

Members

Ken House, *Chair*
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Jonah Jensen
Megan Luce
Daniel Rahe
James Steel
Duke York

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

Staff

Reuben McKnight, *Historic Preservation Officer*
Tonie Cook, *Landmarks Coordinator*



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: January 23, 2013

LPC 40 /13

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

Commission Members in Attendance:

Ken House *Chair*
Edward Echtle, *Vice Chair*
Ross Buffington
Jonah Jensen
Megan Luce
Marshall McClintock
Daniel Rahe
James Steel

Staff Present:

Reuben McKnight
Tonie Cook
Lisa Wojtanowicz

Others Present:

Michael Fast, Lee Fenton, Gene Grulich, Christy Barrie,
Cindy Mathisen, Joe Baldwin, Julie Turner, Marty Webb,
Deborah Sandidge

Commission Members Absent:

Commissioners Katie Chase and Duke York

Chair Ken House called the meeting to order at 5:33 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioners Katie Chase and Duke York were excused.

B. Administrative Approvals

The Administrative Review Summary listing projects approved through January 16, 2013 were accepted.

2. DESIGN REVIEW

A. 820 North Stadium Way (Samuel Lavroff Residence)

Mr. Reuben McKnight read the following staff report into the meeting record.

Built in 1925, the Samuel Lavroff Residence was designed by noted architecture firm Hill, Mock and Griffin, and nominated to the Tacoma Register of Historic Places in 2006. This proposal is to remove and replace eight failing windows with Marvin wood double hung windows, sashes only. The existing stone sills, headers and trim will remain. The windows are on the side and rear elevations of the house and are minimally visible from the public rights of way.

The proposal was originally submitted by staff for administrative review but was placed onto the agenda by request of the Commission.

In the Administrative Review description, staff wrote that the windows are original to the home. Upon further discussion with the applicant, this may be incorrect. Although all the windows proposed for replacement are single pane wood sash windows, based on certain details it appears likely that they are replacements dating from the mid 20th century.

According to the applicant, the existing windows are proposed for replacement due to condition and previous treatments that render restoration to a working condition extremely challenging. A previous owner repaired rot and sealed the windows shut using wood epoxy, essentially “welding” several sashes shut.

In 2007, the Commission approved similar replacement windows on the house.

Action requested to be considered: Approval of eight existing wood 8/1 windows with a visual and material match.

Standards to be considered.

Staff recommended consideration of the following Secretary of the Interior’s Standards for Rehabilitation for the review of this project:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Analysis to be considered.

1. Built in 1925, the home on the property is historically significant as a landmark property listed on the Tacoma Register of Historic Places.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building including new construction per TMC 13.05.047, prior to those changes being made, by virtue of its status as a City Landmark.
3. The purpose of the replacement proposal is to increase functionality of the eight windows which will match the existing windows replaced in 2007, approved by the Commission.
4. The proposal to remove and replace eight window sashes, matching in-kind the same size and configuration with Marvin Double Hung windows, appears to meet *Secretary of Interior’s Standards for Rehabilitation #6*, specifically, for, “... *Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.* The existing historic fabric will be retained with replacement of sashes only. The stone sills, headers and trim will be retained.
5. The location is on the rear and side elevations, and due to lot configuration, the replacement windows are difficult to see from the right of way.

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

Mr. Michael Fast provided background on previous designation and rehabilitation of the property and described the condition of the windows, whereby a previous owner had used epoxy for repair. The proposed

window replacement began with the approach of restoration but the previous epoxy use resulted in additional damage to the windows; the proposed replacement window is consistent with previous window replacements on this property. He highlighted that the stone sills and headers will be retained on all windows.

There was a motion:

"I move that we, the Landmarks Preservation Commission, accept the analysis as findings and approve the removal and replacement of the windows, noting the existing stone sill, its headers, and trim will be retained, on property at 820 North Stadium"

MOTION: Jensen
SECOND: Raye
MOTION: Carried

Mr. Reuben McKnight stated that the written decision will be issued and ready for pickup as early as the next day.

B. Urban Grace Church (902 Market Street, First Baptist Church)

Mr. Reuben McKnight read the following staff report into the meeting record.

Built in 1924, the Gothic Revival style First Baptist Church was listed on the Tacoma Register of Historic Places in 2009. It was designed by the architectural firm of Heath, Gove, and Bell. The building is constructed of reinforced concrete faced with Wilkeson Sandstone. This proposal is to install two display cases on the Market Street and 9th Avenue elevations, in the locations as shown on the supplemental photos. There is an existing sign with an electrical conduit on the Market Street side of the building.

The dimensions of the aluminum and polycarbonate cases are approximately 3.25 feet in width, 4.25 feet in height, and less than 2 inches in depth, attached with two concrete screws (or equivalent) and anchors. The applicant proposes that the anchors will be drilled into the existing mortar to avoid damaging the sandstone (although some of the predrilled mounting holes on the cases do not align with the mortar, the applicant states that additional holes will be drilled to line up with the joints). No attachments will be on the stone and the sign is not illuminated.

The purpose of the installation is to post notices related to special events hosted by the church.

Action requested to be considered: Approval of two display cases, approximately 3.25 feet in width X 4.25 feet in height, to be mounted using anchors drilled into the mortar.

Standards to be considered.

Staff recommends consideration of the following Secretary of the Interior's Standards for Rehabilitation for the review of this project:

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 to be considered.

1. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to buildings, per TMC 13.05.047, prior to those changes being made, by virtue of its status as a City Landmark.

2. The two proposed aluminum and polycarbonate non illuminated display cases are approximately 3'25"X4'25" in size with less than two-inches in depth from the wall, and are proposed for installation on the first level of the building using appropriate method of attachment into the mortar and not the stone. This new element onto the building appears to be appropriate for the purposes of the owner, and will be installed in a manner that does not damage the stone *Secretary of Interior's Standards for Rehabilitation #9*, specifically for, "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".

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

Ms. Jennifer Dean, Urban Grace, described the purpose for the display cases, to announce events.

There was no discussion.

MOTION:

"I move that we, the Landmarks Preservation Commission, accept the analysis as findings and approve the installation of exterior display cases as submitted in the application for property located at 902 Market Street"

MOTION: Luce

SECOND: Jensen

MOTION: Carried

Chair Ken House stated that the written decision will be issued subsequent to this meeting.

C. Washington Elementary - 3701 North 26th

Commissioner Jonah Jensen was recused from this agenda item.

Mr. Reuben McKnight read the following staff report into the meeting record.

Built in 1906, and subsequently expanded in 1910 and 1949, Washington Elementary remains the oldest operating elementary school in Tacoma. In 2006 it was listed on the Tacoma, Washington and National Registers of Historic Places. The designation includes the original structure, as well as the 1910 and 1949. The playgrounds and parking lots are excluded.

This proposal is an extensive modernization to the historic building, including new additions for additional program space, and site improvements. Improvements to the historic building include the foundation, seismic upgrades, and other structural modifications. Two additions will face North Adams Street, including a new library wing that will replace the existing 1949 addition.

PREVIOUS DISCUSSION

The Commission was previously briefed on this project in 2012, including a project introduction in February and in July 2012. Points of discussion included the perpendicular parking and school closure during construction.

Specific comments included some concern regarding the impact on the view of the main building resulting from the new covered play area on the eastern side of the playground, as well as positive feedback regarding the transition between the additions and the historic building.

CURRENT DESIGN

Since the previous meeting with the Commission, the size of the covered play structure has been reduced, as well as the scale of the library and kindergarten additions.

The project will require land use variances for increased setback for the North 26th Street elevation of the addition as well as a variance from a requirement for pedestrian weather protection on the North 27th Street elevation.

The Landmarks Commission has a policy of not taking formal action on a project if variances or conditional use permits are required until the variance or permit has been approved. However, this policy is in place primarily to address issues with detached residential projects within historic districts. Many large scale commercial projects have minor land use issues to be resolved during the permit review process.

Staff recommends that the Commission consider suspending this rule for commercial projects and consider making this amendment to the Bylaws for 2014.

Action requested to be considered:

The request before the Commission is for final design review and approval of modifications to the historic building, including relocation of the entrance, seismic and foundation improvements, two attached additions (one of which will replace a 1949 addition), and site improvements (synthetic turf, amphitheatre seating for outdoor classroom, relocation of the garden, covered play and activity areas, additional parking offsite, ROW improvements, ADA improvements to curb ramps, and an elevated play area above the kindergarten).

Standards to be considered.

Staff recommended consideration of the Secretary of the Interior's Standards for Rehabilitation for the review of this project and, specifically, Standards #1,#2, #3, #6, #9 and #10.

Analysis to be considered.

1. Built in 1906, and subsequently expanded in 1910 and 1949, Washington Elementary was originally designed by prominent Tacoma architect Frederick Heath. In 2006, it was listed on the Tacoma, Washington and National Registers of Historic Places.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building per TMC 13.05.047, prior to those changes being made, by virtue of its status as a City Landmark.
3. The Commission received briefings on this project on February 22, 2012 and July 25, 2012.
4. The proposal to modernize and upgrade the historic structure while retaining its historic use with minimal change to its exterior meets *Secretary of Interior's Standards for Rehabilitation #1*, which states "A property will be used as it was historically ... that requires minimal change to its distinctive materials, features..."
5. Treatments and upgrades to the original historic structure, including tuck pointing, repairs and upgrades to structural systems, and roof, cornice and gutter work appear to meet *Standard #6, for, Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials...*
6. The alterations to the west elevation, to include a new ADA accessible entrance, and resized ground floor window openings appear consistent with the scale, proportion and character of the historic building, thus meeting *Standard #9: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be*

differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment”.

7. The replacement of the 1949 addition with a new addition will increase the visibility of the historic structure from the west through smaller size and increased transparency, enhancing the historic character of the property. Moreover, both additions are clearly separated both architecturally and visibly from the primary structure, and require little modification to the historic spaces and configuration of the primary structure. This meets Standard #9, which states *“New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment,”* and Standard #10, which states, *“New additions and adjacent or related new construction will 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.”*

Staff recommended adoption of the analysis as findings, recommended suspending the Bylaws rule regarding variances, and recommended approval of the proposal by the Commission.

Mr. Lee Fenton, AIA Managing Principal, BLRB, introduced Christy Barrie, Tacoma Public Schools Project Manager, and Gene Grulich with BLRB.

Mr. Lee Fenton and Mr. Gene Grulich presented the background and proposed modifications and additions to Washington Elementary.

Chair Ken House described the process for the Commission’s consideration of the design review and the suspension of the policy on variances.

Commissioner Ross Buffington, Wedge Neighborhood Ex-officio, requested information on the letter signage proposed on the building.

Mr. Grulich provided the background on the common occurrence of words on school buildings in the past and the current proposal to reflect on that history; he also described the existing words on the existing buildings.

Commissioner Ross Buffington asked for information on the community’s response to the proposed words.

He also volunteered to help with the historic timeline proposed on the site, which he complimented. Mr. Lee Fenton commented that the volunteer offer would be most helpful.

There was discussion on consistency with the fencing surrounding the property; the intention of a consistent pattern of simple verticals; elevations of the Kindergarten window mullions, differentiation on these buildings was intentional; and, if the proposed dark fence on 26th Avenue blocks the view of the building.

Commissioner Marshall McClintock emphasized a maximum of openness to the view (of the school); Mr. Lee Fenton commented on a separation necessary for safety while maintaining visual connectedness.

Commissioner James Steel commented on the proposed design, including how to provide direction because of the change of a new entrance; the recognized challenge of revealing more of the covered portion of the building because of the connection of the lunch to the playground areas; and pointed out the views from the historic building include the rooftops of the proposed additions.

Mr. Lee Fenton noted the full consideration of a strategy to preserve the full height of those windows and to attach lightly, the places between the windows.

There was confirmation that the existing front door to the building was added in 1979.

Commissioner James Steel commented on the proposed “u shaped” addition to the new front entrance and asked about the proposed material.

Mr. Gene Grulich noted the consideration of other materials and selected the proposed precast material and its design, in order to signal the entrance to the building but to ensure it does not mimic the old.

Commissioner Megan Luce asked about the light color of the roof. Mr. Lee Fenton noted the color was not final and will note the consideration of a darker color.

Commissioner Marshall McClintock asked for clarification on the details needed within the motion.

Mr. Reuben McKnight summarized options for Commission action, as follows:

Commission can move to approve the design with conditions or recommendation about the presented design; Commission can ask to see specific modifications at a later date (i.e. conditional approval) for final approval by the Commission. He noted the request is for final approval on the proposed design.

He described the question on the request for a waiver for a variance; the bylaws state that a decision on the variance must be issued prior to decisions on design review by the Commission. He further explained, in most cases, the intent of this specific policy is for residential rather than commercial property such as in this case with Washington Elementary. He described, in this case, the variance is regarding mixed used setback conformance.

Commissioner Marshall McClintock asked the Commission to carefully weigh its waiver on policy and it be called out that the LPC approval not be considered as a part of the conditional use or variance process.

There was a motion:

“I move that we, the Landmarks Preservation Commission, move to suspend the Bylaws’ policy regarding variances in this specific case regarding Washington Elementary”

MOTION: House
SECOND: Luce
MOTION: Carried

There was clarification that the motion approving a suspension of the Commission’s rules is in this one instance with Washington Elementary.

There were comments and discussion on the prominence of the text on the exterior, the character and detail of the new entrance to the building and to provide a higher degree of detail to understand the “marking” of this new main entrance area; the sensitivity of the hvac system on the roof because of the view presented from the upper stories; and consideration of the roof color which is white in the presented rendering.

Mr. Reuben McKnight described when color triggers review by the Commission; which is not with the residential Historic Districts, but for color selection on individual landmark properties, it is within the Commission’s jurisdiction. He explained that color can be addressed at a later date as a conditional item on decisions.

There was a motion:

“I move that we, the Landmarks Preservation Commission, adopt the analysis as findings and approve the design as submitted, including modifications to the historic building, including relocation of the entrance, seismic and foundation improvements, construction of two attached additions (one of which will replace a 1949 addition), and site improvements; the approval includes proviso on

final design details be submitted for the new west main entrance, building signage (including directional and way finding, as well as inspirational lettering on additions) and the roof plan, material and color, including HVAC/mechanical elements and screening”

MOTION: Echtle
SECOND: Steel
MOTION: Carried

There was a motion

“I move that we, the Landmarks Preservation Commission, amend the previous motion to include all building signage on the buildings, the roof design, proposed screening, roofing material and color be presented to the Commission”

MOTION: Steel
SECOND: Luce
MOTION: Carried

Mr. Reuben McKnight stated that there would be a written decision issued; this approval allows for land use and permitting to proceed on this proposal.

D. 1216 North J Street (North Slope Historic District)

Mr. Reuben McKnight presented the Staff Report, as follows:

The home at 1216 N J Street is a contributing structure in the North Slope Historic District. The 1 ½ story home was constructed in 1921. Previous alterations made to the house include installation of non-original siding, non-historic windows (i.e. all vinyl windows and the window openings may have been changed in size), and enclosure of the rear porch.

Staff has conducted a site visit. The house is currently under construction. An exterior chimney was removed because of floor/chimney deterioration due to overgrowth of tree roots (see photos). There is presently a Stop Work Order active on the house, issued by Planning and Development Services.

The new property owner and general contractor requests an Architectural Review Committee meeting for guidance regarding future remodeling plans. The owner has expressed a desire to increase the habitable space on the second floor, which currently presents a challenge due to low ceiling height.

The owner would like feedback on designing an upper floor addition that would potentially increase second story space and meet the North Slope Historic Special Review Design Guidelines. A preliminary design plan and Staff photos of the home are enclosed.

Action requested to be considered: Feedback and direction.

Commissioner Marshall McClintock, North Slope Ex Officio, presented information on the background of this house, including the following:

Woodbridge & Montgomery's Guide to Architecture in Washington State defines this house's style as "Colonial Bungalow". Swope's Classic Houses of Seattle calls it "Minimal Traditional". The style is described as a "stripped down version of colonial revival" in 1 to 1 1/2 story building often with a dominant front gable and severely restrained decoration, eaves close to the house or boxed in, and porches virtually non-existent. This house is a very early example of this house style. It gained popularity in the 1930s because of the

Depression, and during WWII, this style becomes the de facto style of military and government housing. Following WWII, it and variations of it are the dominant house style in the new suburbs such as Levittown.

The house was designed and built by a major Tacoma architect, E.J. Bresemann, who built many homes and buildings in Tacoma as well as the region. He was among the first 20 licensed architects in Washington State and studied with Ambrose Russell. He's best known for designing over two dozen schools in Pierce County as well as St. John's English Lutheran Church at 424 S. I Street.

Alvin Muehler was the first owner of 1216. His parents came to Tacoma from Germany in 1871, and he was born in a log cabin near Spanaway in 1872. His family had many connections to the brewery industry in Tacoma, and he became at one point the largest hops grower in the Northwest. Later he became involved in real estate and insurance. He died in 1944.

The Commission also quoted the following guidelines on Additions

Additions, Page 19, *Design Guidelines for the Wedge Neighborhood and North Slope Historic Special Review Districts*

Additions to existing homes in the historic districts are not discouraged. Historically, additions to homes were common, either as optional add-ons to stock plans, or later phases that followed a typical pattern.

1. Architectural style should be compatible with the era and style of the principal structure, including massing, window patterning, and 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 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 of the original building.
4. An addition should be subservient in size, scale and location to the principal structure. 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, nonhistoric addition).

Commissioners made the following comments on preparing a proposal for design review on the property:

1. Option: Extend the existing kitchen/dining cantilever section in the direction of the rear.
2. Front Porch enhancement: Review the Sanborn maps for any possible retrofits. Sanborn maps are located in the Northwest Room of the Tacoma Public Library, at 1102 Tacoma Avenue South, (top floor)
3. Rear Property: There appears to be a great deal of leeway on the rear of the property because of the steep slope that will not be visible from the primary right-of-way.
4. Second story: dormer on back of house to utilize some of the upstairs? Dormers are a much better option and can be located at the rear or subservient to the existing structure's roof ridgeline.
5. Ridgeline: Maintain the existing ridgeline; cannot distract from the existing house appearance; perhaps add a dormer that is off center to one side so ridgeline can continue along the house.
6. Rear yard setback is approximately 45 feet.
7. Similar designed homes along Ainsworth between 9th and 10th Streets.
8. Should the rear addition line up exactly to the existing house footprint or can it be recessed? (See Guidelines specifically, #5, on *Seamless additions are discouraged*.)

Ms. Julie Turner, resident of the North Slope Historic Special Review District, presented background on the importance of retaining this style of home in the neighborhood.

3. BOARD BRIEFINGS

1. Tacoma School District Proposition 1

Commissioner James Steel presented background on the proposition.

There was a motion:

"I move that we, the Landmarks Preservation Commission, support Tacoma School District Proposition #1; the Commission will communicate the support and deliver to the School Board meeting and relate its support of historic preservation of historic schools"

MOTION: Luce

SECOND: Steel

MOTION: Carried

2. Live Work Draft Letter

As directed at its January 9, 2013, the draft Live Work letter of support was circulated to the Commission.

3. Code Enforcement Amendments / Minimum Building Structures Code Updates

Ms. Lisa Wojtanowicz, Public Works, presented an update of the Minimum Building Structures Code. She highlighted changes to the code that highlight pro-active improvements in coordination with historic preservation services. Ms. Wojtanowicz offered to send the final update to the Commission.

4. Follow-up Items

Mr. Reuben McKnight reported on the property listed in the staff report; the rehabilitation proposal was previously approved by the Commission and, the work will begin in the near future.

4. COMMUNICATION ITEMS / ITEMS OF INTEREST

Mr. Reuben McKnight announced the upcoming pending agenda items listed in the staff report.

The meeting was adjourned at 8:10 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer