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: October 27, 2010 LPC 106/10
Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16

Commission Members in Attendance:
Ross Buffington
Edward Echtle
Ken House (*late arrival*)
Imad Al Janabi, PhD.
Bret Maddox, S.E.
Mark McIntire
Pamela Sundell

Staff Present:
Tonie Cook

Others Present:
Noel Heledga, Caroline Swope, Katherine Finnigan, Ed Bray, Anne Bray

Commission Members Absent:

Commissioners Fred King and Megan Luce

Chair Mark McIntire called the meeting to order at 5:00 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioners Fred King and Megan Luce were excused.

B. Approval of Minutes

The meeting minutes of August 11, 2010 and August 25, 2010 were approved.

2. PUBLIC HEARING – NOMINATION TO THE TACOMA REGISTER OF HISTORIC PLACES

Chair Mark McIntire opened the public hearing and presented the hearing instructions.

Ms. Tonie Cook delivered notes on general order for nominations to the Tacoma Register of Historic Places.

The Tacoma Register listing will follow procedures defined in 13.07.050, and will consist of a minimum of two separate Commission meetings. The initial meeting was on August 26, 2009, and the Commission determined that the property met the threshold criteria in the ordinance for age and integrity and scheduled a public hearing and comment period; at which, the public may enter comments for the record. 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.

The Tacoma Municipal Code lists six criteria for designation in Chapter 13.07.040.

The purpose of this hearing is to receive public comments regarding the nominated property, and to determine if the property meets one or more of the six nomination criteria in the City Ordinance. The Commission may elect to leave the record open until the next regular meeting, or, if no additional comment is warranted, take action on the nomination following public testimony.

A. 701 North 10th Street (Conrad & Annie Beutel House)

Ms. Cook read the staff report into the record:

Constructed in 1908-1909, the Conrad & Annie Beutel House at 701 North 10th Street is listed on the Washington and National Registers of Historic Places (2008). The property is located at the outside of 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 20th 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 the1940s 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".*

On September 22, 2010 the Commission voted to forward this property for public comment and additional consideration finding that it appears to meet the Landmarks designation criteria in 13.07.040.

Standards to be considered:

The property is nominated under the following Tacoma Register Criteria:
B. Is associated with the lives of persons significant in our past;

This is a nomination for the <u>exterior</u> of the existing building.

Ms. Cook stated that there were several phone calls from citizens who received the notice asking if the nomination affected their property. She noted that it does not affect any other property, only the single property listed.

She added that if no additional comments are received, Staff recommended the nomination be forwarded with recommendation for listing to the City Council.

Property owner Ms. Noel Heledga presented information reguarding the life of Conrad and Annie Beutel. In addition, she noted that although the exterior was not "checked" as one of the criteria, she would support its inclusion in this nomination.

Ms. Cook clarified that the exterior was not listed in the application.

Commissioners wanted clarification on whether or not the exterior could be modified as it was not listed as one of the Criteria for eligibility. Tonie Cook clarified that it fell under the same regulations, and was therefore

not able to be modified on the exterior unless it underwent design review.

The Tacoma Register Criteria for the building exterior follows:
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;

There was a motion:

"I move that we, the Landmarks Preservation Commission, recommend to the City Council that the Conrad & Annie Beutel Residence be included on the Tacoma Register of Historic Places, including the building exterior at 701 North 10th Street, finding that it meets criteria B and C of the TMC 13.07.040."

Motion: Buffington
Second: Al Janabi
Motion: Carried

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

Ms. Tonie Cook read the Staff Report into the meeting record as follows:

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, 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 8th 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 39th 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. The Commission voted to forward the properties for public comment and additional consideration on September 22, 2010, finding that they appear to meet the Landmarks designation criteria in 13.07.040.

The properties were nominated under the following Tacoma Register Criteria:

A. Is associated with events that have made a significant contribution to the broad patterns of our history;
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;
D. Has yielded or may be likely to yield, information important in prehistory or history;

In addition to the above criteria, Jason Lee and Whitman are being nominated under criterion E:

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 a historic, cultural, or architectural motif;

Ms. Cook stated the nomination is for the exterior of the existing buildings.

She added that if no additional comments are received, Staff recommends that the nomination be forwarded with recommendation for listing to the City Council.

Chair Mark McIntire offered the property owner and Ms. Caroline Swope an opportunity to present information on the nomination. Ms. Caroline Swope responded that there was nothing to add since the previous presentation on September 22, 2010.

