be within code and there would likely not be approval for installation of a door. Either scenario would be an awkward situation to deal with.

Mr. Reuben McKnight reviewed the main concerns expressed so far:

- Maintaining the integrity of the front of the house, given its prominence and pristine condition.
- Resolving the issues of code compliance and potential visual impact of meeting the requirements.

### **6. CHAIR COMMENTS**

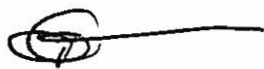
There were no comments.

### **7. STAFF COMMENTS**

Ms. Lauren Hoogkamer provided an update on upcoming events and activities.

The Meeting was adjourned at 6:12 p.m.

Submitted as True and Correct:



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Reuben McKnight  
Historic Preservation Officer