

Members

Ken House, *Chair*
Edward Echtle, *Vice Chair*
Katie Chase
JD Elquist
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: February 13, 2013

LPC31/13

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

Commission Members in Attendance:

Ken House *Chair*
Edward Echtle, *Vice Chair*
Ross Buffington
Katie Chase
JD Elquist
Jonah Jensen
Marshall McClintock
Daniel Rahe
James Steel
Duke York

Staff Present:

Reuben McKnight
Tonie Cook

Others Present:

Caroline T Swope, Marcie Osborne, Joseph Baldwin

Commission Members Absent:

Megan Luce

Chair Ken House called the meeting to order at 5:30 p.m.

1. Welcome to new Commissioner JD Elquist, liaison between the Arts and Landmarks Commissions.

2. CONSENT AGENDA

A. Excusal of Absences

Commissioner Megan Luce was excused.

B. Administrative Approvals

The Administrative Review Summary listing approved projects through February 5, 2013 were accepted.

3. NOMINATIONS – Tacoma Register of Historic Places (preliminary)

Mr. Reuben McKnight cited the general procedural notes, followed by the staff report:

Tacoma Register listing follows procedures defined in TMC 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting will determine whether the property meets the threshold criteria in the ordinance for age and integrity. If the Commission finds that the age and integrity standards are met, then the Commission may move to have the nomination scheduled for a public hearing and comment period, at which the public may enter comments into the record for consideration. Following the comment period, the Commission may deliberate on the nomination for up to 45 days before recommending to City Council, listing on the register or denying the nomination. Owner consent is not required for the Commission to recommend

designation. The purpose of the meeting was to determine whether or not the property met the threshold criteria and should be scheduled for public testimony at a public hearing.

A. Kellogg-Sicker/Pochert Buildings

Mr. McKnight read the Staff Report which follows.

The H.C. Pochert Building, located at 1110-12 Martin Luther King Way, was constructed in 1904, and the adjacent Kellogg-Sicker Building, at 1114-16 Martin Luther King Way, was constructed in 1906. The buildings are located in the Hilltop Neighborhood of Tacoma, which was one of the first residential neighborhoods to develop outside of the downtown area.

Both buildings, as well as adjacent parcels, are owned by the City of Tacoma. There have been efforts over the past 8 years to attract development interest in the properties.

The buildings are nominated to the Tacoma Register of Historic Places under the following criteria:

- Criterion A, for being, “...associated with events that have made a significant contribution to the broad patterns of our history. As stated in the nomination, both buildings are emblematic of the activity that occurred in Hilltop during the 1900-1930 development phase, as described in the 1995 Hilltop Multiple Property Documentation Form.
- Criterion B, for their association “...with the lives of persons significant in our past.” Both buildings were designed by prominent Tacoma architect, Carl August Darmer.
- Criterion C, for, “[Embodying] 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”. Both buildings are representative examples of brick turn-of-the-century commercial building types.

Mr. Reuben McKnight noted the requested action.

Determination of whether the buildings nominated to the Tacoma Register of Historic Places appear to meet the threshold criteria for nomination, and if so, scheduling the nominations for public hearing.

Effects of the Nomination to be considered:

- Future changes to the exteriors of both buildings 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.

Standards to be considered:

The threshold criteria for Tacoma Register listing are listed at 13.07.040B(1), and include:

1. Property is at least 50 years old at the time of nomination; and,
2. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

Analysis to be considered:

1. The Pochert Building was constructed in 1904, and the Kellogg-Sicker Building was constructed in 1906.

2. Both of the buildings have been altered, primarily at the first floor storefront level, including complete removal of original storefront framing, windows, and detailing. Portions of the transom lights and original storefronts may be covered by modern sheeting, especially on the Kellogg-Sicker Building. There is a single story non-historic addition to the western (alley) side of the Pochert Building c. 1960.
3. There is a high degree of integrity on the second story of each building, including original windows (covered but existing on the Kellogg-Sicker Building) and floor plan. The H.C. Pochert Building contains many of the original details as well, including transom lights and hardware, trim, and other elements.
4. Based on the above, both buildings appear to meet the threshold criteria for age and integrity.

Dr Caroline T. Swope representing Historic Tacoma presented the nomination.

There were no questions or comments by the Commission.

Chair Ken House complimented Historic Tacoma's efforts to nominate these buildings and highlighted the significance of the architect and these commercial buildings on this particular street.

There was a motion:

"I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the Kellogg-Sicker and HC Pochert Buildings nomination for a public hearing and future consideration at the meeting of April 10, 2013"

MOTION: York
SECOND: Jensen
MOTION: Carried

Mr. Reuben McKnight noted the next steps of preparing notice for the public hearing on April 10, 2013.

4. DESIGN REVIEW

A. 1021 North 12th Street – North Slope Historic Special Review District

Ms. Tonie Cook presented the staff report.

Built in 1900, this residence is a contributing structure in the North Slope Historic Special Review District. In 2012, the previous owner renovated the house, which included administrative reviews approved in February and March 2012, to remove a non historic wooden arbor and non historic non permitted/code compliant garage additions and foundation stabilization work. On June 20, 2012, the Commission approved the installation of a recessed window cut into the roof on the rear elevation.

The current proposal is to extend the existing K Street side elevation non historic cedar deck from 10'X2' to 10'X7', which is allowed per the building and land use regulations. (For informational purposes, more than seven feet will trigger an application for a variance.) The proposal includes a cedar wood staircase and the existing metal sliding glass door will be replaced with a vinyl sliding door. All deck materials will be cedar, matching the existing deck and railing in design. There will be no screening below the deck and the stairs will have closed risers.

The owner first proposed the deck extension in late 2012, however, additional structural support was required resulting in the current design with two braces across the bottom of the deck area as shown in the enclosure. The design includes four posts installed onto the concrete retaining walls located on either side of the parking driveway area.

The enclosed 1953 plat does not show a historic balcony/deck on that elevation. She stated that the owner will bring to this meeting, current photos showing the new fence on the front and side yards.

Ms. Tonie Cook noted the requested action.

Approval of deck extension and replacement of the existing sliding door.

Standards to be considered:

Guidelines for the North Slope and Wedge Neighborhood Historic Districts for Additions:

2. 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.

Analysis to be considered:

1. This 1900 house is a contributing structure in the North Slope Historic District. As part of the North Slope it is listed on the Tacoma, Washington and National Registers of Historic Places.

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

3. The proposed change will be visible from the primary right of way; however, because the house is on a corner lot that is small, it is not possible to locate the deck on a non-visible elevation. The existing balcony/deck is not original to the house. The deck is proposed for the side of the house, which is a secondary elevation, and the materials proposed are consistent with existing conditions and a traditional material palette; therefore the deck appears to meet guideline # 8, which reads in part *"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."*

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

Ms. Marcie Osborne, property owner, presented photos showing the new fence and view of the proposed project area.

Commissioner Marshall McClintock, North Slope Ex-Officio, talked about the style of the house and suggested a more square style of newels for the railing to better match the spindles.

Ms. Marcie Osborne asked about the use of composite trex material for the decking material.

Commissioner Ross Buffington, Wedge Ex-Officio, stated his concern with approving a deck on the side of the house as it is not a traditional type of element on this era of house but did note the new fence would help screen it; he also offered that trex was not an appropriate material.

There was discussion on the use of trex on the decking section of the proposed extension.

There was a motion:

"I move that the Landmarks Preservation Commission accept the analysis as findings and approve the proposal, including the recommendation to use square posts on the railing, and the use of cedar on all visible elements of

the deck and railing; trex or equivalent material can be used on non visible locations such as the decking and stair tred decking; and approved the vinyl sliding replacement door, on the property at 1021 North 12th Street

MOTION: Steele
SECOND: York
MOTION: Carried

There was clarification on the motion, that the composite material use on components of the non-visible areas, will include the decking and stair tred decking.

B. 1216 North J Street - North Slope Historic Special Review District

Ms. Tonie Cook presented the staff report as follows:

The home at 1216 N J Street is a contributing structure in the North Slope Historic District. The 1½ 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.

On January 23, 2013, the Commission provided feedback to the new owner regarding a potential addition. Comments from the meeting included:

- North Slope Ex-Officio Marshall McClintock provided detailed information on the historic background on the house.
- Extension of the existing kitchen/dining cantilever section in the direction of the rear appears to be an appropriate option for additional space.
- A recommendation was made to review the Sanborn maps to determine if there ever was a larger porch on the house [note: review of the Sanborn map does indicate that there was a full width porch originally on the house].
- There is flexibility for an addition to the rear of the house because of the steep slope, which provides additional space and reduces visibility from the primary right-of-way.
- Dormers would be a more appropriate option than a rooftop addition, and can be located at the rear and be subservient to the existing structure's ridgeline.
- The existing ridgeline should be maintained.
- It appears the rear yard setback is approximately 45 feet.
- A suggestion was made to review similar designed homes along Ainsworth between 9th and 10th Streets.
- In response to a question on a rear addition, specifically, "Should a rear addition line up exactly to the existing house footprint or must it be recessed," the Commission referred to the Wedge and North Slope Historic Special Review Guidelines on Additions, page 19.

Since that meeting, the owner has submitted a new proposal that does not include an addition. The new proposal includes:

1. Infill one existing window opening on the side elevation, matching the existing shingle siding. This window is a double hung vinyl window that is located behind the cantilevered kitchen/dining area, to the rear of the house.
2. Install one new single hung vinyl window on the side elevation in a 24X32 inch opening that is currently covered.

3. Remove and re-build (to building code) the existing rear staircase and baluster system. The proposal is to replace the staircase and railing matching in kind the existing system, with the addition of two-inch square balusters using pressure treated wood.

4. Work already completed, including the removal of the side chimney due to tree root and water intrusion, detachment of the chimney and subsequent floor/foundation deterioration on the front third of the house. The owner removed the chimney, replaced the rotten floor joists and poured new footings under the front foundation wall. There is presently a Stop Work Order active on the house, issued by Planning and Development Services.

The current proposal does not include a change to the front porch.

NOTE: The enclosed copy of a letter dated January 21, 2013 was submitted by the North Slope neighbors to this project, to LPC on January 23, 2013.

The action requested follows:

Approval of exterior changes, including infill of one existing opening on the side elevation, installation of a new vinyl window in an opening that is currently covered, rebuild of the stairs and balustrade on the rear of the house, and retroactive approval of the chimney removal.

Standards to be considered.

Guidelines for the North Slope and Wedge Neighborhood Historic Districts General Preservation Principles

2. Retain original materials. The historic materials present on historic buildings should be retained wherever feasible.

Windows

3. **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 nonhistoric aluminum horizontal slider window, especially if the historic configuration (vertically operated sash) is restored.

4. 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

Porches

1. **Retain existing porches and porch details.** The original design elements of existing historic porches, when present, should be maintained. Major changes to configuration or ornamentation should be avoided. Missing or deteriorated details, such as columns and railings, should be repaired or replaced in kind.

Analysis to be considered.

1. This 1921 house is a contributing structure in the North Slope Historic District. As part of the North Slope it is listed on the Tacoma, Washington and National Registers of Historic Places.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building per TMC 13.05.047, prior to those changes being made, by virtue of its status as a City Landmark.
3. The house has had alterations, including the 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.
4. The one non historic vinyl window proposed for infill and one covered window opening proposed for re-installation of a single-hung vinyl window are to accommodate an interior remodel; both are located on the same secondary side elevation and are not visible from the primary right-of-way; the reconfiguration appears to meet the intent of the Guideline #5, "*Changes to window configurations on secondary elevations in order to accommodate interior remodeling are not discouraged...*" and Guideline #4, "*Non-historic existing windows do not require "upgrading."*" Specifically, it states, "*...there is no requirement to "upgrade" a non-historic window to a historically appropriate wood window...*"
5. Remove and re-build to code the existing rear staircase and railing baluster system. The proposal is to replace the staircase and railing matching the existing system, which appears to meet, Guidelines for Porches, #5, specifically for, "*Missing or deteriorated details, such as columns and railings, should be repaired or replaced in kind.*"
6. One of the two chimneys was removed without review by the Landmarks Preservation Commission which has resulted in a Stop Work Order by Planning and Development Services. The purpose of the removal was to repair the extensive deterioration of the floor joists and foundation because of the overgrowth of the adjacent tree and water intrusion over many years. The new owner poured new footings and replaced floor joists.

However, the action was taken without review to assess the ability to repair and/or retain the chimney. The principles in Section III: Guidelines for the Alteration of Existing Buildings, provide guidance on maintenance and preservation, including General Preservation Principle #2, which states, *Retain original materials. The historic materials present on historic buildings should be retained wherever feasible.*" The Commission has approved the removal of chimneys in the past due to poor condition and failure, including primary chimneys.

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

Commissioner Marshall McClintock, North Slope Ex-Officio, expressed his and the neighborhood's concern regarding the removal of the chimney without a review process and offered support for the other proposed changes since the last presentation in January.

Commissioner Duke York asked about the covered siding area where the chimney was located.

Property owner Mr. Joseph Baldwin stated that the area would be resided in material matching the existing siding and an exterior vent would be added to that area for a new gas fireplace.

Commissioner Marshall McClintock, North Slope Ex-Officio, commented on the proposed vent, because of visibility, it would require design review by the Commission.

Mr. Reuben McKnight asked for clarification on the vent and guidance to staff on the level of the review.

There was agreement for administrative review of the vent's specification.

There was discussion about the possible design of the original porch roof.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the analysis as findings and approve the proposal including the windows, re-build of the rear stairs, and retroactive approval of the chimney removal, on the property at 1216 North J Street"

MOTION: Chase

SECOND: Raye

MOTION: Carried

Ms. Tonie Cook noted the code enforcement and building permit staff will be notified of the decision.

5. BOARD BUSINESS/PRESERVATION PLANNING

A. Preservation Month

Mr. Reuben McKnight described the annual preservation month activities in May.

The meeting was adjourned at 5:58 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer