

Members

Chris Granfield, *Chair*
 Katie Chase, *Vice-Chair*
 Duke York
 Jonah Jensen
 Lysa Schloesser
 James Steel
 Jeff Williams
 Eugene Thorne
 Laureen Skrivan
 Lauren Flemister
 Ross Buffington, *Wedge Neighborhood Ex-Officio*
 Marshall McClintock, *North Slope Ex-Officio*



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, *Historic Preservation Officer*
 Lauren Hoogkamer, *Historic Preservation Coordinator*
 John Griffith, *Office Assistant*

Date: March 25, 2015

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

Commission Members in Attendance:

Chris Granfield, *Chair*
 Katie Chase, *Vice-Chair*
 Duke York
 Eugene Thorne
 Laureen Skrivan
 Jeff Williams
 James Steel
 Lysa Schloesser
 Lauren Flemister
 Ross Buffington
 Marshall McClintock

Staff Present:

Reuben McKnight
 Lauren Hoogkamer
 John Griffith

Others Present:

Caroline Swope
 Jordan Kiel
 Milton Tremblay
 David Nason
 Gary Abrahams
 Ken Shipman
 Tim Kairez
 John De Loma

Commission Members Absent:

Jonah Jensen

Chair Chris Granfield called the meeting to order at 5:32 p.m.

1. ROLL CALL**2. CONSENT AGENDA****A. Excusal of Absences**

Commissioner Jensen was excused.

B. Introduction of Commissioner Lauren Flemister

Chair Granfield introduced Ms. Lauren Flemister as the new Commissioner for the At Large Position #1.

C. Approval of Minutes: 3/11/2015

The minutes of 3/11/2015 were approved as submitted.

3. TACOMA REGISTER OF HISTORIC PLACES – PRELIMINARY REVIEW**A. 224 N Yakima**

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

Located at 224 North Yakima Avenue, this two-story Queen Anne house, was built in 1889 by Leopold Born and designed by architect Rollin J. Roath. It is nominated under Criterion B for its association with Leopold Born, Eugene Ricksecker and Emil Lindstrom, who were influential in shaping Tacoma and the surrounding region; Criterion C as an example of a Rollin Roath Queen Anne Victorian residence that was altered at the start of the 20th century; and Criterion E for its location within the Stadium-Seminary National Register Historic District.

Architect Rollin J. Roath designed more than a dozen Tacoma buildings, one of which is on the Tacoma Register of Historic Places (the 1890 Parker-Reith Building, also known as Fraternity Hall). Most of his other buildings have been remodeled beyond recognition. 224 North Yakima is unique due to the quality and sensitivity of the work done. The interior has been remodeled in the Craftsman style. Other than the 1950s crown molding and the reconfigured entry, the interior hasn't been touched for approximately 100 years.

The Born family lived in the home from 1890 until 1900. Leopold Born was a builder and contractor, as well as a "Master Mason" in the Free and Accepted Masons. Eugene and Mary Ricksecker occupied the house from 1903 until 1904. Eugene was an engineer who worked with the Army Engineering Corp to construct the road to Paradise Valley on Mount Rainier. Mount Rainer Ricksecker Point is named after him. The proposed period of significance is 1905 to 1907, during which Emil and Henrietta Lindstrom lived in the home. Emil was the co-founder and president of the Lindstrom-Handforth Lumber Company, which built more than 10 miles of railroad to connect the Rainier sawmill with the Northern Pacific Railroad's Prairie Line. The Lindstroms lived in the home until 1950.

The buildings are nominated under the following criteria:

- B. *Is associated with the lives of persons significant in our past;*
- C. *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 may lack individual distinction;*
- E. *Is part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on historic, cultural, or architectural motif;*

REQUESTED ACTION

Determination of whether the property nominated to the Tacoma Register of Historic Places appears to meet the threshold criteria for nomination, and if so, scheduling the nominations for public hearing. The commission may forward all or part of the nomination for future consideration.

EFFECTS OF NOMINATION

- Future changes to the exterior will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.
- Unnecessary demolition of properties listed on the Tacoma Register of Historic Places is strongly discouraged by the municipal code, and requires approval of the Landmarks Preservation Commission.
- Future renovations of listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.

STANDARDS

The threshold criteria for Tacoma Register listing are listed at 13.07.040B(1), and include:

1. Property is at least 50 years old at the time of nomination; and,
2. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

ANALYSIS

1. At 126-years-old the structure meets the age threshold criterion.
2. Other than the 1950s crown molding and the reconfigured entry, the interior hasn't been touched for approximately 100 years. Records indicate that the second floor and Craftsman interior were added between 1905 and 1912, during the proposed period of significance. The exterior has maintained its Queen Anne character, although the mansard roof is not original.

Ms. Caroline Swope discussed the history of property which was built in 1889, comparing how the house looked from 1905-1912 to how it looked following a Craftsman era update in 1912. Victorian character defining details were

highlighted including the basement door and clipped corners with scroll work. Craftsmen character details were also noted like the front door and leaded glass windows. The interior, which was still in the process of being restored, was discussed. Ms. Swope noted the details of the rooms including the entry foyer, living room, dining room, office, pantry, kitchen with the original stove, master bedroom, and bathroom.

Ms. Swope discussed how the property fulfilled criteria B, noting the association of the property with significant people. Leopold Born, a master builder and master mason, resided at the property from 1890 to 1900. , Eugene Ricksecker also resided there and worked on construction of the ship canal at Lake Washington, was in charge of dredging Tacoma's harbor, and worked with the Army Corps of Engineers to open up Mount Rainier. Emil Lindstrom purchased the home in 1905 and in 1910 created the Lindstrom Hanford Lumber Company that built more than ten miles of railroad that connected the Rainier sawmill to the Prairie Line of the Northern Pacific. Irene Hincklemann moved to Tacoma to attend St. Joseph's nursing school and lived in the home until her death in 2014.

In discussion of criteria C, Queen Anne Victorian homes designed by Roath were shown in their present state, most of them having been heavily remodeled. Ms. Swope also noted the location of the home in within the Stadium-Seminary Historic District, meeting criteria E.

Vice-Chair Katie Chase expressed support for the nomination.

Mr. Marshall McClintock noted that even though the house is outside of the North Slope Historic District, he had received calls expressing interest in preserving in the home.

There was a motion

"I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the Born-Lindstrom House nomination for a public hearing and future consideration at the meeting of May 13, 2015. "

Motion: Chase
Second: York

The motion was approved.

4. DESIGN REVIEW

- A. Old Business
 - i. 1932 Pacific (Union Depot/Warehouse District)

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

The McDonald-Smith Building was built between 1890 and 1896; it is a contributing structure in the Union Depot-Warehouse Historic District and it is part of the UWT campus. The Landmarks Preservation Commission was briefed on this project on October 22, 2014, approved the exterior renovation on December 10, 2014, and approved the repair of the sandstone sills on February, 25 2015. The previous approval included replacement of the existing failing windows with aluminum clad windows to match the adjacent Cherry-Parkes building. Since then, the design team has not been able to identify competitive bids for the appropriate window size. The applicant is now requesting approval for aluminum windows, which will be visually similar to the approved design and the original double-hung windows. The exterior finish and the reuse of the existing wood details would not change.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Union Depot/Warehouse Design Guidelines

3. **Materials.** The predominant building material within the districts is masonry, including brick, granite, and terra cotta. Rehabilitation of existing buildings and construction of infill buildings shall utilize masonry as the predominant building material.

4. **Minimum Maintenance.** All contributing historic buildings in the districts shall be maintained against decay and deterioration caused by neglect or defective or inadequate weather protection.

ANALYSIS

1. The building is located in the Union Depot/Warehouse 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. Work would closely match the existing windows and the new windows of the adjacent buildings. Existing wood details would be reused.
3. New windows would replace the failing existing windows.

RECOMMENDATION

Staff recommends approval of the application.

Mr. Jordan Kiel, reviewing the previous discussion, noted that the detailing between the windows had been considered important by the Commission and would be salvaged. A close up of one of the windows was shown, and he noted that maintaining the horizontal break between the two sashes had been considered important as well. Window dimensions for the existing and proposed aluminum windows were discussed, the proposal being a profile that is similar though just two inches shy from the top of the curve to the reveal, with a similar half inch reveal. He noted the offset between the panes of glass that simulated double hung windows. The sightline at the base would be different, but not clearly visible from the ground. He felt from a maintenance standpoint it was a good solution for the university.

Mr. McKnight commented that the action requested was for an amendment to a previous approval.

There was a motion.

"I motion to approve the amended changes"

Motion: Williams

Second: Schloesser

Vice-Chair Chase expressed concern about the concept of moving away from a wood clad option. Mr. Duke York agreed that it could be precedent setting. Mr. Jeff Williams responded that it was a different situation compared to existing windows that could be restored. Mr. James Steel commented on the window profiles, noting there was a more prominent sash in the existing windows compared to the replacement windows which could be simulated in an aluminum clad wood window but was not included in completely aluminum windows. Discussion ensued. Mr. Ross Buffington asked to clarify if the applicants were seeking to set precedent. The response was that they were, by providing an opportunity for other bidders and creating competition. Mr. Milton Tremblay provided additional comments on how they were seeking to make the restoration of the buildings more cost effective.

Ms. Lysa Schloesser clarified that they did not have any elevation drawing and commented that without elevation drawings they would not be able to have a feel for what the proposed windows would it look like.

Mr. Steel commented that he had difficulty following the rationalization for using aluminum windows and noted that there were many different manufacturers for aluminum clad wood windows.

Mr. Kiel discussed the Secretary of Interior Standards (SOIS) in relation to the building and the relative significance of

using aluminum windows. He also noted that as per the SOIS for exterior alterations, new work should be differentiated from the old while being compatible. It was added that it had been out to bid and horizontal elevations had been included in the bid documents.

Mr. Milton Tremblay suggested returning in two weeks to continue the discussion. Discussion ensued with Commissioners requesting renders comparing the appearance, horizontal elevations, and section samples.

Mr. Williams withdrew the earlier motion.

There was a new motion

"I move to defer."

Motion: Williams

Second: Schloesser

The motion was approved

ii. 19th and Jefferson (Union Depot/Warehouse District)

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

The intersection of South 19th and Jefferson Street is in the Union Depot/Warehouse Historic District. On February 11, 2015, the University proposed and was approved to install a row of crash rated bollards along the east side of Jefferson, at the bottom of South 19th Street. The proposal also included a concept for landscaping with low shrubs and trees and a plinth with a "W" university identifier. The applicant is now seeking approval for the design of the "W," which would be constructed out of rolled plate steel that will be galvanized and painted a dark color. The "W" would be 12-inches deep, eight-feet tall and just under 12-feet wide. It would sit on a steel-wrapped, concrete plinth. The steel will match the "W" and have "TACOMA" in cutouts that reveal the concrete.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Design Guidelines for the Union Depot/Warehouse District

3. Materials. The predominant building material within the districts is masonry, including brick, granite, and terra cotta. Rehabilitation of existing buildings and construction of infill buildings shall utilize masonry as the predominant building material.

Streetscape Guidelines. Streetscaping is essential in the development of the districts in order to create value and enhance private development efforts. Proper design of streetscapes and public open spaces provides a unifying theme and unique identity for the districts, complements and extends the presence of Union Station, encourages pedestrian circulation, and creates a gateway to downtown and the waterway. The pattern of traffic routes and open space is based upon the historic function of the district and has a direct relation to such physical features as views from the upper floors of the building, sunlight, façade visibility, and streetscape appearance. Any significant loss or reconfiguration of existing open space and street corridors is discouraged. The following improvements are to be encouraged:

1. Sidewalk paving. Paving should be of brick or brick and brushed concrete. Existing granite curbs should be maintained or reconstructed, where possible.

2. Street paving. Where feasible, historic street paving and gutters, either brick or cobblestone, should be preserved and restored. Where feasible, existing railroad or streetcar rails should be preserved in place.

3. Streetlights. Historic streetlights should be used throughout the district as unifying elements.

ANALYSIS

4. The property is located in the Union Depot/Warehouse Historic District, and as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
5. The proposal utilizes concrete and metal which is consist with other elements of the district and campus.
6. The design enhances the streetscape and provides added protection for pedestrians on campus.

RECOMMENDATION

Staff recommends approval of the application.

Mr. David Nason reported that the row of bollards and the planter had been submitted for permitting. The previous discussion of the project was reviewed, noting that a request had been made to return when a design for the large "W" was ready.

The project's landscape architect noted the existing conditions and discussed the site plan noting the locations of the bollards, plantings and the large "W". A rendering of the design for the concrete plinth and the "W" was shown. The color for the steel "W" had not yet been determined, but it would be similar to the dark color shown in the slide. It would not be illuminated at night, being unnecessary due to the amount of lighting already present in the area . A photo of a scaled mockup was shown to demonstrate the various site lines. The plantings were discussed with a soil section shown and it was noted that since it was in the ROW no plants would be over 3 feet in height. Discussion ensued with Commissioners seeking clarification on some of the design details.

There was a motion

"I move the Landmarks Preservation Commission approve this application."

Motion: York
Second: Steel

The motion was approved.

- B. New Business
 - i. 813 Pacific Avenue (Old City Hall Hist. District)

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

813 Pacific Avenue, built in 1908, is a contributing structure in the Old City Hall Historic District. The applicant is requesting approval to remove the existing 4' x 8' sign and replace it with a new 3.5' x 8.5' aluminum skin sign that has a similar 16" x 11" raised "Office Bar & Grill" logo. The new sign will be bolted onto the existing sign frame.

The existing sign was approved by the Landmarks Preservation Commission on August 25, 2010.

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. The building is a contributing structure in the Old City Hall Historic District, as such, it is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior.
2. Sign does not destroy historic materials and it is differentiated from the historic material. It's massing, size, and scale are compatible with the building's architectural features.
3. Sign can be removed without harming the essential form and integrity of the historic property.

RECOMMENDATION

Staff recommends approval of the application.

The graphic designer who designed the new logo and builder of the previous sign were present. They commented that the existing 2x6s that were lagged into the building for the previous sign were going to be used for attaching the new sign. Samples of the material were shared and the design was reviewed. It was noted that the sign would not be illuminated.

There was a motion.

"I move that this sign be approved."

Motion: York

Second: Williams

The motion was approved.

- ii. 1944 Pacific Avenue

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

1944 Pacific Avenue, built in 1909, is a contributing structure in the Union Depot/Warehouse Historic District. Sprint is proposing removing the Clearwire equipment (antennas and microwave dishes) currently attached to the penthouse and replacing it with a new facility of antennas. Two antennas would be located at the northwest corner and four would be at the southwest corner, facility would also include one additional GPS antenna. Antennas would reach 12 feet above the parapet and be screened to look like faux chimneys that would be painted to match the brick. Antennas would only be visible, from a distance, from the rear elevations.

Sprint has provided design options with and without the enclosures.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

The Union Depot/Warehouse Design Guidelines:

1. **Height.** The centerpiece and height benchmark for the districts is the Union Station, with its dome cap height of approximately 96 feet above Pacific Avenue. Wing parapet walls are 30 feet in height above Pacific Avenue. No new buildings constructed in the districts shall exceed 85 feet in height.

In the rehabilitation of existing buildings, their existing height should be maintained and the parapets and cornices should be kept intact. Any rooftop additions, penthouses, building systems equipment, or roof-mounted structures should be set back from existing parapet walls sufficiently to conceal them from view from street level.

2. **Scale.** Scale refers to a building's comparative relationship to neighboring buildings and its fit within the districts. The typical four-story building in the districts is 50 feet wide and 100 feet deep. Two such "basic blocks" side by side are proportionally similar to the main section of Union Station and illustrate the scale and size of structural components in the districts.
Scale is also determined by the proportions of the architectural elements within the composition of the individual building facades. Exterior building facades shall be of a scale compatible with surrounding buildings and shall maintain a zero setback from the sidewalk. Window and door proportions, including the size and design of the wood sash and frame floor height, floor shapes, street elevations, and other elements of the building facades, shall relate to the scale of the surrounding buildings.
3. **Materials.** The predominant building material within the districts is masonry, including brick, granite, and terra cotta. Rehabilitation of existing buildings and construction of infill buildings shall utilize masonry as the predominant building material.
4. **Color.** Building colors should contribute to the distinct character of the historic building. Original building colors should be researched and considered in any new color scheme. Whether contrasting or complementary, the colors should reflect the design of the building. Building colors should utilize a limited palette. Colors should be selected to emphasize building form and highlight major features of the building. Color schemes using several colors should be avoided and surfaces which are not historically painted should not be painted.

ANALYSIS

1. The building is located in the Union Depot/Warehouse 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. At 12-feet high the antennas would only be visible, from a distance, from the rear of the building.
3. 1944 Pacific Avenue is already the largest building on the block. The enclosure would add to its massing.
4. The proposed enclosure would be painted to match the brick building.

RECOMMENDATION

Staff recommends approval of the design option without the enclosure.

Gary Abrahams, a representative for Sprint, mentioned that there was an antenna facility currently located on a UWT building, but due to work being done on the building they were being required to relocate. Sprint proposed construction of a new facility on top of the structure at 1944 Pacific Avenue, at which point the existing antenna facility would be removed. Faux brick stealthing was proposed as an option to be used for minimizing the appearance of the towers. Mr. Abrahams noted that the tower would be around 12 feet in height. There was discussion of the two options shown with and without the faux brick screening. It was noted that in a similar proposal the Commission had approved the option without screening. Vice-Chair Chase expressed support for the option without the screening. Mr. Abrahams requested feedback from the Commission on any preferences for the color of paint on the tower. Commissioners recommended a dark gray color.

There was a motion.

"I move that the application be approved by the Landmarks Preservation for the additions without screening."

Motion: York
Second: Steel

The motion was approved.

iii. 914 N M Street

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

914 N M Street, built in 1924, is a contributing structure in the North Slope Historic District. The applicant is proposing a 2.5 car garage, located towards the rear of the lot, with alley access. The garage would have Nichiha Premium Shake siding that would be painted to match the house. Garage windows would be wood-wrapped to match the house. Windows and doors face the yard and are not visible from the right-of-way. The garage would be 26' x 34', with a 15' roof ridge. Roof slope will be 5/12 with architectural fiberglass shingles and two skylights. The ridge of the existing house is approximately 19' at the rear and 27' in the front.

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. Attached garages and carports are inappropriate.**
- 4. 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.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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.

9. **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.
11. **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.

Guidelines:

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. 914 N M Street is a contributing structure in the North Slope Historic District, as such, it is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications and accessory structures.
2. Driveway is accessed via the alley, meeting the guidelines for location of parking structures.
3. Garage is set to the rear of the lot, and will only be visible from the alley.
4. Roof height is lower than the main house, but meets the 5/12 slope prescribed in the guidelines.
5. Overall scale is compatible with that of the existing building.
6. Façade, massing and design are comparable to neighboring garages; it is also compatible with the existing structure.
7. Garage materials and color visually match that of the existing building.
8. Windows and doors open to the yard and are only visible from right-of-way.

RECOMMENDATION

Staff recommends approval of the application.

Mr. Ken Shipman, the owner, noted that there had been a change to the proposal and that they would now be using real cedar shingles similar to the existing house.

Mr. McClintock commented that the property was the childhood home of Marjie Millar, who was one of the North Slope's two movie stars. He recommended approval of the application.

Mr. Steel noted that on the gable end, the 2x10 trim was not necessary for how small the structure was. He also commented on the trim extending to the eaves, where historically there would have been a bird walk rather than a soffit. Mr. Steel recommended Alaskan yellow cedar for the shingles, but added that any type of cedar shingle would be acceptable.

There was a motion.

"I make a motion to approve."

Motion: Williams

Second: York

The motion was approved.

iv. 601 N Cushman

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

Built in 1903, 601 N Cushman is a contributing structure in the North Slope Historic District. The applicant is planning a full interior remodel which includes adding a second bedroom to the top floor. In order to meet the requirements for egress, the applicant is proposing enlarging the existing dormer to add a new double-hung vinyl window that will match the size and shape of the original windows. The new dormer will reach the existing roof ridge. The application also includes repairing the front porch, with no design changes; repairing the broken window panes, in the original windows, and siding with in-kind materials and color; and replacing the inoperable windows with vinyl windows.

Applicant would also like to add a rear-facing vinyl window in the kitchen and move one of the existing rear-facing windows to the 6th street elevation. Window changes would match the existing configuration.

Applicant will be providing additional documentation for the window changes and dormer at the meeting.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Design Guidelines for the North Slope Special Review District: Windows, Exterior Siding & Materials, Porches, and Roofs

1. **Preserve Existing Historic Windows.** Existing historic windows in good working order should be maintained on historic homes in the district. The existing wood windows exhibit craftsmanship and carpentry methods in use at the time that the neighborhood was developed. New manufactured windows, even those made of wood, generally do not exhibit these characteristics.

2. **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 (interior or exterior) 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.

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 other details, and, where possible, 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 (for example, adding a highly styled divided light window where none existed before, or adding an architecturally incompatible pattern, such as a Prairie style gridded window to a English Cottage house).
 - Vinyl windows are not an acceptable replacement for existing historic windows. Depending on specific project needs, replacement windows may include:
 - Sash replacement kits. These utilize the existing window frame (opening) and trim, but replace the existing sashes and substitute a vinyl or plastic track for the rope and pulley system. Sash replacement kits require that the existing window opening be plumb and square to work properly, but unlike insert windows, do not reduce the size of the glazed area of the window or require shimming and additional trim.
 - An insert window is a fully contained window system (frame and sashes) that is "inserted" into an existing opening. Because insert windows must accommodate a new window frame within the existing opening, the sashes and glazed area of an insert window will be slightly smaller than the original window sashes. Additional trim must be added to cover the seams between the insert frame and the original window. However, for window openings that are no longer plumb, the insert frame allows the new sashes to operate smoothly.

4. **Non-historic existing windows do not require "upgrading."** Sometimes the original windows were replaced prior to the formation of the historic district, and now must be replaced again. Although it is highly

encouraged, there is no requirement to "upgrade" a non-historic window to a historically appropriate wood window. For example, a vinyl replacement window may be an acceptable replacement for a non-historic aluminum horizontal slider window, especially if the historic configuration (vertically operated sash) is restored.

5. New Window Openings/Changing Window Openings

- Enlargement or changes to the configurations of existing window openings is to be avoided on the primary elevation(s) of a historic building within the district. In specific cases, such as an egress requirement, this may not be avoidable, but steps should be taken to minimize the visual impact.
- Changes to window configurations on secondary (side and rear) elevations in order to accommodate interior remodeling are not discouraged, provided that character defining elements, such as a projecting bay window in the dining room, are not affected. A typical example of this type of change might be to reconfigure a kitchen window on the side of a home to accommodate base cabinets
- In general, openings on buildings in the historic district are vertically oriented and are aligned along the same height as the headers and transoms of other windows and doors, and may engage the fascia or belly band that runs above the window course. This pattern should be maintained for new windows.
- Window size and orientation is a function of architectural style and construction technique. Scale, placement, symmetry or asymmetry, contribute to and reflect the historic and architectural character of a building.

6. Sustainability and thermal retrofitting.

- a) Window replacement is often the least cost effective way to improve thermal efficiency. Insulation of walls, sealing of gaps and insulation of switch plates, lights, and windows, as well as upgrades to the heating system all have a higher return on investment and are consistent with preservation of the character of a historic home.
- b) Properly maintained and weather stripped historic windows generally will improve comfort by reducing drafts.
- c) The energy invested in the manufacture of a new window and the cost of its purchase and installation may not be offset by the gains in thermal efficiency for 40 to 80 years, whereas unnecessary removal and disposal of a 100 year old window wastes old growth fir and contributes to the waste stream.
- d) If thermal retrofitting is proposed as a rationale for window replacement, the owner should also furnish information that shows:
 - The above systematic steps have been taken to improve the performance of the whole house.
 - That the original windows, properly weather stripped and with a storm window added, is not a feasible solution to improve thermal efficiency.
 - Minimal retrofit, such as replacing only the sash or glass with thermal paned glass, is not possible.
 - Steps to be taken to salvage the historic windows either on site or to an appropriate architectural salvage company.

7. Avoid removal of large amounts of original siding.

8. Repair small areas of failure before replacing all siding. It is rarely advisable to replace all of the existing siding on a home, both for conservation reasons and for cost reasons. Where there are areas of siding failure, it is most appropriate to spot repair as needed with small amounts of matching material. Where extensive damage, including rot or other failure, has occurred, siding should be replaced with as close a material and visual match as is feasible, including matching reveals, widths, configuration, patterns and detailing.

9. Other materials/configurations. It is not historically appropriate to replace deteriorated siding with substitute materials, unless it can be demonstrated that:

- The replacement material is a close visual match to the historic material and can be installed in a manner in which the historically character defining details may be reproduced (mitered corners, dentil molding, etc); and
 - Replacement of the existing historic material is necessary, or the original material is no longer present; and
 - There is no feasible alternative to using a substitute material due to cost or availability.
10. **Avoid changing the appearance, pattern or configuration of original siding.** The siding type, configuration, reveal, and shingle pattern all are important elements of a home's historic character.
11. **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.
12. **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.
13. **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.
14. **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.
15. **Preserve and retain existing roof form and appearance.** Major changes to the overall roof plan/type are discouraged. For example, changing a hipped roof to a gabled roof is generally inappropriate.
16. **Rooftop Additions should be sensitively located.** Additions that affect roof appearance may include the addition of elements such as dormers, skylights and chimneys. Additions are not discouraged, but should seek to minimize the visual impact to the overall roof form, as follows:
17. **Changes to the roof form should be located to the rear and less visible sides of a home.**
- In certain cases, it may not be possible to conceal new elements such as additional dormers from view. In such cases, using examples of historic additions (location, scale, design, materials) to guide new design is appropriate.
18. **Existing roof heights should be maintained.** Changes to the primary ridgeline height of a house are generally discouraged, such as "bump ups," with the exception that: in certain cases it may be demonstrated that an overall ridgeline height increase will dramatically increase useful attic space in a house WITHOUT significantly changing the appearance of the home from the street (rare).
19. **Materials and colors.** Composition roofs are an acceptable substitute for shingles, and have been in use on homes since the early 20th century. Composite and engineered materials that mimic the visual qualities of shingles vary widely in quality and appearance. If an engineered material is proposed that is not common in the district, material samples and product specification sheets should be furnished to the Commission. Metal roofs are not acceptable for historic homes. Clay tile roofs are appropriate only on the few examples of Mission or Spanish influenced architecture seen in the districts.

ANALYSIS

1. The property is located 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 to the structure.
2. Applicant is proposing preserving and repairing some historic windows and replacing some failing windows with vinyl windows.
3. Applicant has been asked to provide evidence that select windows must be replaced.
4. Applicant has been asked to provide alternative window materials that are not vinyl.
5. Applicant is replicating original window size and configuration in the new windows.
6. New windows are on either on the rear elevation, which is not highly visible from the right-of-way or the secondary elevation.
7. Window changes are to accommodate interior remodeling and are on the side elevations. Window changes will not have a large visual impact.
8. Original siding is being maintained.
9. Small areas of failing siding are being replaced in-kind.
10. Porch is being repaired in-kind. There will be no design changes.
11. Enlarged dormer will be located on a secondary elevation that is less visible from the front right-of-way. Dormer enlargement is to accommodate egress requirements.
12. Dormer will not increase the height of the roof ridge.
13. Materials and colors will match that of the existing building.

RECOMMENDATION

Staff recommends approval of the application, with the stipulation that the applicant explore repairing, instead of replacing, the existing wood windows and using wood, or a close match, for the new windows.

Mr. Tim Kairez, from Infinity Construction, and the owner were present. Mr. Kairez noted that they had additional information on the dormer, including photos simulating the appearance of the dormer, which was being increased to add a window. He reported that that they were proposing vinyl windows due to several homes in the area using vinyl.

Mr. Marshall McClintock asked if the new window would be able to maintain the 1/3rd 2/3rd split. Mr. Kairez responded that it would not be able to due to space limitations.

Mr. Kairez commented on some of the repair work that they would need to do to the exterior including the front porch structure, adding that he would be using matching cedar siding, and repurposing an existing window.

Mr. Jeff Williams suggested that they could replicate the window on the front of the house. Mr. Kairez responded that he was not sure that there would be enough room. He added that the new window in the dormer would be a sash window.

Mr. James Steel commented that he would need to see photos documenting the deterioration of the windows and an elevation drawing to consider replacement of the windows. He added that he would also need to see architectural drawings of the proposed dormer.

Mr. Marshall McClintock commented that the home was one few examples of a small form Queen Anne style homes in the area and that the home was notable for having been the residence of the actress Mildred Davis one year.

Ms. Lysa Schloesser reviewed that the Commission would like to see an inventory of the windows being replaced with documentation, examples of what styles of windows they would be replacing with, and architectural drawings of the proposed gable with the scale and proposed window configuration. Mr. Steel added that the Landmarks Preservation Commission would not likely approve the vinyl windows.

Mr. Kairez requested clarification on whether he could proceed with repair work in the interim before returning to the Commission for approval on the proposed dormer and window replacement. Mr. McKnight responded that in-kind replacement and interior renovation could be approved at the staff level, but approval of the Commission would be needed for the dormer design and the window replacement.

There was a motion.

"I move to defer the application for 601 N Cushman until further information is provided by the owner and the owner's agent."

Motion: Steel
Second: York

The motion was approved.

5. BOARD BRIEFING

A. 1101 N I Street

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

1101 North I Street is a contributing structure in the North Slope Historic District and it also located within a View-Sensitive Overlay District (VSD). The applicant is undertaking a full remodel of the property and would like to increase the bedroom space on the second floor by adding a dormer. In order to do so, the applicant may need to apply for a VSD-Height variance—a separate land use application—and/or consider lowering the roofline of the dormer. The existing home does not comply with the required five-foot yard setback. The applicant will have to meet with Land Use, to determine if there are other requirements for this project. The applicant has provided three design alternatives for the Commission's consideration.

ACTION REQUESTED

Guidance and feedback.

John De Loma discussed an image of the existing elevations. The proposed dormer on the rear elevation would be on the northeast side of the property. The dormer was being proposed to allow better height clearance on the upper floor to finish the non-compliant bedrooms. They would try to match the existing window design, but would be requesting vinyl windows as there already were vinyl windows on the house. Three options for the dormer design were proposed: a large dormer, a single small dormer, and two small separate dormers. The shed dormer all the way across would be the preference, as per the owner. A survey would be completed to determine what variances would be needed. There would be no changes made to the "I" Street elevation.

Mr. McKnight asked if they had already determined if a height variance was needed. Mr. De Loma responded that they were looking for feedback on which dormer design was preferred before they looked into a variance.

Mr. McClintock suggested a jerkinhead dormer design. Mr. De Loma responded that it would limit the height and that there would be structural concerns as well.

Commissioners expressed preference for the design option with the single wide dormer.

The windows being replaced was discussed. Mr. De Loma noted that they would be matching the existing styles, with

the types of windows being used to be discussed at a future briefing. There were no original windows left in the building aside from some leaded glass on the "I" street side.

6. PRESERVATION PLANNING/BOARD BUSINESS

A. Narrowmoor Addition Neighborhood Conservation District

This is time set aside for staff to present and walk through the proposed design guidelines ahead of the public hearing scheduled for April 8. Staff will address questions from Commissioners and begin identifying issues.

ACTION REQUESTED

This is only a briefing. No action is requested at this time.

Mr. Reuben McKnight reviewed the materials being discussed, noting that the slide presentation would be entirely a discussion of the language in the design guidelines in advance of the public hearing on April 8th.

Site Design was discussed. There was a question on where the lot size number was coming from. Mr. McKnight responded that he would forward the question to Dr. Diana Painter. He noted that the lots were much larger than the existing R1 zoning which set a minimum of 7500 square feet. Subdivisions of the lots would need to preserve the historic development pattern. What would be considered an outbuilding was discussed, Mr. McKnight commenting that it would be a structure no larger than 200 square feet. Mr. James Steel made a general request to keep the language consistent with the municipal code. Mr. McKnight responded that the guidelines would provide a glossary. He continued, noting some of the changes to the language in the design guidelines. New language included requiring a new residence to occupy the same general location as the historical residence. Language about protecting views had been removed, as it could not be guaranteed by the Commission. Language on minimizing the visibility of accessory structures had been left in.

Building height and scale were discussed. Mr. Jeff Williams requested more clarity on how they would measure the building height. Mr. Steel noted that an adjacent building owner could deny a request from a surveyor to measure the height which could limit the ability to measure the height of adjacent properties. Chair Granfield asked what standard they would be using to determine the height, noting that some of the lots slope significantly. It was reported that in view sensitive areas height was based on where the natural slope intersects with the foundation. Regarding the language on daylight basements, Mr. Williams noted that not all existing homes have completely exposed daylight basements. Mr. McKnight responded that the intent was to establish a maximum living space and he would clarify that having the basement be exposed was not a requirement. Mr. McKnight also noted that he would clarify within the language that demolishing the building while leaving a wall would not be considered a remodel.

Building form and massing were discussed. Mr. McKnight noted subjective terminology that had been revised to more specifically note which features would be considered "commercial looking", which would include architectural descriptions. Mr. Williams commented on houses that have room for extensions only behind, which would be keeping with the neighborhood character. Mr. McKnight responded that he had received feedback from a resident expressing similar concern. Mr. Steel commented on the complex massing statement and how it could be interpreted to preclude garage attachments with carports between, which would not be interpreted as simple though it already exists in the proposed district. Mr. McKnight noted that illustrations would be included in the future to provide clarity on the guidelines.

Exterior Cladding and Materials were discussed. There had not been language concerning cladding and materials in the original proposal. It was noted that the standards would apply to additions as well. Vice-Chair Chase noted that it was important, but since it was not a historic district, it would be difficult to administer in a scenario where there was an addition on an existing house that was already using prohibiting materials. Mr. Steel expressed concern at any requirements for new structures that would go beyond the requirements being applied to existing structures. Mr. McKnight noted that determining how to treat new and existing structures is one of issues they could revisit after the hearing and was a component of finding the line between a historic district and a conservation district. Discussion ensued on the different scenarios that could be considered and the different approaches that could be used.

Fenestration patterns were discussed. Mr. Williams noted that sliding windows would be necessary to maintain an

egress pattern. Mr. McKnight noted that the main guideline was that vinyl windows would not be considered appropriate for new buildings. Discussion ensued on the use of vinyl windows in a postwar district.

Doors and entries were discussed. Mr. McKnight noted that the guidelines were generally a description of the historical pattern in the proposed district.

Architectural details were discussed. Mr. McKnight noted significant changes from the original proposal, due to many of the items being outside of the scope of the Commission.

Accessory Structures were discussed. Detached accessory buildings would be limited to 600 square feet.

Mr. McKnight reviewed that they would be in Council Chambers for the public hearing on April 8th. The Commission discussed issues related the public hearing including whether Commissioners who recused themselves should participate in the hearing.

B. Events and Activities Updates

Ms. Hoogkamer noted that an update on events and activities was included in the meeting packet.

7. CHAIR COMMENTS

Chair Granfield thanked staff for their work and Commissioners for their contribution. He noted that updated rosters and calendars were available.

The meeting was adjourned at 8:14 p.m.

Submitted as True and Correct:



Reuben McKnight
Historic Preservation Officer