

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
Alison Wilkerson, Office Assistant



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: January 24, 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
Jennifer Mortensen
Alex Morganroth

Staff Present:

Reuben McKnight
Lauren Hoogkamer
Alison Wilkerson

Others Present:

Scott M. Norris

Commission Members Absent:

Roger Johnson
Jeff Williams
Marshall McClintock

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

1. ROLL CALL

2. CONSENT AGENDA

A. Excusal of Absences

Notes: The consent agenda was approved.

3. DESIGN REVIEW

A. 1020 North J Street (North Slope Historic District) Porch

Ms. Hoogkamer read the staff report.

<Staff Report>

BACKGROUND

Built in 1902, this is a contributing property in the North Slope Historic District. The owner is proposing to rebuild the porch and second story deck, using historic photos. At some point, the original porch was removed and replaced. The new railings, balusters, and steps would be rectangular wood. A wood framed lattice would be used for under the porch and the existing foundation stones would be reused. Composite or treated wood is proposed for the decking material.

The owners would prefer to replace the two existing columns with four new rectangular columns, although the historic photo shows doric columns. The fascia and paint color will match the existing materials.

ACTION REQUESTED

Final approval of the above scope of work.

STANDARDS

Design Guidelines for the North Slope Special Review District: 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, scroll work, 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.
4. In certain cases, building code may trump preservation guidelines. For example, historic railing height may be considered a life safety issue, and new railings are generally required to meet building code. In these cases, innovative approaches may be needed to retain the appropriate scale and appearance.

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 new porch and deck will be based on historic photographs and will more closely match the original design.

Ms. Hoogkamer stated that the Commission had requested additional materials and proceeded to pass the materials to attending members. Materials included additional photographs and drawings of the railings and elevations. Mr. Norris commented that he would like to extend his deck and porch per the length of the house, to match the original design when the home was built. Mr. Norris proceeded to explain additional proposed aesthetics and elevation drawings of his plan.

Commissioner Steel asked the applicant if there was a concrete floor to the porch and if the applicant is proposing to extend his concrete platform or remove it. Mr. Norris responded he would like to remove the concrete.

Commissioner Mortensen asked if the applicant planned to finish the trimming and siding to the porch.

Commissioner Steel and the applicant discussed the dimensions of the stone work for the porch.

Commissioner Steel asked about the appropriateness of using concrete for the material of the base of the porch and if the applicant was open to other materials. The Applicant responded that he would prefer concrete due to the durability and longevity.

Commissioner Schloesser asked if the applicant was proposing to have no handrail. The applicant responded that no handrail was planned, but he was unsure if that would be allowed. Discussion ensued regarding the appropriateness of that idea.

Commissioner Mortensen commented that she believed the applicant's ideas would be a modern update to the building and that they would not disrupt the district.

Commissioner Steel asked why the steps would be wooden versus the concrete on the actual porch. The applicant responded that his spouse would like the steps to be wooden. Commissioner Steel expressed concern regarding the mix of materials and construction techniques for the upper level deck and what was appropriate for historic guidelines. Commissioner Steel made a strong recommendation to reconsider the concrete slab porch and utilize wood for the porch instead to match the stairs. Commissioner Schloesser concurred with the recommendation. Commissioner Steel further detailed his perspective on the historic aesthetics.

There was a motion.

"I move that the Landmarks Preservation Commission approve the application for 1020 North J Street, with the recommendation that the applicant consider a new decking material for the ground level concrete slab."

Motion: Steel

Second: Schloesser

The motion was approved unanimously.

PRESERVATION PLANNING/BOARD BUSINESS

Mr. McKnight expressed that beginning in February there would be major updates to the application submittal process and the design review process would be transition to the online permit system.

Mr. McKnight discussed a previously appealed decision made back in December 2017. The applicant wants to appeal that decision and it could go to superior court.

The Commissioners ensued a conversation regarding the guidelines and how they can be seen as loose. They began to cover some of the material from the Hearing Examiner regarding the appeal, and discussed legal ramifications about what sort of key learning's can come from this for process improvement.

Commissioner Steel expressed a question regarding why the Hearing Examiner affirmed the Landmark Commission's decision regarding the dormer and not the roof height. Further discussion followed regarding this matter, and agenda time was requested to continue the conversation at a later date.

B. Events and Activities Update

Ms. Hoogkamer read the Events and Activities Update:

2018 Events

1. Heritage League Annual Meeting (9am @ WSHM, Feb. 3rd)
2. Social Media Photo Contest (February)
3. Trivia Night (6pm @ The Swiss, March 21st)
4. Historic Preservation Month (May)
 - i. City Council Proclamation (5pm @ City Council Chambers, May 1st)
 - ii. Tacoma Historical Society's Historic Homes Tour (TBA)
 - iii. Kick Off Salvage Art Show (TBA @ Earthwise Tacoma, May 5th)
 - iv. Amazing Preservation Race: Trapped at Fort Nisqually (TBD)
 - v. Historic Preservation Awards (TBD @ Stewart Middle School, May 18th)
 - vi. Youth Historical Fiction Reading (TBD @ Black Kettle Bites and Brews, May 21st)
 - vii. Bike Month Event (TBD, May 25th)
4. Trivia Night (6pm @ The Swiss, June 20th)
5. LPC Training (TBD)
6. Trivia Night (6pm @ The Swiss, September 19th)
7. Fifth Annual Holiday Heritage Swing Dance (6-9pm @ TBA, Nov. 4th)

8. CHAIR COMMENTS

There were no comments from the Chair.

The meeting was adjourned at 6:14 p.m.