

Members

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Echtle
Ken House
Imad Al Janabi, PhD.
Jonah Jensen
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: May 25, 2011
Location: 747 Market Street, Tacoma Municipal Building, Room 248

LPC 61/11

Commission Members in Attendance:

Mark McIntire, *Chair*
Ken House
Imad Al Janabi, PhD.
Jonah Jensen
Megan Luce
Marshall McClintock
Pamela Sundell
Duke York

Staff Present:

Tonie Cook

Others Present:

Mark Lawrence McIntire, Carol Maglessen,
Sarah Erichson, Keith Williams,
Ms. Pettit

Commission Members Excused:

Commissioners Ed Echtle, Bret Maddox, and Ha Pham

Chair Mark McIntire called the meeting to order at 5:08 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioners Ed Echtle and Bret Maddox were excused.

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

Chair Mark McIntire recused himself from the public hearing proceedings.

Commissioner Pamela Sundell officiated the public hearing portion of the meeting.

Commissioner Pamela Sundell 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 January 26, 2011, 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. 1239 East 54th Street (J.M. Hendrickson Homestead)

Ms. Cook continued with the staff report.

Constructed in 1922, the vernacular house and garage, along with a barn constructed in 1924, is located on the 3.78 acres of the J.M. Hendrickson Homestead, at 1239 East 54th Street. The nomination of the J.M. Hendrickson Homestead to the Tacoma Register of Historic Places includes the house, garage, and barn as well as the site and historic landscaping.

The significance of the nomination includes:

Criterion A, for its association with events contributing to broad patterns of Tacoma's history, specifically, the family retaining original ownership of the homestead and, as part of the third wave of Scandinavian immigrants, arriving in 1905, and before 1913 traveled by rail to Tacoma; in addition, Mr. Hendrickson was a Northern Pacific railroad engineer.

Criterion C, for its intact vernacular architecture, 'Craftsman inspired' house style, 1924 garage, and original barn, site and historic landscaping; and,

Criterion F, for its unique location, situated on upper McKinley Hill within an urban environment, and working Homestead landscape, with garden and livestock for most of its existence. In addition, the landscape is also included in the nomination for its continuation as a working landscape with a garden and livestock for most of its existence alongside an urban environment situated on upper McKinley Hill, five blocks from the streetcar line, and two blocks from the transit line on Portland Avenue.

The Commission voted to forward this property for public comment and additional consideration on April 13, 2011, 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:

A. Is associated with events that have made a significant contribution to the broad patterns of our history; and,

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;

F. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

This is a nomination for the exterior of the existing buildings, including the house, garage, and barn; as well as the landscaping.

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

Commissioner Pamela Sundell opened the public hearing and invited additional comments by the consultant Mr. Mark Lawrence McIntire.

Mr. Mark Lawrence McIntire stated that since the nomination was presented at the preliminary meeting on April 13, 2011, he would respond to questions at this time. He did note a correction to the Staff Report and affirmed the garage was constructed in 1924.

The owner Ms. Carole Maglessen briefly commented on the positive living environment of the Homestead.

Ms. Petitt, 1236 E 54th Street, Tacoma WA 98404, asked about the requirements on maintaining the landscape portion of the property.

Ms. Tonie Cook explained that the maintenance of the landscape would not be subject to review by the Landmarks Preservation Commission, but rather the code enforcement division.

Keith Williams at 1118 E 54th Street, asked about the benefits (of landmarking) to the neighborhood and specifically, whether the land could be changed with new construction, and, if the property was sold, would the new owner be subject to the landmark designation.

Ms. Cook talked about retaining the historic character of the neighborhood with this specific landmark property and the owner could be eligible for financial incentives. She stated that the property is subject to the current zoning, however new proposals such as new construction would be reviewed by the Landmarks Preservation Commission; in addition the new owner would be subject to the same landmark designation regulations. She said that the building appearance would be subject to such things as compatibility with the existing historic buildings.

Mr. Keith Williams stated that since the landmark stays with the ownership, then it could be a benefit to the whole neighborhood.

Commissioner Megan Luce added that the new construction would need to be compatible with the historic buildings on the property.

Ms. Cook commented, it was her understanding this is the first homestead nomination; adding that it is unique to the City of Tacoma.

Commissioner Pamela Sundell summarized the next steps of the Commission which included holding the decision on the nomination until a future meeting or recommending the nomination to City Council.

There was a motion:

"I move that we, the Landmarks Preservation Commission, recommend to City Council that the J.M. Hendrickson Homestead, be included on the Tacoma Register of Historic Places, including the exterior of the existing buildings at 1239 East 54th Street, finding that it meets Criteria A, C, and F, of TMC 13.07.040".

MOTION: Luce
SECOND: York
MOTION: Carried

Ms. Tonie Cook stated that the property owner will be notified of the City Council meeting date when the nomination is considered.

Chair Mark McIntire officiated the remainder of the meeting.

3. DESIGN REVIEW

A. 1207 N K Street – North Slope Historic Special Review District

Chair Mark McIntire reported that the owner requested the proposal review for the property at 1207 N K Street be re-scheduled to a later date; he added that the requested additional time to make a more complete package for application.

He noted the receipt of the letter to the Commission, dated May 24, 2011, from Dr. Caroline Swope, who commented on the proposal. Copies of the letter were distributed to the Commission.

4. CHAIR COMMENTS

Chair Mark McIntire reported on the Historic Preservation Annual Awards.

5. BOARD BRIEFINGS

A. Balfour Dock

Tom Cashman presented the Balfour Dock project. There was discussion on the look of the original historic building, north and south elevations.

6. BOARD BUSINESS/PRESERVATION PLANNING

A. Camp Six

This item was rescheduled to a future meeting.

B. Other

The Commission commented on the Old Town Neighborhood questionnaire and streetlights.

The meeting was adjourned at 6:00 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer