

Members

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

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Tonie Cook, Landmarks Coordinator



MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Date: April 27, 2011

LPC 60/11

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

Commission Members in Attendance:

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Echtle
Ken House (late arrival)
Imad Al Janabi, PhD.
Megan Luce (late arrival)
Marshall McClintock
Ha Pham
Pamela Sundell
Duke York

Staff Present:

Reuben McKnight
Denise Rakas

Others Present:

Amalia Annest
Michael Case

Commission Members Excused:

Commissioner Jonah Jensen

Chair Mark McIntire called the meeting to order at 5:05 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioner Jonah Jensen was excused.

2. DESIGN REVIEW

A. 1111 N 4th Street - North Slope Historic Special Review District

Mr. Reuben McKnight read the Staff Report.

This c.1890 house at 1111 North 4th Street is a contributing structure in the North Slope Historic District.

In August, 2005, a previous owner began a substantial remodel of the property without proper building permits or approval by the Landmarks Preservation Commission. The exterior work continued despite a Stop Work Order being placed on the property on September 14, 2005. At this time, work to the exterior of the house included: replacement of the majority of the windows and new siding through out. On October 12, 2005, the Landmarks Preservation Commission denied a retroactive application for the above work. This decision was not appealed.

In July, 2006, the deck and arbor were added to the front of the house. On April 26, 2007, the Landmarks Preservation Commission denied a retroactive application for the work completed in 2005, the deck in 2006, and new plans for a kitchen addition. The owner appealed this decision; on appeal the Hearings Examiner upheld the Commission's denial of the deck and arbor, as well as the denial of the leaded glass window in the front bay. The kitchen addition was remanded back to the Commission, and the denial of the window replacement and siding was overturned by the Examiner. The City appealed the latter to Superior Court and the Court reversed the Hearings Examiner's ruling and upheld the Commission.

On April 24, 2009, the current owner purchased the property at a foreclosure auction for \$244,001. Due to a dispute about the foreclosure auction procedures, the current owners did not obtain control of the property until 2010. It became immediately clear that very little of the work completed by the previous owner meets applicable codes, including structural, electric and plumbing systems, and extensive replacement of the interior of the building was required.

On September 22, 2010, the Commission approved the current new owner's proposal to bring the property into code compliance which had been in enforcement status since 2005 for work completed by the previous owner. The September approval included the removal and replacement of windows and trim in configurations from 2005, removal of one of the two chimneys, and granted relief from the requirement that the new owner remove and replace the siding.

The enclosed minutes of the September 22, 2010 Commission meeting document the previous activities at this address.

According to the owner, since September, additional problems have lead to escalating costs, necessitating a revision to the approved plans.

The current proposal is to remove the chimney, due to extensive deterioration, and its estimated cost repair and restore. Given the costs associated with the unanticipated foundation and interior framing, total replacement of plumbing and electrical systems, and the anticipated costs of window replacement as previously approved, the cost of rebuilding the chimney, according to the owner, is infeasible. On April 8, 2011, the owner described the current issues by submitting an addendum to the original application, which is enclosed.

The Architectural Review Committee met the owner at the property on April 20, 2011, to better understand the issues on the property.

ARC attendees: Chair Mark McIntire, Vice Chair Bret Maddox, and Commissioners Pamela Sundell, Imad Al Janabi, Duke York and Marshall McClintock; and Staff Reuben McKnight and Tonie Cook.

At the April 20th ARC meeting, comments included the following:

1. The full Commission will discuss the chimney as a distinctive feature on the house.
2. Difficulty in balancing the costs to repair/restore the chimney and the remaining remodeling needs, including the cost of installing wood windows (04.20.11 revised estimate, approximately \$23,000).

Standards to be Considered.

North Slope Historic District Guidelines

TMC 13.07.320.C: "When applying the guidelines, the Commission will be considerate of clearly documented cases of economic hardship or deprivation of an owner's reasonable use of the property."

Secretary of Interior's Standards

#2. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Analysis to be considered.

1. This c.1890 house at 1111 North 4th 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. On September 22, 2011, the Landmarks Preservation Commission approved removal and replacement of windows and trim in configurations from 2005, removal of one of the two chimneys, and retroactive installation of siding and trim.
4. On April 20, 2011, the Architectural Review Committee visited the property to consider the request to remove the remaining chimney, due to its deteriorating condition and high cost to rebuild (approximately \$19,000), and replace the area with infill matching the existing siding and possibly a vent.
5. At the ARC site visit, the Commission commented on the poor stability of the chimney and level of integrity as a defining feature on the property.
6. At the ARC site visit, the owner confirmed her commitment to install wood windows, identify appropriate doors and remove the inappropriate deck, as an approach to returning the house to its historic appearance, and making it livable, both financially and structurally.
7. The current proposal to remove the chimney that is visible from the right-of-way, may be considered a defining feature; its removal may not meet *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*".
8. The new owner's overall commitment to restoring the house, specifically installing historically appropriate windows, along with the removal of the nonhistoric deck addition will help to restore the original appearance and integrity of the original historic house, thus, meeting *Secretary of Interior's Standard #2*, specifically, for, "*The historic character of a property will be retained and preserved...*" and, removal of the inappropriate front deck addition appears to meet Standard #3, specifically, for, "...adding *conjectural features or elements...will not be undertaken*".
9. Documentation throughout the 2005-2009 time period demonstrates the nonpermitted activity in violation of City regulations, including the removal of character defining windows, doors, siding, and deck construction; in addition, the previous poor construction work (i.e. structural deficiencies, slope adjustment, etc) was not discovered until the new owners began work in September 2010. The unforeseen poor construction work of previous owners has resulted in increased costs to the new owner.
10. The cost of each project item follows: Chimney rebuild, approximately \$19,000; new wood window installation (revision 04.20.11) \$23,000, which totals approximately \$42,000.
11. TMC 13.07.320.C provides for the Commission to consider economic hardship and reasonable use when applying the guidelines.

Staff recommended approval of the application.

Ms. Amalia Anest and Mr. Michael Case discussed the costs of the project and responded to Commissioner questions and comments on the contractor bids, non salvageable fireplace, cost to remove the deck, and the great difficulty in their scope of work to save the building.

There was a motion:

"I move that we, the Landmarks Preservation Commission, accept the above as findings and approve the removal of the chimney, on the property at 1111 N 4th Street, as presented".

MOTION: Sundell

SECOND: York
MOTION: Carried

Commissioner Marshall McClintock recommended taking photos for the property files.

Mr. Reuben McKnight stated that the written approval will be forthcoming.

2. CHAIR COMMENTS

There were no comments.

4. BOARD BUSINESS/PRESERVATION PLANNING

A. Old Town – Draft Post Card Mailer

The draft post card mailer to Old Town Neighborhood was reviewed. Commissioners recommended adding a deadline for replies to the questionnaire.

B. Preservation Month Achievement Awards, Activities and Report to City Council

Commissioners discussed the Committee's recommendations for awards and activity
There was discussion on the annual report to City Council.

C. Other

There was a review of upcoming dates on presentations to City Council, Wedge Neighborhood Historic District, annual amendments and other upcoming activities.

It was noted that the Old Town Neighborhood Public Information session was scheduled at 6:00 p.m.,

The meeting was adjourned at 5:45 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer