

## Members

Mark McIntire, *Chair*  
Ross Buffington, *Vice Chair*  
Edward Echtle  
Ken House  
Imad Al Janabi, PhD.  
Fred King  
Megan Luce  
Bret Maddox, S.E.  
Ha Pham  
Pamela Sundell

Kathryn Longwell, North Slope Ex-Officio

## Staff

Reuben McKnight, Historic Preservation Officer



# MINUTES

## Landmarks Preservation Commission Community and Economic Development Department

Date: March 24, 2010

LPC 50/10

Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16

### *Commission Members in Attendance:*

Ross Buffington  
Ken House (late arrival)  
Imad Al Janabi, PhD.  
Megan Luce  
Bret Maddox, S.E.  
Mark McIntire  
Ha Pham

### *Staff Present:*

Reuben McKnight  
Tonie Cook

### *Others Present:*

Philip Butler, Philip (Skip) E. Butler Jr.,  
Jeff Millheisler

### *Commission Members Excused:*

Commissioners Edward Echtle, Pamela Sundell,  
Kathryn Longwell, Fred King

## 1. CONSENT AGENDA

Commissioners Edward Echtle, Pamela Sundell, Kathryn Longwell and Fred King were excused.

## 2. DESIGN REVIEW

### A. 1901 N Steele Street

Ms. Cook read the Staff Report: Constructed in 1925, the bungalow at 1901 N Steele Street is a contributing structure in the North Slope Historic District, which is listed on the Tacoma, Washington and National Registers of Historic Places. The property has been in violation of the City's Minimum Buildings and Structures code. This application is to replace a failing foundation including lifting of the existing home, demolition of the existing perimeter foundation and basement, and construction of a new poured foundation basement and adding a retaining wall/picket fence to the front and side yard areas. The proposal includes the addition of a new stairway opening and new door below ground level to access the basement on the driveway elevation. The height of the basement will be increased to the building code requirement height of eight feet for livable space.

All of the windows, trim, chimney and cladding will be retained. The driveway elevation is the most weathered side, which may require some replacement of the siding. Replacement will be in kind, where needed, and is subject to administrative review. The proposed split block retaining wall and picket style fence do not require Landmarks Preservation Commission approval, as proposed.

Secretary of the Interior's Standards to be considered:

#6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and

other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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

Staff Analysis to be considered:

1. The home on the property is historically significant as a contributing structure in the North Slope Historic District; it was constructed in 1925. As part of the North Slope it is listed on the Tacoma, Washington and National Registers of Historic Places.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building including new construction per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. The existing foundation and basement will be removed and replaced which will stabilize the original structure, new cedar siding matching existing will be added; 6 inches of foundation will be exposed; which meets the Secretary of Interior's Standard number 6, for, "*Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*"
4. The proposed new below ground level opening at the driveway elevation will make the basement accessible with the addition of concrete stairs and new door below the existing basement window, which appears to be minimally visible from the right of way, thus meeting Secretary of Interior's Standard number 9, specifically, for, "*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property...*"

Staff recommended adoption of the analysis as findings and approval of the proposal as submitted.

Vice Chair Buffington asked for clarification on the front porch materials.

There was a motion:

*"I move that we, the Landmarks Preservation Commission, approve the application for renovations at the property at 1901 N Steele Street, as presented".*

MOTION: Buffington

SECOND: Maddox

MOTION: Carried

Ms. Cook stated the written decision would be forthcoming in the next few days and stated that she would provide an update to the building department as the property has been in violation of the City's Minimum Buildings and Structures code.

There was discussion on the overall scope of the project.

### 3. ARCHITECTURAL REVIEW COMMITTEE

#### A. 1015 N 11<sup>th</sup> Street, North Slope Historic District

Ms. Tonie Cook presented the background and summary of the current proposal at 1015 N 11<sup>th</sup> Street, which

follows.

Built in 1940, this house is a contributing property located in the North Slope Historic District. At the July 2009 Commission meeting, the Applicant briefed the Commission on a proposal to add a full second story, add Hardie Plank siding and remove wood windows and install new vinyl windows. The Commission made suggestions for an alternate design including a rear shed dormer addition.

#### Current Proposal

Remove existing roof and construct a full length rear dormer addition, add a small rear door area, and enlarge the existing detached garage. The purpose of the proposal is to increase livable modern space and thermal efficiency.

The current proposal was reviewed and a variance application was not required by the Building and Land Use Services division for the View Sensitive Overlay Zone.

#### Proposal Summary:

1. Proposed roof will be extended to full length from approx 33' to 40';
2. Front elevation roof pitch will be 8:12 and shed addition: 2:12
3. Front dormers will increase by approximately 1.5' in width;
4. Remove all first level and dormer double hung wood windows and install replacement sash kits (see Jeld wen product photo)
5. Second floor side and rear wood windows: replace existing wood windows with eight new double hung wood windows (see Milgard windows enclosure); one double hung retained
6. One rear window will be a garden or bay style window (see design plan);
7. 4 Window Shutters on first floor front elevation will be removed, refinished and re-installed
8. Existing front recessed door will be removed, refinished and re-installed;
9. New rear door will be a metal security door and re-located to the small new addition area;
10. The non-historic siding will be removed and the uncovered historic wood siding will be refinished and repaired matching in kind the original wood.
11. New second floor siding will be wood siding matching the existing original wood siding;
12. The existing detached garage will be enlarged to 24'X20'X9' replacing the existing roof;
13. Garage siding and trim will match the house cedar siding;
14. Roll-up garage door and side elevation security door will be installed;

Standards to be considered include the North Slope Historic District and Secretary of Interior's Standards for height, additions, scale, garages, materials including windows, doors, and siding and shutters.

The ARC reviewed the current plan to add a rear shed dormer second story and demo of existing garage, using existing but an enlarged footprint area to construct a new garage. Reference: Design Plans dated and received March 23, 2010.

New design for house:

- 1) Proposal for rear shed dormer addition; front elevation roof pitch will be retained; rear shed added along with extension of rear side with rear door as shown in design plan dated 3/23/2010.
  - a) ARC discussed the improved design over the previous design in July 2009
  - b) ARC did not have concerns with additional width (approx 1 ½ feet) on dormers
  - c) BASEMENT: Mr. Millheisler mentioned the potential increase in height of basement and recommended that if the basement height is changed, the item be reviewed with Building and Land Use Services Division. Any changes be indicated on design plans submitted to the Landmarks Preservation Commission

House Windows:

- 2) Proposal on First Floor is to remove windows and install replacement with all wood sash inserts (Jeld wen window product pamphlet enclosure) and

Proposal on second floor and rear windows to remove and replace existing windows with new wood windows (Milgard window enclosure)

- a) ARC discussed Secretary of Interior's Standard #6, specifically, "Deteriorated historic features will be repaired rather than replaced..."
- b) ARC requested estimate for repair / restoration of the wood windows including replacement of single glass with double (thermal)
- c) ARC stated that the garden window is not traditional window style; ARC recommend more traditional style (i.e. the bay-style window; tripartite style wood window)

House – Exterior Siding:

- 3) Proposal includes non-historic siding will be removed and the uncovered historic wood cedar siding will be refinished and repaired matching in kind the original wood.
- 4) Proposal includes second floor exterior siding will be wood cedar siding matching the existing original siding;
- a) ARC discussed the repair treatment approach matching in kind the exterior siding which meets Secretary of Interior's Standards for Rehabilitation

Garage

- 5) Proposal: the existing garage will be demolished. The foundation will be retained for new enlarged garage structure; The existing detached garage will be enlarged to 24'X20'X9' replacing the existing roof, all other materials, new side metal security door; no windows and new garage roll-up style door;
- a) ARC discussed the height of the proposed garage; the design plan indicates 17'10 ½" in height, which may trigger the variance requirement on View Sensitive Overlay zone; Applicant stated the garage height was 15 feet (update plan set); ARC discussed checking with Building and Land Use Services division on code requirement for height on the detached garage.;
- b) Garage exterior siding and trim will match the house cedar siding in design, style, and size.

#### 4. CHAIR COMMENTS

There were no comments.

#### 5. BOARD BUSINESS/PRESERVATION PLANNING

##### A. Historic Preservation Awards Committee Report

Chair McIntire reported on nominees for the annual historic preservation awards in May.

##### B. Annual Report to City Council

Mr. McKnight reported that topics can be submitted to Staff for compilation into a list.

##### C. Place Naming Policy

Mr. McKnight gave an update on the Place Naming Policy and the feedback from the recent council committee, including the process for public property naming, review levels, new facilities' names, street name changes and appropriateness, interpretive honorary street names, re-evaluation of significant persons' criteria and process on initiating a request.

The meeting adjourned at 6:32 p.m.

Submitted as True and Correct:

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Reuben McKnight  
Historic Preservation Officer