Members
Chris Granfield, *Chair*
Katie Chase, *Vice-Chair*
Lauren Flemister
Jonah Jensen
Lysa Schloesser
Laureen Skrivan
James Steel
Eugene Thorne
Jeff Williams
Duke York

Ross Buffington, Wedge Neighborhood Ex-Officio
Marshall McClintock, North Slope Ex-Officio

Staff
Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Historic Preservation Coordinator
John Griffith, Office Assistant

Agenda

Landmarks Preservation Commission

Planning and Development Services Department

Date: June 24, 2015
Location: 747 Market, Tacoma Municipal Bldg, Conference Room 248
Time: 5:30 p.m.

1. ROLL CALL

2. CONSENT AGENDA
- A. Excusal of Absences
- B. Approval of Minutes: 5/27/15
- C. Administrative Review:
  - i. 4301 S L Street heat pump, 5/29/15 (Type II)
  - ii. 1015 A Street sign face change, 6/4/15 (Type I)

3. DESIGN REVIEW
- A. Old Business
  - i. 5010 Pacific Avenue (Stewart Middle School) — Greg Hepp, Bassetti Architects
    Windows
- B. New Business
  - i. 818 N Ainsworth — Chris Smith, Able Remodeling
    Garage
  - ii. 912 North J Street — John Gibson, John Gibson Construction LLC
    New Construction

4. PRESERVATION PLANNING/BOARD BUSINESS
- A. Residential Zoning Amendments — Elliott Barnett, Planning Services Division
- B. Events and Activities Updates

5. CHAIR COMMENTS

Next Regular Meeting: July 8, 2015, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 5:30 p.m.

This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Floor 3, or online at http://tacomaculture.org/historic/resources.asp. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.

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Members
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Lauren Hoogkamer, Historic Preservation Coordinator

DRAFT

MINUTES

Landmarks Preservation Commission
Planning and Development Services Department

Date: May 27, 2015, 2015
Location: 747 Market Street, Tacoma Municipal Building, Room 248

Commission Members in Attendance:
Chris Granfield, *Chair*
Katie Chase, *Vice-Chair*
Duke York
Eugene Thorne
Laureen Skrivan
Jonah Jensen
Jeff Williams
Ross Buffington
Marshall McClintock

Commission Members Absent:
Lysa Schloesser
James Steel
Lauren Flemister

Staff Present:
Reuben McKnight
Lauren Hoogkamer
John Griffith

Others Present:
Caroline Swope
Jeff Dunning
Jordan Kiel
Ranleigh Starling
Roger Edwards
John De Loma
Keith Watts

Chair Chris Granfield called the meeting to order at 5:31 p.m.

1. ROLL CALL

2. CONSENT AGENDA

A. Excusal of Absences

Mr. James Steel and Ms. Lysa Schloesser were excused.

B. Approval of Minutes: 5/6/15, 5/13/15

The minutes of 5/6/15 and 5/13/15 were reviewed and approved as submitted.

C. Administrative Review: 2109 South C Street—Painting

3. PRESERVATION PLANNING/BOARD BUSINESS

A. Events and Activities Updates

Ms. Lauren Hoogkamer provided an update on events and activities for Historic Preservation month.

4. PUBLIC HEARING – NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES

A. 224 N Yakima Avenue (Born-Lindstrom House) Caroline Swope, Kingstree Studios

Chair Chris Granfield called the public hearing to order and reviewed the procedures. Mr. Reuben McKnight read the staff report.

BACKGROUND
Located at 224 North Yakima Avenue, this two-story Queen Anne house, was built in 1889 by Leopold Born and designed by architect Rollin J. Roath.

On March 25, 2015, the Landmarks Preservation Commission found that the property meets the threshold criteria for nomination to the Tacoma Register of Historic Places.

STANDARDS

The buildings are nominated under the following criteria:

B. *Is associated with the lives of persons significant in our past* - for its association with Leopold Born, Eugene Ricksecker and Emil Lindstrom, who were influential in shaping Tacoma and the surrounding region.

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* - as an example of a Rollin Roath Queen Anne Victorian residence that was altered at the start of the 20th century.

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 historic, cultural, or architectural motif* - for its location within the Stadium-Seminary National Register Historic District.

EFFECTS OF NOMINATION

- Future changes to the exterior will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.

- Unnecessary demolition of properties listed on the Tacoma Register of Historic Places is strongly discouraged by the municipal code, and requires approval of the Landmarks Preservation Commission.

- Future renovations of listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.

ANALYSIS

1. At 126-years-old the structure meets the age and integrity threshold criteria. Other than the 1950s crown molding and the reconfigured entry, the interior hasn't been touched for approximately 100 years. Records indicate that the second floor and Craftsman interior were added between 1905 and 1912, during the proposed period of significance. The exterior has maintained its Queen Anne character, although the mansard roof is not original.

2. The Born-Lindstrom House meets Criterion B for its association with Leopold Born, Eugene Ricksecker and Emil Lindstrom, who were influential in shaping Tacoma and the surrounding region. The Born family lived in the home from 1890 until 1900. Leopold Born was a builder and contractor, as well as a "Master Mason" in the Free and Accepted Masons. Eugene and Mary Ricksecker occupied the house from 1903 until 1904. Eugene was an engineer who worked with the Army Engineering Corp to construct the road to Paradise Valley on Mount Rainier. Mount Rainer Ricksecker Point is named after him. The proposed period of significance is 1905 to 1907, during which Emil and Henrietta Lindstrom lived in the home. Emil was the co-founder and president of the Lindstrom-Handforth Lumber Company, which built more than 10 miles of railroad to connect the Rainier sawmill with the Northern Pacific Railroad's Prairie Line.

3. The house meets Criterion C as an example of a Rollin Roath Queen Anne Victorian residence that was altered at the start of the 20th century. Architect Rollin J. Roath designed more than a dozen Tacoma buildings, one of which is on the Tacoma Register of Historic Places (the 1890 Parker-Reith Building, also

known as Fraternity Hall). Most of his other buildings have been remodeled beyond recognition. 224 North Yakima is unique due to the quality and sensitivity of the work done. The interior has been remodeled in the Craftsman style. Other than the 1950s crown molding and the reconfigured entry, the interior hasn't been touched for approximately 100 years.

4. The house meets Criterion E for its location within the Stadium-Seminary National Register Historic District.

RECOMMENDATION
The Commission may recommend designation to the City Council, deny the nomination, or defer if additional information is needed. Based upon the criteria listed in TMC 13.07.040, if no further public comments are received, staff recommends that the nomination be forwarded to City Council with a recommendation for designation.

Ms. Caroline Swope provided a presentation with photos of the home from its construction in 1889 compared to a recent photo from 2012. Victorian and Craftsman character defining details were highlighted. Interior photos showing the remodel in progress were discussed and original details were noted. Ms. Swope discussed how the home fulfilled the criteria for nomination to the Tacoma Register of Historic Places including the historically significant owners, character defining exterior features representative of broad 20th Century changes in domestic architecture, and the location within the Stadium-Seminary historic district.

Mr. Marshall McClintock noted that the home sits just outside of the North Slope and commented that he felt that the home met the criteria.

There was a motion.

"I move that the Landmarks Preservation Commission recommend to City Council that the Born-Lindstrom House be included on the Tacoma Register of Historic Places, finding that it does meet the criteria of TMC 13.07.040."

Motion: Jensen
Second: York

The motion was approved.

5. DESIGN REVIEW

A. 5010 Pacific Avenue (Stewart Middle School) — Greg Hepp, Bassetti Architects
Rehabilitation

Mr. Reuben McKnight read the staff report.

BACKGROUND
The James P. Stewart Intermediate School was built in 1924 and designed by architect Roland E. Borhek, who also designed Jason Lee Middle School. Only the main 1924 structure was included in the landmark nomination, which described the building as having "excellent integrity." The applicant is now planning a full rehabilitation which includes: replicating the original terrace stairs and balustrade; restoring the terrace walls and adding handrails; reusing the original balustrade cap; creating ADA accessible doors and an enlarged ramp from the windows flanking the terrace; restoring the original entrance and replicating the historic door; removing paint from the cast stone; filling the doors underneath the terrace and at the northeast kitchen entry; removing and enlarging the kitchen windows; replacing a door with aluminum-clad windows; removing the non-original ramp at the northwest entry and restoring the stairs; removing the covered walkway to the annex; filling in the doors at the southeast entry; removing the remainder of the smokestack; removing the one-story rooms on the west side; replacing the second story windows with louvers; replacing non-original hardware; removing the 1963 annex and the 1974 gym and bridge; restoring the newly exposed wall; creating new service doors on the north end; cleaning and repairing brick; and replacing all wood windows with aluminum-clad, single-hung, windows.

The applicant is also proposing a new gymnasium building with CMU facades that vary in color and texture to echo the design of the main structure. The use of CMU would extend to the patched portions of the main structure.

The project team briefed the Landmarks Preservation Commission on June 11, 2014, other design options were presented at earlier meetings. In June 2014, three options were presented. Option one was to remove and rebuild the terrace to create useable space below. Option two was to eliminate the terrace and rebuild the stairs. Option three was to raise the terrace and retain the stairs. The Commission indicated that they preferred the third option.

On May 13, 2015, the Commission was presented with an updated briefing. At this time the Commission requested that the masonry balustrade be replicated, which is reflected in the new proposal. There was also a discussion on how the CMU was being used on the new and original building. The Commission also requested further evidence as to why the project team was proposing replacing all of the original windows.

ACTION REQUESTED
Approval of the above scope of work.

STANDARDS
Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

1. The building is an individual landmark on the Tacoma Register of Historic Places, as such, it is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior changes.

2. This property was originally used as a school and it will continue to be used for this purpose.

3. Character defining features such as the balustrade will be retained. However, the Commission has requested that further evidence be provided to support replacing the original windows, which are also a character defining feature.

4. The replicated entrance, stairs and balustrade are based on existing material and historic photographs. The applicant has not proven that all of the windows are deteriorated beyond repair.

5. The new gymnasium does not destroy historic material. The new work is differentiated from the old, but compatible in massing, size, and architectural features.

6. The new work and building could be removed without harming the essential form and integrity of the historic property.

RECOMMENDATION
Staff recommends approval of the application with the stipulation that consideration be given to restoring and upgrading the original windows that ranked in good and fair condition.

Mr. Jeff Dunning provided a review of the previous discussion of the project and the feedback received from the Commission. He noted that the terrace and stair would be upgraded replaced, ADA entrances would be added to lower level of the east side. The entrance on the left would be restored to the previous design, but interior details would not be replicated. Doors on the side of the terrace would be filled. On the north elevation unused doors would be filled and small windows would be replaced with matching larger windows. An existing ramp would be removed since it does not comply with ADA. On the south side, a covered walkway would be removed and unused doors would be blocked.

Mr. Jordan Kiel discussed the massing of the new building, and how it would reference some of the details of the existing building. The structure connecting the new gym to the old buildings was discussed. Illustrations and renders of the proposed structure were shown.

Mr. Dunning reviewed the changes to the west elevation where the classroom annex building, the gymnasium building, the smoke stack, and plaster one story additions would be all be removed.

Mr. Kiel discussed how they would be replacing the plaster base treatment of the existing building. Photos were shown of the current condition, with the plaster was deteriorating along the base and in need of repair work. They were proposing a more durable surface material to replace the plaster.

Ms. Ranleigh Starling discussed the balustrade, noting how the original balusters had been replaced with simple cylindrical balusters. She reviewed that the previous discussion had expressed interest in preserving the cap. She noted that challenges posed by the current rail not meeting code as the rail was too short. After a discussion with the district, the decision had been made to replicate the original baluster. A 36” steel rail would sit behind the original balustrade to meet code requirements. Images of the new proposed guardrail were shown. Discussion ensued. Commissioners had comments and questions about configuration and appearance of the steel rail. There was a question about the need for two steel railings above the cap, and the necessity for having the rail behind the balustrade. The idea of raising the balustrade to a code compliant height was explored. There was support for the balustrade as proposed with a single metal handrail design behind.

The condition of the windows was discussed. A color coded elevation of the windows was shown, demonstrating whether windows were in poor, fair, or good condition. Photos of the windows demonstrating the typical conditions were shown. Mr. Rob Sawatzky described the windows as a thermal comfort issue, a daylighting issue, and a distraction. He noted that working and learning in an environment more connected to nature is more effective. Fiscal responsibility in terms of energy and long term maintenance costs, as well as aesthetics were also considered. Mr. Dunning discussed photos of replacement windows from another district noting that maintenance of restored features was still an issue when compared to replacement with newer windows. Ms. Starling discussed the proposed replacement windows and compared to the existing windows. The replacement windows would be aluminum clad wood windows with simulated divided light. The proposal was to replace all of the windows. Mr. Kiel added that the sashes would be removed, but the original frame would be retained.

Vice-Chair Katie Chase expressed concern about the wholesale replacement of all of the windows. Mr. Ross Buffington commented that the windows in fair condition did not look like they warranted being replaced according to Secretary of Interiors Standards (SOIS) number 6. Ms. Starling responded that they were focused on SOIS number 1 by seeking to retain the historic use and that replacement of the windows would be vital to a the operation of the school. The SOIS standards were discussed. Mr. Jeff Williams suggested that they explore storm windows as an option. Mr. Sawatzky responded that using storm windows would add additional cost. Chair Granfield asked if there was any data that could be presented on the importance of the windows to the learning environment. Mr. Sawatzky

responded that there were studies that it has an impact through thermal comfort and acoustics. Vice-Chair Chase commented that being able to see the numbers on cost would help them in the effort of balancing the competing needs. Mr. McKnight suggested that they could consider different strategies for different components of the building. Vice-Chair Katie added that they typically could have more leniency with components other than the front façade. Mr. McKnight, noting that the Commission was being asked to consider the proposal for final design approval, suggested that the Commission could approve the design partially with the additional information requested for the windows.

Mr. Jonah Jensen noted that he had recused himself as the Tacoma School District was a client.

Ms. Laureen Skrivan thanked the presenters for their effort and hard work and did not want them to be discouraged.

There was a motion.

"I move that the Landmarks Preservation Commission approve the application with the stipulation that consideration be given to the restoration and upgrading of original windows that ranked in good and fair condition."

Motion: York
Second: Chase

The motion was approved.

Commissioners provided guidance that the design team return with cost/benefit analysis of total replacement versus rehabilitation, thermal savings, addition of storm windows, and exploration of partial restoration with only front façade windows being repaired. The motion passed allows for replacement of windows found to be in poor condition.

B. 1101 N I (North Slope Historic District) — John De Loma, MD Designs
Dormer & windows

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND
Built in 1923, this property is a contributing structure in the North Slope Historic District. The current proposal includes a 15'x28' shed roof dormer on the northeast side of the second story, which will not exceed the maximum height allowed in the view-sensitive overlay zone. This remodel is to accommodate larger bedrooms on the second floor. The height of the dormer roof does not exceed the height of the main roof ridge. The remodel will also include replacing the existing vinyl windows, on the northwest side, with matching vinyl windows. The addition on the northwest side will be replaced with a new 9'x13' addition, with fascia boards that match the existing structure. The addition is located in the side yard, which is not visible from the right-of-way. The roof on both new projections will have a minimum slope of 2.5/12. The siding on the additions will match the existing cedar siding and the windows will be single-hung vinyl, with trim that matches the existing. A picture window will be replaced with two single-hung, vinyl windows to accommodate a kitchen remodel. The existing front door will be refinished and the existing garage door will be replaced.

The Landmarks Preservation Commission was briefed on this project on March 25, 2015. The commission's preference was for option A with one wide dormer, which is reflected in this application. All of the original windows were already replaced with vinyl before the current owner purchased the property. During the briefing, the applicant proposed using vinyl windows for the current proposal.

ACTION REQUESTED
Approval of the above scope of work.

STANDARDS
Design Guidelines for the North Slope Special Review District: Windows, Doors, and Additions
1. **Preserve Existing Historic Windows**. Existing historic windows in good working order should be maintained on historic homes in the district. The existing wood windows exhibit craftsmanship and carpentry methods in use at

the time that the neighborhood was developed. New manufactured windows, even those made of wood, generally do not exhibit these characteristics.

2. **Non-historic existing windows do not require "upgrading."** Sometimes the original windows were replaced prior to the formation of the historic district, and now must be replaced again. Although it is highly encouraged, there is no requirement to "upgrade" a non-historic window to a historically appropriate wood window. For example, a vinyl replacement window may be an acceptable replacement for a non-historic aluminum horizontal slider window, especially if the historic configuration (vertically operated sash) is restored.

3. **New Window Openings/Changing Window Openings**

- Enlargement or changes to the configurations of existing window openings is to be avoided on the primary elevation(s) of a historic building within the district. In specific cases, such as an egress requirement, this may not be avoidable, but steps should be taken to minimize the visual impact.
-
- Changes to window configurations on secondary (side and rear) elevations in order to accommodate interior remodeling are not discouraged, provided that character defining elements, such as a projecting bay window in the dining room, are not affected. A typical example of this type of change might be to reconfigure a kitchen window on the side of a home to accommodate base cabinets
- In general, openings on buildings in the historic district are vertically oriented and are aligned along the same height as the headers and transoms of other windows and doors, and may engage the fascia or belly band that runs above the window course. This pattern should be maintained for new windows.
- Window size and orientation is a function of architectural style and construction technique. Scale, placement, symmetry or asymmetry, contribute to and reflect the historic and architectural character of a building.

Guidelines for Doors

1. **Retain historic entry doors whenever feasible.** Replacement doors should, where possible, match the original door in design and other details, and materials. In many cases, for security or cost reasons, a non-custom door in alternative materials may be proposed; in these cases, the door should appear to be wood (painted fiberglass doors molded with panel indents may be acceptable; faux wood finishes tend to be inappropriate) and should be compatible with the architecture of the house (Craftsman doors should not be proposed for Victorian era houses, for example).

Guidelines for Additions

1. Architectural style should be compatible with the era and style of the principal structure, including massing, window patterning, scale of individual elements, cladding, roof form, and exterior materials.

2. Additions should be removable in the future without harming the character defining elements on the principal structure.

3. Additions should be sensitively located in a manner that minimizes visibility from primary rights of way. Where this is not possible, the design should respect the style, scale, massing, rhythm, and materials or the original building.

4. An addition should be subservient in size, scale and location to the principal structure.

5. Seamless additions are discouraged. There should be a clear visual break between the old structure and the new, such as a reduced size or footprint or a break in the wall plane, to avoid creating a falsely historic appearance (such that the original, historic portion of the house can be distinguished from the new, non-historic addition).

ANALYSIS

1. This property is a contributing structure in the North Slope Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications to the structure.

2. All historic windows had already been replaced with vinyl at the time of purchase.

3. There is no requirement to upgrade non-historic windows; vinyl replacements may be acceptable in these situations.

4. Changes to windows on secondary elevations to allow for interior remodels are not discouraged. The window changes proposed are on secondary elevations.

5. The existing front door is being restored.

6. The architectural style of the new additions is compatible with the existing structure.

7. The additions could be removed without harming character defining features.

8. The additions are subservient to the main structure.

9. There is a clear visual break between the old and new structures.

RECOMMENDATION
Staff recommends approval of the application.

Mr. John De Loma commented that the overall intent was to bring back some of the original character or the building. He reviewed the changes that they were proposing to the existing home including the addition of bedrooms to the existing house. They would attempt to match new features including trim, windows, and siding to the existing features of the home.

Mr. Marshall McClintock asked if the new windows were going to replicate the grid in the upper sash of the existing windows on the structure. Mr. De Loma responded that they could match them, but the original plan was to put in picture windows. He added that the bump out was in a fenced in area. The intended configuration and appearance of the windows was discussed. Mr. McClintock recommended adding the matching grid to the upper part of the windows on all three sides of the bump out.

Mr. James Steel asked if the stop work order was for the bump out on the northwest side. Mr. De Loma responded that the bump out had been opened up with the intent of tearing down and rebuilding the bump out and a stop work and been placed as they currently only had a demolition permit. Ms. Hoogkamer clarified that the stop work order was due to the demolition permit being for interior work only.

Mr. McClintock asked if about the door. Mr. De Loma responded that it would be a glass door.

The posts in the front of the house were discussed. Mr. De Loma commented that an engineer had recommended that the posts not be disturbed.

Vice-Chair Katie Chase suggested that the Commission should recommend, but not require, that the windows be matched to the rest of the house.

There was a motion.

“I move that that the Tacoma Landmarks Preservation Commission approve the application at 1101 N I Street with the recommendation that the headers on the new windows in the bump out match the headers on the main portion of the building and that single hung windows with a grid be used in the upper sash.”

Motion: Chase
Second: Jensen

The motion was approved.

C. 1001 N L (North Slope Historic District) — Keith Watts, C.C. & Company, Inc.
Windows

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND
This property is a contributing structure in the North Slope Historic District, however, its build date of 1950 falls outside of the district's period of significance which is between 1888 and 1940, according to the Tacoma Register of Historic Places nomination forms. Currently, the building has a mix of vinyl, wood, and aluminum windows. This proposal is to replace all of the existing windows with the Ply Gem vinyl windows from the Pro and Builder series. The replacements will include single-hung and horizontal sliding windows.

ACTION REQUESTED
Approval of the above scope of work.

STANDARDS
Design Guidelines for the North Slope Special Review District: Windows

1. **Preserve Existing Historic Windows**. Existing historic windows in good working order should be maintained on historic homes in the district. The existing wood windows exhibit craftsmanship and carpentry methods in use at the time that the neighborhood was developed. New manufactured windows, even those made of wood, generally do not exhibit these characteristics.

2. **Repair Original Windows Where Possible.** Original wood windows that are in disrepair should be repaired if feasible. The feasibility of different approaches depends on the conditions, estimated cost, and total project scope. Examples of substandard conditions that do not necessarily warrant replacement include: failed glazing compound, broken glass panes, windows painted shut, deteriorated paint surface (interior or exterior) and loose joinery. These conditions alone do not justify window replacement. Repair of loose or cracked glazing, loose joinery or stuck sashes may be suitable for a carpenter or handyperson. Significant rot, deterioration, or reconstruction of failed joints may require the services of a window restoration company. If information is needed regarding vendors that provide these services, please contact the Historic Preservation Office.

3. **Replace windows with a close visual and material match.** When repairing original windows is not feasible, replacement may be considered.
   - Where replacement is desired, the new windows should match the old windows in design and other details, and, where possible, materials.
   - Certain window products, such as composite clad windows, closely replicate original appearance and therefore may be appropriate. This should be demonstrated to the Commission with material samples and product specification sheets.
   - Changing the configuration, style or pattern of original windows is not encouraged, generally (for example, adding a highly styled divided light window where none existed before, or adding an architecturally incompatible pattern, such as a Prairie style gridded window to a English Cottage house).
   - Vinyl windows are not an acceptable replacement for existing historic windows.

   Depending on specific project needs, replacement windows may include:
   - Sash replacement kits. These utilize the existing window frame (opening) and trim, but replace the existing sashes and substitute a vinyl or plastic track for the rope and pulley system. Sash replacement kits require that the existing window opening be plumb and square to work properly, but unlike insert windows, do not reduce the size of the glazed area of the window or require shimming and additional trim.
   - An insert window is a fully contained window system (frame and sashes) that is "inserted" into an existing opening. Because insert windows must accommodate a new window frame within the existing opening, the sashes and glazed area of an insert window will be slightly smaller than the original window sashes. Additional trim must be added to cover the seams between the insert frame and the original window. However, for window openings that are no longer plumb, the insert frame allows the new sashes to operate smoothly.

4. **Non-historic existing windows do not require "upgrading."** Sometimes the original windows were replaced prior to the formation of the historic district, and now must be replaced again. Although it is highly encouraged, there is no requirement to "upgrade" a non-historic window to a historically appropriate wood window. For example, a vinyl replacement window may be an acceptable replacement for a non-historic aluminum horizontal slider window, especially if the historic configuration (vertically operated sash) is restored.

5. **Sustainability and thermal retrofitting.**
   a. Window replacement is often the least cost effective way to improve thermal efficiency. Insulation of walls, sealing of gaps and insulation of switch plates, lights, and windows, as well as upgrades to the heating system all have a higher return on investment and are consistent with preservation of the character of a historic home.
   b. Properly maintained and weather stripped historic windows generally will improve comfort by reducing drafts.
   c. The energy invested in the manufacture of a new window and the cost of its purchase and installation may not be offset by the gains in thermal efficiency for 40 to 80 years, whereas unnecessary removal and disposal of a 100 year old window wastes old growth fir and contributes to the waste stream.
   d. If thermal retrofitting is proposed as a rationale for window replacement, the owner should also furnish information that shows:
      - The above systematic steps have been taken to improve the performance of the whole house. • That the original windows, properly weather stripped and with a storm window added, is not a feasible solution to improve thermal efficiency.
      - Minimal retrofit, such as replacing only the sash or glass with thermal paned glass, is not possible. • Steps to be taken to salvage the historic windows either on site or to an appropriate architectural salvage company.

ANALYSIS

1. This property is a contributing structure in the North Slope Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications to the structure.

2. This property, although listed as a contributing structure, falls outside of the period of significance for the North Slope Historic District.

3. This building currently has a mix of vinyl, wood, and aluminum windows.

4. There will be no change to the window configuration.

5. There is no requirement to upgrade a non-historic window.

RECOMMENDATION

Staff recommends approval of the application.

Mr. Keith Watts commented that since that they were seeking to make improvements for the tenants including increasing energy efficiency and improving the appearance from the street. He reported that they had received complaints from the tenants over the winter due to the poor energy performance of the windows. He noted that they were looking to match the windows with what had already been replaced to have a more consistent appearance.

Images of the exterior of the building were shown. Mr. McKnight noted that the images were taken by staff and the analysis of the windows was based on that visual assessment.

Mr. McKnight commented that it was stated in the staff report that the building was outside of the period of significance and that there was some ambiguity as the national register listing went up to 1955. Mr. Marshall McClintock noted that the dates of significance mentioned in the first and second expansion related more to the periods when the most building occurred, and not the contributing structures. The second expansion had identified significant dates, but also houses that had been built up to 1955. Mr. McClintock added that the building was a contributing structure and was listed as such.

Mr. McClintock asked if the original windows were repairable. Mr. Watts responded that all of the windows were repairable to a degree, but that replacement of the all of the windows would benefit the building in terms of consistency, aesthetics, and value. He added that the tenants of units where the windows had been replaced had significantly lower utility bills. Replacing with double paned wood windows had not been explored

Mr. Jeff Williams asked about the window configuration with some windows being sliding and some being single hung and if originally the sliding windows had been side by side double windows. Mr. Watts responded that the original windows had likely been a single large double hung window. Mr. Williams commented that he was more concerned about consistency than repair versus replacement. He recommended double paned picture windows where they were originally in the larger configuration with single hung windows used everywhere else.

Vice-Chair Katie Chase asked if the proposal was to replace all of the windows. Mr. Watts responded that they were not replacing the existing vinyl windows. Vice-Chair Chase commented that they would need further documentation on the deterioration of the wood windows. It was noted that many of the wood windows were painted shut. Mr. Ross Buffington responded that removing the paint to restore operability would cost less than replacing it. Mr. Watts commented on wanting to install new windows for the benefit of the tenants. Mr. McClintock commented that there was nothing stopping them from replacing with double paned wood windows and receiving the same advantages. Mr. Watts reiterated his preference to replace with the vinyl windows for cost effectiveness reasons. Discussion ensued on the need for additional documentation of the existing windows. Chair Chris Granfield reviewed the typical level or research and documentation expected of a proposal to replace windows in a historic district..

Mr. McClintock recommended that the Commission approve replacing the aluminum windows and defer approval of replacement of the wood windows until further information had been provided.

Mr. Williams commented that there was not enough intact character in the building with the three different types of windows present. He expressed support for allowing the applicant to replicate the windows that had been there originally with vinyl. He added that only a third of the windows were original and that the building would benefit from consistency. Mr. Jonah Jensen concurred.

Mr. Buffington commented that allowing replacement would not be consistent with what they had told the school district or with SOIS number 6. Mr. Williams responded that in the case of the school district all of the original windows were still present.

There was a motion

“I make a motion that we approve this as staff recommended ”

Motion: Williams
Second: Jensen

The motion was approved with 5 commissioners voting aye and 1 voting nay.

6. PRESERVATION PLANNING/BOARD BUSINESS

A. Narrowmoor Addition Conservation District Staff

The proposed finding for the Narrowmoor Conservation district were discussed. Mr. Reuben McKnight noted that some amendments had been added to the document and that there were new letters that had been submitted to the Commission. Mr. McKnight reviewed the new amendments. Under finding two, item B had been added to demonstrate to the Planning Commission how the proposal had evolved over the process. Under item number 8, a recommendation had been added to amend the Land Use code to include consideration of design guidelines and historic preservation standards for any variance involving a property that is listed on the historic register or located in a historic or conservation zone. The action being requested was for the Commission to adopt the guidelines as findings to be submitted to the Planning Commission.

Residents of the Narrowmoor area provided comments and questions. The was a comment that finding 3, item C had

conflicting statements regarding the height of accessory structures. Mr. McKnight responded that while there had been extensive discussion and feedback on accessory building height, there had been no recommendation from the commission at the time. Discussion ensued. There was a concern about the maximum combined lot coverage in recommendation number 4 possibly being interpreted to conflict with the Growth Management Act. There was a concern about the minimum frontage recommendation. There was a recommendation to amend recommendation 6, regarding vegetation, to be specific to view sensitive overlay areas. A typo in the second sentence of page 4 was noted.

There was a motion.

"I make a motion to approve this with two minor changes, the fixing of a typo and exploring the regulation of trees on a city wide basis in view sensitive overlay areas, to be forwarded to the Planning Commission."

Motion: Williams
Second: Chase

The motion was approved.

B. Historic Preservation Awards Nominations Staff

Ms. Lauren Hoogkamer facilitated a discussion of nominations for Historic Preservation Awards. The 2015 Tacoma Landmarks Preservation Commission Awards Ceremony would be held on May 31st.

7. CHAIR COMMENTS

There were no comments from the Chair.

The meeting was adjourned at 8:28 p.m.

Submitted as True and Correct:

_____

Reuben McKnight
Historic Preservation Officer

Landmarks Preservation Commission
Planning & Development Services Department

STAFF REPORT June 24, 2015

DESIGN REVIEW

AGENDA ITEM 3A.i. 5010 Pacific Avenue, Stewart Middle School (Individual Landmark)

Greg Hepp, Bassetti Architects

BACKGROUND
The James P. Stewart Intermediate School was built in 1924 and designed by architect Roland E. Borhek, who also designed Jason Lee Middle School. The project team briefed the Landmarks Preservation Commission on June 11, 2014, and May 13, 2015. On May 13th, the Commission requested further evidence to support the replacement of all of the original windows. On May 27th, 2015, the Commission approved the proposed rehabilitation, including the replacement of the windows that ranked in poor condition. The Commission deferred action on the replacement of the windows in good and fair condition and requested that additional analysis be done on restoring and upgrading all or some of the existing fair to good condition windows.

The project team is proposing an alternative approach that includes restoration of 18 of the existing wood windows in the center of the primary façade that are in the administrative spaces of the building, and replacing the remaining windows with an aluminum clad wood double hung window in the classroom areas in a matching divided light pattern. This approach is based upon thermal performance factors, feedback from faculty regarding noise reduction in the classroom spaces, and maintaining the historical appearance of the building. The interior would be painted wood and the glass would be double-paned with a low-E coating. The original wood frame would be restored. All of the windows would be painted a dark green color that matches the historic color scrapings found during the evaluation.

ACTION REQUESTED
Approval of the above scope of work.

STANDARDS
Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

ANALYSIS
1. The building is an individual landmark on the Tacoma Register of Historic Places, and as such, it is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior changes.

2. This property was originally used as a school and it will continue to be used for this purpose. The proposal is based on student comfort and performance.

3. The Commission requested that further evidence be provided to support replacing the original windows, which are a character defining feature. The applicant has provided an analysis of five approaches to the window replacement or restoration, and following this analysis, is proposing an alternate strategy of replacement for classroom spaces, and retention for the primary elevation in the administrative spaces.

4. The applicant is basing the proposal on a series of factors, including noise reduction, thermal performance, and cost (operable storm windows, combined with restored windows, represents a higher cost than restoration alone or replacement alone). Taken as a whole project, including the decision to restore the cast stone balustrade at the main entrance, this is presented as a balanced approach to the rehabilitation of the whole building.

5. The proposed windows are compatible with the historic character of the building, while meeting the financial and technical needs of the project. It is not asserted that the existing windows are beyond repair.

RECOMMENDATION
Staff recommends approval of the alternative approach.

AGENDA ITEM 3B. i. 818 North Ainsworth (North Slope Historic District)

Chris Smith, Able Remodeling

BACKGROUND
Built in 1925, this building is a contributing structure in the North Slope Historic District. The current proposal is for a 15'x26', detached, alley accessed, garage at the rear of the property. The garage would be minimally visible from the right-of-way. The slope of the roof will be 8/12 and the roof height, at approximately 15', will be under that of the original structure which ranges from approximately 21' to 29'. The exterior will be Hardiplank siding with a reveal that matches the original house. The roof details and trim will also match the existing home. Cedar boards and smooth plywood will be used for the soffits. The roof will have Dutch hips at the gable ends, to match the house. The doors will be metal with a wood frame and trim. The windows will be vinyl with wood trim that matches the existing house.

ACTION REQUESTED
Approval of the above scope of work.

STANDARDS
Design Guidelines for the North Slope Special Review District: Garages & Parking and New Construction

1. Alley accessed parking is the typical and predominant residential parking configuration in the district. Residential driveways and garages facing the street are typically only appropriate when there is no alley access, or other site constraints prevent alley accessed parking (such as a corner lot).

2. Minimize views of parking and garages from the public right-of-way. Parking areas and garages should be set toward the rear of the lot to minimize visibility from primary rights of way. Parking lots and banks of garage doors along the front facade of a building do not conform to the character of the neighborhood. Where it is not possible to locate a parking structure to conceal it from view, it should be set well back from the front plane of the primary structure on the property. Off-street parking lots have no historic precedent in the residential areas of the neighborhoods and should be located behind the building and away from the street.

3. **Goal:** Balance the overall height of new construction with that of nearby structures. **Guideline:** New buildings should be comparable in height to adjacent structures. Buildings that are substantially taller or shorter than the adjacent historic buildings should be avoided.

4. **Goal:** Relate the size and proportions of new buildings and their architectural elements to those of the neighborhood. **Guideline:** Building facades should be of a scale compatible with surrounding buildings and maintain a comparable setback from the property line to adjacent buildings, as permitted by applicable zoning regulations.

5. **Goal:** Break up the facades of buildings into smaller varied masses comparable to those contributing buildings in the residential historic districts. **Guideline:** Variety of forms is a distinguishing characteristic of the North Slope and Wedge residential communities. Smaller massing–the arrangement of facade details, such as projections and recesses–and porches all help to articulate the exterior of the structure and help the structure fit into the neighborhood. Avoid large, blank planar surfaces.

6. **Goal:** Emphasize entrances to structures. **Guideline:** Entrances should be located on the front facade of the building and highlighted with architectural details, such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street.

7. **Goal:** Utilize traditional roof shapes, pitches, and compatible finish materials on all new structures, porches, additions, and detached outbuildings wherever such elements are visible from the street. Maintain the present roof pitches of existing contributing buildings where such elements are visible from the street.

   Guideline:

   1. Shape and Pitch: Typically, the existing historic buildings in the districts either have gable roofs with the slopes of the roofs between 5:12 to 12:12 or more and with the pitch oriented either parallel to or perpendicular to the public right-of-way or have hipped roofs with roof slopes somewhat lower.

   2. Architectural Elements: Most roofs also have architectural details, such as cross gables, dormers, and/or “widow’s walks” to break up the large sloped planes of the roof. Wide roof overhangs, decorative eaves or brackets, and cornices can be creatively used to enhance the appearance of the roof.

   3. Materials: Roofs that are shingle or appear to be shingle, or composition roofs, are the typical historic material compatible with the district. Seam metal may be an acceptable material for simple roof structures. Slate, faux slate and terra cotta tiles are not appropriate for the districts.

8. **Goals:** Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope and Wedge Neighborhoods 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.

   Guideline:

   1. New structures should utilize exterior materials similar in type, pattern, configuration and appearance to those typically found in the neighborhood.

   2. Stucco, especially commercial EIFS systems like Dryvit, is not acceptable for the historic district.

   3. Faux materials, such as vinyl or metal siding, are not acceptable for the historic district.

   4. Certain siding patterns, including board and batten and panel, are not historically common in the district and should not be used.

   5. Cementitious products, such as Hardiplank, may be acceptable in the district if installed in a historically correct pattern (for example, horizontal lapped siding or shingle). In such cases, the product used shall be smooth in texture (faux wood grain finish is NOT acceptable).

   6. Engineered products for trim and molding, if demonstrated to be similar in appearance to painted wood, may be an environmentally responsible substitute for wood on new structures. In such cases, the applicant should demonstrate to the Commission, via product literature and material samples, that the product is compatible.

9. **Goals:** Respect the patterns and orientations of door and window openings, as represented in the neighboring buildings. Window and door proportions (including the design of sash and frames), floor heights, floor shapes, roof shapes and pitches, and other elements of the building exterior should relate to the scale of the neighborhood.

   Guideline:

1. Placement. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. New structures should utilize this pattern.

2. Doors. Doors should be or appear to be paneled and/or contain glazed openings.

3. Windows. New structures should utilize existing historic window patterns in their design. Windows should be vertically oriented. Large horizontal expanses of glass may be created by ganging two or more windows into a series. Historically, the typical window in the district was a double hung sash window. Casement windows were commonly used for closets, nooks, and less commonly, as a principal window type in a structure. Many double hung sash windows had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Commonly, windows were also surrounded with substantial trim pieces or window head trim.

ANALYSIS

1. This property is a contributing structure in the North Slope Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications and new construction.

2. Driveway is accessed via the alley, meeting the guidelines for location of parking structures.

3. Garage is set to the rear of the lot, and will only be visible from the alley.

4. Roof height is lower than the main house. The 8/12 slope is within the range prescribed in the guidelines.

5. Overall scale is compatible with that of the existing building.

6. Façade, massing and design are comparable to neighboring garages; it is also compatible with the existing structure.

7. Garage materials and design visually match that of the existing building.

8. Windows and doors open to the yard and are not visible from right-of-way.

RECOMMENDATION

Staff recommends approval of the application.

AGENDA ITEM 3B.ii: 912 North J Street (North Slope Historic District)

John Gibson, John Gibson Construction LLC

BACKGROUND

912 North J Street is a vacant lot in the North Slope Historic District. This proposal is to build a new 71'x15' home and a 15'x20' detached garage on the 25'x130' lot. The applicant has provided photographs of another home he built using the same design. The new structures will have smooth-faced, LAP cement board siding with approximately 6"-7" reveals. The front gable on the house will be shake cement siding. The windows will be single-hung and fixed vinyl. The front single-hung windows will have grids in the upper half and bronze handles. The 10/12 roof will be black architectural laminate and the doors will be fir craftsman-style doors. The roof ridge will reach 24'-8". The front porch will have 5/4"x6" cedar decking with knotty pine used for the soffit. The posts and railing will be wrapped in white wood. The gutters will be white aluminum. The alley-accessed garage is orientated towards the rear of the lot and will not be very visible from North J Street. The garage doors and windows open to the backyard. The house and garage will be painted Deep Taupe with Brown-Black accents and white trim, as shown in the photographs.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Design Guidelines for the North Slope Special Review District: Garages and New Construction

Garages and Parking

1. Alley accessed parking is the typical and predominant residential parking configuration in the district. Residential driveways and garages facing the street are typically only appropriate when there is no alley access, or other site constraints prevent alley accessed parking (such as a corner lot).

2. Minimize views of parking and garages from the public right-of-way. Parking areas and garages should be set toward the rear of the lot to minimize visibility from primary rights of way. Parking lots and banks of garage doors along the front facade of a building do not conform to the character of the neighborhood. Where it is not possible to locate a parking structure to conceal it from view, it should be set well back from the front plane of the primary structure on the property. Off-street parking lots have no historic precedent in the residential areas of the neighborhoods and should be located behind the building and away from the street.

Height

Goal: Balance the overall height of new construction with that of nearby structures. **Guideline:** New buildings should be comparable in height to adjacent structures. Buildings that are substantially taller or shorter than the adjacent historic buildings should be avoided.

Scale
Goal: Relate the size and proportions of new buildings and their architectural elements to those of the neighborhood. **Guideline:** Building facades should be of a scale compatible with surrounding buildings and maintain a comparable setback from the property line to adjacent buildings, as permitted by applicable zoning regulations.

Massing
Goal: Break up the facades of buildings into smaller varied masses comparable to those contributing buildings in the residential historic districts. **Guideline:** Variety of forms is a distinguishing characteristic of the North Slope and Wedge residential communities. Smaller massing–the arrangement of facade details, such as projections and recesses–and porches all help to articulate the exterior of the structure and help the structure fit into the neighborhood. Avoid large, blank planar surfaces.

Sense of Entry
Goal: Emphasize entrances to structures. **Guideline:** Entrances should be located on the front facade of the building and highlighted with architectural details, such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street.

Roof Shapes and Materials
Goal: Utilize traditional roof shapes, pitches, and compatible finish materials on all new structures, porches, additions, and detached outbuildings wherever such elements are visible from the street. Maintain the present roof pitches of existing contributing buildings where such elements are visible from the street.

Guideline:
1. Shape and Pitch: Typically, the existing historic buildings in the districts either have gable roofs with the slopes of the roofs between 5:12 to 12:12 or more and with the pitch oriented either parallel to or perpendicular to the public right-of-way or have hipped roofs with roof slopes somewhat lower.
2. Architectural Elements: Most roofs also have architectural details, such as cross gables, dormers, and/or “widow’s walks” to break up the large sloped planes of the roof. Wide roof overhangs, decorative eaves or brackets, and cornices can be creatively used to enhance the appearance of the roof.
3. Materials: Roofs that are shingle or appear to be shingle, or composition roofs, are the typical historic material compatible with the district. Seam metal may be an acceptable material for simple roof structures. Slate, faux slate and terra cotta tiles are not appropriate for the districts.

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

Guideline:

1. New structures should utilize exterior materials similar in type, pattern, configuration and appearance to those typically found in the neighborhood.

2. Stucco, especially commercial EIFS systems like Dryvit, is not acceptable for the historic district.

3. Faux materials, such as vinyl or metal siding, are not acceptable for the historic district.

4. Certain siding patterns, including board and batten and panel, are not historically common in the district and should not be used.

5. Cementitious products, such as Hardiplank, may be acceptable in the district if installed in a historically correct pattern (for example, horizontal lapped siding or shingle). In such cases, the product used shall be smooth in texture (faux wood grain finish is NOT acceptable).

6. Engineered products for trim and molding, if demonstrated to be similar in appearance to painted wood, may be an environmentally responsible substitute for wood on new structures. In such cases, the applicant should demonstrate to the Commission, via product literature and material samples, that the product is compatible.

Rhythm of Openings
Goals: Respect the patterns and orientations of door and window openings, as represented in the neighboring buildings. Window and door proportions (including the design of sash and frames), floor heights, floor shapes, roof shapes and pitches, and other elements of the building exterior should relate to the scale of the neighborhood.

Guideline:
1. Placement. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. New structures should utilize this pattern.

2. Doors. Doors should be or appear to be paneled and/or contain glazed openings.

3. Windows. New structures should utilize existing historic window patterns in their design. Windows should be vertically oriented. Large horizontal expanses of glass may be created by ganging two or more windows into a series. Historically, the typical window in the district was a double hung sash window. Casement windows were commonly used for closets, nooks, and less commonly, as a principal window type in a structure. Many double hung sash windows had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Commonly, windows were also surrounded with substantial trim pieces or window head trim.

ANALYSIS
1. This property is in the North Slope Historic Special Review District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for new construction.

2. The building size, massing, and height are comparable to the neighboring structures.

3. The front entrance is emphasized with the porch details.

4. The garage is alley-accessed. The garage door is off-centered to meet the Small Lot Development Standards.

5. The garage faces the rear of the lot and is not visible from the right of way.

6. The façade is appropriately broken up with architectural details.

7. The roof is gabled and has a 10:12 slope, which falls within the range prescribed by the district's guidelines.

8. The exterior materials align what with those recommended by the guidelines.

9. The windows and doors match the configuration and design recommended by the guidelines.

RECOMMENDATION
Staff recommends approval of the application.

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 4A: Residential Zoning Amendments

Elliott Barnett, Associate Planner

Staff will present on code change proposals currently being considered by the Planning Commission pertaining to residential development. The proposals are intended to promote housing affordability and choice, as well as to enhance the City's capacity to ensure that development responds to the context of existing neighborhoods. They fit generally into two categories: 1. Residential infill/affordable building proposals to allow a broader range of housing types such as detached Accessory Dwelling Units, cottage housing, and two-family developments in certain locations. 2. Proposals to incentivize the inclusion of affordable housing in larger developments through offering height, density or other bonuses, as well as to require affordability as part of residential upzone requests. This discussion fits within a multi-year, interdepartmental effort to evaluate a broad range of recommendations made by the Affordable Housing Policy Advisory Group (AHPAG), through their 2010 report to the City Council.

Discussions around residential development raise important issues regarding how infill will fit into existing neighborhoods. As part of this package of proposals, the City would enhance design-related requirements for several types of infill development, create a new Residential Infill Pilot Program review process, and make other code changes to provide for robust review of proposals to construct these new infill housing types. These steps are intended to ensure infill projects respond to the height, bulk, design, yard patterns and other components of neighborhood character. In designated Historic Districts, protecting existing contributing structures and ensuring that new structures contribute to historic character is a significant component of the proposals.

At this meeting, staff will provide an overview of the proposals, particularly as they pertain to Historic Districts, and seek input from the Landmarks Preservation Commission. The current Planning Commission schedule is to release a public review draft of these changes, along with the 2015 Annual Amendments package, on July 15, 2015 and to hold a public hearing on August 19, 2015. Background is available at www.cityoftacoma.org/planning, **Affordable Housing**. For more information, please contact Elliott Barnett at elliott.barnett@cityoftacoma.org, or (253) 591-5389.

AGENDA ITEM 4B: Events & Activities Update

Staff

1. Second Annual You Think You Know Tacoma Trivia Night (6pm @ Stonegate Pizza, June 25th)
2. All About Log Cabins (5:30pm @ Job Carr Cabin, July 2nd)
3. Maritime Fest (TBD @ Foss Waterway Seaport, July 18-19th)
4. TBD, August
5. Nitty Gritty Salvage Slam, October
6. Eyes of the Totem (TBD @ the Rialto, September 18th)
7. Holiday Heritage Dance (6-9pm @ Titlow Lodge, November 13th

COMMUNICATION ITEMS

The following have been received regarding the affordable housing amendments:
1. Email from Betsy and Brian Johnson
2. Email from Tim Farrell
3. Email from Kelli Johnston
4. Email from Marshall McClintock, with attachment
5. Email from Roger Johnson
6. Email from Julie Turner, with attachment
7. Email from Alex Webster

Stewart Middle School - Tacoma Landmarks Commission 6/24/2015

Executive Summary

Tacoma Public Schools is introducing a modern educational program at Stewart Middle School. Knowing the building has the potential to enhance the learning process, modernizing and expanding the current facility is crucial. Students need a healthful, thermally comfortable environment in which to learn. One aspect of the construction is updating the HVAC, Electrical, Plumbing and Structural systems. To support the new mechanical equipment, the the construction process is adding spray foam exterior insulation. This insulation will not only add thermal resistance, it will act as an air barrier to control air infiltration.

To compliment the exterior skin upgrades, the District is also proposing to replace the single pane wood windows. The condition of the existing windows hampers the performance of students by allowing unwanted solar heat gain, uncontrolled sunlight, drafts and loss of heating from the classrooms. In addition, the existing wood windows are a maintenance problem requiring periodic repainting. The District is proposing to replace the classroom windows with modern replicas. New windows will be constructed from wood with a pre-finished aluminum exterior cladding to eliminate the need for regular repainting. The glass is double paned with a low-E coating which will help address both heat gain and heat loss. The exact same 6 lite over 9 lite double hung muntin pattern will be kept. In a effort to remove as little of the historic fabric as possible, only the existing window sash will be removed with the new windows being installed over the intact wood frame.

A defining characteristic of the building is the symmetrical east (main) facade. The dominant portion of this facade has Administration and Library uses. This will allow the restoration of the 18 existing wood windows without affecting classroom spaces.

The following pages describe 5 options for addressing the windows and show the extent of replacement on the north, south, east and west building elevations. The existing and replacement elevations are shown for comparison. Construction detailing depicts how the existing frame will be retained for possible future use. A scrape test with all the layers of paint over the years is included.

Standards

This Landmarked building is being guided by *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

The Secretary's Standards, codified as 36 CFR 67, are regulatory for the Historic Preservation Tax Incentives program. The Guidelines for Rehabilitating Historic Buildings and the Guidelines on Sustainability for Rehabilitating Historic Buildings, which assist in applying the Standards, are advisory.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Stewart Middle School window options matrix

Criteria	Window options: Repaint/ Weatherstrip	Repaint/ Weatherstrip/ Fixed Interior Storm	Repaint/ Weatherstrip/ Operable Interior Storm	Repaint/ Weatherstrip/ Single w/ Low-E glass	Aluminum-clad Wood Replacement Window
First Cost (per wdw) Totals (137 wdws)	$5,474 $750,000	$6,774 $928,000	$7,074 $969,000	$5,686 $779,000	$5,707 $782,000
Maintenance (years)	15	15	15	15	50
Historic Aesthetic (subjective)	original	original ext degraded int	original ext degraded int	add low-E glass	add alum + low-E glass
Usability (subjective)	high	low	medium	high	high
Air infiltration (cu ft/ LF/ minute)	0.30	0.25	0.25	0.30	0.10
Heat transfer (U-value)	1.04	0.49	0.58	0.65	0.25
Solar Heat Gain Coeff (SHGC)	0.87	0.78	0.78	0.74	0.38
Sound (STC)	29	35	35	31	33-34
Visible Light Transmittance (%)	0.90	0.82	0.82	0.83	0.69

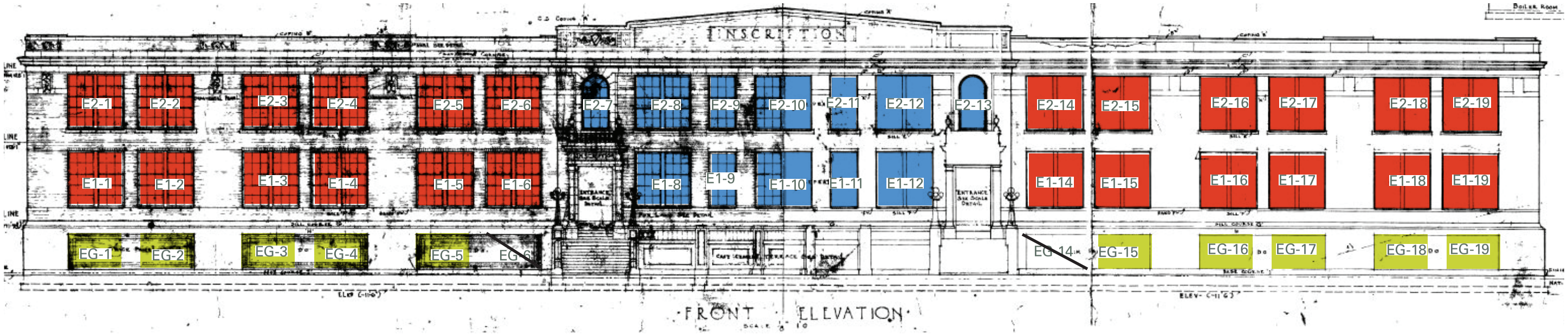
Criteria	Weight	Window options: Repaint/ Weatherstrip	Repaint/ Weatherstrip/ Fixed Interior Storm	Repaint/ Weatherstrip/ Operable Interior Storm	Repaint/ Weatherstrip/ Single w/ Low-E glass	Aluminum-clad Wood Replacement Window
First Cost	25	5	2.5	2	4	3
Maintenance	25	2	1	1	2	4
Historic Aesth	25	5	4	4	3	2
Usability	25	5	1	3	5	5
Air infiltration	20	3	4	4	3	4
Heat transfer	20	1	4	4	3	5
Solar Heat Ga	20	1	3	3	3	5
Sound	20	2	5	5	3	4
Visible Light	20	2	4	4	4	5
TOTAL		**605**	**612.5**	**650**	**670**	**810**

Intrepretation

First Cost, Maintenance, Historic Aesthetic and Usability are top priorities. Next come the performance properties: Air Infiltration, Heat Transfer, Solar Heat Gain, Sound Transmission and Visible Transmittance.
Points are given to each each criteria using a 1 to 5 scale, with 5 being the best. These points are then multiplied by the criteria "weight" and added up to a total.

- Restoring the existing windows is the least cost. However, the physical performance characteristics are unacceptable for a classroom environment.
- Adding storm windows solves some, but not all, performance categories, but adds considerably to the cost and maintenance, reduces usability and degrades the interior features.
- Replacement windows replicate the existing look very closely, while maintaining usability, lowering maintenance costs and improving the performance characteristics associated with a contemporary Middle School.

"Maintenance" looks at refinishing the window and cleaning of glass panes.
"Historic Aesthetic" takes into account glass characteristics, wood profile details and narrow sight lines.
"Usability" is related to ease of sash operation.
Air Infiltration of 0.3 is a new operable window industry standard. A fixed window is 0.001.
Heat transfer u-Value of 0.38 is Washington State Energy Code for new buildings.
"Solar Heat Gain Coeff" and "Visible Light Transmittance" are more critical on the south facade.

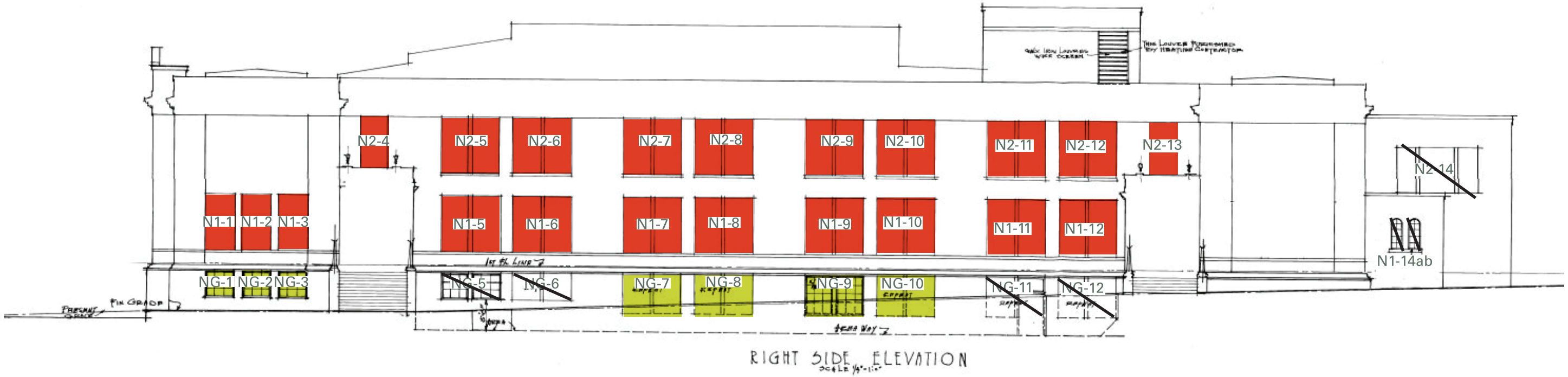


East Elevation

Replacement (poor)
Total: 12

Replacement (fair)
Total: 48

Restore
Total: 18



North Elevation

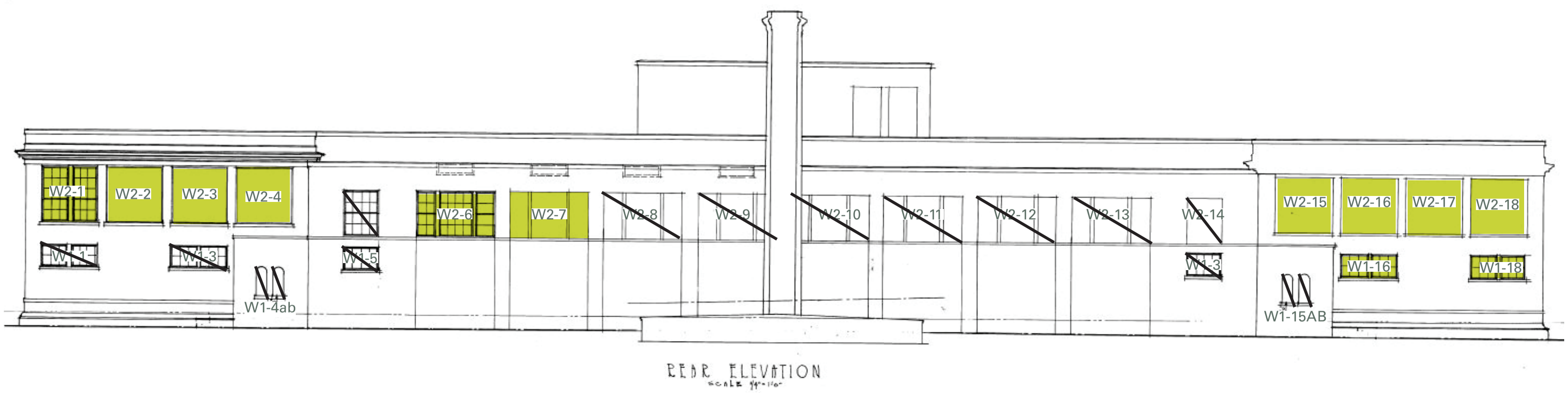
Replacement (poor)
Total: 7

Replacement (fair)
Total: 37

South Elevation

Replacement (poor)
Total: 8

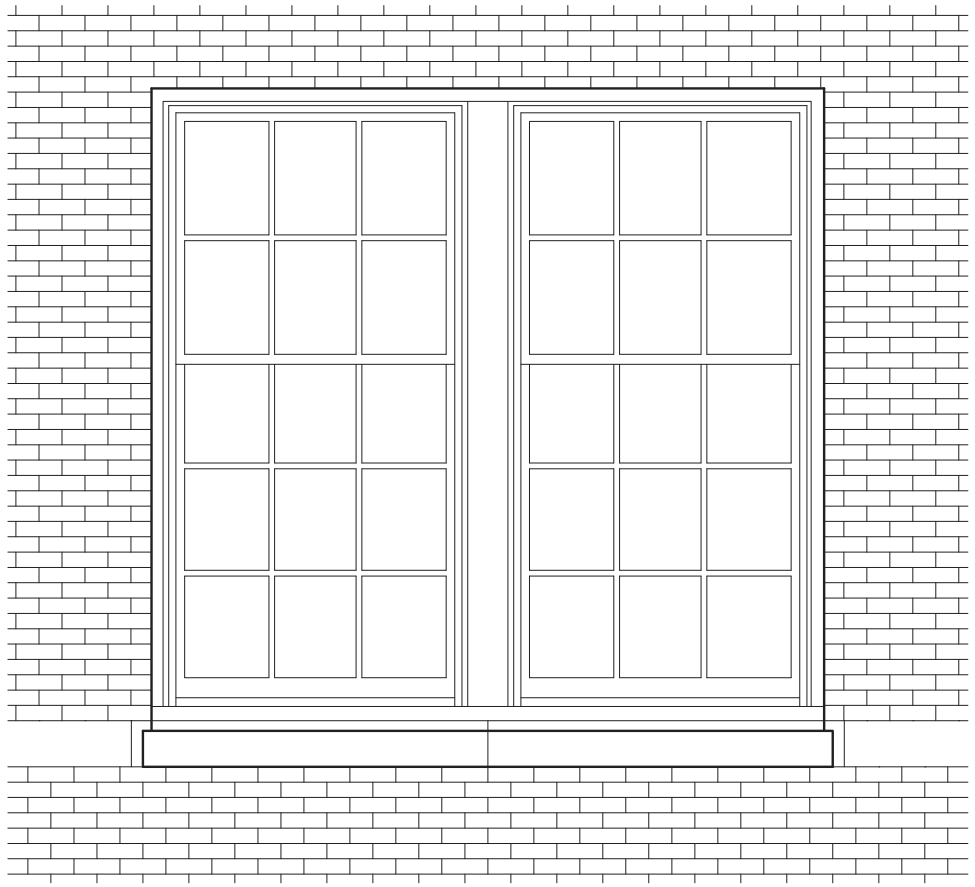
Replacement (fair)
Total: 34

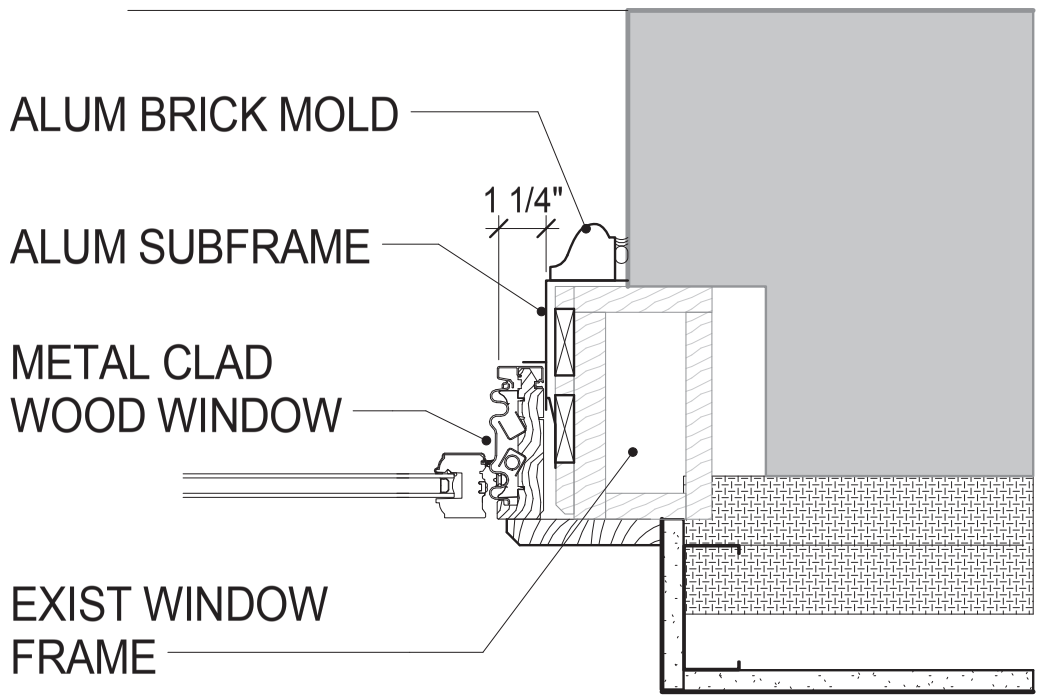


West Elevation

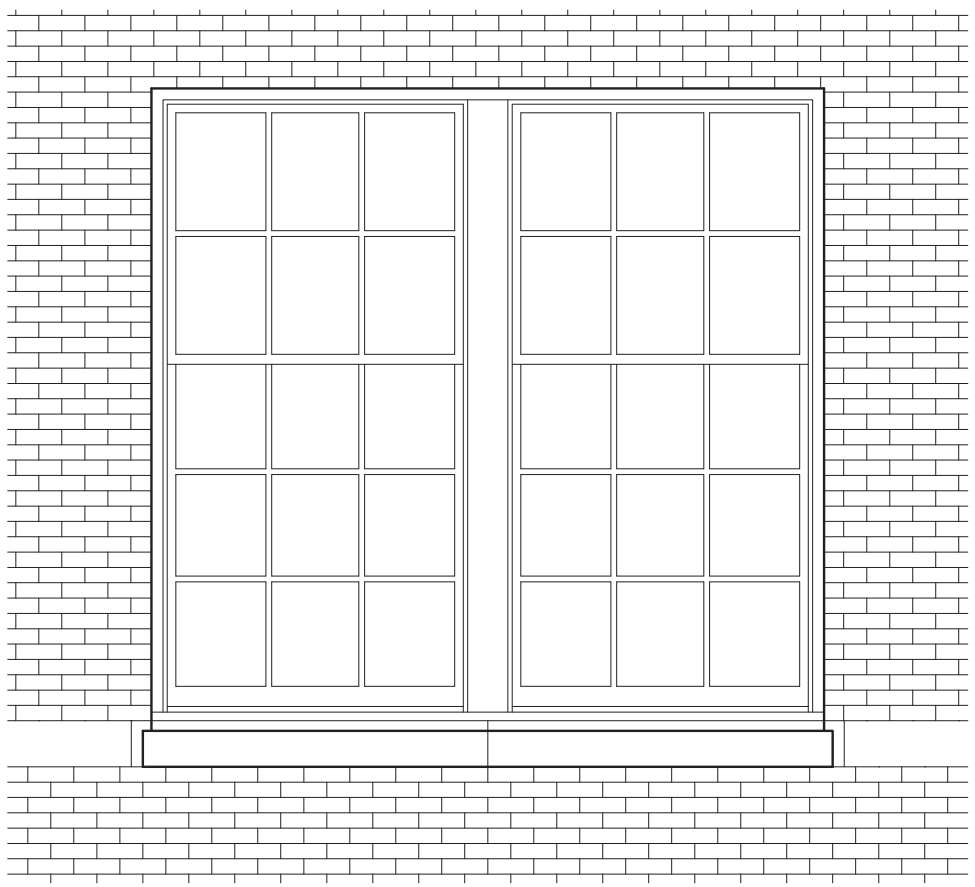
Replacement (poor)
Total: 18

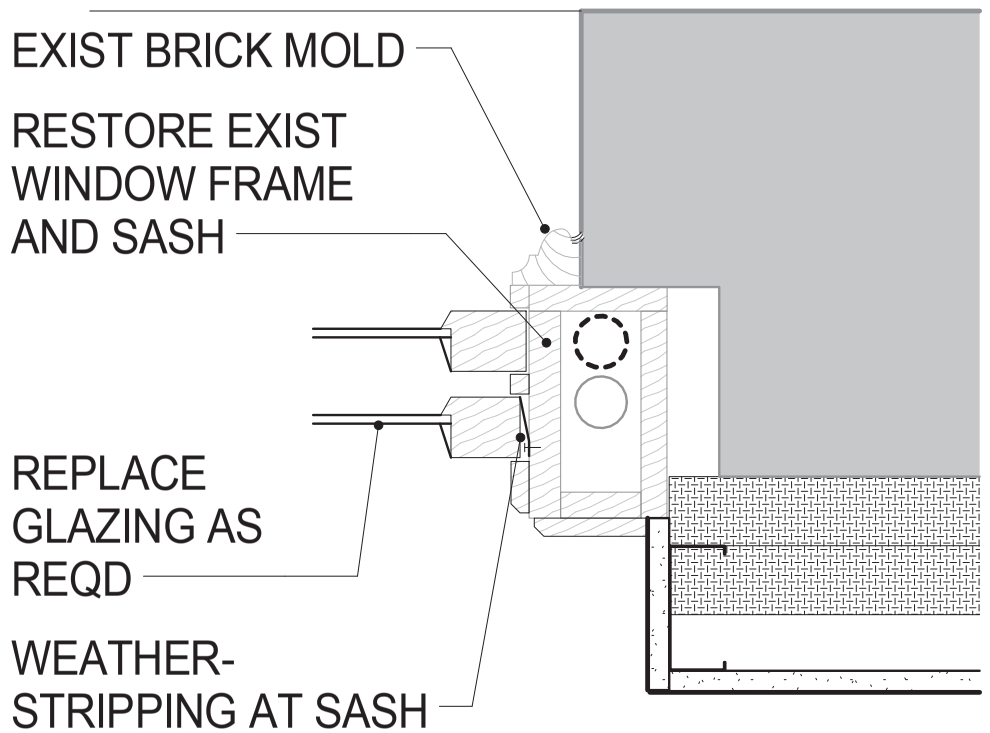
Replacement Window





Restoration Window





1947

Scrape Test Results

RETOUCHED PHOTO WITH DARK GREEN WINDOW COLOR

Typical Window Condition - Exterior

Overall - window and frame intact, sills peeling, glazing has replacements, putty varies

Glazing putty - varies widely, photo shows north side, east and south sides somewhat poorer condition

Exterior - Paint intact on south, east and north sides. West side has severely deteriorated paint.

Sill - worn paint, open joints, no wood rot, staining from interior condensation

Typical Window Condition - Interior

Latching hardware - Brass latches intact on only 50% of window sashes.

Window muntins - Paint degraded from condensation on glass and deferred maintenance. No wood rot.

Bottom rail - Weathered on south side, others not as weathered, joints tight. No weatherstripping.

Lifting hardware - Largely intact, ropes at counterweights intact on 50% of windows. No weatherstripping.

Landmarks Preservation Commission

Planning and Development Services Department

747 Market Street ❖ Room 1036 ❖ Tacoma WA 98402-3793 ❖ 253.591.5220

APPLICATION FOR DESIGN REVIEW FOR SINGLE FAMILY RESIDENTIAL PROPERTIES

Please include ALL of the following information with your application. Insufficient application materials will result in a delay in processing of your application. If you have any question regarding application requirements, or regulations and standards for historic homes and neighborhoods, please call the Historic Preservation Officer at 253.591.5220.

PART 1: APPLICANT INFORMATION

House Address **818 N. Ainsworth Ave** Landmark/Conservation District (if applicable) _____

OWNER INFORMATION

Name (printed) **Nick Sotak C/O Rick Harmon** Email Shdplans@gmail.com

Address (if different than above) **Same as Above** Phone **253-359-7787**

Homeowner's Signature* _____

**Application must be signed by the property owner to be processed.*

CONTRACTOR INFORMATION

If application will be presented by a representative or contractor, please fill in the following:

Representative's Name **Chris Smith** Company **Able Remodeling**

Address **3915 S. 12th Street Tacoma, WA 98405**

Email **ableremodel@comcast.net** Phone **253-759-5733**

FOR OFFICE USE ONLY

PRELIMINARY PLAN CHECK

CHECKED FOR BUILDING CODE:* _____

LAND USE/ZONING:
VARIANCE REQUIRED? _____ CUP REQUIRED? _____

*PRELIMINARY PLAN CHECK IS NOT AN APPROVAL OF A PROJECT. A SEPARATE PERMIT APPLICATION MAY BE REQUIRED.

APPLICATION FEE (please see page 2)

Estimated Project Cost, rounded to nearest $1000 _____

Application Fee Enclosed _____

PART 2: INFORMATION FOR APPLICANTS

NEW FEE SCHEDULE

New Fee Schedule for 2013

On December 18, 2012 City Council approved a new general services fee schedule that includes new fees for design review and demolition review of historic buildings (Res. No. 38588). The new fees are as follows:

Estimated project cost (determined by applicant)	Application Fee
$0 – 5000	$175
Each additional $1000	$25
Maximum fee	$500

PLEASE NOTE:

1. Fees are required only once per application.
2. If an application is denied by the Landmarks Commission, and a new application is submitted for the same project, new fees may apply.
3. Demolition fees are applied to cover the cost of public hearings, but may not be required for the removal of certain accessory structures.

HOW TO USE THIS FORM

STEPS FOR APPLICANTS

1. **Review the Standards and Guidelines for Historic Buildings.** Many homeowners want to know whether their project will be approved by the Commission ahead of the meeting. The Landmarks Commission reviews projects according to design guidelines and the Secretary of the Interior's Guidelines for Rehabilitation. This information is available online at www.tacomaculture.org.

2. **Fill out this form in its ENTIRETY.**

3. **Find the correct checklist for your project, and submit the required supporting documentation.** Part 4 of this form outlines which checklist to use for your project. There are three checklists, but you only need to use one.

4. **Submit your application for preliminary review to the Permit Intake Center of Planning and Development Services. The Plans Reviewer will initial and date the cover sheet of this application.** This ensures your application meets applicable codes and will avoid delays down the road. Your application will NOT be processed without this step.

5. **Submit it to the Historic Preservation Office with the APPLICATION FEE.** The Landmarks Commission meets on the 2nd and 4th Wednesdays of each month, and applications are due to this office TWO WEEKS in advance. When your application has been scheduled for review, you will be notified.

   WHERE TO GO:
   Permit Intake Center
   City of Tacoma, Planning and Development
   Services Department
   747 Market Street, 3rd Floor
   253-591-5030

PART 3: PROJECT DESCRIPTION

Please describe below the overall scope of work, including all proposed new construction, changes to existing buildings, and any elements to be removed and replaced. *(For complex remodeling projects, it may be beneficial to divide the description into different areas [north façade, west façade] or by type of work [windows, doors, siding]).*

Attach additional pages if needed.

Scope of Work:
Build new 15'x26' detached garage at rear of property with alley access.
None or very little of the garage will be visible from the front of the property (Ainsworth).

Building materials:
Concrete floor.
Wood framed walls and roof (trusses).
7/16" wall and roof sheathing with moisture barriers.
Hardiplank siding with reveal to match the existing house.
Roof overhang, soffit trim and details to match the existing house using cedar boards and smooth plywood for soffits.
Roof to have Dutch hips at gable ends to match the house.
Roofing to be Class "A" composition material to match as close as possible to the existing house.
Doors to be metal with a wood frame and trim.
Windows to be vinyl framed with double pane glass and wood trim to match existing house trim.

PART 4: SUPPLEMENTS

How to Use This Table

The following is a table of common projects divided into Categories. For each Category of work there is a corresponding **checklist** designed to help you include the information required for your application.

Find the type of work you are proposing, and download the corresponding checklist to attach to your application.

Checklists are available from the Historic Preservation Office, and on our website at www.tacomaculture.org/historic.asp

If you have any questions regarding what information should be included in your application, please call the Historic Preservation Office at 253-591-5220.

NOTE: ONLY USE ONE CHECKLIST

☐ Use Checklist A for:	Detached garages New porches Decks Additions Foundations Other Major Work (call the Historic Preservation Officer with questions)	p. 5

☐ Use Checklist B for:	Siding Roofing New window or door openings Other Minor (For example, chimney restoration)	p. 6
☐ Use Checklist C for:	Windows (replacement or restoration of existing) Doors (replacement or restoration of existing)	p. 7

RESIDENTIAL APPLICATION CHECKLIST A

(For Garages, Porches, Decks, Additions, Foundations and other Major Projects)

CHECKLIST to include the following:*

☐	Accurate Measured Site Plan (which shows ridgelines and dormers of existing and new buildings)
☐	Accurate Measured Elevation Drawings (all sides, with dimensions, siding materials, windows, and doors indicated)
☐	Photograph(s) of Site and surrounding area
☐	Detail illustrations of trim, casing, balusters, posts and railings (if applicable)
☐	Material samples (ie. stained glass, or if proposing uncommon material)
☐	Paint samples (from hardware store)

In addition to the above, please provide the following information:

Size of new construction (footprint, i.e. 22 X 30'): _____

Overall height and pitch of roof (for new buildings): _____

Exterior cladding material(s): _____

Window types and materials: _____

Door types and materials: _____

Window trim (attach drawings, catalog sheets, etc. if necessary): _____

Roof Material: _____

*ADDITIONAL TIPS

- *Drawings required for building permits can often be used for Landmarks Review, as long as information regarding finish detail, exterior materials, and windows and doors are indicated.*
- *For information about drawing site plans, please refer to BLUS Publication B1, Site Plan*
- *Elevations should be scale drawings and should include dimensions, heights, window and door locations, eave overhangs, trim details, and the locations of materials and other elements.*
- *Please include a photograph of existing house (for new garages if the new garage is to match any existing features of the house)*
- *For structures within the North Slope Historic District, refer to the North Slope Design Guidelines for more information about design. Contact the Historic Preservation Officer for more information.*

RESIDENTIAL APPLICATION SUPPLEMENT CHECKLIST B

(For New Siding, Roofing, and Window and Door Openings)

CHECKLIST to include the following:*

- ☐ Elevation drawings (if new windows or doors are to be added where there no existing ones)
- ☐ Photograph(s) of work area(s)
- ☐ Detail illustrations of trim and casing
- ☐ Material samples (if proposing uncommon or new to market material)
- ☐ Paint samples (from hardware store if applicable)

In addition to the above, please provide the following information:

Proposed Material(s): _____

Window types and locations: _____

Exterior cladding material(s): _____

*ADDITIONAL TIPS

- *Drawings required for building permits can often be used for Landmarks Review, as long as information regarding finish detail, exterior materials, and windows and doors are indicated.*
- *Elevations should be scale drawings and should include dimensions, heights, window and door locations and trim details.*
- *Please include a photograph of existing examples (if the new features are to match any existing features of the house)*
- *For structures within the North Slope Historic District, refer to the North Slope Design Guidelines for more information about design. Contact the Historic Preservation Officer for more information.*

RESIDENTIAL APPLICATION SUPPLEMENT CHECKLIST C

(for Window and Door Replacement and Restoration)

CHECKLIST include the following:*

- ☐ Photograph(s) of work area(s) with locations of work indicated (i.e. in pen)
- ☐ Detail illustrations of trim and casing and window profiles
- ☐ Catalog cut sheets or product samples

In addition to the above, please provide the following information:

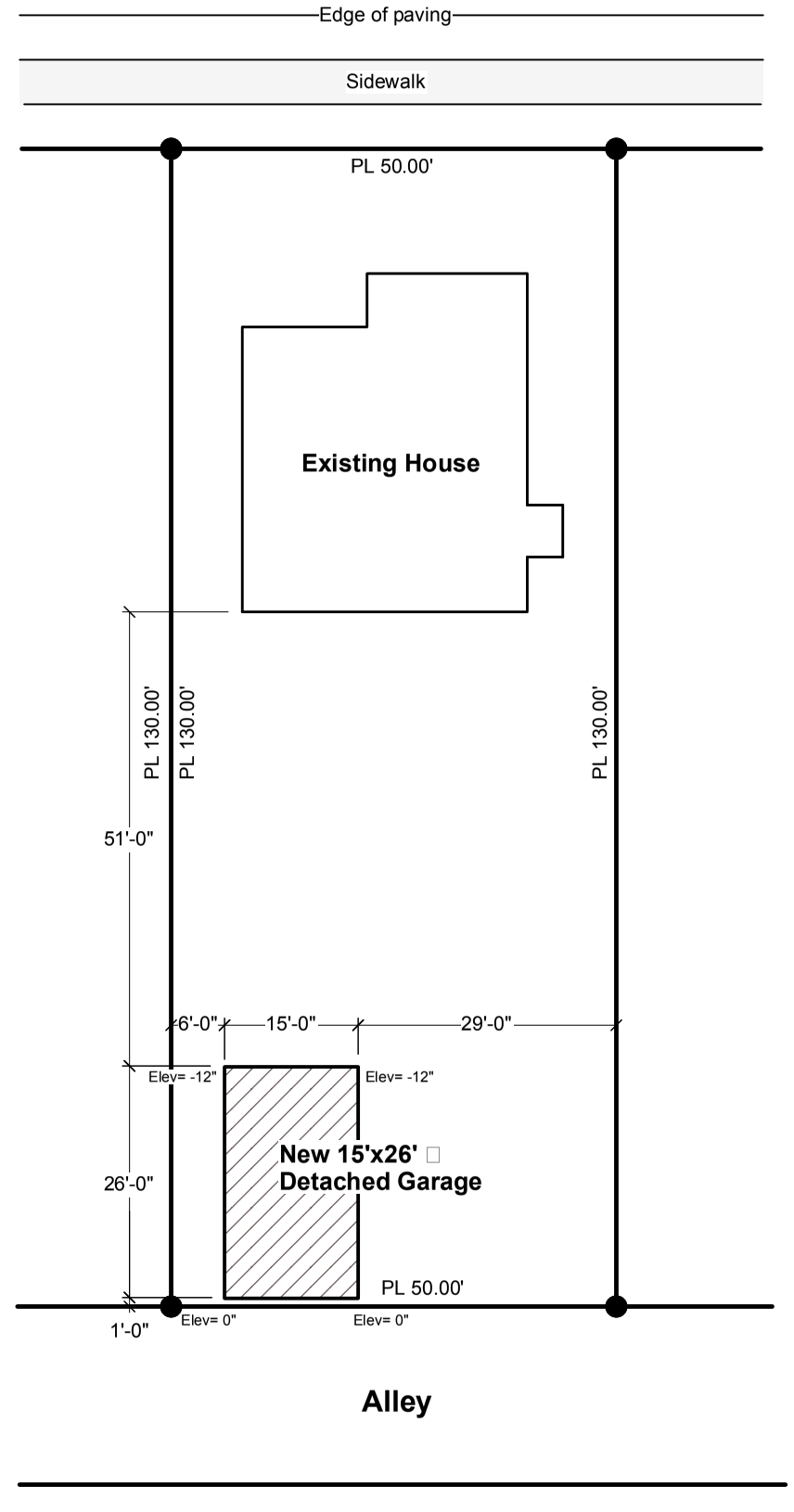
Narrative list of window and door types and locations: _____

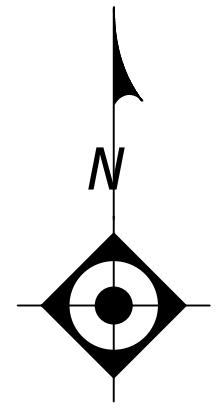
*ADDITIONAL TIPS

- *Drawings required for building permits can often be used for Landmarks Review, as long as information regarding finish detail, exterior materials, and windows and doors are indicated..*
- *Please include a photograph of example elements (if new windows or doors are to match any existing features of the house)*
- *For structures within the North Slope Historic District, refer to the North Slope Design Guidelines for more information about design. Contact the Historic Preservation Officer for more information.*

CL Road Easement

N. Ainsworth





Scale 1"= 20'

Scope of Work

Build new 15'x26' (390 sf) Detached Garage

Site Information

Site Address: 818 N. Ainsworth
Tacoma, WA 98403

Property Owner: Nick Sotak

Mailing Address: Same as above

Parcel No. 2038320040

Site Plan

Sound Home Design
Ph. 253-359-7787
Email: shdplans@gmail.com

Able Remodeling
Ph. 253-759-5733
Email: ableremodel@comcast.net

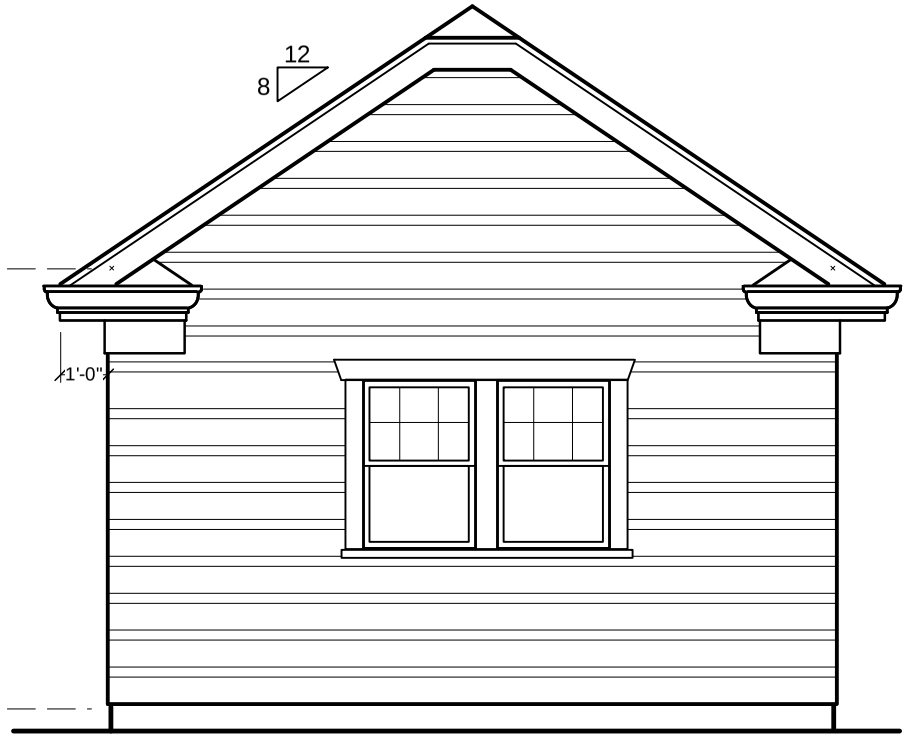
Sotak Project
New 15'x26' Detached Garage

Date:
6-5-15
Revisions:

Scale:
1"=20'

Plan Number
G01-15

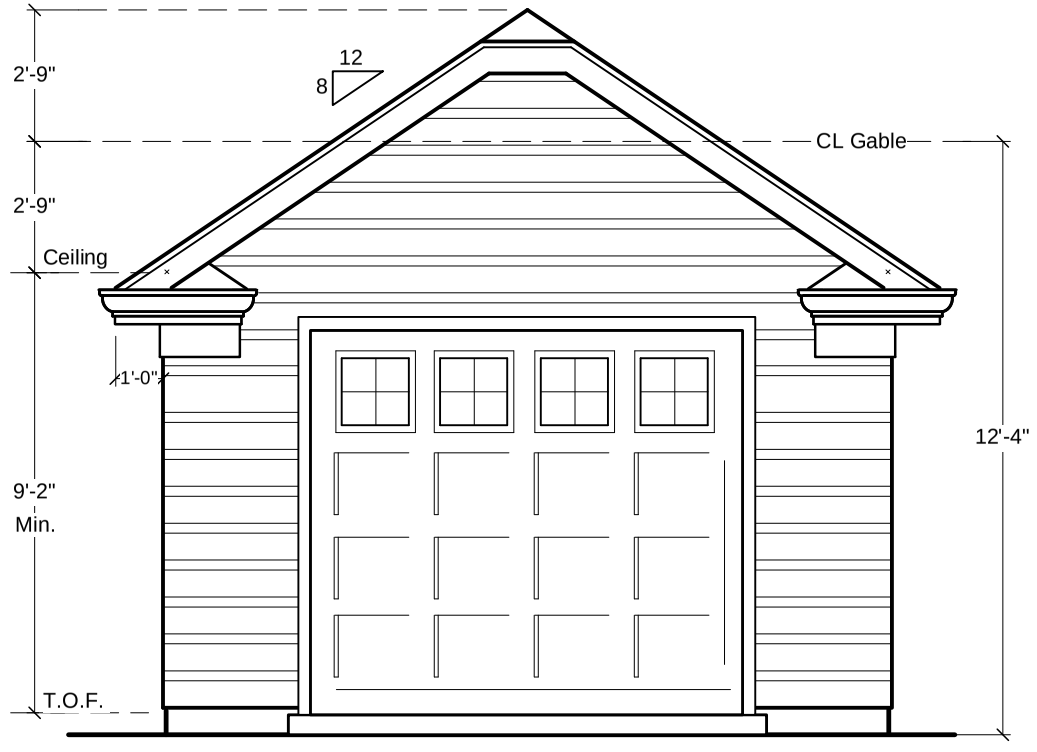
Sheet
A1.0



Rear Elevation

Right Elevation

Left Elevation



Front Elevation

Elevation Views

Sound Home Design
Ph. 253-359-7787
Email:
shdplans@gmail.com

Able Remodeling
Ph. 253-759-5733
Email:
ableremodel@comcast.net

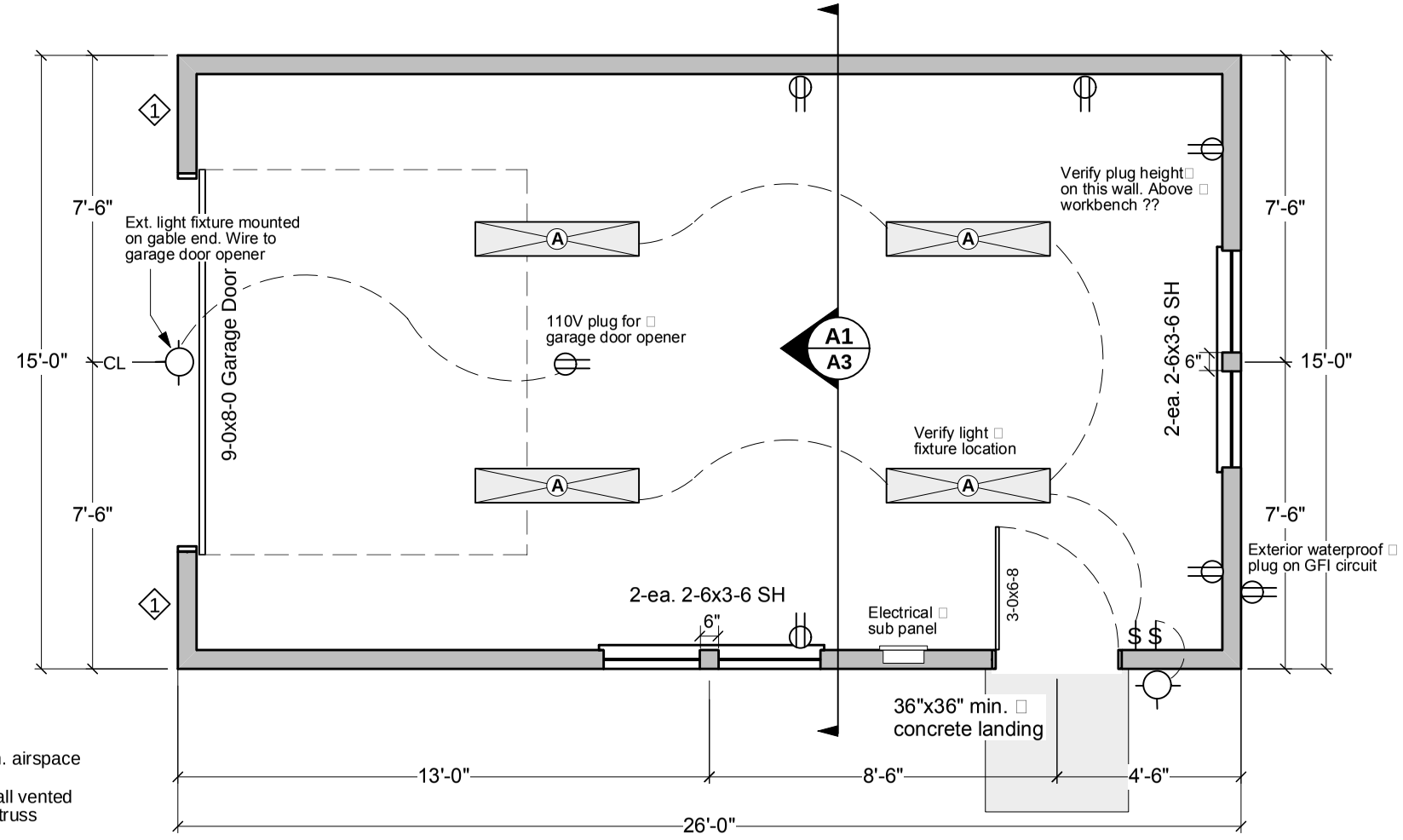
Sotak Project
New 15'x26'
Detached Garage

Date:
6-5-15
Revisions:

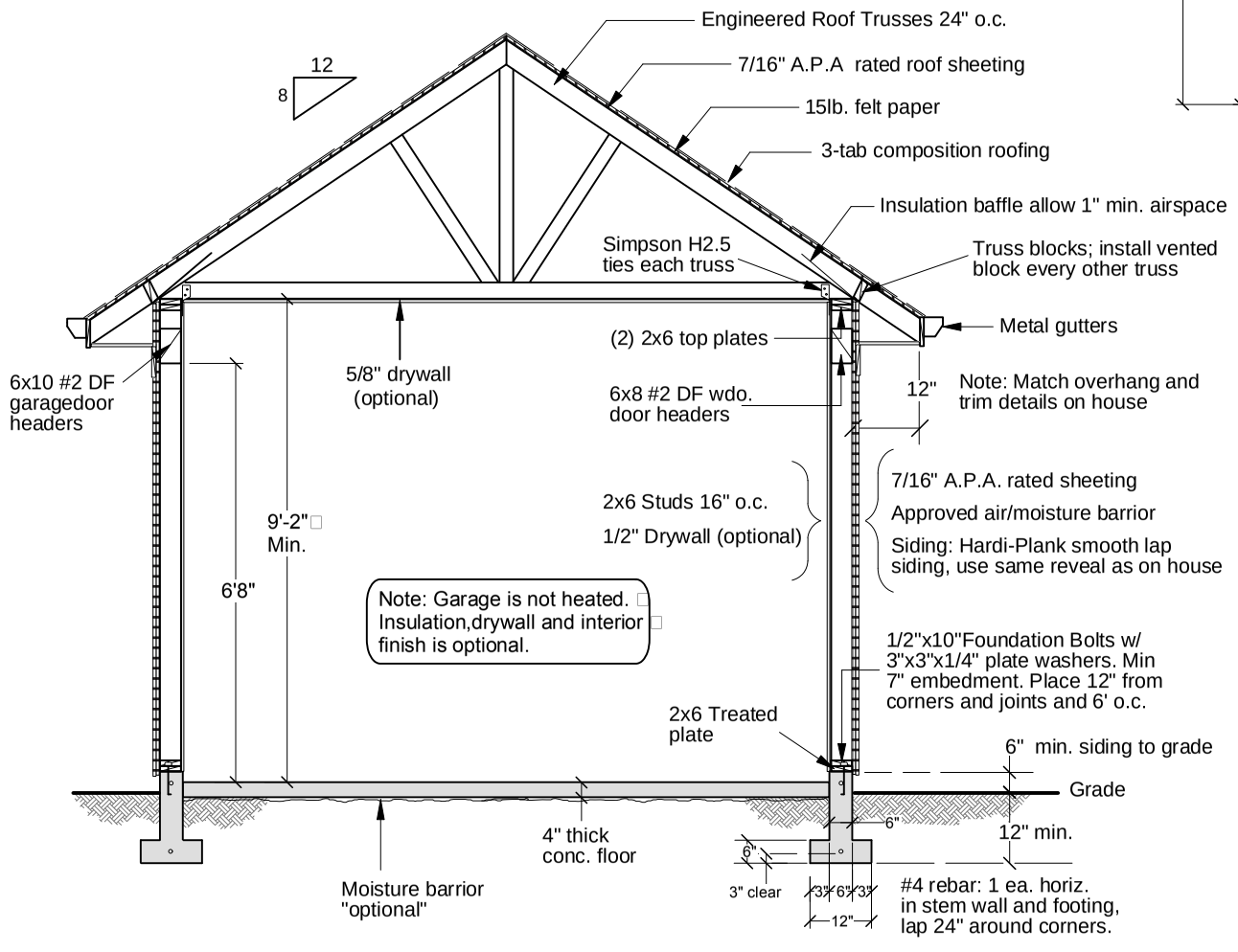
Scale:
1/4"=1'

Plan Number
G01-15

Sheet
A2.0



Floor Plan



A1 Cross Section "A1"

Electrical Schedule

A	2-Bulb LED ceiling mount light fixtures
	110 Volt receptical
$	Switch: single pole
	Exterior wall mounted light

It is the responsibility of the owner and/or contractor to verify all dimensions and existing conditions prior to start of construction. Contact designer for clarification or additional specifications.

Do not scale plans, reproduction has altered scale.

"Braced Wall Panel"

1 — 2'-8" wide alternate braced wall panel (ABP) 1800 lb. 1st floor (no 2nd floor above) Use Simpson STHD14: 6" stem wall (2,035# w/ 28@16d)

Floor Plan

Sound Home Design
Ph. 253-359-7787
Email: shdplans@gmail.com

Able Remodeling
Ph. 253-759-5733
Email: ableremodel@comcast.net

Sotak Project
New 15'x26' Detached Garage

Date: 6-5-15
Revisions:

Scale: 1/4"=1'

Plan Number G01-15

Sheet A3.0

818

Landmarks Preservation Commission
Planning and Development Services Department

Tacoma

747 Market Street ❖ Room 1036 ❖ Tacoma WA 98402-3793 ❖ 253.591.5220

APPLICATION FOR DESIGN REVIEW FOR SINGLE FAMILY RESIDENTIAL PROPERTIES

Please include ALL of the following information with your application. Insufficient application materials will result in a delay in processing of your application. If you have any question regarding application requirements, or regulations and standards for historic homes and neighborhoods, please call the Historic Preservation Officer at 253.591.5220.

PART 1: APPLICANT INFORMATION

House Address: 912 North J Street

Landmark/Conservation District (if applicable): **Wedge**

OWNER INFORMATION

Name (printed): **John Gibson** Email: j.gibson89@yahoo.com

Address (if different than above): **4021 North 31st Street Tacoma WA 98407** Phone: **253-370-8168**

Homeowner's Signature*: John Gibson

**Application must be signed by the property owner to be processed.*

CONTRACTOR INFORMATION

If application will be presented by a representative or contractor, please fill in the following:

Representative's Name: John Gibson Company: **John Gibson Construction LLC**

Address: **4021 North 31st Street Tacoma WA 98407**

Email: j.gibson89@yahoo.com Phone: **2533708168**

FOR OFFICE USE ONLY

PRELIMINARY PLAN CHECK

CHECKED FOR BUILDING CODE:* _____

LAND USE/ZONING:
VARIANCE REQUIRED? _____ CUP REQUIRED? _____

*PRELIMINARY PLAN CHECK IS NOT AN APPROVAL OF A PROJECT. A SEPARATE PERMIT APPLICATION MAY BE REQUIRED.

APPLICATION FEE (please see page 2)

Estimated Project Cost, rounded to nearest $1000	**$150,000**
Application Fee Enclosed	**$500**

Revision 12/18/12

PART 2: INFORMATION FOR APPLICANTS

NEW FEE SCHEDULE

New Fee Schedule for 2013

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   WHERE TO GO:
   Permit Intake Center
   City of Tacoma, Planning and Development
   Services Department
   747 Market Street, 3rd Floor
   253-591-5030

PART 3: PROJECT DESCRIPTION

Please describe below the overall scope of work, including all proposed new construction, changes to existing buildings, and any elements to be removed and replaced. *(For complex remodeling projects, it may be beneficial to divide the description into different areas [north façade, west façade] or by type of work [windows, doors, siding]).*

Attach additional pages if needed.

Proposal is to build a new home and detached garage as described in the attached plans at 912 North J Street. This is a vacant in-fill small lot in the Wedge District of North Tacoma. The lot is only 25 feet wide by 130 feet long. I have built this home before at 4416 North 28th Street on the same size lot and will include current pictures. Because of the narrow lot and 5 foot side setbacks, the home is very "skinny" and long. The detached garage is only a one car garage for the same reasons.

The home will have the same exact shape as the pictures attached of the other skinny home I built, with the finishes (colors, siding, window and door wraps, porch trim and style) similar to the pictures of the Bungalow pictures I attached.

Exterior features:

-Siding will be LAP cement board siding with approx: 6"-7" reveal on the entire garage, sides and back of house, and lower portions of the front of the home. The gable on the front of the home will be shake cement siding (Hardi-plank or Cemplank).

-Trim will be painted white, with size and installation similar to photos submitted.

-House will be painted Deep Taupe with Brown-Black accent color in the gable as shown in pictures of Bungalow attached

-Windows will be vinyl single hung and fixed windows throughout the home. No sliders. The single hung windows in front will have grids in the upper portion of the windows.

-Doors for the exterior will be Solid Fir craftsman style doors stained with a medium tint, and window grids in the upper half, with oil rubbed bronze handles

-Roof will be black 30-50 year architectural laminate as show in pictures

-Front porch will have 5/4" x 6" cedar tight knot decking and T and G knotty pine for soffit as shown in photos. Posts will be wrapped in "white wood" and pickets and rail will be made out of "white wood" and Cedar and painted white, also shown in photos.

-Gutters and down spouts will be white K-line 5" aluminum gutters and rectangular down spouts.

-Landscaping that is existing currently in front of home and fence (flowering cherries and rhodies) will stay as is. There will be a small grass area in between the garage and house with 2 small rock walls. The sides of the home will have a few plants and no grass.

PART 4: SUPPLEMENTS

How to Use This Table

The following is a table of common projects divided into Categories. For each Category of work there is a corresponding **checklist** designed to help you include the information required for your application.

Find the type of work you are proposing, and download the corresponding checklist to attach to your application.

Checklists are available from the Historic Preservation Office, and on our website at www.tacomaculture.org/historic.asp

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NOTE: ONLY USE ONE CHECKLIST

☐ Use Checklist A for:	Detached garages New porches Decks	p. 5

	Additions Foundations Other Major Work (call the Historic Preservation Officer with questions)	
☐ Use Checklist B for:	Siding Roofing New window or door openings Other Minor (For example, chimney restoration)	p. 6
☐ Use Checklist C for:	Windows (replacement or restoration of existing) Doors (replacement or restoration of existing)	p. 7

RESIDENTIAL APPLICATION CHECKLIST A

(For Garages, Porches, Decks, Additions, Foundations and other Major Projects)

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- ☐ Accurate Measured Site Plan (which shows ridgelines and dormers of existing and new buildings)
- ☐ Accurate Measured Elevation Drawings (all sides, with dimensions, siding materials, windows, and doors indicated)
- ☐ Photograph(s) of Site and surrounding area
- ☐ Detail illustrations of trim, casing, balusters, posts and railings (if applicable)
- ☐ Material samples (ie. stained glass, or if proposing uncommon material)
- ☐ Paint samples (from hardware store)

In addition to the above, please provide the following information:

Size of new construction (footprint, i.e. 22 X 30'): **On plans**

Overall height and pitch of roof (for new buildings): **On plans**

Exterior cladding material(s): **See Page above and Pics**

Window types and materials: **See Page above and Pics**

Door types and materials: **See Page above and Pics**

Window trim (attach drawings, catalog sheets, etc. if necessary): **See Page above and Pics**

Roof Material: **See Page above and Pics**

*ADDITIONAL TIPS

- *Drawings required for building permits can often be used for Landmarks Review, as long as information regarding finish detail, exterior materials, and windows and doors are indicated.*
- *For information about drawing site plans, please refer to BLUS Publication B1, Site Plan*
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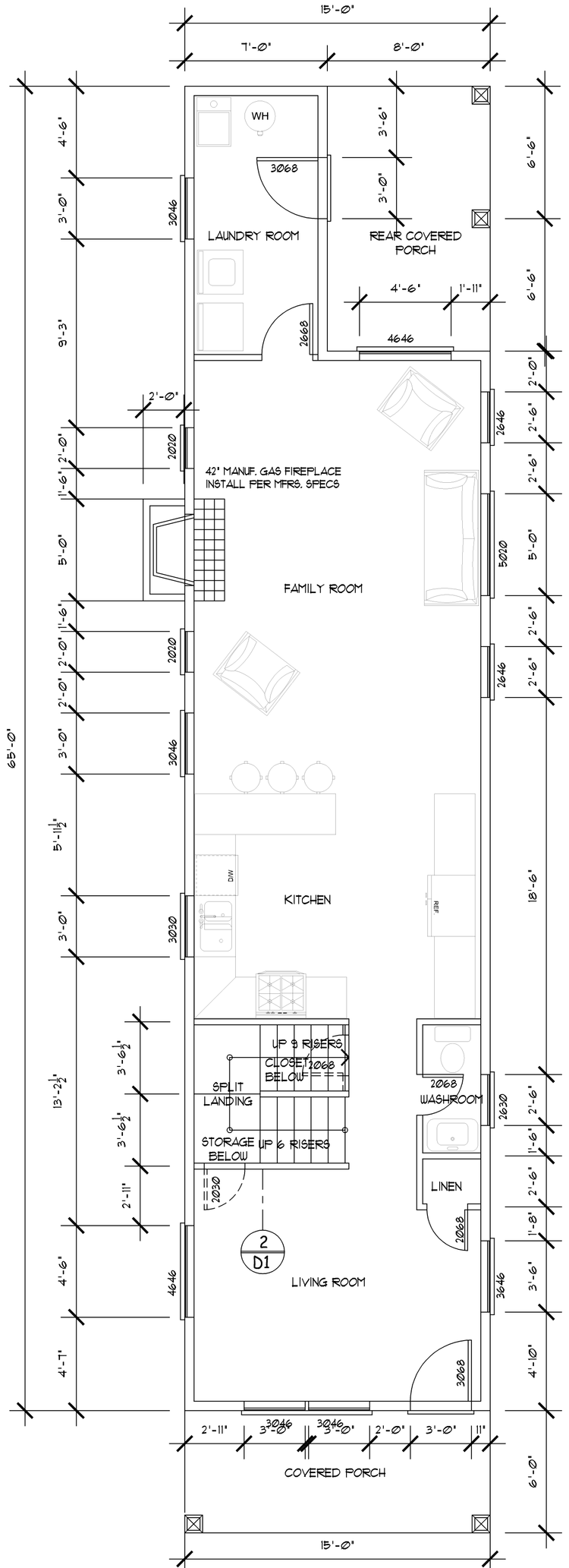
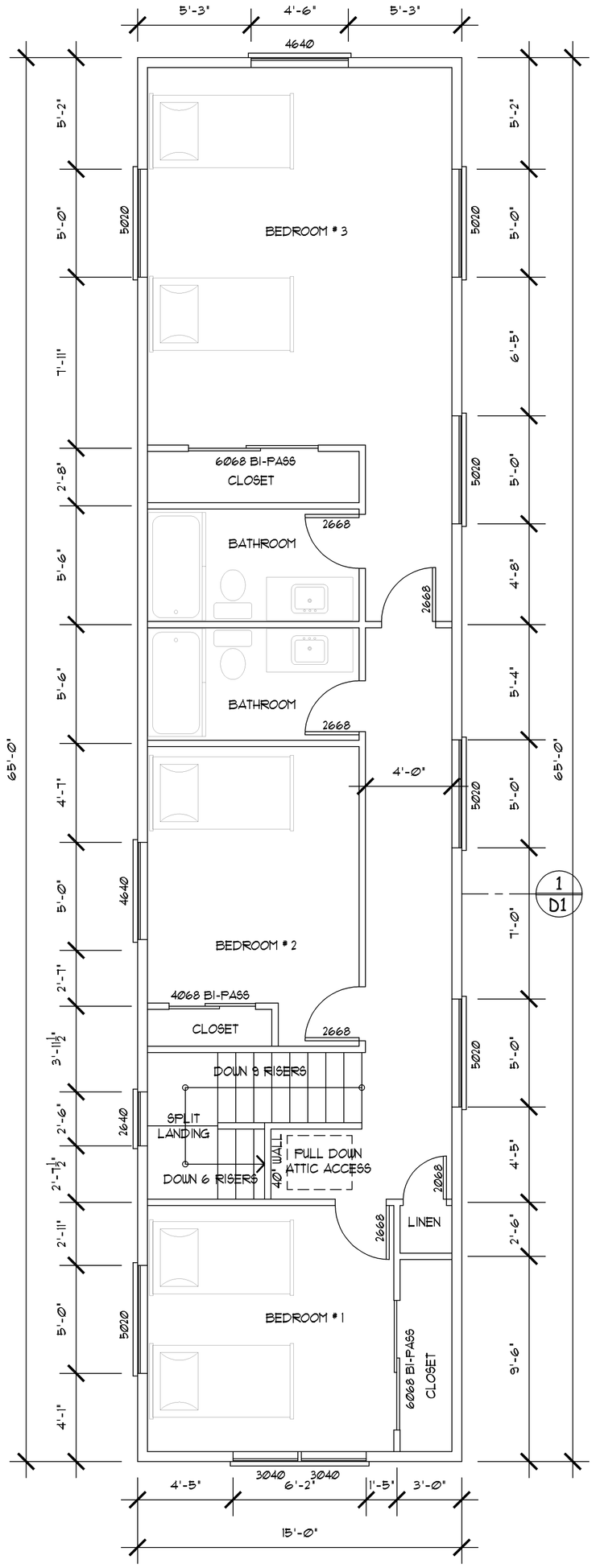
- *For structures within the North Slope Historic District, refer to the North Slope Design Guidelines for more information about design. Contact the Historic Preservation Officer for more information.*

912 NORTH J STREET
TACOMA WA



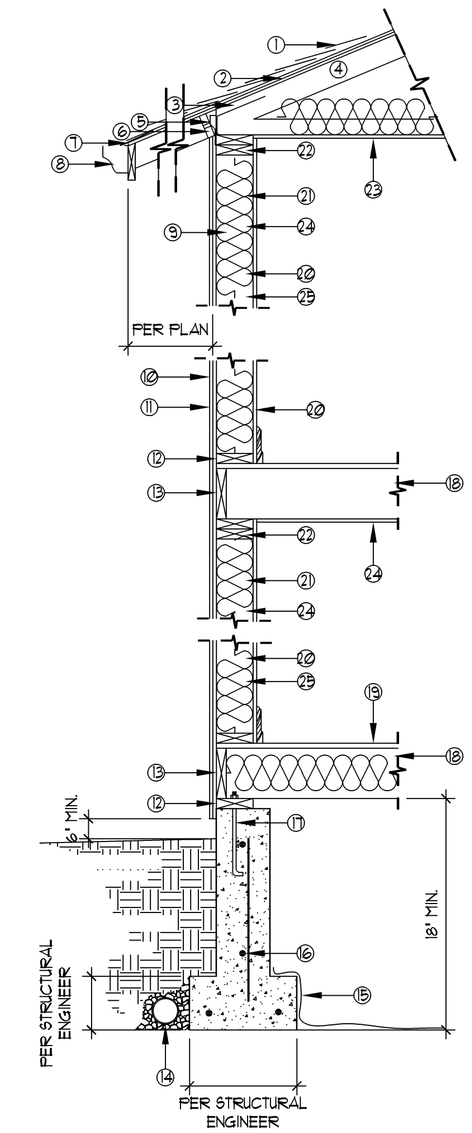
MAIN FLOOR PLAN

SCALE (1/4"=1')



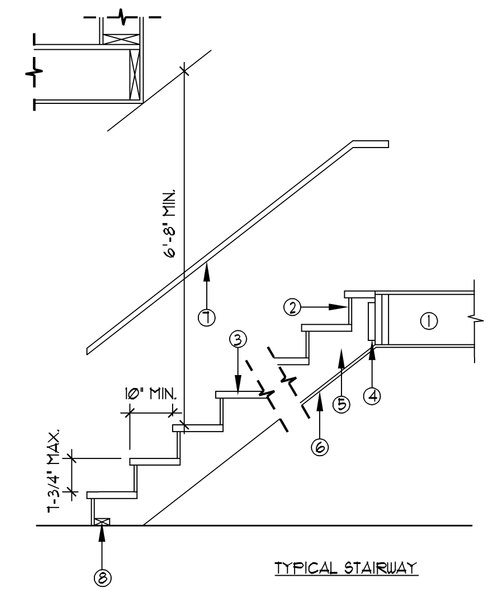
UPPER FLOOR PLAN

SCALE (1/4"=1')



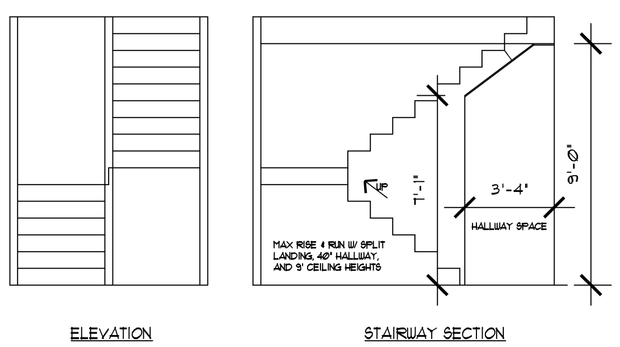
TYPICAL TWO STORY SECTION

1. ARCHITECTURAL GRADE COMPOSITE SHINGLES
2. 15# ASPHALT FELT
3. INSULATED BAFFLE MAINTAIN 1" AIRSPACE
4. PRE-MANUFACTURED TRUSSES @ 24" OC
5. APPROVED HURRICANE TIE AS PER STRUCTURAL ENGINEER
6. SCREENED VENTILATION BLOCKING
7. 7/16" OSB SHEATHING (UNO PER STRUCTURAL ENGINEER)
8. 4" GUTTER OVER 5/4"x8" FASCIA
9. TYPICAL WALL CONSTRUCTION
10. 15# FELT OR APPROVED AIR BARRIER
11. 7/16" EXTERIOR SIDING (UNO PER STRUCTURAL ENGINEER)
12. 2X BOTTOM PLATE
13. APPROVED RIM BOARD
14. FOUNDATION DRAIN WASHED ROCK FILL (TYPICAL)
15. Ø06 BLACK VISQUEEN VAPOR BARRIER
16. REINFORCEMENT BARS PER ENGINEERING CALCULATIONS
17. PT SILL PLATE & ANCHOR BOLTS PER ENGINEERING
18. FLOOR JOISTS PER PLAN
19. 3/4" T&G PLYWOOD SUBFLOOR GLUED & NAILED
20. INSULATION PER CURRENT ENERGY CODE
21. 2x6 STUD WALL @16"oc
22. (2) 2x6 DOUBLE TOP PLATE
23. 5/8" GWB
24. 1/2" GWB
25. APPROVED VAPOR BARRIER WHERE REQUIRED



TYPICAL STAIRWAY

1. JOISTS PER PLAN
2. 1x RISERS
3. 2x TREADS
4. METAL FRAMING ANCHOR AT EACH STRINGER
5. 2x12 CARRIAGE
6. SURFACE USEABLE SPACE BELOW STAIR W/ 5/8" TYPE "X" GWP (PER PLAN)
7. CONTINUOUS HANDRAIL 34"-38" ABOVE TRED NOSING
8. 2x LEDGER BOARD



ELEVATION

STAIRWAY SECTION

RESIDENCE SQUARE FOOTAGE	
LOWER FLOOR:	Ø sqft
MAIN FLOOR:	871 sqft
UPPER FLOOR:	975 sqft
TOTAL SQUARE FEET:	1846 sqft

Jesse R. Rockey
Integrous Designs
Phone: (253) 720-0305
jesse@integrousdesigns.com

INTEGROUS DESIGNS

DO NOT SCALE

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CLIENT: JOHN GIBSON

PLAN NAME: GIBSON SKINNY

ADDRESS/LOT: HOUSE 912 NORTH J STREET TACOMA WA

DESIGN ROOF SNOW LOAD: 30 PSF

WIND EXPOSURE / 3 SEC. GUST: B 100MPH

IBC SEISMIC DESIGN CATEGORY: D

PROJECT NUMBER: 2015.008

RELEASE DATE: 12.19.11

REVISION DATE: 4.18.15 (REVISE UPDATE)

ARCHITECTURAL SHEET: A1

PREPARED BY: JR

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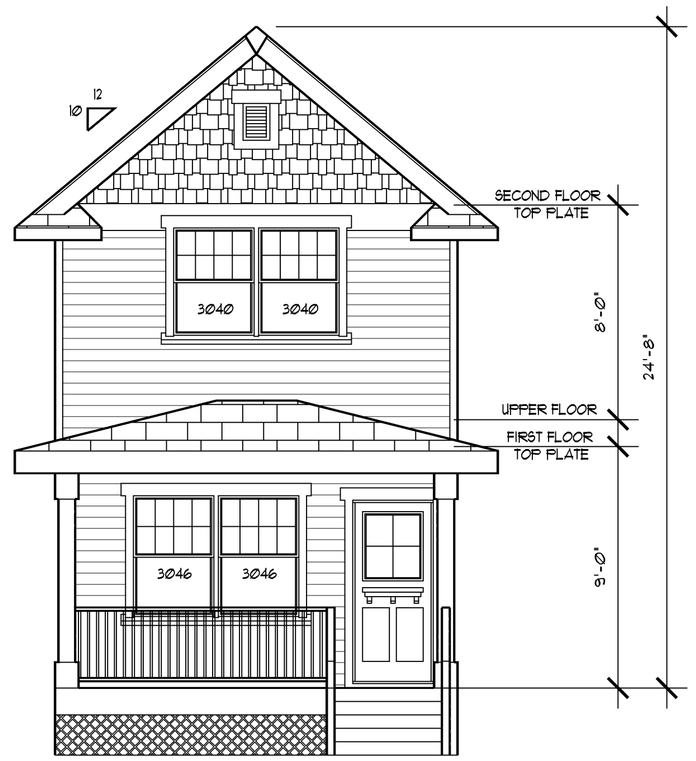
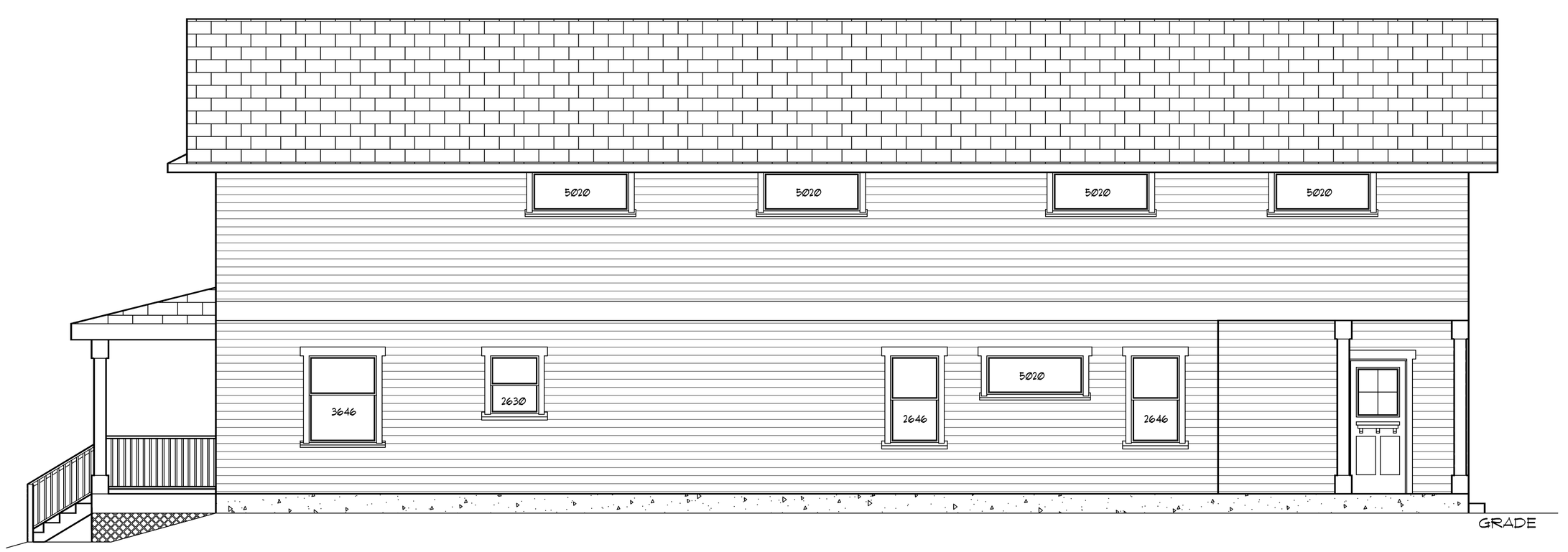
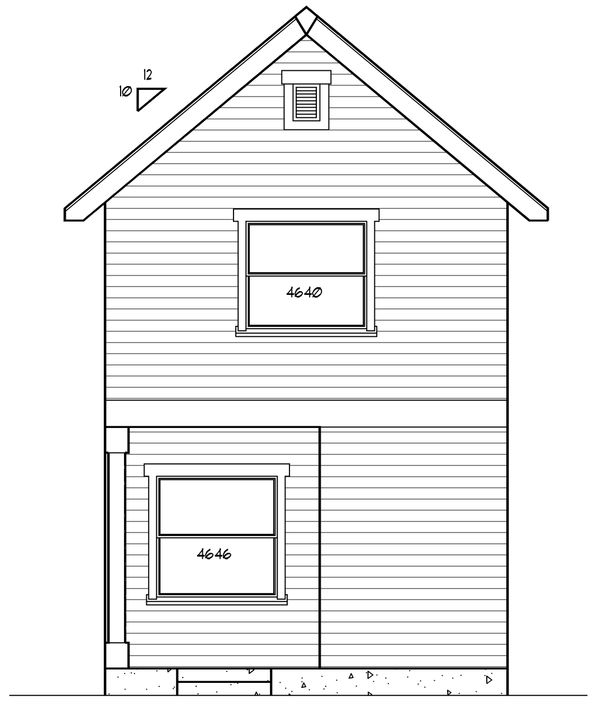


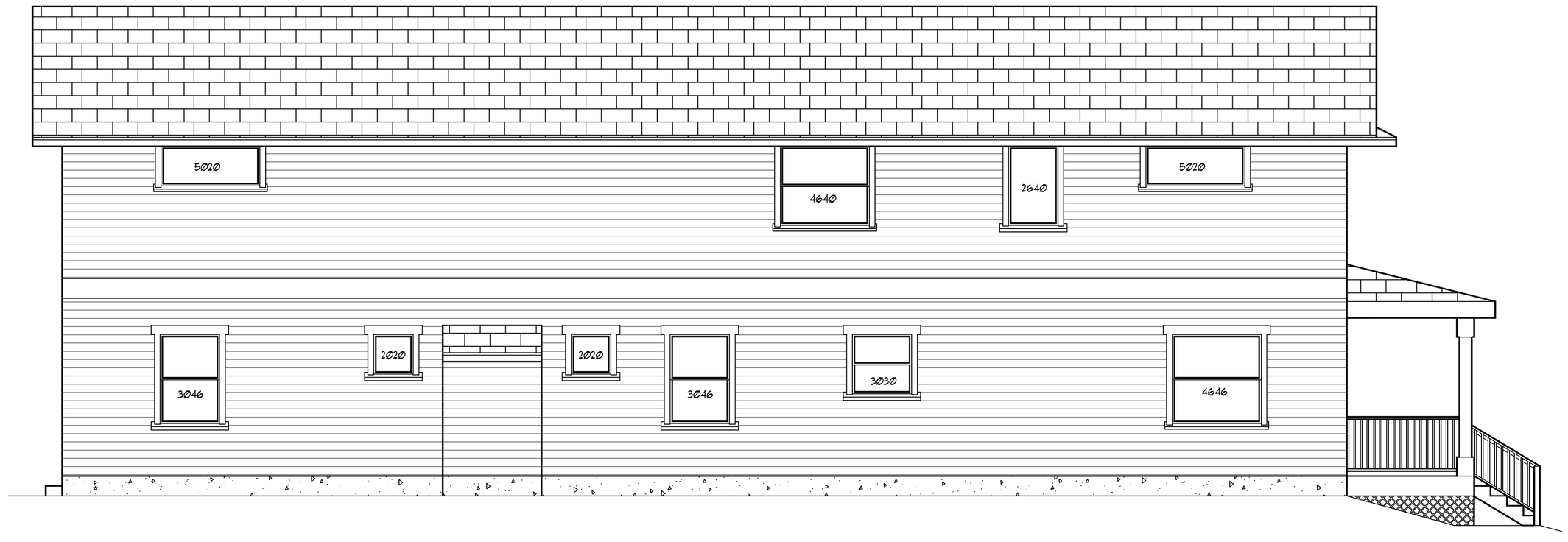
FRONT ELEVATION
DO NOT SCALE (1/4"=1')



RIGHT ELEVATION
DO NOT SCALE (1/4"=1')



REAR ELEVATION
DO NOT SCALE (1/4"=1')



LEFT ELEVATION
DO NOT SCALE (1/4"=1')

Jesse R. Rodley
Integrous Designs
Phone: (253) 677-0303
jesse@integrousdesigns.com

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CLIENT
JOHN GIBSON

PLAN NAME
GIBSON SKINNY HOUSE

ADDRESS/LOT
912 NORTH J STREET
TACOMA WA

DESIGN ROOF SNOW LOAD
30 PSF

WIND EXPOSURE / 3 SEC. GUST
B 100MPH

IBC SEISMIC DESIGN CATEGORY
D

PROJECT NUMBER
2015.008

RELEASE DATE
12.19.11

REVISION DATE
4.18.15
(REUSE UPDATE)

ARCHITECTURAL SHEET
A2

PREPARED BY
JR

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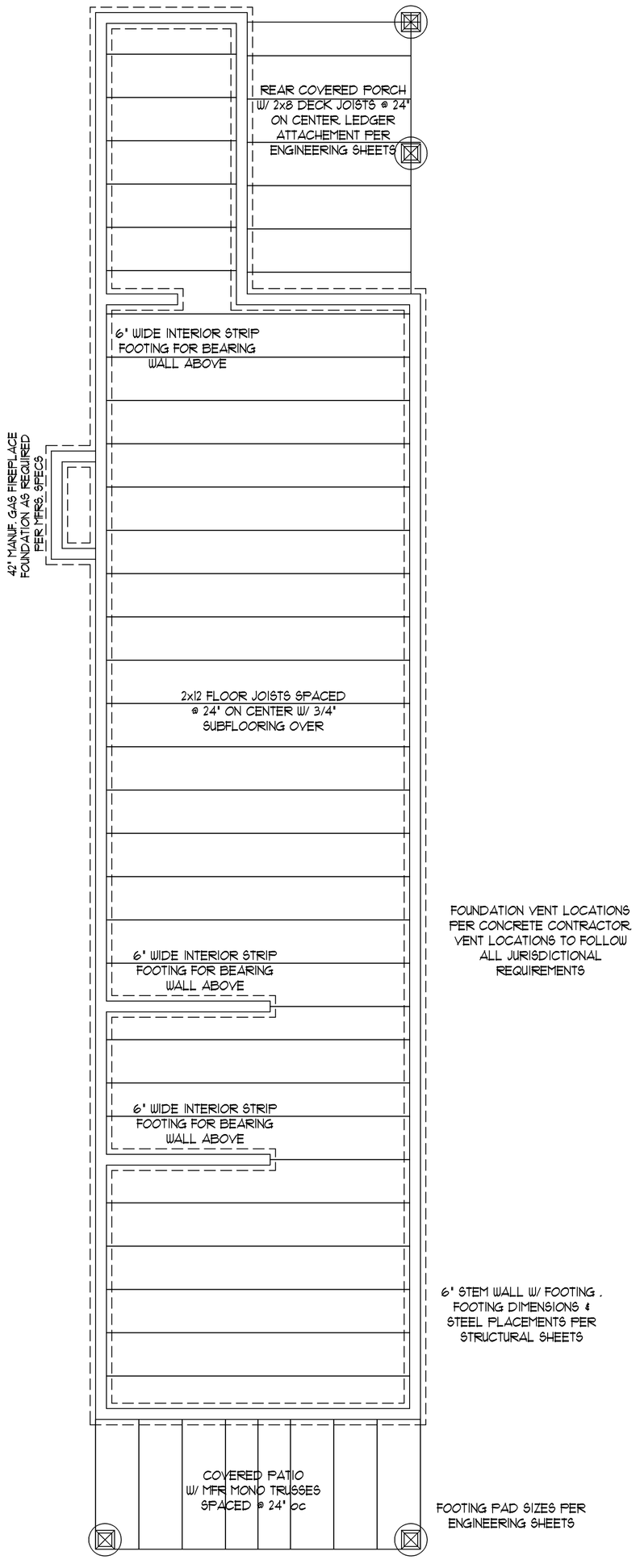
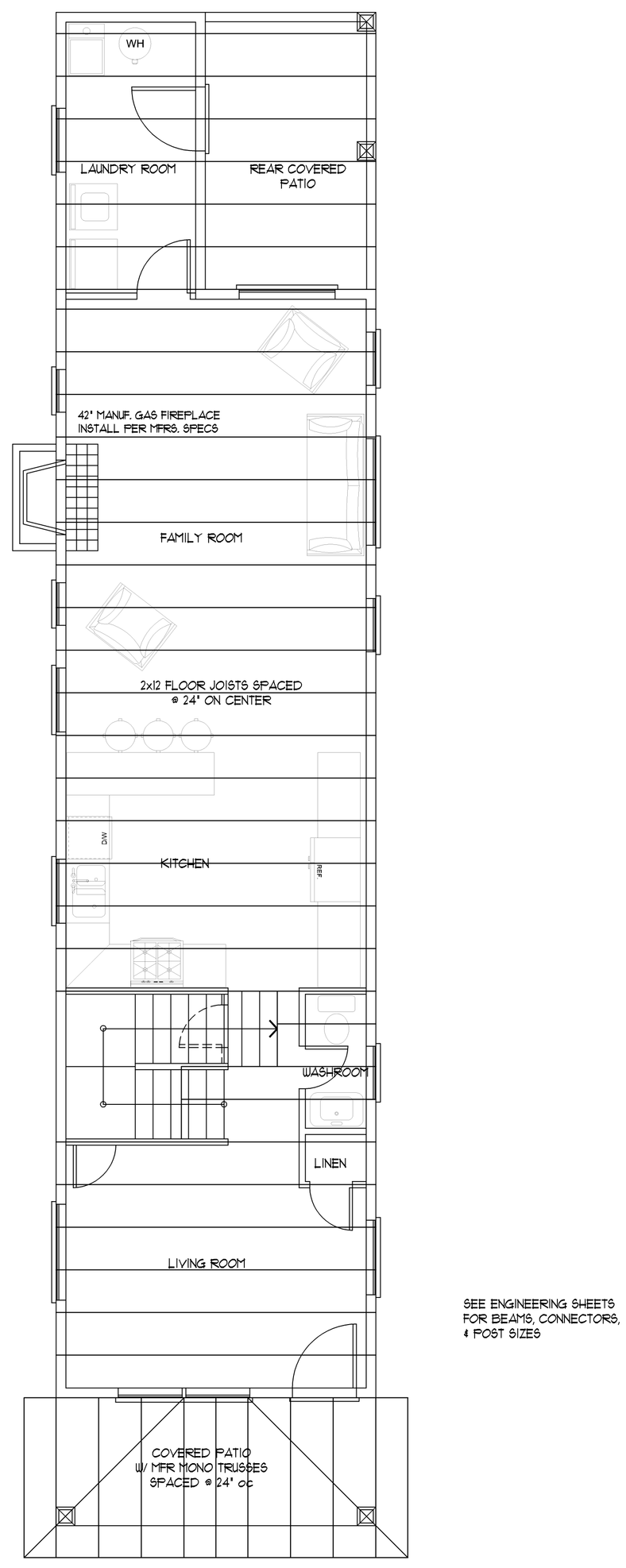
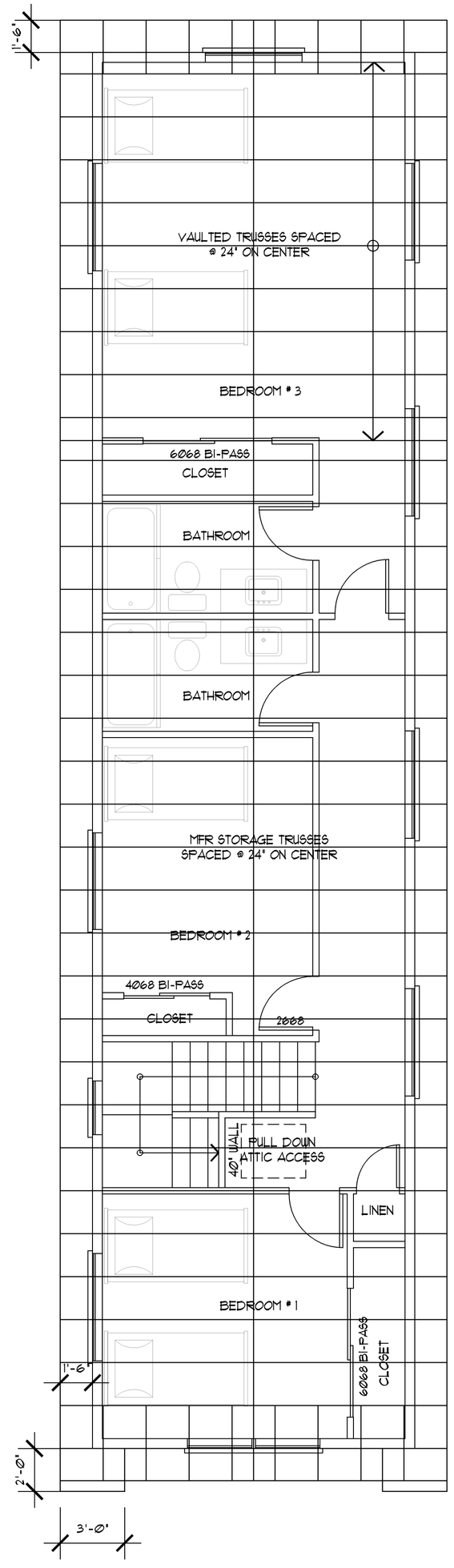
TACOMA WA



UPPER FLOOR FRAMING PLAN
DO NOT SCALE (1/4"=1')



UPPER FLOOR FRAMING PLAN
DO NOT SCALE (1/4"=1')



ROOF FRAMING PLAN
DO NOT SCALE (1/4"=1')

Jesse R. Rodley
Integrous Designs
Phone: (253)677-0303
jesse@integrousdesigns.com

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CLIENT: JOHN GIBSON
PLAN NAME: GIBSON SKINNY HOUSE
ADDRESS/LOT: 912 NORTH J STREET TACOMA WA

DESIGN ROOF SNOW LOAD: 30 PSF
WIND EXPOSURE / 3 SEC. GUST: B 100MPH
IBC SEISMIC DESIGN CATEGORY: D

PROJECT NUMBER: 2015.008

RELEASE DATE: 12.19.11
REVISION DATE: 4.18.15 (REUSE UPDATE)

ARCHITECTURAL SHEET: A3

PREPARED BY: JR

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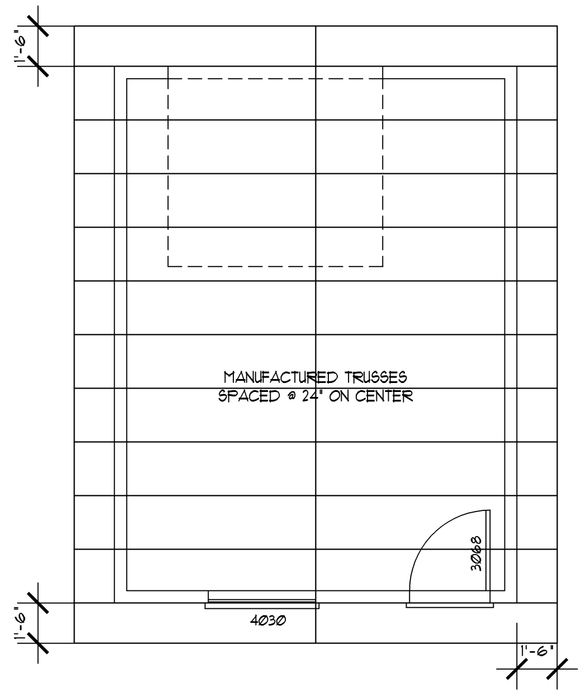
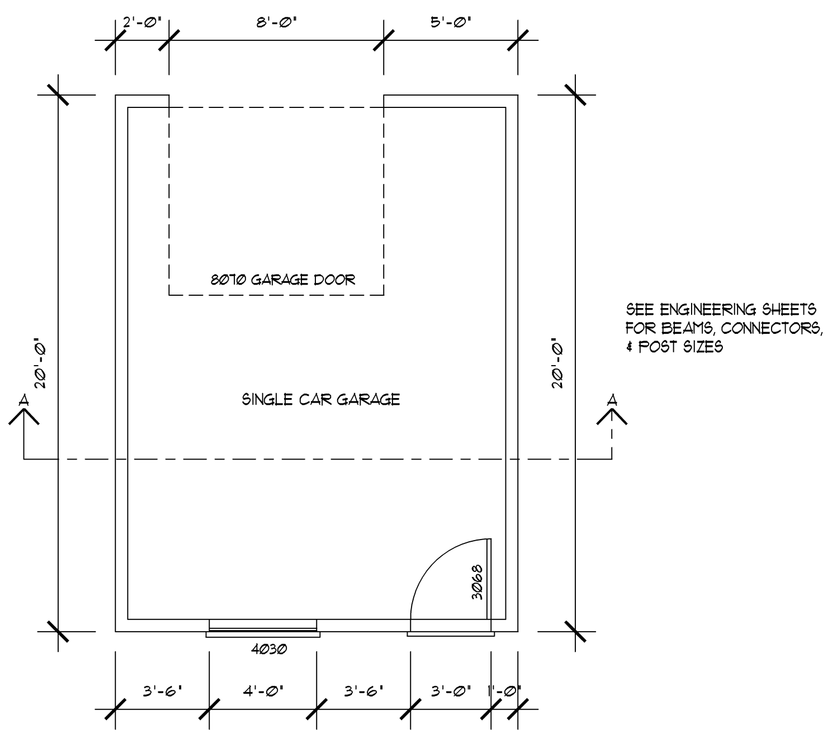
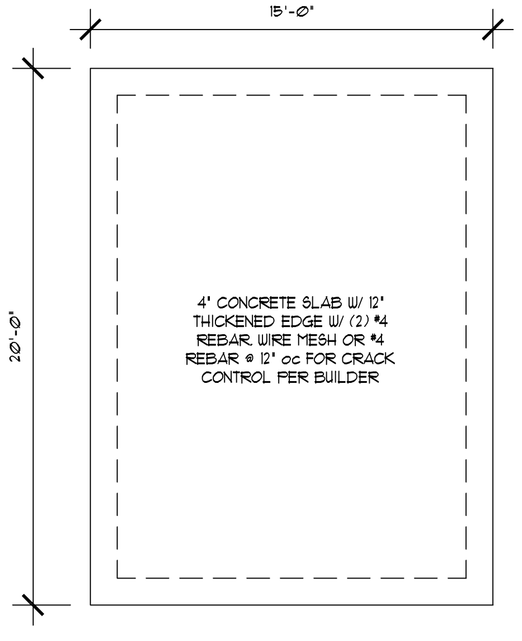


