

## 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

Marshall McClintock, North Slope Ex-Officio

## Staff

Reuben McKnight, Historic Preservation Officer



# MINUTES

## Landmarks Preservation Commission Community and Economic Development Department

Date: September 22, 2010

LPC 112/10

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

### *Commission Members in Attendance:*

Ross Buffington  
Ken House  
Imad Al Janabi, PhD.  
Fred King  
Mark McIntire  
Ha Pham

### *Staff Present:*

Reuben McKnight  
Tonie Cook

### *Others Present:*

Caroline Swope, Duke York, Amalia Annest,  
Michael Sullivan, Mario Espinosa, Mike McMenamin,  
George Signori

### *Commission Members Excused:*

Commissioners Luce, Maddox, and Sundell

### *Commission Members Absent:*

Commissioner Echtle

Chair Mark McIntire called the meeting to order at 5:02 p.m.

## 1. CONSENT AGENDA

### A. Excusal of Absences

Commissioners Megan Luce, Bret Maddox, and Pamela Sundell were excused.

### B. Approval of Minutes

The meeting minutes of June 9, 2010, June 23, 2010, and July 8, 2010 were approved.

## 2. NOMINATIONS – Tacoma Register of Historic Places (preliminary)

Ms. Tonie Cook cited the general procedural notes, followed by the staff report:

Tacoma Register listing follows procedures defined in TMC 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting will determine whether the property meets the threshold criteria in the ordinance for age and integrity. If the Commission finds that the age and integrity standards are met, then the Commission may move to have the nomination scheduled for a public hearing and comment period, at which the public may enter comments into the record for consideration. Following the comment period, the Commission may deliberate on the nomination for up to 45 days before recommending to City Council, listing on the register or denying the nomination. Owner consent is typically not required for the Commission to recommend designation, however it was noted that religious properties require owner consent.

## **A. 701 North 10<sup>th</sup> Street - Conrad & Annie Beutel Residence**

Chair Mark McIntire noted the property owner was not available to attend the meeting.

Ms. Tonie Cook stated there was a copy of the property owner's letter requesting the nomination to the Tacoma Register of Historic Places.

Ms. Cook read the Staff Report. Constructed in 1908-1909, the Conrad & Annie Beutel House at 701 North 10<sup>th</sup> Street is listed on the Washington and National Registers of Historic Places (2008). The property is located just inside the northwestern edge of the National Register listed Stadium Seminary Historic District. The property is recommended eligible for listing to the Tacoma Register of Historic Places under criterion B, "*Is associated with the lives of persons significant in our past*", as home to prominent businessman and educator, Conrad F. Beutel and his wife Annie "Keating". The home is the last intact structure associated with the family business, the Beutel Business College, an important educational facility for over 70 years, supplying the workforce in Tacoma in the early part of the 20<sup>th</sup> century. The building is one of a few known structures designed by architect Harry Keating and brother to Annie Beutel.

The nomination states that alterations to the Craftsman style home included the removal of the wrap-around porch, several window opening modifications, and the 1940s conversion to four apartments. Further, it stated, "*The Beutel Home...remains the best, most intact property that represents the life of Conrad F. Beutel...The change was well planned and executed so that the least possible changes were made to the interior and exterior of the home*".

Standards to be considered:

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

Staff Analysis to be considered:

The purpose of the preliminary meeting is to determine that the age and integrity standards are met. The building was constructed in 1908-1909 time period; the building retains much of its original design, materials, and style; the structure appears to meet the threshold criteria for consideration.

Staff recommended adopting the above analysis as findings and recommended scheduling the nomination for public testimony at a hearing on October 27, 2010.

There was an inquiry on inclusion of the criterion for the exterior of the property, in which Mr. McKnight provided clarification on the Washington and National Registers of Historic Properties recommendation for listing is prepared with the highest weight for eligibility, and in this case, criterion B, "*Is associated with the lives of persons significant in our past*". He added that other criteria factors can be included in the local nomination per the purview of this Commission.

There was a motion:

*"I move that we, the Landmarks Preservation Commission, find the Conrad and Annie Beutel Residence at 701 North 10<sup>th</sup> Street, meets special criteria for age and significance and schedule October 27, 2010, for public hearing on the nomination".*

MOTION: Buffington

SECOND: King

MOTION: Carried

## **B. Historic Schools (Fern Hill, Central, Jason Lee, Stewart, McCarver, and Whitman)**

Constructed between 1911 and 1951, six school buildings owned by Tacoma School District are submitted as a multiple property nomination, recommended for eligibility for listing to the Tacoma Register of Historic Places under criteria A, B, C, and D, and for Jason Lee and Whitman Schools, criterion E.

The six school buildings include:

8442 South Park Avenue, Fern Hill Elementary School (1911 & 1919 portions of structure);  
601 South 8<sup>th</sup> Street, Central Administration Building (1912 portion of structure / Central Elementary);  
602 North Sprague Avenue, Jason Lee Middle School (1924 portion of structure);  
5010 Pacific Avenue, Stewart Middle School (1924 portion of structure);  
2111 South J Street, McCarver Elementary School; and  
1120 South 39<sup>th</sup> Street, Whitman Elementary School.

The nomination states that each building is a unique neighborhood landmark associated with the development of Tacoma and broad patterns of its history; each structure was designed by a significant architect, representing a distinctive architectural style. Fern Hill and Central represent early examples of school district architecture; Jason Lee, Stewart and McCarver provide 1920s' evidence of changing educational ideas and rapid growth on school construction; Whitman represents Post WWII era school construction. The six historic schools submittal within a thematic register nomination is significant; all six fall within the eligibility requirements for age and integrity standards.

Standards to be considered:

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

Staff Analysis to be considered:

The purpose of the preliminary meeting is to determine that the age and integrity standards are met. The six buildings were constructed between 1911 and 1951; some have alterations, but each structure appears to meet the threshold criteria for consideration.

Staff recommended adopting the analysis above as findings and scheduling the nomination of the property, at 8442 South Park Avenue, Fern Hill Elementary School, specifically, the 1911 & 1919 portions of the structure, for public testimony at a hearing on October 27, 2010.

Staff recommended adopting the analysis above as findings and scheduling the nomination of the property, at 601 South 8<sup>th</sup> Street, Central Administration Building / Central Elementary, specifically, the 1912 portion of the structure, for public testimony at a hearing on October 27, 2010.

Staff recommended adopting the analysis above as findings and scheduling the nomination of the property, at 602 North Sprague Avenue, Jason Lee Middle School, specifically, the 1924 portion of the structure, for public testimony at a hearing on October 27, 2010.

Staff recommended adopting the analysis above as findings and scheduling the nomination of the property, at 5010 Pacific Avenue, Stewart Middle School, specifically, the 1924 portions of the structure, for public testimony at a hearing on October 27, 2010.

Staff recommended adopting the analysis above as findings and scheduling the nomination of the property, at 2111 South J Street, McCarver Elementary School, for public testimony at a hearing on October 27, 2010.

Staff recommended adopting the analysis above as findings and scheduling the nomination of the property, at 1120 South 39<sup>th</sup> Street, Whitman Elementary School, for public testimony at a hearing on October 27, 2010.

There was a motion:

*"I move that we, the Landmarks Preservation Commission, adopt the above analysis as findings and scheduling the nomination of the property, at 8442 South Park Avenue, Fern Hill Elementary School, specifically, the 1911 and 1919 portions of the structure, for public testimony at a hearing on October 27, 2010".*

MOTION: Buffington  
SECOND: King  
MOTION: Carried

There was a motion:

*"I move that we, the Landmarks Preservation Commission, adopt the above analysis as findings and scheduling the nomination of the property, at 601 South 8<sup>th</sup> Street, Central Administration Building / Central Elementary, specifically, the 1912 portion of the structure, for public testimony at a hearing on October 27, 2010".*

MOTION: Buffington  
SECOND: King  
MOTION: Carried

There was a motion:

*"I move that we, the Landmarks Preservation Commission, adopt the above analysis as findings and scheduling the nomination of the property, at 602 North Sprague Avenue, Jason Lee Middle School, specifically, the 1924 portion of the structure, for public testimony at a hearing on October 27, 2010".*

MOTION: House  
SECOND: King  
MOTION: Carried

There was a motion:

*"I move that we, the Landmarks Preservation Commission, adopt the above analysis as findings and scheduling the nomination of the property, at 5010 Pacific Avenue, Stewart Middle School, specifically, the 1924 portions of the structure, for public testimony at a hearing on October 27, 2010".*

MOTION: King  
SECOND: House  
MOTION: Carried

There was a motion:

*"I move that we, the Landmarks Preservation Commission, adopt the above analysis as findings and scheduling the nomination of the property, at 2111 South J Street, McCarver Elementary School, for public testimony at a hearing on October 27, 2010".*

MOTION: Pham  
SECOND: House  
MOTION: Carried

There was a motion:

*"I move that we, the Landmarks Preservation Commission, adopt the above analysis as findings and scheduling the nomination of the property, at 1120 South 39<sup>th</sup> Street, Whitman Elementary School, for public testimony at a hearing on October 27, 2010".*

MOTION: Al Janabi  
SECOND: King  
MOTION: Carried

### 3. DESIGN REVIEW

#### A. 805 N Ainsworth (North Slope Historic District)

Ms. Tonie Cook read the staff report. Constructed in 1923, the bungalow at 805 N Ainsworth is a contributing structure in the North Slope Historic District. The current proposal is to remove the rear breakfast nook, deck and stairs, and replace with new construction, including a foundation to create additional basement space. The windows, door and skylight will be re-installed on the new rear kitchen nook; also, two new Marvin Ultimate Insert Double Hung Wood Clad windows will be installed on the new rear north wall. The rear deck and stairs will be constructed in cedar; exterior cladding matching the original cedar siding.

In addition, the proposal includes the replacement of three ganged double-hung 8/1 windows on the West elevation dining area and two double-hung windows on the northeast bedroom area with Marvin Ultimate Insert Double Hung Wood Clad windows. The photos showing the existing conditions of these five existing windows are enclosed (identified as three dining room and two office windows).

Standards to be considered:

##### *North Slope Historic District Guidelines*

6. Exterior Materials. Goals: Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood 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.

Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials. New structures should utilize exterior materials similar to those typically found in the neighborhood.

8. Additional Construction. Goal: Sensitively locate additions, penthouses, buildings systems equipment, or roof-mounted structures to allow the architectural and historical qualities of the contributing building to be dominant. While additions to contributing buildings in historic districts are not discouraged, they should be located to conceal them from view from the public right-of-way. Some new additions, such as the reconstruction of missing porches or the addition of dormers in the roof, may need to be located on the front facade of the building. When an addition is proposed for the front of the building, appropriate and sensitive designs for such modifications should follow the guidelines for scale, massing, rhythm, and materials.

*Secretary of Interior's Standards*

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.

Staff Analysis to be considered:

1. Built in 1923, this bungalow is a contributing structure in the North Slope Historic District. 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 per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.

3. The proposal includes the removal of the rear kitchen nook, deck and stairs, and replacement with new construction of a nook, deck, railing and stairs, and increased basement space. The proposal utilizes the reinstallation of windows, skylight and door, and construction of new cedar deck, railing, and stairs and new siding material matching the original cedar cladding, which meets North Slope Historic District Guideline #6, Exterior Materials, for, the *"Use [of] compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood were sided with shingles or with lapped, horizontal wood siding of various widths... Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials. New structures should utilize exterior materials similar to those typically found in the neighborhood"*, and meets North Slope Guideline #8, Additional Construction, for *"Sensitively locate[ing] additions, ... to allow the architectural and historical qualities of the contributing building to be dominant. While additions to contributing buildings in historic districts are not discouraged, they should be located to conceal them from view from the public right-of-way..."* The new construction of an addition is proposed onto the rear of the home, reducing its visibility from the street.

The proposed removal of three ganged double-hung 8/1 original wood windows on the west elevation dining area and two double-hung windows on the side and rear elevations (design plan identifies area as "office") appear to be in good condition, thus the removal of historic fabric does not meet Secretary of Interior's Standard #2, for, *"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"*. The replacement of original wood windows in good condition may not meet this standard; however the proposed changes to the windows occur on secondary elevations. She added, the windows are located on the rear and side elevations.

4. The purpose of the removal of the five existing original windows is for increased energy efficiency. It is not known what other measures have been taken to increase the efficiency of the home.

5. The applicant may provide additional information on the proposed removal and replacement of five existing windows with Marvin insert windows.

Ms. Cook added that in 2007, windows on the rear of the dormers and dormers were replaced with Marvin Ultimate Insert Double Hung Wood Clad, because of severe deterioration. She noted the photos on the previous changes to windows were available in the property file and were not included in the current application documents prepared for the Commission.

She also noted the Commission has previously approved these types of windows on partial replacement projects, some were on original as well as on failing replacement windows; in addition approval replacements for nonpermitted or previous owners' work.

Staff recommended adoption of the above analysis as findings and approval of the rear addition proposal, and defers the window replacement proposal to the Commission.

Chair Mark McIntire invited Mr. Duke York, York Enterprises, to present additional information.

Mr. Duke York pointed out the photo of a replacement window previously installed on the house (i.e. windows in the television room) and indicated the windows had the use of a storm window. He said the owners said they had a lot of draft and their budget at the time allowed them to replace these two deteriorated windows with Marvin windows. He noted the owner's contractor at the time found deterioration in these windows. [Note: the photos of the windows were of the replacement windows, which were submitted with the application documents and included in the Commission packets.] He added that the owners noticed more warmth in the room or energy efficiency after the Marvin windows were installed.

Mr. York asked the Commission to look at the photo, submitted with the current application, of the back existing window (rear of the main house) that they planned on replacing and he also showed the photo of the window insert (of a Marvin insert window previously installed) for comparison. He stated, "...with the exception of a new screen on the insert (window), there was very little difference in the windows"; he added, "he tried to get into the interior to take a photo to show that it was hard to tell the difference between the old wood window and replacement Marvin insert window [and] the new windows are more efficient".

Mr. Reuben McKnight stated that there had been replacement of windows previously approved by the Commission in 2007. He added that some original windows on the second story dormers and some that had been wood replacements. He further clarified that the home owner had replaced original wood windows with custom made wood replacements that had failed. In 2007, these failing wood replacements as well as other side elevation windows were replaced with Marvin Ultimate Insert Double Hung Wood Clad windows, per proper approval by the Commission.

Mr. McKnight circulated, to the Commission, the property file photocopies of the previous windows that had been replaced due to severe deterioration.

Commissioner Marshall McClintock asked the owner's representative, Mr. York, if the owners had been using storm windows on the windows proposed for replacement, specifically noting the side elevation gang of three original wood windows. Mr. York stated that he was unsure if the owners specifically used storm windows on the side elevation's three wood windows.

Commissioner McClintock added that his major concern was removal of original wood windows and asked Mr. York to describe the three ganged windows' deterioration in detail.

Mr. York stated "...the sill across the bottom certainly has weathered substantially and there is some cracking created by ultraviolet in the lower sill but he did not see rot in that window".

Commissioner McClintock asked if the windows are loose.

Mr. York stated the glazing panels in the windows are loose and the sash in the top panels are loose and the difference, over the years, he thought the bottom panels had been painted shut. He added that he thought the owners did not want to open it up because of experiencing draft.

Commissioner McClintock asked if the windows had weatherstripping.

Mr. York stated there was no weatherstripping on the windows.

Vice Chair Ross Buffington asked if the breakfast nook area is original to the building and if removal of any of the main portion of the home is proposed.

Mr. York confirmed the nook area is an addition to the original home and no plans for removal on the home is proposed. He stated that the proposal's purpose is to increase livable space in the nook and for increased storage in the basement area.

Vice Chair Ross Buffington asked if the windows proposed for removal on the main portion of the home are original to the house.

Mr. York stated that the proposed expanded breakfast nook included salvage and new windows on the new construction.

He said the existing sashes on the dining and office windows (i.e. on the main house) were proposed for replacement with Marvin Ultimate Insert Double Hung Wood Clad windows. He said the exterior of the windows would be retained.

Commissioner Imad Al Janabi offered that the 2007 windows in the photos had significant deterioration.

Vice Chair Buffington provided clarification that the 2007 photos were not the windows under discussion, because these windows were approved for replacement in 2007. In addition, Mr. McKnight stated that the 2007 property file was circulated to the Commissioners at this meeting, to show the history on changes on this property.

Commissioner Ken House commented that the current proposal to remove five original windows on the house possibly does not meet Secretary of Interior's Standard number 2 for retaining and preserving original materials when, in fact, the windows are in good condition, and added that he did not have concerns with the rest of the application.

There was a motion:

*"I move that we, the Landmarks Preservation Commission, approve the proposed alterations with the exception of the five original existing windows on the property at 805 North Ainsworth".*

MOTION: House

SECOND: Buffington

There was discussion on the intent of the motion, which was approval of the breakfast nook including its window proposal, and the denial of the proposed replacement of the five windows on the main portion of the house.

There was discussion on the intent of the motion as well as if a second motion was necessary.

Mr. McKnight provided clarification on the intent, which is to approve the breakfast nook addition and window specification for that remodel but does not include the approval of the proposed removal of the three original windows on the main portion of the house. Commissioner House and Mr. McKnight corrected the number of windows to five windows, proposed for replacement on the main house.

It was agreed a second motion was mute because of the clarification through discussion on the intent of the motion.

There was a vote on the motion.

MOTION: Carried

Ms. Cook stated that the written decision would be forthcoming within the next few days and the denial portion of the decision could be appealed within ten days of receipt of the letter.

## **B. 1111 N 4<sup>th</sup> Street**

Mr. Reuben McKnight summarized the background of the property's violations, construction, and new owner's current proposal on the property. The entire staff report is included in the minutes, which follows.

This c.1890 house at 1111 North 4<sup>th</sup> Street is a contributing structure in the North Slope Historic District. The house has been in enforcement status since 2005 for windows, siding and trim, and deck completed by a previous owner.

Amalia Annest, the current owner, purchased the home in foreclosure and was not aware of the enforcement history or condition of the home at the time of sale. She has contacted the City and has been working with the building department and historic preservation office to bring the property into compliance. The owner is requesting the Commission's consideration of a plan to return the house to an adequate, livable state including a proposal to return the windows to the 2005 condition.

The following is a summary of the previous activities at this address:

1. September 2005 stop work order posted
2. October 12, 2005: Landmarks Preservation Commission denied retroactive application for siding, trim, shingles, and window replacement with aluminum clad double-hung sash and casement windows. Original windows included changing the ganged pairs into single windows; in addition, original 6/6 and 6/1 wood sash windows replaced with 1/1 that do not match appearance or profile of the original. Also, the original front door with sidelights was removed and replaced with non historic front door, and on the second story rear elevation a French door was added. There was no evidence presented that the removal of the original materials was necessary.
3. December 6, 2005, Notice of intent to pursue enforcement action mailed.
4. April 11, 2006, Letter requesting written schedule of scope of work to ameliorate conditions of denial, etc., including construction schedule.
5. May 2006: Meeting with owners to prepare plan on submitting proposal on window trim detail, permit, variance application, other items including kitchen/new construction project, deck, porch railing and stairs, to bring property into compliance.
6. 2006-2007 Activity: City notified on removal of sidewalk and constructing new concrete driveway without permits. Request for retroactive application for kitchen remodel; reconsideration denied by Commission; and subsequent appellant hearing was denied by hearing examiner with exception of window replacements and request to Commission for reconsideration of kitchen remodel. The remanded reconsideration of kitchen addition was denied by Commission. In addition, the City appealed to Superior Court the HEX denial for the installation of the siding and windows. Superior court issued an order for the restoration of the windows and siding to a historically correct condition, including the removal of the belly band and return to mitered corners.
7. In April 2009, the current owner purchased the property at a foreclosure auction, which resulted in subsequent legal issues to clear title and finalize the sale because of the previous owners' action of filing for bankruptcy the day prior to the auction. The owners were granted full title a few months ago (2010).
8. The property remains an open Code Enforcement case.

Standards to be considered:

North Slope Historic District Guidelines

#6. Exterior Materials. Goals: Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood 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.

Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials. New structures should utilize exterior materials similar to those typically found in the neighborhood.

#### Secretary of Interior's Standards

#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.

#### Staff Analysis to be considered:

1. This c.1890 house at 1111 North 4<sup>th</sup> Street is a contributing structure in the North Slope Historic District. 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 per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. The replacement aluminum windows, new window configurations, door replacements, siding, and deck were constructed and installed by a previous owner without approval by the Landmarks Preservation Commission; the current owner was not aware at the time of the sale that this work was conducted without proper approval.
4. The Commission previously found that the siding, trim, windows, doors, sidelights, and deck installation did not meet the district design guidelines or the Secretary of the Interior's Standards.
5. The current owners purchased the house through a foreclosure auction process without professional assistance and due to the additional bankruptcy filing action by the previous owners, had unexpected legal expenses and spent approximately one year of time to clear title for ownership on the property.
6. Subsequent to final ownership on the property, the owner discovered nonpermitted work and the open enforcement status on the property.
7. The owners have received recommendations that the expense of the interior of the house is estimated at \$70,000 to bring the house into a livable space.
8. The current proposal to replace all windows on the front and sides of the house matching the specifications of the wood windows from the 2005 photos; if, during the process, alternative window options need to be considered, the owners will return to the Commission for approval. The proposal to match original windows meets North Slope Historic District Guideline #6, Exterior Materials, for, *"Use [ing] compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood 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. Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials..."*
9. The proposal to remove the non functioning chimney located at the center of the house is to accommodate the interior remodel, in which the chimney appears to be minimally visible from the street and is not a distinctive feature, thus meeting Secretary of Interior's Standard #2, specifically, for, *"...The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided"*.

10. The current proposal to retain the wood siding, trim, and shingles, installed by the previous owner, which is similar to the traditional wood exterior materials found in the neighborhood, appears to meet North Slope Historic District Guideline #6, Exterior Materials, for, *“Use [ing] compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood 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. Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials...”*

11. The house was previously shingle sided. Beneath the shingle siding is older tongue and groove drop siding; this is similar to what was installed over the shingle siding by the previous owner (without approvals or permits). While the court order, based on the Commission’s findings, requires the owner to restore the siding to its previous condition, given the extent of the required work elsewhere on the property, this does not appear to be a practical consideration and the new owner requests relief from this condition.

12. Other nonpermitted work includes the installation of new doors, and deck, which were all completed by a previous owner, and, therefore, not approved by the Commission.

13. The current owner is remodeling the entire house per the building code requirements; the current owner requests to the Commission on suggestions for the nonhistoric deck installed by the previous owner.

14. Commission approval of the overall plan of action, window replacement, and chimney removal is required to obtain the proper permits to begin work. This will bring the property into code compliance.

Staff recommended adoption of the above as findings and recommended approval.

Ms. Amalia Annest stated that during the year of clearing title, she paid the full mortgage payments without allowing to live in the house, which caused a lot of stress and financial difficulty. She said she is doing everything for compliance with the City and Landmarks Preservation Commission.

Vice Chair Ross Buffington complimented Ms. Annest on her persistence, adding that he did not have any objections with the current proposal and recommended removal of the deck as it was not appropriate with the style of the house.

Commissioner Marshall McClintock also complimented Ms. Annest with the property and current proposal, and recommended removal of the deck.

Commissioner McClintock asked Staff about Staff Analysis #12, which mentions other items, including doors.

There was discussion on the current corrections of windows and siding violations for code enforcement and the past difficulty on this property and tracking each of the violations such as doors, deck, etc. Mr. McKnight stated the Commission could request treatment on future items, such as the doors, or recommend return to the Commission or administrative review.

There was a motion.

*“I move that we, the Landmarks Preservation Commission, adopt the analysis items one through fourteen as findings, and approve the application for changes at 1111 N 4<sup>th</sup> Street, as presented and direct staff to work with the applicant to address future replacement of the doors and deck, and, if necessary, address these items through administrative review”.*

MOTION: Buffington

SECOND: King  
MOTION: Carried

Mr. McKnight stated that a written decision would be forthcoming and noted that Staff would be available if needed for processing the building permit.

### C. 565 Broadway – Elks Temple

Ms. Tonie Cook read the Staff Report.

The Beaux Arts Elks Temple was built in 1916 as part of the third period of construction (1910-1925) of the Old City Hall Historic District, which is listed on the Tacoma, Washington, and National Registers of Historic Places. The nomination states that the building “...is a particularly distinctive structure and stands apart from any other in the district by virtue of its massing, treatment of detail, and stark white color. The Second Renaissance Revival design rises in reinforced concrete...the first story is rusticated and has its principal approach through the south wall from the terrace level of the Spanish Stairs...[the] Broadway[entrance] is the main building entrance...” The building was altered in 1937 and 1948; the 1948 north elevation addition was removed. In the past 42 years, the building has been unused and vacant, and, as stated in the application, “...leading to vandalism and significant deterioration”.

The current rehabilitation proposal is to return the building to a usable condition; the project will utilize Federal Historic Investment Tax Credits, thus there will be project review at the state and federal levels per compliance with the Secretary of the Interior’s Standards; in addition, the project will be submitted for the Special Tax Valuation program.

*Design Review Plan Sheets are referenced on the following proposal:*

1. Treatment on exterior walls includes cleaning, patching, repairing in-kind, and repainting the existing stucco, metal work, architectural features and ornamentation (*i.e., Modillions, Metal Cresting, Iron Gutter, plaque, Elk Head, other*) as well as re-fabrication, as needed.

Note on castings: Castings will be repaired with in-kind material on those items with close public contact; at roofline, the previously removed plaster dentils will be replicated using contemporary, lightweight materials because of safety issues at higher levels.

Note on Color: The exterior building will be painted primarily off-white to match City of Tacoma restoration work on the connected Spanish Steps, set against a slightly darker background.

2. The doors and ornamentations will be repaired or replaced matching original; doors will be repainted, including adding signage to doors as shown on east, south and west elevations; replace glazing surrounding doorways, repair surrounds and castings with inkind materials. New wood exit doors will be installed on the north elevation (replacing two tall casement windows) to meet building code egress requirements.

Broadway entrance: install Universal Access (ADA) ramp; extend existing steps to accommodate ramp landing.

3. Balcony elements will be repaired, refurbished, and repainted, including refinishing and extending six inches in height on sixth floor railings. (DR 7.5) New iron safety railings will be installed at all balconies. Install new metal balcony and exterior exit stair, painted black on north elevation as shown on plan set (DR 3.4).

4. The existing windows will be repaired, refurbished and repainted, including uncovering boarded windows, reglazing one window lite, and installing new missing hardware, lites, metal ventilation louver, and infill with stucco (on North elevation).
5. Roof: The existing metal roof will be replaced; HVAC and other rooftop equipment including solar panels will be installed onto the recessed deck.
6. Metal canopies with fixed glass pendants will be installed by chain onto the Broadway elevation as shown in DR 3.3 and photo sample on DR 7.1.
7. North elevation: The 1937 addition will be demolished and added exterior duct will be removed.
8. Replace the existing outer enclosure on the south areaway (Spanish Steps elevation) with a new wall and locking doors and install concrete entry bridge, metal cover grid on the well opening to protect trash and HVAC area below.
9. Install three new Pin Set Metal Letter signs with what appears to be a painted red frame (DR 7.3); linear signage illumination will be installed below these signs; two new blade signs with lighting and wall light fixtures will be installed.

Standards to be considered:

Secretary of Interior's Standards

- #1 A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical 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 Elks Temple is historically significant as a contributing property in the Old City Hall Special Review District; this prominent Beaux Arts building was constructed in 1916. As part of the Old City Hall Historic District, 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 per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. The proposal to clean, repair and restore using appropriate methods on the existing exterior, including the stucco, metal work, balconies, architectural features and ornamentation (*i.e., Modillions, Metal Cresting, other*) as well as needed re-fabrication affecting those historic elements, protects its massing and treatment of detail on this significant building, which meets Secretary of Interior's Standards for Rehabilitation #6: *"Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence"*.
4. The proposed off-white paint color with a darker background on the exterior does not match the original "*stark white*" color, as noted in the nomination, however, the off-white is close to the original white color, paint is reversible and paint will not alter the building's distinctive materials or features, which meets Secretary of

Interior's Standards #1, for, *"A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships"*.

5. The proposed treatment for doors and windows, including the repair or replacement of materials or missing items, matching inkind, meets the Secretary of Interior's Standards #6: *"Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence"*.

6. The proposed installation of a Universal Access (ADA) ramp, ventilation louvers for code requirements, reglazing one window lite for privacy, and replacing north elevation windows for doors, are alterations that appear to be minimally visible, are compatible and do not destroy the character defining features on the property, thus meeting Secretary of Interior's Standards #9: *"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property...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"*.

7. The proposal to demolish the non-historic north elevation addition, removal of the exterior duct, and installation of a new roof, signs, exterior lighting, metal canopies, and new south entry elements are appropriate for the building's new use and appear to have minimal change to the building's distinctive features and historic character, thus, meeting, Secretary of Interior's Standard #1, for, *"A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships"*.

Mr McKnight noted the north elevation addition was approved for removal at a previous Commission meeting when the building was being stabilized and violations were corrected; he added that this information is available on file.

Staff recommended adoption of the above analysis as findings and recommended approval by the Commission.

Mr. George Signori and Mr. Mike McMenamin presented the proposal discussing the building's location and orientation, the interior use and relationship to the exterior and surroundings, including the Commencement Bay views, maintaining aesthetic compatibility with the Spanish Steps, outdoor seating on Broadway and Spanish Steps, and use of the under sidewalk vault.

Mr. Signori talked about the modifications showing current elevation photos and proposed plans, in which the approach will be repair and replace only what is necessary. He further stated the original windows will be recreated, signage added and described the three main entrances; 136 modillions will be recreated; window frames will be red with black sashes; he described the removal of the 1937 addition and replacement features.

Mr. Signori proposed coordinating the final design specification details of such items as the light fixtures or gates design (i.e. to security gates) with Historic Preservation Officer Mr. Reuben McKnight.

Commissioner King noted the previous presentation on July 14, 2010 about the Spanish Steps' landscaping and different attitude on the Spanish steps than theCity. Mr. Signori and Mr. McMeniman confirmed that their group *"...wants to suggest some possibilities, [adding] whatever the city thinks is fine with us"*

Commissioner King asked Mr. McKnight if the Commission will review the adjacent future building on the North (of the Elks).

Mr. McKnight responded in the affirmative.

Mr. McKnight clarified that Staff's understanding of the Spanish Steps' agenda item was to review the proposed paint color, which will match the proposed paint color on the Elks Building; he noted there may be additional updates on the Spanish Steps.

Vice chair Ross Buffington asked about the proposed ramp and if it required a railing. There was clarification that the ramp area was fairly flat, however, the stairs may require a diagonal railing.

There were two comments on the proposed horizontal sign including the possibility of muting the color and removal of the proposed frame.

There was clarification that the current proposal was requesting the Commission to take action on the exterior building design, as presented.

There was a motion:

*"I move that we, the Landmarks Preservation Commission, approve the analysis as findings and approve the proposal for the exterior rehabilitation on the property, at 565 Broadway, as presented".*

MOTION: King  
SECOND: Buffington  
MOTION: Carried

Mr. McKnight asked for clarification on the suggestion to defer certain design element specifications to Staff.

There was an amendment to the motion.

*"I amend the motion to approve the deferral of judgement, to Historic Preservation Officer Mr. McKnight, to the extent refinements are expected on the project and as to whether or not those refinements are appropriate and consistent with the presented overall design. In addition, future proposals that depart from appropriate refinements and/or new changes will be submitted for review by the Commission".*

MOTION: King  
SECOND: Buffington  
MOTION: Carried

#### **D. Spanish Steps at 565 Broadway**

Mr. Reuben McKnight highlighted the background, staff analysis, and current proposal of paint color presented in the Staff Report. He circulated the paint color sample that is proposed for the Spanish Steps. He explained the paint color was not a part of the original rehabilitation and restoration plan, previously approved by the Commission. Staff recommended adoption of the analysis and approval of the proposed paint color.

Mr. Michael Sullivan, Artifacts Consulting, briefly presented the progress on the steps, noting the following:

1. The initial plan to strip the steps down to original material, remove bad patches and work with the raw material by infilling was changed to repouring the upper flight of steps, because of cracking due to displacement. He stated the plan to simply patch was not an option.
2. He noted it was not known whether root growth from the large tree may or may not have played a role.
3. He stated the paint on the steps will match the Elks' building color.
4. Mr. Sullivan added that he had just reviewed the newly cast caps, balusters and urn sections

Mr. McKnight reminded the Commission that the removal and pouring of the upper flight of steps was a recent administrative review item. He added that the mockups are brought onsite and reviewed by staff and consultants to ensure the work is meeting the specifications before installation and others are cast.

Ms. Ha Pham stated her recent work with Artifacts Consultant would not impact her decision-making on this project.

Commissioners discussed the above mentioned tree which was the Monkey Tree planted in the 1930s.

It was noted that there was no landscape plan to bring to the Commission at this time.

There was a motion.

*"I move that we, the Landmarks Preservation Commission, approve the paint color proposed for the Spanish Steps, as presented".*

MOTION: King  
SECOND: House  
MOTION: Carried

#### **4. CHAIR COMMENTS**

There were no comments.

#### **5. BOARD BUSINESS/PRESERVATION PLANNING**

Mr. McKnight noted the Historic Preservation Plan Draft was listed on the agenda to allow for comments by the Commission.

The meeting adjourned at: 7:25 p.m.

Submitted as True and Correct:

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Reuben McKnight  
Historic Preservation Officer