Chair Mark McIntire offered the audience an opportunity to provide testimony on the properties, which follows:.

Katherine Finnigan, 129 So 52nd Street, Tacoma, stated she was one of 15 neighbors to Stewart Middle School who were supportive of the nomination.

Ed Bray, 15804 13th Avenue Ct E, Tacoma, WA 98445, who asked if this action changed the zoning or parking.

Chair Mark McIntire responded the action by the Commmission was for the landmark status of the property only.

Ms. Tonie Cook read, into the meeting record, the three letters from citizens who made comment per email to Staff and included emails from phjonut; Sondra Chamberlain, and Lee Ann Love. The letters were supportive of the action or asked a question on including other older schools.

Commissioner Sundell asked if the property owner of the schools supported the nomination of the schools.

Ms. Caroline Swope responded in the affirmative.

There was a motion:

"I move that we, the Landmarks Preservation Commission, recommend to the City Council that ***Fern Hill Elementary School****, specifically, the 1911 & 1919 portions of the structure****,*** *be included on the Tacoma Register of Historic Places, including the exterior of the existing building at 8442 South Park Avenue, finding that it meets Criteria A, B, C, and D of TMC 13.07.040."*

Motion: McIntire
Second: Maddox
Motion: Carried

There was a motion:

"I move that the Landmarks Preservation Commission recommend to City Council that ***Central Administration Building / Central Elementary****, specifically, the 1912 portion of the structure****,*** *be included on the Tacoma Register of Historic Places, including the exterior of the existing building at 601 South 8th Street, finding that it meets Criteria A, B, C, and D of TMC 13.07.040."*

Motion: McIntire
Second: Sundell
Motion: Carried

There was a motion:

*"I move that the Landmarks Preservation Commission recommend to City Council that **Jason Lee Middle School,** specifically, the 1924 portion of the structure**,** be included on the Tacoma Register of Historic Places, including the exterior of the existing building at 602 North Sprague Avenue, finding that it meets Criteria A, B, C, D and E of TMC 13.07.040."*

Motion: McIntire
Second: Al Janabi
Motion: Carried

There was a motion:

*"I move that the Landmarks Preservation Commission recommend to City Council that **Stewart Middle School,** specifically, the 1924 portion of the structure**,** be included on the Tacoma Register of Historic Places, including the exterior of the existing building at 5010 Pacific Avenue, finding that it meets Criteria A, B, C, and D of TMC 13.07.040."*

Motion: McIntire
Second: Maddox
Motion: Carried

There was a motion:

*"I move that the Landmarks Preservation Commission recommend to City Council that **McCarver Elementary School,** be included on the Tacoma Register of Historic Places, including the exterior of the existing building at 2111 South J Street, finding that it meets Criteria A, B, C, and D of TMC 13.07.040."*

Motion: McIntire
Second: Sundell
Motion: Carried

There was a motion:

*"I move that the Landmarks Preservation Commission recommend to City Council that **Whitman Elementary School,** be included on the Tacoma Register of Historic Places, including the exterior of the existing building at 1120 South 39th Street, finding that it meets Criteria A, B, C, D and E of TMC 13.07.040."*

Motion: McIntire
Second: House
Motion: Carried

C. CHAIR COMMENTS

There were no comments.

D. BOARD BUSINESS

Bylaws and Inventory Annual Review

Ms. Cook noted to the Commission, the annual vote on recommendations on amendments is scheduled for the meeting of December 8, 2010. She reviewed the Staff's recommendation to change one item in the Inventory which was presented at the October 13, 2010 Commission meeting which follows. She encouraged the Commission to review the Bylaws and submit recommend amendments by the November 10, 2010 meeting.

2010 Bylaw and Inventory Amendment Recommendation:

1. Amendment to the North Slope Special Review District Inventory. The property at 709 North Grant Street is currently listed as a contributing property, however, noncontributing status was recommended by the Commisson on January 13, 2010.

Ms. Cook further stated that according to the Bylaws, nominations for Officers was an annual meeting item for the Commission's agenda in December.

E. Other Business/Announcements

Commissioner Ed Echtle announced the upcoming Chinese Reconciliation Park March scheduled on October 30, 2010.

Commissioner Marshall McClintock asked Staff for an update on the possibility of parking at City Hall for volunteers.

The meeting was adjourned at 5:48 p.m.

Submitted as True and Correct:

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Reuben McKnight
Historic Preservation Officer