ROOF FRAMING PLAN
SCALE (1/4"=1')

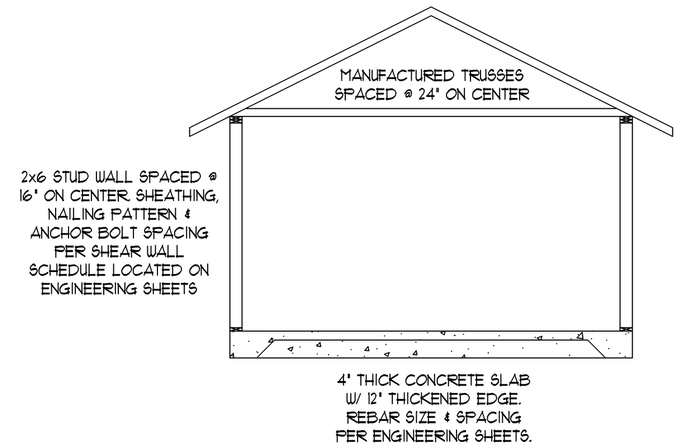


SEE ENGINEERING SHEETS FOR BEAMS, CONNECTORS, & POST SIZES

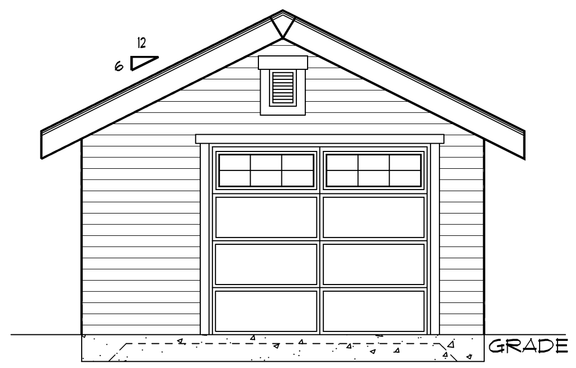
MAIN FLOOR PLAN
SCALE (1/4"=1')



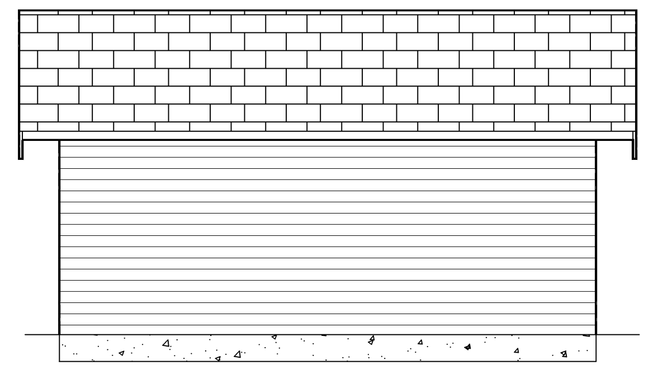
FOUNDATION PLAN
SCALE (1/4"=1')



SECTION A-A
SCALE (1/4"=1')

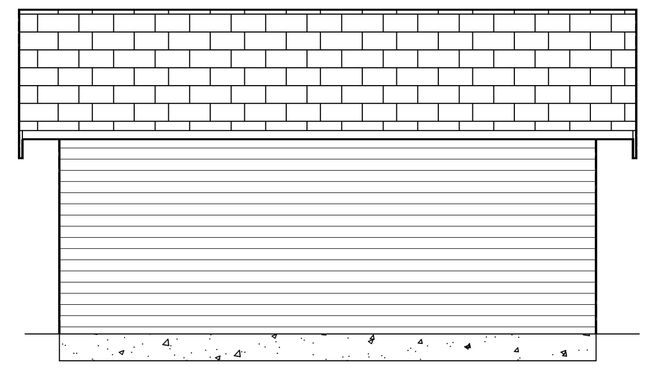


REAR ELEVATION
SCALE (1/4"=1')



LEFT ELEVATION
SCALE (1/4"=1')

FRONT ELEVATION
SCALE (1/4"=1')



RIGHT ELEVATION
SCALE (1/4"=1')

RESIDENCE SQUARE FOOTAGE	
LOWER FLOOR:	0 sqft
MAIN FLOOR:	300 sqft
UPPER FLOOR:	0 sqft
TOTAL SQUARE FEET:	300 sqft

Jesse R. Rodley
Integrous Designs
Phone: (253)677-0303
jesse@rodgeengineering.com

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CLIENT: JOHN GIBSON
PLAN NAME: GIBSON SKINNY GARAGE
ADDRESS/LOT: 912 NORTH J STREET TACOMA WA

DESIGN ROOF SNOW LOAD: 30 PSF
WIND EXPOSURE / 3 SEC. GUST: B 100MPH
IBC SEISMIC DESIGN CATEGORY: D

PROJECT NUMBER: 2015.008

RELEASE DATE: 12.19.11
REVISION DATE: 4.18.15 (RELEASE UPDATE)

ARCHITECTURAL SHEET: A1

PREPARED BY: JR

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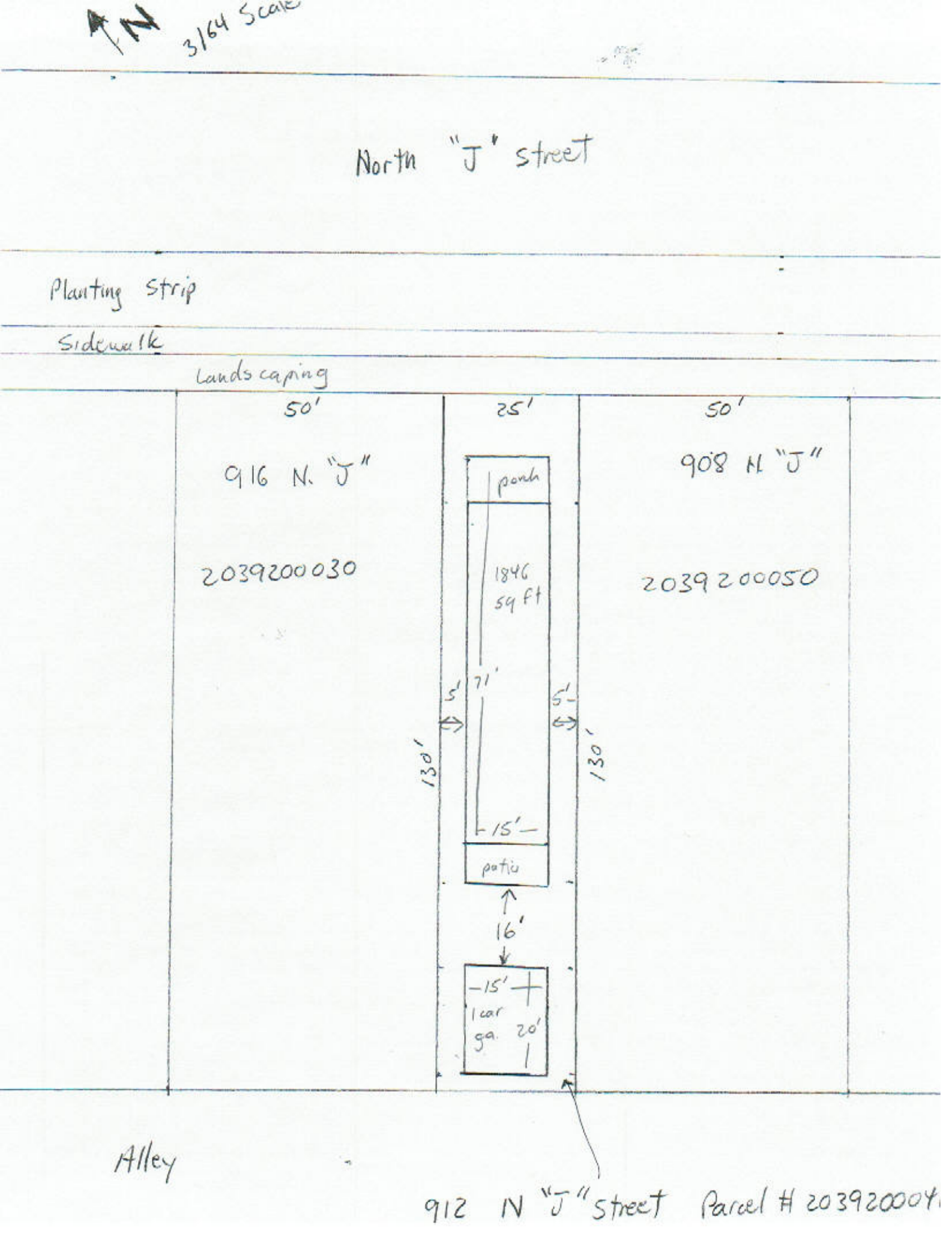
N
3/64 Scale
North "J" street
Planting Strip
Sidewalk
Landscaping
50'
25'
50'
916 N. "J"
2039200030
908 N "J"
2039200050
porch
1846 sq ft
71'
5'
5'
130'
130'
15'
patio
16'
15'
1 car ga.
20'
Alley
912 N "J" Street Parcel # 203920004

Porch and trim examples

4021

Example of similar house

Views of existing lot

View from alley

View across alley

Lot from the street

Adjacent house

Adjacent house

Example of color

Example color

Communication Items

McKnight, Reuben

From: B Johnson <bnbjohnson@hotmail.com>
Sent: Wednesday, June 17, 2015 1:37 PM
To: McKnight, Reuben
Subject: Bellingham changes to address affordable housing and density

Hi Reuben,

Bryan and I are very concerned about the Planning Commission's housing pilot which would encourage more density in our North Slope Historic District neighborhood. We support the good intentions of affordable housing but we are already a very dense neighborhood. We strongly feel that the NSHD and Wedge should be exempt from the pilot. We are especially opposed to the language that would allow conversion of homes into duplexes and triplexes, as that would damage historic homes that are a treasure to our city.

Please request the Planning Commission exempt the NSHD and Wedge from the Affordable Housing pilot. We believe that our current zoning should not be altered in a direction of more density at this time and that more research is needed before making changes where historic structures are involved.

Have you looked into the recent changes in Bellingham? Is the city aware of these changes? I just heard from the urban planner involved that Bellingham has been working on this issue too and that they were able to come to an agreement with support on all sides.

Thanks for your time and support,

Betsy & Bryan Johnson,
1001 N. 9th Street
Tacoma, WA 98403

McKnight, Reuben

From: Tim Farrell <timfarrell.us@gmail.com>
Sent: Wednesday, June 17, 2015 11:30 AM
To: McKnight, Reuben
Subject: RE: Affordable Housing Pilot

Reuben,

I wanted to drop you a line about the proposal to include the North Slope and the Wedge District in an affordable housing pilot project. Although I support the idea of density, because of our historic district designation, this seemingly progressive proposal could lead to future landowners pursue demolition through neglect and other opportunities to rid themselves of historic homes to replace them with more profitable, denser, development.

In addition, the proposal runs the risk of altering the historic benefit to the district by allowing for exterior units where there have only been outhouses in the past. If there is a great desire to find locations for housing alternatives, might I suggest limiting these opportunities to neighborhoods near the proposed link light rail expansion. This would help the city justify light rail investment in the coming years with Sound Transit and the Federal Government.

One of the challenges for expanding housing alternatives with the North Slope, Seminary, and the Wedge districts is the restrictions for historic preservation. Any pilot proposal should be focused on areas where the densification can come at a reasonable cost. The expense of making some of the changes proposed in an historic district removes much of the economic benefit to lower income families. In essence, you would see a benefit to moderate to upper income renters who could afford the costs of the new construction in neighborhoods like these.

However, if there is a political desire to have all neighborhoods in the city accept some form of densification, perhaps you could allow for non contributing properties in the district to qualify. That would protect the historic nature of the district while allowing improvements to the post-1955 structures in our community which have fallen into disrepair. It would be a potential win-win for all parties involved, and, since the upgrades would be far less than new construction, the change would allow for a healthier mix of residential occupancy.

Thank you for your time and engagement in our community. I hope you will take my thoughts under consideration.

Sincerely,

Tim Farrell

McKnight, Reuben

From: Kelli Johnston <kelli@zakster.com>
Sent: Wednesday, June 17, 2015 5:12 PM
To: McKnight, Reuben
Subject: Zoning Pilot Comments

I am writing to express my concern about the proposed pilot project to encourage the conversion of single family homes to multi units in targeted neighborhoods in the city. I am very much in support of the encouragement of urban growth and strategically planning for population growth in our city. The true development of neighborhoods that thrive with mix income individuals and families, commercial centers and cultural influences is how our city is going to move forward.

However, the Northslope Neighborhood is already one of, if not the most dense neighborhood in Tacoma. The neighborhood is still recovering from the poor and non strategic zoning planning of previous decades. It has a wide spectrum of residential structures which attracts people from a mix of economic levels. Because of the Historic Protections the aesthetic quality is returning and constantly improving but it still has a ways to go. It already has many of the attributes that proposed zoning changes intends to encourage. Opening the door wide to go back to allowing the historic structures to be carved up is not the way to go.

I would encourage you to think about what neighborhoods can be positively impacted by this kind of zoning change to make neighborhoods more like the Northslope. How can the city encourage quality housing not just dense housing and facilitate the growth of neighborhood businesses that support their communities.

Thanks

Kelli Johnston
kelli@zakster.com

McKnight, Reuben

From: Marshall McClintock <marshalm@q.com>
Sent: Wednesday, June 17, 2015 11:52 AM
To: McKnight, Reuben
Subject: existing multi-family in NSHD
Attachments: MF_Housing.pdf

Reuben,

Would you include in the meeting packet the attached map that Planning produced showing the different types of existing multi-family housing in the NSHD. It will be relevant to the discussion of the Affordability proposals. Thanks.

Marshall

--

City of Tacoma | Planning & Development Services

Residential Housing

Multi-family Parcels (# parcels in study area)

- Duplex (66)
- Triplex (24)
- Fourplex (70)
- Multi-family (259)

Single Family Parcels

Previous Study Area

DWELLING UNIT SUMMMARY

Single Family = 730 units
Multi-family = 1,336 units
Net Density = 17.42 units/acre
Gross Density = 9.49 units/acre

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Community & Economic Development Department
GIS Analysis & Data Service
5/14/2015

\\Geobase-win\CED\GADS\R2015\R253\MF_Housing.mxd

McKnight, Reuben

From: rocky <rockyrajpjb@wamail.net>
Sent: Wednesday, June 17, 2015 11:23 AM
To: Reuben McKnight
Subject: North slope zoning

Landmarks Commissioners,

I was a member of the LPC for over 14 years and understand the dynamics of the commission and the fragile nature of historic properties.

You are being asked to consider the rezoning of the largest and most vibrant historic district in Tacoma, in fact one of the largest in the west. Prior to the establishment of the North Slope Historic District the neighborhood was a lost community without a unified identity. The creation of the NSHD with its special zoning gave the residents something to be a part of and to express their pride of neighborhood in real and tangible ways. Changing the zoning to allow infill with detached accessory dwellings and splitting historic homes into triplexes and duplexes will harm the unity and cohesive nature of the district. The NSHD has a high concentration of large apartment buildings already and the residents, with no allegiance to the district are the cause of 95% of the problems in the area. To allow even more transient population in the historic district will erode the cohesiveness of the neighborhood. The North Slope Historic District will be lost: a thing of the past.

Please vote to retain the existing zoning for the NSHD and recommend that the Planning Commission do the same.

Thank You,

Roger Johnson
NSHD resident

From:	Julie TURNER . . . .
To:	McKnight, Reuben
Subject:	Request re PC"s Affordable Housing Plan
Date:	Wednesday, June 17, 2015 11:02:10 AM
Attachments:	Landmarks letter.docx

Dear Commissioners,

The Board committee of the NSHD, Inc. has been working with the Planning Department energetically to convince planners that the NSHD has plenty of affordable housing and plenty of density, and that historic district should be left out of pilot programs. However, we don't seem to be convincing anyone of the value of saving historic districts. So, I am writing to ask for you to request exemption for historic districts from the Affordable Housing Pilot Program.

Attached is my letter requesting Landmarks' help.

Julie Turner

June 17, 2015

Dear Commissioners,

The purpose of this letter is ask the Commission to request that the Planning Department exclude Historic Districts from the Affordable Housing Pilot Program.

The residents of the North Slope Historic District have become concerned with Planning's pilot program for Affordable Housing because it makes zoning changes which are incompatible with the preservation of the historic architecture in NSHD. Surely, a pilot could be done in areas that are not historic districts.

Here are my reasons:

1. I want to make it very clear that NSHD supports affordable housing and is **already involved heavily in Affordable Housing**, including many converted houses to duplexes up to eight or nine units, a 43-apartment Section 8 apartment house, a boarding home for single women, and numerous multi-unit buildings of small apartments. All of this is what Planning is looking for: the "missing middle" of small, affordable places to live. And we have it here already.

2. The encouragement to convert more of NSHD's existing single-family homes to duplexes and triplexes risks the architectural integrity of our historic buildings, which is the very reason for the historic district in the first place.

3. The same is true of the encouragement in the Pilot Program of detached ADUs, which are problematic when added to our many homes on small lots. Again, we would be adding new construction in our District, as would the proposal to split large lots to build new homes.

In the City of Tacoma Comprehensive Plan - Housing Element, one paragraph says, " . . . **preservation of existing housing stock, where possible, is one of the best strategies for ensuring affordable housing in a community."**

Tacoma TMC 13.06.100.B.4 Zoning code for HMR-SRD says ". . **desirable to protect, preserve, and maintain the historic buildings**. "

Notice that these two quoted sentences are really saying the same thing. Saving what we have is the best possible way to keep what we have - Affordable Housing **and** Historic Preservation.

Thank you for serving Tacoma's citizens,

Julie Turner

817 North J. St.

McKnight, Reuben

From: Alex WEBSTER <alexxwebster@yahoo.com>
Sent: Wednesday, June 17, 2015 11:26 AM
To: McKnight, Reuben
Subject: Please request that LPC exempt historic districts form the pilot program.

Reuben,

HMR-SRD is more than a zoning code. It is a historic preservation code.

. HMR-SRD states: **desirable to protect, preserve, and maintain the historic buildings**.

. HMR-SRD is a no "demolition allowed" code.

. HMR-SRD is a "changes require Landmarks Commission approval" code.

. HMR-SRD IS A RCW 36.70A.020 code

> RCW 36.70A.020 states**: "Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance."**

. HMR-SRD is an Affordable Housing code.

> In the City of Tacoma Comprehensive Plan - Housing Element, there is a paragraph that says, " . . . **preservation of existing housing stock, where possible, is one of the best strategies for ensuring affordable housing in a community."**

The Affordable Housing Pilot Program is attacking the very code that was written to protect and preserve the buildings in the North Slope Historic District. I request that LPC exempt the changes to the North Slope.

Thanks